## TILLAMOOK COUNTY PLANNING COMMISSION

**LOCATION**

**Port of Tillamook Bay Conference Center**

**4000 Blimp Boulevard, Tillamook, OR 97141**

**HEARING DATE**

**July 24, 2025 - BEGINNING AT 7:00P.M.**

***VIRTUAL & TELECONFERENCE MEETING INFORMATION***

*For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#.* *Virtual Meeting Access:* <https://www.tillamookcounty.gov/commdev>. *Click on Virtual Teams Link. \*Microsoft Teams Meeting Format.*

1. CALL TO ORDER
2. **ROLL CALL**
3. **OLD BUSINESS: N/A**
4. **NEW BUSINESS:**

## #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.

1. **AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY**
2. **ADMINISTRATIVE DECISIONS:** Administrative Decisions are available for public review on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps>

# HOUSING COMMISSION UPDATE

# DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

1. ADJOURNMENT

The Port of Tillamook Bay Conference Center is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-488-8280x3423 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.