



Land of Cheese, Trees and Ocean Breeze

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF PUBLIC HEARING
TILLAMOOK COUNTY PLANNING COMMISSION
RIVERVIEW MEADOWS PHASE 2**

Notice Date: May 14, 2026

A public hearing will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, June 11, 2026, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

#851-26-000055-PLNG: Request for 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-PNG and Conditional Use request #851-26-000139-PLNG, a request to allow for a road encroachment into the 15-foot riparian buffer along Bob’s Creek. Located within the City of Nehalem Urban Growth Boundary, the subject property is zoned Nehalem Mixed Density Residential (NH_RM) and is accessed via Riverview Meadows Lane, a private road. The subject property is designated as Tax Lot 3600 of Section 23B, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. Applicant and property owner is Carey Sheldon. *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.*

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250 feet of the exterior boundary of the subject property for which application has been made at least 28 days prior to the date of the hearing.

The applicable criteria are contained within City of Nehalem Development Ordinance, Chapter 157: Subdivisions, Section 157.510.05, Conditional Use Permits Section 157.507.05 and the standards for development contained in Geological Hazards Section 157.440. Only comments relevant to the approval criteria are considered relevant evidence.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the June 11, 2026, hearing, please visit the Tillamook County Department of Community Development (DCD) website at <https://www.tillamookcounty.gov/bc-pc> for instructions and protocol or email Sarah Thompson, Office Specialist 2, at Sarah.thompson@tillamookcounty.gov. A virtual meeting link will be provided at the bottom of the DCD homepage address as well as a dial in number for those who wish to participate via teleconference but are unable to participate virtually prior to the evening of the hearing.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the June 11, 2026, Planning Commission hearing. If submitted by 4:00 p.m. on June 2, 2026, the testimony will be included in the packet mailed to the Planning Commission the week prior to the June 11, 2026, hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Sarah Thompson, Office Specialist 2, Tillamook County Department of Community Development, Sarah.thompson@tillamookcounty.gov as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

The documents and submitted applications are also available on the Tillamook County Department of Community Development website (<https://www.tillamookcounty.gov/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection seven days prior to the hearing. Please contact Sarah Thompson for additional information <https://www.tillamookcounty.gov/commdev/landuseapps> or call 503-842-3408.

In addition to the specific applicable review criteria, the City of Nehalem Development Ordinance, City of Nehalem Comprehensive Plan, and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is handicapped accessible. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact the Department at 503-842-3408, at least 24 hours prior to the hearing in order that appropriate communications assistance can be arranged.

If you need additional information, please contact Sarah Thompson, DCD Office Specialist, at 503-842-3408 or email Sarah.thompson@tillamookcounty.gov.

Sincerely,



Sarah Absher, CFM, Director

Enc. Applicable City of Nehalem Development Ordinance Criteria
 Location Maps

REVIEW CRITERIA

CITY OF NEHALEM SUBDIVISION ORDINANCE CRITERIA

<https://www.nehalem.gov/media/5576>

CHAPTER 157.510.05 SUBDIVISION DECISION CRITERIA

(A) Each parcel shall satisfy the dimensional standards of the applicable zone, unless a variance from these standards is approved or the request is part of a Planned Development or Cottage Cluster Development.

(B) The parcels shall meet the Development Standards for Land Division of Section 157.404; or, specific requirements of a Planned Development or Cottage Cluster Development.

(C) Existing buildings shall comply with the setback requirements of the applicable zone, unless a variance from the requirements is approved. Nehalem Development Ordinance Article V-32

(D) Adequate public facilities, including access, shall be available to serve the existing and newly created parcels. The applicant shall design and install a water system to serve all lots or parcels within a development in accordance with Nehalem City Code Section 51.09 and shall connect those lots or parcels to the city's water system. Applicants are responsible for extending the city's water system to the development site and through the applicant's property to allow for the future connection of neighboring undeveloped properties that are suitably zoned for future development. If adjacent properties are undeveloped or landlocked, consideration will be given to extending appropriate access to those properties in accordance with adopted City policy.

CHAPTER 157.507.05 CONDITIONAL USE DECISION CRITERIA

A Conditional Use shall be approved if the applicant provides supporting evidence that all the requirements of this Ordinance relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:

(A) The use is listed as a conditional use in the underlying district and complies with the development requirements of the underlying zone.

(B) The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and location of improvements and natural features.

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

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

(E) Decision criteria for special buffers are found in Section 157.442.

NEHALEM DEVELOPMENT ORDINANCE RELEVANT CHAPTERS & SECTIONS:

CHAPTER 157.510 SUBDIVISIONS & PLANNED DEVELOPMENTS

CHAPTER 157.507 CONDITIONAL USE PERMITS

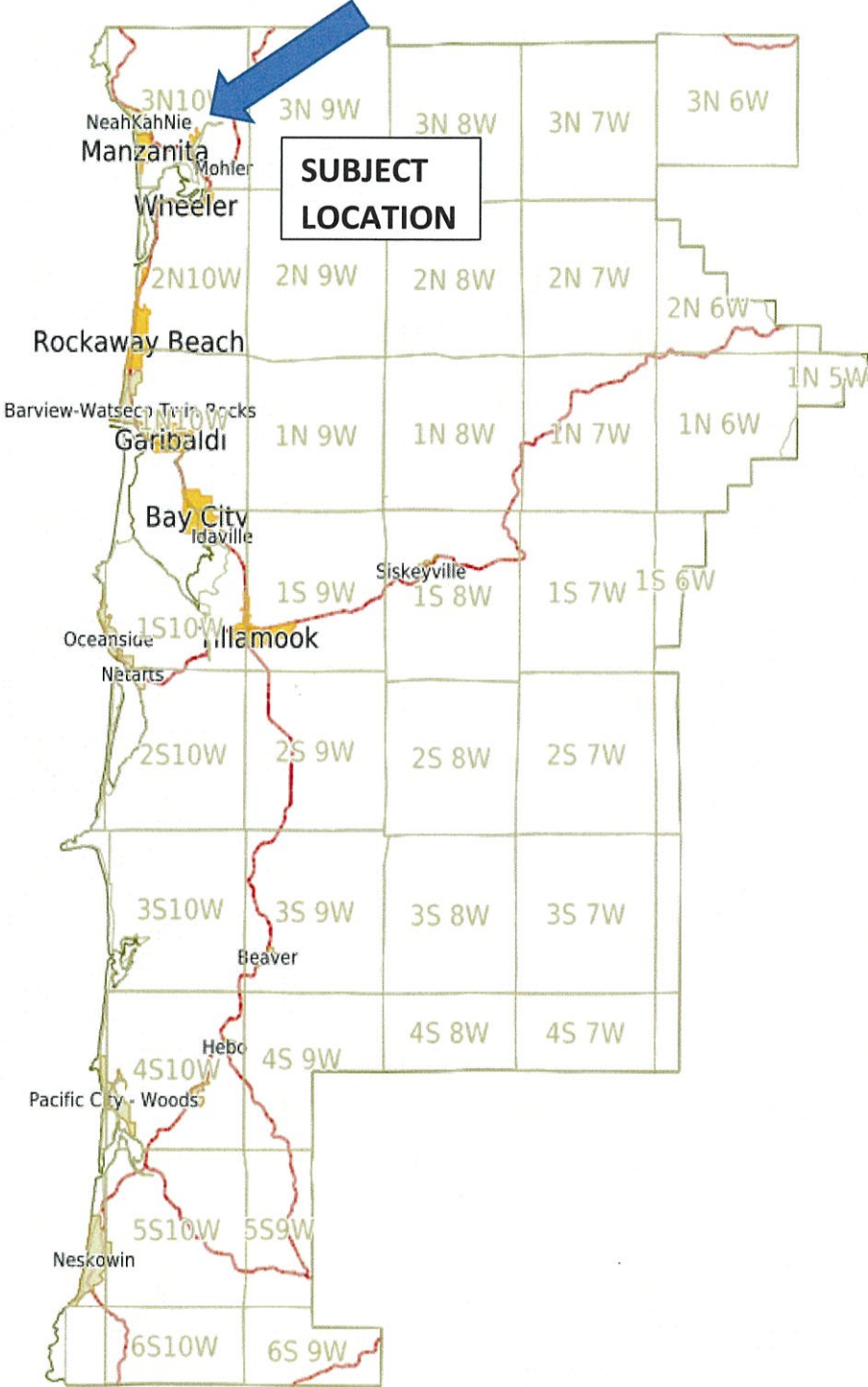
SECTION 157.205 MIXED DENSITY RESIDENTIAL (RM ZONE)

SECTION 157.404.06 IMPROVEMENT REQUIREMENTS SUBDIVISION

SECTION 157.440 GEOLOGIC HAZARDS

SECTION 157.442 SPECIAL BUFFERS & SETBACKS

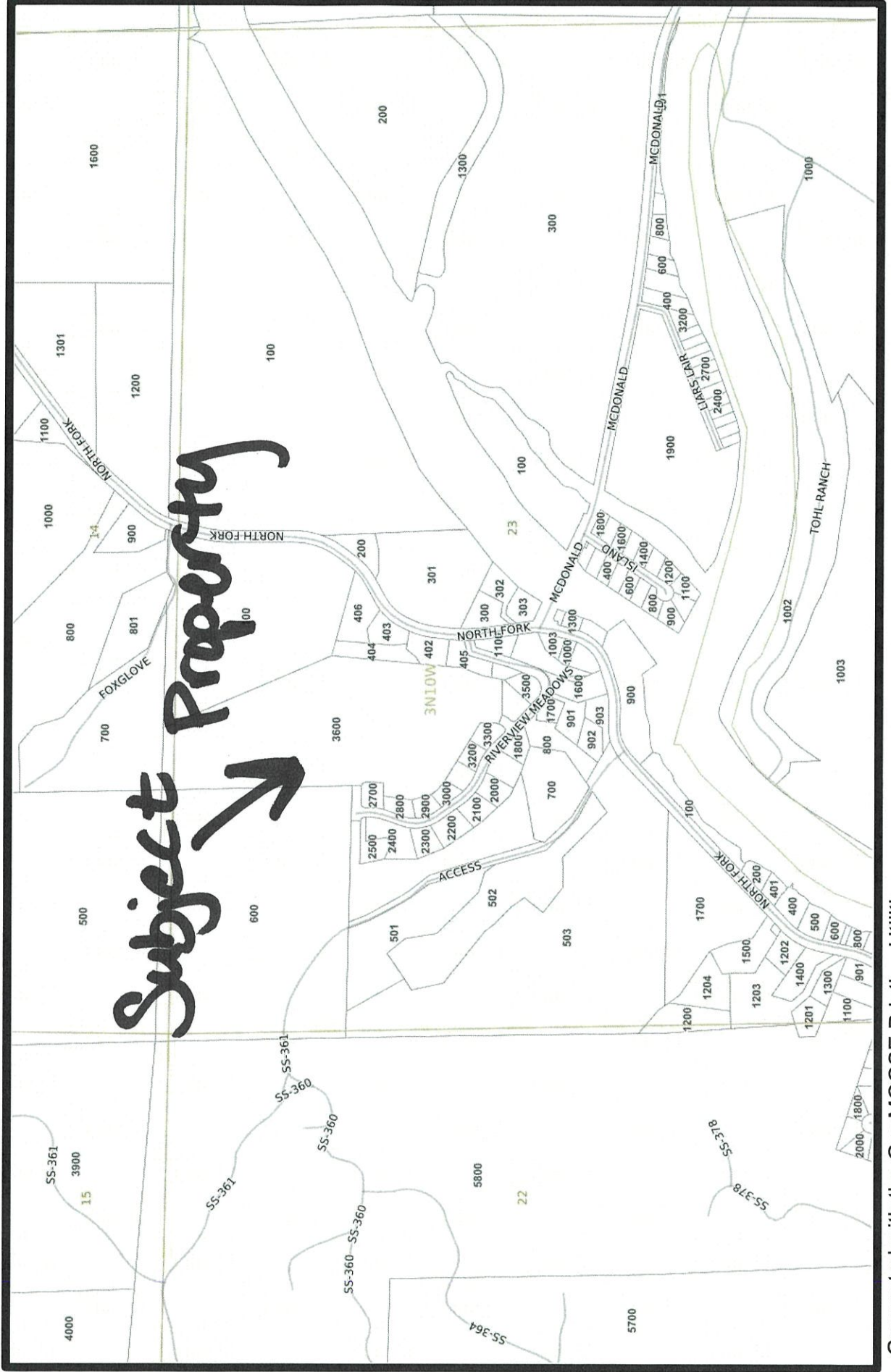
VICINITY MAP



#851-26-00055-PLNG:

RIVERVIEW MEADOWS PHASE 2

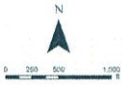
Map



NEHALEM, OREGON

CITY ZONING MAP

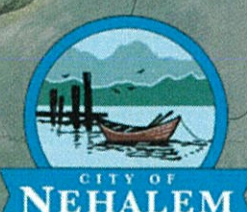
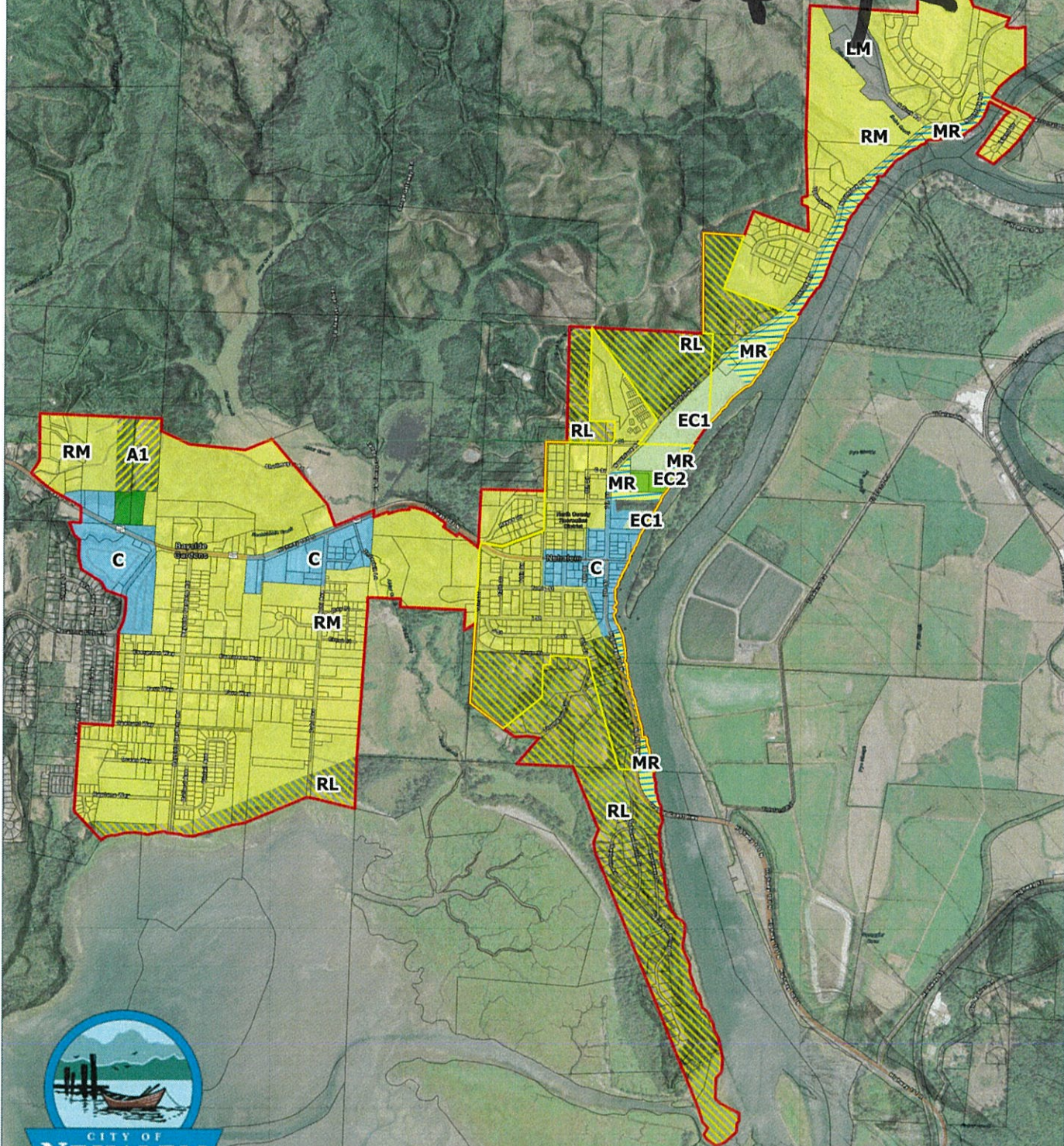
- A1 - Low Density Residential, Agricultural, Forestry and Recreation
- RL - Low Density Residential
- RM - Residential
- MR - Medium Density Residential
- ML - Medium Density Residential
- C - Commercial
- LM - Light Manufacturing
- EC1 - Estuary Conservation
- EC2 - Estuary Conservation
- P - Public Lands
- Nehelem City Limits
- Nehelem Urban Growth Boundary



Date: Sources: City of Nehelem, Tillamook County, ES&I, Harri, Coast Civil Design
Date: 4/18/2023
Disclaimer: This plan is not a survey instrument and is meant for planning purposes only.



Subject Property



Source: Esri, Maxar, Earthstar, GeoGraphics, and the GIS User Community. Sources: Esri, TerraByte, Garmin, FAO, NOAA, USGS, © DigitalGlobe contributors, and the GIS User Community.



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Carey Sheldon Phone: 503-805-8741

Address: 23765 SE Highway 212

City: Damascus State: OR Zip: 97089

Email: careysheldon17@yahoo.com

Property Owner

Name: Riverview Meadows Development LLC Phone: _____

Address: same as applicant

City: _____ State: _____ Zip: _____

Email: _____

OFFICE USE ONLY	
Date Stamp	
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> MAR 30 2026 <i>Carey Sheldon</i> </div>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>SS</u>	
Receipt #: <u>147908</u>	
Fees: <u>2100.00</u>	
Permit No: <u>851-26-00039-PLNG</u>	

Request: Conditional Use Permit to allow a road encroachment into the 15-foot riparian buffer along Bob's Creek.

~~buffer along Bob's Creek.~~

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
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address: Riverview Drive

Map Number: <u>3N</u>	<u>10W</u>	<u>23B</u>	<u>503</u>
<small>Township</small>	<small>Range</small>	<small>Section</small>	<small>Tax Lot(s)</small>

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.

	<u>RVM LLC</u>	<u>3-17-24</u>
Property Owner Signature (Required)		Date
		<u>3-17-24</u>
Applicant Signature		Date

**Narrative
Riverview Meadows Subdivision Phase 2
Riparian Buffer
Conditional Use Permit**

I. Introduction

The applicant has submitted an application with Tillamook County to develop the Riverview Meadows Phase 2 Subdivision. The subject property is located within the Nehalem Urban Growth Boundary but is currently outside the city limits. With this application, Riverview Meadows Development, LLC requested land use approval to construct Phase 2 of the Riverview Meadows Subdivision, consisting of a total of 74 residential lots.

The applicant has constructed a new public access road, "Riverview Drive," intersecting with Northfork Road, west of Riverview Meadows Lane constructed to serve Phase 1 to serve as the primary access to the development. Tillamook County Public Works granted Approach Permit #7005 to allow connection of this road with Northfork Road.

Bob's Creek, a fish bearing stream, runs parallel to the proposed road and carries a 15-foot riparian buffer. Given existing conditions of the site, including steep slopes and private property to the east and Bob's Creek to the west, construction of Riverview Drive resulted in approximately 45 square feet (3 feet by 15 feet) of these improvements encroaching within the 15-foot riparian creek buffer.

II. Application Approval Requests

The applicant requests the following approvals with this application:

- Conditional Use Permit

III. Items Submitted With This Application

Exhibit A - Land Use Application

Exhibit B - Project Narrative

Exhibit D - Tillamook County Approach Permit (submitted as Exhibit O)

Exhibit C - Mitigation Plan (submitted as Exhibit P)

IV. Review of Applicable Approval Criteria

Subdivision applications are required to comply with the code criteria found in the City of Nehalem Subdivision Ordinance and Zoning Ordinance. Each of the relevant code sections are reviewed below. Each relevant code section is written in regular text followed by a response written in italics.

City of Nehalem

157.442 - Special Buffers and Setbacks

157.442.01 - Riparian vegetation and small streams

- (A) Riparian vegetation along small streams shall be protected by a 15-foot riparian zone for all creeks. This zone shall be run parallel to the mean high-water line of the subject creek.
- (B) Any development within the 15-foot riparian zone, including the removal or replacement of vegetation, shall require a conditional use application pursuant to § [157.508](#) of this chapter. In addition to the conditional use criteria in § [157.508](#) of this chapter, a conditional use permit within the riparian vegetative area shall indicate how:
- (1) The proposal will not affect the following factors;
 - (2) The proposal can be mitigated in some manner to minimize or eliminate potential harmful impacts regarding the following factors; or
 - (3) The factors do not apply to the request. The factors include:
 - (a) Development or improvements shall be directed away from adjacent streams and drainage corridors to the greatest possible extent.
 - (b) The development, change, or intensification of use shall provide the maximum possible landscaped area, open space, or vegetation between the activity and adjacent streams or drainage corridors.
 - (c) The fringe along streams and drainage corridors shall be maintained to the maximum extent practical in order to assure scenic quality, protection of wildlife habitat, and protection from erosion.
 - (d) Areas of annual flooding, flood plains, and wetlands shall be preserved in their natural state to the maximum possible extent to protect water retention, overflow and other natural functions. The development shall comply with the floodplain or floodway development requirements of this chapter.

Response: Bob's Creek is located adjacent to the proposed Riverview Drive requiring a 15-foot wide riparian buffer. As shown on submitted plans, about 45 square feet (3 feet x 15 feet) of these improvements encroach into this buffer. Accordingly, a mitigation plan has been prepared in coordination with an Oregon Department of Fish and Wildlife (ODFW) fish biologist. This proposed Mitigation Plan includes two primary planting areas: one at the location of the riparian buffer encroachment where a significant number of native trees and shrubs are proposed including 14 Western red cedar trees and a second area up the road at the location of a former manufactured home. No areas of existing riparian vegetation will be removed and only un-vegetated areas are proposed to be planted. The proposed road has also been designed to shed water to the opposite side of the road from Bob's Creek so that this water can be treated to being discharged into the creek. No areas of annual flooding, flood plains, and wetland will be affected by this encroachment or the road improvements.

157.508 - Conditional Use

157.508.05 - Decision criteria

A conditional use shall be approved if the applicant provides supporting evidence that all the requirements of this chapter relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:

- A. The use is listed as a conditional use in the underlying district and complies with the development requirements of the underlying zone.

Response: Section 157.442.01(B) specifies that "Any development within the 15-foot riparian zone, including the removal or replacement of vegetation, shall require a conditional use application pursuant to §157.08 of this chapter." A Conditional Use Permit application has been submitted with this request.

- B. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and location of improvements and natural features

Response: The subject property is zoned for residential development and this is the proposed use. The proposed Riverview Drive access road is intended to serve as the primary access to the serve the proposed development. On February 5, 2026, Tillamook County Public Works approved Road Approach Permit #7005 to allow the proposed road connection with Northfork Road, a County road. The proposed road meets all other applicable standards, except for the 45 square foot encroachment into the 15-foot riparian buffer required by Section 157.442.01(A) as reviewed above.

- C. The proposed development is timely, considering the adequacy of transportation systems, public facilities and services, existing or planned for the area affected by the use.

Response: The proposed road has been previously approved and is needed to serve the proposed development as reviewed in the applicant's submitted traffic impact studies prepared by a registered Transportation Engineer.

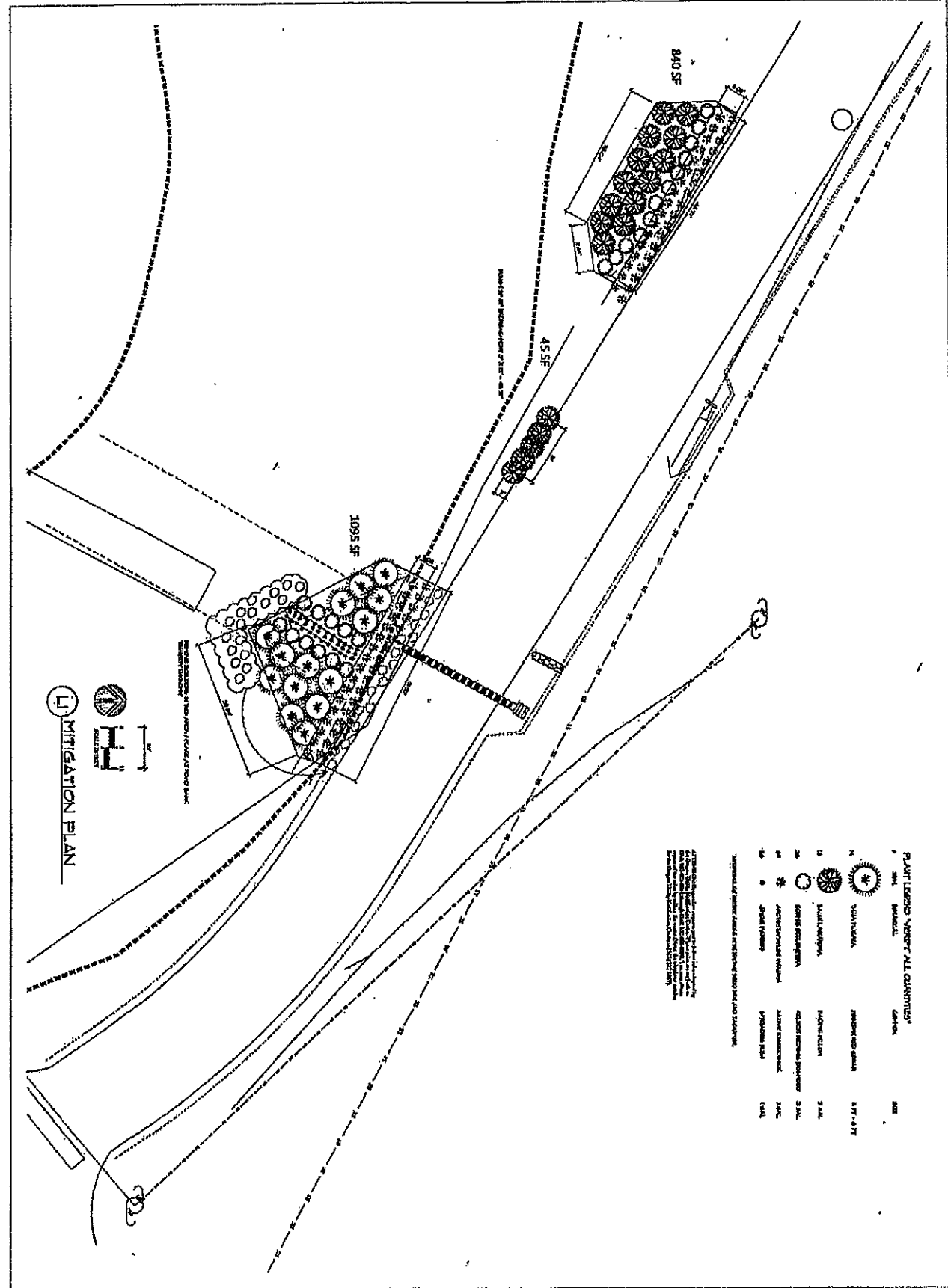
- D. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying zone.

Response: The proposed encroachment and the mitigation is intended to enhance the stream corridor in this location and will not alter the character of the surrounding area or limit the use of surrounding properties.

- E. Decision criteria for special buffers are found in § 157.442 of this chapter.

Response: A review of these criteria are included above.

Rev. #2



PLANT LEGEND: VERIFY ALL QUANTITIES

NO.	SYMBOL	PLANT SPECIES	QUANTITY	SIZE
1	(Symbol)	SPRING BURNING	100	1.5 FT - 2 FT
2	(Symbol)	WATER TULIP	200	2.5 FT
3	(Symbol)	WATER TULIP	200	2.5 FT
4	(Symbol)	WATER TULIP	200	2.5 FT
5	(Symbol)	WATER TULIP	200	2.5 FT
6	(Symbol)	WATER TULIP	200	2.5 FT
7	(Symbol)	WATER TULIP	200	2.5 FT
8	(Symbol)	WATER TULIP	200	2.5 FT
9	(Symbol)	WATER TULIP	200	2.5 FT
10	(Symbol)	WATER TULIP	200	2.5 FT
11	(Symbol)	WATER TULIP	200	2.5 FT
12	(Symbol)	WATER TULIP	200	2.5 FT
13	(Symbol)	WATER TULIP	200	2.5 FT
14	(Symbol)	WATER TULIP	200	2.5 FT
15	(Symbol)	WATER TULIP	200	2.5 FT
16	(Symbol)	WATER TULIP	200	2.5 FT
17	(Symbol)	WATER TULIP	200	2.5 FT
18	(Symbol)	WATER TULIP	200	2.5 FT
19	(Symbol)	WATER TULIP	200	2.5 FT
20	(Symbol)	WATER TULIP	200	2.5 FT
21	(Symbol)	WATER TULIP	200	2.5 FT
22	(Symbol)	WATER TULIP	200	2.5 FT
23	(Symbol)	WATER TULIP	200	2.5 FT
24	(Symbol)	WATER TULIP	200	2.5 FT
25	(Symbol)	WATER TULIP	200	2.5 FT
26	(Symbol)	WATER TULIP	200	2.5 FT
27	(Symbol)	WATER TULIP	200	2.5 FT
28	(Symbol)	WATER TULIP	200	2.5 FT
29	(Symbol)	WATER TULIP	200	2.5 FT
30	(Symbol)	WATER TULIP	200	2.5 FT
31	(Symbol)	WATER TULIP	200	2.5 FT
32	(Symbol)	WATER TULIP	200	2.5 FT
33	(Symbol)	WATER TULIP	200	2.5 FT
34	(Symbol)	WATER TULIP	200	2.5 FT
35	(Symbol)	WATER TULIP	200	2.5 FT
36	(Symbol)	WATER TULIP	200	2.5 FT
37	(Symbol)	WATER TULIP	200	2.5 FT
38	(Symbol)	WATER TULIP	200	2.5 FT
39	(Symbol)	WATER TULIP	200	2.5 FT
40	(Symbol)	WATER TULIP	200	2.5 FT
41	(Symbol)	WATER TULIP	200	2.5 FT
42	(Symbol)	WATER TULIP	200	2.5 FT
43	(Symbol)	WATER TULIP	200	2.5 FT
44	(Symbol)	WATER TULIP	200	2.5 FT
45	(Symbol)	WATER TULIP	200	2.5 FT
46	(Symbol)	WATER TULIP	200	2.5 FT
47	(Symbol)	WATER TULIP	200	2.5 FT
48	(Symbol)	WATER TULIP	200	2.5 FT
49	(Symbol)	WATER TULIP	200	2.5 FT
50	(Symbol)	WATER TULIP	200	2.5 FT

MITIGATION PLAN

DATE: 11/11/11

PROJECT: 11/11/11

LOCATION: 11/11/11

SCALE: 1" = 100'

DRAWN BY: 11/11/11

CHECKED BY: 11/11/11

Bob's Creek Nehalem

Carrey Sheldon

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

STATE OF OREGON

NO. 11/11/11

1



Oregon

Tina Kotek, Governor

Department of Fish and Wildlife

West Region
4907 3rd Street
Tillamook, OR 97141
(503) 842-2741
Fax (503) 842-8385
www.odfw.com



March 27, 2026

Riverview Meadows Development LLC
Attn: Carey Sheldon
PO Box 883
Fairview, OR 97024

Dear Carey:

The Oregon Department of Fish and Wildlife's (ODFW) North Coast Watershed District has reviewed the mitigation planting you submitted for our review (attached). ODFW finds this plan to be sufficient to meet the mitigation requirements required in your permit from Tillamook County.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert W. Bradley".

Robert W. Bradley
District Fish Biologist
North Coast Watershed District

Sheila Shoemaker

From: Sarah Absher
Sent: Friday, March 27, 2026 12:34 PM
To: Tracy Brown
Cc: Carey Sheldon; Sheila Shoemaker; Sarah Thompson; Deborah A. Dixon
Subject: Re: Riverview Meadows Subdivision

Importance: High

Thank You Tracy,

I have copied staff in this email so that they are aware of the appointment and can be prepared to take in the materials.

Sarah and Sheila, most of the application materials are supplemental. There is a new Type 3 Conditional Use request that will need to be paid for at the time of submittal. No other fees are due.

Tracy, please make sure Carey separates the Conditional Use application and materials so that Sheila and Sarah can process this new application at the time of submittal on Monday.

Sincerely,



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

From: Tracy Brown <tbrownplan@gmail.com>
Sent: Friday, March 27, 2026 12:14 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Carey Sheldon <careysheldon17@yahoo.com>
Subject: EXTERNAL: Re: Riverview Meadows Subdivision

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

Hi Sarah, I wanted to let you know that Carey has made an appointment to bring in application materials on Monday.

Have a good weekend.

Tracy

Tracy Brown Planning Consultants, LLC

Sandy, Oregon

503-781-0453

tbrownplan@gmail.com

www.tracybrownplanningconsultants.com

On Tue, Mar 17, 2026 at 9:49 AM Sarah Absher <Sarah.Absher@tillamookcounty.gov> wrote:

Hello Tracy,

I need a total of 11 complete sets for the Planning Commissioners and hearing proceedings. The Planning Commission does not accept digital copies.

The five copies submitted have already been utilized for the completeness review. I do not need additional copies for staff, public works, fire department, etc. I can send agencies digital copies of updated materials.

Sincerely,

Sarah

From: Tracy Brown <tbrownplan@gmail.com>
Sent: Tuesday, March 17, 2026 9:41 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Carey Sheldon <careysheldon17@yahoo.com>
Subject: EXTERNAL: Re: Riverview Meadows Subdivision

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

Am I correct to assume this means, six more copies since we already submitted five copies?

We would also provide 11 copies of all new materials.

thanks

Tracy Brown Planning Consultants, LLC

Sandy, Oregon

503-781-0453

tbrownplan@gmail.com

www.tracybrownplanningconsultants.com

On Tue, Mar 17, 2026 at 9:07 AM Sarah Absher <Sarah.Absher@tillamookcounty.gov> wrote:

Good Morning Tracy,

I need one digital copy of all materials and 11 hard copies of all materials.

Sincerely,



Sarah Absher, CBO, CFM, Director

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x3412

Sarah.Absher@tillamookcounty.gov

From: Tracy Brown <tbrownplan@gmail.com>
Sent: Monday, March 16, 2026 11:28 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>; Carey Sheldon <careysheldon17@yahoo.com>
Subject: EXTERNAL: Re: Riverview Meadows Subdivision

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

Hi Sarah, checking to see if you have any thoughts on my question? We are getting close to resubmitting the requested information.

thanks

Tracy Brown Planning Consultants, LLC

Sandy, Oregon

503-781-0453

tbrownplan@gmail.com

www.tracybrownplanningconsultants.com

On Tue, Mar 10, 2026 at 11:46 AM Tracy Brown <tbrownplan@gmail.com> wrote:

Hi Sarah, we are working on the items in your letters. As we complete these items I wanted to find out how many copies and in what form you would like these items?

At this point we have submitted five hard copies and a digital version of materials.

thanks, Tracy

Tracy Brown Planning Consultants, LLC

Sandy, Oregon

503-781-0453

tbrownplan@gmail.com

www.tracybrownplanningconsultants.com

On Fri, Mar 6, 2026 at 3:43 PM Sarah Absher <Sarah.Absher@tillamookcounty.gov> wrote:

Good Afternoon Tracy,

Please see attached.

Sincerely,



Sarah Absher, CBO, CFM, Director

TILLAMOOK COUNTY | Community Development

1510-B Third Street

Tillamook, OR 97141

Phone (503) 842-3408 x3412

Sarah.Absher@tillamookcounty.gov