

BEFORE THE PLANNING COMMISSION
OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF A SUBDIVISION PLAT APPROVAL) #851-25-000549-PLNG FOR THE SUBDIVISION) IDENTIFIED AS "SAHHALI SOUTH", TOGETHER WITH) CONDITIONAL USE REQUEST #851-25-000548-PLNG TO) AMEND THE SAHHALI SOUTH MASTER PLAN, ON A) PROPERTY LOCATED WITHIN THE UNINCORPORATED) COMMUNITY OF NESKOWIN, ACCESSED OFF OF) HIGHWAY 101 SOUTH, A STATE HIGHWAY, THROUGH) SAHHALI DRIVE TO PROPOSAL POINT DRIVE AND) HERON VIEW DRIVE, AND IS 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.)	FINDINGS OF FACT, CONCLUSIONS AND ORDER #851-21-000549-PLNG #851-25-000548-PLNG
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APPLICANT: Kristen Taylor of TBG Community Planning Group LLC, P.O. Box 10248, Eugene, OR 97440

PROPERTY OWNER: Richard Boyles of Sahhali South LLC, 840 Beltline Road, Suite 202, Springfield, OR 97477

The above-named applicant/property owners applied to Tillamook County Department of Community Development with consolidated review of #851-25-000549-PLNG, Subdivision Plat Approval for Subdivision identified as "Sahhali South", together with #851-25-000548-PLNG, Conditional Use request to amend the Master Plan in the Sahhali South Planned Development. The records of these requests are on file with the Department of Community Development.

Located within the Unincorporated Community of Neskowin, the subject properties are accessed from Highway 101, a state highway, 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.

A public hearing on the above-mentioned matters was held before the Tillamook County Planning Commission on January 8, 2026, where the request was continued to February 12, 2026. A public hearing on the above-mentioned matters was held before the Tillamook County Planning Commission on February 12, 2026, and a decision was made by the Tillamook County Planning Commission on such date.

The Tillamook County Planning Commission considered Subdivision Plat Approval #851-25-000549-PLNG on the basis of the criteria listed in Section 070 and 130 of the Tillamook County Land Division Ordinance (TCLDO), and the Conditional Use request to amend the Sahhali South Master Plan #851-25-000548-PLNG on the basis of the criteria listed in Section 6.040 and 3.520(3)(b) of the Tillamook County Land Use Ordinance (TCLUO), and relevant development standards contained within the Tillamook County Land Division and Land Use Ordinance. The Planning Commission considered this request on the basis of the findings of fact and conclusions contained within the Staff Report, written and oral testimony of the public, and the Applicants' oral and written testimony.

After considerations on all available evidence described above, the Planning Commission voted in favor to approve Subdivision Plat Approval #851-25-000549-PLNG and Conditional Use request #851-25-000548-

PLNG, the vote carrying 5 to approve, 0 opposed, and 1 abstained, subject to the Conditions of Approval contained in "Exhibit A" of this order.

These decisions may be appealed to the Tillamook County Board of County Commissioners by an affected party, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fees with the Tillamook County Board of Commissioners within twelve (12) days of the date of notice for this decision.

DATED this 26 day of February, 2026.

TILLAMOOK COUNTY PLANNING COMMISSION



Don LaFrance, Planning Commission Member

“EXHIBIT A”

CONDITIONS OF APPROVAL FOR 851-25-000549-PLNG AND 851-25-000548-PLNG

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 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 (NeskRR) 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/property 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 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.

In addition to the Conditions of Approval outlined above, specific Conditions of Approval of PC-05-13 are to be amended as follows. All other Conditions of Approval continue to apply.

- Condition F: The condition is amended to read: *“All areas designated as open space, common area, wetlands, or the areas designated for development shall not be further divided for development purposes.”*
- For Condition J: The condition is amended to read: *“Lots 28-39, 47 & 48 and 51-52 are ocean front lots and subject to the 25-foot height maximum of the Neskowin Rural Residential (NeskRR) Zone.”*

In addition to the Conditions of Approval outlined above, specific Conditions of Approval of CU-07-14 are to be amended as follows. All other Conditions of Approval continue to apply.

- Condition #2: The condition is repealed.
- Condition #6: The condition is amended to read: *“Lots 47 and 48 shall be considered oceanfront lot and subject to the 25-foot height maximum of the Neskowin Rural Residential (NeskRR) Zone.”*
- Condition #7: The condition is amended to read, *“All areas designated as open space, common area, wetlands, or the areas designated for development shall not be further divided for development purposes.”*
- Condition #9: The condition is repealed.
- Conditions #27 through #30: The condition is repealed.