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*Land of Cheese, Trees and Ocean Breeze*

## **NOTICE OF DECISION** **“THOMPSON SPRINGS”**

***NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:  
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,  
IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.***

August 1, 2025

**RE: #851-25-000071-PLNG-01:** A request for preliminary subdivision plat approval of a (12) lot Planned Development identified as “Thompson Springs” on a property located within the Urban Growth Boundary of the City of Nehalem. The request includes **#851-25-000071-PLNG**, Variance requests to reduce the required (20) off-street parking spaces to (15) for the proposed residential development, reduce the (24) foot drive aisle width requirement for parking and loading areas to (20) feet, an exception to allow for roof overhangs to extend (18) inches into the (5) foot setback from property lines for buildings in a Planned Development, an exception to the required 1,000gpm fire flow rate to allow for a design which may not achieve the required water flow or to allow for automatic residential sprinkler systems for all proposed dwellings, and an exception for a new city water service for a property outside the City Limits. The request includes **#851-25-000071-PLNG-02**, a Geologic Hazard Report for the proposed Planned Development. The subject property is zoned Nehalem Low Density Residential (RL) and is designated as Tax Lot 1000 of Section 27CD, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Property Owner is Sammy’s Place. The Applicant is Joshua Skinner of Jones Architecture.

Dear Interested Parties:

A public hearing on the above-mentioned matters was held before the Tillamook County Planning Commission on July 24, 2025, and decisions were made by the Tillamook County Planning Commission on this date.

The Tillamook County Planning Commission considered Variance requests #851-25-000071-PLNG on the basis of the criteria listed in Section 157.506.06: Variance Decision Criteria of the City of Nehalem Development Ordinance and relevant development standards contained within Nehalem’s Development Ordinance. The Planning Commission also considered these requests on the basis of the findings of fact and conclusions contained within the staff report, written and oral testimony of the public, and the Applicant’s oral and written testimony.

After consideration of all available evidence described above, the Planning Commission voted in favor to approve Variance requests #851-25-000071-PLNG, the vote carrying 5 to approve, 1 opposed, subject to the amended Conditions of Approval contained in “Exhibit A” of the Planning Commission Order. The Planning Commission did not take action on the requested Variance for new city water service on a property outside of Nehalem’s city limits



after determining the City of Nehalem's Development Ordinance does not require variance approval for new water service on properties located in the City of Nehalem UGB.

The Tillamook County Planning Commission considered the Geologic Hazard Report review request #851-25-000071-PLNG-02 on the basis of the standards listed in Section 157.440 of the City of Nehalem's Development Ordinance. The Planning Commission also considered these requests on the basis of the findings of fact and conclusions contained within the staff report, written and oral testimony of the public, and the Applicant's oral and written testimony.

After consideration of all available evidence described above, the Planning Commission then voted unanimously in favor to approve the Geologic Hazard Report review request #851-25-000071-PLNG-02, the vote carrying 6 to approve and 0 opposed, subject to the amended Conditions of Approval contained in "Exhibit A" of the Planning Commission Order.

The Tillamook County Planning Commission then considered the preliminary subdivision plat request #851-25-000071-PLNG-01 on the basis of the criteria listed in Section 157.510.06: Subdivision and Planned Developments Decision Criteria of the City of Nehalem's Development Ordinance and relevant standards contained within Nehalem's Development Ordinance. The Planning Commission considered these requests on the basis of the findings of fact and conclusions contained within the staff report, written and oral testimony of the public, and the Applicant's oral and written testimony.

After consideration of all available evidence described above, the Planning Commission voted unanimously in favor to approve the preliminary subdivision plat request #851-25-000071-PLNG-01, the vote carrying 6 to approve and 0 opposed, subject to the amended Conditions of Approval contained in "Exhibit A" of the Planning Commission Order.

The Planning Commission Order and other documents associated with the request are available for review and inspection on the Tillamook County Land Use Application page here: <https://www.co.tillamook.or.us/commdev/landuseapps> and at the Tillamook County Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

Please contact Sarah Thompson, Office Specialist 2, make arrangements to view hearing documents at 503-842-3408 or email [Sarah.thompson@tillamookcounty.gov](mailto:Sarah.thompson@tillamookcounty.gov).

**Any party with standing to appeal as described in TCLUO Section 10.110 may appeal the decision to the Board of County Commissioners, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fee of \$250 with the Tillamook County Board of Commissioners within fifteen (15) days of the date of this Notice. The deadline for filing an appeal with the Board of County Commissioners is August 18, 2025, at 4:00pm.**

If you have any questions about this notice, you may contact this office at (503) 842-3408.

Sincerely,  
Tillamook County Department of Community Development



Sarah Absher, CFM, Director

## **“EXHIBIT A”**

### **ADOPTED CONDITIONS OF APPROVAL**

The Nehalem Development Ordinance Section 157.510.06 requires the applicant to file a Final Plat within two years of approval of the Preliminary Plat, unless an extension is granted as provided by Section 157.501.05. A request for an extension must be submitted 30 days prior to the expiration date of the approval period.

1. By accepting this approval the applicant/owner agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval.
2. The applicant/owner shall obtain all necessary local, state and federal permits prior to construction and/or development.
3. Prior to final plat approval, any significant modifications made to the tentative plat, such as density, lot alignment, and lot size shall require approval from the Tillamook County Planning Commission for those adjustments.
4. All taxes owed shall be paid in full prior to recording of the final plat.
5. All easements shall be identified on the final plat. Easements shall have an indicated recorded reference and/or reference the owner's certification of dedication on the final plat.
6. Prior to final plat approval, a copy of the updated Conditions, Covenants and Restrictions shall be provided to the Department of Community Development.
7. The applicant/owner shall meet the requirements of the City of Nehalem for water supply system design and construction and the requirements outlined in the City of Nehalem letter dated July 24, 2025. A letter of final approval from the City of Nehalem confirming satisfaction with construction of utility improvements is required for Final Plat approval. Letters of water service availability will be required at the time of development of each individual lot.
8. The applicant/owner shall meet the requirements of the Nehalem Bay Wastewater Authority for sanitary sewer system design & construction. A letter of final approval from the Nehalem Bay Wastewater Agency confirming satisfaction with construction of utility improvements is required for Final Plat approval. Letters of sewer service availability will be required at the time of development of each individual lot.
9. The applicant/owner shall obtain necessary permits and authorizations from the Tillamook County Public Works Department, and shall comply with applicable County standards for road construction and design, utility installation and stormwater facility design requirements deemed necessary to serve the development. A letter of final approval from the Tillamook County Public Works Department confirming improvements have been inspected and satisfactorily constructed is required for Final Plat approval. This includes the following requirements:
  - a) Submittal of a detailed stormwater management plan to the Tillamook County Public Works Department for review and approval. All storm drainage easements shall be recorded on the final plat and shall be of adequate width for access and maintenance of drainage facilities.
  - b) Maintenance responsibilities for the stormwater management facilities is the responsibility of the developer and HOA, and continued maintenance responsibilities shall be included in the Conditions, Covenants and Restrictions for “Thompson Springs”.
  - c) Approval of the proposed street name by the Department of Community Development and the Public Works Department.

- d) The “Thompson Springs” road system shall remain in private ownership and shall be privately maintained.
10. The applicant/owner shall submit a statement from the project engineer, certifying facility and infrastructure improvements were constructed in a manner consistent with the requirements and recommendations outlined in Geologic Hazard Report #851-25-000071-PLNG-02. Certification is required for Final Plat approval.
  11. The applicant/property owner shall submit a statement or geologic hazard report addendum from the project engineer, certifying the proposed development plans for each individual lot meets the mandatory development requirements of the geologic hazard report at the time of consolidated zoning and building permit application submittal. Building permits shall not be issued until evidence is submitted to the Department confirming the proposed development plans, including accessory structures, meet the requirements of Geologic Hazard Report #851-25-000071-PLNG-02.
  12. The applicant/property owner shall have all foundation, footing and other grading preparation activities for structural improvements inspected and approved by a registered geotechnical professional or their designee. A letter from the geotechnical professional or their designee shall be submitted to the Tillamook County Department of Community Development prior to a footing inspection by the County building inspector.
  13. The applicant/property owner shall remove only that vegetation necessary to accommodate the proposed development. Natural vegetation shall remain on all areas not required for construction. Revegetation of all disturbed areas shall occur immediately following completion of any approved site development. All bare slopes shall be promptly revegetated to avoid erosion and sloughing. An appropriate fertilizer shall be used to speed the establishment of the cover material. A jute matting, straw cover, or other stabilization product shall be placed over the soil to protect against erosion, before the seeds are allowed to germinate. Native shrubs and trees shall be planted to contribute to the long-term stability of the site.
  14. The property owner shall periodically monitor site conditions and take actions to ensure individual lot development standards outlined in Geologic Hazard Report review #851-25-000071-PLNG are implemented and that these Conditions of Approval are met. The property owner shall supply the general contractor or builder with a copy of the Geologic Hazard Report at the time of development.
  15. Approvals for “Thompson Springs” are valid for two (2) years from the date of Planning Commission approval (July 24, 2025) and shall be void on (July 24, 2027), unless all conditions are met, or an extension of time is requested prior to expiration of these land use approvals.

<p>IN THE MATTER OF A PRELIMINARY SUBDIVISION PLAT APPROVAL, REQUEST #851-25-000071-PLNG-01, FOR A (12) LOT PLANNED DEVELOPMENT IDENTIFIED AS ‘THOMPSON SPRINGS’, TOGETHER WITH #851-25-000071-PLNG, VARIANCE REQUESTS TO REDUCE REQUIRED (20) OFF-STREET PARKING SPACES TO (15) SPACES, REDUCE (24) FOOT DRIVE AISLE WIDTH REQUIREMENT FOR PARKING AND LOADING AREAS TO (20) FEET, EXCEPTION TO ALLOW FOR ROOF OVERHANGS TO EXTEND (18) INCHES INTO THE (5) FOOT SETBACK FROM LOT LINES FOR INDIVIDUAL LOTS IN THE PLANNED DEVELOPMENT, AND RELIEF TO THE REQUIRED 1,000GPM FIRE FLOW RATE, AND REQUEST #851-25- 000071-PLNG-02, A GEOLOGIC HAZARD REPORT FOR THE PLANNED DEVELOPMENT, FOR PROPERTIES LOCATED IN THE URBAN GROWTH BOUNDARY OF THE CITY OF NEHALEM AND DESIGNATED AS TAX LOT 1000 OF SECTION 27CD, TOWNSHIP 3 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON.</p>	<div style="text-align: center;"> <p>) FINDINGS OF FACT, ) CONCLUSIONS AND ) ORDER</p> </div> <div style="margin-top: 20px;"> <p>#851-25-000071-PLNG</p> <p>#851-25-000071-PLNG-01</p> <p>#851-25-000071-PLNG-02</p> </div>
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OWNER: SAMMY'S PLACE, PO BOX 53, NEHALEM, OR 97131

Located within the Urban Growth Boundary (UGB) of the City of Nehalem, accessed via Thompson Road, a County road, the subject property is designated as Tax Lot 1000 in Section 27CD of Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is zoned City of Nehalem's Low Density Residential (RL).

A public hearing on the above-mentioned matters was held before the Tillamook County Planning Commission on July 24, 2025, and decisions were made by the Tillamook County Planning Commission on this date.



The Tillamook County Planning Commission considered Variance requests #851-25-000071-PLNG on the basis of the criteria listed in Section 157.506.06: Variance Decision Criteria of the City of Nehalem Development Ordinance and relevant development standards contained within Nehalem's Development Ordinance. The Planning Commission also considered these requests on the basis of the findings of fact and conclusions contained within the staff report, written and oral testimony of the public, and the Applicant's oral and written testimony.

After consideration of all available evidence described above, the Planning Commission voted in favor to approve Variance requests #851-25-000071-PLNG, the vote carrying 5 to approve, 1 opposed, subject to the amended Conditions of Approval contained in "Exhibit A" of this order. *The Planning Commission did not take action on the requested Variance for new city water service on a property outside of Nehalem's city limits after determining the City of Nehalem's Development Ordinance does not require variance approval for new water service on properties located in the City of Nehalem UGB.*

The Tillamook County Planning Commission considered the Geologic Hazard Report review request #851-25-000071-PLNG-02 on the basis of the standards listed in Section 157.440 of the City of Nehalem's Development Ordinance. The Planning Commission also considered these requests on the basis of the findings of fact and conclusions contained within the staff report, written and oral testimony of the public, and the Applicant's oral and written testimony.

After consideration of all available evidence described above, the Planning Commission then voted unanimously in favor to approve the Geologic Hazard Report review request #851-25-000071-PLNG-02, the vote carrying 6 to approve and 0 opposed, subject to the amended Conditions of Approval contained in "Exhibit A" of this order.

The Tillamook County Planning Commission then considered the preliminary subdivision plat request #851-25-000071-PLNG-01 on the basis of the criteria listed in Section 157.510.06: Subdivision and Planned Developments Decision Criteria of the City of Nehalem's Development Ordinance and relevant standards contained within Nehalem's Development Ordinance. The Planning Commission considered these requests on the basis of the findings of fact and conclusions contained within the staff report, written and oral testimony of the public, and the Applicant's oral and written testimony.

After consideration of all available evidence described above, the Planning Commission voted unanimously in favor to approve the preliminary subdivision plat request #851-25-000071-PLNG-01, the vote carrying 6 to approve and 0 opposed, subject to the amended Conditions of Approval contained in "Exhibit A" of this order.

These decisions may be appealed to the Board of County Commissioners by an affected party, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fees with the Tillamook County Board of Commissioners within fifteen (15) days of the date of notice for this decision.

DATED this 29 of July, 2025.

TILLAMOOK COUNTY PLANNING COMMISSION

  
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Gale Ousele, Vice-Chair

The Tillamook County Planning Commission considered Variance requests 8851-25-000071-PLNG on the basis of the criteria listed in Section 157.506.06: Variance Decision Criteria of the City of Nehalem Development Ordinance and relevant development standards contained within Nehalem's Development Ordinance. The Planning Commission also considered these requests on the basis of the findings of fact and conclusions contained within the staff report, written and oral testimony of the public, and the Applicant's oral and written testimony.

After consideration of all available evidence described above, the Planning Commission voted in favor to approve Variance requests 8851-25-000071-PLNG, the vote carrying 5 to approve, 1 opposed, subject to the amended Conditions of Approval contained in "Exhibit A" of this order. *The Planning Commission did not take action on the requested Variance for new city water service on a property outside of Nehalem's city limits after determining the City of Nehalem's Development Ordinance does not require variance approval for new water service on properties located in the City of Nehalem LGD.*

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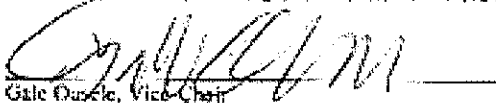
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DATED this 29<sup>th</sup> of July, 2025.

TILLAMOOK COUNTY PLANNING COMMISSION

  
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## **“EXHIBIT A”**

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1. By accepting this approval the applicant/owner agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval.
2. The applicant/owner shall obtain all necessary local, state and federal permits prior to construction and/or development.
3. Prior to final plat approval, any significant modifications made to the tentative plat, such as density, lot alignment, and lot size shall require approval from the Tillamook County Planning Commission for those adjustments.
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  - a) Submittal of a detailed stormwater management plan to the Tillamook County Public Works Department for review and approval. All storm drainage easements shall be recorded on the final plat and shall be of adequate width for access and maintenance of drainage facilities.
  - b) Maintenance responsibilities for the stormwater management facilities is the responsibility of the developer and HOA, and continued maintenance responsibilities shall be included in the Conditions, Covenants and Restrictions for “Thompson Springs”.
  - c) Approval of the proposed street name by the Department of Community Development and the Public Works Department.



- d) The “Thompson Springs” road system shall remain in private ownership and shall be privately maintained.
10. The applicant/owner shall submit a statement from the project engineer, certifying facility and infrastructure improvements were constructed in a manner consistent with the requirements and recommendations outlined in Geologic Hazard Report #851-25-000071-PLNG-02. Certification is required for Final Plat approval.
  11. The applicant/property owner shall submit a statement or geologic hazard report addendum from the project engineer, certifying the proposed development plans for each individual lot meets the mandatory development requirements of the geologic hazard report at the time of consolidated zoning and building permit application submittal. Building permits shall not be issued until evidence is submitted to the Department confirming the proposed development plans, including accessory structures, meet the requirements of Geologic Hazard Report #851-25-000071-PLNG-02.
  12. The applicant/property owner shall have all foundation, footing and other grading preparation activities for structural improvements inspected and approved by a registered geotechnical professional or their designee. A letter from the geotechnical professional or their designee shall be submitted to the Tillamook County Department of Community Development prior to a footing inspection by the County building inspector.
  13. The applicant/property owner shall remove only that vegetation necessary to accommodate the proposed development. Natural vegetation shall remain on all areas not required for construction. Revegetation of all disturbed areas shall occur immediately following completion of any approved site development. All bare slopes shall be promptly revegetated to avoid erosion and sloughing. An appropriate fertilizer shall be used to speed the establishment of the cover material. A jute matting, straw cover, or other stabilization product shall be placed over the soil to protect against erosion, before the seeds are allowed to germinate. Native shrubs and trees shall be planted to contribute to the long-term stability of the site.
  14. The property owner shall periodically monitor site conditions and take actions to ensure individual lot development standards outlined in Geologic Hazard Report review #851-25-000071-PLNG are implemented and that these Conditions of Approval are met. The property owner shall supply the general contractor or builder with a copy of the Geologic Hazard Report at the time of development.
  15. Approvals for “Thompson Springs” are valid for two (2) years from the date of Planning Commission approval (July 24, 2025) and shall be void on (July 24, 2027), unless all conditions are met, or an extension of time is requested prior to expiration of these land use approvals.