



#851-25-000071-PLNG: VARIANCE
#851-25-000071-PLNG-01: PLANNED DEVELOPMENT
#851-25-000071-PLNG-02: GEOLOGIC HAZARD REPORT

July 24, 2025 Planning Commission Hearing

Melissa Jenck, Senior Planner, CFM

REQUEST

Applicant: Jones Architecture

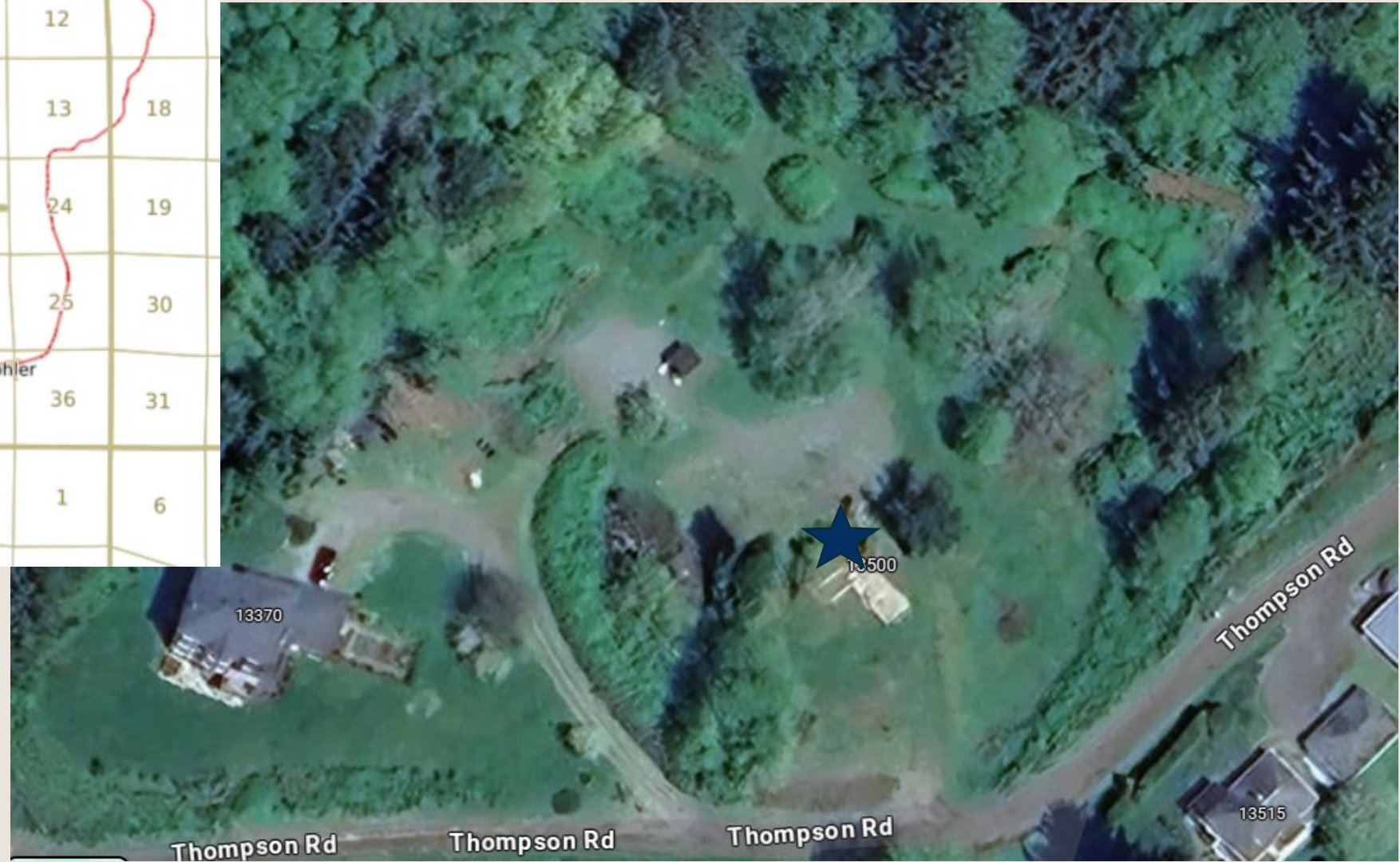
Property Owner: Sammy's Place

City of Nehalem Development Ordinance

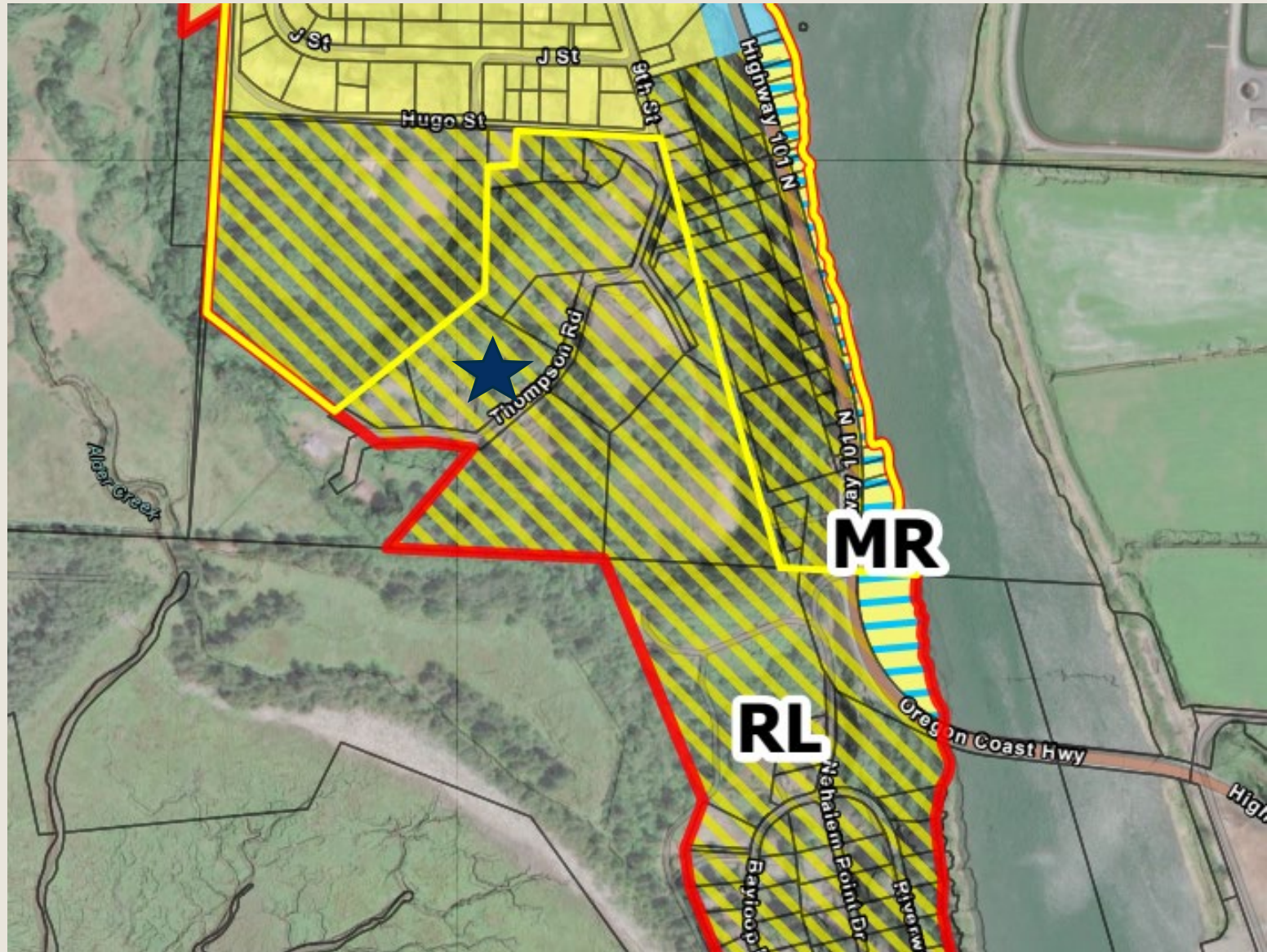
12-Lot preliminary plat review for a Planned Development.

Variance to parking, drive aisle width, setbacks, and fire flow standards.

Review of Geologic Hazard Report for proposed Planned Development.



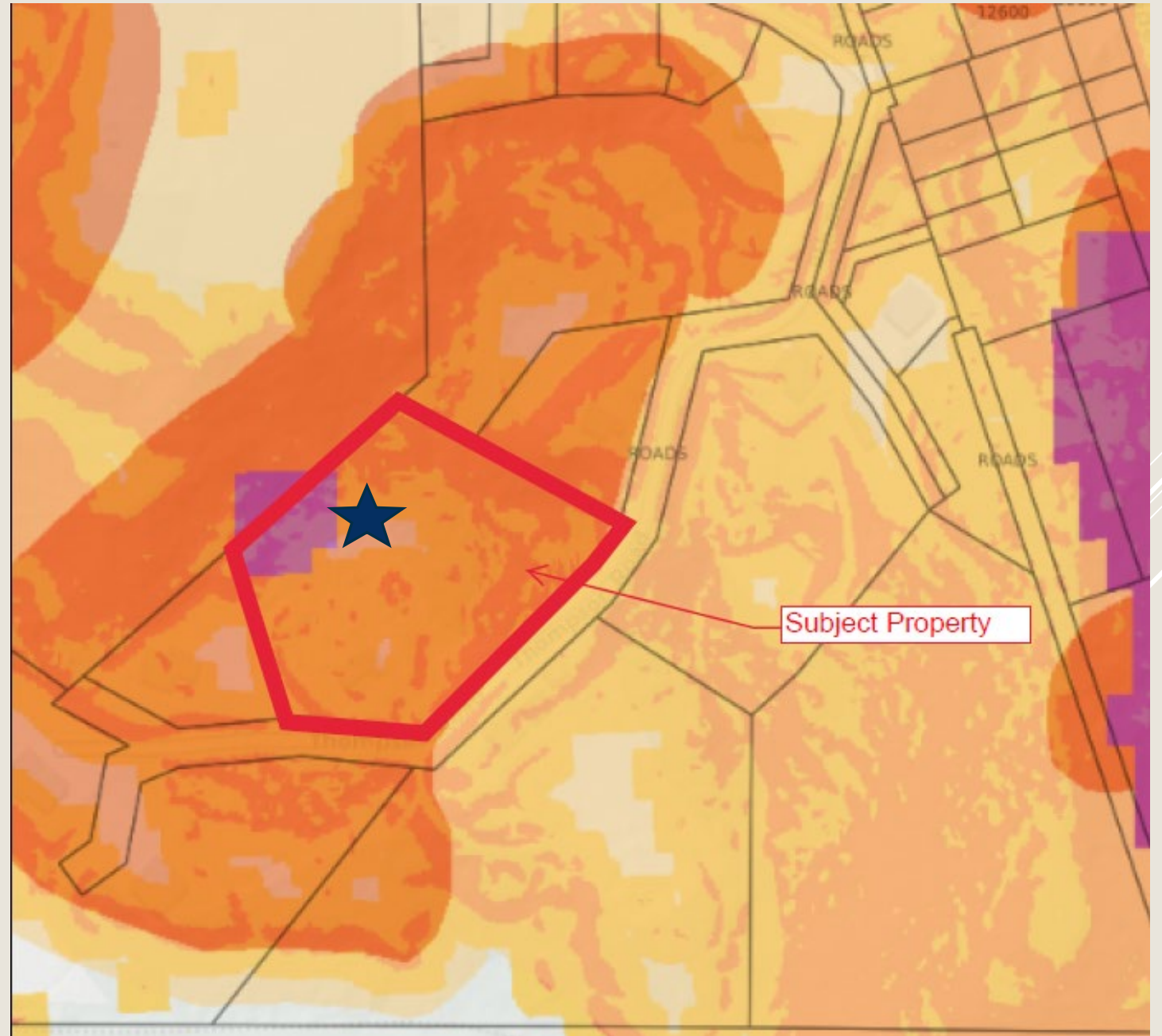
VICINITY & AERIAL MAP



ZONING MAP

PROPERTY MAPS

- ☒ ☆ Deep Landslide Susceptibility
 - High Susceptibility
 - Moderate Susceptibility
- ☒ ☆ Shallow Landslide Susceptibility
- ☒ ☆ Rapidly Moving Landslides
 - Rapidly Moving Landslides



PROPERTY MAPS



APPLICABLE PROVISIONS

NEHALEM DEVELOPMENT ORDINANCE

- ▶ Section 157.204: Low Density Residential (RL) Zone
- ▶ Section 157.402: Street Standards
- ▶ Section 157.403: Off-Street Parking
- ▶ Section 157.404: Land Divisions
- ▶ Section 157.405: Planned Development
- ▶ Section 157.407: Stormwater Drainage and Grading
- ▶ Section 157.408: Utility Lines and Facilities
- ▶ Section 157.440: Geological Hazards
- ▶ Section 157.506: Variance
- ▶ Section 157.510: Subdivisions and Planned Developments

APPLICABLE PROVISIONS

NEHALEM DEVELOPMENT ORDINANCE

- ▶ Section 157.204: Low Density Residential (RL) Zone: **10-residential lots, development standards point toward Planned Development requirements.**
- ▶ Section 157.402: Street Standards: **Must name proposed street. Public works provided testimony for requirements of development. HOA is proposed for maintenance of property.**
- ▶ Section 157.403: Off-Street Parking: **Request for reduction of off-street parking from 20 to 15, reduce parking drive aisle width from 24' to 20'**
- ▶ Section 157.405: Planned Development: **Relief to 5' setback from property line, density calculations provided in narrative including open space**
- ▶ Section 157.407: Stormwater Drainage and Grading: **Stormwater facilitates proposed within subject property. County PW require upgrades to drainage culvert.**
- ▶ Section 157.408: Utility Lines and Facilities: **Relief to 1,000 gpm flow rate requirement. Area served by Nehalem Bay Wastewater District.**

THOMPSON SPRINGS-PRELIMIN

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF

PARCEL 1, PARTITION PLAT NO. 1991-06,

SITUATED IN THE

SOUTHWEST 1/4 OF SECTION 27, T. 3 N., R. 10 W., W.M.,
CITY OF NEHALEM, COUNTY OF TILLAMOOK, STATE OF OREGON



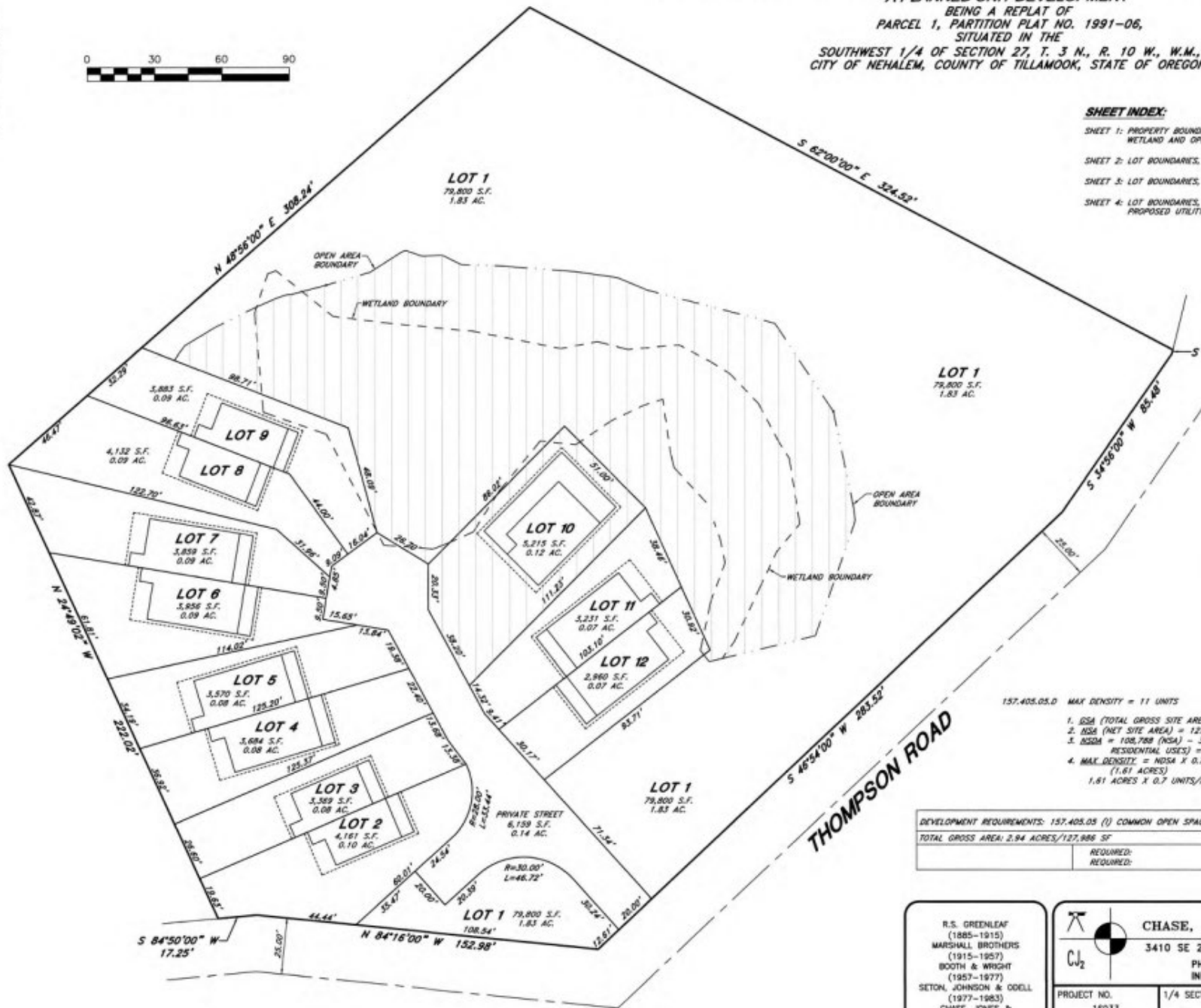
SHEET INDEX:

SHEET 1: PROPERTY BOUNDARY
WETLAND AND OPE

SHEET 2: LOT BOUNDARIES.

SHEET 3: LOT BOUNDARIES, 1

SHEET 4: LOT BOUNDARIES,
PROPOSED UTILITY



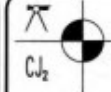
157.405.05.D MAX DENSITY = 11 UNITS

1. GSA (TOTAL GROSS SITE AREA) = 127,780 S.F.
2. NSA (NET SITE AREA) = 127,780 S.F. - 30,000 S.F. (PARKING LOT) = 97,780 S.F.
3. NSDA = 108,780 (NSA) - 30,000 (RESIDENTIAL USES) = 78,780 S.F.
4. MAX DENSITY = NSDA X 0.7 (1.61 ACRES)
1.61 ACRES X 0.7 UNITS/A

DEVELOPMENT REQUIREMENTS: 157,405.05 (1) COMMON OPEN SPACE
TOTAL GROSS AREA: 2.94 ACRES/127,986 SF

REQUIRED:
REQUIRED:

R.S. GREENLEAF
(1885-1915)
MARSHALL BROTHERS
(1915-1957)
BOOTH & WRIGHT
(1957-1977)
SETON, JOHNSON & COELL
(1977-1983)
CHASE, JONES &
ASSOCIATES, INC.



CHASE, J.
3410 SE 20
PHO
INF

PROJECT NO.	16933
-------------	-------

1/4 SECTION

SITE PLAN
PROVIDED BY
THE
APPLICANT

Primary Comments

- City of Nehalem regarding water for fire flow recommendations, provided today.
- Requirements from Tillamook County Public Works and Nehalem Bay Fire & Rescue District for improvements.
- Concerns regarding infrastructure to support the development, including:
 - Condition of Thompson Road
 - Proposed traffic increase to area, due to both increased density and proposed reduction to parking standards.
 - Stormwater impacts to neighboring properties

CRITERIA

Nehalem Development Ordinance Section 157.510.05: Subdivision and Planned Developments Decision Criteria

(A) Each parcel shall satisfy the dimensional standards of the applicable zone, unless a variance from these standards is approved or the request is part of a Planned Development or Cottage Cluster Development.

(B) The parcels shall meet the Development Standards for Land Division of Section 157.404; or, specific requirements of a Planned Development or Cottage Cluster Development.

(C) Existing buildings shall comply with the setback requirements of the applicable zone, unless a variance from the requirements is approved.

(D) Adequate public facilities, including access, shall be available to serve the existing and newly created parcels. The applicant shall design and install a water system to serve all lots or parcels within a development in accordance with Nehalem City Code Section 51.09 and shall connect those lots or parcels to the city's water system. Applicants are responsible for extending the city's water system to the development site and through the applicant's property to allow for the future connection of neighboring undeveloped properties that are suitably zoned for future development. If adjacent properties are undeveloped or landlocked, consideration will be given to extending appropriate access to those properties in accordance with adopted City policy.

(E) Planned Development. In addition to the criteria listed above, approval of a Planned Unit Development shall require compliance with the applicable development and layout provisions contained in Section 157.405 of this Ordinance.

(F) Cottage Cluster. In addition to the criteria listed above, approval of a Cottage Cluster Development shall require compliance with the applicable development and layout provisions contained in Section 157.406 of this Chapter.

CRITERIA, CONTINUED.

Nehalem Development Ordinance Section 157.506.06: Variance Decision Criteria

(A) Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this Ordinance, topography, or other circumstances over which the applicant has no control.

(B) Such variance is necessary for the preservation and enjoyment of a substantial property right of the applicant possessed by the owners of other properties in the same vicinity or district.

(C) The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or district in which property is located, or otherwise conflict with the objectives of any City plan or policy.

(D) That the special conditions and circumstances on which the application is based do not result from a self-imposed hardship or a negligent or knowing violation of this Ordinance by the applicant.

(E) The variance requested is the minimum variance which would alleviate the hardship.

RECOMMENDED CONDITIONS OF APPROVAL

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 & construction. 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.

RECOMMENDED CONDITIONS OF APPROVAL

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.

RECOMMENDED CONDITIONS OF 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 meet 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 local 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.