

**From:** [Sarah Thompson](#)  
**To:** [Melissa Jenck](#)  
**Subject:** FW: EXTERNAL: 851-25-000549-PLNG and Conditional Use Review 851-25-000548-PLNG  
**Date:** Thursday, January 15, 2026 4:25:41 PM  
**Importance:** High

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See below. Came in after 4pm.

Thanks,



**Sarah Thompson** (she/her) | Office Specialist 2  
**TILLAMOOK COUNTY** | Surveyor Department  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x3423  
[Sarah.thompson@tillamookcounty.gov](mailto:Sarah.thompson@tillamookcounty.gov)

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**From:** Gordon Burns <[gburns@etslabs.com](mailto:gburns@etslabs.com)>  
**Sent:** Thursday, January 15, 2026 4:12 PM  
**To:** Sarah Thompson <[sarah.thompson@tillamookcounty.gov](mailto:sarah.thompson@tillamookcounty.gov)>  
**Cc:** 'melissa.jenck@tillamookcountry.gov' <[melissa.jenck@tillamookcountry.gov](mailto:melissa.jenck@tillamookcountry.gov)>; Sheila Shoemaker <[sheila.shoemaker@tillamookcounty.gov](mailto:sheila.shoemaker@tillamookcounty.gov)>; 'conrad.kurrelmeir@tillamook.gov' <[conrad.kurrelmeir@tillamook.gov](mailto:conrad.kurrelmeir@tillamook.gov)>  
**Subject:** EXTERNAL: 851-25-000549-PLNG and Conditional Use Review 851-25-000548-PLNG  
**Importance:** High

Some people who received this message don't often get email from [gburns@etslabs.com](mailto:gburns@etslabs.com). [Learn why this is important](#)

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Dear Ms. Thompson  
Re: 851-25-000549-PLNG and Conditional Use Review 851-25-000548-PLNG- request for replat Sahhali South subdivision  
My name is Gordon Burns, and I am a homeowner and resident in the Sahalli Shores community who was born and raised in Oregon. My wife Marjorie and I own a house at 5130 Whale Point Drive, and two vacant lots (47 and PTN1). We **enjoy the beauty of the rugged Oregon Coast, and come to appreciate the thoughtful, fair and transparent handling of County matters by our Tillamook County leaders.** The developer of the Sahhali South subdivision has requested a replat of that neighborhood. Any replat of that neighborhood will have a direct impact on the character and substance of our community. We urge you to review, revisit, and consider the oppositions lodged by several of our community members.

In addition to the concerns expressed by our COA President and many other community members, please consider:

The proposed Open space in Lot 13a & 13b is a bramble filled cliffside. It is used by the Fire Department to practice repelling, so it is not an appropriate "swap" of open space from the current Tract A.

We all bought properties in Sahhali Shores, and Sahhali South, with the assumption that the area defined in the proposed new Lot 46 would never be built upon beyond for use of driveways, and under the assumption that community setback requirements would be upheld. If this proposal is approved, it would be in direct contradiction of view protection laws and community building standards/requirements outlined in our CCRs and would also drastically, negatively impact the fair market value of our homes/properties as well as those in adjacent/adjoining lots, again diminishing current tax incomes for Tillamook county. The proposed replat/rezoning of Lot 46. The developer is requesting a 5 ft setback variance so that this can become an additional buildable lot, on land previously only designated for driveways that would drop down into lower lots. It has a steep, uneven gradient that would make any building in this space incongruous with the townhouses directly to its South as well as the single family homes to the North and east of this lot. The 5' setback is a drastic change from our community standards across Sahhali Shores and Sahhali South and the addition of a home in this location would impede the views and conditions of adjoining/adjacent Sahhali Shores and Sahhali South lots.

**This proposal represents a bad faith amendment to an existing comprehensive subdivision plan.** The developer submitted a comprehensive plan in 2007 and it was granted. The developer submitted an application in 2022 for the same relief (swapping "Open Space" locations) and then withdrew it. In 2022, the developer likely realized that for the same developer to submit an application to amend its previously approved comprehensive plan constitutes bad faith and self-dealing to squeeze additional value for itself and destroy the bucolic and community spirit of the current location of the Open Space. The Planning Board should deny the application as improvident, in bad faith, inequitable, destructive and creating excessive concentration and density in a key location in the community. Because of such bad faith and self-dealing, the developer should be deemed to be equitably estopped from filling now an application for amendment of its own previously approved comprehensive plan, to the detriment of the existing homeowners who all relied upon the current status in building and buying their residences in the existing comprehensive subdivision.

**I am in opposition of this proposal and ask that these requests be denied**

I greatly appreciate your consideration and review of my submission.

Respectfully,  
Gordon and Marjorie Burns  
5130 Whale Point Drive  
Neskowin OR 97149  
[gburns@etslabs.com](mailto:gburns@etslabs.com)



**From:** [Sarah Thompson](#)  
**To:** [Melissa Jenck](#)  
**Subject:** FW: EXTERNAL: Statement of opposition to 851-25-000548-PLNG and 851-25-000549-PLNG  
**Date:** Friday, January 16, 2026 8:01:58 AM

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See below.

Thanks,



**Sarah Thompson** (she/her) | Office Specialist 2  
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**From:** Doreen Weller <Weller\_D@msn.com>  
**Sent:** Thursday, January 15, 2026 7:35 PM  
**To:** Sarah Thompson <[sarah.thompson@tillamookcounty.gov](mailto:sarah.thompson@tillamookcounty.gov)>  
**Subject:** EXTERNAL: Statement of opposition to 851-25-000548-PLNG and 851-25-000549-PLNG

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**Opposition statement submitted for consideration of the Tillamook County Planning Commission in reviewing the request for re-plat of the Sahhali South subdivision (851-25-000548-PLNG) together with Conditional Use on the subject properties listed in 851-25-000549-PLNG.**

My husband and I own 3 properties in the Sahhali Shores at Neskowin subdivision which abuts the subject Sahhali South properties on the north side (Lot 86, TL 6300; Lot 19, TL 1900; Lot 20, 2000). While the townhomes of the Sahhali South subdivision are within the view from our home on Lot 19 and also our adjacent Lot 20, the changes do not pose a direct impact. That, however, is not the case for our Lot 86 (TL 6300) which is directly across Tyee Loop from the subject properties. The impact to Lot 86 with the proposed replat and Conditional Use request lies with the loss of open space (Tract A) in the view corridor along Tyee Court to the east, higher density of units, and reduced setback requirements for Sahhali South properties along the shared border with Sahhali Shores of Neskowin.

We are in full agreement with the document in opposition so clearly written and submitted for the record by our Sahhali Shores neighbor, Jennifer Bierce (Owner Lot 52, TL 3500). As Owners in the Sahhali Shores at Neskowin we purchased properties in the neighboring subdivision developed by the applicant, which notably included CC&Rs put in place by the same developer.

The key points to my opposition include:

1. The proposal to swap Open Space (Tract A) with Tax Lot 1300 and 1301. As Jennifer so clearly stated, Tract A was intended to remain Open Space by virtue of approval granted for the Sahhali South planned development. Those who purchased adjoining Sahhali Shores properties (Lot 51 TL 3400 and Lot 52 TL 3500) did so with the knowledge that Tract A would remain Open Space. The developer, who has not paid County taxes on this Open Space, now wants to divide it into 2 sellable/buildable lots directly adjacent to the Sahhali Shores properties. While Tax Lots 1300 and 1301 were intended to be buildable lots, the steep slope makes them much more challenging to build upon. The proposed swap to make 1300/1301 the Open Space and Tract A two buildable lots seems to be motivated simply for financial gain on the part of the developer.
2. The proposed setback reduction to 5-ft on the north side of the proposed reconfigured properties, Tract A, Tax Lots 4600, 4700, 4800, 4801, all of which directly abut Sahhali Shores at Neskowin properties, is in direct conflict with the setback requirements of Sahhali Shores. This creates a significant and negative divergence from the setback requirements specified in the Sahhali Shores CC&Rs (which should be noted were put in place by the same developer), and will create a significant visual inconsistency from all Sahhali Shores properties adjacent to the subject properties. The same visual impact will be felt by all Sahhali Shores properties at higher elevations which overlook the Sahhali South subdivision.
  - a. The CC&Rs of The Sahhali Shores at Neskowin, 9.13 Set Backs, state "No building or fencing shall be located on any Lot nearer than twenty (20) feet to the front Lot line, or any side street line. Except for attached Living Units permitted under Section 9.3.1, no building or fencing shall be located nearer than fifteen (15) feet to an interior Lot line." Thus while corner lots within Sahhali Shores are required to have 20-ft setbacks along the side streets, this proposal would reduce the setback for Sahhali South properties on the north side of Tyee Court at the intersection with Proposal Point to a mere 5-ft. This is incongruous with Sahhali Shores requirements and creates a density and proximity of structures to Sahhali Shores that will impact views, character of the neighborhood, and certainly property values.
  - b. Further, Sahhali Shores Tax Lots 3400 and 3500 would lose the designated Open Space adjacent to their properties to be replaced by two developed properties in close proximity (only 5-ft setbacks on the north side), loss of views, and the

certain loss of property values.

Thank you for your consideration.

Sincerely,

Doreen Weller

Owner, Sahhali Shores at Neskowin (Tax Lots 6300, 1900, 2000)