

BEFORE THE PLANNING COMMISSION
OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF TENTATIVE SUBDIVISION PLAT	)	FINDINGS OF FACT,
APPROVAL OF "RIVERVIEW MEADOWS PHASE 2", A	)	CONCLUSIONS AND
74- RESIDENTIAL LOT AND THREE TRACT (TRACTS	)	ORDER
D-F) SUBDIVISION PROPOSED ON A PROPERTY	)	
LOCATED WITHIN THE CITY OF NEHALEM URBAN	)	#851-26-000055-PLNG
GROWTH BOUNDARY TOGETHER WITH GEOLOGIC	)	#851-26-000056-PLNG
HAZARD REPORT #851-26-000056-PLNG AND	)	#851-26-000139-PLNG
CONDITIONAL USE REQUEST #851-26-000139-PLNG	)	
ON A PARCEL DESIGNATED AS TAX LOT 3600 OF	)	
SECTION 23B, TOWNSHIP 3 NORTH, RANGE 10 WEST	)	
OF THE WILLAMETTE MERIDIAN, TILLAMOOK	)	
COUNTY, OREGON.	)	

APPLICANT: Riverview Meadows Development, 23765 SE Highway 212, Damascus, OR 97089

PROPERTY OWNER: Riverview Meadows Development, 23765 SE Highway 212, Damascus, OR 97089

The above-named applicant/property owner applied to the Tillamook County Department of Community Development and requested consolidated review and approval of a tentative subdivision plat for "Riverview Meadows Phase 2", a subdivision development comprised of 74 residential lots and three tracts (Tracts D-F) for construction of a water reservoir, designated private open space and a private road system, respectively, together with Geologic Hazard Report review request #851-26-000056-PLNG and Conditional Use request #851-26-000139-PLNG, to allow for a road encroachment into the 15-foot riparian buffer along Bob's Creek. *The proposed Riverview Meadows Phase 2 was previously approved as Riverview Meadows Phases 2 & 3. These land use decisions expired prior to final plat approval.*

A public hearing on the above-mentioned matters was held before the Tillamook County Planning Commission on June 11, 2026.

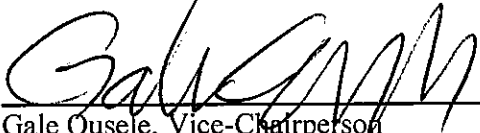
The Tillamook County Planning Commission considered each request on the basis of applicable criteria and development standards outlined in the City of Nehalem Development Ordinance, including the subdivision decision criteria listed in the City of Nehalem Development Ordinance Chapter 157.510.05 together with the development standards for development within geologic hazard areas outlined in Chapter 157.440 and the conditional use decision criteria listed in the City of Nehalem Development Ordinance Chapter 157.507.05 together with Chapter 157.442 for special buffers and setbacks. The Planning Commission also considered each request on the basis of the findings of fact and conclusions contained within the staff report, staff and applicant presentations at the hearing, as well as written and oral testimony received by the public during the written public comment period and at the hearing.

After consideration of all available evidence described, the Planning Commission moved to approve the tentative subdivision plat #851-26-000055-PLNG for "Riverview Meadows Phase 2", a 74-residential lot subdivision and three tracts (Tracts D-F) together with the Geologic Hazard Report for Riverview Meadows Phase 2, #851-26-000056-PLNG, and Conditional Use request #851-26-000139-PLNG to allow for a road encroachment into the 15-foot riparian buffer along Bob's Creek, subject to the Conditions of Approval as amended and included in "Exhibit A" of this order. The Planning Commission voted unanimously in favor of these requests and the vote carried 4 to approve and 0 opposed.

This decision may be appealed to the 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 24 of June, 2026.

TILLAMOOK COUNTY PLANNING COMMISSION



Gale Ousele, Vice-Chairperson

“EXHIBIT A”

**ADOPTED CONDITIONS OF APPROVAL
FOR TENTATIVE SUBDIVISION PLAT APPROVAL OF
“RIVERVIEW MEADOWS PHASE 2” #851-26-000055-PLNG TOGETHER WITH
GEOLOGIC HAZARD REPORT #851-26-000056-PLNG AND
CONDITIONAL USE REQUEST #851-26-000139-PLNG**

The Nehalem Development Ordinance Section 157.510.06 requires the applicant to file a Final Plat within two years of approval of the Preliminary Plat, unless an extension is granted as provided by Section 157.501.05. A request for an extension must be submitted 30 days prior to the expiration date of the approval period.

1. By accepting this approval, the applicant/owner agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval.
2. The applicant/owner shall obtain all necessary local, state and federal permits prior to construction and/or development, including demonstration of compliance with State of Oregon fill/removal laws for development activities within mapped wetland areas, if applicable.
3. Prior to final plat approval, a copy of the updated Conditions, Covenants and Restrictions shall be provided to the Department of Community Development, City of Nehalem and the Tillamook County Public Works Department.
4. The applicant/owner shall meet the requirements of the City of Nehalem for water supply system design & construction. A letter of final approval from the City of Nehalem confirming satisfaction with construction of utility improvements is required for Final Plat approval. Letters of water service availability will be required at the time of development of each individual lot.
5. The applicant/owner shall meet the requirements of the Nehalem Bay Wastewater Authority for sanitary sewer system design & construction. Letters of sewer service availability will be required at the time of development of each individual lot.
6. The applicant/owner shall obtain necessary permits and authorizations from the Tillamook County Public Works Department and shall comply with applicable City of Nehalem Development Ordinance standards for road construction and design, utility installation and stormwater facility design to serve the development. A letter of final approval from the Tillamook County Public Works Department confirming improvements have been inspected and satisfactorily constructed is required for Final Plat approval. The applicant/owner shall comply with the following:
 - a) The record drawings shows that a portion of the newly constructed storm line between lots 68 & 69 (near the intersection with Pluto Drive & Kinlee Drive) indicates that the line is very close to the proposed easement. The applicant shall modify the drainage easement between the two lots or provide a letter that the drainage pipe can be maintained without working outside of the easement.

- b) Submit a detailed stormwater management plan to TCPW for review and approval. This document shall be added to the CC&Rs as an appendix.
 - c) Submit a detailed road management plan to TCPW for review and approval. This document shall be added to the CC&Rs as an appendix.
 - d) The Declaration of Covenant, Conditions, and Restrictions shall address road and stormwater facilities maintenance.
 - e) Applicant/owner shall submit field inspection reports for all completed portions of the subdivision. Tillamook County Public Works may require post construction inspections including but not limited to core hole samples and potholing. Final plat approval will be contingent on satisfactory inspections approved by Tillamook County Public Works.
7. The applicant/owner shall implement the mitigation plan reviewed and accepted by the Oregon Department of Fish and Wildlife (ODFW) for development activities within the Bob's Creek riparian corridor. A letter from ODFW confirming the plantings have been completed is required for final plat approval.
8. The applicant/owner shall submit a statement from the project engineer, certifying facility and infrastructure improvements were constructed in a manner consistent with the requirements and recommendations outlined in Geologic Hazard Report #851-26-000056-PLNG. Certification is required for final plat approval.
9. The applicant/owner shall submit a statement or geologic hazard report addendum from the project engineer, certifying the proposed development plans for each individual lot meet the mandatory development requirements of the geologic hazard report at the time of consolidated zoning and building permit application submittal. Building permits shall not be issued until evidence is submitted to the Department confirming the proposed development plans, including accessory structures, meet the requirements of Geologic Hazard Report #851-26-000056-PLNG.
- a) Site specific Geologic Hazard Reports are required at the time of individual lot development of Lots 43-52 and Lot 59.
10. The applicant/owner shall have all foundation, footing and other grading preparation activities for structural improvements inspected and approved by a registered geotechnical professional or their designee. A letter from the geotechnical professional or their designee shall be submitted to the Tillamook County Department of Community Development **prior to** a footing inspection by the County building inspector.
11. Development activities for construction of "Riverview Meadows Phase 2" and future individual lot development shall remove only that vegetation necessary to accommodate the proposed development. Natural vegetation shall remain in all areas not required for construction. Revegetation of all disturbed areas shall occur immediately following completion of any approved site development. All bare slopes shall be promptly revegetated to avoid erosion and sloughing. An appropriate fertilizer shall be used to speed the establishment of the cover material. A jute matting, straw cover, or other stabilization product shall be placed over the soil to protect against erosion, before the seeds are allowed to germinate. Native shrubs and trees shall be planted to contribute to the long-term stability of the site.

12. All excavated material shall be hauled off site to an approved upland location or placed behind a retaining wall. No excavated material shall be used as sidehill fill.
13. The property owner shall periodically monitor site conditions and take actions to ensure individual lot development standards outlined in Geologic Hazard Report review #851-26-000056-PLNG are implemented and that these Conditions of Approval are met. The property owner shall supply the general contractor or builder with a copy of the Geologic Hazard Report at the time of individual lot development.
14. All taxes owed shall be paid in full prior to recording the final plat.
15. The applicant/owner shall comply with the requirements of the Tillamook County Surveyor's Office for final plat review and recording.
16. All easements shall be identified on the final plat. Easements shall have an indicated recorded reference and/or reference the owner's certification of dedication on the final plat.
17. Approval for "Riverview Meadows Phase 2", including Conditional Use Permit # 851-26-000139-PLNG and Geologic Hazard Report review #851-26-000056-PLNG are valid for two (2) years from the date of Planning Commission approval (June 11, 2026) and shall be void on (June 11, 2028), unless all conditions are met, or an extension of time is requested prior to expiration of these land use approvals.

