

Sarah Thompson

From: Sarah Absher
Sent: Wednesday, November 26, 2025 4:06 PM
To: Sarah Thompson
Subject: FW: NKN Size of homes under #851-25-000429-PLNG

Hello Sarah,

Please print for Wednesday hearing.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: vicki jensen <vicjensen2@gmail.com>
Sent: Wednesday, November 26, 2025 12:19 PM
To: Sarah Absher <sarah.absher@tillamookcounty.gov>; admin@nknac.org
Subject: EXTERNAL: Size of homes under #851-25-000429-PLNG

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Sarah Absher,

Unfortunately, I have not been following the proposed changes in home planning regulations. However, in the last week, I have been surprised to hear about the proposed rules in the #851-25-00049-PLNG amendment. I actually live in the smallest, one story home in Neah-Kah-Nie Meadow, so I doubt that the rules would affect me. But, I do not understand why the county would wish to lower the maximum lot coverage and the maximum building floor area for future homes. There is ample open space in our community, and new stringent building planning rules may well hurt residents in the HOA. I ask you to please reconsider and allow time for the community to study all proposals.

Sincerely,
Vicki Jensen
Lot #17, 38480 Meadow Loop, Nehalem, OR.

Sarah Thompson

From: Sarah Absher
Sent: Wednesday, November 26, 2025 4:12 PM
To: Sarah Thompson
Subject: NKN Maximum Lot Coverage Legislative Text Amendment
Attachments: NKN Meadow Building Envelopes vs Max Lot Coverage.xlsx

Hello Sarah,

Please print email below and attachment for Wednesday BOCC hearing.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Jeffrey Hoffman <jeffhoffmanor@gmail.com>
Sent: Wednesday, November 26, 2025 10:31 AM
To: Jacki Hinton <hintonjacki56@gmail.com>; Sarah Absher <sarah.absher@tillamookcounty.gov>
Cc: Evan Solley <evan.solley@gmail.com>; Bruce Rudd <bkrudd@comcast.net>; Charles Carlson <charles.carlson5@icloud.com>; Daniel Tyler <atomicityler57@gmail.com>; Dan Conner <dan@londonproperties.com>; Hans Kretschmer <hansk@ggables.com>
Subject: EXTERNAL: Re: Maximum Lot Coverage Legislative Text Amendment

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Jacki & Sarah,

I have added data to the spreadsheet (attached) for most of the lots in NKN Meadow. Data on a few are missing, but what I have is statistically significant. 95% of the lots that I have data for will see a reduction in building envelope with a mean reduction of 24% and a worst case reduction of 56%.

Sincerely,

Jeff Hoffman
President, NKN Meadow HOA
503-530-6110

On Mon, Nov 24, 2025 at 11:11 AM Jeffrey Hoffman <jeffhoffmanor@gmail.com> wrote:

Dear Jacki & Sarah,

Thank you for giving me an opportunity to educate the committee on the level of harm that the new more restrictive lot coverage limits would do owners of unimproved lots. I've attached a spreadsheet with an updated formula for NK15 zoning. This spreadsheet covers the phase 1 development (first 26 lots) of our 64 lot HOA. I'll work on getting data to you on all 64 lots, but I expect all lots to suffer reduced building envelopes.

Sincerely,

Jeff Hoffman
President, NKN Meadow HOA
503-530-6110

On Mon, Nov 24, 2025 at 5:05 AM Jeffrey Hoffman <jeffhoffmanor@gmail.com> wrote:

Yes, please forward to all concerned.

Jeff

On Sun, Nov 23, 2025, 7:55 PM Jacki Hinton <hintonjacki56@gmail.com> wrote:

Dear Jeff,

Thank you for sharing the concerns of the NKN Meadow HOA. With your permission I would like to forward your email to the members of the working group.

Sincerely,
Jacki Hinton
Chair, NKN CAC

> On Nov 23, 2025, at 2:50 PM, Jeffrey Hoffman <jeffhoffmanor@gmail.com> wrote:

>

> Dear Jacki,

>

> It has been brought to my attention that the NKN CAC is recommending restrictions on lot coverage and building floor area that if adopted would substantially reduce the building envelopes for NKN Meadow. Our building envelopes are currently recorded with the county and relied upon by property owners, architects and realtors. These building envelopes were carefully designed to provide an abundance of open space with equitable views of the surrounding natural resources. They are by no means high density. In fact our lot coverage by ratio is less than most of the surrounding NKN housing. Furthermore, our CC&Rs require that every home design include a geohazard study and drainage system to manage the run-off from all impermeable surfaces. This regulation is strictly enforced by the HOA Board when considering design approval.

>

> Many of the lots within our development are yet to be improved, and if these restrictions are

adopted, the owners who were relying on the recorded building envelopes will be harmed. I have attached a spreadsheet showing the impact on phase 1 of NKN Meadow (the first 26 lots platted) so that you can see for yourself the magnitude of that impact. I intend to raise an objection to the proposed text amendment at tomorrow's meeting and implore the working group to reconsider the formulas used to determine maximum lot coverage. Let's work together on this to find a solution that achieves your goals without doing serious harm to property owners.

>

> Sincerely,

>

> Jeff Hoffman

> President, NKN Meadow HOA

> 503-530-6110

>

> <NKN Meadow Building Envelopes vs Max Lot Coverage.xlsx>

Lot #	Size (acre)	Size (sq-ft)	Env Size (sq-ft)	Max. Cvg. (sq-ft)	Reduction (%)	Affected	Unaffected	B	M	Z
1	0.51	22216	10004	4758	52.44%	1	0	4500	15000	28
2	0.38	16553	8239	4555	44.71%	1	0			
3	0.39	16988	8528	4571	46.40%	1	0			
4	0.39	16988	8090	4571	43.50%	1	0			
5	0.41	17860	8715	4602	47.19%	1	0			
6	0.39	16988	8253	4571	44.62%	1	0			
7	0.47	20473	10776	4695	56.43%	1	0			
8	0.28	12197	5478	4400	19.68%	1	0			
9	0.34	14810	8334	4493	46.09%	1	0			
10	0.36	15682	5078	4524	10.90%	1	0			
11	0.43	18731	5556	4633	16.61%	1	0			
12	0.53	23087	7022	4789	31.80%	1	0			
13	0.56	24394	7519	4835	35.69%	1	0			
14	0.47	20473	5988	4695	21.58%	1	0			
15	0.41	17860	5768	4602	20.21%	1	0			
16	0.39	16988	6079	4571	24.81%	1	0			
17	0.41	17860	7766	4602	40.74%	1	0			
18	0.38	16553	7001	4555	34.93%	1	0			
19	0.39	16988	7130	4571	35.89%	1	0			
20	0.39	16988	6266	4571	27.05%	1	0			
21	0.36	15682	4869	4524	7.08%	1	0			
22	0.38	16553	5737	4555	20.60%	1	0			
23	0.42	18295	7186	4618	35.74%	1	0			
24	0.37	16117	5581	4540	18.65%	1	0			
25	0.33	14375	4137	4478	0.00%	0	1			
26	0.42	18295	5307	4618	12.99%	1	0			
27	0.55	23958	6980	4820	30.95%	1	0			
28	0.47	20473	5250	4695	10.56%	1	0			
29	0.46	20038	7591	4680	38.35%	1	0			
30	0.29	12632	4963	4415	11.03%	1	0			
31	0.40	17424	6200	4587	26.02%	1	0			
32	0.29	12632	6289	4415	29.79%	1	0			
33	0.32	13939	7285	4462	38.75%	1	0			
34	0.42	18295	4711	4618	1.98%	1	0			

35	0.60	26136	4280	4898	0.00%	0	1
36	0.29	12632	5522	4415	20.04%	1	0
37	0.36	15682		4524		0	0
38	0.41	17860	5363	4602	14.19%	1	0
39	0.33	14375	5065	4478	11.60%	1	0
40	0.41	17860	5141	4602	10.48%	1	0
41	0.45	19602	6029	4664	22.63%	1	0
42	0.41	17860	5222	4602	11.87%	1	0
43	0.38	16553	6422	4555	29.06%	1	0
44	0.37	16117	6306	4540	28.01%	1	0
45	0.35	15246	6999	4509	35.58%	1	0
46	0.26	11326	4720	4369	7.44%	1	0
47	0.31	13504	4999	4447	11.05%	1	0
48	0.28	12197	5272	4400	16.54%	1	0
49	0.41	17860	5896	4602	21.94%	1	0
50	0.35	15246	4718	4509	4.43%	1	0
51	0.33	14375	4807	4478	6.85%	1	0
52			7097	3964		0	0
53	0.72	31363	4898	5084	0.00%	0	1
54	0.37	16117	5651	4540	19.66%	1	0
55	0.32	13939	5269	4462	15.31%	1	0
56	0.34	14810	5224	4493	13.99%	1	0
57	0.32	13939		4462		0	0
58	0.38	16553		4555		0	0
59	0.49	21344	8562	4727	44.80%	1	0
60	0.28	12197		4400		0	0
61	0.30	13068		4431		0	0
62	0.30	13068		4431		0	0
63	0.30	13068		4431		0	0
64	0.38	16553		4555		0	0

Mean

Max

Lots Affected

24.17%

56.43%

94.55%

Sarah Thompson

From: Sarah Absher
Sent: Wednesday, November 26, 2025 4:15 PM
To: Sarah Thompson
Subject: FW: NKN Feedback on #851-25-000439-PLNG

Hello Sarah,

Please print the email below for the BOCC hearing on Wednesday.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Amy Stang <stangification@gmail.com>
Sent: Wednesday, November 26, 2025 2:36 PM
To: Sarah Absher <sarah.absher@tillamookcounty.gov>; admin@nknac.org
Subject: EXTERNAL: Feedback on #851-25-000439-PLNG

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Sarah,

I am writing in opposition to the #851-25-000439-PLNG legislative text amendment. The new rules for maximum lot coverage and maximum building floor area will result in harm to myself and property owners across the board in Neah-Kah-Nie Meadow. I implore you to delay this amendment to the Tillamook County Land Use Ordinance (TCLUO) standards until further study has been done to assess the level of harm that will result from the proposed changes and to make the necessary adjustments to mitigate that harm.

Sincerely,
Amy Stang
8760 Braeridge Drive, Nehalem OR 97131
(208) 484-2409

Submitted by Pam Greene, Resident, Beulah Reed Rd, Neahkahnie

Huge thanks and gratitude to director Absher and county staff who have worked tirelessly so we can address the needs of our community. I am here because we care about our neighbors, community and county.

With the consensus of the CAC, I'm not alone in urging you to adopt the proposed, community-appropriate revisions for 2 reasons.

First- to Preserve the unique character, historic feel and scenic nature of Neahkahnie, And second to preserve –Very literally - the stability of the land we reside on.

First character- As they say -Character Counts!

Travel guides describe our community as quaint, charming- an Oregon coast gem. It's a place vacationers want go and not just because of the beach! Residents and visitors- some from nearby towns- walk, run and bike through our neighborhood as if it was a park, they delight in trees and scenic views between homes. Conversely- People don't seek out and stroll concrete-covered monolithic neighborhoods so densely packed there's little sunlight or greenery. At that point a neighborhood is no longer a scenic gem - the charm's been harmed!

I wish Neahkahnie could be exempted from urban-style zoning especially quadplex townhomes, but since that appears non-negotiable, I feel the NK Zone-specific proposals are appropriate, to preserve Neahkahnie's unique character to the benefit of all.

Second, I'd like you to consider our geohazardous terrain.

As is common on the coast, Neahkahnie gets drenching winter rain, but what's really unique is our "urban" residential neighborhood lies in the steep drainage basin of a 1,600 ft mountain - Oregon's tallest this close to the ocean.

In the summer we pray for rain but in winter, we fear it because we live on and around old landslides—silty rubble soil filled with rocks, boulders, underground springs, subterranean and surface creeks. Contractors will confirm- Neahkahnie mud is heavy and slippery when wet.

These Neahkahnie landslides are dormant now- but landslides wake up -just look at MP 13 on highway 26. An expanding washed out ravine lies just a few yards north of the last houses on Beulah road- visible on google maps.

Hundreds of feet of elevation difference terrace the levels of our neighborhood. Many of us live beneath steep, crumble-prone cliffs.

Upslope Neahkahnie residents- and the people who build there- might not know that all of us downslope neighbors have deep fears and legitimate concerns since we've seen increasing amounts of runoff and newly appearing groundwater seepages where none or little was before. Steep slopes, saturated, erosion prone soil and land movement are not a good mix!

We love our neighbors but don't want their houses on our roofs! Homeowners insurance doesn't cover landslides, None of us here tonight wants Neahkahnie to become the next slumping Pacific Palisades!

Because of our terrain, I wish SB 406 was not applied to Neahkahnie, however we're here tonight, to give our heartfelt testimonies asking you to prevent unwise overbuilding by approving terrain-appropriate lot coverage amendments.

In conclusion –Character of community counts! Neahkahnie is unique, scale and terrain-appropriate building is the wise choice. Please approve!

Addendum in Support of Proposed Neahkahnie Amendments.

Citing **Tillamook County's Multi-jurisdiction Hazard Mitigation Plan Update** that "aims to reduce the loss of life and property by lessening the impact of natural disasters by taking action now." I attach the following diagram and quotes that would seem to indicate limiting building size, hardscaping and lot coverage is the prudent path to take in a geologically tenuous steep area with winter rain saturation such as ours. Please see maps included in Addendum pdf.

2. FINDINGS AND POLICIES

2.1 Landslides

Findings

- e. Active slides can be generated by acts of man which alter the balance of nature. Excavations, cuts, fills, and drainage modifications may decrease the stability of an area and initiate sliding. Water introduced into the subsurface by drainfields, septic tanks, and improper handling of runoff may also initiate slides (Geologic Hazards Inventory, p. 23).
- f. Piecemeal hillside development will eventually reach a density of housing sufficient to create instability and slope failure (Bulletin 74, p. 130).
- h. A cross section of the Neahkahnie hillside on the north shows vegetation and soil creep on the upper hillside, debris slump or shift in the middle, and block slide on the headland area is eroded by block falling. Near Neahkahnie Beach there is a vegetated remnant of an old debris shift consisting of Astoria rocks or terrace deposits (Bulletin 74, p. 80).

Policies

- i. Projects or long-range plans involving urbanization of given areas should be evaluated in terms of the long-range influence the proposed land use would have on land stability; **drainage is particularly critical.**

Goal 14: Urbanization

The County will:

- 1. Limit the allowable uses on property in the tsunami hazard area vacated as the result of a community growth boundary expansion to relocate existing development. Such limitations shall include permitting only low risk uses, or requiring uses which implement adequate protection or mitigation measures for seismic and tsunami hazards.

Sarah Thompson

From: Sarah Absher
Sent: Sunday, November 30, 2025 2:00 PM
To: Sarah Thompson
Subject: NKN Opposition to proposed amendment to Tillamook County Land Use Ordinance establishing Maximum Lot Coverage and Maximum Building Floor Area standards for Neah-Kah-Nie (NKN)

Hello Sarah,

Please print for Wednesday's hearing.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: rchilde <rchilde@gmail.com>
Sent: Friday, November 28, 2025 8:11 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: admin@nknac.org; Jo <jommartin@gmail.com>
Subject: EXTERNAL: Opposition to proposed amendment to Tillamook County Land Use Ordinance establishing Maximum Lot Coverage and Maximum Building Floor Area standards for Neah-Kah-Nie (NKN)

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Sarah,

I am writing in opposition to the #851-25-000439-PLNG legislative text amendment. The new rules for maximum lot coverage and maximum building floor area will result in harm to myself and property owners across the board in Neah-Kah-Nie Meadow. I implore you to delay this amendment to the Tillamook County Land Use Ordinance (TCLUO) standards until further study has been done to assess the level of harm that will result from the proposed changes and to make the necessary adjustments to mitigate that harm.

Sincerely,

Ryan Childers

Jo Martin
Lot 27, NKN meadow
480 239 8145
rchilde@gmail.com

Sarah Thompson

From: Sarah Absher
Sent: Sunday, November 30, 2025 2:01 PM
To: Sarah Thompson
Subject: FW: NKN Measure 56

Hello Sarah,

Please print for Wednesday's hearing.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Julie Gulla <jagjensen@gmail.com>
Sent: Thursday, November 27, 2025 7:19 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Jacki Hinton <hintonjacki56@gmail.com>
Subject: EXTERNAL: Measure 56

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Sarah,

I am writing in opposition to the #851-25-000439-PLNG legislative text amendment. The new rules for maximum lot coverage and maximum building floor area will result in harm to myself and property owners across the board in Neah-Kah-Nie Meadow. I implore you to delay this amendment to the Tillamook County Land Use Ordinance (TCLUO) standards until further study has been done to assess the level of harm that will result from the proposed changes and to make the necessary adjustments to mitigate that harm.

Sincerely,

Julie Gulla
Derek Jensen
8760 Mariners Trail
Nehalem, OR 97131

Sarah Thompson

From: Sarah Absher
Sent: Monday, December 1, 2025 8:07 AM
To: Sarah Thompson
Subject: FW: NKN Objections to Measure 56

Good Morning Sarah,

Please make copies for Wednesday's hearing.

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Skye Dahl <skye2dahl@gmail.com>
Sent: Sunday, November 30, 2025 10:46 PM
To: Sarah Absher <sarah.absher@tillamookcounty.gov>
Cc: admin@nknac.org
Subject: EXTERNAL: Objections to Measure 56

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms. Absher and to whom it may concern - my family and I have owned a home in the NeaKahnne Meadows since 2019. Our home is located at 8715 Briaridge Drive. After evaluating and upon further review of proposed measure 56 we are directly opposed to it for the following reasons

- #1 homes/land that has been previously purchased with substantial investment made into personal homes and land development should only be allowed to be modified by the rightful owner(s)
- #2 the beauty and natural landscape that NeaKahnne Meadows (and surrounding areas) adjacent to the Ocean is what drew us to this location in the first place. The proposed alterations in Prop 56 would substantially diminish and inhibit this intrinsic values to our property/land
- #3 We are already oppressed with excess fees/costs to access clean water, incremental property taxes that increase yearly, and opposing "ocean views" of lot development within the current envelopes the NKN offers.

#4 it's not a virtuous cause and in my opinion not a legal "write of passage" for the city or county to take sweeping measures of privately owned land thus negatively impacting land values. Any subdivision or reduction of land lots and usage thereby should be at the request of the current owners and not by a legal "voting process" disseminated to residents that are unrelated without basis, should thereby be recused from consideration.

Thereby, I appeal to your good nature to withdraw the proposals in measure 56 and reconsider the impact to current Owners, residents and the future of our beautiful Mountainside neighborhood at NeahKahNie meadows.

Thank you in advance -

Skye Thomas Dahl
8715 Braeridge Drive
503-999-5592

Sarah Thompson

From: Sarah Absher
Sent: Monday, December 1, 2025 1:42 PM
To: Sarah Thompson
Subject: FW: NKN In Reaction to Proposed Measure 56

From: Nick Brown <nbrown777@gmail.com>
Sent: Monday, December 1, 2025 1:18 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: admin@nknccac.org
Subject: EXTERNAL: In Reaction to Proposed Measure 56

[NOTICE: This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Sarah,

I am a homeowner in Neah-kah-Nie Meadow and I am writing in opposition to the #851-25-000439-PLNG legislative text amendment. The new rules for maximum lot coverage and maximum building floor area will result in harm to myself and property owners across the board in Neah-Kah-Nie Meadow. I implore you to delay this amendment to the Tillamook County Land Use Ordinance (TCLUO) standards until further study has been done to assess the level of harm that will result from the proposed changes and to make the necessary adjustments to mitigate that harm.

Sincerely,

Nick Brown
38415 Meadow Loop
Nehalem
612-251-1109

Sarah Thompson

From: Sarah Absher
Sent: Monday, December 1, 2025 5:00 PM
To: Sarah Thompson
Subject: FW:NKN Objection to the proposed Measure 56

More correspondence. I can distribute this on Wednesday at the hearing if you make copies.

Thank You,
Sarah

From: Jerry Tyler <jmtyler59@gmail.com>
Sent: Monday, December 1, 2025 4:57 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>; admin@nkncac.org; Dan Tyler <atomicityler57@gmail.com>
Subject: EXTERNAL: Objection to the proposed Measure 56

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Sarah and Jackie,

I am writing in opposition to the #851-25-000439-PLNG legislative text amendment. The new rules for maximum lot coverage and maximum building floor area will result in harm to myself and property owners across the board in Neah-Kah-Nie Meadow. I implore you to delay this amendment to the Tillamook County Land Use Ordinance (TCLUO) standards until further study has been done to assess the level of harm that will result from the proposed changes and to make the necessary adjustments to mitigate that harm.

Sincerely,

Jerry and Dan Tyler
8780 Tides Trail Lot #47
Nehalem, OR 97131

Jerry Tyler
509-366-0190
jmtyler59@gmail.com
Dan Tyler
509-947-0651
atomicityler57@gmail.com

Sarah Thompson

From: Sarah Absher
Sent: Tuesday, December 2, 2025 8:11 AM
To: Sarah Thompson
Subject: NKN Opposition to the #851-25-000439-PLNG Legislative Text Amendment

From: Daniel Tyler <atomicityler57@gmail.com>
Sent: Monday, December 1, 2025 9:11 PM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Cc: Dorothy Davis <dotdavis145@gmail.com>; admin@nknccac.org; Jeffrey Hoffman <jeffhoffmanor@gmail.com>
Subject: EXTERNAL: Opposition to the #851-25-000439-PLNG Legislative Text Amendment

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Sarah,

Due to travel and internet access issues, Ms. Dorothy Davis has urgently requested that this message be forwarded to the County and to NKN CAC. Also, these travels will not permit her to participate and voice her concerns in the NKN CAC meeting, to be held at 8:30 a.m. Tuesday, December 2nd. Per Dorothy's request, this email expresses her opposition to the #851-25-000439-PLNG legislative text amendment:

The new rules for maximum lot coverage and maximum building floor area will result in harm to myself (Dorothy Davis) and property owners across the board in Neah-Kah-Nie Meadow. I implore you to delay this amendment to the Tillamook County Land Use Ordinance (TCLUO) until further study has been done to assess the level of harm that will result from the proposed changes and to make the necessary adjustments to mitigate that harm.

Sincerely,

Dorothy Davis

Lot Numbers 25 and 28, 8595 Leeward Way, Nehalem, OR 97131
(509) 948-4894

Sarah Thompson

From: Sarah Absher
Sent: Tuesday, December 2, 2025 1:39 PM
To: Sarah Thompson
Subject: NKN Reject Measure 56

Please print for Wednesday hearing.

Sincerely,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

From: Family Email <jlbursey@comcast.net>
Sent: Tuesday, December 2, 2025 1:02 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: admin@nknac.org
Subject: EXTERNAL: Reject Measure 56

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Sarah,

I am writing in opposition to the #851-25-000439-PLNG legislative text amendment. The new rules for maximum lot coverage and maximum building floor area will result in harm to myself and property owners across the board in Neah-Kah-Nie Meadow. I implore you to delay or reject this amendment to the Tillamook County Land Use Ordinance (TCLUO) standards until further study has been done to assess the level of harm that will result from the proposed changes and to make the necessary adjustments to mitigate that harm. Our HOA already has minimized building envelopes below the setback requirements and further reductions would hamper our ability to build. We have already been working to get a building permit for ~5 months with the county in our HOA with lots of work by architects, geo/civil & building engineering to respond to the multitude of county requests in an already developed neighborhood with all utilities in with these already approved minimized setbacks and building envelopes.

Sincerely,

Joseph & Luanne Bursey
Lot A Neahkahnie Meadows
8800 Tides Trail
503-467-1240

Sarah Thompson

From: Sarah Absher
Sent: Wednesday, December 3, 2025 8:58 AM
To: Sarah Thompson
Subject: Response to Proposed Legislation

Please print for tonight's hearing.

Thank You,
Sarah

From: sralberts <sralberts@zoho.com>
Sent: Tuesday, December 2, 2025 9:55 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: admin <admin@nknac.org>; Paula Alberts <spgrandviewestates@mac.com>
Subject: EXTERNAL: Response to Proposed Legislation

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Dear Sarah,

My wife and I are owners of a lot in Neah-Kah-Nie Meadow, members of the NKN CAC, and planning to build in the near future. We are now full-time residents of the Manzanita/Neahkahnie community and deeply committed to the thoughtful development of the community. We fully appreciate the intent of the middle housing code and need to develop a thoughtful and comprehensive plan for middle housing. Having had an opportunity to hear about the proposed legislation, we have concerns about how the proposed changes to the zoning regulations will impact us and other currently undeveloped lots in our community. With this in mind, we are writing in opposition to the #851-25-000439-PLNG legislative text amendment. The new rules for maximum lot coverage and maximum building floor area will result in harm to us and to other property owners across the board in Neah-Kah-Nie Meadow. We implore you to delay this amendment to the Tillamook County Land Use Ordinance (TCLUO) standards until further study has been done to assess the level of harm that will result from the proposed changes and to make the necessary adjustments to mitigate that harm.

Sincerely,

Steven and Paula Alberts

38465 Meadow Loop
Nehalem, OR 97131

PO Box 1103
Manzanita, OR 97130