

Melissa Jenck

From: Candice & Gregory Miller <gandcm@gmail.com>
Sent: Thursday, June 25, 2026 10:22 AM
To: Melissa Jenck
Cc: Candice and Gregory Miller
Subject: EXTERNAL: #851-25-000533-PLNG

You don't often get email from gandcm@gmail.com. [Learn why this is important](#)

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Melissa,

We are unable to attend the meeting tonight. We would like our opposition to this variance be read and taken into consideration.

TO: Department of Community Development | Building, Planning & On-Site Sanitation
RE: #851-25-000533-PLNG

Opposition to #851-25-000533-PLNG variant request.

The purpose of building codes in any community, in part, is to create consistency as the community develops. Without compliance to these codes any community or in this case our Neskowin community, will be subjected to unreasonable development for the individual at the expense of the local residents and vacation owners.

In regards to #851-25-000533-PLNG there are two issues. Firstly the design of the adjacent condo development, which this application is part of, are all consistent with the 25 foot height restriction. Permitting an extension to the height of this condo would be inconsistent with the original architectural design and disrupt the original design that the county approved of when they were first built. In addition, there is an argument in regards to maintaining consistency in our neighborhoods. Secondly this condo is on the beachfront where there are no obstructed ocean views. The owner is not going to improve his or her view by extending the height of the structure.

Approving this application for a height variant will set a dangerous precedent for any future renovations or home builds.

We are opposed, as is the Neskowin community, to this variant request.

Sincerely,

Candice & Gregory Miller (full-time residents)
Neskowin, OR

Melissa Jenck

From: Robin Crowell <robinrcrowell@gmail.com>
Sent: Thursday, June 25, 2026 9:10 AM
To: Melissa Jenck
Subject: EXTERNAL: Fwd: June 25th Public Hearing on Height Variance Request

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Crowell Family Trust, Robin and Harold B Crowell

48065 Breakers blvd

Neskowin, Oregon 97149

are not in favor of allowing this variance to go through.

The height is too extreme and will block what light originally, prior to fire, existed for all surrounding neighbors.

This also encroaches on the sand dune area by beach access.

This structure is just too big for space originally built upon.

If the building is allowed , then we will ask for height variance to get our light space returned.

Thank you,

Robin Crowell

Harold B Crowell

Sent from my iPhone

Begin forwarded message:

From: Robin Crowell <robinrcrowell@gmail.com>

Date: June 25, 2026 at 8:50:52 AM PDT

To: Lynne Saxton <lynnesaxton1@gmail.com>

Subject: Re: June 25th Public Hearing on Height Variance Request

Hi just saw the NCAC Notice yesterday. Baker had the other notice. So shoot. Too high. Rumor was a 1 story. Not what I want to see happen. Not sure I have enough knowledge regarding. Hoping my note to NCAC last night has more support but not sure. Help if you can. It is too high and will be higher than anything around the beach.

Sent from my iPhone

On Jun 25, 2026, at 8:17 AM, Lynne Saxton <lynnesaxton1@gmail.com> wrote:

Hi there - what are your thoughts on this? Thank you!

Begin forwarded message:

From: Neskowin Citizen Advisory Committee
<info@neskowincac.org>
Subject: June 25th Public Hearing on Height Variance Request
Date: June 24, 2026 at 6:05:22 PM PDT
To: lynnesaxton1@gmail.com

June 25th Public Hearing on Height Variance Request



Breakers Condo Height Variance Request

Tillamook County Public Hearing Tomorrow, June 25, at 7 p.m.

We have received notice from Tillamook County of a request for a height variance Condo #11 in the Breakers complex. According to the notice, "A Variance request exceed the 25-foot height maximum by 8-feet 10 ¼-inches for a maximum building of 33-feet 10 ¼-inches as measured from existing, pre-construction grade. The subject property is located within the Breakers Condominium, Unit #11. Located in the Unincorporated Community of Neskowin, the subject property is accessed via Breakers Blvd..."

The hearing will be held in the Port of Tillamook Bay Conference Center, 4000 Blir Boulevard, Tillamook, and can be accessed virtually. Information on how to participate as well as details about the request, can be accessed [HERE](#). A button for accessing Land Use Notices within the Neskowin area has been added to the main page of the NCAC website.

Upcoming NCAC Meetings

- Friday, June 26, 9:00 a.m. Bylaws Subcommittee Meeting
- Monday, June 29, 4:00 p.m. Community Plan Steering Subcommittee Meeting
- Monday, July 13, 4:00 p.m. Community Plan Steering Subcommittee Meeting

Visit <http://www.neskowincac.org> for more information and the latest NCAC news!

Neskowin Citizen Advisory Committee

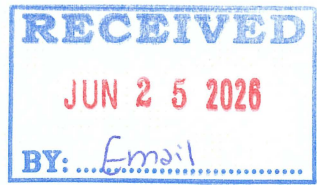
NCAC

Neskowin, OR 97149

United States

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Dear Chair and members of the Planning Commission,

I am writing to express concerns about the variance request for unit #11 in the Breakers Condominium in Neskowin (application #851-25-000533-PLNG).

The site is located on an oceanfront property, adjacent to the Mt Angel public access point, in the NeskR-1 zoning district. Under TCLUO section 3.322.4.I (NeskR-1 zoning standards), the maximum building height shall be 35 feet, **except on ocean or bay frontage lots**, where it shall be 25 feet. The height limit implements Policy 4.3 under Goal 17 of the Tillamook County Comprehensive Plan, which states that development in shoreline areas shall be designed to promote scenic views and provide, where appropriate, public viewpoints.

Higher structures may be permitted only according to the provisions of Article 8 (Variance Procedures and Criteria). The applicant is requesting a variance to exceed the maximum building height. Pursuant to Tillamook County Land Use Ordinance (TCLUO) Section 8.030 "Variance Review Criteria", the variance must satisfy all of the four criteria in order to be granted. **However, the staff report does not make adequate findings for all four criteria.**

First, criterion #3 states: *The proposed variance will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.* According to this section, the purposes of the land use standards in each of the residential and commercial zones include: "To ensure that pleasing views are neither unreasonably obstructed nor obtained." The staff report does not demonstrate how the proposed variance would comply with this standard, nor make a finding. It notes the proposed height of the replacement structure and the applicant's statement that "no pleasing view shall be unreasonably obtained" but it does not address how the new structure would **obstruct pleasing views for surrounding properties**. Having a lower building height for oceanfront properties compared to the rest of the zoning district is intended to protect pleasing views for surrounding property owners and the town in general. The proposed variance would conflict with that core intent. Therefore, the proposed variance would not comply with all of the purposes of relevant standards outlined in Section 4.005 of the TCLUO.

In addition, the staff report does not make a finding for criterion #4, which states: *There are no reasonable alternatives requiring either a lesser or no variance.* The staff report only includes a reference to the applicant's explanation, but does not adequately demonstrate satisfaction of the criterion. Specifically, the staff report needs to discuss potential **alternatives** that have been or could be considered, such as a variance to the lot size or setbacks requirements. As an end unit, there is space to the east of the unit on the Breakers property that is not part of the core common area and could be used to build out instead of up.

A significant concern is the potential for this variance to set a **precedence** with other oceanfront property owners. While I empathize with the need to replace a unit following a fire, other owners that choose to redevelop would be subject to the current flood development standards and could make the same case. The development standards should be updated to reflect modern standards for protecting health, safety, and the environment - while preserving the lower building heights on oceanfront properties.

Thank you for your time and consideration,
Lori Severino

Melissa Jenck

From: Sarah Thompson
Sent: Wednesday, June 24, 2026 7:12 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Breakers unit 11

Please see below.

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

From: Tom Charter <tschiess@charter.net>
Sent: Tuesday, June 23, 2026 1:53 PM
To: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: EXTERNAL: Breakers unit 11

You don't often get email from tschiess@charter.net. [Learn why this is important](#)

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

Date: June 23, 2026

To: Tillamook County Planning Commission

From: Tom Schiess, 48025 Breakers ave

Re: Breakers Unit 11 Variance Application, #851-25-000533-PLNG

My parents have owned 48025 Breakers ave for 43 years and I will be purchasing the home out of the trust in the next couple months. Our each home is directly across the street from the Breakers unit 11 which is the subject of the variance application.

- **Approval of the variance will adversely impact the pleasing views of nearby properties.**

Tillamook County Land Use Ordinance, Section 4.005 (8), reads: “To ensure that pleasing views are neither unreasonably obstructed nor obtained.”

Simply put if the variance is approved, the new top floor and roof of the reconstructed Breakers Unit 11 will jut materially above the sightline of the surrounding vista and create an eyesore despite the Applicant’s contention, “no pleasing views shall be unreasonably obstructed.” The raised profile of the unit will be visible for blocks by dozens of residences north, east and south of the Breakers, directly contrary to the NeskR-1 Standards (4) (l). Our view and those of our neighbors will be unreasonably obstructed if the variance is approved.

- **Approval of the variance will set a harmful precedent going forward.**

The federal FIRM map in effect since 2018 will dictate that any of the dozens of current residences in the flood V-zone north and south of and including any other Breakers units that suffer the same fate as Unit 11 will apply for a height variance when rebuilding. While the risk of loss from a devastating fire remains unchanged, future climate change enhances the probability of catastrophic loss from rising seas, king tides, flood, tsunami and/or sneaker waves. Granting a variance this instance will invite other future impacted property owners to expect the same when faced with the same reconstruction challenges as Unit 11.

- **The applicant and The Breakers HOA have not exercised due diligence in determining whether there are reasonable alternatives to rebuilding Unit 11 in a way that avoids a variance.**

The application states that, “We were given feedback and instruction from The Breakers HOA, composed of the other 10 homeowners, that when and where possible, our design should remain true to the original look and exterior appearance.”

Because Unit 11 is an end unit and is bordered to the east and south by open property, it would seem reasonable for the Breakers and applicant to explore whether a 1,200 sq. ft. structure complementary to the Breakers development can be constructed.

- **The variance application does not make clear the property owner’s interests are represented.**
The property owner is shown as “Wells Fargo Bank, N.A. as Trustee of the Cael O’Donnell Forceskie Trust.” Nowhere in the application does it indicate whether owner Wells Fargo as Trustee supports the variance.

I oppose the granting of the variance for the reasons outlined above.

Respectfully submitted,

Tom Schiess
10825 Kestrel Road
Klamath Falls, OR 97601
Tschiess@charter.net
541-591-1432

Sent from my iPhone

Melissa Jenck

From: Sarah Thompson
Sent: Wednesday, June 24, 2026 7:15 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Re: Breakers Unit 11 Variance Application #851-25-000533-PLNG

Please see below.

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

From: Kristina Behrens <kbehrens2@gmail.com>
Sent: Tuesday, June 23, 2026 10:55 AM
To: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: EXTERNAL: Re: Breakers Unit 11 Variance Application #851-25-000533-PLNG

You don't often get email from kbehrens2@gmail.com. [Learn why this is important](#)

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Hi Sarah,

I have mailed a hard-copy letter to the address provided as well.

Re: Breakers Unit 11 Variance Application #851-25-000533-PLNG

I am the owner of property located immediately east of Breakers Unit 11. My home sits at approximately the same elevation as Unit 11 and is among the properties most directly affected by the requested variance.

I respectfully request that the Planning Commission consider the following concerns before approving the variance application:

The applicant has not demonstrated that the proposed height of 33 feet 10¼ inches is the minimum height necessary to comply with current floodplain and building code requirements

While I understand that current FEMA floodplain regulations may require the structure to be elevated above its original height, the application does not appear to provide sufficient analysis demonstrating why the requested variance of nearly nine feet above the permitted oceanfront height limit is the minimum necessary to allow reasonable use of the property. The record contains little information regarding alternative building designs, reduced building mass, modified roof configurations, reduced floor-to-floor dimensions, or other design approaches that could lessen the overall height while still achieving compliance.

The applicant has not provided sufficient evidence regarding impacts to neighboring ocean views

Tillamook County Land Use Ordinance Section 4.005(8) requires consideration of whether pleasing views are unreasonably obstructed. My property is located directly east of Unit 11 and at approximately the same elevation. As a result, the proposed increase in height would materially affect my existing ocean view.

Although the application states that neighboring views will not be unreasonably obstructed, I have not seen a view corridor analysis, sightline study, visual simulations, or other objective evidence evaluating the impact of the proposed height on adjacent properties. The fact that the rebuilt structure remains within the existing footprint does not establish that neighboring views will remain unaffected. A structure nearly nine feet taller can have a significantly different visual impact even when constructed in the same location.

Approval of the variance may establish a precedent for future requests involving similarly situated oceanfront properties.

The floodplain requirements that affect Unit 11 also apply to other properties within the flood hazard area. Approval of a variance of this magnitude may create expectations for similar height variances in future reconstruction projects. For that reason, it is important that the Commission clearly establish whether the requested height is truly the minimum necessary and whether all variance criteria have been satisfied.

The record does not clearly demonstrate that all reasonable alternatives have been explored.

The application notes that efforts were made to maintain the original appearance and character of the development. However, preserving the appearance of the previous structure is not necessarily the same as demonstrating that no reasonable alternative exists that would require a lesser variance. Additional information regarding alternative designs and configurations would assist the Commission in evaluating whether the requested relief is justified.

For these reasons, I respectfully request that the Commission require additional information regarding view impacts and design alternatives before making a determination on the requested variance.

Thank you for your consideration.

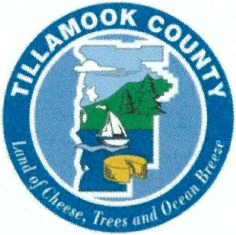
Respectfully,
Kristina Behrens
48035 Breakers Blvd.
Neskowin, Oregon

Melissa Jenck

From: Sarah Thompson
Sent: Wednesday, June 24, 2026 7:18 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Breakers Unit 11 Variance Application, #851-25-000533-PLNG

Please see below.

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

From: Doug Parks <ddparx@gmail.com>
Sent: Monday, June 22, 2026 4:19 PM
To: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: EXTERNAL: Breakers Unit 11 Variance Application, #851-25-000533-PLNG

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Date: June 22, 2026

To: Tillamook County Planning Commission

From: Doug Parks on behalf of Parks Family Revocable Living Trust

Re: Breakers Unit 11 Variance Application, #851-25-000533-PLNG

I am the trustee of the family trust which owns our Neskowin beach cabin with address 4315 Mt Angel, tax lot 2201. Our cabin is approximately 150' directly east of the Breakers unit which is the subject of the variance application.

- **Approval of the variance will adversely impact the pleasing views of nearby properties.**

Tillamook County Land Use Ordinance, Section 4.005 (8), reads: "To ensure that pleasing views are neither unreasonably obstructed nor obtained."

Simply put if the variance is approved, the new top floor and roof of the reconstructed Breakers Unit 11 will jut materially above the sightline of the surrounding vista and create an eyesore despite the Applicant's contention, "no pleasing views shall be unreasonably obstructed." The raised profile of the unit will be visible for blocks by dozens of residences north, east and south of the Breakers, directly contrary to the NeskR-1 Standards (4) (l). Our view and those of our neighbors will be unreasonably obstructed if the variance is approved.

- **Approval of the variance will set a harmful precedent going forward.**

The federal FIRM map in effect since 2018 will dictate that any of the dozens of current residences in the flood V-zone north and south of and including any other Breakers units that suffer the same fate as Unit 11 will apply for a height variance when rebuilding. While the risk of loss from a devastating fire remains unchanged, future climate change enhances the probability of catastrophic loss from rising seas, king tides, flood, tsunami and/or sneaker waves. Granting a variance this instance will invite other future impacted property owners to expect the same when faced with the same reconstruction challenges as Unit 11.

- **The applicant and The Breakers HOA have not exercised due diligence in determining whether there are reasonable alternatives to rebuilding Unit 11 in a way that avoids a variance.**

The application states that, "We were given feedback and instruction from The Breakers HOA, composed of the other 10 homeowners, that when and where possible, our design should remain true to the original look and exterior appearance."

Because Unit 11 is an end unit and is bordered to the east and south by open property, it would seem reasonable for the Breakers and applicant to explore whether a 1,200 sq. ft. structure complementary to the Breakers development can be constructed.

- **The variance application does not make clear the property owner's interests are represented.**

The property owner is shown as "Wells Fargo Bank, N.A. as Trustee of the Cael O'Donnell Forceskie Trust." Nowhere in the application does it indicate whether owner Wells Fargo as Trustee supports the variance.

I oppose the granting of the variance for the reasons outlined above.

Respectfully submitted,

Doug Parks

4344 Snowbrush Ct

Lake Oswego, OR 97035

Cell: (503) 819-6267

Email: ddparx@gmail.com

Melissa Jenck

From: Sarah Thompson
Sent: Wednesday, June 24, 2026 7:20 AM
To: Melissa Jenck
Subject: FW: EXTERNAL: Permit 851-25-000533-plng Breakers no. 11 rebuild

Please see below.

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

From: Alex S <oregonalexs@gmail.com>
Sent: Monday, June 22, 2026 12:59 PM
To: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: EXTERNAL: Permit 851-25-000533-plng Breakers no. 11 rebuild

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Dear Planning Commissioners,

I ask that the Planning Commission deny the variance cited above.

The variance request sets a terrible precedent. It fails criteria 3 and maybe there is a better option under criteria 4.

Re Criteria #3:

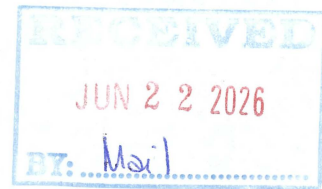
The proposed variance would not comply with all of the purposes of residential uses outlined in Section 4.005 of the TCLUO and it would undermine the right of adjoining property owners to use and enjoy their land for legal purposes. Having a lower building height for oceanfront properties compared to the rest of the zoning district protects views for the rest of the town. Specifically, building a structure that is over eight feet taller than the other units within the Breakers complex would undermine a key purpose of the land use standards: to ensure that pleasing views are neither unreasonably obstructed nor obtained. This proposed variance would conflict with that intent.

Criteria #4:

To deal with the overreaching FEMA regulations, how about a variance of the lot size and/or setback requirements? Since the unit is at the end of the property, maybe there is additional space that they could use to build out rather than up. In an ideal world they would be allowed to replicate the original building.

Thank you for your consideration.

Alex Sifford
Neskowin OR



Tillamook County Department of Community Development
1510-B Third Street
Tillamook, OR 97141

Re: #851-25-000533-PLNG

Members of the Planning Commission:

You have received a request for a variance from the 25 foot maximum height on property in the Breakers Condominiums in Neskowin. The request is for a height of 33 10 1/4 inches. This is a very inappropriate request and I object vehemently. I built a house about 4 years ago in tax lot 2000 which is just behind this property. I built this house knowing that the houses in front of me could not be more than 25 feet which allowed me a small ocean view if I built correctly which is the most positive aspect of my house. This variance would eliminate my small view and ruin a very positive aspect of my property and reduce my value. I believe that I will not enjoy the use of my property if this variance is granted.

This group knew the legal height limits for height and has tried to circumvent the neighborhood standards and zoning rules. I urge you not to grant the variance. The house can be like the 11 other Breakers houses with a maximum height of 25 feet.

A handwritten signature in black ink that reads "Eileen Crimmins".

Eileen Crimmins

4335 Mt. Angel Ave.

Neskowin, OR 97149