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*Land of Cheese, Trees and Ocean Breeze*

# **MEMO**

**Date:** December 31, 2025  
**To:** Tillamook County Planning Commission  
**From:** Sarah Absher, CFM, Director  
**Subject:** January 8, 2026, Tillamook County Planning Commission Hearing

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Included is the consolidated staff report and related exhibits for #851-25-000549-PLNG, a request for subdivision plat approval for a replat of "Sahhali South" together with Conditional Use request #851-25-000548-PLNG to amend the Planned Development Master Plan for "Sahhali South Subdivision".

Tillamook County Public Works will be present at the January 8, 2026, Planning Commission hearing to provide comments on the proposed subdivision replat and conditional use requests.

One letter of public comment has been received to date. Comments received after publication of the staff report and exhibits will be presented to the Planning Commission at the January 8<sup>th</sup> hearing.

The staff report includes a list of recommended conditions of approval, should the Tillamook County Planning Commission approve these requests. Please note that the recommended conditions of approval do not include the requests for amendments presented by the applicant. Staff are reviewing the proposed amendments requested by the Applicant and will be prepared to further discuss these requested amendments at the January 8<sup>th</sup> hearing.

The Planning Commission may take action at the hearing on January 8, 2026, or may continue the matter to a date and time certain announced at the hearing. Please refer to the attached agenda for meeting time and location details.

Please do not hesitate to contact me if you have any questions.

Thank You,

Sarah Absher

# TILLAMOOK COUNTY PLANNING COMMISSION

## HEARING DATE

**January 8, 2026- Beginning at 7:00p.m.**

## LOCATION

**Port of Tillamook Bay Conference Center  
4000 Blimp Boulevard, Tillamook, OR 97141**

## **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.*

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **OLD BUSINESS: NONE**
- IV. **NEW BUSINESS:**

**#851-25-000549-PLNG:** Request for subdivision plat approval for the subdivision identified as “Sahhali South” together with Conditional Use request **#851-25-000548-PLNG** on a property accessed off Highway 101 South, a state highway, through Sahhali Drive to Proposal Point Drive and Heron View Drive, private roads, and located in the Unincorporated Community of Neskowin. The subject property is zoned Neskowin Rural Residential zone (NeskRR) and affected lots are designated as Tax Lots 1300, 1301, 1400, 1500, 1600, 1700, 1800, 1900, 4600, 4700, 4800, 4801 and 5900 of Section 24AB, Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon. The Property Owner is Sahhali South LLC. The Applicant is Kristen Taylor of TBG Community Planning Group LLC.
- V. **AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY**
- VI. **ELECTIONS**
- VII. **ADMINISTRATIVE DECISIONS:** Administrative Decisions are available for public review on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps>
- VIII. **HOUSING COMMISSION UPDATE**
- IX. **DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT**
- X. **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.*



**PRELIMINARY SUBDIVISION REPLAT REVIEW REQUEST  
FOR A PORTION OF “SAHHALI SOUTH”  
#851-25-000549-PLNG  
&  
CONDITIONAL USE REVIEW #851-25-000548-PLNG**

**Planning Commission Hearing Date: January 8, 2026  
Staff Report Date: December 31, 2025**

**Staff Report Prepared by: Melissa Jenck, CFM, Senior Planner**

**I. GENERAL INFORMATION:**

- Request:** Request for replat of a subdivision plat approval for a portion of “Sahhali South” together with Conditional Use request #851-25-000548-PLNG, to amend the Planned Development Master Plan.
- Location:** The subject property is located within the Unincorporated Community Boundary for Neskowin and is accessed from Highway 101, through Sahhali Drive to Proposal Point Drive and Heron View Drive, private roads. The subject properties are designated as Tax Lots 1300, 1301, 1400, 1500, 1600, 1700, 1800, 1900, 4600, 4700, 4800, 4801 and 5900 of Section 24AB, Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Neskowin Rural Residential (NeskRR) Zone & Planned Development Overlay (PD) Zone
- Applicant:** Kristen Taylor of TBG Community Planning Group LLC, PO Box 10248, Eugene, OR 97440
- Property Owner:** Richard Boyles of Sahhali South LLC, 840 Beltline Road, Suite 202, Springfield, OR 97477

**Description of Site and Vicinity**

The subject property is located within the Neskowin Unincorporated Community (Exhibit A). The subject properties are Parcels 1 and 2 of Partition Plat 2009-04, Parcels 1 and 2 of Partition Plat 2009-05 and Lots 14, 15, 16, 17, 18, 19, 46, 47, and 59 of the Sahhali South Subdivision (Exhibit A). The subject properties are located within the Neskowin Unincorporated Community and are zoned Neskowin Rural Residential (NeskRR), with the Planned Development (PD) Overlay Zone applied to the Sahhali development.

Sahhali South Subdivision is approximately 75.3 acres (Exhibit A). Heron View Drive, a private road, abuts the northeasterly boundary of the subdivision (Exhibits A & B). Proposal Point Loop, a private road, runs north/south through the Subdivision (Exhibit B). Proposal Point Loop intersect Sahhali Drive, which is the entrance off Highway 101, a state highway, to the east (Exhibit A).

Platted open space part of the Sahhali South Subdivision abuts the platted lots to the east, west and southern portions of the Subdivision (Exhibit A). Sahhali Shores and Sahhali Shores at Neskowin Subdivisions are north of the Sahhali South Subdivision, accessed via Proposal Point Drive (Exhibit A).

The Sahhali development is bordered by Neskowin Rural Residential (NeskRR) zoned properties to the north, south, east and west, and Rural Residential 2-acre (RR-2) zoned parcels to the north (Exhibit A). The Sahhali development is within close proximity to the Pacific Ocean and is located within the most northern region of the Unincorporated Community of Neskowin (Exhibit A).

Service providers include the Neskowin Water District, Nestucca Rural Fire Protection District, Tillamook PUD, Nestucca School District, and the Tillamook County Sheriff's Office. Sewer is provided by a private community septic system that serves only the Sahhali development under Department of Environmental Quality Water Pollution Control Facilities Permit #102860 (Exhibit B).

#### **A. Natural Features**

1. **Topography:** The Sahhali South Subdivision is characterized by three main features, a long, sloping ridge that runs generally northeast to the southwest; a wetland/marsh area surrounding the base of the ridge on the west, south and southeast and the dunes of the dunes beach of the Pacific Ocean.
2. **Vegetation:** The subject properties included in the request appear well vegetated with sparse Sitka Spruce, along with wetland vegetation in the marsh area (Exhibit A & B).
3. **Water Features:** The Oregon Statewide Wetlands Inventory (SWI) identify wetlands within the Subdivision and riverine features (Exhibit A). Significant marsh/wetlands surround the base of the ridge.

The subject property is identified on Flood Insurance Rate Maps #41057C0865F dated September 28, 2018, and is located within the 'Zone X' flood zone, outside of the Special Flood Hazard Area (SFHA) (Exhibit A). There are portions of the subject property within 'AE zone' mapped floodplain; however, the proposed replat of the lots are outside of the mapped SFHA (Exhibits A & B).

#### **B. Comprehensive Plan Policies**

Discussion of relevant comprehensive plan elements is included later in this report. Most notable and relevant comprehensive plan elements include Goal 5, Goal 7, Goal 14 and the County's coastal goal elements (16-18). The natural features identified on the subject property as stated above are not included in the list of inventoried protected natural features in Goal 5: Natural Resources element of the Tillamook County Comprehensive Plan. Development of the subject property shall be done in accordance with the development standards of Section 4.130: Development Requirements for Geologic Hazard Areas, consistent with the policies outlined in the Goal 7: Hazards element of the Tillamook County Comprehensive Plan.

Tillamook County Comprehensive Plan Policies contained in the Goal 14: Urbanization element apply to development of properties in the Neskowin Unincorporated Community. The proposed replat is located within the Neskowin Unincorporated Community Boundary at a density consistent with Plan policies for development within UCBs (14.3.11, Goal 14 element of the Comprehensive Plan).

#### **C. Summary of Proposed Changes to the Existing Conditional Use and Land Division Approvals:**

- Applicant states the proposed adjustments and replat as described below result in a no net loss of Open Space Area and there is a no net gain to the number of residential lots as a result of this adjustment (Exhibit B).

- Replat existing Lots 14, 15, 16, 17, 18 and 19 (Tax Lots 1400,1500,1600,1700,1800,1900) to adjust their boundaries.
  - No new lots are proposed to be created. Reconfiguration through a property line adjustment allows rectilinear lots to orient towards Proposal Point Drive, a private road.
- Replat existing Lots 46 and 47, and Parcels 1 and 2 of Partition Plat 2009-04 (Lots 48a and 48b) (Tax Lots 4800 and 4801) to create Lots 46, 47, and 48 as adjusted (Exhibit B):
  - Reconfigures (4) properties into (3) lots through a property line adjustment.
  - Lots 47 and 48 as adjusted will maintain access through Vanora Street, an existing private road in Sahhali South's Subdivision. Vanora Street is a dead-end street and presents adequate turnarounds per the Nestucca Rural Fire District (Exhibit B).
- Replat Parcels 1 and 2 of Partition Plat 2009-05 (Lots 13a and 13b) (Tax Lots 1300 and 1301) as the new 'Open Space Tract 'A''.
- Existing 'Open Space Tract 'A'' (Tax lot 5900) is to be divided into two (2) residential lots and numbered as Lots 57 and 58.
  - Relocates the existing 'Open Space Tract 'A'' (Tax Lot 5900).
- Allow placement of single-family dwellings attached (zero lot line), or single-family detached dwellings, on Lots 57 and 58, Lots 14 and 15, Lots 16 and 17, and Lots 18 and 19.
  - Detached single-family dwellings are not permissible on the individual lots described; however, a single-family dwelling can be accommodated on the combined lots (in their pairs).
- Allow development of a detached single-family dwelling on proposed Lot 48.
- Proposed setbacks as described in the Applicants table in 'Exhibit B' as follows:

**Table 1. Proposed Setbacks Table**

Lot Number	Setbacks for Attached Dwellings	Setbacks for Detached Dwellings
14-19	Front = 20', Street Side = N/A, Side = 10', Side (shared line) = 0' Rear = 10'	Front = 20', Street Side = N/A, Side = 10' Rear = 10'
46-48	N/A	Front = 20', Street Side = 5' (north side of Lot 46), Side = 10', Rear = 10'
57, 58	Front = 20', Street Side = 10' Side = 10', Side (shared line) = 0' Rear = 10'	Front = 20', Street Side = 10', Side = 10' Rear = 10'
Lot Number	General Setbacks	
Open Space Tract 'A'	Front = 20', Street Side = 10', Side = 10', Rear = 10'	

**D. Summary of the Amendments to Adopted Conditions of Approval for the Sahhali Planned Development Conditional Use and Sahhali South Subdivision Approvals Requested by Applicant:**

- **GH-05-11:** This was the original Geologic Hazard Report for the Sahhali South subdivision.
  - Condition #5. *The property owner shall adhere to the requirements of the Section 3.320, Neskowin Rural Residential Zone (NeskRR) and Section 3.080, Planned Development Overlay Zone (PD).*
    - Applicants state the condition is redundant and requests it be repealed.
- **PC-05-13:** This was the Conditional Use Master Plan update and Tentative Subdivision approval for Sahhali South.
  - Condition F: *All areas designated as open space, common area, wetlands, or the areas designated for development shall not be further subdivided for development purposes; however Lot 13 may be further partitioned into two separate lots at a future date subject to amendment of this Master Plan.*
    - Applicant requests to repeal this condition as it is inconsistent with the current proposal to allow for Tract 'A' to be divided to create Lots 57 and 58 (Exhibit B).

- Condition J: *Lots 28-39, 48A & 488 and 51-52 shall be ocean front lots with a maximum building height not to exceed 24 feet.*
  - Applicant requests revision to coordinate with proposed re-numbered lots. Reference to Lots 48a and 48b shall conclude Lots 47 and 48 are oceanfront.
- **CU 07-14:** The Conditional Use Master Plan amendment to allow for the previous partitioning of Lots 13 and 48, which created Partition Plats 2009-04 and 2009-05 (Tax Lots 4800, 4801, 1300 and 1301), identified by the Applicant as Lots 13a, 13b, 48a and 48b.
  - Condition #2: *The applicant/owner shall partition Lot 13 and 48 subject to the Tillamook County Land Division Ordinance.*
    - Applicant requests repeal of this condition, as both prior lots had been partitioned.
  - Condition #4: *The applicant/owner shall adhere to the requirements of the Section 3.320, Neskowin Rural Residential Zone (NesRRR) and Section 3.080, Planned Development Overlay Zone (PD).*
    - Applicant states this condition is redundant. Requests it be repealed.
  - Condition #6: *Lot 48 shall be considered an oceanfront lot and subject to a 24' height limitation.*
    - Applicant states to revise this condition, for compliance with proposed Lot 47 and 48 to be oceanfront parcels.
  - Condition #7: *All areas designated as open space, common area, wetlands, or the areas designated for development shall not be further subdivided for development purposes.*
    - Applicant requests to repeal this condition, to allow for the division of Tract 'A' to allow for two (2) residential lots.
  - Condition #9: *The development of the proposed partitions for Lots 13 and 48 shall be limited to the following: townhomes are approved for Lot 13 as partitioned into 2 lots and a single-family detached dwelling is approved for each of the two proposed partition lots from Lot 48.*
    - Applicant requests repeal of this condition, as it is inconsistent with current proposed adjustments and amendments.
  - Conditions #27-30 as they address development of Lot 13.
    - Applicant requests repeal Conditions of Approval #27 through 30 as they will not apply to proposed amended lots.
- **MP 08-02:** Major partition request to divide the previous Lot 48.
  - Condition #4: *The name of the easement (access road) shall be Vanora Street.*
  - Condition #10: *The proposed road, Vanora Street, shall not access more than 2 lots.*
    - Applicant requests revision of the above stated conditions, as Vanora Street is considered a "road" per the Land Use Ordinances definition. Applicant identifies how the adjacent Tax Lot 6100 (not part of Sahhali South Subdivision) was not taken into consideration regarding access, which afforded Vanora Street to provide access to three (3) lots.
    - Applicant requests clarification of the condition be made to state that three (3) lots, including Tax Lot 6100 are allowed access through Vanora Street.

It should be noted that the Conditions of Approval associated with Major Partition MP-08-02 are specific to the partition processes and land use approvals. Given Partition Plats 2009-04 and 2009-05 are part of this replat request, staff finds the conditions of approval for these major partition approvals are moot once the replat has been recorded.

It should also be noted that the Conditions of Approval associated with approved Geologic Hazard Report review GH-05-11 continue to apply to the Sahhali South subdivision and development of individual lots. Staff recommends the conditions of approval (Condition #5) not be amended.

## **II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS**

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO) and the Tillamook County Land Division Ordinance (TCLDO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

**A. Tillamook County Land Use Ordinance (TCLUO)**

1. Section 3.220: Neskowin Rural Residential (NeskRR) Zone
2. Section 3.520: Planned Development (PD) Overlay Zone
3. Section 4.130: Development Requirements for Geologic Hazard Areas
4. Article VI: Conditional Use Procedures and Criteria

**B. Tillamook County Land Division Ordinance (TCLDO)**

1. Section 60: Preliminary Plat Submission Requirements
2. Section 70: Preliminary Plat Approval Criteria
3. Section 120: Re-Platting and Vacation of Plats
4. Section 130: Property Line Adjustments
5. Section 160: Street Improvements

**III. APPLICABLE ORDINANCE PROVISIONS & ANALYSIS:**

**A. Tillamook County Land Use Ordinance**

1. **Section 3.220 Neskowin Rural Residential (NeskRR) Zone.** This section lists outright and conditionally permitted uses.

**Findings:** The applicant is requesting an amendment to the Master Plan for Sahhali South to reflect the complete build-out of all available area and tracts (Exhibit B). A Planned Development is listed as a use permitted Conditionally in the NeskRR Zone, subject to the provisions of Article 6 (TCLUO Section 3.220(3)(a)).

Section (4)(a) of Section 3.220 states that “...*the minimum lot size is 20,000 square feet...*”. Exhibit B indicates the total acreage for the subject area is 75.3 acres. The proposed amendment of the existing Planned Development results in the overall lot area of 1.98 lots per acre to 1.99 lots per acre (Exhibit B).

Staff concludes that the proposed amendment to the existing Planned Development approval is also subject to the provisions of TCLUO Section 3.520 Planned Development Overlay Zone (PD) and requires Conditional Use approval.

2. **Section 3.520 Planned Development Overlay Zone (PD).** Section 3.520(i) requires that any changes in the approved plan be approved by the Tillamook County Planning Commission. The Applicant is proposing to make amendments to lot layout for Lots 14-19, 46, 47, and Parcels 1 and 2 of Partition Plat 2006-04 (Lots 48a, 48b), vacation and redesignation to open space of Parcels 1 and 2 of Partition Plat 2009-05 (Lots 13a and 13b), along with a replat and partition of Open Space Tract ‘A’ into two (2) residential lots (Exhibit B). Section 3.520(3)(b) addresses the procedure for amending an existing Planned Development. These include:

**Section 3.520(3)(b):**

- (1) *There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements.*

**Findings:** The proposed lots are designed to meet the standards of the zone with common area. The purpose of a Planned Development Overlay is “...*to permit greater flexibility and creativity in the design of land development than is presently possible through the strict interpretation of conventional zoning and land division ordinances. The intent is to encourage development designs that preserve and/or take advantage of the natural features and amenities of a property such as, but not limited to, views water frontage, wetlands, sloping topography, geologic features and drainage areas. A Planned Development should be compatible with the established and proposed surrounding land uses. A Planned Development should accrue benefits to the County and the general public in terms of need, convenience and service sufficient to justify any necessary exceptions to the zoning and land divisions ordinances.*”

The request is to modify the existing Sahhali South Planned Development Master Plan to adjust lot boundaries and setbacks, along with a replat of (13) existing lots and parcels within the subdivision to (12) proposed reconfigured lots along with redesignation of Open Space areas (Exhibit B). The flexibility of the Planned Development process allows for dimensional standards and setbacks to be prescribed through the creation of the Master Plan.

The setbacks adopted as part of the Planned Development Master Plan for Sahhali South require Lots 1-12 & 14-47 to maintain front and rear yard setbacks at 10-feet, with attached side yards at zero (0) feet and side yards at 10-feet. The Plan requires Lots 49-56 to maintain setbacks as prescribed by the NeskRR zone. Parcels 1 and 2 of Partition Plat 2009-04 (Lots 48a, 48b) and Lot 13 were amended to allow for Lot 13 to maintain townhomes and Lot 48 with detached dwellings, in the Master Plan amendment approved in 2007 (Exhibit B). See above in 'Table 1' in Section I of this report, for the proposed setback and density allowances for the affected lots as part of this amendment (Exhibit B).

Applicant is proposing to vacate Parcels 1 and 2 of Partition Plat 2009-05 (Lots 13a and 13b) and designate this area as Open Space given steeper topography and the proximity to existing wetlands make it preferable to relocate the residential development, specifically to the area platted as Open Space Tract 'A'. The current Open Space Tract 'A' is proposed to be divided into Lots 57 and 58, and for residential development, an area with gentler slopes and at a higher elevation away from identified wetlands (Exhibit B).

The property line adjustments of proposed Lots 46, 47, and 48 allow residential construction to avoid rock outcroppings and steep topography (Exhibit B).

Adjustments to Lots 14-19 allow for greater utilization of a homesite outside of steep slopes, while allowing both attached or detached single-family dwellings (Exhibit B). Applicant states the adjustment would orient the Lots 14-19 toward Proposal Point Drive (Exhibit B).

- (2) *Resulting development will not be inconsistent with the comprehensive plan provisions or zoning objectives of the area.*

**Findings:** Applicant states the proposed amendments allow for greater flexibility for the sites to be utilized for residential development of detached and attached dwellings (Exhibit B). This is consistent with the zone and the community plan for Neskowin.

- (3) *The plan can be completed within a reasonable period of time.*

**Findings:** Applicant intends to move forward with Final Plat approval to complete the replat process following Planning Commission approval, if granted.

- (4) *The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.*

**Findings:** There are no proposed changes to access or existing roadway systems in the development (Exhibit B). The existing turnarounds at the terminus of Venora Street will remain as previously approved (Exhibit B). The turnaround at the terminus of Venora Street will serve Lots 47 and 48 (Exhibit B).

Chief Jim Oeder of the Nestucca Rural Fire Protection provided a statement that they were agreeable to the design and that turnarounds were adequate for Vanora Drive (Exhibit B). Tillamook County Public Works has not commented at time of publication of this Staff Report. Public Works will be in attendance at the Planning Commission hearing on January 8<sup>th</sup>, 2026, and will be available for questions.

Following the replat process, Thalassa Drive, a private road, will no longer serve residential lots. Applicant states existing Thalassa Drive will remain as currently improved with options to serve as a secondary access or future driveway (Exhibit B).

- (5) *Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.*

**Findings:** Sahhali South is served by a private community sanitary system as detailed in the Applicants submittal, DEQ Water Pollution Control Facilities Permit #102860 (Exhibit B). The applicant does not propose a net gain in the number of lots served by the community system or indicate there is a need for an increase in service of the system as a result of the proposed replat (Exhibit B).

Water is available through an existing Neskowin community water district (Exhibit B). A service letter from Neskowin Regional Water was included in the Applicants submission and verifies continued water availability for the Sahhali South development following a replat process (Exhibit B).

Applicant states that the same drainage facilities will be utilized as originally approved through the Planned Development and Sahhali South Subdivision land use review processes (Exhibit B).

- (6) *The parcel is suitable for the proposed use, considering its size, shape, location, topography, existence of improvements, and natural features.*

**Findings:** The development is oceanfront, contains wetlands, and is located in the Unincorporated Community of Neskowin. Following a replat, the lots will continue to meet the minimum in the Neskowin Rural Residential zone of 20,000 square foot density requirements with individual residual lot area preserved within the common areas identified on the plat. The proposed shape of the lots are generally rectangular with access from private roadways.

Applicant states the proposed reconfiguration of Lots 46, 47, Parcels 1 and 2 of Partition Plat 2009-04 (Lots 48a and 48b) allows for residential construction in areas outside of steep topography and large rock outcroppings. The property line adjustments to Lots 14-19 allow for better orientation of the properties in relation to Proposal Point Drive and allows for detached or attached dwelling development in a functional manner. The redesignation of Open Space Tract 'A' to residential lots, and the vacation of Parcels 1 and 2 of Partition Plat 2009-05 (Lots 13a and 13b), allows for residential development outside of wetland features and provides access to proposed Lots 57 and 58. The proposed replat does not result in a net increase in the number of residential lots (Exhibit B).

Site specific setbacks are proposed through the Planned Development process – see Table 1 in Section I of this report (Exhibit B). The proposed request is to modify an existing Planned Development Master Plan for Sahhali South which was approved in 2005 and amended in 2007. The proposed setback amendments and adjustment of lots are stated by the Applicant to avoid topographic and hazard areas of the existing lots (Exhibit B).

Staff find the proposed adjustments through property line adjustments, along with reconfiguration of Open Space areas are to allow for residential development with setbacks outside of steep slopes and wetland features, reducing potential risks to development.

As stated previously in this report, utility services and utility infrastructure improvements are established in the Sahhali development, including infrastructure for water and sewer service.

- (7) *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.*

**Findings:** Applicant finds the proposed amendments to the Planned Development Master Plan are consistent with the original design and development of the Sahhali South Subdivision, which currently allow for both attached and detached single-family dwellings (Exhibit B). All areas part of the replat proposal, excluding existing Open Space Tract 'A' were originally approved for residential development. The proposed development of Open Space Tract 'A' does not increase the total number of lots or developable area of Sahhali South (Exhibit B).

Previous Conditional Use Master Plan amendments have been approved for individual lot development in Sahhali South in recent years to allow for lots to be consolidated and developed with a single-family dwelling, rather than two attached dwellings (townhomes) (Exhibit B). These previous Conditional Use amendments include 851-23-000118-PLNG, 851-23-000219-PLNG and 851-24-000293-PNG (Exhibit B).

The proposed replat of the Sahhali South Subdivision and the proposed amendments to the Planned Development Master Plan consists of residential structures (dwellings) on lots with an average density of 1.99 lots per acre, including areas of common space. No new uses are proposed for the development, and the development will remain predominantly residential in nature.

- (8) *The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.*

**Findings:** Applicant states existing facilities and services are not altered as a result of the proposed amendments and replat (Exhibit B). The proposed development connects to a community sanitary system as detailed in the Applicants submittal, DEQ Water Pollution Control Facilities Permit #102860. A service letter from Neskowin Water District was included in the Applicants' submittal, identifying that there is available service to the subdivision (Exhibit B). The applicant's submittal demonstrates that adequate access to public roadways to meet the proposed lots can be developed as part of the Planned Development. Nestucca Rural Fire Protection District Chief Oeder stated they were agreeable to the proposed design and the turnaround at Vanora Street is adequate (Exhibit B).

Tillamook County Public Works will be in attendance at the January 8, 2026, Planning Commission hearing to provide comments on the requested replat and amendments to the Planned Development Master Plan.

- (9) *Proposed uses which are not otherwise permitted by the underlying zoning on the parcel are accessory uses within the entire development.*

**Findings:** No other uses have been proposed that are not otherwise permitted outright or conditionally in the NeskRRR zone. The Applicant is proposing a replat of existing lots, along with adjustments to setbacks requirements, to allow for siting of attached or detached residential structures, which is maintained by the Planned Development at this time (Exhibit B).

3. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. The Sahhali South development is located within an area of geologic hazard (landslide topography). A previous Geologic Hazard Report (GHR) had been prepared by John Jenkins, CEG, of Environmental Management Systems, Inc. when the original Subdivision was approved (Exhibit B).

**Findings:** Recommended development standards for design/construction of roads, locations of structures, land grading practices for subdivision improvements, vegetation and re-vegetation practices, foundation design and stormwater management both during subdivision construction as well as when lots are developed were included in the GHR. A new geologic hazard report was not required by staff for review of the proposal as the original

report remains valid for the design of the subdivision. Site specific geologic hazard reports are required for development of lots within the Sahhali Shores Development.

Given the hazards of the site as described in the GHR, the steep slopes of the subject property and proposed lots, a Condition of Approval was made in the original GHR approval to require site-specific Geologic Hazard Reports in accordance with TCLUO Section 4.130 at time of individual lot development. This requirement ensures that continued development of the site is appropriately addressed in accordance with TCLUO Section 4.130 at the time of individual lot construction.

#### 4. Article VI Conditional Use Procedures and Criteria.

The Tillamook County Land Division Ordinance (LDO) requires Property Line Adjustments within Subdivisions to be accomplished through a replat process. Applicant states the request is to amend the Planned Development for Sahhali South Subdivision, along with a replat of (13) existing lots within the subdivision to (12) proposed reconfigured lots along with redesignation of areas identified as Open Space (Exhibit B). The Conditional Use review process is required for any changes to the approved Master Plan developed with the Planned Development Overlay (PD) Zone.

Article VI of the Tillamook County Land Use Ordinance contains the procedures and review criteria for processing a Conditional Use request. These criteria, along with staff's findings and conclusions are indicated below.

1. **Section 6.020 Procedure** requires notification of the request to be mailed to landowners within 250 feet of the subject property 28 days prior to the first hearing and requires staff to consider comments received in making the decision. The notice must be published in a newspaper of general circulation in the County at least ten (10) calendar days prior to the date of the public hearing.

**Findings:** Notice of the request was mailed to property owners and applicable agencies on December 9, 2025. Notice of the hearing was published in the Headlight Herald on December 9, 2025. Public comments area included in 'Exhibit C' of this report. The public comment portion of the hearing remains open. In addition to comments provided by the Tillamook County Public Works Department, it is anticipated that oral and written testimony will continue to be received at the January 8, 2026, Planning Commission hearing.

#### 2. **Section 6.040 Review Criteria**

1. *The use is listed as a Conditional Use in the underlying zone, or in an applicable overlying zone.*

**Findings:** Section 3.220(3)(a) Neskowin Rural Residential Zone states that all Planned Developments are subject to Section 3.520 and will require review against Section 6.040 Conditional Use Review Criteria.

2. *The use is consistent with the applicable goals and policies of the comprehensive plan.*

**Findings:** Generally, if a use is allowed outright or conditionally in the LUO, and is in compliance with all other LUO regulations, then it is assumed to be consistent with the applicable goals and policies of the Comprehensive Plan and the Neskowin Community Plan. A Planned Development in the community of Neskowin is limited to the uses allowed within the Neskowin zones. Planned Developments for single family dwellings and townhouses are permitted uses.

The Planned Development Overlay (PD) Zone allows for greater flexibility in the siting of structures, the protection of areas that are sensitive and the overall use of the property. For all of its flexibility it can be a protective mechanism to protect naturally sensitive areas and to avoid development in areas with topographical constraints.

- **Tillamook County Comprehensive Plan Goal 1 Element: The Planning Process**  
*Summary: Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.*
- **Tillamook County Comprehensive Plan Goal 2 Element: THE LAND USE PLAN**  
*Summary: Goal 2 outlines the basic procedures of Oregon's statewide planning program and describes the development of Tillamook County's Comprehensive Plan including justification for identifying exception areas.*
- **Tillamook County Comprehensive Plan Goal 3 Element: AGRICULTURAL LANDS**  
*Summary: Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.*
- **Tillamook County Comprehensive Plan Goal 4 Element: FOREST LANDS**  
*Summary: This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."*
- **Tillamook County Comprehensive Plan Goal 5 Element: NATURAL RESOURCES**  
*Summary: The purpose of Goal 5 is to protect natural resources, and conserve scenic and historic areas and open space. Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of a balance between the resource and the uses that would conflict with it.*

This conditional use request has been properly noticed according to the notification and public hearing procedures outlined in Article 10 of the TCLUO. The subject property is not adjacent to resource zoned lands; however, it should be noted that there are resource zoned properties within the vicinity (Exhibit A).

The area of focus included in the Applicant's requests is not identified as agricultural or forest lands where strict policies are upheld to preserve and protect agricultural land and resource uses. Given the location of the subject property in relation to resource zoned lands and confirmation that the proposed use will take place within the boundaries of the subject property, Staff finds the proposed requests are not in conflict with the goals and policies contained within Comprehensive Plan elements 3 and 4.

Staff also find the area of focus is not included in the natural resource inventories contained within the Goal 5 Natural Resources Element of the Tillamook County Comprehensive Plan.

- **Tillamook County Comprehensive Plan Goal 9 Element: POPULATION AND ECONOMY**  
*Summary: Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs. Projections in this Element of the Comprehensive Plan extend to year 2000. The importance of cottage industry, rural industry and light industry is recognized throughout this Element, stating that regulations be adopted to permit low-impact light manufacturing activity in suitable rural zones.*
- **Tillamook County Comprehensive Plan Goal 10 Element: HOUSING**  
*Summary: This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types. This Goal element within the Tillamook County Comprehensive Plan focuses on the separation of housing needs and opportunities in both rural and urban areas. There is a strong tie to the Goal 11: Public Facilities*

*and Goal 14: Urbanization elements of the Comprehensive Plan in this section.*

The proposed development is not considered to be industry and is not in conflict with the industry policy language contained within the Goal 9 element. The proposed requests support residential development in the NeskRR zone and is not in conflict with the policies contained within the Goal 10 element of the Tillamook County Comprehensive Plan (Exhibit B).

- **Tillamook County Comprehensive Plan Goal 11 Element: PUBLIC FACILITIES**  
*Summary: Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs. This Element of the Comprehensive Plan outlines types and levels of urban and rural facilities and services, with guidance to ensure timely, orderly and efficient arrangement of public facilities and services in Tillamook County.*
- **Tillamook County Comprehensive Plan Goal 12 Element: TRANSPORTATION**  
*Summary: The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged." Policies outlined in this Goal element of the Tillamook County Comprehensive Plan require the County to protect the function, operation and safety of existing and planned roadways as identified in the County's Transportation Plan, consider land use impacts on existing or planned transportation facilities in all land use decisions, plan for multi-modal networks, and coordinate transportation planning efforts with other jurisdictions to assure adequate connections to streets and transportation systems between incorporated and unincorporated areas.*
- **Tillamook County Comprehensive Plan Goal 13 Element: ENERGY CONSERVATION**  
*Summary: Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles." Planning for energy conservation and opportunities to promote the installation of renewable energy systems are discussed in this Goal element of the Tillamook County Comprehensive Plan.*
- **Tillamook County Comprehensive Plan Goal 14 Element: URBANIZATION**  
*Summary: This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses. This Goal element of the Tillamook County Comprehensive Plan focuses largely on development within unincorporated communities, public facility limitations to rural areas, and impacts of urban sprawl on resource lands.*

The Goal 11 element of the Tillamook County Comprehensive Plan specifically states, "To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for the needs and requirements of the urban, urbanizable and rural areas to be served." The Sahhali development is improved with utility infrastructure, private roads, and services already exist as documented in the record.

- **Tillamook County Comprehensive Plan Goal 16 Element: ESTUARINE RESOURCES**  
*Summary: This goal requires local governments to classify Oregon's 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those "management units."*
- **Tillamook County Comprehensive Plan Goal 17 Element: COASTAL SHORELANDS**  
*Summary: The goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal*

- land uses (port facilities, for example) are reserved for "water-dependent" or "water related" uses.*
- Tillamook County Comprehensive Plan Goal 18 Element: BEACHES AND DUNES  
*Summary: Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes. Several categories of dunes are described and discussed in this element of the Tillamook County Comprehensive Plan, and includes discussion about where residential, commercial and industrial uses are prohibited. Goal 18 Exception areas are also inventoried within this element which allow for residential, industrial and commercial uses in dune areas that would otherwise be prohibited.*

The subject property is located within an estuarine area. Inventoried shorelands are identified in the area; however, not within the areas of the Sahhali South Subdivision made part of this review process. The Sahhali development is inventoried as part of the County's rural shorelands and uses permitted in the underlying zone are allowed on rural shorelands as outlined in TCLUO Section 3.545: Shoreland Overlay Zone.

The Sahhali development is located within the Beach and Dune Overlay Zone and the County's Goal 18 Comprehensive Plan element for mapped areas of beaches and dunes is relevant; however, the area of focus for the Applicant's requests (Sahhali South Subdivision) is outside and east of these mapped dune areas.

3. *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.*

**Findings:** The development is oceanfront, contains wetlands, and is located in the Unincorporated Community of Neskowin.

Applicant states the proposed reconfiguration of lots allows for residential construction in areas outside of steep topography and large rock outcroppings while ensuring access to individual lots is maintained. The proposed replat and property adjustments do not result in a net increase in the number of residential lots (Exhibit B).

Applicant states the area is suitable for the proposed replat and adjustments based on size and available services. Each building site is proposed to have access to the Neskowin Regional Water District. Sanitation approval is through a community system approved through the Department of Environmental Quality (DEQ) and is to be available to each site (Exhibit B).

New and amended site specific setbacks for residential development of properties are proposed through this Planned Development process – see Table 1 in Section I of this report (Exhibit B). The proposed request is to modify an existing Planned Development Master Plan for Sahhali South which was approved in 2005 and amended in 2007. The proposed setback amendments and adjustment of lots are stated by the Applicant to avoid topographic and hazard areas of the existing lots (Exhibit B).

Staff find the proposed replat consisting of various property line adjustments, along with reconfiguration of Open Space areas, allow for residential development outside of steep slopes and wetland features, reducing potential risks to development.

4. *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.*

**Findings:** Applicant states the proposed amendments are in character with the established development pattern of the Sahhali South Subdivision, which currently allows for both attached and detached single-family dwellings (Exhibit B). Applicant adds the areas proposed for replat, excluding existing Open Space Tract 'A' were originally approved for residential development and that the proposed development of Open Space Tract 'A' does not increase the total number of lots or developable area of Sahhali South (Exhibit B).

Previous Conditional Use Master Plan amendments have been approved for individual lot development in Sahhali South in recent years to allow for lot to be conjoined and used for one detached single-family dwelling, rather than attached single-family dwelling (townhomes) (Exhibit B). These previous Conditional Use amendments include 851-23-000118-PLNG, 851-23-000219-PLNG and 851-24-000293-PNG (Exhibit B).

The proposed replat to Sahhali South and the amendment of the Planned Development Master Plan is focused on areas within the Sahhali Development, specifically Sahhali South, and does not extend into other areas of the Sahhali development in a manner that would limit, impair or prevent surrounding properties as all uses and development remain residential in nature. With the proposed amendments to the Planned Development Master Plan, the residential density will be maintained at 1.98 lots per acre (Exhibit B).

5. *The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.*

**Findings:** Applicant states there are no known solar energy systems, wind energy conversion systems, or windmills in the vicinity. Staff do not find record of such facilities within the vicinity.

6. *The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.*

**Findings:** Applicant states existing facilities and services are not altered as a result of the proposed amendments and replat (Exhibit B). The Sahhali development connects to a community sanitary system as detailed in the Applicants submittal, DEQ Water Pollution Control Facilities Permit #102860. A service letter from Neskowin Water District was included in the Applicants' submittal, confirming water service continues to be available to the Sahhali development (Exhibit B). The applicant's submittal demonstrates that adequate access to public roadways to meet the proposed lots can be developed as part of the Planned Development. Nestucca Rural Fire Protection District Chief Oeder stated they were agreeable to the proposed design and the turnaround at Vanora Street is adequate (Exhibit B).

The development continues to be served by a series of private roads with primary access to the Sahhali development via Oregon State Highway 101. No changes in the status of these facilities and transportation services are anticipated to result from the proposed replat and amendments to the Planned Development Master Plan.

## **B. Land Division Ordinance (LDO) Requirements**

The Tillamook County Land Division Ordinance (LDO) requires Property Line Adjustments within Subdivisions to be accomplished through a replat process. Applicant states the request is to amend the Planned Development for Sahhali South Subdivision, along with a replat of (13) existing lots within the subdivision to (12) proposed reconfigured lots along with redesignation of areas identified as Open Space (Exhibit B). The Conditional Use review process is required for any changes to the approved Master Plan developed with the Planned Development Overlay.

## 1. Section 60: Preliminary Plat Submission Requirements.

This section specifies what general information is required on a preliminary plat, including information regarding existing conditions of the site, and allows the Department to require certain additional information to supplement the proposed plan of the subdivision where deemed necessary.

**Findings:** Staff confirmed with County Surveyor Michael Rice, PLS, that the proposed name, "Sahhali South Replat" does not duplicate the name of any other subdivision in the County and may be used for the proposed project (Exhibit B). All the other information required under this section is included on the preliminary plat, existing and proposed streets, existing and proposed easements and locations of natural features (Exhibit B).

## 2. Section 70: Preliminary Plat Approval Criteria.

*(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:*

*(a) The land division application shall conform to the requirements of this ordinance;*

*(b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;*

**Findings:** The lots within Sahhali South identified as Lots 14-19, 46, 47, and Open Space Tract 'A' are made part of this request along with Parcels 1 and 2 of Partition Plat 2009-04 and Parcels 1 and 2 of Partition Plat 2009-05 (Exhibit B). All lots and parcels abut a street for at least 25 feet as required in both the Tillamook County Land Use Ordinance and Tillamook County Comprehensive Plan.

Section (4)(a) of TCLUO Section 3.220 states that "...the minimum lot size is 20,000 square feet...". 'Exhibit B' indicates the total acreage for the subject area is 75.3 acres. The proposed amendment to the established Planned Development Master Plan reduces the existing 1.99 lots per acre, to 1.98 lots per acre (Exhibit B). The proposed uses for development of properties remain residential in nature with detached and attached single-family dwelling units. Additional findings in relation to Section 150 can be found below in this report.

*(c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;*

**Findings:** Heron View Drive, Proposal Point Drive, Venora Street, and Thalassa Drive, all private roads, are existing improved roads traversing throughout the subdivision and serve the existing subject properties included in this request (Exhibit B). The Applicant confirms maintenance of the turnaround at the terminus of Venora Street, as it is considered a dead-end street (Exhibit B). The turnaround at the terminus of Venora Street is for the benefit of proposed Lot 47 and 48. Documentation from the Nestucca Rural Fire District details the adequacy of this turnaround (Exhibit B).

Applicant states the proposal to vacate Parcels 1 and 2 of Partition Plat 2009-05 (Lots 13a and 13b) will no longer require Thalassa Drive for residential access, as it is proposed to be designated as Open Space. Applicant proposes that Thalassa Drive be maintained as maintenance access since it will no longer serve residential properties (Exhibit B).

Proposed Lots 14-19 and 46 will maintain adequate frontage and access from Proposal Point Drive (Exhibit B). Proposed Lot 57 and 58 will maintain frontage along Proposal Point Drive (Exhibit B).

Applicant has proposed to amend the site-specific setbacks established during the Planned Development Master Plan for Sahhali South (Exhibit B). The setbacks are discussed in this report and included in Table 1 of Section I of this report.

*(d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;*

**Findings:** Tillamook County Surveyor Director Michael Rice has confirmed that the proposed name, “Sahhali South Replat” is not already recorded and is not similar to the name of any other subdivision within the County (Exhibit B).

*(e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County’s adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;*

**Findings:** The County Engineer (Tillamook County Public Works Director) is charged with the authority to review proposed streets, utilities and surface water drainage facilities, ensuring conformance with master plans and applicable engineering standards. Applicant has provided materials detailing no changes to access or existing roadway systems in the development, other than the request to remove the requirement of a turnaround on Thalassa Drive, since it is proposed not to serve any residential development (Exhibit B).

The Applicant details the maintaining of an adequate turnaround at the terminus of Venora Street, as it is considered a dead-end street (Exhibit B). The turnaround at the terminus of Venora Street is for the benefit of proposed Lot 47 and 48. Documentation from the Nestucca Rural Fire District details the adequacy of this turnaround (Exhibit B).

At the time of the Staff Report, no comments were received from the Tillamook County Public Works Department. Tillamook County Public Works will be present at the January 8, 2026, Planning Commission hearing to provide comments on the proposed replat and amendments.

*(f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument; and*

*(g) Provisions for access to and maintenance of off-right-of-way drainage, if any;*

**Findings:** Open space area is identified on the original Sahhali South plat, and the proposed adjustments will result in a reorientation of the location of open space (Exhibit B). Applicant identifies the existing Open Space Tract ‘A’ to become two residential lots, Lot 57 and 58, with the vacation of Parcels 1 and 2 of Partition Plat 2009-05 (Lots 13a and 13b) which will be replatted as open space and assigned Tract ‘A’ (Exhibit B).

The open space area approved with the original Planned Development Master Plan was approximately 46.14-acres. The open space area will become 46.68-acres following the vacation of Parcels 1 and 2 of Partition Plat 2009-05 (Lots 13a and 13b) and replatted as open space, and the division of Tract ‘A’ to create (2) residential lots (Exhibit B).

No other changes to access or drainage ways are proposed as part of this request.

*(h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and*

**Findings:** Applicant provided a copy of the Department of State Lands (DSL) concurrence for a wetland delineation, WD 2022-0226, which confirms no wetlands are subject to the replat and development areas (Exhibit B). Staff recommend that a Condition of Approval be made requiring all local, state and federal permits be obtained and that copies of permits be submitted to the Department of Community Development prior to development of the subject property.

*(i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:*

*(i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.*

*(ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.*

**Findings:** A service letter was provided by Neskowin Regional Water District in the Applicants submission materials verifying there was no concern and availability of the system for the subdivision (Exhibit B). The subdivision maintains an existing community septic system with the Department of Environmental Quality Water Pollution Control Facilities Permit #102860 (Exhibit B).

*(2) Conditions of Approval. The Approval Authority may attach such conditions as are necessary to carry out provisions of this Code, and other applicable ordinances and regulations.*

**Findings:** A list of recommended Conditions of Approval have been included in Section VI of this report should the Planning Commission approve this preliminary plat.

### **3. Section 120: Replat and Vacation of Plats**

**Findings:** The request is to replat the existing lots within the Sahhali South Subdivision. This request has been made by the Subdivision owner, Sahhali South LLC.

### **4. Section 130: Property Line Adjustments**

Property Line Adjustments within subdivisions shall be accomplished by replatting in accordance with LDO Section 120.

**Findings:** Applicant is pursuing a replat of the Sahhali South subdivision on accordance with LDO Section 120. The approval criteria of LDO Section 130 apply and are as follows:

*i. Parcel Creation. No additional parcel or lot is created by the lot line adjustment.*

**Finding:** No net gain of lots or parcels are resulting from the proposed property line adjustments and replat (Exhibit B). Documentation supporting this finding are included in the staff report and exhibits.

*ii. Lot standards.*

*1. All lots and parcels conform to the applicable lot standards of the zone including lot area, dimensions, setbacks, and coverage, except where 2. or 3. applies.*

*2. For properties entirely outside an Unincorporated Community Boundary, where one or both of the abutting properties are smaller than the minimum lot or parcel size for the applicable zone before the*

*property line adjustment, one property shall be as large or larger than the minimum lot or parcel size for the applicable zone after the adjustment.*

*3. For properties entirely outside an Unincorporated Community Boundary, both abutting properties are smaller than the minimum lot size for the applicable zone before and after property line adjustment.*

**Findings:**

- Staff finds that the applicant is requesting an amendment to the Planned Development Master Plan for Sahhali South to reflect the complete build-out of all available area and tracts. Section (4)(a) of TCLUO Section 3.220 states that “...the minimum lot size is 20,000 square feet...”. ‘Exhibit B’ indicates the total acreage for the subject area is 75.3 acres. The proposed amendment to established Planned Development will reduce the overall lot area of 1.98 lots per acre, to 1.99 lots per acre (Exhibit B).
- Setbacks and lot dimensions shall be established through the Planned Development process. An approved Planned Development Master Plan for Sahhali South is being amended through this process for reorienting various properties as specified in this report. See Table 1 above in Section I of this report for proposed setback and design amendments (Exhibit B).
- Staff concludes that these criteria have been met.

*4. As applicable, all lots and parcels shall conform to the Tillamook County Flood Hazard Overlay Zone.*

**Findings:**

- The subject property is identified on Flood Insurance Rate Maps #41057C0865F dated September 28, 2018, and is located within the ‘Zone X’ flood zone, outside of the Special Flood Hazard Area (Exhibit A). There are portions of the subject property within ‘AE zone’ mapped floodplain, but the proposed layout of the lots are outside of and east of the mapped SFHA.
- Staff concludes that this criterion has been met.

*iii. Access and Road Authority Standards. All lots and parcels conform to the standards or requirements of Section 150: Development Standards for Land Divisions and all applicable road authority requirements are met. If a lot is nonconforming to any road authority standard, it shall not be made less conforming by the property line adjustment.*

**Findings:**

- Section 150 is referenced in this report in the discussion of Land Division Ordinance (LDO) Section 70 and Section 160 of this report.

**5. Section 160: Street Improvements.**

The design, improvement, and construction of all roads and streets resulting from the division of land shall comply with the following standards and requirements, to the extent possible given topography, aesthetics, safety, or other design considerations.

**Findings:** There are no proposed changes to access or existing roadway systems in the development, other than the proposed changes change to the terminus of Thalassa Drive, a private road. Applicant requests Thalassa Drive be designated as a maintenance driveway and not require additional road improvements since it will no longer serve residential lots following the replat process (Exhibit B).

Venora Street, a private road, is proposed to continue to serve Lots 47 and 48 and maintains as a dead-end street (Exhibit B). Details regarding this turnaround are included in the application (Exhibit B). Applicant includes in their submittal comments from Chief Oeder of the Nestucca Rural Fire Protection District stating the existing turnaround is adequate for the proposed adjustments (Exhibit B).

Stormwater management, drainage and grading plans are also subject to review and final approval by the Tillamook County Public Works Department at the time of construction plan review. A condition of

approval is recommended that any modifications or alterations to existing facilities and infrastructure be reviewed by the Tillamook County Public Works Department prior to commencement of construction activities.

## V. PUBLIC TESTIMONY:

Public Comments are included in 'Exhibit C' of this report.

## VI. RECOMMENDED CONDITIONS OF APPROVAL FOR "SAHHALI SOUTH REPLAT" PRELIMINARY PLAT & CONDITIONAL USE REQUEST (STAFF WILL BE PREPARED TO DISCUSS THE AMENDED CONDITIONS REQUESTED BY THE APPLICANT AT THE JANUARY 8, 2026, HEARING.)

Sections 6.070: COMPLIANCE WITH CONDITIONS, AND 6.080: TIME LIMIT require compliance with approved plans and conditions of this decision, and all other ordinance provisions, and allows 24 months for compliance with conditions and start of construction. Failure to comply with the conditions of approval and ordinance provisions could result in nullification of this approval.

Tillamook County Land Division Ordinance Section 090 requires the applicant to file a Final Plat within 24 months of approval of the Preliminary Plat, unless an extension is granted as provided by Section 040. A request for an extension must be submitted prior to the expiration of 24 months.

1. The applicant/owner shall conform to all Federal, State and local regulations, and shall obtain all required permits prior to construction and/or development.
2. All taxes owed shall be paid in full prior to recording the final plat.
3. All areas designated as open space, common area, wetlands, or the areas designated for development shall not be further divided for development purposes. A statement shall be included in the final plat declaring this land division prohibition.
4. Letters of water and sewer availability are required for the development of individual lots and shall be submitted to the Development at the time of consolidated zoning and building permit application submittal.
5. Setbacks for individual lot development shall be as follows:

Lot Number	Setbacks for Attached Dwellings	Setbacks for Detached Dwellings
14-19	Front = 20', Street Side = N/A, Side = 10', Side (shared line) = 0' Rear = 10'	Front = 20', Street Side = N/A, Side = 10' Rear = 10'
46-48	N/A	Front = 20', Street Side = 5' (north side of Lot 46), Side = 10', Rear = 10'
57, 58	Front = 20', Street Side = 10' Side = 10', Side (shared line) = 0' Rear = 10'	Front = 20', Street Side = 10', Side = 10' Rear = 10'
Lot Number	General Setbacks	
Open Space Tract 'A'	Front = 20', Street Side = 10', Side = 10', Rear = 10'	

6. Development of each lot shall otherwise conform to the development standards outlined in TCLUO Section 3.320 Neskowin Rural Residential (NesRRR) zone as applicable.

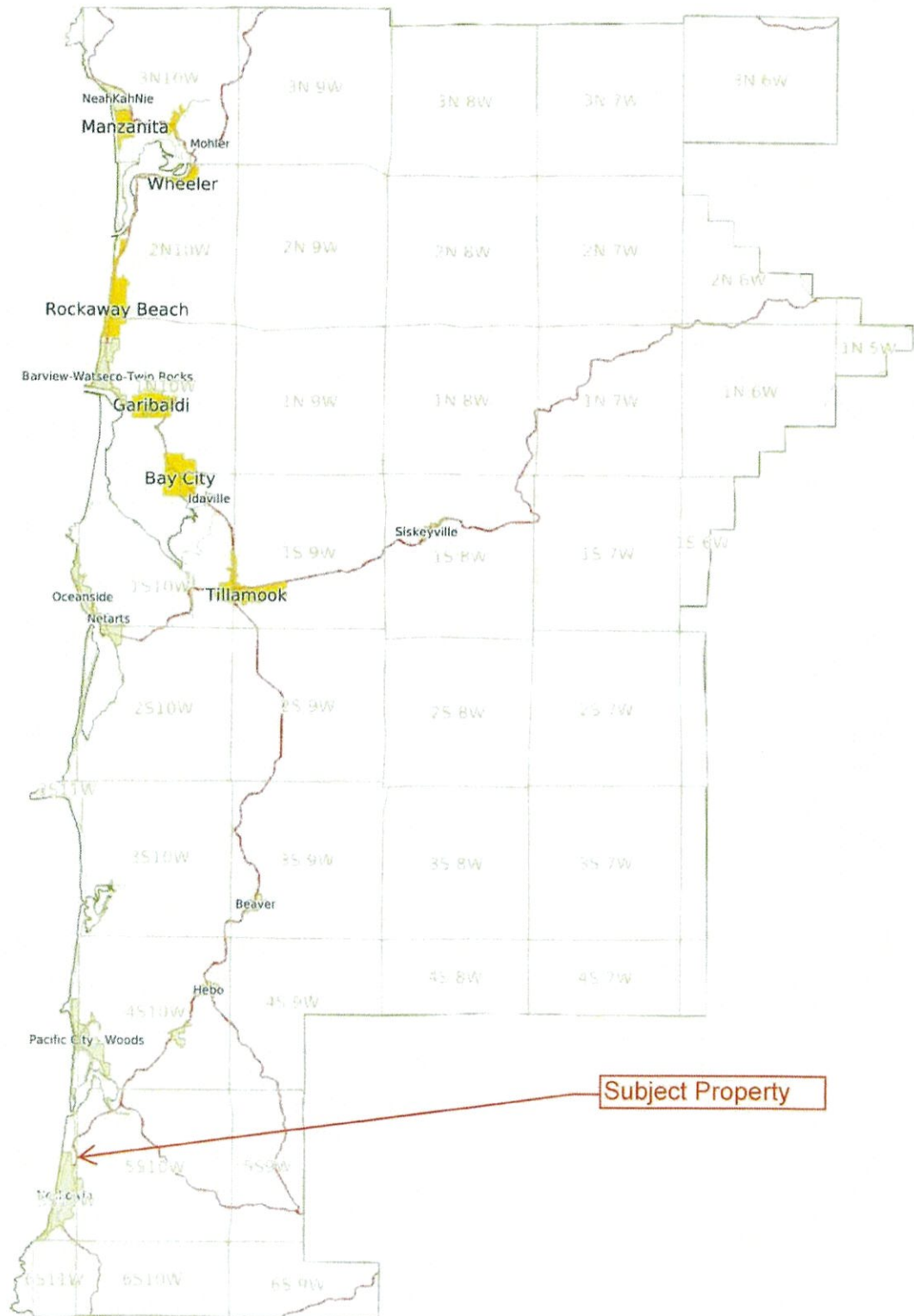
7. Site specific Geologic Hazard Reports are required for the development of each lot (14-19, 46, 47, 48, Lot 57, Lot 58) in accordance with TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
8. The applicant/property owner shall meet the requirements set forth by the Nestucca Rural Fire Protection District. A letter of completion confirming the requirements set forth by the Nestucca Rural Fire Protection District is required for Final Plat approval and shall be submitted to the Department at the time of final plat review.
9. The applicant/owner shall meet the requirements set forth by the Tillamook County Public Works Department. A letter of completion from the Tillamook County Public Works Department confirming any new facility improvements have been inspected and satisfactorily constructed is required for Final Plat approval and shall be submitted to the Department at the time of final plat review.
10. Any modifications to the plat prior to or following final plat approval is subject to review and approval of the Tillamook County Planning Commission.

## **VII. EXHIBITS**

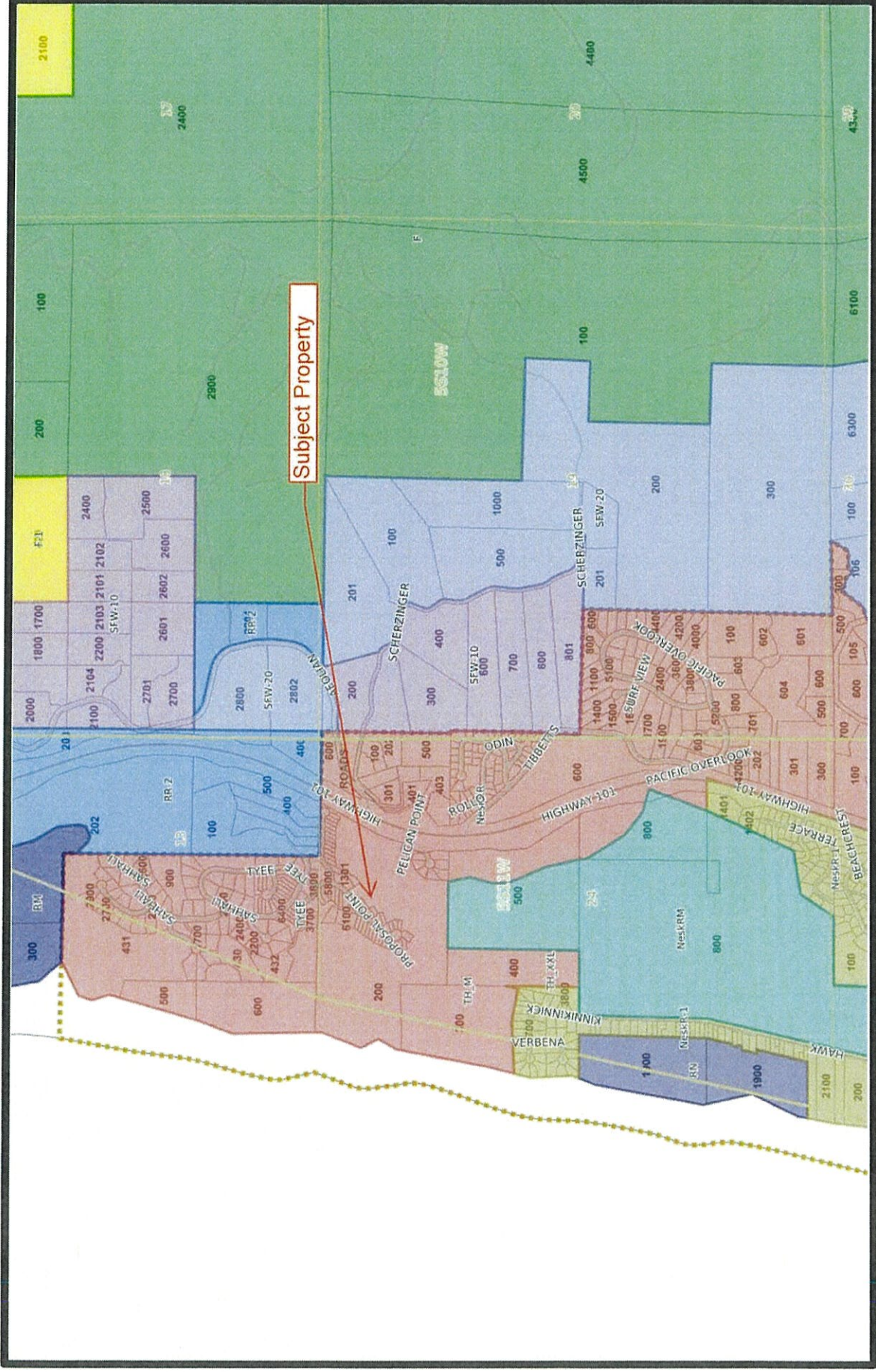
- A. Assessor and Location Maps
- B. Subdivision Application, Preliminary Plat, and Supplemental Information
- C. Public Comments

# EXHIBIT A

# Vicinity Map



# Zoning Map



05S11W24AB  
SAHHALI SOUTH

N.W. 1/4 N.E. 1/4 SEC. 24 T.5S. R.11W. W.M.  
TILLAMOOK COUNTY



THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

1" = 100'

SEE MAP 55 11W 130C

HERON VIEW DRIVE

CANCELLED  
2400

OPEN  
SPACE

SAHHALI

22-10

OREGON COAST HIGHWAY 101

SEE MAP 55 11W 24AA

OPEN  
SPACE

SOUTH

Affected Properties

SEE MAP 55 11W 24

SEE MAP 55 11W 24AA

SEE MAP 55 11W 24AA

1/18 COR

05S11W24AB,  
SAHHALI SOUTH  
Revised 12/01/03 W.S.

[illegible]

State of Oregon

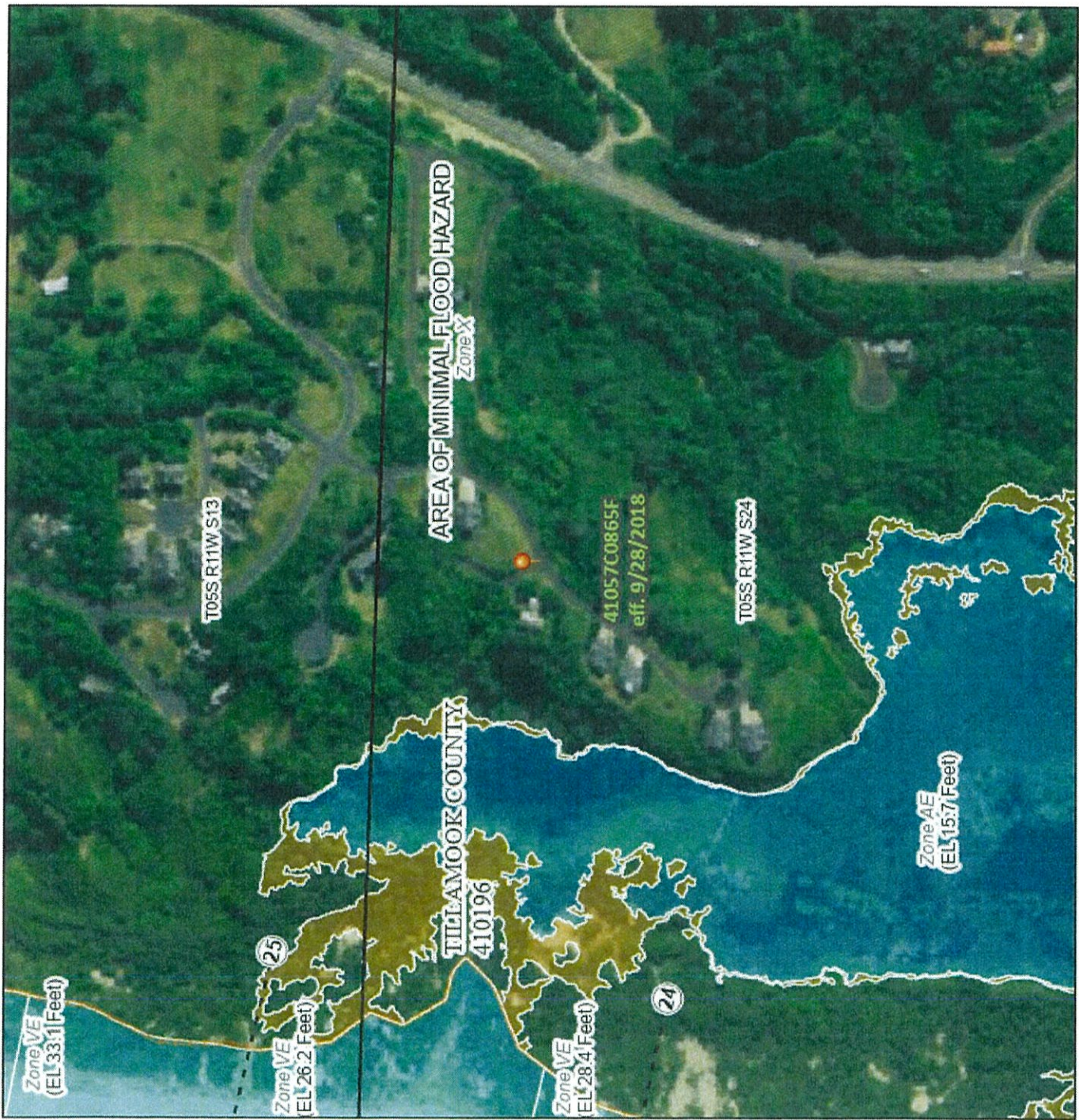
11.351

<https://www.oregon.gov/dsl/NNN/Pages/SVM.aspx>

# National Flood Hazard Layer FIRMette



123°58'41"W 45°7'58"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

123°58'41"W 45°7'58"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)  
Zone A, V, AE, AR

With BFE or Depth  
Zone AE, AO, AH, VE, AR

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile  
Zone X

Future Conditions 1% Annual Chance Flood Hazard  
Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone X

Area with Flood Risk due to Levee  
Zone D

NO SCREEN

Area of Minimal Flood Hazard  
Zone X

Effective LOMRs

Area of Undetermined Flood Hazard  
Zone X

Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

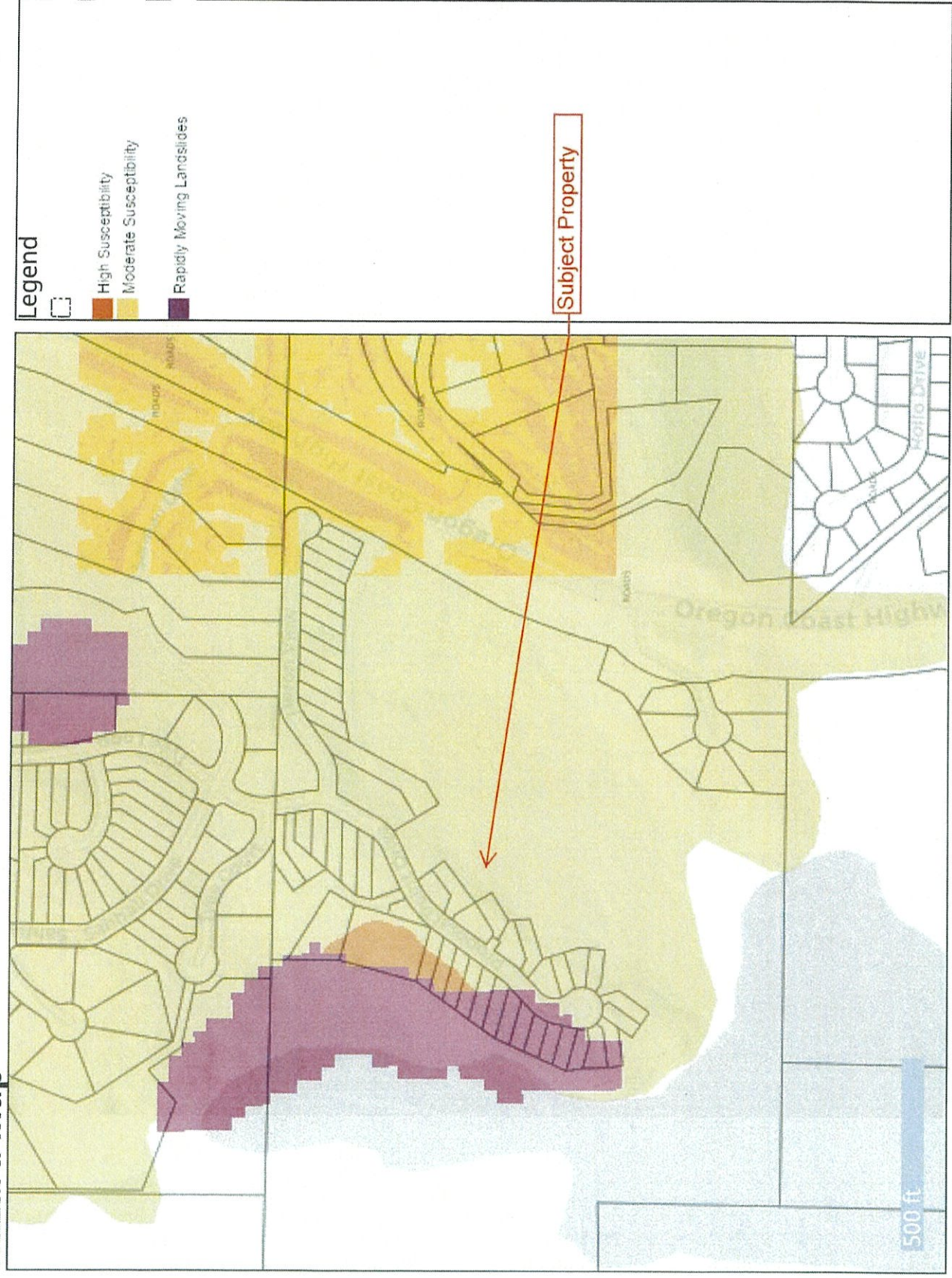
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/9/2025 at 10:46 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# Hazard Map



**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 412307

**Map** 5S1124AB01400  
**Code - Tax ID** 2210 - 412307

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** SAHHALI SOUTH  
 Lot - 14

**Mailing** SAHHALI SOUTH LLC  
 % RICHARD D BOYLES  
 840 BELTLINE RD 202  
 SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

<b>Site Situs Address</b>	<b>City</b>
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	242,050		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		242,050	209,740	209,740	0
<b>Grand Total</b>		242,050	209,740	209,740	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	103	0.11 AC		242,050
<b>Code Area Total</b>							0.11 AC		242,050

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 5/4/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. dv. 4/9/13 Tax Court Judgment entered, rolled values forward.LM 5/8/14 Reappraised land, tabled values. GB 8/2014 Accnt. review/Adj. 5 yr. notation/Tabled value/Adjusted RMV values due to additional market analysis. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 412308

**Map** 5S1124AB01500  
**Code - Tax ID** 2210 - 412308

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** SAHHALI SOUTH  
 Lot - 15

**Mailing** SAHHALI SOUTH LLC  
 % RICHARD D BOYLES  
 840 BELTLINE RD 202  
 SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

<b>Site Situs Address</b>	<b>City</b>
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		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	149,350		Land	0
	Impr	0		Impr	0
Code Area Total		149,350	133,420	133,420	0
Grand Total		149,350	133,420	133,420	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	103	0.16 AC		149,350
Code Area Total							0.16 AC		149,350

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 5/4/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. dv. 4/9/13 Tax Court Judgment entered, rolled values forward.LM 5/8/14 Reappraised land, tabled values. GB 8/2014 Accnt. review/Adj. 5 yr. notation/Tabled value/Adjusted RMV values due to additional market analysis. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 412309

**Map** 5S1124AB01600  
**Code - Tax ID** 2210 - 412309

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** SAHHALI SOUTH  
 Lot - 16

**Mailing** SAHHALI SOUTH LLC  
 % RICHARD D BOYLES  
 840 BELTLINE RD 202  
 SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

<b>Site Situs Address</b>	<b>City</b>
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	242,050		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		242,050	209,740	209,740	0
<b>Grand Total</b>		242,050	209,740	209,740	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	103	0.13 AC		242,050
<b>Code Area Total</b>							0.13 AC		242,050

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 5/4/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. dv. 4/9/13 Tax Court Judgment entered, rolled values forward.LM 5/8/14 Reappraised land, tabled values. GB 8/2014 Acctn. review/Adj. 5 yr. notation/Tabled value/Adjusted RMV values due to additional market analysis. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
Account 412310

**Map** 5S1124AB01700  
**Code - Tax ID** 2210 - 412310

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** SAHHALI SOUTH  
Lot - 17

**Mailing** SAHHALI SOUTH LLC  
% RICHARD D BOYLES  
840 BELTLINE RD 202  
SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

<b>Site Situs Address</b>	<b>City</b>
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		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	149,350		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		149,350	133,420	133,420	0
<b>Grand Total</b>		149,350	133,420	133,420	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	103	0.12 AC		149,350
<b>Code Area Total</b>							0.12 AC		149,350

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 5/4/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. dv. 4/9/13 Tax Court Judgment entered, rolled values forward.LM 5/8/14 Reappraised land, tabled values. GB 8/2014 Accnt. review/Adj. 5 yr. notation/Tabled value/Adjusted RMV values due to additional market analysis. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
Account 412311

**Map** 5S1124AB01800  
**Code - Tax ID** 2210 - 412311

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** SAHHALI SOUTH  
Lot - 18

**Mailing** SAHHALI SOUTH LLC  
% RICHARD D BOYLES  
840 BELTLINE RD 202  
SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

<b>Site Situs Address</b>	<b>City</b>
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		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	242,050		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		242,050	209,740	209,740	0
<b>Grand Total</b>		242,050	209,740	209,740	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	103	0.13 AC		242,050
<b>Code Area Total</b>							0.13 AC		242,050

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b> ▪ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 5/4/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. dv. 4/9/13 Tax Court Judgment entered, rolled values forward.LM 5/8/14 Reappraised land, tabled values. GB 8/2014 Accnt. review/Adj. 5 yr. notation/Tabled value/Adjusted RMV values due to additional market analysis. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
Account 412312

**Map** 5S1124AB01900  
**Code - Tax ID** 2210 - 412312

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** SAHHALI SOUTH  
Lot - 19

**Mailing** SAHHALI SOUTH LLC  
% RICHARD D BOYLES  
840 BELTLINE RD 202  
SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

<b>Site Situs Address</b>	<b>City</b>
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	149,350		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		149,350	133,420	133,420	0
<b>Grand Total</b>		149,350	133,420	133,420	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	103	0.13 AC		149,350
<b>Code Area Total</b>							0.13 AC		149,350

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b> ▪ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 5/4/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. dv. 4/9/13 Tax Court Judgment entered, rolled values forward.LM 5/8/14 Reappraised land, tabled values. GB 8/2014 Accnt. review/Adj. 5 yr. notation/Tabled value/Adjusted RMV values due to additional market analysis. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 412306

**Map** 5S1124AB01300  
**Code - Tax ID** 2210 - 412306

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** PARTITION PLAT 2009-05  
 Lot - PARCEL 1

**Mailing** SAHHALI SOUTH LLC  
 % RICHARD D BOYLES  
 840 BELTLINE RD 202  
 SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

<b>Site</b>	<b>Situs Address</b>	<b>City</b>
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	123,600		Land	0
	Impr	0		Impr	0
Code Area Total		123,600	108,580	108,580	0
Grand Total		123,600	108,580	108,580	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	103	0.44 AC		123,600
Code Area Total							0.44 AC		123,600

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 5/4/07 Apportioned value after Sahhali South Subdivision. dv. 9/5/08 Land to market after Sahhali South Subdivision. Valued as 2 sites. dv. 06/03/09 Apportioned values after portion of this tax lot partitioned into Tax Lot 5S11 24AB 1300. SM 3/4/10 BOPTA Petition 2009 #13, Board reduced 2009 RMV. Carried value forward. dv. 7/23/10 Land to market after Partition Plat 2009-05. dv. 4/8/13 Tax Court Adjudicated value entered, rolled values forward. LM 6/17/13 Partition Plat 2009-05 brought to market after 2008 Tax Court decision. Carried values forward. dv. 5/8/14 Reappraised land, tabled values. GB 8/2014 Accnt. review/Adj. 5 yr. notation/Tabled values w/acnt. RCW 5/15 Notation for adj. values chkd. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 414482

**Map** 5S1124AB01301  
**Code - Tax ID** 2210 - 414482

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** PARTITION PLAT 2009-05  
 Lot - PARCEL 2

**Mailing** SAHHALI SOUTH LLC  
 % RICHARD D BOYLES  
 840 BELTLINE RD 202  
 SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

<b>Site</b>	<b>Situs Address</b>	<b>City</b>
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	123,600		Land	0
	Impr	0		Impr	0
Code Area Total		123,600	108,580	108,580	0
Grand Total		123,600	108,580	108,580	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210		<input checked="" type="checkbox"/>		NESKR R	Market	103	0.44 AC		123,600
Code Area Total							0.44 AC		123,600

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 06/03/09 Apportioned values after partition from TL 5S11 24AB 1300. Bring to market 96/10 SM 3/4/10 BOPTA Petition 2009 #14, Board reduced 2009 RMV. Carried value forward. dv. 7/23/10 Land to market after Partition Plat 2009-05. dv. 4/15/13 Tax Court Judgment on TL 1300 for 2008 adjusted 2009 apportioned value, added notation. LM 6/17/13 Partition Plat 2009-05 brought to market after 2008 Tax Court decision. Carried values forward. dv. 5/8/14 Reappraised land, tabled values. GB 8/2014 Acct. review/Adj. 5 yr. notation/Tabled values w/acct. RCW 5/15 Notation for adj. values chkd. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 412339

**Map** 5S1124AB04600  
**Code - Tax ID** 2210 - 412339

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** SAHHALI SOUTH  
 Lot - 46

**Mailing** SAHHALI SOUTH LLC  
 % RICHARD D BOYLES  
 840 BELTLINE RD 202  
 SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

Site	Situs Address	City
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		Value Summary			
Code Area	RMV	MAV	AV	RMV Exception	CPR %
2210 Land	272,950		Land	0	
Impr	0		Impr	0	
<b>Code Area Total</b>	272,950	245,730	245,730	0	
<b>Grand Total</b>	272,950	245,730	245,730	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	103	0.16 AC		272,950
<b>Code Area Total</b>							0.16 AC		272,950

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations									
<b>Notations</b> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 5/7/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. dv. 4/10/13 Tax Court Judgment, 2008 values sustained.LM 5/12/14 Reappraised land, tabled values. GB 8/2014 Accnt. review/Adj. 5 yr. notation/Tabled values w/acnt. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
Account 412340

**Map** 5S1124AB04700  
**Code - Tax ID** 2210 - 412340

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** SAHHALI SOUTH  
Lot - 47

**Mailing** SAHHALI SOUTH LLC  
% RICHARD D BOYLES  
840 BELTLINE RD 202  
SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

<b>Site</b>	<b>Situs Address</b>	<b>City</b>
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Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	272,950		Land	0
	Impr	0		Impr	0
Code Area Total		272,950	245,730	245,730	0
Grand Total		272,950	245,730	245,730	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	103	0.15 AC		272,950
Code Area Total							0.15 AC		272,950

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b> ■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 5/7/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. dv. 4/10/13 Tax Court adjudicated value entered and rolled forward.LM 5/12/14 Reappraised land, tabled values. GB 8/2014 Acct. review/Adj. 5 yr. notation/Tabled values w/accnt. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 412341

**Map** 5S1124AB04800  
**Code - Tax ID** 2210 - 412341

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** PARTITION PLAT 2009-04  
 Lot - PARCEL 1

**Mailing** SAHHALI SOUTH LLC  
 % RICHARD D BOYLES  
 840 BELTLINE RD 202  
 SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

<b>Site Situs Address</b>	<b>City</b>
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		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	262,650		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		262,650	234,620	234,620	0
<b>Grand Total</b>		262,650	234,620	234,620	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	103	0.65 AC		262,650
<b>Code Area Total</b>							0.65 AC		262,650

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b>									
■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 5/8/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. Valued as 2 sites. dv. 3/20/09 Apportioned value after Partition Plat 2009-04 to tax lot 4801. 96/10 to market. dv. 7/23/10 Land to market after Partition Plat to TL 4801. dv. 4/12/13 Tax Court Judgment entered for 2008.LM 6/14/13 Partition Plat 2009-04 brought to market after 2008 Tax Court Decision. Carried values forward. dv. 5/12/14 Reappraised land, tabled values. GB 8/2014 Accnt. review/Adj. 5 yr. notation/Tabled value/Adjusted RMV values due to additional market analysis. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 414473

**Map** 5S1124AB04801  
**Code - Tax ID** 2210 - 414473

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** PARTITION PLAT 2009-04  
 Lot - PARCEL 2

**Mailing** SAHHALI SOUTH LLC  
 % RICHARD D BOYLES  
 840 BELTLINE RD 202  
 SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

<b>Site Situs Address</b>	<b>City</b>
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		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	262,650		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		262,650	234,620	234,620	0
<b>Grand Total</b>		262,650	234,620	234,620	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	103	0.41 AC		262,650
<b>Code Area Total</b>							0.41 AC		262,650

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b>									
■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014									

**Comments** 3/20/09 Apportioned value after Partition Plat 2009-04 from tax lot 4800. 96/10 to market. dv. 7/23/10 Land to market after Partition Plat from TL 4800. dv 4/16/13 Tax Court Judgment on TL 4800 for 2008 adjusted 2009 apportioned value, added notation. LM 6/14/13 Partition Plat 2009-04 brought to market after 2008 Tax Court Decision. Carried values forward. dv. 5/12/14 Reappraised land, tabled values. GB 8/2014 Acct. review/Adj. 5 yr. notation/Tabled value/Adjusted RMV values due to additional market analysis. RCW

**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 412352

**Map** 5S1124AB05900  
**Code - Tax ID** 2210 - 412352

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** COMMON

**Legal Descr** SAHHALI SOUTH  
 Lot - TRACT A

**Mailing** SAHHALI SOUTH LLC  
 % RICHARD D BOYLES  
 840 BELTLINE RD 202  
 SPRINGFIELD OR 97477

**Deed Reference #** See Record  
**Sales Date/Price** See Record  
**Appraiser** DENISE VANDECOEVERING

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 ST 961

<b>Site Situs Address</b>	<b>City</b>
---------------------------	-------------

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
2210	Land	0		Land	0
	Impr	0		Impr	0
Code Area Total		0	0	0	0
Grand Total		0	0	0	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210		<input checked="" type="checkbox"/>		RR	Market	103	0.34 AC		0
Code Area Total							0.34 AC		0

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

**Comments** 5/8/07 Open Space "Tract A" for Sahhali South Subdivision. dv.  
 10/25/17 Changed MA, SA, NH. LM

# EXHIBIT B



November 7, 2025

Tillamook County Community Development Department  
Planning Division  
1510 Third Street, B  
Tillamook, Oregon 97141

RE: Sahhali South (202218/1.3)  
**Concurrent Conditional Use and Replat (Preliminary Plat) Applications – Cover Letter**

**Assessor's Map:** 5S-11W-24AB  
**Tax Lots:** 1300, 1301, 1400, 1500, 1600, 1700, 1800, 1900, 4600, 4700, 4800, 4801 & 5900  
**Property Address:** Vacant – Individual properties not yet assigned  
**Owner/Applicant:** Sahhali South LLC  
840 Beltline Road, Suite 202  
Springfield, Oregon 97477  
Contact: Richard Boyles  
541.284.0613  
rboyles@sycan.com

**Owner/Applicant's Representative:** TBG Community Planning Group LLC  
PO Box 10248  
Eugene, Oregon 97440  
Contact: Kristen Taylor or Zach Galloway  
541.687.1010  
ktaylor@tbg-arch.com or zgalloway@tbg-arch.com

On behalf of the applicant, Sahhali South LLC, enclosed are concurrent Conditional Use and Replat (Preliminary Plat) applications for the existing Planned Development Master Plan at Sahhali South, located in the unincorporated community of Neskowin. In accordance with the Conditional Use and Replat (Preliminary Plat) submittal requirements, the following attachments are provided for review by the County staff and Planning Commission.

Planning Application Form – Electronic copy  
Land Division Application Form – Electronic copy

Attachments – Electronic copy

Written Statement

Attachment A Tax Assessor's Map

Attachment B FIRM Flood Insurance Rate Map, Map Number 41057C0865F

Attachment C Correspondence with Nestucca Rural Fire Protection District, Fire Chief James Oeder, dated October 19, 2023.

Attachment D Approval of Wetland Delineation Report for Sahhali South Replat, Peter Ryan, SPWS Aquatic Resource Specialist, Oregon Department of State Lands, dated January 17, 2023.

Tillamook County  
Concurrent Conditional Use and Replat (Preliminary Plat) Applications  
November 7, 2025  
Page 2 of 2

Attachment E	Sahhali South Subdivision Water Availability memo, Troy N. Trute, General Manager, Neskowin Regional Water District, (no date).
Attachment F	Sewage Treatment & Disposal System capacity memo, John L. Smits, REHS, Smits & Associates, Inc., dated December 3, 2021.
Attachment G	Sahhali South, Partition Plat no. 2009-4
Attachment H	Sahhali South, Partition Plat no. 2009-5
Attachment I	Sahhali South Construction Plans: Sheet 8 of 16 Water Plans & Sanitary Sewer "As Builts" and Sheet 10 of 16 Power & Utility Plan "As Built", January 2, 2007 (For Reference Only)
Attachment J	Sahhali South Construction Plans To Create 2 New Parcels Lot 13 and 48, June 11, 2008 (For Reference Only)
Attachment K	Sahhali South HOA meeting minutes
Attachment L	Plat naming approval by County Surveyor

Plan Set – Electronic copy

Preliminary Plat, Sahhali South Replat  
Sheet 1 of 4  
Sheet 2 of 4  
Sheet 3 of 4  
Sheet 4 of 4

If you have any questions, please do not hesitate to call me at your convenience. Thank you for your time and consideration of this proposal.

Sincerely,



Kristen Taylor  
Planning Director/Manager

ZG/KT

cc: Richard Boyles, *Sahhali South LLC*  
Eric Lynch, CRWE, PLS, *S&F Land Services*

Z:\PROJ\202218 Sahhali South Tillamook Subdivision\Corresp\Agency\CU + Replat\202218-CUP+Replat\_CvrLtr.docx





Tillamook County Department of Community Development  
1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

## PLANNING APPLICATION

**Applicant** ☐ (Check Box if Same as Property Owner)

Name: Kristen Taylor/TBG Phone: 541.687.1010

Address: PO Box 10248

City: Eugene State: Oregon Zip: 97440

Email: ktaylor@tbg-arch.com

### Property Owner

Name: Richard Boyles/Sahhali South LLC Phone: 541.284.0613

Address: 840 Beltline Road, Suite 202

City: Springfield State: Oregon Zip: 97477

Email: rboyles@sycan.com

OFFICE USE ONLY
Date Stamp
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-____-____-PLNG

Request: A Conditional Use application to allow an amendment to the existing Planned Development master plan. The amended PD mast plan will allow different housing types and reconfiguration of lots.

### Type II

- ☐ Farm/Forest Review
- ☐ Conditional Use Review
- ☐ Variance
- ☐ Exception to Resource or Riparian Setback
- ☐ Nonconforming Review (Major or Minor)
- ☐ Development Permit Review for Estuary Development
- ☐ Non-farm dwelling in Farm Zone
- ☐ Foredune Grading Permit Review
- ☐ Neskowin Coastal Hazards Area

### Type III

- ☐ Appeal of Director's Decision
- ☐ Extension of Time
- ☐ Detailed Hazard Report
- ☒ Conditional Use (As deemed by Director)
- ☐ Ordinance Amendment
- ☐ Map Amendment
- ☐ Goal Exception

### Type IV

- ☐ Appeal of Planning Commission Decision
- ☐ Ordinance Amendment
- ☐ Large-Scale Zoning Map Amendment
- ☐ Plan and/or Code Text Amendment

### Location:

Site Address: Not yet assigned (Sahhali South)

Map Number: 5S-11W-24AB-1400, 1500, 1600, 1700, 1800, 1900, 4600, 4700, 4800, 4801, 1300, 1301, 5900

Township

Range

Section

Tax Lot(s)

Clerk's Instrument #: \_\_\_\_\_

### Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Sahhali South, LLC  
an Oregon limited liability company  
Property Owner Signature (Required)

By: Sygan B Corp., an Oregon corporation  
Its Managing Member

*by [Signature] Its Pres.* 7/7/25  
Date

Applicant Signature

Date



## LAND DIVISION APPLICATION

### Applicant ☐ (Check Box if Same as Property Owner)

Name: Kristen Taylor/TBG Community Planning Group LLC Phone: 541.687.1010

Address: PO Box 10248

City: Eugene State: Oregon Zip: 97440

Email: ktaylor@tbg-arch.com

### Property Owner

Name: Richard Boyles/Sahhali South LLC Phone: 541.284.0613

Address: 840 Beltline Road, Suite 202

City: Springfield State: Oregon Zip: 97477

Email: rboyles@sycan.com

### Location:

Site Address: Not yet assigned (Sahhali South)

Map Number: 5S-11W-24AB-1400, 1500, 1600, 1700, 1800, 1900, 4600, 4700, 4800, 4801, 14

Township

Range

Section

Tax Lot(s)

Land Division Type: ☐ Partition (Two or Three Lots, Type II) ☐ Subdivision (Four or More Lots, Type III)  
☒ Preliminary Plat (Pages 1-2) ☐ Final Plat (Page 3)

### ☒ PRELIMINARY PLAT (LDO 060(1)(B))

#### General Information

- ☐ For subdivisions, the proposed name.
- ☐ Date, north arrow, scale of drawing.
- ☐ Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site.

- ☐ Parcel zoning and overlays
- ☐ Title Block
- ☐ Clear identification of the drawing as "Preliminary Plat" and date of preparation
- ☐ Name and addresses of owner(s), developer, and engineer or surveyor

- ☐ Fifteen (15) legible "to scale" hard copies
- ☐ One digital copy

#### Existing Conditions

- ☐ Existing streets with names, right-of-way, pavement widths, access points.
- ☐ Width, location and purpose of existing easements
- ☐ The location and present use of all structures, and indication of any that will remain after platting.
- ☐ Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- ☐ Location of all existing subsurface sewerage systems, including drainfields and associated easements

- ☐ Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor
- ☐ The location and elevation of the closest benchmark(s) within or adjacent to the site
- ☐ Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- ☐ For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps

☐ Other information:

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#### OFFICE USE ONLY

Date Stamp

☐ Approved ☐ Denied

Received by:

Receipt #:

Fees:

Permit No:

851-\_\_\_\_-\_\_\_\_-PLNG

### **Proposed Development**

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified</li><li><input type="checkbox"/> Location, width and purpose of all proposed easements</li><li><input type="checkbox"/> Proposed deed restrictions, if any, in outline form</li><li><input type="checkbox"/> Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space</li><li><input type="checkbox"/> On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards</li><li><input type="checkbox"/> Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable</li><li><input type="checkbox"/> Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone</li><li><input type="checkbox"/> Evidence of contact with the applicable road authority for proposed new street connections</li><li><input type="checkbox"/> Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development</li></ul> |
|---|---|--|

### **Additional Information Required for Subdivisions**

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Preliminary street layout of undivided portion of lot</li><li><input type="checkbox"/> Special studies of areas which appear to be hazardous due to local geologic conditions</li><li><input type="checkbox"/> Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met</li><li><input type="checkbox"/> Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Profiles of proposed drainage ways</li><li><input type="checkbox"/> In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met</li><li><input type="checkbox"/> If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil</li><li><input type="checkbox"/> Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines</li></ul> |
|---|--|

☐ **FINAL PLAT (LDO 090(1))**

- ☐ Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- ☐ Description of the plat perimeter
- ☐ The names and signatures of all interest holders in the land being platted, and the surveyor
- ☐ Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- ☐ Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- ☐ Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- ☐ Provisions for access to and maintenance of off-right-of-way drainage
- ☐ Block and lot boundary lines, their bearings and lengths
- ☐ Block numbers
- ☐ Lot numbers
- ☐ The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- ☐ Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

**Certificates:**

- ☐ Title interest & consent      ☐ Water
- ☐ Dedication for public use      ☐ Public Works
- ☐ Engineering/Survey

☐ **Additional Information:**

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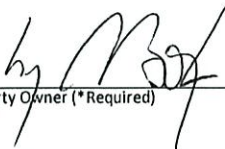
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**Authorization**

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

 _____ Property Owner (*Required)	<b>Sahhali South, LLC</b> an Oregon limited liability company By: Sycan B Corp., an Oregon corporation Its Managing Member By: Richard D. Boyles Its President	7/7/25 _____ Date
Applicant Signature		Date



November 7, 2025

Tillamook County  
Community Development Department  
Planning Division  
1510 Third Street, B  
Tillamook, Oregon 97141

RE: Sahhali South Planned Development Subdivision (202218/1.3)  
**Concurrent Conditional Use and Replat (Preliminary Plat) Applications – Written Statement**

**Assessor's Map:** 5S-11W-24AB  
**Tax Lots:** 1300, 1301, 1400, 1500, 1600, 1700, 1800, 1900, 4600, 4700, 4800, 4801 & 5900  
**Property Address:** Vacant – Individual properties not yet assigned  
**Owner/Applicant:** Sahhali South LLC  
840 Beltline Road, Suite 202  
Springfield, Oregon 97477  
Contact: Richard Boyles  
541.284.0613  
rboyles@sycan.com  
**Owner/Applicant's Representative:** TBG Community Planning Group LLC  
PO Box 10248  
Eugene, Oregon 97440  
Contact: Kristen Taylor or Zach Galloway  
541.687.1010 Ex 115 or Ex 122  
ktaylor@tbg-arch.com or zgalloway@tbg-arch.com

## **WRITTEN STATEMENT**

In accordance with the Conditional Use (“CU”) and Replat application submittal requirements, this written statement and the enclosed attachments describe the proposed project and demonstrate that the concurrent applications comply with the relevant CU and Replat criteria in the Tillamook County Land Use Ordinance (“LUO” or “Zoning Ordinance”) and Land Division Ordinance (“LDO”), respectively. Both the proposed CU and Replat are subject to the Type III application review process per LUO Article VI and LDO Sections 120 and 070.

### **I. Land Use Request**

Sahhali South, LLC (the “Applicant”) requests approval of a CU application to amend the Planned Development for the Sahhali South Subdivision (“Sahhali South”). The Applicant also requests approval of a concurrent Replat of 13 existing lots within the previously approved land use applications (see Section II. Relevant Land Use History below) to 12 proposed reconfigured lots. Sahhali South is located in the unincorporated community of Neskowin. The parcels are accessed by Sahhali Drive and Proposal Point Drive via US Highway 101.

The concurrent CU and Replat applications will result in the following summary of changes to the previously approved PD Subdivision (PD 05-13), subsequent approved CUs (CU 05-03 and CU 07-13), Major Partition (MP 08-02), and Final Partition Plats (PP 2009-4 and PP 2009-5) as described in Section II. Relevant Land Use History below.

### **Conditional Use**

Amend the current approved PD Subdivision and associated CUs (CU 05-03, PD 05-13, and CU 07-13) as follows and as shown on the attached plans.

- Slightly reconfigure the existing residential Lots 14-19 (existing Tax Lots 1400, 1500, 1600, 1700, 1800, 1900). Retain the existing lot numbers.
- Reconfigure the existing residential Lots 46, 47, 48a and 48b (Partition Plat 2009-4) (existing Tax Lots 4600, 4700, 4800, 4801) and renumber to the proposed Lots 46, 47 and 48.
- Change the existing Lots 13a and 13b (existing Tax Lots 1300 and 1301) to a relocated and reclassified proposed new "Open Space Tract 'A'".
- Change the existing Open Space Tract 'A' (existing Tax Lot 5900) and renumber into two proposed residential Lots 57 and 58.
- Allow single-family attached dwellings (attached or zero lot line with the abutting lot, as listed below), or a single-family detached dwelling is allowed to be constructed on the lot pairs below.
  - Lots 57 and 58
  - Lots 14 and 15
  - Lots 16 and 17
  - Lots 18 and 19
    - As noted above, the lot pairs above may be used to accommodate one single-family detached dwelling. The dwelling may straddle the shared property line. There is no County application or review process required to use the paired lots for one single-family detached dwelling.
    - A single-family detached dwelling is not permitted on only one of the single lots listed above.
- Single-family detached dwellings are currently allowed on existing Lots 48a and 48b.
- Establish unique setbacks for the specific lots to more appropriately respond to the site context and to the construction of either single-family attached or detached dwellings.
  - See the table below and the attached drawings for proposed setbacks.
- Maintain minimum lot size consistent with the existing County-approved subdivision, which includes lots that are about a minimum of 0.09 acres (3,920 square feet).

**Replat (Preliminary Plat)**

Amend the current approved Major Partition (MP 08-02) and Final Partition Plat (PP 2009-4 and PP 2009-5), as follows, and as shown on the attached plans.

- Replat existing Lots 14-19 (existing Tax Lots 1400-1900).
  - The proposed replat does not create new lots; 6 lots remain.
  - The proposed replat reconfigures the existing lots into rectilinear lots oriented toward Proposal Point Drive.
  - The proposed replat removes the existing notched Proposal Point Drive area that was initially intended to specifically access Lots 17 and 18 and reassigns the area to Lots 17 and 18 to more appropriately respond to the site context and to the construction of either single-family attached or detached dwellings.
  - As noted above, a single-family attached dwelling (attached or zero lot line with the adjacent lot), or one single-family detached dwelling, is allowed to be constructed on the lot pairs below.
    - Lots 57 and 58
    - Lots 14 and 15
    - Lots 16 and 17
    - Lots 18 and 19
- Replat existing Lots 46, 47, 48a, and 48b (existing Tax Lots 4600, 4700, 4800, 4801) and renumber to the proposed Lots 46, 47, and 48.
  - The proposed replat reconfigures the existing lots from 4 lots to 3 lots – proposed Lots 46, 47 and 48. This proposal generally returns to the original 2005 approval of Sahhali South, which included 3 lots.
  - Lot 46 will be reconfigured to include the eastern portion of existing Lots 46 and 47 with frontage on and access to Proposal Point Drive.
  - Lot 47 will be reconfigured to combine portions of existing Lot 48b with the western half of existing Lots 46 and 47.
    - Lot 47 will access Proposal Point Drive via the existing panhandle portion of this lot, a private drive with an access easement that is referred to as Vanora Street.
  - Lot 48 will be reconfigured and expanded to include portions of the existing Lot 48b. The lot will access Proposal Point Drive via Vanora Street, which is a shared access driveway and panhandle portion of the proposed Lot 47.
- Replat Open Space Tract 'A' (Tax Lot 5900) and renumber into two residential Lots 57 and 58.
  - Create two residential lots from the existing 15,029-square-foot open space lot.
    - Lot 57: about 5,745 square feet
    - Lot 58: about 9,285 square feet
  - Driveway access connections can be provided via either Heron View Drive or Proposal Point Drive depending on orientation and type of the future homes.
- Replat the existing residential Lots 13a and 13b (Tax Lots 1300 and 1301) (also referred to Parcel 1 and Parcel 2 in PP 2009-5) and rename into the relocated proposed new "Open Space Tract 'A'".
  - Remove/vacate the central lot line between the existing Lots 13a and 13b to create the relocated proposed new "Open Space Tract 'A'".

***Project Team:***

Owner and Applicant

Sahhali South LLC  
840 Beltline Road, Suite 202  
Springfield, Oregon 97477  
Contact: Richard Boyles  
541.284.0613  
rboyles@sycan.com

Surveyor

S&F Land Services  
4905 SW Scholls Ferry Road  
Portland, Oregon 97225  
Contact: Eric Lynch, CWRE, PLS  
503.345.0328  
eric.lynch@sflands.com

Applicant's Representative and Planner

TBG Community Planning Group LLC  
PO Box 10248  
Eugene, Oregon 97440  
Contact: Kristen Taylor or Zach Galloway  
541.687.1010  
ktaylor@tbg-arch.com/zgalloway@tbg-arch.com

As demonstrated in Section IV, below, the CU request meets all applicable approval criteria in effect at the time of filing and should be approved as proposed. As demonstrated in section V, below, the Replat request meets all applicable approval criteria in effect at the time of filing and should be approved as proposed.

## **II. Relevant Land Use History**

The initial approval for the Sahhali South Planned Development Subdivision ("PD") was rendered on July 28, 2005, with the three below Planning Commission Decisions. In 2005, the County approved the Sahhali South Geologic Hazard Report (County file no. GH 05-11), dated February 9, 2005, as suitable to meet the requirements of Section 4.130 Development Requirements for Hazard Analysis.

- (1) CU 05-03 approved a Conditional Use Application;
- (2) GH 05-11 approved a Geologic Hazard Report, dated February 9, 2005, and
- (3) PD 05-13 approved the 56-Lot Sahhali South Planned Development Subdivision.

On December 13, 2007, Tillamook County approved a Conditional Use (CU 07-13) with an amendment to the Sahhali South Planned Development original Conditional Use (CU 05-03) to add two lots through the partition of Lot 13 into Lots 13a and 13b (Partition Plat 2009-5) and of Lot 48 into Lots 48a and 48b (Partition Plat 2009-4). A Major Partition (MP 08-02) was approved on June 27, 2008. The approved Major Partition (MP 08-02) and Final Partition Plat 2009-4 implemented the PD amendments approved in CU 07-13, resulting in the current Tax Lots 4800, 4801, 1300, and 1301. Construction plans associated and submitted with the approved Partition Plat 2009-4 show Vanora Street (private drive as part of the panhandle portion of the existing Lot 48b (Tax Lot 4800) with a shared access easement), which is

improved with an existing turnaround near its terminus. As described in more detail below, the current Fire Chief of Nestucca Rural Fire Protection District has stated that he will accept the existing turnaround as sufficient to access the proposed reconfigured Lots 47-48.

The conditions of approval from the previous County-approved applications remain applicable to the current proposed project. See findings under LUO 6.070 in Section IV below for more detail on the applicable conditions and the Applicant's request to amend or repeal.

### **III. Project Area Description**

#### **A. Location and Project Area Context**

The proposed project applies to portions of Sahhali South, an approximately 75.3-acre subdivision development located on the ridge between the Pacific Ocean and Highway 101 in the unincorporated community of Neskowin. Sahhali South is characterized by three primary features: a gently sloping long ridge that runs generally northeast to southwest through the center of the property; a significant marsh and wetlands that surrounds the base of the ridge to the west, south, and southeast; and sand dunes and beach area between the development and the Pacific Ocean to the west. Only 13 existing lots and resultant 12 proposed lots (the "project area") are the subject of the proposed concurrent applications. The project area is located about 1,000 feet east of the coast, lacks direct beach frontage, and occurs within the approved Sahhali South Planned Development Subdivision. Although not relevant to the codified County review process, the Applicant has coordinated with the homeowners' association (HOA) to inform members of the proposed land use applications. See the attached HOA meeting minutes.

The project area is designated a rural development area in the Tillamook County Comprehensive Plan and zoned Neskowin Rural Residential (NeskRR). The project is comprised of Tax Lots 1300, 1301, 1400, 1500, 1600, 1700, 1800, 1900, 4600, 4700, 4800, 4801, and 5900 on Tillamook County Assessor's Map 5S-11W-24AB (see Project Property Summary table below, and attachments). Areas north and south of the project area are also in the NeskRR zone and are developed with a mixture of single-family attached and detached dwellings. Farther north and east along Highway 101, the existing residential dwellings and vacant lots are in the Rural Residential-2 zone. Preserved natural wetland resources are located south and west of the project area. The existing proposal does not affect the wetland features, which are located on a separate parcel – Tax Lot 200 of Assessor's Map 5S-11W-24-00 – that is not included within the current applications. The center of the Neskowin community is located about 2 miles south of the project area.

Of the total approximately 75.3 acres of the overall Sahhali South subdivision, about 29.16 acres are dedicated to residential development and about 46.14 acres are dedicated to open space. The proposed project area affects 13 existing previously approved parcels that total approximately 3.38 acres. When open space areas are removed, the proposed residential density is approximately 1.99 dwellings per acre (57 lots/28.62 acres), which is generally consistent with the existing approved residential density of approximately 1.98 dwellings per acre (58 lots/29.16 acres). The proposed open space area is about 46.68 acres, which is also generally consistent with the existing approved open space area of

approximately 46.14 acres. The net open space increase is derived from the proposed relocation of the existing Open Space Tract 'A' (existing Tax Lot 5900) to a relocated and reclassified new "Open Space Tract 'A'" in the location of the Tax Lots 1300 and 1301 (existing residential Lots 13a and 13b).

**Project Property Area Summary Table**

Assessor's Map 5S-11W-24AB	Existing Lot #	Existing ~Tax Lot Area (Acres)	Proposed Lot #	Proposed ~ Tax Lot Area (Acres)
Tax Lot 1300	13a	0.44	new "Open Space Tract A"	0.88
Tax Lot 1301	13b	0.44		
Tax Lot 1400	14	0.11	14	0.14
Tax Lot 1500	15	0.16	15	0.11
Tax Lot 1600	16	0.13	16	0.13
Tax Lot 1700	17	0.12	17	0.14
Tax Lot 1800	18	0.13	18	0.16
Tax Lot 1900	19	0.13	19	0.12
Tax Lot 4600	46	0.16	46	0.12
Tax Lot 4700	47	0.15	47	0.52
Tax Lot 4800	48b	0.65	48	0.74
Tax Lot 4801	48a	0.41	---	---
Tax Lot 5900	existing Open Space Tract 'A'	0.34	58	0.21
			57	0.13
<b>TOTALS</b>	<b>13</b>	<b>3.38</b>	<b>12</b>	<b>3.38</b>

**B. Existing Conditions and Project Area Access**

Sahhali South is in the Neskowin Regional Water District. A Community Septic System provides sanitary sewer for the overall subdivision under Department of Environmental Quality (DEQ) Water Pollution Control Facilities Permit #102860. The project area is within and serviced by the Nestucca Rural Fire Protection District. The Tillamook People's Utility District provides electrical power. Through a network of private streets, the project area is connected to US Highway 101 by Sahhali Drive, the main entrance and access connection to the entire subdivision. Proposal Point Drive provides access to existing Open Space Tract 'A,' Lots 14-19, Lots 46-47, as well as existing Lots 48a and 48b via Vanora Street. Vanora Street is a private shared driveway with an access easement located on the panhandle portion of existing Lot 48b (Tax Lot 4800) for use by the 3 existing Tax Lots 4800, 4801, and 6100 – Tax Lot 6100 is not part of the subject applications. Per LUO 11.030, the County defines this private shared driveway as a road or street. This existing private shared access driveway (or road per LDO definition) is a minimum of 25-feet wide and terminates near an existing paved turnaround that was approved and constructed per Partition Plat 2009-4. The Flood Insurance Rate Map identifies the project area as being in Zone X, areas

determined to be outside of the 500-year flood zone. See the attached FIRM Map 41057C0865F. Also, a wetland delineation analyses, and State of Oregon Division of State Lands concurrence letter (see attachments) confirms that there are no wetlands identified within the project area that is the subject of the concurrent applications.

#### **IV. Conditional Use Approval Criteria – Supporting Facts and Findings**

This section is organized by documenting the applicable submittal requirements and approval criteria per Tillamook County Land Use Ordinance (LUO) in ***bold italics***, followed by proposed findings in normal text.

##### ***SECTION 3.320: NESKOWIN RURAL RESIDENTIAL ZONE (NeskRR)***

- (3) ***USES PERMITTED CONDITIONALLY: In the NeskRR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.***
- (a) ***Planned Development subject to Section 3.080, or Mixed Use Development subject to Section 4.130, including only uses allowed in Neskowin zones and excluding commercial development, resorts, hotels and motels. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering. This shall apply only to RR/PD zoned property located within a community growth boundary. Wetlands or other areas which cannot be developed due to the existence of sensitive natural features protected by the requirements of this ordinance shall not be used in calculating the gross area available for calculating density allowed in a clustered development.***

Findings: As permitted through the Neskowin Rural Residential (NeskRR) base zone, a previous County-approved PD Subdivision (PD 05-13) and subsequent approved CUs (CU 05-03 and CU 07-13) govern the proposed project area. The proposed amendments to the previously approved PD are subject to the Conditional Use application processes.

The following is a list of the detailed proposed amendments to the previously approved PD Subdivision (PD 05-13) and subsequently approved CUs (CU 05-03 and CU 07-13). For more information, see the attached plans.

- Slightly reconfigure the existing residential Lots 14-19 (maintain lot numbers).
- Reconfigure the existing residential Lots 46, 47, 48a and 48b (Partition Plat 2009-4) and renumber to the proposed Lots 46, 47 and 48.
  - The proposal reconfigures the existing lots from 4 lots to 3 lots. This current proposal returns to the original 2005 approval of Sahhali South, which included 3 lots.

- Lot 46 will be reconfigured to include the eastern portion of existing Lots 46 and 47 with frontage on and access to Proposal Point Drive.
- Lot 47 will be reconfigured to combine portions of existing Lot 48b with the western half of existing Lots 46 and 47.
  - Lot 47 will access Proposal Point Drive via the existing panhandle portion of this lot.
    - The panhandle portion of the existing Lot 48b (new proposed Lot 47) is a private shared access driveway (or road as defined in LDO) referred to as Vanora Street on the Major Partition plan (MP 08-02).
    - Vanora Street is a private shared driveway with an access easement for use by the proposed two Lots 47 and 48 as well as the existing Tax lot 6100 (the 3 existing Tax Lots 4800, 4801, and 6100). Tax Lot 6100 is not part of the subject applications.
    - Per LUO 11.030, the County defines this private shared driveway as a road or street. This existing private shared driveway (or road as defined in LDO) is a minimum of 25 feet wide and terminates near an existing paved turnaround that was approved and constructed per Partition Plat 2009-4.
    - The proposed CU application clarifies for the record that Vanora Street, while labeled a street on the plat, and a road and street in the prior land use decisions, is the panhandle portion of the proposed reconfigured Lot 47. As stated above, it is a private shared driveway with an access easement (and emergency fire access) for the 2 proposed reconfigured lots and the existing Tax Lot 6100.
    - In addition, the condition of approval for MP 08-02 stipulated that the access road serves no more than two lots, which ignored the existing residential lot (Tax Lot 6100), and no greater number of lots in the future. County Planning staff clarified that the referenced two lots were intended to be new proposed lots as well as the existing lot to remain. The Applicant's current proposal does not increase the number of proposed new lots served by Vanora Street, which is consistent with the prior decision.
- Lot 48 will be reconfigured and expanded to include portions of the existing Lot 48b. The lot will access Proposal Point Drive via the same panhandle portion of the proposed Lot 47.
- Change the existing Open Space Tract 'A' and renumber into two residential Lots 57 and 58.
- Change the existing residential Lots 13a and 13b (Partition Plat 2009-5) and rename into a single Open Space tract.
  - Change Thalassa Drive from a local private street to a maintenance road and driveway, thereby removing the requirement to maintain Thalassa Drive to local street standards.
    - There are no proposed design changes to the existing 30-foot easement and 16-foot asphalt road.
- The proposed amendments result in no net increase in the overall number of lots from the original 2005 approval. See the Project Property Area Summary Table above.
- The proposed amendments do not affect the overall residential density, as each of the proposed lots may accommodate a maximum of one dwelling unit. The proposed amendments do allow construction of a single-family detached dwelling to straddle two paired lots, as specified below.

- Allow a single-family attached dwelling (attached or zero lot line with the adjacent lot), or a single-family detached dwelling, to be constructed on the lot pairs below.
  - Lots 57 and 58
  - Lots 14 and 15
  - Lots 16 and 17
  - Lots 18 and 19
    - As noted above, the lot pairs above may be used together to accommodate one single-family detached dwelling. The dwelling may straddle the shared property line. There is no County application or review process required to use the paired lots for one single-family detached dwelling.
    - A single-family detached dwelling is not permitted on one of the single lots listed above.
- Amend or Repeal Previous Conditions of Approval to address internal inconsistencies, factual inaccuracies, and enable the current proposal, as is consistent with County development standards.
- Amend the PD to revise setback standards and establish unique standards for particular groupings of lots, as follows and as shown on the attached plans.

**Proposed Setbacks Table**

Lot No.	Setbacks for Attached Dwellings	Setbacks for Detached Dwellings
14-19	Front: 20' Street side: N/A Side: 10' Side (shared lot line): 0' Rear: 10'	Front: 20' Street side: N/A Side: 10' Rear: 10'
46-48	N/A	Front: 20' Street side: 5' (only applicable to north side of Lot 46) Side: 10' Rear: 10'
57 & 58	Front: 20' Street side: 10' Side: 10' Side (shared lot line): 0' Rear: 10'	Front: 20' Street side: 10' Side: 10' Rear: 10'
Lot No.	General Setbacks	
Open Space Tract 'A'	Front: 20' Street side: 10' Side: 10' Rear: 10'	

- Lots 14-19: The proposed setbacks are applied to the rectilinear lots in a logical manner along Proposal Point Drive.
  - Lots 14, 15, 17, and 19: Each lot has 4 sides and there are no applicable street side setbacks.

- Lot 16: The rear and side setbacks shall apply to the 3 lot lines on north and east side of the lot.
- Lot 18: The rear setback shall apply to the 2 eastern-most lot lines.
- There are no required setbacks from the side shared lot lines due to the allowance of a single-family attached dwelling (attached or zero lot line with the adjacent lot).
- Lots 46-48: These lots are not rectilinear because of the steep topography. The following clarifications are provided for these irregularly shaped lots.
  - Lot 46:
    - The street side setback applies to the northern property boundary.
  - Lot 47:
    - The front setback applies to the property boundary at Proposal Point Drive.
    - The rear setback applies to the northern property boundary.
    - The side setback applies to the other 4 sides that border the main portion of Lot 47.
  - Lot 48:
    - The front setback applies to the southeastern lot boundary nearest Vanora Street.
    - The rear setback applies to the western property boundary.
    - The side setback applies to the remaining 3 sides of Lot 48.
- Lots 57 and 58: These lots are not rectilinear because of the topography and alignment of Heron View Drive. The following clarifications are provided for these irregularly shaped lots.
  - The street side setback applies to the south and east edges of both lots. There are no rear setbacks.
  - The front yard setback applies to the western property boundary at Proposal Point Drive.
  - The 10-foot side setback applies to the northern property boundary.
  - There are no required setbacks from the side shared lot lines due to the allowance of a single-family attached dwelling (attached or zero lot line with the adjacent lot).
- Open Space Tract 'A' (existing Tax Lots 1300 and 1301): The lot is proposed to be classified as the relocated, new "Open Space Tract 'A'". The proposed setbacks are applicable to any potential future non-residential structures (e.g., picnic shelter). There are no proposed structures at this time.

Per LUO 3.320(3)(b), the proposed single-family attached dwellings, referred to as two-family dwellings in code, are a conditional use in the NeskRR zone. According to County Planning staff, as a conditional use in the NeskRR zone, the amendments to the PD will be reviewed according to the Conditional Use Procedures and Criteria per LUO 6.020, which are addressed below. The proposed conditional use is allowed in the NeskRR zone.

**SECTION 3.520: PLANNED DEVELOPMENT OVERLAY (PD)**

...  
**(2) STANDARDS AND REQUIREMENTS:** *The following standards and requirements shall govern the application of a Planned Development in an area in which it is permitted.*

...  
**(b)** *A planned development may include any uses and conditional uses permitted in the RR, CSFR, CR-1, CR-2, CR-3, RMH, and RC zones. In addition, the uses permitted in the CC and CI, RI, and unincorporated community zones where permitted will be permitted in the areas where the underlying zone permits those uses.*

Finding: The project area is located within the Neskowin unincorporated community. Per LUO 3.320(3)(b), the proposed single-family attached dwellings, referred to as two-family dwellings, are a conditional use in the NeskRR zone. The proposed PD amendments are consistent with the permitted conditional uses in the underlying zone. This criterion is met.

**(c)** *The density of a planned development will be based on the density of the underlying zone.*

Finding: The NeskRR zone does not establish a minimum or maximum density. Instead, per LUO 3.320(4)(a), the minimum lot size in the NeskRR zone is 20,000 square feet (or 0.459 acres). This minimum lot size standard can be converted to an allowed density of 2.178 dwelling units per acre. Reference the Project Property Area Summary Table above for the prior PD approved lot sizes that varied from the minimum lot size per LUO 3.320(4)(a). The proposed PD amendments and associated replat (preliminary plat) do not create new lots and are consistent with the original approved lots sizes. The proposal does not affect the overall maximum density of the project area. As noted above, when open space areas are removed, the proposed residential density is approximately 1.99 dwellings per acre (57 lots/28.62 acres), which is generally consistent with the existing approved residential density of approximately 1.98 dwellings per acre (58 lots/29.16 acres), and lower than the inferred density standard based on lot size. This criterion is met.

**(d)** *The height limit may be increased to not more than 35 feet by the Planning Commission in approving a specific Planned Development project.*

Finding: The Applicant does not request an increase to the height limit to exceed the 35-foot height limit. This criterion is not applicable.

**(e)** *Dimensional standards for lot area, depth, width, and all yard setback standards of the underlying zone shall not apply and these standards shall be established through the Planned Development approval process in order to fulfill the purpose set forth in Section 3.520 (1). In the RR/PD zoned areas, only those properties located within a Community Growth Boundary can utilize this item. All rural RR/PD zoned land shall conform to the density and standards of the RR zone.*

Findings: The proposed amendments to the previous County-approved PD establish dimensional standards, specifically minimum lot size and unique setbacks. The project area is located within the Neskowin Community Growth Boundary. As such, the code enables the proposal to establish unique dimensional standards. The proposed standards are addressed in more detail below. This criterion is met.

**(3) *PLANNED DEVELOPMENT PROCEDURE: The following procedures shall be observed in applying for and acting on a planned development.***

...

**(b) *During its review the Planning Department shall distribute copies of the proposal to county agencies for study and comment. In considering the plan, the Planning Department shall seek to determine that:***

**(1) *There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements.***

Findings: The purpose of the Planned Development Overlay is "...to permit greater flexibility and creativity in the design of land development than is presently possible through the strict interpretation of conventional zoning and land division ordinance. The intent is to encourage development designs that preserve and/or take advantage of the natural features and amenities of a property such as, but not limited to, views, water frontage, wetlands, sloping topography, geologic features, and drainage areas." The proposed amendments are within the previously approved PD Subdivision (PD 05-13), subsequent approved CUs (CU 05-03 and CU 07-13), Major Partition (MP 08-02), and Final Partition Plat (PP 2009-4 and PP 2009-5). As stated above, the existing development is located on a ridgeline that is punctuated by significant rock outcroppings and surrounded by coastal wetlands. The proposed amendments to the existing development are intended to continue protection of the surrounding natural features and respond to more realistic development within the existing conditions of these residential lots.

The proposal to reclassify Lots 13a and 13b (Tax Lots 1300 and 1301) from residential development to relocated new "Open Space Tract 'A'" is also driven by natural features. The steeper topography and proximity to the existing, adjacent wetlands makes these existing residential lots preferable for the relocated new "Open Space Tract 'A'". The existing Open Space Tract 'A' (Tax Lot 5900) is not as steep and occupies higher topography within the subdivision. Therefore, it is more suitable for residential lots. Despite the existing open space classification, there are no Goal 5 environmental features on or adjacent to the existing Open Space Tract 'A'. The proposed division of existing Open Space Tract 'A' (see Section VI for applicable findings) to the proposed residential Lots 57 and 58, and consolidation of current residential Lots 13a and 13b and conversion to the relocated new "Open Space Tract 'A'" results in no net change to the total area and increases the open space area from 0.34 acres to 0.88 acres.

The Replat enables future home construction to avoid the natural features – rock outcroppings, steep topography – on proposed Lots 46-48, as well as increase the viable developable area on each resultant lot. The proposed allowance of detached residential dwellings provides housing choice and variety in the

overall Sahhali South development. Recent land use application approvals, such as County file no. 851-23-000118-PLNG, show a demand for detached units in the vicinity. The proposed amendment enables the housing type on all lots, thereby providing flexibility and avoiding multiple, minor application processes.

In addition to adjusting lot lines, enabling single-family detached residential dwellings, and the relocation of the existing Open Space Tract 'A' area, the proposed amendment to the PD revises the building setbacks. The proposed setbacks are in the Proposed Setbacks Table above and shown in the attached plans.

The Replat of Lots 14-19 allows for improved access and conventional arrangement by reorienting the lots toward Proposal Point Drive. The reoriented lots retain feasible use as attached residential dwelling units, while also increasing potential to accommodate a detached residential dwelling units if preferred by the future property owner.

The proposed Replat of the existing Lots 46, 47, 48a and 48b results in the consolidation of portions of Lots 48a and 48b to create the proposed Lot 48. Proposed Lot 47 is comprised of portions of the current Lots 46, 47, and 48a, and it will maintain access to Proposal Point Drive via the private shared access driveway, named Vanora Street. Proposed Lot 46 is comprised of portions of the former Lots 46 and 47 with access to Proposal Point Drive. The proposed division of the existing Open Space Tract 'A' creates 2 residential Lots 57 and 58 that are oriented east-west. See the attached plans details. As demonstrated here through the increased flexibility for creative outcomes in the built environment, the criterion is met.

***(2) Resulting development will not be inconsistent with the comprehensive plan provisions or zoning objectives of the area.***

Findings: The existing previously approved PD is a residential subdivision development. The proposed amendments to the PD allow both single-family attached and detached dwellings. The County comprehensive plan designates the area for rural development and the area is in the NeskRR zone. The County also established an Unincorporated Community Boundary (UCB) around Neskowin per the Goal 2 exception process. The proposed project area is located within the previously approved PD Subdivision and the Neskowin UCB, which is consistent with comprehensive plan policies to keep development within a UCB (Policy 14.3.11).

The proposal is not inconsistent with the comprehensive plan provisions or zoning objectives in the Neskowin community. This criterion is met.

***(3) The plan can be completed within a reasonable period of time.***

Findings: The Planned Development procedures do not include a codified time limit. The Planned Development and associated single-family attached dwellings are conditional uses, therefore, the conditional use criteria, which are addressed in the following section, as also applicable. The conditional use process has a 24-month expiration. The proposed amendment to the PD will enable the associated

Replat (preliminary plat) application to proceed. The Applicant intends to move forward with the Final Plat of the existing lots closely following the County issuing a decision. The plan to reconfigure the existing lots will be completed within a reasonable period of time. The criterion is met.

**(4) *The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.***

Findings: The proposed amendments to the PD occur within a previous County-approved subdivision development. There are no significant proposed changes to existing streets, with the exception of the minimal changes to expected driveway connections to the reconfigured lots. All existing street infrastructure is proposed to remain in the current location. The existing Thalassa Drive is proposed to remain as currently improved. However, it is currently considered a local street that provides access to residential Lots 13a and 13b (Tax Lots 1300 and 1301). Because existing Tax Lots 1300 and 1301 are proposed to be classified as the relocated new "Open Space Tract 'A'", the same level of vehicular access is not needed. The Applicant proposes to reclassify Thalassa Drive as a maintenance road or driveway, thereby reducing the adequate level of improvements and long-term maintenance costs.

The proposed amendments to the PD and Replat (preliminary plat) will not result in a net increase of lots. The proposed division creates two new residential Lots 57 and 58 from the existing Open Space Tract 'A'. The lot created by consolidating existing residential Lots 13a and 13b is proposed to be the location of the relocated new "Open Space Tract 'A'". These proposed amendments do not increase overall residential density or trip generation. Therefore, the existing streets are adequate to support the existing and proposed traffic. This criterion is met.

**(5) *Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.***

Findings: The proposed amendments to the PD occur within a previous County-approved subdivision development. All necessary utilities and drainage facilities were installed per the prior approvals. The proposed amendments to the PD and Replat will not increase the total number of lots. No new infrastructure is proposed. An existing community wastewater system provides sanitary sewer for the overall subdivision under Department of Environmental Quality (DEQ) Water Pollution Control Facilities Permit #102860. The existing DEQ permit for domestic sewage maintains availability for the proposed reconfigured existing lots. See the attached technical memo from Smits & Associates, Inc for details. Existing water service is provided by the Neskowin community water district. See the attached water service letter for details. The criterion is met.

**(6) *The parcel is suitable for the proposed use, considering its size, shape, location, topography, existence of improvements, and natural features.***

Findings: The project area is located within Sahhali South, an existing County-approved residential subdivision development. It is located within the Neskowin UCB. The proposed amendments to the PD will enable the reconfiguration of existing lots through the concurrent Replat application. The

reconfiguration of existing Lots 46-48a and 48b to the proposed Lots 46-48 better accommodates residential construction in an area with challenging topography and large rock outcroppings. The reconfiguration of Lots 14-19 will orient lots toward Proposal Point Drive in a conventional rectilinear pattern. The proposal will result in no net increase in the total number of lots. As such, the proposed lot configurations are suitable for the proposed residential uses. The reclassification and division of the existing Open Space Tract 'A' to the proposed residential lots 57 and 58, and the consolidation and reclassification of existing residential Lots 13a and 13b to the relocated new "Open Space Tract 'A'" will have greater market appeal and access to the coastal wetland features within the separate open space area (Tax Lot 200) to the south. The proposed allowance of single-family detached or attached dwellings (as outlined above), and reconfigured lots will connect to the existing utility services and infrastructure improvements. The existing coastal wetlands natural features located within the overall subdivision are located and preserved on a separate parcel (Tax Lot 200), which is not included in this application. There are no impacts to the existing natural features. This criterion is met.

**(7) *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.***

Findings: The proposed amendment to the PD and the associated Replat application results in lot sizes that are similar to those found throughout the existing Sahhali South subdivision. Additionally, the proposed allowance of single-family attached and detached dwellings (as outlined above) is similar to the adjacent developments. The entire project area and all associated existing lots were included in the previous approvals. As noted previously, with the exception of the existing Open Space Tract 'A', the project area was previously approved by the County for residential development.

The proposal does not increase the total number of lots or expand the developable area. In fact, the developable area is proposed to decrease because the existing Open Space Tract 'A' (about 0.88 acres) is smaller than the proposed relocated new "Open Space Tract 'A'" (combined Tax Lots 1300 and 1301 at about 0.34 acres). The reconfigured lots and proposed single-family dwellings will use existing utilities, streets, and other infrastructure.

The proposed reconfigured lot lines and swapping of the open space tract area discussed above, and the allowance of a single-family detached dwelling or single-family attached dwellings as outlined below do not limit, impair, or prevent the use of surrounding properties.

- Single-family detached dwellings are allowed on proposed Lots 46-48 (existing Lots 46 through 48a and 48b) consistent with the existing land use approvals.
- Allow single-family attached dwellings (attached or zero lot line with the abutting lot, as listed below), or a single-family detached dwelling is allowed to be constructed on the lot pairs below.
  - Lots 57 and 58
  - Lots 14 and 15
  - Lots 16 and 17
  - Lots 18 and 19

- As noted above, the lot pairs above may be used together to accommodate one single-family detached dwelling. The dwelling may straddle the shared property line. There is no County application or review process required to use the paired lots for one single-family detached dwelling.
- A single-family detached dwelling is not permitted on only one of the single lots listed above.

The use of surrounding properties is governed by the existing zoning and PD, as applicable. For properties located beyond the Sahhali South subdivision, the proposed changes described here have no effect on the use of those properties, as the proposed changes to the PD does not alter the permitted uses listed in the underlying zone. Whether vacant or developed with a residential dwelling, the abutting lots are zoned for residential development. The proposed changes to the subject parcels, permitted housing types, and setback standards do not preclude a neighboring property owner from developing their lot consistent with the applicable Tillamook County development code standards. For example, the proposed lots do not impede legal access, nor do the proposed amended side setbacks enable encroachment onto the abutting lots.

Additionally, the approval of County file no. 851-23-000118-PLNG established a recent precedent. This County approval resulted in the allowance of a single-family detached dwelling on two lots that were previously approved for development of 2 attached dwellings. The subject proposal requests a similar amendment to the PD, thereby allowing single-family detached dwellings on each proposed reconfigured lot. Based on these findings, the criterion is met.

**(8) *The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.***

Findings: The proposed amendments to the existing PD do not alter the existing public facilities and services. As noted previously, all existing facilities, services, and infrastructure were previously approved and have been constructed. The community wastewater system provides sanitary sewer for the overall subdivision under DEQ Water Pollution Control Facilities Permit #102860 (see attachments). There is no net increase in the total number of residential lots. Therefore, the existing system has capacity for the existing and proposed future development. Water service is provided by the Neskowin Regional Water District, which has capacity to meet the demand from the existing and proposed lots (see attached District letter title Sahhali South Subdivision Water Availability). The existing private street network provides access to adjacent public roadways. Because the proposed amendment to the PD and Replat (preliminary plat) does not affect the overall density and intensity, the existing public facilities and services remain adequate for the project area and overall subdivision. The criterion is met.

- (9) ***Proposed uses which are not otherwise permitted by the underlying zoning on the parcel are accessory uses within the entire development.***

Findings: The proposed amendment to the PD does not include uses that are not otherwise permitted by the underlying NeskRR zone. The single-family detached dwellings are a permitted use and two-family dwellings (i.e., single-family attached dwellings) are a conditional use in the zone, which is one development component that necessitated the original PD. This criterion is not applicable.

***SECTION 6.020: PROCEDURE The following procedure shall be observed in submitting and acting on a CONDITIONAL USE request:***

- (1) ***A request may be initiated for a CONDITIONAL USE, or the modification of an approved CONDITIONAL USE, by filing an application with the Department. The Department may require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.***
- (2) ***The Director shall act administratively according to the procedure set forth in Article 10, or shall refer the application to the Commission for a public hearing and decision. The application shall be referred to the Commission if the director determines that the proposed use would have significant impacts that extend beyond the abutting properties, and that those impacts are not likely to be adequately addressed by response to public notice required by Section 10.070. If the Director elects to refer the application to the Commission, it shall be heard at the next available Commission hearing, unless the applicant requests otherwise.***
- (3) ***No CONDITIONAL USE permit shall be invalidated because of failure to receive the notice provided for in Section 10.070.***

Findings: The proposed amendment to an existing PD is subject to the Conditional Use procedural requirements. The Applicant understands that this procedure applies.

***SECTION 6.030: GENERAL REQUIREMENTS***

***A CONDITIONAL USE shall be authorized, pursuant to the procedures set forth in Section 6.020, if the applicant adequately demonstrates that the proposed use satisfies all relevant requirements of this Ordinance, including the review criteria contained in Section 6.040 or***

- ...
- (2) ***A CONDITIONAL USE may be enlarged or altered pursuant to the following:***
    - (a) ***Major alterations of a CONDITIONAL USE, including changes to or deletion of any imposed conditions, shall be processed as a new CONDITIONAL USE application.***

Findings: The proposed amendments to the PD include the revision of setback standards in the subject project area, and an amendment to allow single-family attached and single-family detached residential dwellings on proposed Lots 57 and 58, 14 through 19, and 46-48, as described in more detail previously. As such, the proposed amendments are a major alteration per LUO 6.030(2)(a), which will be processed and reviewed as a new Conditional Use application. This procedure was confirmed with County Planning staff. The attached plan set includes the required application materials. This submittal requirement is met.

**SECTION 6.040: REVIEW CRITERIA**

***Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:***

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.***

Findings: The Neskowin Rural Residential Zone (LUO 3.320(3)) allows a Planned Development (PD) as a Conditional Use and allows two-unit attached residential dwellings as a Conditional Use. The criterion is met.

- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.***

Findings: Sahhali South is an existing, previously approved Planned Development in the Neskowin community. As a conditional use in the Neskowin community, the amendment to the PD is consistent with the goals and policies of the locally adopted and State acknowledged Tillamook County Comprehensive Plan.

The Planned Development Overlay ("PD" Overlay) zone allows for flexibility in the siting of structures, the protection of sensitive natural areas, and certain uses on the property.

The coastal wetland natural features identified within the overall Sahhali South subdivision are preserved in a separate parcel (Tax Lot 200) that is not included in the concurrent applications. Development of the subject lots that are part of the concurrent applications shall be done in accordance the Goal 7 Hazards element, which is implemented per LUO 4.130: Development Requirements for Geologic Hazards Areas.

Tillamook County established a Neskowin Unincorporated Community Boundary (UCB) based on the procedures and requirements of the Goal 2 exception process. Planning for the unincorporated community of Neskowin was completed in accordance with Goal 14 Urbanization. The proposal is located within the Neskowin UCB at a density consistent with Plan policies for development within a UCB (Policy 14.3.11, Goal 14 element).

The application is consistent with the applicable goals and policies of the Comprehensive Plan:

***Goal 1: The Planning Process***

Citizen involvement for this planning process is provided through the Planning Commission public noticing and hearing.

***Goal 2: The Land Use Plan***

The proposed amendments to the PD are for conditional uses allowed in the Neskowin RR Zone. Tillamook County established an Unincorporated Community Boundary (UCB) around Neskowin based on the procedures and requirements for the Goal 2 exception process.

*Goal 5: Natural Resources*

The proposed amendments do not affect the previously approved protections of the coastal wetlands, which are placed within a separate parcel (Tax Lot 200) that is not included in the subject application. This separate parcel is not proposed for development.

Additionally, a wetland delineation was conducted in 2022, which found there were no wetlands on the parcels that are included in this application. The State Division of State Lands issued a concurrence letter in January 2023 (see attachments).

*Goal 6: Air, Water, & Land Resource Quality*

The proposed amendments to the PD, allowance for additional housing types, and reconfigured lots have no effect on the County's adopted standards for maintaining air, water, and land resource quality. The standards at LUO 4.130 and the Sahhali South Geologic Assessment Report GH 05-11 remain applicable. Also, the coastal wetland natural resources are protected by placement in a separate parcel (Tax Lot 200), which is not included in the subject concurrent applications. There are no known effects on air quality.

*Goal 7: Natural Hazards*

Natural hazard mitigation is addressed by the standards at LUO 4.130 and Sahhali South Geologic Assessment GH 05-11, which requires development-specific Geologic Hazard Reports. The proposed amendments to the PD, additional housing type, and reconfigured lots have no effect on these adopted standards for addressing natural hazards, consistent with policies outlined in the Goal 7: Hazards element of the Tillamook County Comprehensive Plan.

*Goal 8: Recreation*

The proposed PD amendments have no effect on County recreation facilities beyond anticipated usage of current and future residents. The existing Sahhali South development provides access to recreation opportunities at Ocean Beach from an elevated and protected beach access across the designated open space areas in Sahhali South. These improvements are to remain, and the areas are not included in the concurrent applications.

*Goal 10: Housing*

The proposed amendments facilitate housing flexibility for construction of either single-family detached or attached dwellings to respond to the market demand. Further, as described above, the existing and proposed residential density is consistent with the underlying base zone, which implements the adopted and State-acknowledged County comprehensive plan.

*Goal 11: Public Facilities*

As described previously, the proposed amendments do not affect the capacity of available public facilities. All facilities have been installed. The proposed changes result in no net changes to the overall density. Therefore, the existing public facilities are expected to have adequate capacity to serve the existing and proposed residential development.

*Goal 12: Transportation*

The proposed amendments do not affect the capacity of the existing street network or adjacent transportation facilities. The proposal does not result in a net increase in the overall number of developable lots. Therefore, there is no change in the anticipated vehicular trips generated. This maintains consistency with the previous County approval and does not affect the County transportation system plan.

*Goal 13: Energy Conservation*

The proposed amendments do not affect the County's ability to address energy conservation through the comprehensive plan or applicable land use policies.

*Goal 14: Urbanization*

The Applicant understands that planning for the unincorporated community of Neskowin was completed in accordance with Goal 14. The proposed amendments to the PD are located within the Unincorporated Community Boundary (UCB) at a density consistent with Plan policies for development within the Neskowin UCB (Policy 14.3.11, Goal 14, Comprehensive Plan).

*Goal 17: Coastal Shorelands*

The proposed amendments do not affect coastal shoreline resources. Such resources were previously placed in a separate parcel (Tax Lot 200) that is not eligible for residential development. That parcel is not included in the concurrent applications.

**(3) *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.***

Findings: The proposed reconfigured lots are suitable for the proposed residential uses considering size, shape, location, topography, and existing improvements. As stated above, the project area was previously approved for development by Tillamook County. The current proposal will enable the reconfiguration of existing residential lots and allow both single-family attached and detached dwellings on the lots. The physical setting has not significantly changed since the initial County approval. The project area remains suitable for residential development.

The Planned Development process allows for smaller lot sizes than those permitted in the NeskRR base zone. The proposed smaller residential lots are served by the Neskowin Regional Water District and a community sanitary sewer system approved through the Department of Environmental Quality (DEQ).

The proposed reconfigured Lots 14 through 19 and 57 and 58 are rectangular and orient towards Proposal Point Drive. The reconfigured lots and the proposed housing types, both single-family detached and attached dwellings, are oriented toward the street, which provides a more conventional building design and construction.

As noted previously, the proposed amendments establish specific setbacks tailored to the lot and housing type to address topography and lot-specific natural features, such as major rock outcroppings. The amendments are intended to simplify the design and development of the subject lots, as well as reduce impacts on the natural features by avoiding costly and invasive excavation on steep slopes. See the attached plan set for details. The criterion is met.

- (4) *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.***

Findings: The character of the area consists of large areas of preserved coastal wetlands and a residential development pattern of single-family detached and attached dwellings. The proposed amendments do not alter the character of the surrounding area, as the amendments enable single-family detached and attached dwellings that already exist in the vicinity. The resulting changes in the proposed lot configurations do not increase the total number of lots or the overall density. As noted previously, the proposed changes to the subject parcels, permitted housing types, and setback standards do not preclude a neighboring property owner from developing their lot consistent with the applicable Tillamook County development code standards. For example, the proposed lots do not impede legal access, nor do the altered side setbacks enable encroachment onto the abutting lots. The use of properties beyond the Sahhali South subdivision are not affected by the proposed changes, as the PD does not alter the permitted uses listed in the underlying zones. (Areas north and south of the project area are in the NeskRR zone and are developed with a mixture of single-family attached and detached dwellings. Farther north and east along Highway 101, the existing residential dwellings and vacant lots are in the Rural Residential-2 zone.) The criterion is met.

- (5) *The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.***

Findings: Sahhali South is an existing PD Subdivision. The proposed amendments affect parcels that are part of the previously approved PD Subdivision. With the exception of the existing Open Space Tract 'A', all other areas were intended for residential development in the prior approvals. The resultant changes in the proposed lot configurations do not increase the total number of residential lots and overall density or decrease the open space area. There are no known solar energy systems, wind energy conversion systems, or windmills in the immediate vicinity. There are no known effects to any off-site energy system infrastructure serving the larger community. The criterion is not applicable.

- (6) *The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.***

Findings: The proposed amendments do not affect the existing public facilities and services. All necessary infrastructure and utilities have been constructed within the project area and have adequate capacity to serve all the lots in the Sahhali South subdivision, including those in the project area.

A community sanitary septic system provides sanitary sewer for the overall subdivision under Department of Environmental Quality (DEQ) Water Pollution Control Facilities Permit #102860 (see attachments). The existing DEQ permit for domestic sewage maintains capacity for the existing and proposed lots, as there is no net increase in the total number of lots. Water is provided to the project area by the existing Neskowin community water district. (See attachments). There are no proposed changes to the existing stormwater drainage facilities.

The existing private roads provide adequate access to the adjacent nearest public roadway, Highway 101. The proposed reconfigured Lots 14-19 and two proposed residential Lots 57 and 58 (existing Tax Lot 5900) have direct access to Proposal Point Drive. The proposed Lots 47 and 48 (existing Lots 48a and 48b and Tax Lots 4801 and 4800 respectively) access Proposal Point Drive via the existing panhandle portion of the existing Lot 48b (new proposed Lot 47), which is a private shared driveway with an access easement referred to as Vanora Street on the Major Partition plan (MP 08-02) and final Partition Plat 2009-4. These approvals implemented the PD amendments approved in CU 07-13, resulting in the existing Tax Lots 4800, 4801, 1300, and 1301, which included the existing emergency access turnaround currently provided on Vanora Street. The Nestucca Rural Fire Protection District Fire Chief, James Oeder, confirmed that the existing turnaround meets the District's needs for future response. See the attached email titled "Re: Tillamook County Project-Fire Access Code Info". The proposed use is timely. The necessary public facilities and services are available. The criterion is met.

**SECTION 6.060: WETLANDS RESTORATION, ENHANCEMENT OR CREATION ON LAND  
SUBJECT TO EXCLUSIVE FARM USE ZONING DESIGNATION**

Findings: As noted above, Sahhali South is located in the Neskowin UCB and is zoned NeskRR. The project area is not subject to the exclusive farm use zoning designation. The proposed amendments to the PD do not affect the existing, previously protected coastal wetlands, which are within a separate parcel (Tax Lot 200) that is not included in the subject concurrent applications. These criteria do not apply.

**SECTION 6.070: CONDITIONS OF APPROVAL**

***In approving a CONDITIONAL USE or a modification of a CONDITIONAL USE, any conditions which are considered necessary to protect the area surrounding the proposed use, and to preserve the basic purpose and intent of the underlying zone, may be imposed. These may include, but are not limited to, the following:***

- (1) Increasing the required parcel area or yard dimensions.***
- (2) Limiting the height, size, or location of buildings and structures.***
- (3) Modifying the location and number of required off-street parking and loading spaces.***
- (4) Controlling the location and number of vehicle access points.***
- (5) Limiting the number, size and location of signs.***
- (6) Requiring diking, fencing, screening, landscaping, or other measures to protect adjacent or nearby properties from the effects of the use.***
- (7) Prescribing a time limit within which to fulfill any established conditions.***

Findings: The project area is in the NeskRR zone and is located within an unincorporated community boundary. LUO 3.320 states that “[I]and designated Rural Residential is intended to maintain the rural character of the community by retaining large lots where typically community water and sewer are not available. Land that is suitable for Rural Residential [...] is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes.” The proposed request is to amend an existing PD for Sahhali South, which received initial approval in 2005. The proposed amendments result in a residential density of 1.99 dwellings per acre. The existing approved subdivision has a density of 1.98 dwellings per acre. The original approved Planned Development had a density of about 1.92 lots per acre. Therefore, the proposal is consistent with the prior approvals.

The proposed amendments to the PD outlined above reconfigure existing lots, revise setback standards, and allow single-family detached and attached dwellings improves access to lots, provides flexibility to respond to market demands, and protects natural features such as steep slopes and rock outcroppings, and preserves the basic purpose and intent of the underlying zone.

#### REQUESTED AMENDMENTS TO CONDITIONS OF APPROVAL

The proposed PD amendments necessitate revisiting existing conditions of approval that may inhibit the intended outcomes in the current proposal. The Applicant requests revisions to or the repeal of the existing conditions as part of the current applications to resolve internal inconsistencies with County code requirements, to correct factual inaccuracies, and/or to remove conflicts with the currently proposed PD amendment and Replat (preliminary plat) applications. The existing conditions of approval and applicable land use application are shown in *italics*, followed by the Applicant’s requested amendment and explanation in normal text.

##### **2005: Geologic Hazard Report (GH 05-11)**

5. *The property owner shall adhere to the requirements of the Section 3.320, Neskowin Rural Residential Zone (NeskRR) and Section 3.080, Planned Development Overlay Zone (PD).*

Request: Repeal the condition of approval completely as part of the proposed concurrent applications. As demonstrated in the findings, the proposal is consistent with the requirements of NeskRR and the PD overlay. The condition is redundant and unnecessary. Also, per County code, the Geologic Hazard Report is valid for 5 years from the date of preparation. Therefore, any future development on the proposed lots will be subject to analysis and recommendations from a new, current report.

##### **2005: Planned Development Subdivision (PD 05-13)**

- F. *All areas designated as open space, common area, wetlands, or the areas designated for development shall not be further subdivided for development purposes; however Lot 13 may be further partitioned into two separate lots at a future date subject to amendment of this Master Plan.*

Request: Repeal the condition completely because of inconsistency with the County code and the Applicant's current proposal. Also, repealing condition F is necessary to allow for the subdivision of current Open Space Tract 'A.' The County land use code and land division ordinance provide a pathway for amending PDs and subdividing lots in accordance with current standards. This condition is more restrictive than and inconsistent with the County code standards. The concurrent applications propose combining and reclassifying Lots 13a and 13b to create the relocated new "Open Space Tract 'A'" and change the existing Open Space Tract 'A' to two buildable residential Lots 57 and 58.

- J. Lots 28-39, 48A & 48B and 51-52 shall be ocean front lots with a maximum building height not to exceed 24 feet.*

Request: To the extent it is relevant to the current applications, the Applicant proposes that the condition be revised to update current lot numbering. Lots 47 and 48 are ocean front lots. They should replace references to Lots 48a and 48b. The Applicant understands that the NeskRR zone height standard is applicable.

**2007: Conditional Use (CU 07-14)**

- 2. The applicant/owner shall partition Lot 13 and 48 subject to the Tillamook County Land Division Ordinance.*

Request: Repeal the condition completely. The requirement addresses lot divisions, not the conditional use. The requirement is also no longer relevant, as both referenced lots have been divided.

- 4. The applicant/owner shall adhere to the requirements of the Section 3.320, Neskowin Rural Residential Zone (NeskRR) and Section 3.080, Planned Development Overlay Zone (PD).*

Request: Repeal the condition completely. As demonstrated in the findings, the proposal is consistent with the requirements of NeskRR and the PD overlay. The condition is redundant.

- 6. Lot 48 shall be considered an oceanfront lot and subject to a 24' height limitation.*

Request: Revise the condition to include current lot numbering. Lot 47 and 48 are oceanfront lots and subject to the 24-foot height limitation. The Applicant did not propose an alternative height in the PD and understands that the height standard of the NeskRR zone remains applicable.

- 7. All areas designated as open space, common area, wetlands, or the areas designated for development shall not be further subdivided for development purposes.*

Request: Repeal the condition completely. Repealing the condition is necessary to allow for the subdivision of existing Open Space Tract 'A' into two buildable residential lot, Lots 57 and 58. As described above, the County land use code and land division ordinance provide a pathway for amending PD as a conditional use and subdividing lots in accordance with current standards. This condition is more restrictive than and inconsistent with the County code standards.

9. *The development of the proposed partitions for Lots 13 and 48 shall be limited to the following: townhomes are approved for Lot 13 as partitioned into 2 lots and a single family detached dwelling is approved for each of the two proposed partition lots from Lot 48.*

Request: Repeal the condition completely. The condition is inconsistent with the current proposal, which combines and reclassifies Lots 13a and 13b to create the relocated new "Open Space Tract 'A'".

27-30. *Conditions 27 through 30 address future development of Lot 13.*

Request: Repeal the conditions completely. The condition is inconsistent with the current proposal, which combines and reclassifies Lots 13a and 13b to create the relocated new "Open Space Tract 'A'". These existing conditions of approval regarding development on Lot 13 are no longer applicable.

**2008: Major Partition (MP 08-02)**

4. *The name of the easement (access road) shall be Vanora Street.*  
10. *The proposed road, Vanora Street, shall not access more than 2 lots.*

Request: The Applicant requests that the County revise these conditions to be factually accurate. First, although the County defines Vanora Street as a road, clarification is needed to avoid future confusion because this road is part the panhandle portion of the existing Lot 48b (Tax Lot 4800 and proposed Lot 47), which is a private shared driveway with an access easement not required to meet the County street standards.

Additionally, this condition of approval stipulated that the access road (panhandle shared access easement driveway) serves no more than two lots, which ignored the existing residential lot (Tax Lot 6100), and no greater number of lots in the future. County Planning staff clarified that the referenced two lots were intended to be new proposed lots as well as the existing lot to remain. The Applicant's current proposal does not increase the number of proposed new lots served by Vanora Street, which is consistent with the prior decision. Vanora Street currently provides access to 3 lots (existing Tax Lots 4800, 4801, and 6100), and it provides access to 3 lots in the proposed concurrent applications. The 2-lot limitation is not derived from a Tillamook County code standard and does not accurately reflect existing conditions. County staff and the Planning Commission have discretion to allow additional lots to access Vanora Street, thereby allowing the existing condition to remain with the above clarification.

Based on the explanations provided here and the discretionary authority delegated to the Planning Commission, we request the Commission repeal or revise the conditions of approval as outlined above to resolve internal inconsistencies with County code requirements, to correct factual inaccuracies, and/or to remove conflicts with the currently proposed PD amendment and Replat (preliminary plat) applications.

## **V. Replat Approval Criteria – Supporting Facts and Findings**

This section is organized by documenting the applicable submittal requirements and approval criteria per Tillamook County Land Division Ordinance in ***bold italics***, followed by proposed findings in normal text.

### **SECTION 120: RE-PLATTING AND VACATION OF PLATS**

- (1) ***Any plat or portion thereof may be re-platted or vacated upon receiving an application signed by all of the owners as appearing on the deed, or vacated pursuant to subsection (5) or (6).***

Findings: The proposal is a Replat (preliminary plat) of the existing lots within the Sahhali South subdivision. As such, the authorized owner of the subject lots has signed the application. This submittal requirement is met.

- (2) ***The same procedure and standards that apply to the creation of a plat (preliminary plat followed by final plat) shall be used to re-plat a recorded plat.***

Findings: As noted above, the proposal is a Replat (preliminary plat) of lots within an existing recorded plat. The applicable procedures are codified in LDO Section 060 and the approval criteria are found at LDO Section 070(1)(a) through (i). The required findings responding to the submittal requirements and applicable approval criteria are provided below.

- (3) ***Limitations on replatting include, but are not limited to, the following:***
- (a) ***a replat shall only apply to a recorded plat;***
  - (b) ***a replat shall not vacate any public street or road; and***
  - (c) ***a replat of a portion of a recorded plat shall not act to vacate any recorded covenants or restrictions.***

Findings: The Applicant understands the listed limitations. The proposed Replat only applies to recorded platted lots. It does not include the other listed limitations.

- (6) ***Vacation of lot lines: Owner Consent. Notwithstanding the above provision, and as authorized in ORS 368, one or more interior lines in an approved subdivision or partition may be vacated upon written consent from 100 percent of those who own the private property proposed to be vacated; or in cases involving public property, written consent shall be obtained from 100 percent of property owners abutting the public property proposed to be vacated.***
- (a) ***A pre-application conference and administrative action fee shall be required. Property owner consent shall be obtained by the applicant and submitted to the Planning Department on forms provided by the County. Those owners whose consent signature is required shall be identified by the Planning Department. Property owner consent signatures shall be verified by sending a copy of the signed consent form to each identified property owner.***

Findings: The proposed Replat includes the vacation of the interior lot line between existing Lots 13a and 13b, which results in a single lot. This lot is the relocated and reclassified proposed new "Open Space Tract A." The Applicant is the current owner of these lots. All necessary signatures are provided. As required by code, the Applicant has participated in the required pre-application conference with Tillamook County staff. This criterion is met.

- (b) The line vacation shall be approved:**
  - i. Upon verification of the required consent signatures, and**
  - ii. After the Director or the Public Works Director file a written report finding that the action**
    - 1. Complies with applicable land use regulations;**
    - 2. Facilitates development of the private property subject to the vacation; and,**
    - 3. Any vacation of public property is in the public interest.**

Findings: The proposed Replat includes the vacation of the interior lot line between existing Lots 13a and 13b, which results in a single lot. This lot the relocated and reclassified proposed new "Open Space Tract 'A'". The Applicant is the current owner of these lots. All necessary signatures are provided. The proposed tract complies with the applicable land use regulations as provided in the proposed amended PD. The proposed relocated new "Open Space Tract 'A'" on one single consolidated lot is not intended for development. Subcriterion (ii)(2) is not applicable. The vacation of an interior lot line does not affect public property. Subcriterion (ii)(3) is not applicable. The applicable criteria are met.

#### **SECTION 060: PRELIMINARY PLAT SUBMISSION REQUIREMENTS**

- (1) Applications for Preliminary Plat approval shall contain the following information:**
  - (a) General Preliminary Plat Requirements. Information required for a Type II Review (for partitions) or Type III Review (for subdivisions), pursuant to Article 10 Section 070 and Section 080, respectively.**

Findings: See the following section for the Applicant's findings under LDO Section 070.

- (b) Preliminary Plat Information. In addition to the general information described in Subsection (a) above, the Preliminary Plat application shall consist of drawings and supplementary material adequate to provide the following information, in quantities determined by the County Surveyor and Tillamook County Planning Commission.**
  - i. General Information.**

Findings: The attached plan set includes the required general information. This submittal requirement is met.

- ii. Existing Conditions. Except where the Director deems certain information is not relevant, applications for Preliminary Plat approval shall contain all of the following information on existing conditions:**

Findings: The Attachments G, H, I, and J, provided for reference only, include copies of the previously approved Sahhali South subdivision plats, construction plans, and “as built” plans, which show existing constructed infrastructure. This submittal requirement is met.

- iii. Proposed Development. Except where the Director deems certain information is not relevant, applications for Preliminary Plat approval shall contain all of the following information on the proposed development:***

Findings: The future proposed development as part of the proposed amendments is the construction of residential dwellings on the proposed reconfigured lots within a previously approved and recorded subdivision. As a previously approved subdivision with numerous existing dwellings in the surrounding area, the necessary utility services have been installed and infrastructure constructed. The attached plan set includes the relevant required development information, such as proposed setbacks, easements, and other elements relevant to the proposed reconfigured lots. This submittal requirement is met.

- (c) Any of the following information may be required by the Department to supplement a proposed subdivision plan:***
- i. If the Subdivision plat occupies only part of a tract owned or controlled by a developer, a sketch of preliminary street layout in the undivided portion.***
  - ii. Special studies of areas which appear to be hazardous due to local geologic conditions.***
  - iii. Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met.***
  - iv. Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction.***
  - v. Profiles of proposed drainage ways.***
  - vi. In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met.***
  - vii. If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil.***
  - viii. Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines.***

Findings: The future proposed development as part of the proposed amendments is the construction of residential dwellings on lots that are proposed to be reconfigured within a previously approved and recorded subdivision. As a previously approved subdivision with numerous existing dwellings in the surrounding area, the necessary utility services have been installed and the infrastructure constructed consistent with prior County approvals. New or extended public facilities and services, such as public

utilities or street networks, are not proposed as part of the subject concurrent applications. The items listed in subsection (c) are not relevant to the subject applications because the improvements are existing and proposed to remain. The attachments include the relevant required supplemental information, including a service letter from the Neskowin Regional Water District and a letter from Smith & Associates, Inc. regarding the Oregon Department of Environmental Quality (DEQ)-approved sewage treatment and disposal system. These letters document that there is sufficient capacity to accommodate the existing subdivision and proposed reconfigured lots, as there is no net increase in the total number of lots. This submittal requirement is met.

- (d) Fifteen (15) legible “to scale” hard copies, or a lesser amount as deemed necessary by the Director, and one digital copy of the preliminary plat and all supplementary materials shall be submitted to the Department.**

Findings: The required legible and appropriately scaled hard copies have been submitted to County staff for review and distribution to the Planning Commission. This submittal requirement is met.

**SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA**

- (1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:**

- (a) The land division application shall conform to the requirements of this ordinance;**

Findings: The land division application conforms to the requirements of this ordinance. See detailed findings below and the attached plan set. The criterion is met.

- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;**

Findings: The existing lots within Sahhali South identified as Lots 13a and 13b (relocated proposed new “Open Space Tract A”), Lots 14-19, Open Space Tract ‘A’ (proposed Lots 57 and 58), and Lots 46, 47, 48a and 48b (proposed Lots 46-48) are included in the concurrent applications. The proposal includes the reconfiguration of existing lot lines within the previously approved and recorded subdivision. The proposed replat creates rectilinear lots that are oriented toward the street frontage. All lots abut a street for at least 25 feet. This includes both the private street network and Vanora Street, which is a shared private road with an access easement over the panhandle of proposed Lot 47. The proposed uses – single-family detached and attached dwellings – are permitted and conditionally permitted in the NeskRR zone. As described previously, unique setbacks have been established for the proposed lots and housing types enabled through the conditional use process for the PD.

Per LUO 3.220(4)(a), the minimum lot size in the NeskRR zone is 20,000 square feet (0.459 acres). The existing County-approved subdivision includes lots that are about 0.09 acres (3,920 square feet). This

dimensional standard converts to a maximum density of 2.18 dwellings per acre. The total acreage for Sahhali South is about 75.3 acres. The proposed land swap of the existing Open Space Tract 'A' to residential Lots 57 and 58 and existing Lots 13a and 13b to the relocated proposed new "Open Space Tract 'A'" results in a slight increase from 56.14 to 56.68 acres dedicated to open space and a decrease from approximately 29.16 to 28.62 acres dedicated to residential development. There are 57 proposed lots in the subject applications that will be spread across the reduced approximately 28.62 acres. The resultant density is 1.99 dwellings per acre, which is less than the maximum 2.18 dwellings per acre in the NeskRR zone. The existing approved subdivision has a density of 1.98 dwellings per acre. The minimal increase to 1.99 lots per acre is consistent with the applicable standards.

The findings addressing the standards in Section 150 are provided below. The criterion is met.

- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;**

Findings: The proposed replat reconfigures Lots 14-19 so that they are rectilinear oriented toward Proposal Point Drive, which will effectively improve access to the individual lots. The proposed Lot 46 will be reconfigured to include the eastern portion of current Lots 46 and 47 with access to Proposal Point Drive. The proposed Lot 47 will be reconfigured to include the western portions of current Lots 46, 47, and portions of 48b with access to Proposal Point Drive via Vanora Street, a private shared driveway with an access easement serving 3 lots (proposed Lots 47 and 48 and the existing Tax Lot 6100, which is not part of this application). The proposed Lot 48 will be reconfigured to include portions of the current Lots 48a and 48b with shared access to Proposal Point Drive via the Vanora Street.

The proposal is a reconfiguration of existing lot lines within a previously approved and recorded subdivision. The necessary public improvements, facilities, and services have already been installed and the infrastructure constructed consistent with prior County approvals. The attached plan set includes the relevant required information. The criterion is met.

- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;**

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. The final plat name adheres to the County's naming conventions. The County Surveyor has certified the proposed name Sahhali South Replat. The criterion is met.

- (e) ***The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;***

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. As such, the streets, utilities, and surface water drainage facilities are existing to remain consistent with the previous County approvals. The criterion is met.

- (f) ***All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;***

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. The previously approved subdivision included private common areas, including the current Open Space Tract 'A' that is proposed to become two residential Lots 57 and 58. The existing Lots 13a and 13b (Tax Lots 1300 and 1301) are the relocated and reclassified proposed new "Open Space Tract 'A'". There are no proposed improvements on the relocated new "Open Space Tract 'A'". The relocated new "Open Space Tract 'A'" is identified on the attached plan set. The Sahhali South homeowners association assumes maintenance of the relocated proposed new "Open Space Tract 'A'". There are no other existing private common areas included in the proposed Replat application. Therefore, this criterion is met.

- (g) ***Provisions for access to and maintenance of off-right-of-way drainage, if any;***

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. As such, the provisions for access to and maintenance of existing off-right-of-way drainage are consistent with prior County approvals. The proposed replat of existing legal lots does not alter rights-of-way. Therefore, this criterion is not applicable.

- (h) ***Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and***

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. The Applicant is not aware of any required State or Federal permits for the proposed development. Therefore, this criterion is not applicable.

To the degree it is relevant to this criterion, the Applicant has coordinated with the Division of State Lands (DSL) to clarify the scope of the current proposal. The Applicant shared exhibits with DSL staff that outlined the limited geographic extent of the proposed PD amendment and associated replat, and the Applicant proactively submitted a wetland delineation report to DSL to demonstrate that the proposed amendments and lot reconfigurations do not affect jurisdictional wetlands. The Applicant received a DSL

concurrence letter that approved the Sahhali South wetland delineation (see attachments for DSL record no. WD 2022-0226). The approval letter confirms that there are no wetlands on the lots that are the subject of this Replat (preliminary plat). Therefore, no further wetland analysis or review is required. See attachments for more details.

- (i) ***Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:***
  - (i) ***Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.***
  - (ii) ***Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.***

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. As such, improvements and conditions required by the road authority, Tillamook County, special districts, utilities, and other service providers have been met and are consistent with prior County approvals. All necessary infrastructure and utilities have already been constructed throughout the project area and have adequate capacity to serve the overall subdivision.

The Neskowin Regional Water District has provided a letter stating that water is and will be available for all lots in the subdivision. The proposed changes will have a “negligible” impact on the water demand. A registered environmental health specialist has deemed the sewage treatment and disposal system to have sufficient capacity to serve all the lots in the development, including those in the subject application. See attachments for more details. The criterion is met.

## **SECTION 150: DEVELOPMENT STANDARDS FOR LAND DIVISIONS**

***The following requirements and standards shall apply to all land divisions:***

- (1) ***WATER SUPPLY: All lots or parcels shall either be served by a public domestic water supply system conforming to State of Oregon specifications, or the lot size shall be increased to provide such separation of water sources and sewage disposal facilities as the Sanitarian considers adequate for soil and water conditions. Lot sizes in areas without public water supplies shall be adequate to maintain a separation of at least 100 feet between each well and sewage disposal facility, and shall be at least 100 feet wide and 20,000 square feet in area.***

Findings: Sahhali South is in the Neskowin Regional Water District. The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. As such, the public domestic water supply conforms to State of Oregon specifications and is consistent with prior County approvals. The Neskowin Regional Water District has provided a letter stating that water is and will be available for all lots in the Sahhali South subdivision. The water supply is sufficient to serve the

existing and proposed reconfigured lots, which will not impact the District's ability to meet demand. See the attachments and plan set for details. The criterion is met.

- (2) ***SEWAGE: All lots or parcels shall either be served by a public or community sewage disposal system conforming to state specifications and the policies and intent of the Comprehensive Plan, or the lot size shall be increased to provide sufficient area for an individual subsurface sewage disposal system. Such systems shall be approved by the County Sanitarian, considering soil and water conditions and the nature of the water supply.***

Findings: A Community Septic System provides sanitary sewer for the overall subdivision under Department of Environmental Quality (DEQ) Water Pollution Control Facilities Permit #102860. The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. There is no net increase in the total number of lots. As such, the current community sewage disposal system conforms to State of Oregon specifications, is subject to inspections, and is consistent with prior County approvals. The sewage treatment and disposal system has been deemed to have sufficient capacity to serve all the lots in the development, including the proposed changes, by a registered environmental health specialist. See the attachments for details. The criterion is met.

- (3) ***STREETS, GENERAL: The developer shall grade and improve all streets in the subdivision or partition, and shall extend such streets to the paving line of existing streets, in conformance with standards contained in this Ordinance. Street improvements shall be provided consistent with the standards in Sections 150 and 160, and shall include curbs and shoulders to the extent that they are required by the density or character of development. Improvements may be required by the Public Works Department on streets serving, but not within the boundaries of, the Subdivision or through the Partition of a parcel with a buildout potential of 5 or more parcels. Such improvements which are required in areas not within the plat perimeter shall be limited to the extent required to serve the proposed Subdivision or Partition.***

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. As such, the streets have been improved, are consistent with the standards in Sections 150 and 160, and are consistent with prior County approvals. No public improvements are proposed.

The reconfigured Lots 14-19 and proposed Lots 57 and 58 have access to the existing Proposal Point Drive, a private street within the existing subdivision. Proposal Point Drive is improved to County standards. The Vanora Street label was applied to a shared private driveway (or road as defined in LDO) with an access easement over the pole portion of a flag lot during the 2008 major partition described above. The pole is part of the private existing Lot 48b (Tax Lot 4800). The private shared driveway with an access easement provides access to 3 existing lots – Tax Lots 4800, 4801, and 6100. The current proposal will result in 3 lots taking access from the private shared access driveway (or road as defined in

LDO) – Lots 47, 48 and existing Tax Lot 6100, which is not part of this application. There is no net change in the number of lots taking access from Vanora Street. Per LUO codified definitions, to a shared private road with an access easement over the pole portion of the existing Tax Lot 4800 is defined as a street or road and provides legal access.

Consistent with the flag lot definition and standards, the access easement is a minimum of 25-feet wide. Per referral comments from the Nestucca Rural Fire Protection District (see attachments), the current Vanora Street paving width is sufficient to provide emergency service access. Fire Chief James Oeder confirmed that the existing Vanora Street and turnaround are sufficient for fire and emergency access, per LDO Section 160(4)(b). See the attached email titled “Re: Tillamook County Project-Fire Access Code Info”. Although not applicable to these land use applications, the Fire Chief has recommended providing fire suppression sprinklers to the future houses as applicable, which will be evaluated at the time of building permit application submittal. No additional improvements to Vanora Street are necessary.

**(4) ACCESS:**

- (a) *All parcels created by a partition shall abut a public road or a private easement for at least 25 feet for access. All private easements serving four or fewer lots shall be at least 25 feet wide, unless a lesser width is approved by the Public Works Department.***

Findings: The proposed replat maintains the existing condition that only 3 lots take access from Vanora Street, a private shared driveway (or road as defined in LDO) with an access easement over the pole portion of a flag lot. Vanora Street provides access to Proposal Point Drive. The shared access easement is applied to the pole portion of the flag lot that runs over the existing Lot 48b and proposed Lot 47. The pole and associated private access easement are consistent with the minimum 25-foot width. This criterion is met.

- (b) *All parcels or lots created by a subdivision shall abut a street or private road, other than an alley, for at least 25 feet at a point which can be developed for safe access.***

Findings: The proposal is a replat of existing legal lots. As discussed above, Vanora Street provides access to 3 lots. Each lot abuts Vanora Street for at least 25 feet, with the exception of proposed Lot 47, which contains the Vanora Street shared access easement. Proposal Point Drive provides access to proposed adjusted Lots 14-19. Each lot width exceeds the minimum 25-foot lot width. The existing Proposal Point Drive also provides access to proposed Lots 57 and 58. Both Lot 57 and 58 are approximately 50 feet wide, which exceeds the minimum 25-foot lot width. All proposed reconfigured lots can be developed for safe access. The criterion is met.

- (5) **STORM DRAINAGE SYSTEMS:** *Such grading shall be performed and drainage facilities installed conforming to Tillamook County Public Works Department specifications as are necessary to provide proper drainage within the development and other affected areas in order to secure safe, healthful and convenient conditions for the residents of the Subdivision and the general public. When feasible, and when such off-site drainage facilities have the capacity to carry the increased drainage flow, drainage facilities in the development shall be connected to drainage facilities outside the development. Areas subject to inundation shall comply with the applicable provisions of the Tillamook County Land Use Ordinance. Provisions for the access and maintenance of storm drainage facilities that are not located in a public right of way shall be provided as required in accordance with adopted County standards. An easement or tract with adequate width for access and maintenance of drainage facilities shall be provided.*
- (a) *Design exceptions to these standards may be approved by the Tillamook County Public Works Director. For subdivisions, such approval is subject to approval ratification by the Planning Commission. The County Engineer may, in concurrence with the Community Development Department, approve design exceptions to these standards for partitions. Design exceptions may only be approved if the provisions of Section 110: Minor Revisions to Preliminary Approved Land Divisions are met.*

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. As such, the storm drainage system has already been constructed consistent with prior County approvals. There are no proposed changes to the off-site stormwater drainage system serving the overall subdivision. The proposed reconfigurations do not include any design exceptions related to the storm drainage system. The criterion is met.

- (b) **When lot sizes are increased to provide separation of water sources and sewage disposal systems, but are likely to be capable of further division as described in Section 050 of this Ordinance, the requirements of Section 050 must be met.**

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. The existing Sahhali South development has a water and sewage disposal system that serves the community. The proposed lot sizes are not increased to account for separation requirements. In fact, as enabled through the Conditional Use process, the existing and proposed lots are less than the required minimum lot size in the Neskowin Rural Residential base zone. Therefore, the criteria at LDO Section 050 are not applicable.

- (6) **BLOCKS:**
- (a) **GENERAL:** *The length, width and shape of blocks shall take into account the need for adequate lot size and street width, and shall recognize the limitations of the topography.*

- (b) **SIZE:** *No block shall be more than 1,000 feet in length between street corner lines unless it is adjacent to an arterial street or unless topography or the location of adjoining streets requires otherwise. The recommended minimum length of blocks along an arterial is 2,000 feet.*

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. As such, existing block lengths, widths, shapes, and overall size are existing to remain and are not proposed to change. The proposed replat does not impact the size or shape of any existing blocks. The criteria are met.

(7) **BUILDING LINES**

- (a) *If special building setback lines are to be established in the Subdivision, they shall be shown on the preliminary Subdivision plat. If setbacks are proposed which are less than the minimum requirements contained either in the Land Use Ordinance or in Section 100 of this Ordinance, the Planning Commission may approve such special setbacks only in accordance with the requirements of Section 080 of this Ordinance. Special setback lines shall not be established which would preclude the use of insolation for alternative energy production on adjacent lots.*

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. As such, existing setbacks are consistent with prior County approvals, and the setbacks shown on the plan set are consistent with those proposed through the Conditional Use review process for the PD, which revises the setback standards, as follows.

**Proposed Setbacks Table**

Lot No.	Setbacks for Attached Dwellings	Setbacks for Detached Dwellings
14-19	Front: 20' Street side: N/A Side: 10' Side (shared lot line): 0' Rear: 10'	Front: 20' Street side: N/A Side: 10' Rear: 10'
46-48	N/A	Front: 20' Street side: 5' (only applicable to north side of Lot 46) Side: 10' Rear: 10'
57 & 58	Front: 20' Street side: 10' Side: 10' Side (shared lot line): 0' Rear: 10'	Front: 20' Street side: 10' Side: 10' Rear: 10'
Lot No.	General Setbacks	
Open Space Tract 'A'	Front: 20' Street side: 10' Side: 10' Rear: 10'	

As described previously, the proposed Conditional Use amendment will simplify the design and therefore the development of the subject Lots 14-19, 46-48, 57 and 58, and the reconfiguration will decrease development impacts on the natural features by reducing the need to excavate steep slopes. The proposed Replat is consistent with the Conditional Use and PD amendment. The criterion is met.

**(8) LAND FOR PUBLIC PURPOSES**

- (a) *If the County has an interest in acquiring any portion, besides dedicated roads, of any proposed Subdivision for a public purpose, or if the County has been advised of such interest by a school district or other public agency, and there is written notification to the developer from the County that steps will be taken to acquire the land, then the Commission may require that those portions of the Subdivision be reserved, for a period not to exceed one year, for public acquisition at a cost not to exceed the value of the land.*

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. There are no increases in development density or intensity that would justify such acquisitions. The County staff in prior pre-application meetings have not indicated the need to acquire land for public purposes. The criterion is not applicable.

- (9) **DEDICATIONS.** *The Commission may require as a condition of approval the dedication to the public of rights-of-way for public purposes. All dedications must appear on the final plat, and be approved by the County prior to recording.*

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. There are no increases to development density or intensity that would justify dedications. The existing subdivision is accessed by a private street network. The County has not indicated the need to dedicate public rights-of-way. As such, existing public rights-of-way dedications are consistent with prior County approvals. The criterion is not applicable.

(10) **EASEMENTS**

- (a) **UTILITY LINES:** *Easements for utilities shall be dedicated whenever necessary.*  
(b) **PEDESTRIAN WAYS:** *When desirable for public convenience, pedestrian ways may be required to connect cul-de-sacs or to pass through unusually long or oddly-shaped blocks.*

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. As such, the existing utility lines and pedestrian ways are within existing easements, as necessary, and are consistent with prior County approvals. There are no proposed changes to the existing easements. The criteria are met.

(11) **LOTS**

- (a) **SIZE:** *Lot sizes shall conform to standards contained in the Tillamook County Land Use Ordinance. Lots reserved for commercial or industrial purposes shall be adequate to provide off-street parking and service facilities required by the type of use proposed.*

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. As permitted through the Conditional Use process, the project area is governed by a PD that has established unique lot and development standards. These include lot sizes that are smaller than that required in the NeskRRR zone. The existing and proposed lot sizes are consistent with prior County approvals and the PD. See the attached plan set for details. The criterion is met.

- (b) *In areas that will not be served by a public water supply or a public sewer, minimum lot sizes shall conform to the requirements of the County Health Department and shall take into consideration requirements for water supply and sewage disposal.*

Findings: Sahhali South is in the Neskowin Regional Water District and the project area is served by a public water supply. A Community Septic System provides sanitary sewer for the overall subdivision under Department of Environmental Quality (DEQ) Water Pollution Control Facilities Permit #102860. The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. There is no net increase in the total number of lots. As such, the current community sewage

disposal system conforms to State of Oregon specifications, is subject to inspections, and is consistent with prior County approvals. The sewage treatment and disposal system has been deemed to have sufficient hydraulic capacity to serve all the lots in the development, including the proposed changes, by a registered environmental health specialist. See the attachments and plan set for details. The criterion is met.

**(c) ACCESS: Each lot shall abut upon a street or private road, other than an alley, for a width of at least 25 feet.**

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. The proposed replat of Lots 14-19 and Lots 57 and 58 creates rectilinear lots that are oriented toward Proposal Point Drive. Each lot has frontage exceeding the minimum 25-foot width.

Proposed Lot 46 is reconfigured to include the eastern portions of current Lots 46 and 47 with access to Proposal Point Drive. Proposed Lot 47 is reconfigured to include the western portions of current Lots 46, 47 and 48b. The reconfigured Lot 47 has access to Proposal Point Drive via the pole portion of this flag lot, referred to as Vanora Street, which is a shared private driveway (or road as defined in LDO) with and access easement. The proposed Lot 48 is reconfigured to include portions of the current Lots 48a and 48b. The reconfigured Lot 48 has shared access to Proposal Point Drive via Vanora Street. Each of these reconfigured lots abuts a street or private road for a width of at least 25 feet. See the attached plan set for details. The criterion is met.

**(d) THROUGH LOTS: Through lots shall be avoided except where they are essential to provide separation of residential development from major traffic arteries or adjacent nonresidential activities or to overcome specific disadvantages of topography and orientation.**

Findings: The existing Open Space Tract 'A' is proposed as two residential Lots 57 and 58 on the attached plan set. Each is a through lot that has frontage on both Proposal Point Drive and Heron View Drive. The proposed through lots are necessitated by the existing street alignment, which responds to topography. Heron View Drive is aligned to provide sufficient buildable area between the coastal wetland – contained within existing Tax Lot 200 – and the street. Proposed Lots 57 and 58 are being created from the residual area created by the Heron View Drive alignment. These two through lots are consistent with the existing development pattern of dwellings oriented toward Proposal Point Drive. The criterion is met.

**(e) LOT SIDE LINES: Where possible, the side lines of lots shall run at right angles to the street upon which the lots face, unless a different angle is required to provide optimum solar orientation, or is necessary to conform to topography or road orientation.**

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. The proposed reconfiguration includes the replat of Lots 13a and 13b (relocated proposed new "Open Space Tract 'A'"), Lots 14-19, Open Space Tract 'A' (proposed Lots 57 and 58),

and Lots 46, 47, 48a and 48b (proposed Lots 46-48). The proposed reconfiguration of Lots 14-19 creates rectilinear lots that are oriented toward Proposal Point Drive. The proposed side lines of lots run at right angles to Proposal Point Drive.

Proposed Lot 46 will be reconfigured to include the eastern portion of current Lots 46 and 47 with access to Proposal Point Drive. The proposed replat of existing Open Space Tract 'A' creates residential Lots 57 and 58. Proposed Lots 46, 57, and 58 are oriented at nearly right angles to Proposal Point Drive. Proposed Lot 47 will be reconfigured to include portions of current Lots 46, 47 and 48b. Proposed Lot 48 will be reconfigured to include portions of the current Lots 48a and 48b with shared access to Proposal Point Drive via Vanora Street. As described previously, the reconfiguration is intended to avoid challenging topography and avoid rock outcroppings. Based on these existing conditions, proposed Lots 47 and 48 respond to the context and do not orient at right angles to the abutting street. See the attached plan set for details. The criterion is met.

- (f) GRADING: Grading shall conform to a plan approved by the County Public Works Director.**

Findings: The proposal includes the reconfiguration of existing lot lines within a previously approved and recorded subdivision. As such, the existing grading is consistent with prior County approvals. There is no site grading proposed for home construction as part of these applications. All site improvements are existing and are to remain. The proposed replat will allow for setbacks outside of steep slopes, reducing potential risks to development. See the attached plan set for details. The criterion is met.

#### **SECTION 160: STREET IMPROVEMENTS**

***The design, improvement, and construction of all roads and streets resulting from the division of land shall comply with the following standards and requirements, to the extent possible given topography, aesthetics, safety, or other design considerations.***

##### **(1) STREETS - GENERAL**

Findings: All public and private streets within and adjacent to the Sahhali South development have been constructed consistent with the previous County-approved Sahhali South subdivision. There are no proposed street improvements included in the current proposal. The criteria are not applicable.

##### **(2) ROADWAY WIDTH AND ALIGNMENT STANDARDS**

- (a) *The design, improvement, and construction of all streets resulting from the division of land or creation of an access easement shall comply with the County Public Road Improvement Ordinance design standards, as well as the following standards and requirements.***

Findings: All public and private streets within and adjacent to the Sahhali South development have been constructed consistent with previous County-approvals. There are no proposed street improvements included in the current proposal. As described above, Proposal Point Drive is constructed to County

standards, and the proposed replat does not affect the existing street. The 3 lots that Vanora Street (the shared private driveway (or road as defined in LDO) with an access easement, which is the panhandle portion of proposed Lot 47) have the requisite 25-feet of frontage on and lot width along the easement. Furthermore, the Applicant has coordinated with the current Fire Chief of the Nestucca Rural Fire Protection District to review the existing Vanora Street. The Fire Chief has confirmed that the existing turnaround is sufficient to access the proposed reconfigured lots. The criterion is met.

**(3) MINIMUM RIGHT-OF-WAY WIDTHS:**

Findings: All public and private streets within and adjacent to the Sahhali South development have been constructed consistent with the previous County approvals. There are no new proposed streets. Therefore, additional right-of-way is not necessary. These development criteria are not applicable.

**(4) DEAD END STREETS**

- (a) A dead end street is allowed if all of the following conditions exist:**
  - i. The street is a Minor Local Street or a Minimum Local Street, and**
  - ii. the street is not more than 2000 feet in length, and**
  - iii. the street serves no more than 18 dwellings.**
- (b) A dead end street shall terminate with a turnaround adequate for emergency vehicle turnaround. Temporary dead end streets shall have temporary turnarounds within temporary easements which may expire upon the extension of the street into adjacent land.**

Findings: All dead-end streets within the Sahhali South subdivision have been constructed consistent with the previous County-approvals. The proposed replat of existing legal lots does not affect the existing private rights-of-way (Proposal Point Drive) or private shared road with an access easement (Vanora Street). The Applicant has coordinated with the current Fire Chief of the Nestucca Rural Fire Protection District to review the existing Vanora Street, and the Fire Chief confirmed that he approves the existing turnaround as sufficient to access the proposed reconfigured lots. See attachments for details of that collaboration. This criterion is met.

**(5) FUTURE EXTENSION OF STREETS:**

- (a) Streets shall be extended to the parcel boundary where they are necessary to serve adjoining properties or to improve traffic circulation in and around the tract.**
- (b) Public streets may be required through the subdivisions when it is necessary to:**
  - i. provide for continuation, through projection, of an existing principal street in the surrounding areas; or**
  - ii. permit future subdivision of adjoining land.**

Findings: The proposed replat of existing legal lots does not affect the alignment of the existing private street network. The surrounding natural resources preclude extensions of the existing private street network to other adjoining properties to the west, south, and east. Existing streets connect northward to the abutting development. These factors demonstrate that the development criteria are not applicable.

**(6) INTERSECTIONS**

Findings: There are no new proposed streets or proposed intersections. These development criteria are not applicable.

**(7) IMPROVEMENTS TO EXISTING STREETS: *Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way and surfacing shall be provided by the applicant as part of the Subdivision or Partition.***

Findings: The existing private streets within and adjacent to the Sahhali South development have been constructed consistent with the previous County-approvals. Additional private rights-of-way are not necessary to serve the residential development that will occur on the lots that are the subject of the current proposal. These development criteria are not applicable.

Sections **LDO 150(8)** through **(11)** are not applicable to the proposal. Each subsection includes detailed requirements for public streets. The proposed replat of existing legal lots does not include new streets.

**VI. Conclusion**

Based on the information and findings contained in this written statement, associated attachments and drawings, the proposed concurrent CU and Replat applications meet the criteria of approval in the Tillamook County code. Therefore, the Applicant requests that the Hearings Official approve the proposal as presented. Both the Applicant and the Applicant's representative are available for questions, as necessary.

ZG/KT

cc: Richard Boyles, *Sahhali South LLC*  
Eric Lynch, CRWE, PLS, *S&F Land Services*

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## Attachment Contents

ATTACHMENT A	Tax Assessor's Map
ATTACHMENT B	<u>FIRM Flood Insurance Rate Map</u> , Map Number 41057C0865F
ATTACHMENT C	Correspondence with Nestucca Rural Fire Protection District, Fire Chief James Oeder, dated October 19, 2023.
ATTACHMENT D	Approval of Wetland Delineation Report for Sahhali South Replat, Peter Ryan, SPWS Aquatic Resource Specialist, Oregon Department of State Lands, dated January 17, 2023.
ATTACHMENT E	Sahhali South Subdivision Water Availability memo, Troy N. Trute, General Manager, Neskowin Regional Water District, (no date).
ATTACHMENT F	Sewage Treatment & Disposal System capacity memo, John L. Smits, REHS, Smits & Associates, Inc., dated December 3, 2021.
ATTACHMENT G	Sahhali South, Partition Plat no. 2009-4
ATTACHMENT H	Sahhali South, Partition Plat no. 2009-5
ATTACHMENT I	Sahhali South Construction Plans: Sheet 8 of 16 Water Plans & Sanitary Sewer "As Builts" and Sheet 10 of 16 Power & Utility Plan "As Built", January 2, 2007 (For Reference Only)
ATTACHMENT J	Sahhali South Construction Plans To Create 2 New Parcels Lot 13 and 48, June 11, 2008 (For Reference Only)
ATTACHMENT K	Sahhali South HOA meeting minutes
ATTACHMENT L	Plat naming approval by County Surveyor

Tillamook County  
Concurrent Conditional Use and Replat (Preliminary Plat) Applications  
Attachments

**ATTACHMENT A**

Tax Assessor's Map

22-10

Tillamook County  
Concurrent Conditional Use and Replat (Preliminary Plat) Applications  
Attachments

**ATTACHMENT B**

FIRM Flood Insurance Rate Map  
Map Number 41057C0865F



**ATTACHMENT C**

Correspondence with Nestucca Rural Fire Protection District  
Fire Chief James Oeder  
dated October 19, 2023

## Kristen Taylor

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**From:** Jim Oeder <[joeder@nrfpd.com](mailto:joeder@nrfpd.com)>  
**Sent:** Thursday, October 19, 2023 10:02 AM  
**To:** Kristen Taylor  
**Cc:** Shane O'Neil; Richard Boyles; Melissa Jenck; Zach Galloway  
**Subject:** Re: Tillamook County Project - Fire Access Code Info

Yes I am good with this, the sprinklers are a recommendation.

James Oeder  
Fire Chief  
Nestucca RFPD  
503-392-3313 office  
503-812-2422 cell  
[joeder@nrfpd.com](mailto:joeder@nrfpd.com)

On Thu, Oct 19, 2023 at 9:59 AM Kristen Taylor <[ktaylor@tbg-arch.com](mailto:ktaylor@tbg-arch.com)> wrote:

Chief Oeder,

Thank you once again for meeting with us this morning to discuss your observations after your site visit.

Based on the following feedback from you, we will move forward and submit the required land use applications to City planning staff before the end of the year. Please let us know if I have inadvertently misrepresented anything.

- Existing Varona Street has the minimum required width and the existing hammerhead on Varona Street is in the correct location and sufficient to serve the lots.
- You are not worried about the driveway grades because of the short distances conceptually presented from Varona Street and the houses.
- When the houses are designed, you will not require a sprinkler system for a house area less than 2,500 SF. For a house 3,000 SF or larger, you will require a sprinkler system. You will evaluate a proposed house between 2,500 SF and 3,000 SF if a sprinkler system will be required based on the design and how easy it is to get to the house.
- You are comfortable with whatever will be proposed for a final design based on the existing conditions and the above parameters using the general idea presented in the concepts as a reference.

Thank you and have a nice rest of your week.

Kristen

**Kristen G. Taylor, CSBA (she/her)** | 541.687.1010 x 115

**TBG Architects + Planners**

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**From:** Kristen Taylor  
**Sent:** Thursday, September 28, 2023 3:10 PM  
**To:** [joeder@nrfd.com](mailto:joeder@nrfd.com)  
**Cc:** Shane O'Neil <[SONeil@tbg-arch.com](mailto:SONeil@tbg-arch.com)>; Richard Boyles <[rboyles@meretehotels.com](mailto:rboyles@meretehotels.com)>  
**Subject:** RE: Tillamook County Project - Fire Access Code Info

Chief Oeder,

Thanks for taking the time to meet with us this morning and for visiting the site to see if the existing Varona Street with the existing small pull out/dogleg area (existing street shown on Partial Site Diagram – Fire Access) will be acceptable in width and design as is with the truncated existing “turnaround.” (The dashed lines represent where the required hose length, etc. dimensions were taken from.)

- If you decide as allowed per OFC 503.1.1, that you approve the presented fire apparatus access road requirements listed in OFC Section 503.1 and 503.2, what exception(s) will be applicable to the proposed future developments?
  - Exception 1.1 - buildings are equipped with an approved automatic sprinkler system installed in accordance with the building and fire code.
    - The property owner has indicated a willingness to sprinkler the future one-family dwellings if required.
  - Exception 1.3 - there are not more than two nonsprinklered one- and two-family dwellings.

Thank you,

Kristen

**Kristen G. Taylor, CSBA (she/her) | 541.687.1010 x 115**

**TBG Architects + Planners**

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**From:** Kristen Taylor  
**Sent:** Wednesday, September 27, 2023 6:03 PM  
**To:** [joeder@nrfd.com](mailto:joeder@nrfd.com)  
**Cc:** Shane O'Neil <[SONeil@tbg-arch.com](mailto:SONeil@tbg-arch.com)>; Richard Boyles <[rboyles@meretehotels.com](mailto:rboyles@meretehotels.com)>  
**Subject:** FW: Tillamook County Project - Fire Access Code Info

Chief Oeder,

Thank you for taking the time to virtually meet with Shane and me tomorrow morning. Please find attached a concept diagram for illustration purposes to discuss the fire code for future potential home locations on these two parcels. The orientation, footprints, areas, etc. of the buildings are not known at this time – we are looking for general fire code parameters for future home builders on these sites.

#### Basis of Design Summary - 2022 Oregon Fire Code

- Existing fire apparatus access road (FAAR), Vanora Street, is proposed to remain without modifications.
- Existing FAAR serves two parcels, to be developed at a later date. Parcels will each be developed with one-family dwelling.
  - Compliance with building code and fire code will be demonstrated at time of building permit submittal for each of the separate parcels.
- Existing FAAR is approximately 220-feet in length from adjacent street as illustrated on attached diagram.
- Assuming the full extent of the existing FAAR is usable for fire apparatus access, the attached diagram illustrates 150-foot hose length limits for conceptual one-family dwelling footprints per OFC 503.1.1.
- OFC 503.2.5 allows maximum FAAR dead-end length of 150 feet without an approved area for fire apparatus turn-around.
  - The existing FAAR does not comply with this requirement.
- Per OFC 503.1.1, the fire code official can modify fire apparatus access road requirements listed in OFC Section 503.1 and 503.2 if any of the listed exceptions apply. The following exceptions will be applicable to the proposed future developments:
  - Exception 1.1 - buildings are equipped with an approved automatic sprinkler system installed in accordance with the building and fire code.
    - The property owner has indicated a willingness to sprinkler the future one-family dwellings if required.
  - Exception 1.3 - there are not more than two nonsprinklered one- and two-family dwellings.

Thanks,

Kristen

**Kristen G. Taylor, CSBA (she/her) | 541.687.1010 x 115**

**TBG Architects + Planners**



**ATTACHMENT D**

Approval of Wetland Delineation Report for Sahhali South Replat  
Peter Ryan, SPWS, Aquatic Resource Specialist  
Oregon Department of State Lands  
dated January 17, 2023



# Oregon

Tina Kotek, Governor

## Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

[www.oregon.gov/dsl](http://www.oregon.gov/dsl)

**State Land Board**

January 17, 2023

Sahhali South, LLC  
Attn: Patti Lundeen, Property Manager  
840 Beltline Road #202  
Springfield, OR 97477

Tina Kotek  
Governor

EVREN Northwest  
Attn: Victoria Bennett  
40 SE 24th Avenue  
Portland, OR 97214

Shemia Fagan  
Secretary of State

Tobias Read  
State Treasurer

Re: WD # 2022-0226 **Approved**  
Wetland Delineation Report for Sahhali South Replat  
Tillamook County; T5S R11W S13DD TLs 100, 400 and 500 (Portions),  
S24AB Many Tax Lots (See Attached Table)

Dear Patti Lundeen and Victoria Bennett:

The Department of State Lands has reviewed the wetland delineation report prepared by Turnstone Environmental Consultants, Inc. for the site referenced above. Please note that the 11 study areas include only a portion of the tax lots described above (see the attached maps). Based upon the information presented in the report, and additional information submitted upon request, we concur with the wetland boundaries as mapped in Figure 6, 6A-1, 6A-2, and 6A-3 of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the 11 study areas, one wetland (Wetland 1, totaling approximately 0.02 acres) was identified. It is subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Tillamook County, Daniel Evans, PWS, at (503) 986-5271.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan", with a stylized flourish at the end.

Peter Ryan, SPWS  
Aquatic Resource Specialist

Enclosures

ec: Joe Bettis, Turnstone Environmental Consultants  
Tillamook Planning Department  
Kate Mott, Corps of Engineers  
Dan Cary, SPWS, DSL  
Oregon Coastal Management Program

# WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with [applicable review fee](#), are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

## Ways to submit report:

- ❖ **Under 50MB** - A single unlocked PDF can be emailed to:  
[wetland\\_delineation@dsl.oregon.gov](mailto:wetland_delineation@dsl.oregon.gov).
- ❖ **50MB or larger** - A single unlocked PDF can be uploaded to [DSL's Box.com](#) website.  
After upload notify DSL by email at: [wetland\\_delineation@dsl.oregon.gov](mailto:wetland_delineation@dsl.oregon.gov).
- ❖ **OR** a hard copy of the unbound report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

## Ways to pay review fee:

- ❖ By credit card on [DSL's epayment portal](#) after receiving the unique file number from DSL's emailed confirmation.
- ❖ By check payable to the Oregon Department of State Lands attached to the unbound mailed hardcopy **OR** attached to the complete signed cover form if report submitted electronically.

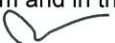
## Contact and Authorization Information

<input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: Sahhali South, LLC Attn: Patti Lundeen, Property Manager 840 Beltline Road #202 Springfield, OR 97477	Business phone # (541) 284-0612 Mobile phone # (optional) E-mail: <a href="mailto:plundeen@sycan.com">plundeen@sycan.com</a> (Patti Lundeen) <a href="mailto:rboyles@sycan.com">rboyles@sycan.com</a> (Richard Boyles)
<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address (if different): Victoria Bennett EVREN Northwest 40 SE 24th Ave Portland, OR 97214	Business phone # (503) 452-5561 Mobile phone # (optional) E-mail: <a href="mailto:torib@evren-nw.com">torib@evren-nw.com</a>
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Victoria Bennett</u> Signature: <u>Victoria Bennett</u> Date: <u>04/20/2022</u> Special instructions regarding site access: <u>call prior</u>	

## Project and Site Information

Project Name: Sahhali South Replat	Latitude: 45.129073° Longitude: 123.971576° <b>decimal degree</b> - centroid of site or start & end points of linear project
Proposed Use: Residential Subdivision	Tax Map # 5S1124AB Tax Lot(s) see attached table
	Tax Map # 05S11W13DD Tax Lot(s) see attached table
Project Street Address (or other descriptive location): Sahhali & Pelican Point Drive off Highway 101, ~1-mile north of Neskowin	Township 5 S Range 11 W Section 24, 13 QQ Use separate sheet for additional tax and location information
City: Neskowin County: Tillamook	Waterway: River Mile: N/A

## Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Joe Bettis-Turnstone Environmental Consultants, Inc. 8638 N Lombard Street Portland, OR 97203	Phone # (503) 283-5338 Mobile phone # (if applicable) E-mail: <a href="mailto:joe@turnstoneenvironmental.com">joe@turnstoneenvironmental.com</a>
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge. <b>Consultant Signature:</b>  Date: <u>04/13/2022</u>	

<b>Primary Contact</b> for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent		
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Study Area size: 10.01	Total Wetland Acreage: 0.0200

## Check Applicable Boxes Below

<input type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____ <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input checked="" type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # <u>WD201-0633</u>	<input type="checkbox"/> Fee payment submitted \$ _____ <input type="checkbox"/> Resubmittal of rejected report (\$100) <input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee) DSL # _____ Expiration date _____ <input type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____
--	--

## For Office Use Only

DSL Reviewer: <u>DE</u>	Fee Paid Date: ____ / ____ / ____	DSL WD # <u>2022-0226</u>
Date Delineation Received: <u>4 / 27 / 22</u>	DSL App.# _____	

Study Area Tax Lots					
5S1113DD00100*	5S1113DD00400*	5S1113DD00500*	5S1124AB00100	5S1124AB00200	5S1124AB00300
5S1124AB00400	5S1124AB00500	5S1124AB00600	5S1124AB01100	5S1124AB01200	5S1124AB01300
5S1124AB01301	5S1124AB01400	5S1124AB01500	5S1124AB01600	5S1124AB01700	5S1124AB01800
5S1124AB01900	5S1124AB02000	5S1124AB02100	5S1124AB02200	5S1124AB02300	5S1124AB02400
5S1124AB02500	5S1124AB03000	5S1124AB03100	5S1124AB03800	5S1124AB03900	5S1124AB04000
5S1124AB04100	5S1124AB04600	5S1124AB04700	5S1124AB04800	5S1124AB04801	5S1124AB05000
5S1124AB05100	5S1124AB05200	5S1124AB05300	5S1124AB05400	5S1124AB05500	5S1124AB05600
5S1124AB05900	*Denotes Study Area limited to portion of tax lot south of Sahali Drive				

Figure 1:

Overview  
Map

4/6/2022

# Sahhali South: Sahhali Replat Wetland Delineation

Neskowin, Tillamook County, Oregon



1:10,000



Notes:

1. Topographic Basemap courtesy USGS The National Map, 2022.
2. Study Area is accurate to within 1-meter.
3. Native size of map layout is 11"x17".

Legend

Study Area

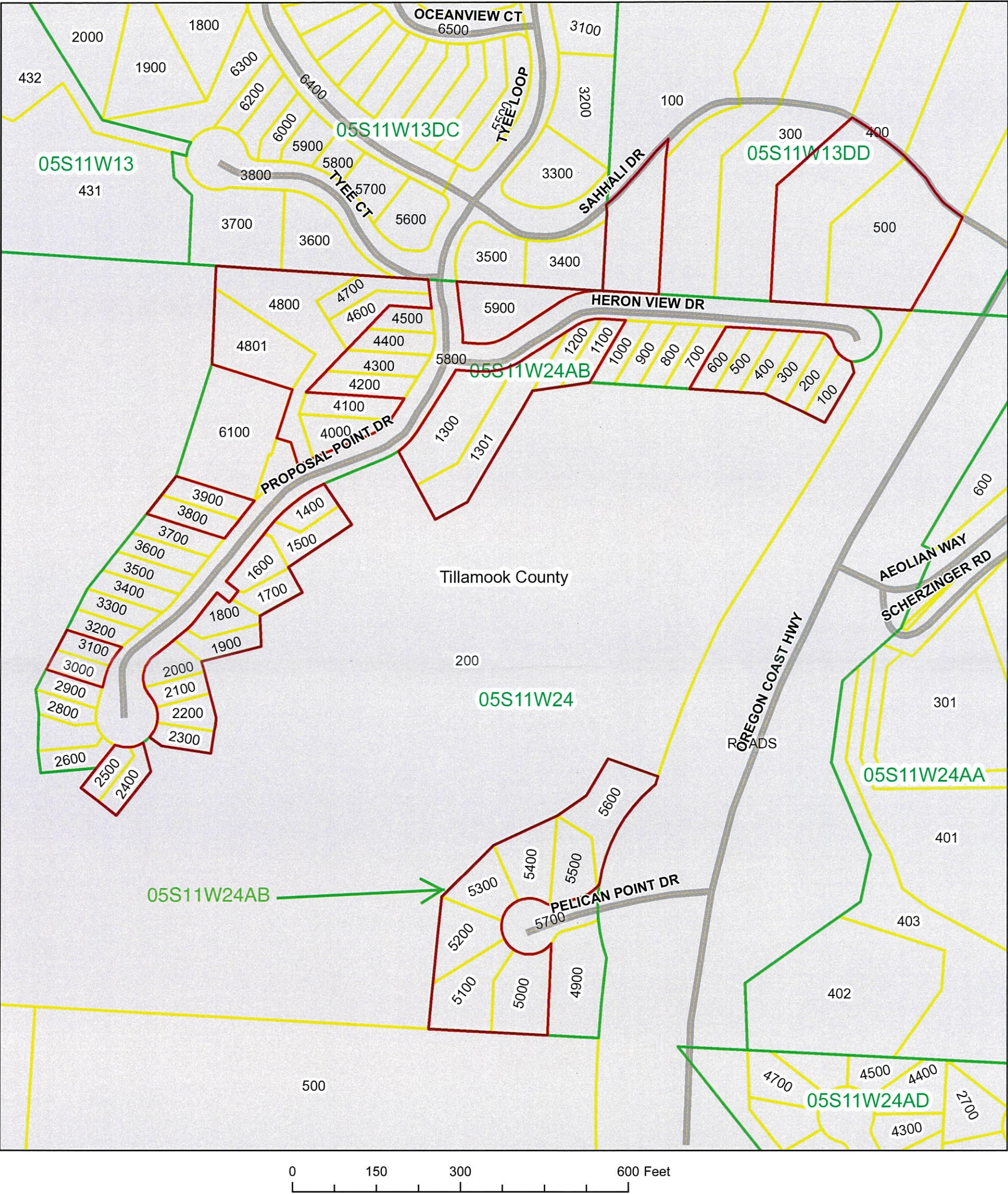
Figure 2:  
Tax Lot  
Map  
4/13/2022

Sahhali South:  
Sahhali Replat  
Wetland Delineation

Neskowin, Tillamook County, Oregon



1:2,155



**Legend**

- Study Area
- Map Index
- Tax Lot

**Notes:**

- Parcel data courtesy Oregon Department of Revenue, 2022.
- Tax Lot boundaries assumed to be accurate to 1-meter.
- Study Area is accurate to within 1-meter.
- Native size of map layout is 11"x17".

Figure 6:  
Wetland  
Delineation  
Overview Map

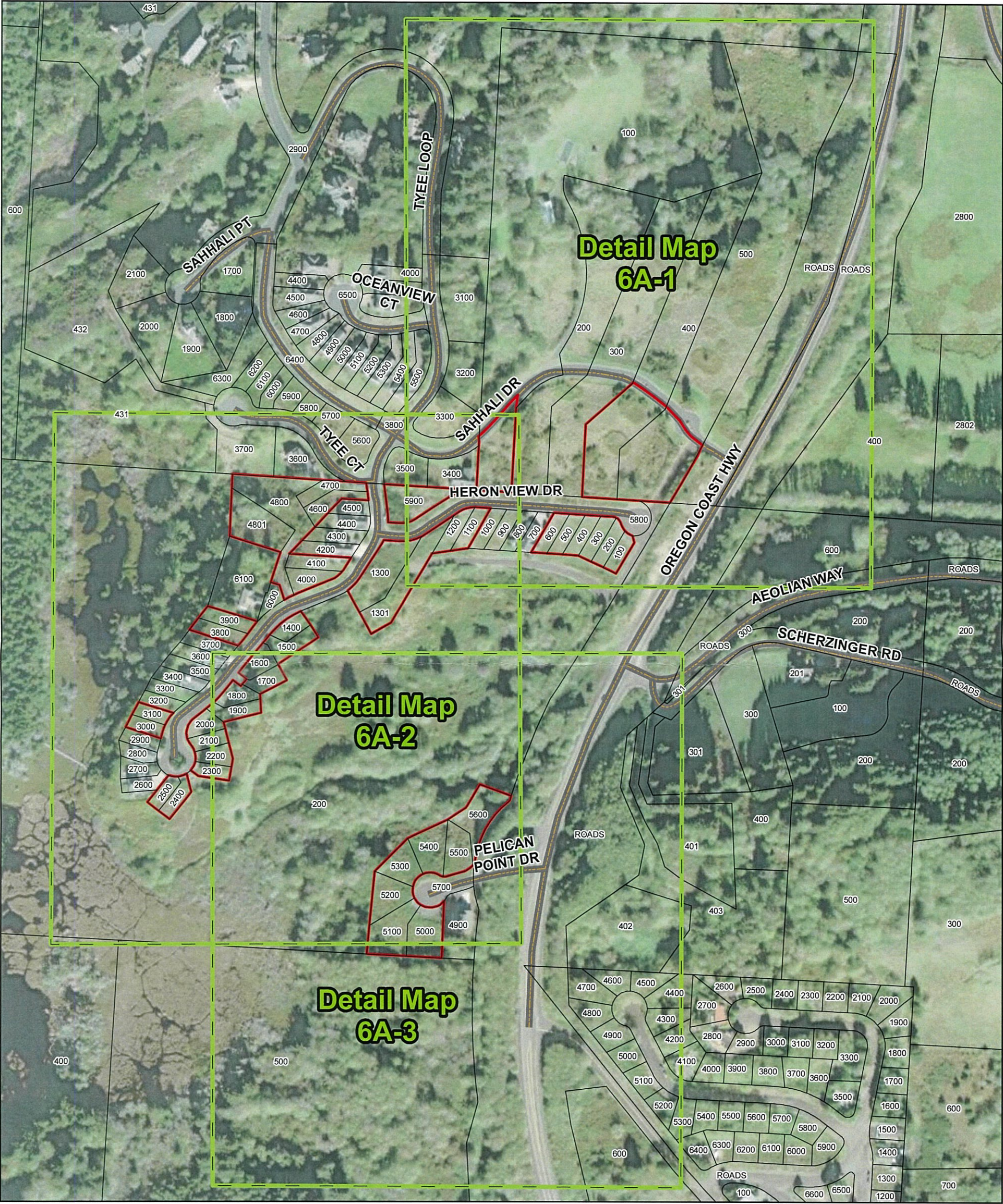
1/4/2023

Sahhali Replat  
Sahhali South  
Wetland Delineation

Neskowin, Tillamook County, Oregon



1:3,400



0 240 480 960 Feet

Legend

- Tax Lot
- Study Area
- Detail Map

Notes:

- All wetland points and boundary features were collected with a resource grade GPS and have an horizontal accuracy of 0.5 meter or less.
- Tax Lot boundaries provided by Tillamook County, assumed to be accurate to 1-meter.
- Study Area is accurate to within 1 meter.
- Native size of map layout is 11"x17".

DSL WD # 2022-0226  
Approval Issued 1/17/2023  
Approval Expires 1/17/2028

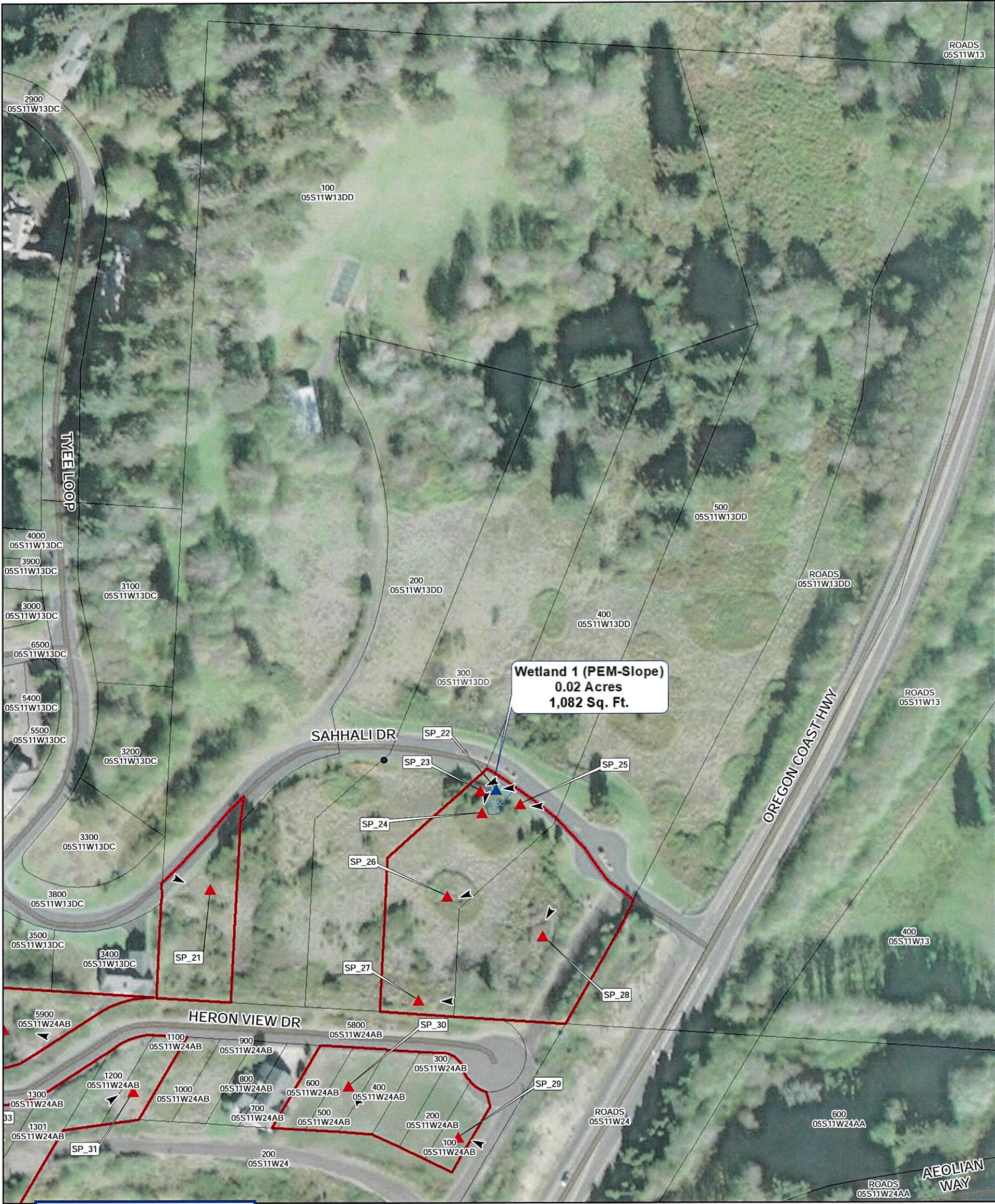


Sahhali South:  
Sahhali Replat  
Wetland Delineation

Neskowin, Tillamook County, Oregon



1:1,600



DSL WD # 2022-0226  
Approval Issued 1/17/2023  
Approval Expires 1/17/2028

0 112.5 225 450 Feet

Legend

- Tax Lot
- Study Area
- Wetland
- Upland
- Wetland
- Photo Points

Notes:

- All wetland points and boundary features were collected with a resource grade GPS and have an horizontal accuracy of 0.5 meter or less.
- Tax Lot boundaries provided by Tillamook County, assumed to be accurate to 1-meter.
- Study Area is accurate to within 1 meter.
- Native size of map layout is 11"x17".
- Aerial imagery courtesy ESRI/Maxar, 2019 (flight date 10/29/2019)



Figure 6A:  
Wetland  
Delineation  
Detail Map 6A-2  
1/4/2023

Sahhali South:  
Sahhali Replat  
Wetland Delineation

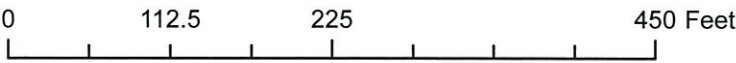


1:1,600

Neskowin, Tillamook County, Oregon



DSL WD # 2022-0226  
Approval Issued 1/17/2023  
Approval Expires 1/17/2028



Legend

- Tax Lot
- Study Area
- Upland
- Photo Points

- Notes:
- All wetland points and boundary features were collected with a resource grade GPS and have an horizontal accuracy of 0.5 meter or less.
  - Tax Lot boundaries provided by Tillamook County, assumed to be accurate to 1-meter.
  - Study Area is accurate to within 1 meter.
  - Native size of map layout is 11"x17".
  - Aerial imagery courtesy ESRI/Maxar, 2019 (flight date 10/29/2019)



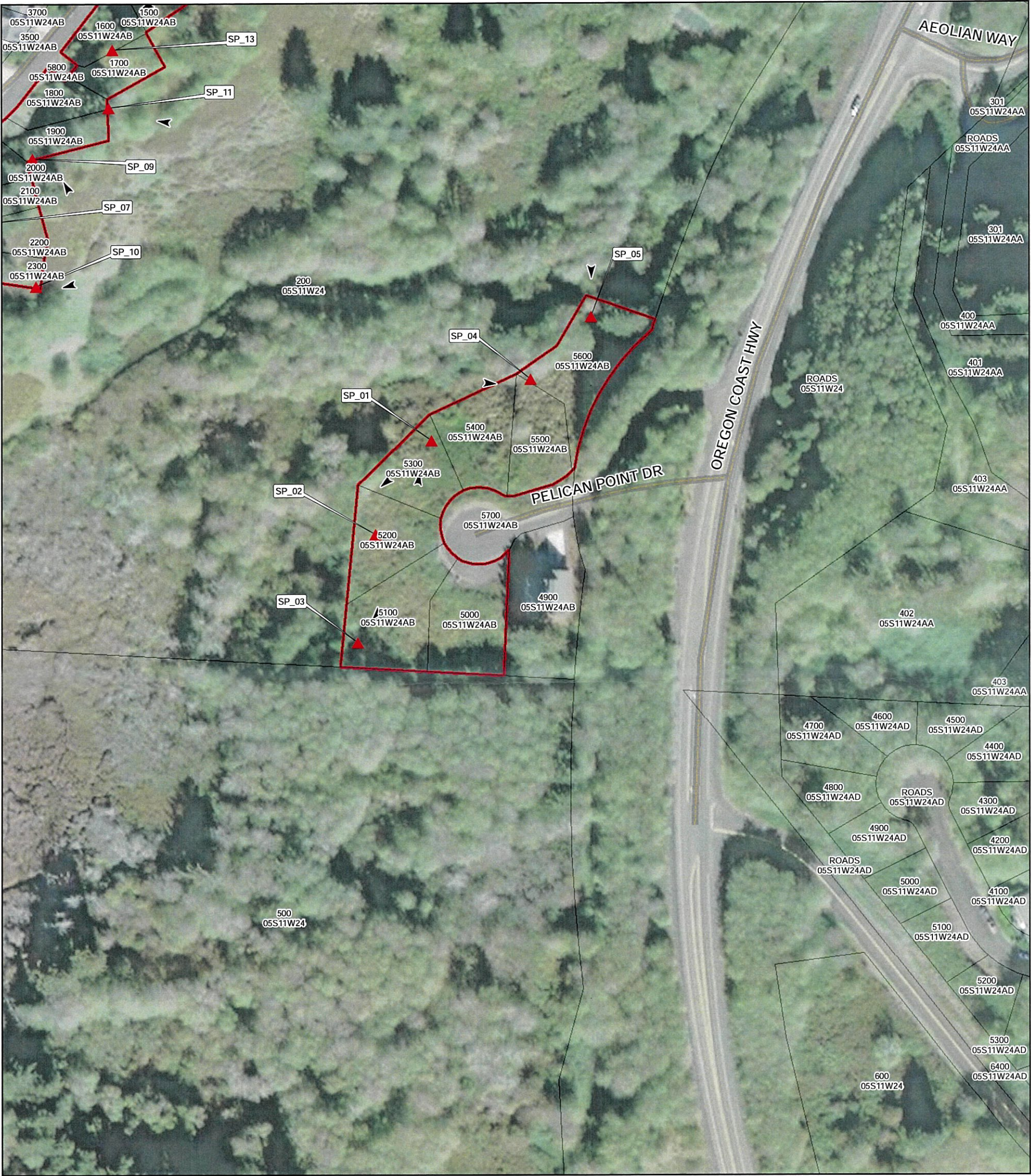
Figure 6A:  
Wetland  
Delineation  
Detail Map 6A-3  
1/4/2023

Sahhali South:  
Sahhali Replat  
Wetland Delineation

Neskowin, Tillamook County, Oregon



1:1,600



DSL WD # 2022-0226  
Approval Issued 1/17/2023  
Approval Expires 1/17/2028

0 112.5 225 450 Feet

- Legend
- Tax Lot
  - Study Area
  - Upland
  - Photo Points

- Notes:
- All wetland points and boundary features were collected with a resource grade GPS and have an horizontal accuracy of 0.5 meter or less.
  - Tax Lot boundaries provided by Tillamook County, assumed to be accurate to 1-meter.
  - Study Area is accurate to within 1 meter.
  - Native size of map layout is 11"x17".
  - Aerial imagery courtesy ESRI/Maxar, 2019 (flight date 10/29/2019)



**ATTACHMENT E**

Sahhali South Subdivision Water Availability memo  
Troy N. Trute, General Manager  
Neskowin Regional Water District  
(no date)



**Neskowin Regional Water District**

PO Box 823

Neskowin, OR 97149

Phone: (503)392-3966

Email: [tnt@neskowinwater.com](mailto:tnt@neskowinwater.com)

Web: [www.neskowinwater.com](http://www.neskowinwater.com)

To: Tillamook County Planning Dept.

Re: Sahhali South Subdivision Water availability

The Neskowin Water District (NRWD) has no issue with the proposed one lot net increase in water use in the Sahhali South Subdivision. As the District understands it, the additional lot is the result of a consolidation of Lots 48a and 48b and the division of Tract A into two buildable lots. This should increase water demand by the subdivision a negligible amount. Water is and will be available for all lots in the Sahhali South subdivision.

Signed

Troy N. Trute

G.M of the Neskowin Regional Water District

**ATTACHMENT F**

Sewage Treatment & Disposal System capacity memo  
John L. Smits, REHS  
Smits & Associates, Inc.  
dated December 3, 2021

# *Smits & Associates, Inc.*

990 Newport Avenue  
Imbler, OR 97841-9706  
(541) 537-0382 Fax (541) 972-8671  
email: [john.smits.associates@gmail.com](mailto:john.smits.associates@gmail.com)

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**To:** Sahhali South Homeowners Association  
Attn: Richard Boyles & Patti Lundeen

  
**From:** John L. Smits, REHS  
Smits & Associates, Inc.

**Date:** December 3, 2021

**Re:** Sewage Treatment & Disposal System  
DEQ Water Pollution Control Facilities Permit  
WPCF Permit No. 102860 (Attached)  
DEQ File No. 114460  
Tillamook County

You indicated that there are plans to reconfigure the Sahhali South Subdivision. The reconfiguration will result in one (1) additional lot, bringing the total to fifty-nine (59). You asked my opinion, as the designer of the system, if the collection, treatment and drainfield system has the capacity to serve the additional.

The system was constructed in 2006 and 2007. The system was designed, permitted and installed to serve all fifty-eight (58) lots anticipating the generation of up to 17,400 gallons of domestic wastewater per day (gpd). The expected average gpd is set by DEQ permit at 8,700 gpd. The first townhouses connected to the system in 2008. Since that time additional units have slowly connected to the system with the total to date at seventeen (17) units.

The generation of wastewater by the seventeen (17) units is very low, apparently due to the fulltime occupants being mostly single, senior women and the remaining homes being used only on an occasional basis. The monthly average flows to the treatment system and drainfield component are listed here:

June: 1,053 gpd; July: 1,101 gpd; August: 1,258 gpd.; September: 1,332 gpd and October: 844 gpd.

The average daily flow is 10 to 15% of the average flow expected at buildout and is generate by about 29% of 59 lots that have been developed.

Clearly, the existing system has sufficient hydraulic capacity to serve fifty-nine (59) total lots.

If you find that you have additional questions, please feel welcome to contact me by email or cell phone.

**ATTACHMENT G**

Sahhali South, Partition Plat no.2009-4

Recorded 2/16/09

## BASIS OF BEARING

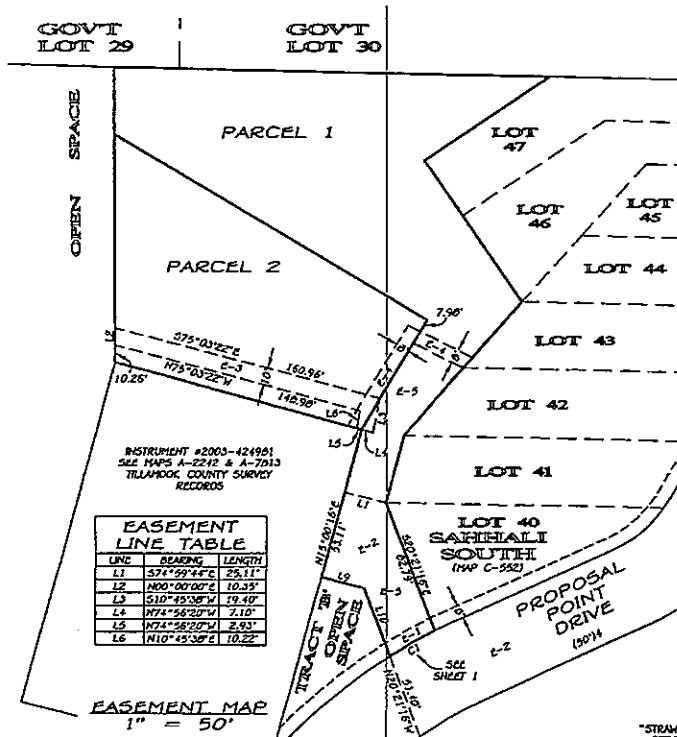
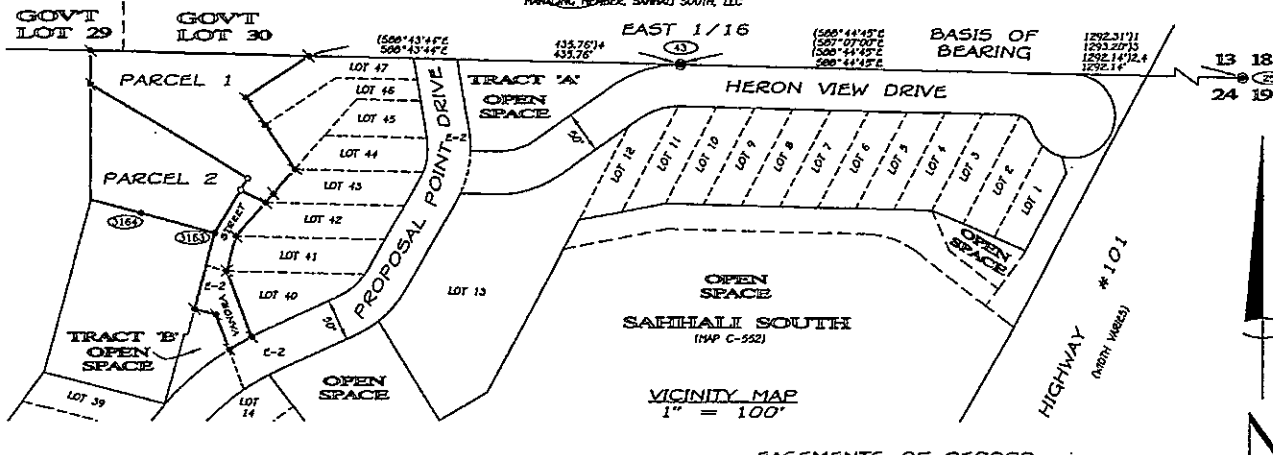
THE LINE BETWEEN THE FOUND MONUMENTS (S) AND (25) AS SHOWN HEREON BEARS SOUTH 00°44'15" EAST, THE RECORDED VALUE FROM MAP C-393, TILLAMOOK COUNTY SURVEY RECORDS.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SAHHAJI SOUTH, LLC, A LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS AS SHOWN HEREON.

DECLARANT DOES HEREBY CREATE AND GRANT EASEMENTS E-1 AND E-5 AS SHOWN HEREON FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2.

THOMAS D. HOBBS, VICE PRESIDENT, SYCAMOR & CO., INC.  
MANAGING MEMBER, SAHHAJI SOUTH, LLC



LINE	BEARING	LENGTH
L1	S71°29'44"E	25.11'
L2	N00°00'00"E	10.35'
L3	S10°45'30"W	19.49'
L4	N74°55'20"W	2.10'
L5	N74°55'20"W	2.93'
L6	N10°45'30"E	10.22'

## EASEMENTS OF RECORD

E-1 - AN 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, ETC. SEE EASEMENT E-1 ON THE PLAT OF SAHHAJI SOUTH (TWP C-552), TILLAMOOK COUNTY PLAT RECORDS.

E-2 - A VARIABLE WIDTH EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN INSTRUMENT #2006-010736, TILLAMOOK COUNTY DEED RECORDS, SEE EASEMENT E-15 ON THE PLAT OF SAHHAJI SOUTH (TWP C-552), TILLAMOOK COUNTY PLAT RECORDS.

E-3 - A 10.0 FOOT WIDE EASEMENT FOR STORM DRAINAGE FOR THE BENEFIT OF SAHHAJI SOUTH OWNERS ASSOCIATION, SEE EASEMENT E-3 ON THE PLAT OF SAHHAJI SOUTH (TWP C-552), TILLAMOOK COUNTY PLAT RECORDS.

## EASEMENTS CREATED BY THIS PLAT

E-4 - AN 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT INCLUDING, BUT NOT LIMITED TO POWER, CABLE TV, TELEPHONE, SEWER, STORM DRAINAGE, AND WATER SERVICES.

E-5 - A VARIABLE WIDTH ROADWAY EASEMENT PROVIDED OVER VAHORA STREET FOR ACCESS BY PEDESTRIANS, VEHICLES, OR OTHER APPROPRIATE MEANS FOR THE USE OF THE OWNERS, RESIDENTS, AND GUESTS OF SAHHAJI SOUTH HOME-OWNERS ASSOCIATION, AND A NON-EXCLUSIVE UTILITY EASEMENT OVER SAID STREET FOR SANITARY SEWER, WATER MAINS, UNDERGROUND POWER, TELECOMMUNICATIONS, ETC.

## APPROVALS

APPROVED THIS 9<sup>TH</sup> DAY OF FEBRUARY 2009

Danny R. McNeill  
TILLAMOOK COUNTY SURVEYOR

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2009.

Shirley J. Donohue Deputy  
TILLAMOOK COUNTY TAX COLLECTOR

SHEET 2 OF 2

<b>REGISTERED PROFESSIONAL LAND SURVEYOR</b>  OREGON MAY 14, 1982 DALE N. BARRETT 1979	<b>HLB otak</b> SURVEYING CIVIL ENGINEERING PLANNING TRACT RIGHTS WETLAND CONSULTING CLATSOP COUNTY 4433-A HWY 101 N. CHASWAT, OR 97138 (503) 734-3425 FAX (503) 734-7455 WWW.HLB-OTAK.COM	EASER COUNTY 1715-B N. THURME AVE. LONG BEACH, WA 98601 (360) 542-4495 FAX (360) 542-4954 TILLAMOOK COUNTY 140 LAMDA AVE. HILLSBORO, OR 97123 (503) 368-2994 FAX (503) 368-2947
RECEIVED DATE: DECEMBER 31, 2008 DATE: OCT 15, 2008 JOB NO.: 50778 EQUIPMENT: 3000W/RANGE FIELD: SON/MIL DRAWN: SON CHECKED: DMG	PARTITION PLAT FOR: <b>SAHHAJI SOUTH, LLC</b> LOT 48 SAHHAJI SOUTH NW 1/4, NE 1/4, SEC. 24, T5S, R11W, W.M. TILLAMOOK COUNTY, OREGON	

## SURVEYOR'S CERTIFICATE

I, DALE N. BARRETT, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION MAP.

THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

LOT 48, SAHHAJI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.

INITIAL POINT IS 5/8" REBAR WITH PLASTIC CAP STAMPED "HLS & ASSOC INC" AT THE MOST SOUTHERLY POINT OF LOT 48.

I FURTHER CERTIFY THAT THIS MAP WAS PREPARED USING HP PRODUCT #51640A INC. ON HP ARCHIVAL PLAT FILM.

DALE N. BARRETT, PLS 1979

## ACKNOWLEDGMENT

STATE OF OREGON > 55  
COUNTY OF LANE > 55

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-31 2008, BY THOMAS D. HOBBS AS VICE PRESIDENT OF SYCAMOR & CO., INC., MANAGING MEMBER OF SAHHAJI SOUTH, LLC.

NOTARY'S SIGNATURE 12-31-2008 DATE

PRINTED NAME OF NOTARY PUBLIC  
Whitney J. Landes

NOTARY PUBLIC - OR STATE COMMISSION NO. 388695

MY COMMISSION EXPIRES: 02-25-2009  
FEBRUARY 01, 2009

## CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > 55  
COUNTY OF TILLAMOOK > 55

I, TASSI O'NEAL, DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 10 DAY OF FEBRUARY 2008 AND RECORDED AS PARTITION PLAT NO. 2009-4 IN PLAT CABINET B-1697-9 TILLAMOOK COUNTY PLAT RECORDS, AS INSTRUMENT NO. 2009-0009450

OR:   
TASSI O'NEAL, COUNTY CLERK

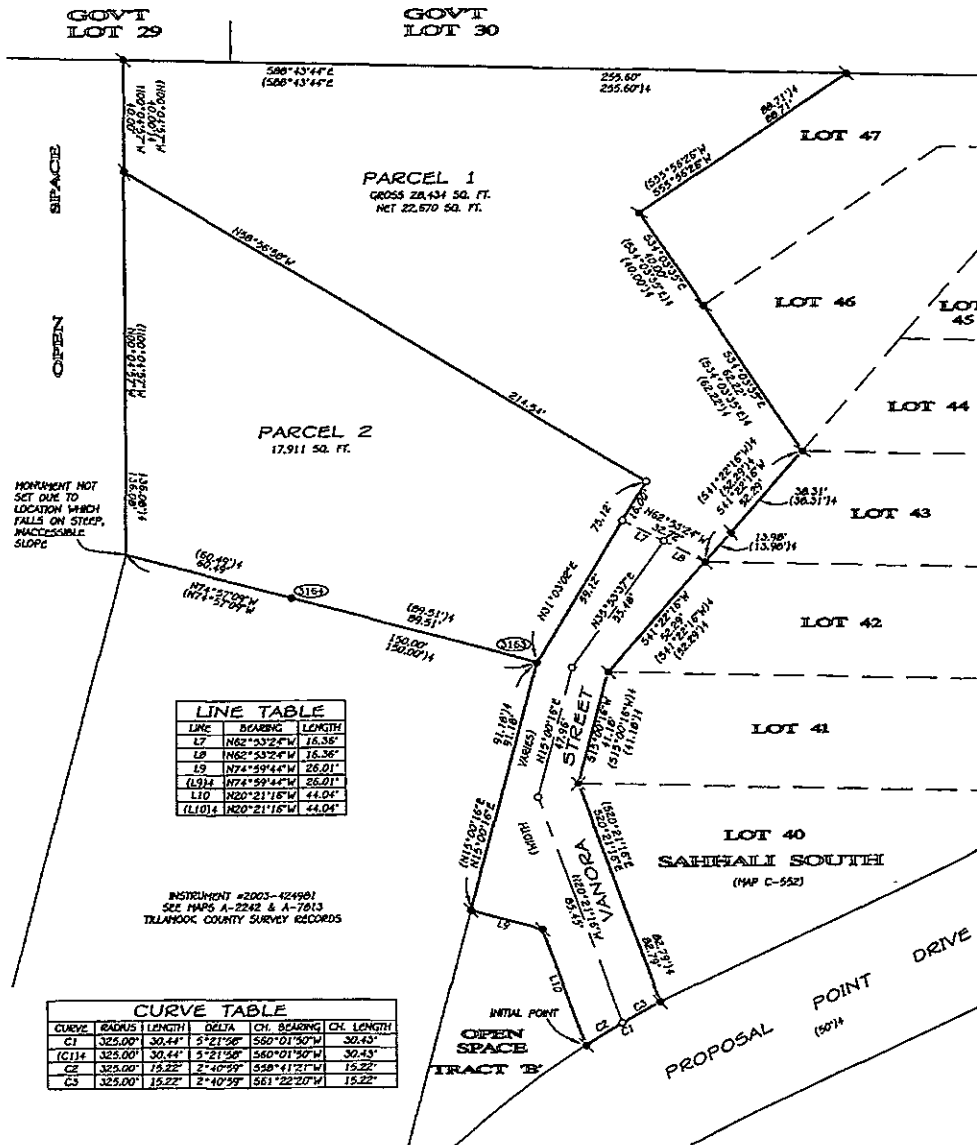
I, TASSI O'NEAL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. 2009-4 IS THE FULL COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B-1697-9 OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON RECORDED FEBRUARY 10, 2008, AS INSTRUMENT NO. 2009-0009450

TASSI O'NEAL, COUNTY CLERK

I, DALE N. BARRETT, DO HEREBY CERTIFY THAT THIS IS A FULL COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

DALE N. BARRETT, PLS 1979





DETAIL MAP  
1" = 30'

### NARRATIVE

THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY AND REPEAT OF THE SUBJECT PROPERTY DESCRIBED AS LOT 48, SAHHALI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.

THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WAS DETERMINED BY HOLDING FOUND ORIGINAL MONUMENTS FROM SAID PLAT OF SAHHALI SOUTH.

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AND CREATE VANORA STREET AS SHOWN HEREON. THE PARCELS WERE Laid OUT AS PER THE CLIENT'S REQUEST.

### LEGEND

- INDICATES SET 5/8" X 40" REBAR WITH PLASTIC CAP STAMPED "HLB OTAK INC."
- INDICATES MONUMENT FOUND AS NOTED HEREON.
- ✕ INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB & ASSOC. INC." HELD AS AN ORIGINAL MONUMENT FROM THE PLAT OF SAHHALI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.
- ✕ INDICATES FOUND BRASS TACK WITH BRASS WASHER STAMPED "HLB AND ASSOC.", HELD AS AN ORIGINAL MONUMENT FROM THE PLAT OF SAHHALI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.
- ⊙ INDICATES MONUMENT FOUND AS NOTED HEREON, USED FOR CONTROL.
- ( 1 ) INDICATES RECORDED VALUE FROM MAP C-393, TILLAMOOK COUNTY SURVEY RECORDS.
- ( 12 ) INDICATES RECORDED VALUE FROM MAP C-490, TILLAMOOK COUNTY SURVEY RECORDS.
- ( 13 ) INDICATES RECORDED VALUE FROM MAP B-574, TILLAMOOK COUNTY SURVEY RECORDS.
- ( 14 ) INDICATES RECORDED VALUE FROM THE PLAT OF SAHHALI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.
- NO ( ) INDICATES MEASURED VALUE.

### MONUMENT NOTES

- (25) FOUND COUNTY SURVEYOR'S 3" BRASS CAP IN CONCRETE SET IN RED CLAY PIPE, STAMPED "55 11 45 10 13 18 24 19 25 28 1974". SET AS SECTION CORNER. SEE RELIANCE BAY #941, TILLAMOOK COUNTY SURVEY RECORDS. HELD FOR BASIS OF BEARING.
- (43) FOUND 5/8" IRON ROD, FLUSH TO GROUND, SET AS EAST 1/16 CORNER SECTION 13. SEE MAP B-574, TILLAMOOK COUNTY SURVEY RECORDS. HELD FOR BASIS OF BEARING.
- (518) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB & ASSOC. INC." SET AS A REPLACEMENT OF PREVIOUSLY TIED 5/8" REBAR WITH PLASTIC CAP STAMPED "A. DUNCAN LS 793" INSIDE 3/4" IRON PIPE. HELD FOR POSITION. SEE THE PLAT OF SAHHALI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.
- (518) FOUND 3/4" IRON PIPE, 0.4' ABOVE GROUND, HELD FOR POSITION. SEE MAP A-2242, TILLAMOOK COUNTY SURVEY RECORDS.

### CONDITIONS & RESTRICTIONS

SEE INSTRUMENT #2007-001036, TILLAMOOK COUNTY DEED RECORDS FOR DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR SAHHALI SOUTH.

CONDITIONS AND RESTRICTIONS FROM THE OREGON DEPARTMENT OF FISH AND WILDLIFE STATING: THIS PROPERTY IS IN AN AREA OF KNOWN BIG GAME AND FUR BEARER ANIMAL USE. ANY AND ALL PRESENT AND FUTURE OWNERS OF THIS PROPERTY WAIVE ANY CLAIM THEY MAY HAVE AGAINST THE OREGON DEPARTMENT OF FISH AND WILDLIFE FOR ANY DAMAGE AND/OR INCONVENIENCE CAUSED BY THESE ANIMALS TO SUCH PERSONS OR THEIR REAL PROPERTY, AND/OR PERSONAL PROPERTY. THIS AGREEMENT CANNOT BE DELETED OR ALTERED WITHOUT PRIOR CONTACT AND AGREEMENT BY THE OREGON DEPARTMENT OF FISH AND WILDLIFE.

SHEET 1 OF 2

PARTITION PLAT NO. 2009-4

<p>REGISTERED PROFESSIONAL LAND SURVEYOR</p> <p><i>Dale N. Barrett</i></p> <p>OREGON JAN 18, 1992 DALE N. BARRETT 379</p> <p>RENEWAL DATE: DECEMBER 31, 2008</p>	<p>HLB otak</p> <p>• SURVEYING • CIVIL ENGINEERING • PLANNING • WATER RIGHTS • WETLAND CONSULTING</p> <p>CLATSOP COUNTY 2625-A HWY 101 N. CLATSOP, OR 97130 (503) 728-2923 FAX (503) 728-7455</p> <p>WWW.HLB-OTAK.COM</p>	<p>PACIFIC COUNTY 1715-B N. PACIFIC AVE. LONG BEACH, WA 98404 (206) 642-4494 FAX (206) 642-4694</p> <p>TILLAMOOK COUNTY 180 LINCOLN TILLAMOOK, OR 97130 (503) 368-2541 FAX (503) 368-9647</p>	<p>PARTITION PLAT FOR:</p> <p><b>SAHHALI SOUTH, LLC</b></p> <p>LOT 48 SAHHALI SOUTH</p> <p>NW 1/4, NE 1/4, SEC. 24, T5S, R11W, W.M. TILLAMOOK COUNTY, OREGON</p>	<p>TILLAMOOK COUNTY SURVEYOR'S OFFICE FEB 10 2009</p>
<p>"STRAP" #42004 57704135.042</p>	<p>DATE: OCT 15, 2008</p>	<p>JOB # TO: 60778</p>	<p>EQUIPMENT: 3002N/RANGER</p>	<p>FIELD: SDW/VHL</p>
<p>DRAWN: SDW</p>	<p>CHECKED: DNS</p>	<p></p>	<p></p>	<p></p>

**ATTACHMENT H**

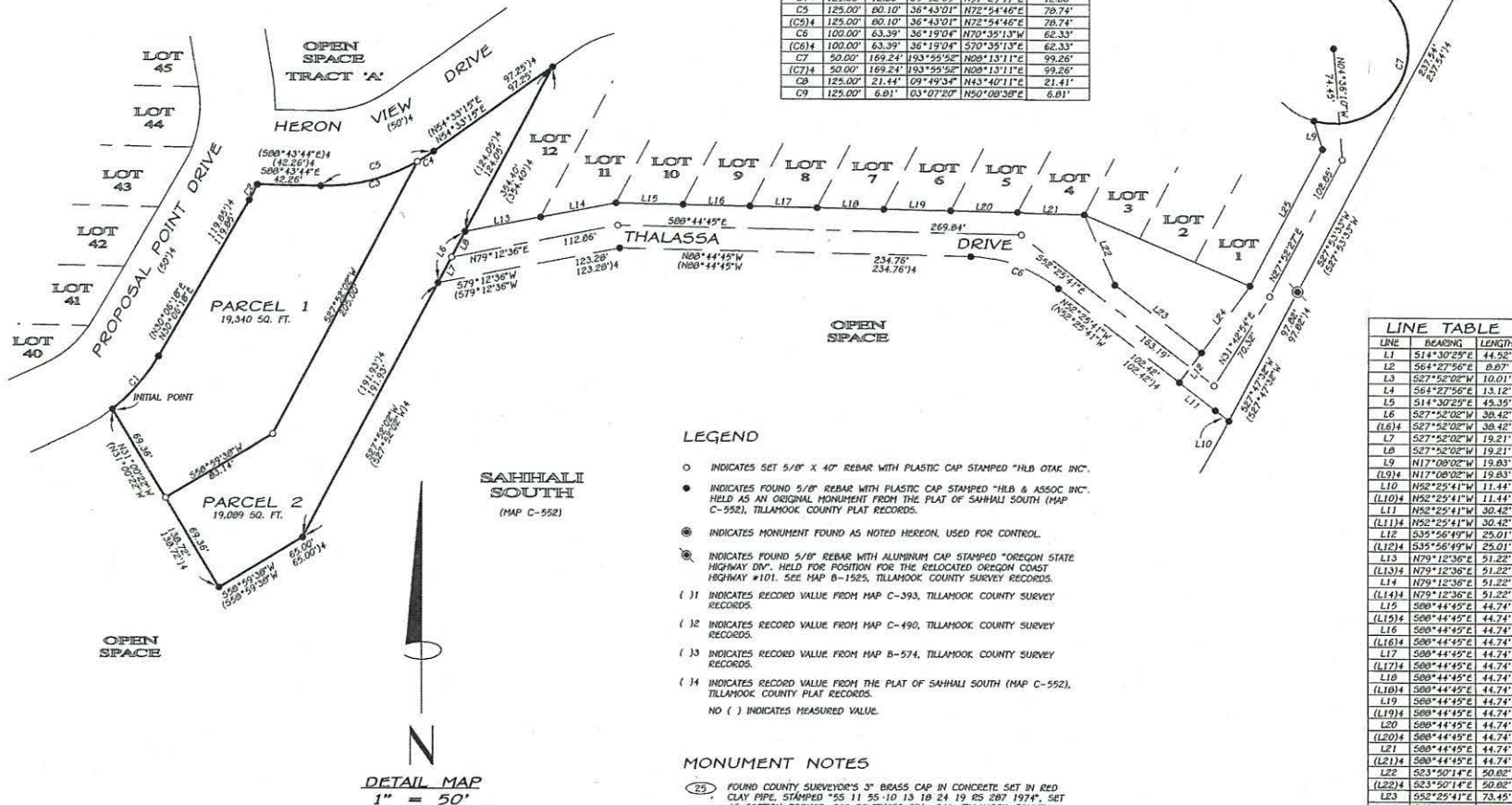
Sahhali South, Partition Plat no.2009-5

## NARRATIVE

THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY AND REPLAT OF THE SUBJECT PROPERTY DESCRIBED AS LOT 13, SAHHAJI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.

THE EXTERIOR BOUNDARY OF THE SUBJECT PROPERTY WAS DETERMINED BY HOLDING FOUND ORIGINAL MONUMENTS FROM SAID PLAT OF SAHHAJI SOUTH.

THE PURPOSE OF THIS SURVEY IS TO PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS AND CREATE THALASSA DRIVE AS SHOWN HEREON. THE PARCELS WERE LAID OUT AS PER THE CLIENT'S REQUEST.



CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
C1	125.00'	47.12'	21°36'00"	N40°54'18"E	46.85'
(C1)4	125.00'	47.12'	21°36'00"	N40°54'18"E	46.85'
C2	125.00'	11.49'	5°16'04"	N27°20'18"E	11.49'
(C2)4	125.00'	11.49'	5°16'04"	N27°20'18"E	11.49'
C3	125.00'	67.30'	30°50'57"	N75°50'48"E	66.49'
C4	125.00'	12.80'	05°52'05"	N57°29'17"E	12.80'
C5	125.00'	80.10'	36°43'01"	N72°54'46"E	79.74'
(C5)4	125.00'	80.10'	36°43'01"	N72°54'46"E	79.74'
C6	100.00'	63.39'	36°19'04"	N70°55'13"W	62.33'
(C6)4	100.00'	63.39'	36°19'04"	N70°55'13"W	62.33'
C7	50.00'	169.24'	193°55'52"	N08°13'11"E	99.26'
(C7)4	50.00'	169.24'	193°55'52"	N08°13'11"E	99.26'
C8	125.00'	21.44'	09°49'34"	N43°40'11"E	21.41'
C9	125.00'	6.81'	03°07'20"	N50°08'30"E	6.81'

LINE	BEARING	LENGTH
L1	S14°30'25"E	44.52'
L2	S64°27'56"E	8.87'
L3	S27°52'02"W	10.01'
L4	S64°27'56"E	13.12'
L5	S14°30'25"E	45.35'
L6	S27°52'02"W	30.42'
(L6)4	S27°52'02"W	30.42'
L7	S27°52'02"W	19.21'
L8	S27°52'02"W	19.21'
L9	N17°08'02"E	19.83'
(L9)4	N17°08'02"E	19.83'
L10	N52°25'41"W	11.44'
(L10)4	N52°25'41"W	11.44'
L11	N52°25'41"W	30.42'
(L11)4	N52°25'41"W	30.42'
L12	S35°56'49"W	25.01'
(L12)4	S35°56'49"W	25.01'
L13	N79°12'36"E	51.22'
(L13)4	N79°12'36"E	51.22'
L14	N79°12'36"E	51.22'
(L14)4	N79°12'36"E	51.22'
L15	S00°44'45"E	44.74'
(L15)4	S00°44'45"E	44.74'
L16	S00°44'45"E	44.74'
(L16)4	S00°44'45"E	44.74'
L17	S00°44'45"E	44.74'
(L17)4	S00°44'45"E	44.74'
L18	S00°44'45"E	44.74'
(L18)4	S00°44'45"E	44.74'
L19	S00°44'45"E	44.74'
(L19)4	S00°44'45"E	44.74'
L20	S00°44'45"E	44.74'
(L20)4	S00°44'45"E	44.74'
L21	S00°44'45"E	44.74'
(L21)4	S00°44'45"E	44.74'
L22	S23°50'14"E	50.82'
(L22)4	S23°50'14"E	50.82'
L23	S52°25'41"E	73.45'
(L23)4	S52°25'41"E	73.45'
L24	N39°58'47"E	54.93'
(L24)4	N39°58'47"E	54.93'
L25	N27°52'02"E	102.87'
(L25)4	N27°52'02"E	102.87'
L26	S66°44'02"W	79.68'
(L26)4	S66°44'02"W	79.68'
L27	N27°52'02"E	39.84'
(L27)4	N27°52'02"E	39.84'
L28	N68°44'02"E	79.68'
(L28)4	N68°44'02"E	79.68'

## LEGEND

- INDICATES SET 5/8" X 40" REBAR WITH PLASTIC CAP STAMPED "HLB OTAK INC."
- INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB & ASSOC INC." HELD AS AN ORIGINAL MONUMENT FROM THE PLAT OF SAHHAJI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.
- ⊙ INDICATES MONUMENT FOUND AS NOTED HEREON, USED FOR CONTROL.
- ⊙ INDICATES FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED "OREGON STATE HIGHWAY DIV." HELD FOR POSITION FOR THE RELOCATED OREGON COAST HIGHWAY #101. SEE MAP B-1525, TILLAMOOK COUNTY SURVEY RECORDS.
- (1) INDICATES RECORD VALUE FROM MAP C-393, TILLAMOOK COUNTY SURVEY RECORDS.
- (2) INDICATES RECORD VALUE FROM MAP C-490, TILLAMOOK COUNTY SURVEY RECORDS.
- (3) INDICATES RECORD VALUE FROM MAP B-574, TILLAMOOK COUNTY SURVEY RECORDS.
- (4) INDICATES RECORD VALUE FROM THE PLAT OF SAHHAJI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.
- NO ( ) INDICATES MEASURED VALUE.

## MONUMENT NOTES

- (25) FOUND COUNTY SURVEYOR'S 3" BRASS CAP IN CONCRETE SET IN RED CLAY PIPE, STAMPED "55 11 55-10 13 18 24 19 85 287 1974", SET AS SECTION CORNER. SEE REYNOLDS BN #941, TILLAMOOK COUNTY SURVEY RECORDS, HELD FOR BASIS OF BEARING.
- (43) FOUND 5/8" IRON ROD, FLUSH TO GROUND, SET AS EAST 1/16 CORNER SECTION 13, SEE MAP B-574, TILLAMOOK COUNTY SURVEY RECORDS, HELD FOR BASIS OF BEARING.

## CONDITIONS &amp; RESTRICTIONS

SEE INSTRUMENT #2007-001036, TILLAMOOK COUNTY DEED RECORDS FOR DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, FOR SAHHAJI SOUTH.

CONDITIONS AND RESTRICTIONS FROM THE OREGON DEPARTMENT OF FISH AND WILDLIFE STATING: THIS PROPERTY IS IN AN AREA OF KNOWN BIG GAME AND FUR BEARING ANIMAL USE. ANY AND ALL PRESENT AND FUTURE OWNERS OF THIS PROPERTY WAIVE ANY CLAIM THEY MAY HAVE AGAINST THE OREGON DEPARTMENT OF FISH AND WILDLIFE FOR ANY DAMAGE AND/OR INCONVENIENCE CAUSED BY THESE ANIMALS TO SUCH PERSONS OR THEIR REAL PROPERTY, AND/OR PERSONAL PROPERTY. THIS AGREEMENT CANNOT BE DELETED OR ALTERED WITHOUT PRIOR CONTACT AND AGREEMENT BY THE OREGON DEPARTMENT OF FISH AND WILDLIFE.

SHEET 1 OF 2

PARTITION PLAT NO. 2009-5

REGISTERED <b>PROFESSIONAL          LAND SURVEYOR</b>  OREGON DALE N. BARRETT 1979 RENEWAL DATE: DECEMBER 31, 2009	<b>HLB otak</b> • SURVEYING • CIVIL ENGINEERING • PLANNING • WATER RIGHTS • WETLAND CONSULTING CLATSOP COUNTY 4253-A HWY 101 N. GRESHAM, OR 97130 (503) 738-2425 FAX: (503) 738-7455 WWW.HLB-OTAK.COM	<b>PACIFIC COUNTY</b> 1715-B N. PACIFIC AVE. LONG BEACH, WA 98401 (360) 642-4454 FAX: (360) 642-4054 <b>TILLAMOOK COUNTY</b> 160 LAMONA AVE. HUGO, OR 97130 (503) 368-5994 FAX: (503) 368-5847	PARTITION PLAT FOR: <b>SAHHAJI SOUTH, LLC</b> LOT 13 SAHHAJI SOUTH NW 1/4, NE 1/4, SEC. 24, T55, R11W, W.M. TILLAMOOK COUNTY, OREGON
--	--	---	---

\*STRM #A2004  
5778Y130.DWG

DATE DEC. 31, 2008 JOB NO. 60776 EQUIPMENT 3002M/RANGER FIELD 50M/WHL DRAWN 50M CHECKED DNB



## BASIS OF BEARING

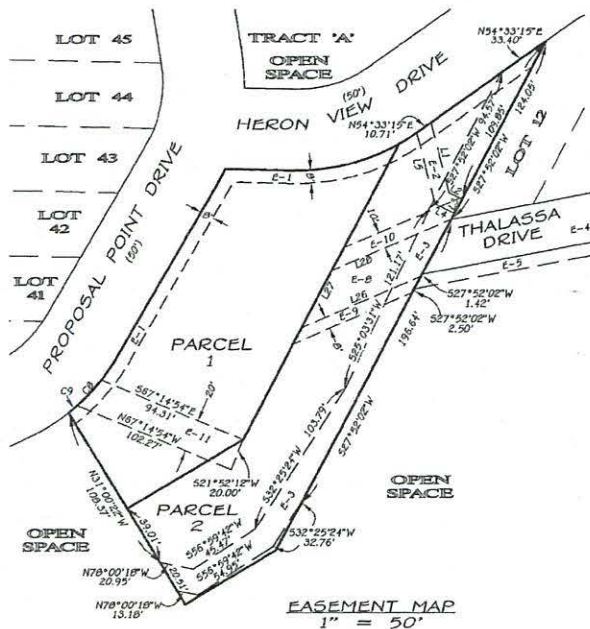
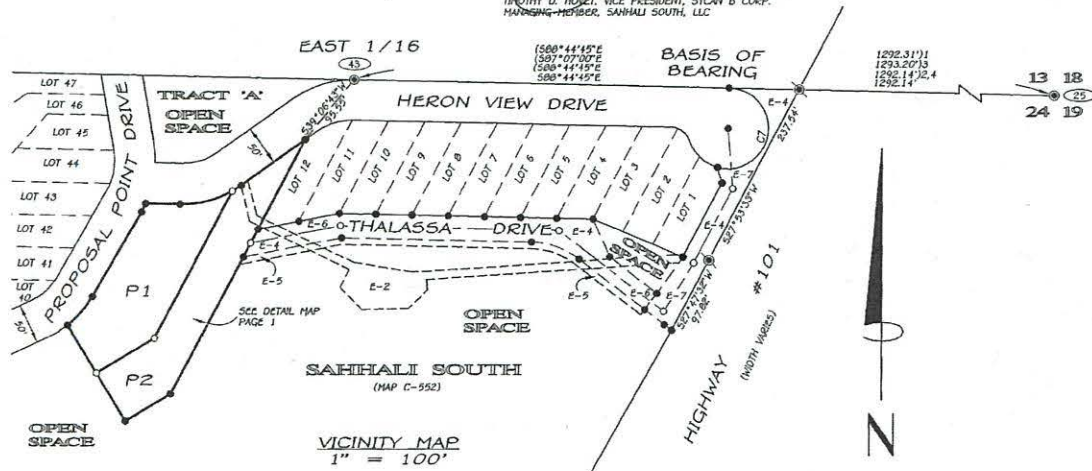
THE LINE BETWEEN THE FOUND MONUMENTS (43) AND (25) AS SHOWN HEREON BEARS SOUTH 88°44'45" EAST, THE RECORD VALUE FROM MAP C-393, TILLAMOOK COUNTY SURVEY RECORDS.

## DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SAHHALI SOUTH, LLC, A LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED BY THE ACCOMPANYING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS AS SHOWN HEREON.

DECLARANT DOES HEREBY CREATE AND GRANT EASEMENTS E-4, E-5 AND E-11 AS SHOWN HEREON FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AS WELL AS E-8, E-9 AND E-10 FOR THE BENEFIT OF PARCEL 1.

THOMAS D. HOVEY, VICE PRESIDENT, SYCAN B CORP.  
MANAGING MEMBER, SAHHALI SOUTH, LLC



## EASEMENTS OF RECORD

E-1 - AN 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, ETC. SEE EASEMENT E-1 ON THE PLAT OF SAHHALI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.

E-2 - A VARIABLE WIDTH EASEMENT FOR STORM DRAINAGE PIPE AND SETTLING POND FOR THE BENEFIT OF THE SAHHALI SOUTH OWNERS ASSOCIATION. SEE EASEMENT E-5 ON THE PLAT OF SAHHALI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.

E-3 - A 15.0 FOOT WIDE EASEMENT FOR WATERLINE FOR THE BENEFIT OF SAHHALI SOUTH OWNERS ASSOCIATION. SEE EASEMENT E-8 ON THE PLAT OF SAHHALI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.

E-6 - A VARIABLE WIDTH EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF LOT 13. SEE EASEMENT E-4 ON THE PLAT OF SAHHALI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.

E-7 - A VARIABLE WIDTH NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FOR UTILITIES (POWER, CABLE, TELEPHONE, SEWER, ETC.) AND EMERGENCY SERVICES. SEE EASEMENT E-3 ON THE PLAT OF SAHHALI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.

## EASEMENTS CREATED BY THIS PLAT

E-4 - A VARIABLE WIDTH ROADWAY EASEMENT PROVIDED OVER THALASSA DRIVE FOR ACCESS BY PEDESTRIANS, VEHICLES, OR OTHER APPROPRIATE MEANS FOR THE USE OF THE OWNERS, RESIDENTS, AND GUESTS OF SAHHALI SOUTH HOMEOWNERS ASSOCIATION, AND A NON-EXCLUSIVE UTILITY EASEMENT OVER SAID DRIVE FOR SANITARY SEWER, WATER MAINS, UNDERGROUND POWER, TELECOMMUNICATIONS, ETC.

E-5 - A 30.0 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1.

E-8 - AN 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, ETC.

E-9 - AN 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, ETC.

E-10 - A 10.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, ETC.

E-11 - A 20.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, ETC.

## SHEET 2 OF 2

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
**Dale N. Barrett**  
OREGON  
DALE N. BARRETT  
1979

RENEWAL DATE: DECEMBER 31, 2008  
DATE: DEC. 31, 2008  
JOB NO.: 60778



• SURVEYING  
• CIVIL ENGINEERING  
• PLANNING  
• WATER RIGHTS  
• WETLAND CONSULTING  
CLATSOP COUNTY  
453-A HWY 101 N.  
GAINWAT, OR 97130  
(503) 730-5445  
FAX: (503) 730-7455  
WWW.HLB-OTAK.COM

PACIFIC COUNTY  
1715-B N. PACIFIC AVE.  
LONG BEACH, WA 98631  
(360) 642-4454  
FAX: (360) 642-4094  
TILLAMOOK COUNTY  
150 LAMONA AVE.  
MANZANITA, OR 97130  
(503) 366-5094  
FAX: (503) 366-5047

## PARTITION PLAT FOR:

**SAHHALI SOUTH, LLC**

LOT 13  
SAHHALI SOUTH

NW 1/4, NE 1/4, SEC. 24, T5S, R11W, W.M.  
TILLAMOOK COUNTY, OREGON



## SURVEYOR'S CERTIFICATE

I, DALE N. BARRETT, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS PARTITION MAP.

THE BOUNDARIES OF WHICH ARE DESCRIBED AS FOLLOWS:

LOT 13, SAHHALI SOUTH (MAP C-552), TILLAMOOK COUNTY PLAT RECORDS.

INITIAL POINT 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB & ASSOC INC" AT THE MOST WESTERLY POINT OF LOT 13.

I FURTHER CERTIFY THAT THIS MAP WAS PREPARED USING HP PRODUCT #51640 INK ON WAF ARCHIVAL PLAT FILM.

**Dale N. Barrett**  
DALE N. BARRETT, PLS 1979

## ACKNOWLEDGMENT

STATE OF Oregon > 5.5  
COUNTY OF Tillamook >

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 12-31-, 2008.

BY THOMAS D. HOVEY AS VICE PRESIDENT OF SYCAN B CORP.,  
MANAGING MEMBER OF SAHHALI SOUTH, LLC.

**Thomas D. Hovey**  
NOTARY'S SIGNATURE

12-31-2008  
DATE

**Whitney T. Landes**  
PRINTED NAME OF NOTARY PUBLIC

NOTARY PUBLIC - OR STATE COMMISSION NO. 3886195

MY COMMISSION EXPIRES 02-01-2009  
FEBRUARY 01, 2009

## APPROVALS:

APPROVED THIS 9<sup>th</sup> DAY OF FEBRUARY, 2008/9

**Danny R Mc Nitt**  
TILLAMOOK COUNTY SURVEYOR DATE

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2009.

**Official Tax Collector Deputy** 2/10/9  
TILLAMOOK COUNTY TAX COLLECTOR DATE

## CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > 5.5  
COUNTY OF TILLAMOOK >

I, HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 10 DAY OF February, 2008 AND RECORDED AS PARTITION PLAT NO. 52009-5 IN PLAT CABINET B- 1099-0, TILLAMOOK COUNTY PLAT RECORDS, AS INSTRUMENT NO. 2009-000351

BY **Teresa Marshall**, Deputy  
TASSI O'NEIL, COUNTY CLERK

I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. 2009-5 IS THE FULL COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B- 1099-0 OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED February 10, 2009, AS INSTRUMENT NO. 2009-000351.

**Teresa Marshall**, Deputy  
TASSI O'NEIL, COUNTY CLERK

I, DALE N. BARRETT, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

**Dale N. Barrett**  
DALE N. BARRETT, PLS 1979

PARTITION PLAT NO. 2009-5

\*STRAW #42004  
57787130.DWG

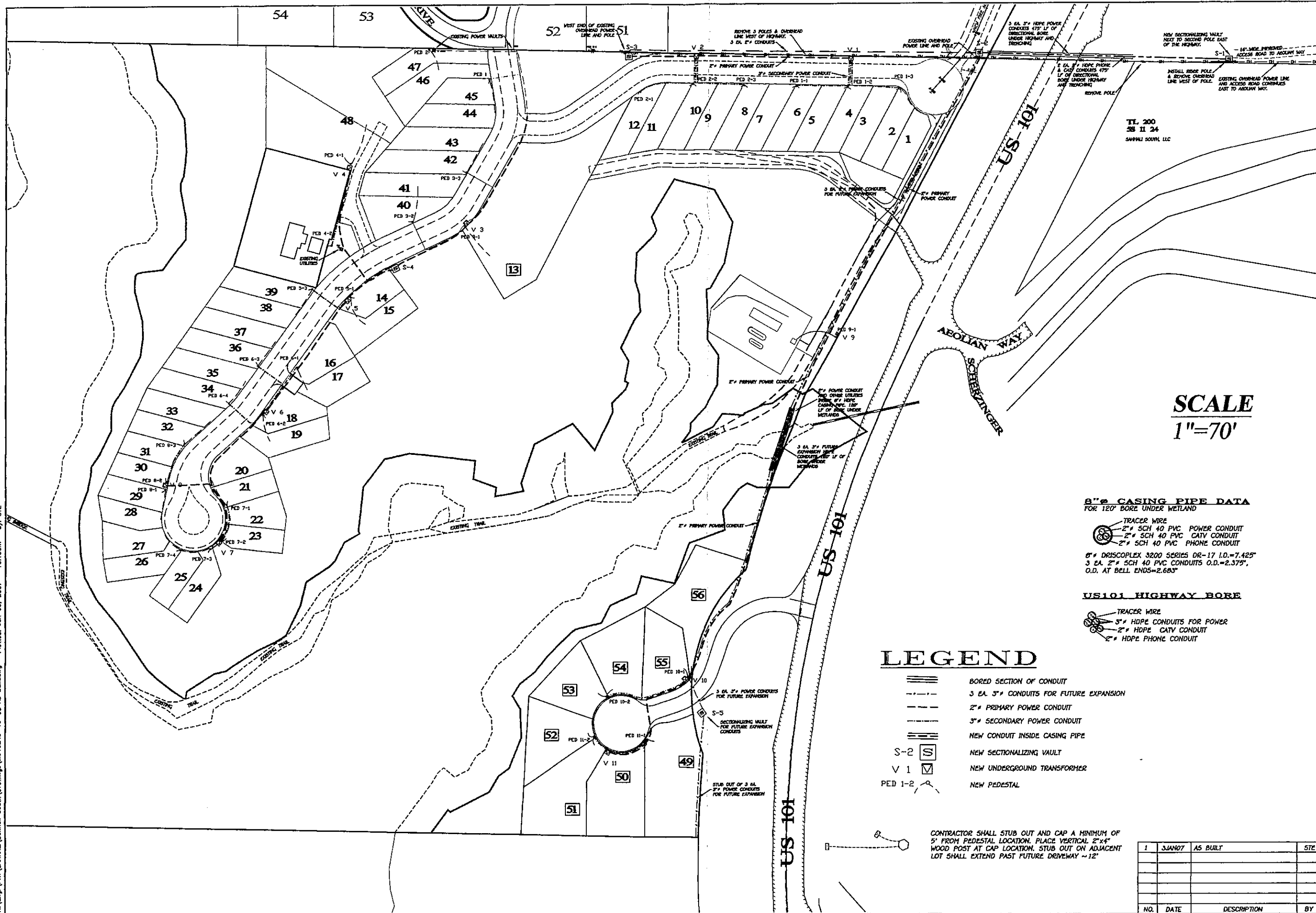
DATE: DEC. 31, 2008  
JOB NO.: 60778  
EQUIPMENT: 3002H/RANGER  
FIELD: SDW/WHL  
DRAWN: SDW  
CHECKED: DNB

Tillamook County  
Concurrent Conditional Use and Replat (Preliminary Plat) Applications  
Attachments

**ATTACHMENT I**

Sahhali South, Excerpted Utility Plans from 2007 and 2008 Construction Plans  
For Reference Only

N:\Engg\Proj\SAHJALI\South\Drawings\W040243-10-08 As Built.dwg Plotted: Jan 03, 2007 - 10:18am By: STE



**8" Casing Pipe Data**  
FOR 120" BORE UNDER WETLAND

- TRACER WIRE
- 2" SCH 40 PVC POWER CONDUIT
- 2" SCH 40 PVC CATV CONDUIT
- 2" SCH 40 PVC PHONE CONDUIT

8" DRISCOPEX 3200 SERIES DR-17 I.D.=7.425"  
3 EA. 2" SCH 40 PVC CONDUITS O.D.=2.375"  
O.D. AT BELL ENDS=2.683"

**US101 HIGHWAY BORE**

- TRACER WIRE
- 3" HDPE CONDUITS FOR POWER
- 2" HDPE CATV CONDUIT
- 2" HDPE PHONE CONDUIT

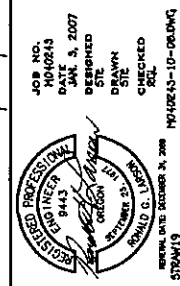
### LEGEND

- BORED SECTION OF CONDUIT
- 3 EA. 3" CONDUITS FOR FUTURE EXPANSION
- 2" PRIMARY POWER CONDUIT
- 3" SECONDARY POWER CONDUIT
- NEW CONDUIT INSIDE CASING PIPE
- S-2 NEW SECTIONALIZING VAULT
- V 1 NEW UNDERGROUND TRANSFORMER
- PED 1-2 NEW PEDESTAL

CONTRACTOR SHALL STUB OUT AND CAP A MINIMUM OF 5' FROM PEDESTAL LOCATION. PLACE VERTICAL 2"x4" WOOD POST AT CAP LOCATION. STUB OUT ON ADJACENT LOT SHALL EXTEND PAST FUTURE DRIVEWAY ~12'

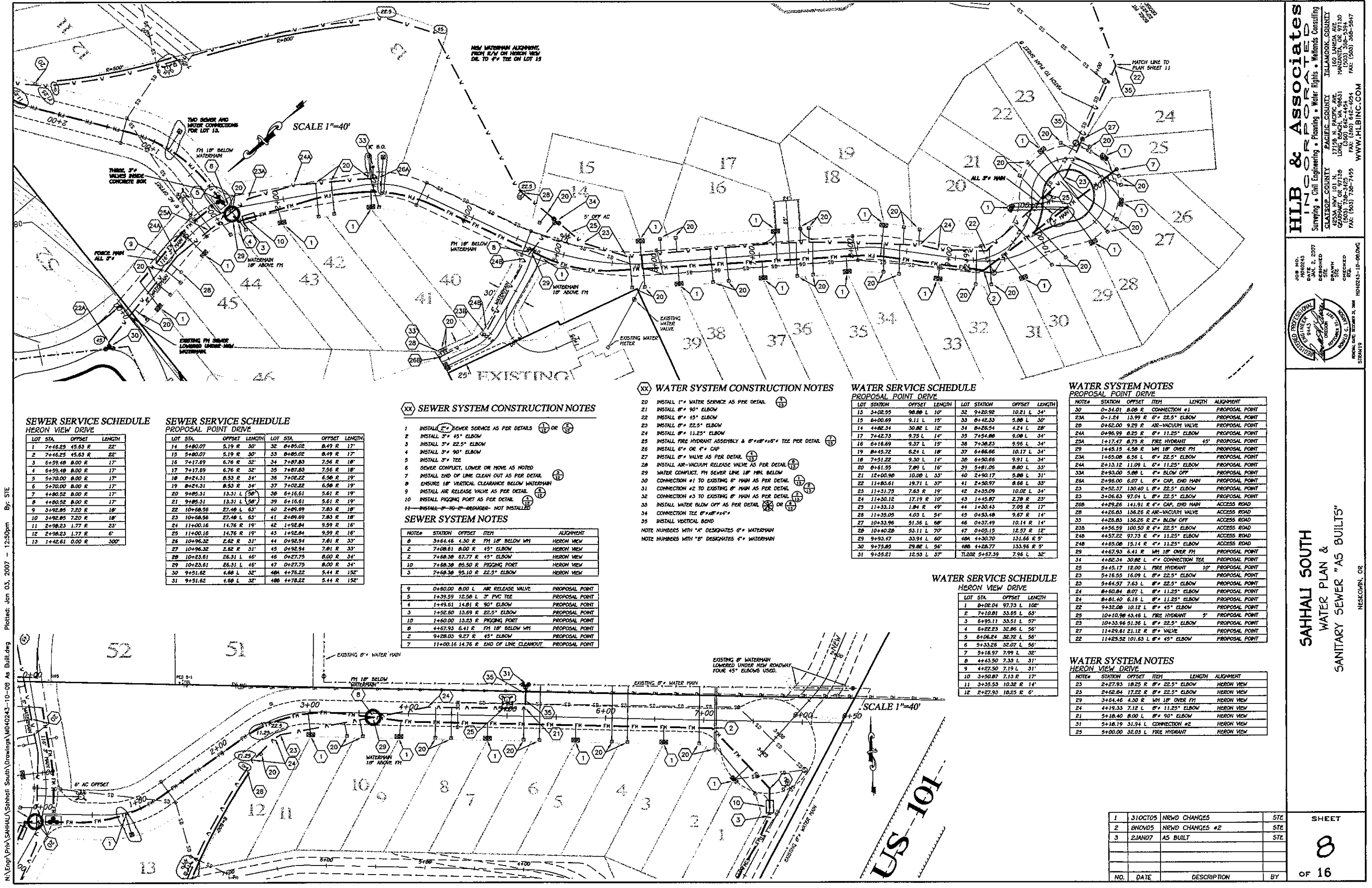
1	JAN07	AS BUILT	STE
NO.	DATE	DESCRIPTION	BY

**HLB & Associates**  
INCORPORATED  
Surveying • Civil Engineering • Planning • Water Rights • Wetlands Consulting  
PACIFIC COUNTY 17105 N. PACIFIC AVE. 180 LANDA AVE. TILLAMOOK COUNTY  
CLATSOP COUNTY 4233A HWY 101 N. LONG BEACH, WA 98631 HAZARDIA, OR 97130  
(503) 735-3475 (503) 735-3475 FAX (503) 735-3475 WWW.HLBINC.COM



**SAHJALI SOUTH**  
POWER & UTILITY PLAN  
"AS BUILT"

SHEET	
10	
of 16	



SEWER SERVICE SCHEDULE  
HERON VIEW DRIVE

LOT STA.	OFFSET	LENGTH
1	7+16.25	45.63 R 22'
2	7+16.25	45.63 R 22'
3	6+59.48	8.00 R 17'
4	6+59.48	8.00 R 17'
5	5+70.00	8.00 R 17'
6	5+70.00	8.00 R 17'
7	4+80.52	8.00 R 17'
8	4+80.52	8.00 R 17'
9	3+92.95	7.20 R 18'
10	3+92.95	7.20 R 18'
11	2+98.23	1.77 R 23'
12	2+98.23	1.77 R 23'
13	1+42.61	0.00 R 300'

SEWER SERVICE SCHEDULE  
PROPOSAL POINT DRIVE

LOT STA.	OFFSET	LENGTH	LOT STA.	OFFSET	LENGTH
14	5+80.07	5.19 R 30'	32	8+85.02	8.49 R 17'
15	5+80.07	5.19 R 30'	33	8+85.02	8.49 R 17'
16	7+17.69	6.76 R 32'	34	7+87.83	7.56 R 18'
17	7+17.69	6.76 R 32'	35	7+87.83	7.56 R 18'
18	8+24.31	8.53 R 34'	36	7+02.22	6.58 R 19'
19	8+24.31	8.53 R 34'	37	7+02.22	6.58 R 19'
20	9+85.31	13.31 L 56'	38	6+16.61	5.61 R 19'
21	9+85.31	13.31 L 56'	39	6+16.61	5.61 R 19'
22	10+58.56	27.40 L 63'	40	2+09.09	7.83 R 18'
23	10+58.56	27.40 L 63'	41	2+09.09	7.83 R 18'
24	11+00.16	14.76 R 19'	42	1+92.84	9.59 R 16'
25	11+00.16	14.76 R 19'	43	1+92.84	9.59 R 16'
26	10+96.32	2.62 R 31'	44	0+92.94	7.81 R 33'
27	10+96.32	2.62 R 31'	45	0+92.94	7.81 R 33'
28	10+23.61	26.31 L 45'	46	0+27.75	8.00 R 34'
29	10+23.61	26.31 L 45'	47	0+27.75	8.00 R 34'
30	9+51.62	1.68 L 32'	48A	4+78.22	5.44 R 152'
31	9+51.62	1.68 L 32'	48B	4+78.22	5.44 R 152'

SEWER SYSTEM CONSTRUCTION NOTES

1. INSTALL 1" SEWER SERVICE AS PER DETAILS 12 OR 13
2. INSTALL 3" 45° ELBOW
3. INSTALL 3" 22.5° ELBOW
4. INSTALL 6" OR 4" CAP
5. INSTALL 3" TEE
6. SEWER CONFLICT, LOWER OR MOVE AS NOTED
7. INSTALL END OF LINE CLEAN OUT AS PER DETAIL 12
8. ENSURE 18" VERTICAL CLEARANCE BELOW WATERMAIN
9. INSTALL AIR RELEASE VALVE AS PER DETAIL 13
10. INSTALL PIGGING PORT AS PER DETAIL 13
11. INSTALL 3" 90° REDUCER - NOT INSTALLED

SEWER SYSTEM NOTES

NOTE#	STATION	OFFSET	ITEM	ALIGNMENT
1	3+64.46	4.50 R	FM 18" BELOW WM	HERON VIEW
2	7+08.61	8.00 R	45° ELBOW	HERON VIEW
3	7+68.30	67.77 R	45° ELBOW	HERON VIEW
10	7+68.30	65.50 R	PIGGING PORT	HERON VIEW
3	7+68.30	59.10 R	22.5° ELBOW	HERON VIEW

9	0+60.00	8.00 L	AIR RELEASE VALVE	PROPOSAL POINT
5	1+39.59	12.58 L	3" PVC TEE	PROPOSAL POINT
4	1+49.61	14.81 R	90° ELBOW	PROPOSAL POINT
3	1+52.60	13.69 R	22.5° ELBOW	PROPOSAL POINT
10	1+60.00	13.23 R	PIGGING PORT	PROPOSAL POINT
8	4+67.93	6.41 R	FM 18" BELOW WM	PROPOSAL POINT
2	9+28.03	9.27 R	45° ELBOW	PROPOSAL POINT
7	11+00.16	14.76 R	END OF LINE CLEANOUT	PROPOSAL POINT

WATER SYSTEM CONSTRUCTION NOTES

20. INSTALL 1" WATER SERVICE AS PER DETAIL 13
21. INSTALL 8" 90° ELBOW
22. INSTALL 8" 45° ELBOW
23. INSTALL 8" 22.5° ELBOW
24. INSTALL 8" 11.25° ELBOW
25. INSTALL FIRE HYDRANT ASSEMBLY & 8"x8"x6" TEE PER DETAIL 13
26. INSTALL 6" OR 4" CAP
27. INSTALL 6" VALVE AS PER DETAIL 13
28. INSTALL AIR-VACUUM RELEASE VALVE AS PER DETAIL 13
29. WATER CONFLICT, FM SEWER LINE 18" MIN. BELOW
30. CONNECTION #1 TO EXISTING 6" MAIN AS PER DETAIL 13
31. CONNECTION #2 TO EXISTING 6" MAIN AS PER DETAIL 13
32. CONNECTION #3 TO EXISTING 6" MAIN AS PER DETAIL 13
33. INSTALL WATER BLOW OFF AS PER DETAIL 13 OR 15
34. CONNECTION TEE 8"x8"x6"
35. INSTALL VERTICAL BEND

NOTE: NUMBERS WITH "A" DESIGNATES 6" WATERMAIN  
NOTE: NUMBERS WITH "B" DESIGNATES 4" WATERMAIN

WATER SERVICE SCHEDULE  
PROPOSAL POINT DRIVE

LOT STA.	OFFSET	LENGTH	LOT STA.	OFFSET	LENGTH
13	3+02.55	98.88 L 10'	32	9+20.92	10.21 L 34'
15	6+00.69	9.11 L 15'	33	8+42.33	5.80 L 30'
14	4+42.34	30.82 L 12'	34	8+26.34	4.24 L 28'
17	7+42.73	9.75 L 14'	35	7+54.88	9.08 L 34'
16	6+16.69	9.37 L 15'	36	7+58.23	9.55 L 34'
19	8+45.72	6.24 L 18'	37	6+66.66	10.17 L 34'
18	7+51.22	9.30 L 14'	38	6+90.66	9.91 L 34'
20	6+61.55	7.89 L 15'	39	5+61.05	8.80 L 33'
21	12+00.98	10.08 L 33'	40	2+90.17	5.88 L 31'
22	11+83.61	19.71 L 37'	41	2+50.97	8.66 L 33'
23	11+31.75	7.63 R 19'	42	2+35.09	10.02 L 34'
24	11+30.12	17.19 R 10'	43	1+45.87	2.78 R 23'
25	11+33.13	1.84 R 49'	44	1+30.43	7.05 R 17'
26	11+35.05	4.03 L 54'	45	0+53.48	9.67 R 14'
27	10+33.96	51.36 L 68'	46	0+37.49	10.14 R 14'
28	10+40.28	53.11 L 70'	47	0+05.15	12.57 R 12'
29	9+93.47	33.94 L 60'	48A	4+30.70	131.66 R 5'
30	9+75.85	29.88 L 56'	48B	4+28.77	133.96 R 5'
31	9+55.21	12.53 L 37'	TL202	5+67.39	7.96 L 32'

WATER SERVICE SCHEDULE  
HERON VIEW DRIVE

LOT STA.	OFFSET	LENGTH
1	8+02.04	97.73 L 102'
2	7+10.81	53.65 L 63'
3	6+95.11	33.51 L 57'
4	6+22.23	32.86 L 56'
5	6+06.24	32.72 L 56'
6	5+33.26	32.07 L 56'
7	5+16.97	7.99 L 38'
8	4+43.50	7.33 L 31'
9	4+27.50	7.19 L 31'
10	3+50.87	7.13 L 17'
11	3+35.53	10.32 R 14'
12	2+27.93	18.25 R 6'

WATER SYSTEM NOTES  
PROPOSAL POINT DRIVE

NOTE#	STATION	OFFSET	ITEM	LENGTH	ALIGNMENT
30	0+34.01	8.08 R	CONNECTION #1		PROPOSAL POINT
23A	0+1.24	15.99 R	6" 22.5° ELBOW		PROPOSAL POINT
20	0+62.00	9.29 R	AIR-VACUUM VALVE		PROPOSAL POINT
24A	0+96.99	8.25 R	6" 11.25° ELBOW		PROPOSAL POINT
25A	1+17.47	8.75 R	FIRE HYDRANT	45'	PROPOSAL POINT
29	1+45.15	4.50 R	WM 18" OVER FM		PROPOSAL POINT
23A	1+65.08	6.56 L	6" 22.5° ELBOW		PROPOSAL POINT
24A	2+13.12	11.09 L	6" 11.25° ELBOW		PROPOSAL POINT
33A	2+93.00	5.88 L	6" BLOW OFF		PROPOSAL POINT
26A	2+96.00	6.07 L	6" CAP, END MAIN		PROPOSAL POINT
23	2+52.37	130.40 L	6" 22.5° ELBOW		PROPOSAL POINT
23	3+06.63	97.04 L	6" 22.5° ELBOW		PROPOSAL POINT
26B	4+29.26	141.91 R	6" CAP, END MAIN		ACCESS ROAD
28	4+26.63	136.26 R	AIR-VACUUM VALVE		ACCESS ROAD
33	4+28.63	136.26 R	6" BLOW OFF		ACCESS ROAD
23B	4+56.59	100.50 R	6" 22.5° ELBOW		ACCESS ROAD
24B	4+57.22	97.73 R	6" 11.25° ELBOW		ACCESS ROAD
24B	4+65.08	15.14 R	6" 11.25° ELBOW		ACCESS ROAD
29	4+67.93	6.41 R	WM 18" OVER FM		PROPOSAL POINT
34	4+82.34	30.82 L	6" CONNECTION TEE		PROPOSAL POINT
26	5+15.17	12.00 L	FIRE HYDRANT	10'	PROPOSAL POINT
23	5+16.55	16.09 L	6" 22.5° ELBOW		PROPOSAL POINT
23	5+64.57	7.63 L	6" 22.5° ELBOW		PROPOSAL POINT
24	6+60.84	8.07 L	6" 11.25° ELBOW		PROPOSAL POINT
24	8+81.40	6.16 L	6" 11.25° ELBOW		PROPOSAL POINT
22	9+32.08	10.12 L	6" 45° ELBOW		PROPOSAL POINT
25	10+10.98	43.46 L	FIRE HYDRANT	5'	PROPOSAL POINT
23	10+33.96	51.36 L	6" 22.5° ELBOW		PROPOSAL POINT
27	11+29.61	21.12 R	6" VALVE		PROPOSAL POINT
22	11+25.52	101.63 L	6" 45° ELBOW		PROPOSAL POINT

WATER SYSTEM NOTES  
HERON VIEW DRIVE

NOTE#	STATION	OFFSET	ITEM	LENGTH	ALIGNMENT
23	2+27.93	18.25 R	6" 22.5° ELBOW		HERON VIEW
23	2+62.04	17.22 R	6" 22.5° ELBOW		HERON VIEW
29	3+64.46	4.50 R	WM 18" OVER FM		HERON VIEW
24	4+19.33	7.12 L	6" 11.25° ELBOW		HERON VIEW
21	5+18.40	8.00 L	6" 90° ELBOW		HERON VIEW
31	5+18.19	31.94 L	CONNECTION #2		HERON VIEW
25	5+00.00	52.03 L	FIRE HYDRANT		HERON VIEW

NO.	DATE	DESCRIPTION	BY
1	3/10/05	NWD CHANGES	STE
2	8/10/05	NWD CHANGES #2	STE
3	2/10/07	AS BUILT	STE

## DEVELOPMENT SUMMARY

THIS PLAN SHOWS TWO MAJOR PARCELS APPLICATIONS.

LOT 13, SAHALI SOUTH, A DULY RECORDED SUBDIVISION LOT, WILL BE PARTITIONED TO CREATE ONE ADDITIONAL PARCEL AND A PARTITION ROAD TO PROVIDE ACCESS. THALASSA DRIVE WILL PROVIDE ACCESS TO THE TWO RESULTING PARCELS FROM LOT 13. THERE CURRENTLY ARE NO EXISTING STRUCTURES ON LOT 13.

LOT 48, SAHALI SOUTH, A DULY RECORDED SUBDIVISION LOT, WILL BE PARTITIONED TO CREATE ONE ADDITIONAL PARCEL AND A PARTITION ROAD TO PROVIDE ACCESS. VANORA DRIVE WILL PROVIDE ACCESS TO THE TWO RESULTING PARCELS FROM LOT 48 AS WELL AS ACCESS TO THE EXISTING HOME AT LOT 202. THERE CURRENTLY ARE NO EXISTING STRUCTURES ON LOT 48.

### LOT INFORMATION

**CURRENT LOT AREA**  
LOT 13 = 38,448 S.F. = 0.88 ACRES

**PROPOSED LOT AREAS**  
PARCEL 1 = 13,372 S.F. = 0.31 ACRES  
PARCEL 2 = 19,090 S.F. = 0.44 ACRES

**CURRENT LOT AREA**  
LOT 48 = 46,294 S.F. = 1.06 ACRES

**PROPOSED LOT AREAS**  
PARCEL 1 = 22,578 S.F. = 0.52 ACRES  
PARCEL 2 = 17,816 S.F. = 0.41 ACRES

### ROAD INFORMATION

**VANORA STREET**  
AREA = 3,870 S.F. = 0.13 ACRES

**THALASSA DRIVE**  
AREA = 21,225 S.F. = 0.53 ACRES

### ENGINEER/SURVEYOR/PLANNER

HLS OTAK, INC.  
ATTN: BOB LARSON, P.E.  
P.O. BOX 219  
HARTZBURG, GA 30750  
(703) 368-5911 PHONE  
(703) 368-5947 FAX

### BASIS OF BEARING

THE LINE BETWEEN FOUND MONUMENTS AT THE SECTION CORNER COMMON TO SECTION 13, 14, 15, 24, AND 25/26, IRON REBAR LOCATED ALONG THE NORTH SIDE OF BARRED WIRE FENCE SOUTH EAST OF INTERSECTION TO TREE LOOP RD. AND SAHALI DRIVE BEARS N 00°44'45" W, THE SECOND VALUE PER MAP C-593.

### PROJECT BENCHMARK

ELEVATION DATA IS BASED UPON AN ASSUMED ELEVATION OF 151.21' ON THE NORTHWEST PROPERTY CORNER OF THE LOT 202. THIS IS A CORNER COMMON WITH LOT 48 OF SAHALI SOUTH SUBDIVISION.

# SAHALI SOUTH CONSTRUCTION PLANS TO CREATE 2 NEW PARCELS LOT 13 AND 48

## SCOPE OF WORK

**EXCAVATION**  
THALASSA DRIVE 207 C.Y.  
VANORA STREET 329 C.Y.

**CLAMP AREA EXCAVATION**  
VANORA STREET 80 C.Y.

**ASPHALT PAVEMENT**  
THALASSA DRIVE 269 TONS  
VANORA STREET 30 TONS

**CRUSHED ROCK**  
THALASSA DRIVE 47 C.Y.  
VANORA STREET 19 C.Y.

**EST. SPLIT ROCK**  
THALASSA DRIVE 52 C.Y.  
VANORA STREET 18 C.Y.

### UTILITIES

1" NORTHERN WATER SERVICE TAPPING 250 LF  
8" SCH 40 PVC SANITARY SEWER 161 LF  
2" SCH 40 PVC CATCHER 192 LF  
2" SCH 40 PVC TELEPHONE CONDUIT 290 LF  
3" SCH 40 PVC SECONDARY POWER CONDUIT 292 LF  
MOVE SANITARY SEWER PILE BOXES 2 EA.

## PLAN INDEX

SHEET 1 COVER  
SHEET 2 LOT 13 ROAD  
SHEET 3 LOT 48 ROAD  
SHEET 4 LOT UTILITIES DETAILS

## UTILITIES

WATER: PEACOCK REGIONAL WATER DISTRICT  
SEWER: COMMUNITY SEWER SYSTEM  
TELEPHONE: FIBER/PL  
ROADS: PRIVATE ROADS - HELD IN COMMON BY THE HOMEOWNERS ASSOCIATION  
POWER: THALASSA PEOPLES UTILITY DISTRICT  
CITY: CHARTER COMMUNICATION

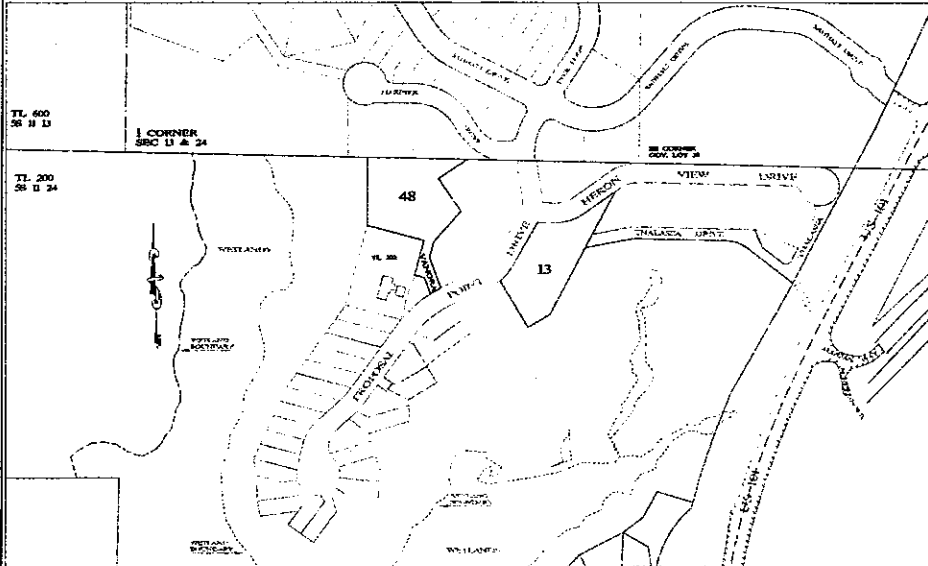
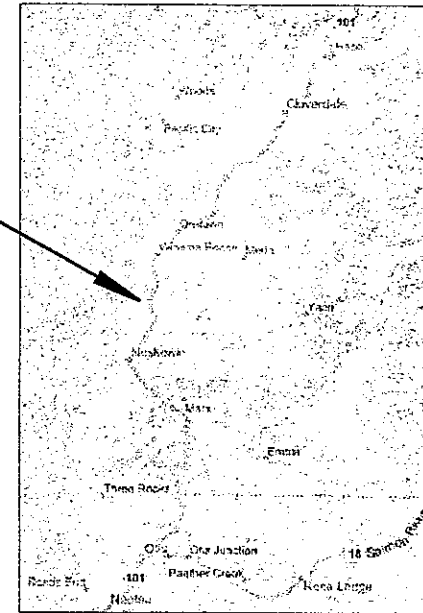
## OWNERS

SAHALI SOUTH, LLC  
840 BELLING ROAD, SUITE 202  
SPRINGFIELD, OR 97477

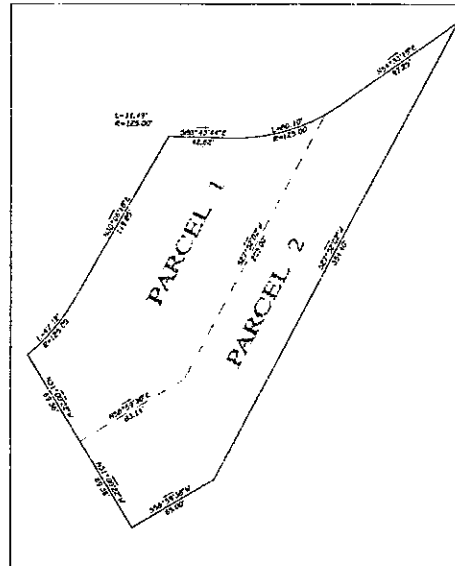
## DEVELOPER

SHAN DEVELOPMENT CORP.  
ATTN: WHITNEY BODS  
840 BELLING ROAD, SUITE 202  
SPRINGFIELD, OR 97477  
(541) 746-2144 PHONE  
(541) 746-2590 FAX

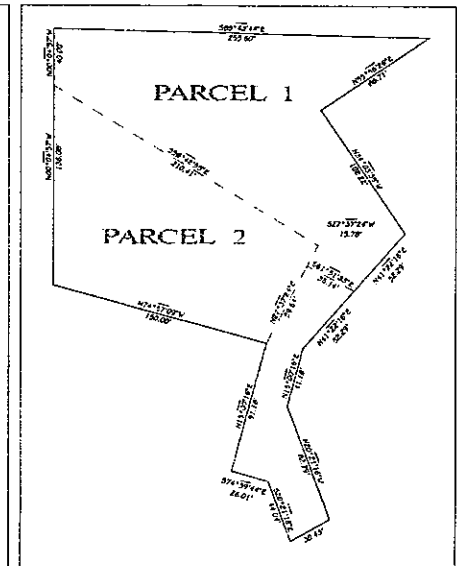
## PROJECT LOCATION



LOT 13 PARCELS  
SCALE: 1"=40'



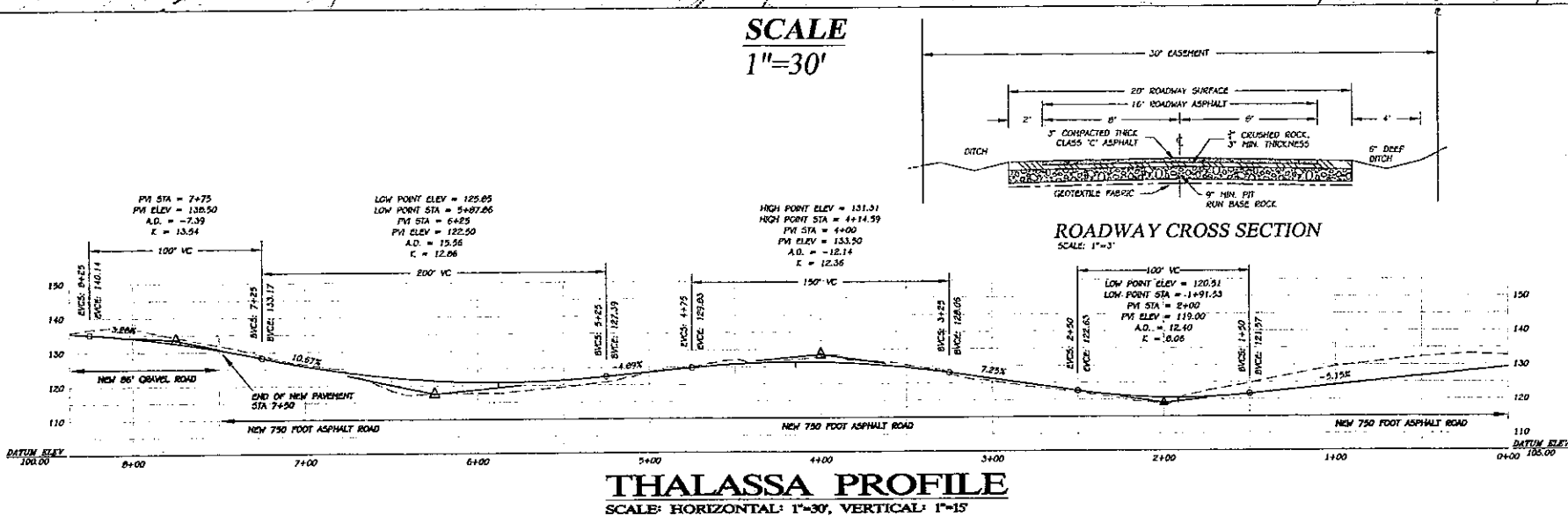
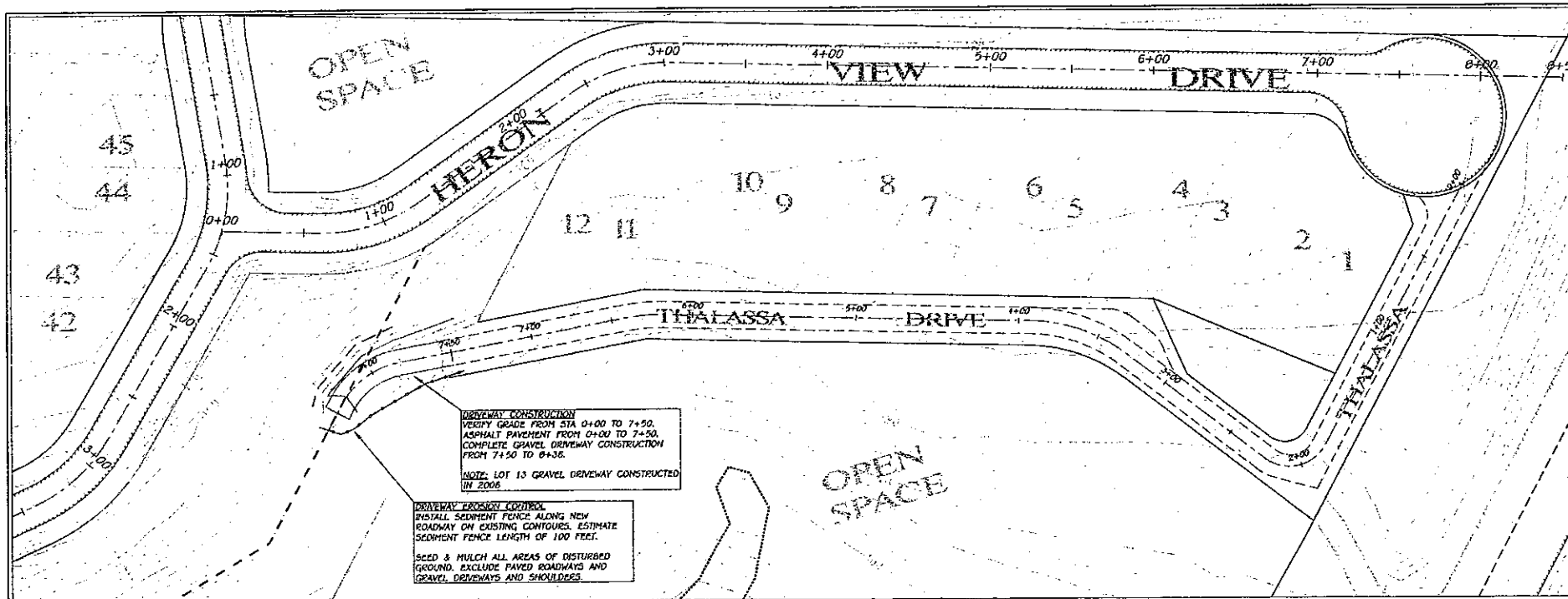
LOT 48 PARCELS  
SCALE: 1"=40'




SAHALI SOUTH  
COVER SHEET  
CONSTRUCTION PLANS

SHEET  
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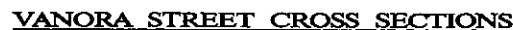
REGISTERED PROFESSIONAL ENGINEER  
STATE OF OREGON  
No. 11,298  
Exp. 12/31/2009  
HLS OTAK, INC.  
1100 N. 10TH AVE., SUITE 100  
HARTZBURG, GA 30750  
PHONE: (703) 368-5911  
FAX: (703) 368-5947  
WWW.HLS-OTAK.COM



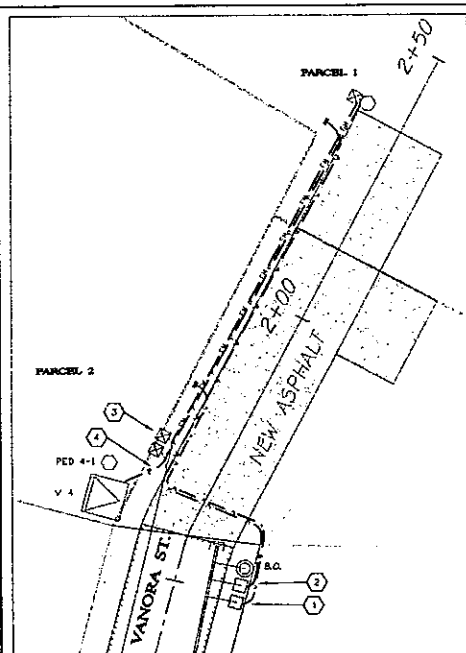


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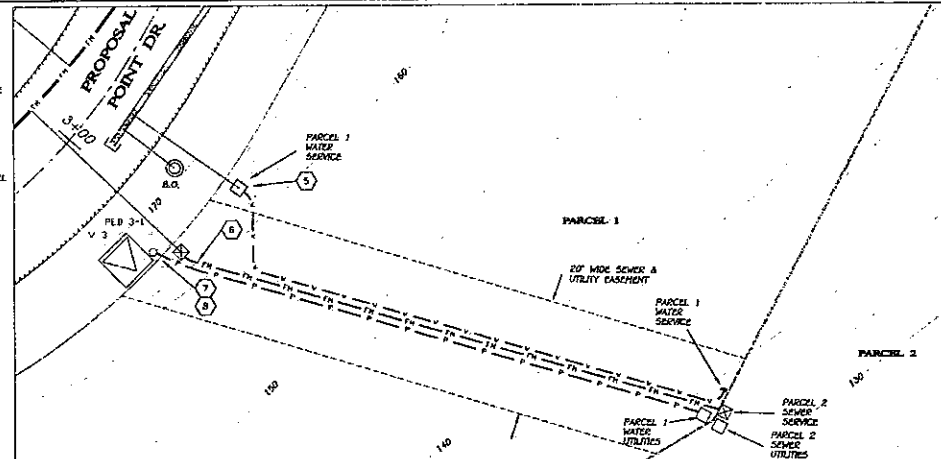
**LOT 48 UTILITIES**  
SCALE: 1"=40'

**LOT 13 UTILITY NOTES:**  
**PARCEL 1 UTILITIES**  
WATER - EXTEND PRIVATE WATER SERVICE LINE TO NEW LOCATION. TERMINATE LINE WITH 2"x4" P.T. BOARD. PRIVATE WATER SERVICE ON CUSTOMER SIDE OF EXISTING METER BOX TO BE OWNED AND MAINTAINED BY THE OWNER.  
SEWER - NO CHANGES NEEDED. SEWER SERVICE LOCATED AT NORTH END OF PROPERTY OFF OF HOBSON HIGH DRIVE.  
OTHER UTILITIES - POWER, CATV & TELEPHONE CONDUITS TO THE NEW COMMON LINE BETWEEN THE PARCELS. START CONDUITS WITH SWEEPS AND TERMINATE ALL CONDUITS UNDERGROUND WITH 2"x4" P.T. BOARD AT COMMON LINE BETWEEN PARCEL 1 & 2. INSTALL PULL ROPES.

**PARCEL 2 UTILITIES**  
WATER - NO CHANGES NEEDED. WATER SERVICE LOCATED AT NORTH END OF PROPERTY NAME THALASSA DRIVE ACCESS.  
SEWER - MOVE SEWER METERBOX, CHECK VALVE AND SHUT OFF VALVE TO NEW LOCATION ON COMMON LINE FOR PARCELS 1 & 2.  
OTHER UTILITIES - POWER, CATV & TELEPHONE CONDUITS TO THE NEW COMMON LINE BETWEEN THE PARCELS. START CONDUITS WITH SWEEPS AND TERMINATE ALL CONDUITS UNDERGROUND WITH 2"x4" P.T. BOARD. INSTALL PULL ROPES.

**LOT 48 UTILITY NOTES:**  
**PARCEL 1 UTILITIES**  
WATER - EXTEND WATER SERVICE LINE TO NEW LOCATION. TERMINATE LINE WITH 2"x4" P.T. BOARD. PRIVATE WATER SERVICE ON CUSTOMER SIDE OF EXISTING METER BOX TO BE OWNED AND MAINTAINED BY THE OWNER.  
SEWER - MOVE SEWER METERBOX, CHECK VALVE AND SHUT OFF VALVE TO NEW LOCATION AT END OF PARCEMENT.  
OTHER UTILITIES - POWER, CATV & TELEPHONE CONDUITS TO THE NEW COMMON LINE BETWEEN THE PARCELS. START CONDUITS WITH SWEEPS AND TERMINATE ALL CONDUITS UNDERGROUND WITH 2"x4" P.T. BOARD AT END OF PARCEMENT. INSTALL PULL ROPES.

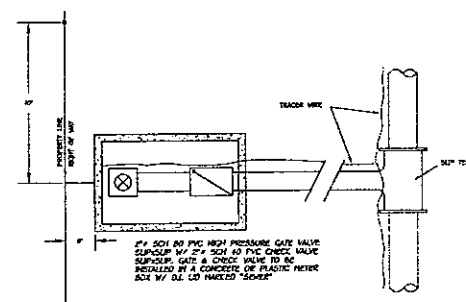
**PARCEL 2 UTILITIES**  
WATER - EXTEND WATER SERVICE LINE TO NEW LOCATION. TERMINATE LINE WITH 2"x4" P.T. BOARD. PRIVATE WATER SERVICE ON CUSTOMER SIDE OF EXISTING METER BOX TO BE OWNED AND MAINTAINED BY THE OWNER.  
SEWER - NO CHANGES NEEDED. SEWER SERVICE LOCATED AT NORTH END OF PROPERTY OFF OF HOBSON HIGH DRIVE.  
OTHER UTILITIES - NO EXTENSIONS REQUIRED.



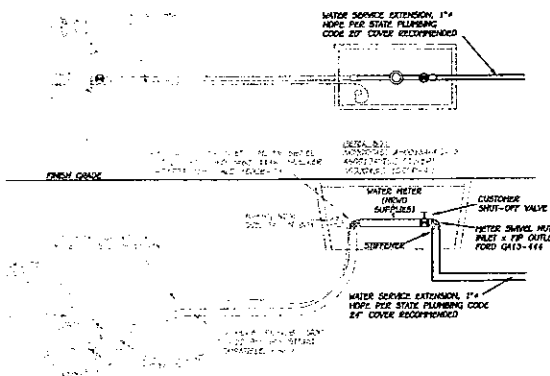
**LOT 13 UTILITIES**  
SCALE: 1"=40'

- UTILITY NOTE:**  
ALL UTILITY CONDUITS SHOULD BE CONSOLIDATED INTO ONE TRENCH IF POSSIBLE. SEE DETAIL 3/4 FOR SPACING REQUIREMENTS.
- LOT 48**
1. EXTEND WATER SERVICE TUBING TO PARCEL 2, L=95', SEE DETAIL 2/4
  2. EXTEND WATER SERVICE TUBING TO PARCEL 1, L=100', SEE DETAIL 2/4
  3. EXTEND 2" PVC SEWER SERVICE TO PARCEL 1, L=50', RELOCATE GATE VALVE, CHECK VALVE AND METER BOX TO NEW LOCATION, SEE DETAIL 1/4
  4. INSTALL UTILITY CONDUITS FOR PARCEL 1, L=80', 3" SCH 40 PVC FOR SECONDARY POWER, 2" SCH 40 PVC FOR TELEPHONE, 2" SCH 40 PVC FOR CATV.
- LOT 10**
5. EXTEND WATER SERVICE TUBING TO PARCEL 1, L=100', SEE DETAIL 2/4
  6. EXTEND 2" PVC SEWER SERVICE TO PARCEL 2, L=95', RELOCATE GATE VALVE, CHECK VALVE AND METER BOX TO NEW LOCATION, SEE DETAIL 1/4
  7. INSTALL UTILITY CONDUITS FOR PARCEL 1, L=110', 3" SCH 40 PVC FOR SECONDARY POWER, 2" SCH 40 PVC FOR TELEPHONE, 2" SCH 40 PVC FOR CATV.
  8. INSTALL UTILITY CONDUITS FOR PARCEL 2, L=110', 3" SCH 40 PVC FOR SECONDARY POWER, 2" SCH 40 PVC FOR TELEPHONE, 2" SCH 40 PVC FOR CATV.

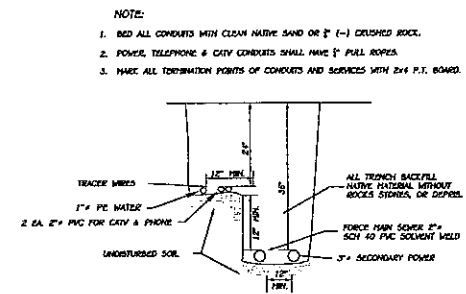
- LEGEND**
- EXISTING WATERMAIN
  - EXISTING WATER SERVICE
  - EXISTING WATER BLOW OFF
  - EXISTING SEWER SERVICE
  - EXISTING POWER UTILITY VAULT
  - EXISTING POWER PEDISTAL
  - WATER SERVICE EXTENSION, 1" 2"x4" P.T. METER BOARD
  - SEWER SERVICE EXTENSION
  - UTILITY CONDUITS EXTENSION, INCLUDING 3" SECONDARY POWER, 2" TELEPHONE, 2" CATV, 1" 2"x4" P.T. METER BOARD
  - EXISTING CONDUITS
  - PROPOSED GRADING CONTOURS



**1 PRESSURE SEWER SERVICE DETAIL**  
NOT TO SCALE



**2 WATER SERVICE DETAIL**  
NOT TO SCALE



**3 TRENCH DETAIL**  
NO SCALE

- NOTE:**
1. BED ALL CONDUITS WITH CLEAN NATIVE SAND OR 2" (-) CRUSHED ROCK.
  2. POWER, TELEPHONE & CATV CONDUITS SHALL HAVE 1" PULL ROPES.
  3. MAKE ALL TERMINATION POINTS OF CONDUITS AND SERVICES WITH 2"x4" P.T. BOARD.

**SAHJAL SOUTH**  
CONSULTING INC.

10000 W. 100th St.  
Suite 100  
Overland Park, KS 66213  
Tel: (913) 661-1001  
Fax: (913) 661-1002  
www.sahjal.com

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SAHJAL SOUTH  
CONSULTING PLAN  
UTILITIES & DETAILS

**ATTACHMENT K**

Sahhali South HOA meeting minutes

## Minutes of the Special Meeting of the Sahhali South Homeowners Association

Tuesday, July 1, 2025 | 4:00 pm  
via Microsoft Teams

### 1. **Call to Order and Roll Call**

Richard Boyles called the meeting to order at 4:02 pm and presided over roll call of owners and others present in the meeting.

#### **Board Members Present:**

Richard D. Boyles, President  
Wyatt Angelo, Director  
Patti Lundeen, Secretary

#### **Additional Attendees:**

Nigel Francisco, Treasurer  
Bobbi Kearney, Business Manager, Sycon B Corp.

#### **Homeowners Present:**

Richard Boyles for Declarant, Sahhali South, LLC (Lots N4, N5, 1, 2, 5, 6, 11-23, 30, 31, 38-41, 46-48A&B, 50-55), Katherine Hammack (Lot 4, Lot 44), Heidi Heidenreich (Lot 7), Bari Johnson (Lot 8 by proxy to Heidi Heidenreich), Lisa Bentson (Lot 9), Tony & Kristy Ryan (Lot 10), Mike Shainsky (Lots 24 & 25), Merrill McPeak (Lot 26), Peter & Stephanie Sammons (Lot 29 by proxy to Heidi Heidenreich), Zachary Martin Walker (Lots 32 & 33 by proxy to Heidi Heidenreich), Wyatt & Linda Angelo (Lot 34), Chris Diani (Lot 35), Peggy Richards (Lot 36), Paul Fukui (Lot 42), Pam Johnson (Lot 43), Ronald & Kathleen Clark (Lot 45 by proxy to Heidi Heidenreich), James Delapoer (Lot 49). [13 owners present + 4 by proxy; 55 lots represented].

President Boyles requested that Bobbi Kearney confirm a Quorum is verified for this meeting. Bobbi confirmed.

### 2. **Proof of Notice of Meeting or Waiver of Notice.**

Secretary, Patti Lundeen confirmed that the Notice of the Special Meeting was emailed to all owners together with the agenda and meeting materials, and an electronic meeting invitation was also sent to all owners.

### 3. **Final Re-Plat Application.**

Richard Boyles introduced the major points of discussion for this meeting and indicated that he had received and will abide by a request to break all points for consideration and votes individually. Richard recapped the previous informational meeting held to present the proposed replat.

- a. **Lots 14-19** Richard Boyles presented the proposed replat and opened the floor for questions and discussion. There being none, Boyles called for a vote in favor of the proposed replat of Lots 14-19 by voice vote (results attached). The vote passed 54 in favor and 1 opposed.
- b. **Lots 46-48A&B** Richard Boyles shared the map of the proposed replat of lots 46, 47 and 48A&B from 4 lots to 3 lots and stated that these changes are proposed to address developability of the lots. Boyles stated that there is a companion proposal to be addressed later with the proposed CC&R amendment related to keeping the dues structure constant. Boyles acknowledged the proposed 5-foot setback on the north side yard of Lot 46 and stated that this is proposed to create a lot on which a more typical-sized and dimensioned home could be developed. Boyles called for questions and discussion.

Katherine Hammock voiced her objection to this reconfiguration.

Wyatt Angelo inquired as to whether this issue could be addressed by the ARB specific plan presented for Lot 46, if a vote would be taken on the CC&R amendment regarding this setback at today's meeting, and if a potential buyer could ask the ARB for a variance prior to closing the purchase of the property.

Merrill McPeak asked if Lot 47 includes the access road. Richard Boyles stated that Lot 47 is a panhandle lot and that the panhandle "road" is part of Lot 47. McPeak asked who is responsible for maintenance on that panhandle and Boyles stated that it would be the shared responsibility of the owners of Lots 47 and 48 which at this time is Declarant (Sahhali South, LLC). McPeak asked if all other roads in the development are maintained by the Association and Boyles confirmed that they are.

Paul Fukui asked if the proposed lots 46 – 48 will be single family lots. Richard Boyles stated that under the proposed replat, lots 46-48 will be eligible for single family home development.

Linda and Wyatt Angelo asked about the proposed 1.5x adjustment to the dues structure for lots 47 and 48. Richard Boyles stated that the proposed amendment reflects the desire to maintain the lot count for dues structure. Linda Angelo provided clarifying information. Heidi Heidendreich stated that she appreciates the proposal to maintain the lot count but questioned the proposal to add 2 new lots from the existing open space. Boyles stated that the proposal to create 2 new lots from the existing open space also includes eliminating existing lots 13A and B as well as the responsibility of the Association to maintain Thalassa as an access road for Lots 13A and B.

Mike Shainsky asked about ingress/egress for Lot 48. Richard Boyles stated that a joint maintenance and access agreement for Lots 47 and 48 is to be recorded as part of the proposed replat. Shainsky inquired about setbacks in the original, county approved subdivision. Boyles shared historical information about the Sahhali South project, its PUD status and how that includes possible variances from typical county standards. Shainsky shared his objection to the 5-foot setback on Lot 46.

Tony Ryan stated that he supports the variance and offered a suggestion regarding the 1.5x assessments for 47 & 48.

Lisa Bentson asked if Thalassa requires maintenance to service the STEP septic systems Heron View. Boyles stated that he doesn't think that is the case and asked Patti Lundeen to investigate. Bentson asked about the use of the term "open space" vs "community space." Boyles shared the definition of both terms as stated in the Association's guiding documents.

Katherine Hammack restated her objection to the reconfiguration of lot 46 and the 5-foot setback.

Heidi Heidenreich stated that the Association has previously expressed their desire for 10-foot setbacks.

There being no further discussion, Richard Boyles asked for a roll call vote approving the replat of lots 46-48. Bobbi Kearney facilitated the roll call vote (results attached). The vote passed 44 in favor and 11 opposed.

- c. **Lots 13 A & B / Proposed New Lots** Richard Boyles shared the proposed replat and stated that the reasons to make existing 13A&B “open space” and the existing open space 2 new lots, are to create more desirable, saleable lots and reduce Association costs of maintaining Thalassa. Boyles invited discussion and questions.

Lisa Bentson shared concerns regarding fire safety and the large percentage of the community and the current concentration of scotch broom, and how maintenance of undeveloped lots in the community is managed. Boyles stated that this is a budget conversation.

Katherine Hammack stated her objection to the swapping of 13A&B with the existing open space.

Wyatt Angelo asked about the proposed side yard setbacks on the 2 new lots and if these are intended to be townhome lots with a zero-lot line. Boyles confirmed that the new lots are townhome lots that an owner could develop across the zero-lot line with a single-family home. Angelo asked about the tax responsibility on existing Lots 13A&B if they become open space. Richard stated that the county does not assess the open space for taxes.

Wyatt asked if Declarant could make a future proposal to the county to turn the open space lots into actual saleable lots. Boyles stated that under Section 10.4.1 of the Bylaws, Declarant could make a future proposal but that it is not his intent. Discussion ensued regarding documented assurance that Declarant will not make a future proposal to develop 13A&B if the replat is approved. Boyles stated that he would draft and share language documenting this assurance. Jim Delapour asked about a timeframe for receiving that language. Richard stated 60-90 days.

Tony Ryan asked about clearing 13A&B to make is usable if the proposed plat is approved. Richard Boyles stated that it would be a community decision tied into the budget discussion.

Pam Johnson shared her support for the replat of 13A&B and the existing open space and cited the cost savings of not maintaining Thalassa as a benefit to the community.

Mike Shainsky agreed with Pam and supported maintaining Thalassa to a minimum degree to accommodate maintenance and access to 13A&B if they become open space.

There being no further discussion, Boyles called for a roll call vote to approve the proposed replat of 13A&B and the existing open space. Bobbi Kearney facilitated the roll call vote (results attached). The vote passed with 47 in favor, 4 opposed, and 4 abstentions.

4. **Proposed Amendments to CC&Rs.** Richard Boyles stated that these changes would be conditional upon approval of the proposed replat and are proposed in an effort to make operational the changes that are proposed in the replat. Boyles stated that the concepts, but not specific language, are provided in the agenda so if it is too difficult to follow them, we can table these to a future meeting, perhaps after a determination is made on the proposed replat. Richard stated the standard required to amend the CC&Rs as stated in Section 15.6 in the CC&Rs (75% of the total votes of each class of members who are eligible to vote). Richard stated that we have a quorum at this meeting.

- a. **Section 5.2.2:** Richard reads the text of the proposed changes and asks if everyone is comfortable voting on these proposed amendments, only to be made if the proposed replat is approved.

**PROPOSED REVISION TO CC&R's OF SAHHALI SOUTH** (revisions shown in red):

*5.2.2 Basis for Assessment. Assessments shall be made for the operating needs and the capital replacement needs of the Planned Community. Funds collected for the assessments may be mingled in one account but must be separately accounted for.*

*(a) Operating Costs. Except as provided in 5.2.2(d) and 5.2.2(e), all lots subject to assessments shall be assessed equally for operating costs including the following items...*

*(b) Replacement Reserve. Except as provided in 5.2.2(e), all lots subject to assessments shall be assessed equally for replacement reserves as follows...*

*(e) Lot Specific Assessments. Lot 47 and Lot 48 shall be assessed one hundred fifty percent (150%) of Operating Costs and Replacement Reserves as described in Section 5.2.2(a) and 5.2.2(b).*

Boyles asked for discussion and questions. There being none, Boyles called for a vocal vote. 44 approved, 11 opposed. No votes: Katherine Hammack – 2 lots, Heidi Heidenreich – 1 lot, Cathy & Ron Clark – 1 lot, Bari Johnson – 1 lot, Zachary Taylor – 2 lots, Peter & Stephanie Sammons – 1 lot, Lisa Bentson – 1 lot. Bobbi Kearney reported that the votes in favor do not meet the 75% threshold required. Boyles stated that this item will be brought back to the Association at a later date.

Linda Angelo asked how many votes shy of passing the vote was. Bobbi Kearney stated 1 vote. Mike Shainsky requested a revote. Tony Ryan asked Richard to confirm that if this amendment is not passed, and the replat is approved, all owners in the community would see an increase in their assessments due to their being 1 less lot. Boyles confirmed. Lisa Bentson shared her opinion that she needs to see the proposed language in writing. Boyles stated that the specific language will be circulated to the community with a clearer explanation of the consequences of the vote and an opportunity for all owners, not just those present at this meeting will be offered.

- b. **Section 10.13.2** Richard Boyles reads the text of the proposed changes and asks if everyone is comfortable voting on this proposed amendment, which are conditioned upon approval of the proposed replat.

*(h) The above standards apply to Lot 46, except that lot 46 shall have a north side setback of 5 feet from the lot line.*

Boyles called for discussion and questions.

Katherine Hammack stated her opposition to both proposed amendments.

There being no further discussion, Richard called for a roll call vote to approve CC&R Amendment regarding the side yard setback for Lot 46. Bobbi Kearney facilitated the roll call vote (results attached). The amendment did not have the required 75% approval to pass; there were 44 votes in favor and 11 opposed.

Boyles stated that we will circulate the lot-specific assessment language and an explanation of the proposed amendments for further consideration and vote. Richard asked about the

community members' feelings about timing of that vote and no preferences were voiced.  
Richard stated we will bring it back sooner than later to be voted upon outside of a meeting.  
Heidi Heidenreich asked if the vote outside of a meeting would still need to be approved by 75%  
and Richard confirmed that it would.

Richard Boyles adjourned the meeting at 5:54 pm.

**ATTACHMENT L**

Plat naming approval by County Surveyor

## Tillamook County



*Land of Cheese, Trees and Ocean Breeze*

Surveyor  
1510 3<sup>rd</sup> St., Suite C  
Tillamook OR 97141  
503-842-3423  
1-800-488-8280  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

August 27, 2025

TBG Architects + Planners  
Melissa Jenck, Tillamook County  
S & F Land Services

RE: Subdivision Name Approval for "Sahhali South Replat"

To whom it may concern,

I hereby certify the Subdivision Name, "Sahhali South Replat" for your client's project.

This name will be held for your use for 1 year from the date of this notice. If not used by that date, I will release the name from your exclusive use. Of course, you may re-request the name and it would be held for another year.

Respectfully,

Michael R. Rice, PLS  
Tillamook County Surveyor

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
DECEMBER 11, 2012  
MICHAEL R. RICE  
86926

RENEWAL 12-31-2026

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO REPLAT THOSE PORTION OF LAND, AS NOTED, INTO 12 LOTS AS SHOWN HEREON.

BASIS OF BEARINGS:  
THE LINE BETWEEN THE NORTH 1/4 CORNER OF SECTION 24 AND MONUMENT 170 BEARS SOUTH 88°43'44" EAST, THE RECORD FROM THE PLAT OF SAHHALI SOUTH, MAP C-0552, TILLAMOOK COUNTY PLAT RECORDS.

SURVEYOR'S CERTIFICATE

I, ERIC D. LYNCH, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED THE LOTS SHOWN HEREON IN ACCORDANCE WITH ORS 92.060; AND THAT THE INITIAL POINT IS A SET SET AS THE TILLAMOOK COUNTY SURVEY RECORDS, BEING A POINT LOCATED ON SAID SURVEY AS SHOWN HEREON. I FURTHER CERTIFY THAT THE LANDS EMBRACED IN THE ANNEXED PARTITION PLAT ARE DESCRIBED AS FOLLOWS:

APPROVALS

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

TILLAMOOK COUNTY SURVEYOR

APPROVED \_\_\_\_\_ 20 \_\_\_\_ AS \_\_\_\_\_.

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT DATE

TAXES HAVE BEEN PAID IN FULL TO \_\_\_\_\_, 20\_\_\_\_.

TILLAMOOK COUNTY TAX COLLECTOR DATE

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >  
> S.S.  
COUNTY OF TILLAMOOK >

I, CHRISTY NYSETH, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THIS COPY OF PARTITION PLAT NO. \_\_\_\_\_ IS THE FULL, COMPLETE, AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B \_\_\_\_\_ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, RECORDED \_\_\_\_\_, 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK, AS INSTRUMENT NO. \_\_\_\_\_.

CHRISTY NYSETH, TILLAMOOK COUNTY CLERK

I, ERIC D. LYNCH, HEREBY CERTIFY THAT THIS MAP IS A FULL, COMPLETE, AND TRUE COPY OF THE ORIGINAL.

ERIC D. LYNCH,

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT SAHHALI SOUTH, LLC., AN OREGON CORPORATION, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE; BEING THE OWNER HAS CAUSED THE SAME TO BE REPLATTED AS SHOWN ON THE ANNEXED MAP.

ACKNOWLEDGEMENT

STATE OF OREGON  
>  
> S.S.  
>  
COUNTY OF TILLAMOOK

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_ AS \_\_\_\_\_

NOTARY'S SIGNATURE DATE

PRINTED NAME OF NOTARY PUBLIC

NOTARY PUBLIC - OREGON COMMISSION NO.: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_, 20\_\_\_\_  
(FULL MONTH) (TWO DIGIT DAY) (YEAR)

PLAT NOTES

PORTIONS OF THE PROPERTY WITHIN THIS PARTITION PLAT ARE SUBJECT TO THE FOLLOWING MATTERS PER THE EXISTING PLATS OF SAHHALI SOUTH, PARTITION PLAT# 2009-5 & PARTITION PLAT# 2009-4.

- E-1: ROADWAY AND UTILITY EASEMENT PER PP 2009-5
- E-2: INGRESS / EGRESS EASEMENT PER PARCEL 1 OF PP 2009-5
- E-3: STORM DRAINAGE AND POND EASEMENT PER "SAHHALI SOUTH"
- E-4: UTILITY EASEMENT PER PP 2009-5
- E-5: 15' UTILITY EASEMENT PER "SAHHALI SOUTH"
- E-6: 20' UTILITY EASEMENT PER PP 2009-5
- E-7: 8' UTILITY EASEMENT PER PP 2009-5
- E-8: 10' STORM DRAINAGE EASEMENT PER "SAHHALI SOUTH"
- E-9: 8' UTILITY EASEMENT PER PP 2009-04
- E-10: ROADWAY AND UTILITY EASEMENT PER "SAHHALI SOUTH"

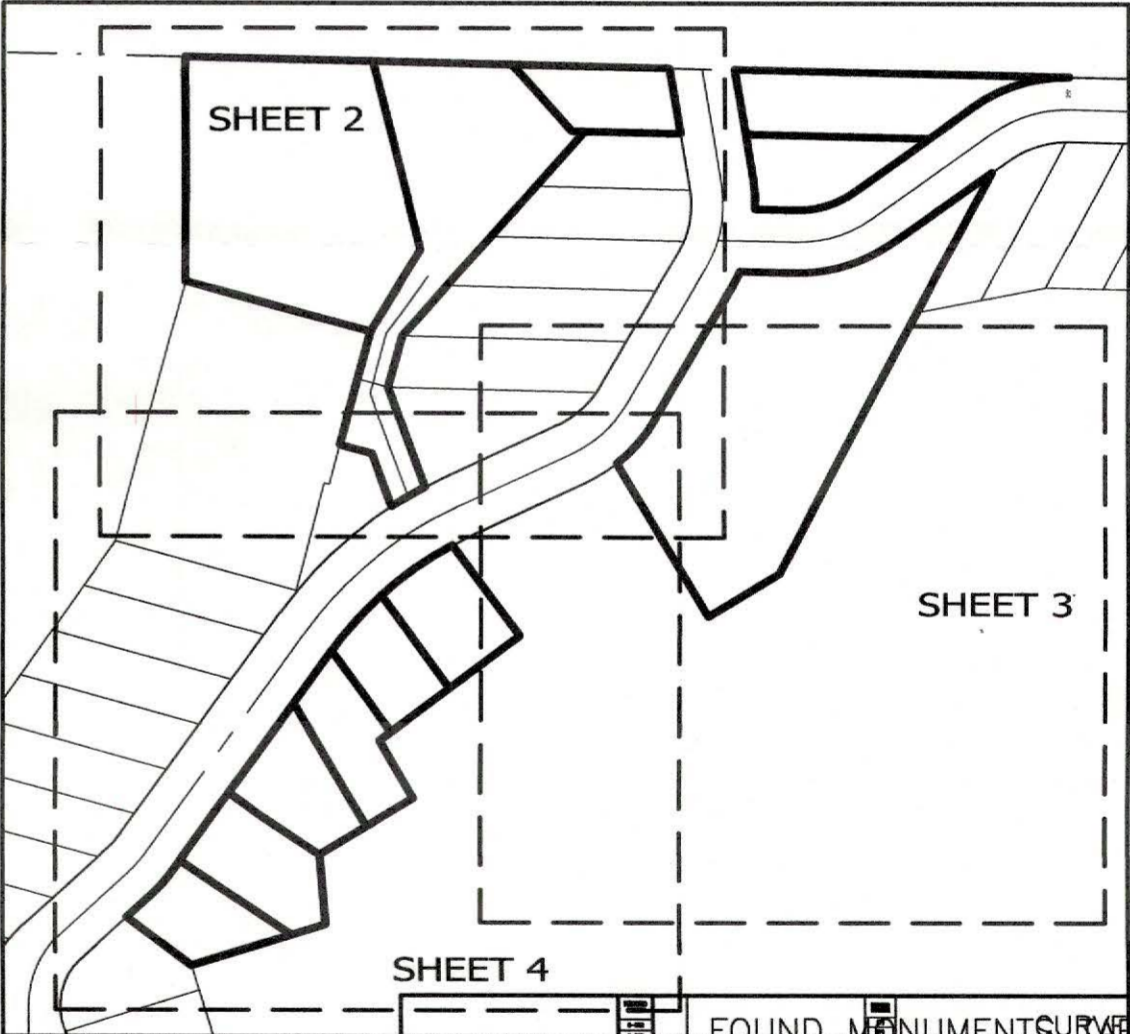
SURVEY REFERENCES

- (P) - RECORD VALUE PER PLAT OF SAHHALI SOUTH, SURVEY MAP C-552 TILLAMOOK COUNTY PLAT RECORDS
- (1) - RECORD VALUE PER PARTITION PLAT 2009-04, MAP P-936 TILLAMOOK COUNTY SURVEY RECORDS
- (2) - RECORD VALUE PER PARTITION PLAT 2009-05, MAP P-937 TILLAMOOK COUNTY SURVEY RECORDS

PRELIMINARY PLAT

SAHHALI SOUTH REPLAT

A RE-PLAT OF LOTS 46, 47, 48A, 48B, & OPEN SPACE TRACT "A" AND LOTS 14 TO 19 & A PORTION OF THE RIGHT-OF-WAY OF PROPOSAL POINT DRIVE OF THE PLAT OF "SAHHALI SOUTH" AND PARCELS 1 AND 2 OF PARTITION PLAT NO. 2009-5



KEY MAP: NOT TO SCALE

SHEET INDEX

- SHEET 1: VICINITY MAP, PLAT NOTES, CERTIFICATE OF COUNTY CLERK, NARRATIVE, SURVEYOR'S CERTIFICATE, APPROVALS, ACKNOWLEDGEMENT, DECLARATION
- SHEET 2: NORTHWEST PORTION
- SHEET 3: NORTHEAST PORTION
- SHEET 4: SOUTH PORTION, FOUND MONUMENTS TABLE

SHEET 1 OF 4

S&F Land Services

Land Surveying & Remote Sensing

812 AVENUE F,  
SEASIDE, OR 97138  
(503) 738-3425

WWW.SFLANDS.COM

EMAIL: INFO@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
NOV. 7, 2025	24-611-03	MB/CC	TLB/JET	EDL

2461103\_PartitionPlat-JET.dwg

SURVEY FOR:

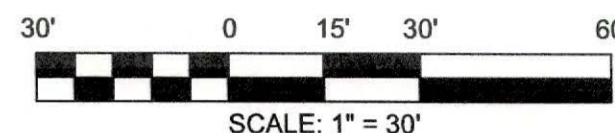
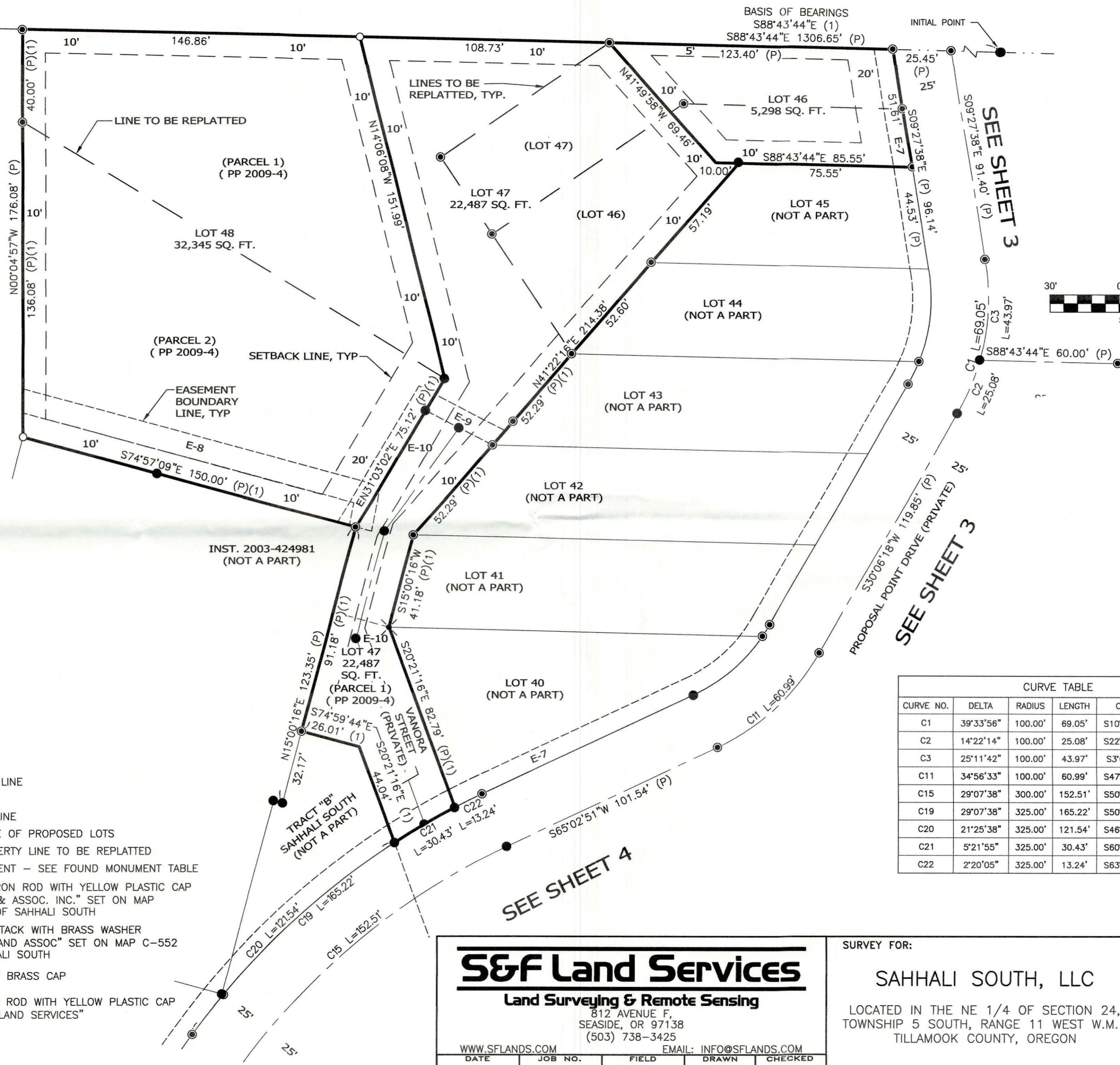
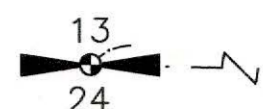
SAHHALI SOUTH, LLC

LOCATED IN THE NE 1/4 OF SECTION 24,  
TOWNSHIP 5 SOUTH, RANGE 11 WEST W.M.  
TILLAMOOK COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*E. D. Lynch*  
OREGON  
JULY 12, 2005  
ERIC D. LYNCH  
56544 PLS  
RENEWS 12/31/2026

MARKED "TILLAMOOK COUNTY  
SURVEYOR  
1/4 S13/S24 RS 287 1974"



**LEGEND:**

- SETBACK LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- CENTER LINE
- EXISTING LOT LINE
- BOUNDARY LINE OF PROPOSED LOTS
- EXISTING PROPERTY LINE TO BE REPLATTED
- FOUND MONUMENT - SEE FOUND MONUMENT TABLE
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB & ASSOC. INC." SET ON MAP C-552, PLAT OF SAHHALI SOUTH
- ⊗ FOUND BRASS TACK WITH BRASS WASHER MARKED "HLB AND ASSOC." SET ON MAP C-552 PLAT OF SAHHALI SOUTH
- FOUND 3-1/4" BRASS CAP
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "S&F LAND SERVICES"

CURVE TABLE						RECORD SOURCE
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN	
C1	39°33'56"	100.00'	69.05'	S10°19'20"W	67.69'	(P)
C2	14°22'14"	100.00'	25.08'	S22°55'11"W	25.02'	(P)
C3	25°11'42"	100.00'	43.97'	S3°08'13"W	43.62'	(P)
C11	34°56'33"	100.00'	60.99'	S47°34'34"W	60.05'	(P)
C15	29°07'38"	300.00'	152.51'	S50°29'02"W	150.87'	(P)
C19	29°07'38"	325.00'	165.22'	S50°29'02"W	163.45'	(P)
C20	21°25'38"	325.00'	121.54'	S46°38'02"W	120.84'	(P)
C21	5°21'55"	325.00'	30.43'	S60°01'48"W	30.42'	(P)
C22	2°20'05"	325.00'	13.24'	S63°52'48"W	13.24'	(P)

SEE SHEET 4

SEE SHEET 3

SEE SHEET 3

SHEET 2 OF 4

# **S&F Land Services**

Land Surveying & Remote Sensing

812 AVENUE F,  
SEASIDE, OR 97138  
(503) 738-3425

WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
NOV. 7, 2025	24-611-03	MB/CC	TLB/JET	EDL

SURVEY FOR:

SAHHALI SOUTH, LLC

LOCATED IN THE NE 1/4 OF SECTION 24,  
TOWNSHIP 5 SOUTH, RANGE 11 WEST W.M.  
TILLAMOOK COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*E. D. Lynch*

OREGON  
JULY 12, 2005  
ERIC D. LYNCH  
56544 PLS

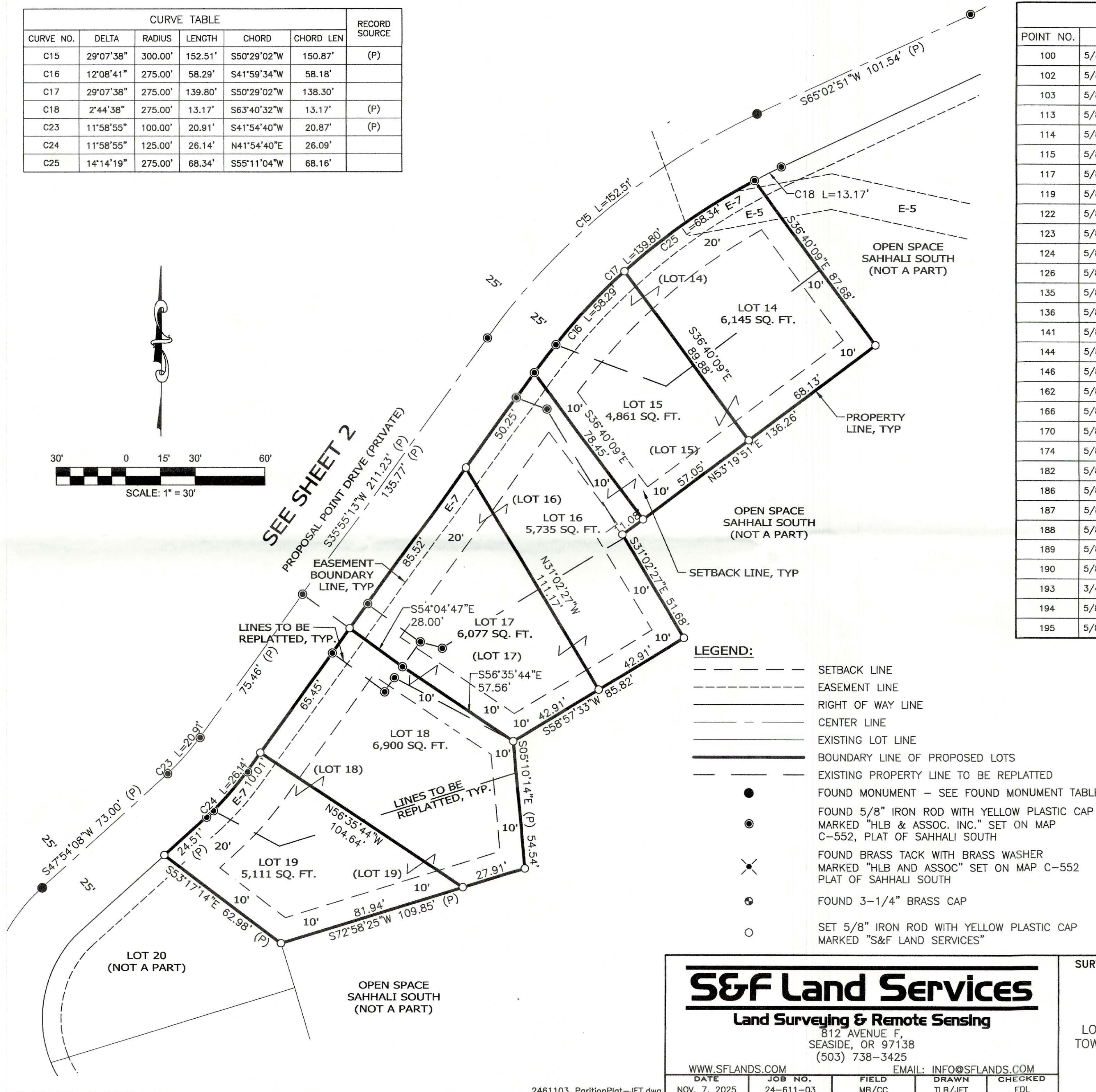
RENEWES 12/31/2026

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CURVE TABLE						RECORD SOURCE
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN	
C15	29°07'38"	300.00'	152.51'	S50°29'02"W	150.87'	(P)
C16	12°08'41"	275.00'	58.29'	S41°59'34"W	58.18'	
C17	29°07'38"	275.00'	139.80'	S50°29'02"W	138.30'	
C18	2°44'38"	275.00'	13.17'	S63°40'32"W	13.17'	(P)
C23	11°58'55"	100.00'	20.91'	S41°54'40"W	20.87'	(P)
C24	11°58'55"	125.00'	26.14'	N41°54'40"E	26.09'	
C25	14°14'19"	275.00'	68.34'	S55°11'04"W	68.16'	

FOUND MONUMENTS TABLE		RECORD ORIGIN
POINT NO.	DESCRIPTION	
100	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	C-552
102	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	C-552
103	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	C-552
113	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	C-552
114	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	P-936
115	5/8" IRON ROD, BENT	C-552
117	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	C-552
119	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	P-936
122	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	P-936
123	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	P-936
124	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	P-936
126	5/8" IRON ROD, BENT	C-552
135	5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 793"	A-7813
136	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	C-552
141	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	C-552
144	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	C-552
146	5/8" IRON ROD, BENT	C-552
162	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	C-552
166	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	C-552
170	5/8" IRON ROD	B-574
174	5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB OTAK INC"	P-936
182	5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB OTAK INC"	P-937
186	5/8" IRON ROD, BENT	C-552
187	5/8" IRON ROD WITH YELLOW PLASTIC CAP, ILLEGIBLE	C-552
188	5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB OTAK INC"	P-937
189	5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB OTAK INC"	P-937
190	5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "HLB OTAK INC"	P-937
193	3/4" IRON PIPE	A-2242
194	5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 793"	A-7813
195	5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "A. DUNCAN LS 793"	A-7813



SHEET 4 OF 4

**S&F Land Services**

Land Surveying & Remote Sensing

812 AVENUE F,  
SEASIDE, OR 97138  
(503) 738-3425

WWW.SFLANDS.COM

EMAIL: INFO@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
NOV. 7, 2025	24-611-03	MB/CC	TLB/JET	EDL

SURVEY FOR:

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## Neskowin Regional Water District

PO Box 823

Neskowin, OR 97149

Phone: (503)392-3966

Email: [tnt@neskowinwater.com](mailto:tnt@neskowinwater.com)

Web: [www.neskowinwater.com](http://www.neskowinwater.com)

To: Tillamook County Planning Dept.

Re: Sahhali South Subdivision Water availability

The Neskowin Water District (NRWD) has no issue with the proposed zero-lot-net increase in water use in the Sahhali South Subdivision. Water is and will be available for all lots in the Sahhali South subdivision before and after this lot line adjustment.

Signed

Troy N. Trute

G.M of the Neskowin Regional Water District

Date: 12/11/2025

# EXHIBIT C

6455 Heron View Drive  
Neskowin, OR. 97149  
December 20, 2025

Tillamook County Dept. of Community Development  
1510-B Third Street  
Tillamook, OR 97141

RE: written testimony for January 8, 2026 Hearing #851-25-000549-PLING

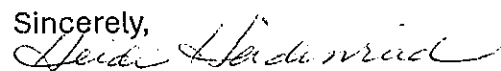
When considering the application of Sahhali South LLC for replat it is important to know that our HOA met on July 1, 2025, to discuss this replat with the developer, Richard Boyles.

The Sahhali South community was represented by 11 of 15 members either in attendance or by proxy. Sahhali South LLC has 36 votes by virtue of lot ownership, a voting block. However, the LLC has been willing to listen to the concerns of residents. The following information for your consideration is derived from the Sahhali South LLC summary of the July 1<sup>st</sup> meeting.

It was a near unanimous vote for the replat of lots 16-19 as it will reconfigure lots for better access and sale. The replat of lots 46-48 received 9 NO votes from members largely because the property does not lend itself to the proposed configuration without changing setbacks. The proposal to place 5' setbacks on lot 4600 received 9 NO votes from members. Might I add here that there have been many discussions in meetings over the last 4 years regarding setbacks. Members and residents have been consistently clear in their opposition to 5' setbacks as we live in cedar sided homes susceptible to the spread of fire.

The designation of previous common area lot 5900 to a salable lot in exchange for 1300 and 1301 as common area received just 3 NO votes. We respectfully request that 1300 and 1301 be designated as common area rather than open space.

In summary, there is a preference on the part of residents and owners in Sahhali South to cooperate with Sahhali LLC so that it can sell additional lots; however, not at the expense of the safety and attractiveness of our existing community.

Sincerely,  
  
Heidi Heidenreich, resident of Sahhali South