

Marilyn and Reino Tarkiainen
20895 SW Lebeau Road
Sherwood OR 97140



August 7, 2026

Tillamook County Dept. of Community Development
Melissa Jenck CFM, Senior Planner
1510-B Third Street
Tillamook, Oregon 97141

Madam Jenck,

Re: #851-25-000533-PLNG approval of a variance request to exceed the 25ft. height maximum by 8' 10 1/4" for a maximum building height of 43 ft., we want to strongly voice our disapproval.

We are the owners of tax lot 2400 across the street from the property with the approved variance. We have owned our house and property for many years, and have enjoyed weekend and summer retreats with our families. A few years ago we built a 3rd story so that we would have an ocean view. Even with our 3rd story, we cannot see over the 2 story condominiums there now, and it was our understanding that when the Breakers were built, they were to have been only 1 story. In fact, this was the reason that the property we bought was for sale at the time. We now have a nice ocean view through the beach access to the right of the condos but the proposed new structure with a total of 43ft. would totally obstruct our current view of the ocean.

In our opinion, the proposed height of the new structure would look totally out of sync with the rest of the Breakers' Condos as well as the surrounding homes on our adjacent street. It would be, in fact, an absurdity! We don't understand why the variance was given to build this extremely high structure. The height would exceed the height of any home in Neskowin at this time.

We are very happy that there was an appeal against this variance and with this written appeal, we are absolutely in favor of the appeal in process and we challenge the variance that was given.

Sincerely,

Marilyn Tarkiainen

Reino Tarkiainen

Date: August 11, 2026

To: Tillamook County Board of Commissioners

From: Doug Parks

Re: Breakers Unit 11 Variance Appeal, #851-25-000533-PLNG-01
Addendum for August 12 Meeting of Board of Commissioners

My original appeal included the following:

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

The federal FIRM map in effect currently will dictate that any of the dozens and dozens of current Neskowin 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 house fire may remain essentially unchanged, future climate change enhances the probability of catastrophic loss from wildfires, rising seas, king tides, flood, tsunami and/or sneaker waves. Granting a variance this instance will invite other future impacted property owners to expect an exception to the 25' height limit when faced with the same reconstruction challenges as Unit 11.

I have reviewed the current flood zone maps and find that numerous other oceanfront properties would seek a similar variance to the Applicant's in the event their homes or condo units needed to be reconstructed. These structures are in various flood zones ranging from VE-27 to VE-31 and total 39 single family homes/units of The Breakers plus the 20+ condo units within Pacific Sands Resort Condominiums. Here is a list:

Immediately north of The Breakers – 10 single family homes

4400 Corvallis
47710 Breakers Blvd
47760 Breakers Blvd
47800 Breakers Blvd
47850 Breakers Blvd
47880 Breakers Blvd
47900 Breakers Blvd
47920 Breakers Blvd
47940 Breakers Blvd
47980 Breakers Blvd

The other units of The Breakers #1- #10 – 10 single family units

Immediately south of The Breakers - 2 single family homes

4250 Sheridan
4240 Amity

The Pacific Sands Condominiums – 20+ condominium units spread over 2 buildings

South of Pacific Sands – 8 single family homes

4250 Dallas
4250 Silverton
4225 Silverton
4235 Independence
48540 Breakers Blvd
4250 Yamhill
48640 Breakers Blvd
48690 Breakers Blvd

South end of Neskowin Village – 9 single family homes

48970 The Point
48980 The Point
48995 The Point
48985 The Point
48975 The Point
48965 The Point
48945 The Point
48925 The Point
48915 The Point

While every variance application will stand on its own merits, the arguments that will be posed by the applicants when applying for a height limit variance will mirror those of the Applicant for Breakers Unit 11: the owners will merely want the same structure, same square footage, same no. of floors of the home they lost. Fairness and equity would dictate a ruling in favor of the variance application.

It is hoped the commissioners will foresee the negative consequences of granting a variance this instance. It will open the floodgates to all similar future variance applications to the overall detriment of the Neskowin community.

Respectfully submitted,

Doug Parks
4315 Mt Angel, Neskowin
Cell: (503) 819-6267
email: ddparx@gmail.com

Sarah Thompson

From: Lori Parks <loriparks42@gmail.com>
Sent: Wednesday, August 12, 2026 8:30 AM
To: Melissa Jenck
Cc: Sarah Thompson; Sarah Absher
Subject: EXTERNAL: Re: 851-25-000533-PLNG-01: Appeal of Variance
Attachments: Comments on 851-25-000533-PLNG-01 Appeal of Variance - Lori Severino.pdf

You don't often get email from loriparks42@gmail.com. [Learn why this is important](#)

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Good morning Melissa,

Attached is additional written testimony on "851-25-000533-PLNG-01 Appeal of Variance" for transmission to the Board of County Commissioners this morning.

Please let me know if you have any questions about my comments.

Thanks!
Lori

On Tue, Jul 28, 2026 at 5:43 PM Melissa Jenck <Melissa.Jenck@tillamookcounty.gov> wrote:

Good afternoon,

Please see the link below to review the #851-25-000533-PLNG-01: Notice of Public Hearing, for the Appeal to the Planning Commission's decision to approve Variance request #851-25-000533-PLNG.

<https://www.tillamookcounty.gov/commdev/project/851-25-000533-plng-01>

Sincerely,



Melissa Jenck (she/her) | Senior Planner

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1510-B Third Street

Tillamook, OR 97141

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Any opinion or advice provided herein is informational only and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of Tillamook County's Land Use Ordinance, Land Division Ordinance and Comprehensive Plan, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

Dear Board of County Commissioners,

There are a few issues with the findings used to justify approval of the proposed variance (851-25-000533-PLNG-01).

First, the County's ordinance states that variances can only be justified if ***circumstances attributable to a given lot*** would effectively preclude the enjoyment of a property right enjoyed by surrounding landowners, ***if all applicable standards were to be met***. In this case, the circumstances requiring this variance are not unique to this lot. All oceanfront properties in Neskowin within the flood zone will be constrained in the same way when they need to rebuild due to a natural disaster. This variance request must be evaluated based on the rights of nearby property owners to rebuild under ***current*** standards, not based on existing development that does not comply with current standards. The application assumes that the rebuilt unit needs to be two stories and the same square footage to enjoy the same property right as other Breakers units. However, the other units on the property would be subject to the same height limit and flood development standards, making that an incorrect assumption.

Furthermore, the staff report did not make sufficient findings for two other required criteria. First is the need to demonstrate that there are no reasonable alternatives requiring either a lesser or no variance - such as adjustment to the lot size or setbacks. This is technically possible given that the subject lot is an end unit, but that alternative was not adequately discussed in the staff report. Second is to show that the variance would not preclude nearby property owners from enjoying existing views. This was not addressed at all.

Approving this variance is also problematic because it would set a precedent and essentially amend development policy without the appropriate process. To be specific, the impetus for this variance is the floodplain requirement to elevate the new structure a full story above the ground. What happens if that major flooding event occurs and all the other units in the Breakers are so damaged that they need to be rebuilt too? Is the County planning to grant the same variance to these other 10 units too? If the answer is no, then what would be the justification? If yes, then approval of this variance is essentially granting the Breakers an exemption to the 25 ft height limit.

What about other oceanfront properties in Neskowin? Given the growing amount and intensity of hazards facing the community, it is a strong possibility that more rebuilds such as this will be required in the near future. Changing a critical policy like the oceanfront height limit would require public involvement and should not be made by setting a precedent with a single project. This would violate state planning goal #1!

Proposed solution that supports rebuilding this unit while complying with the intent of the County's policies: The County should require the Breakers HOA to provide a site plan that shows how all units could be rebuilt to conform to the 25-ft height limit and the current flood development standards. While one lot may be constrained when viewed in isolation, the overall property is not. The Breakers has an awkward site plan and the property could be more

efficiently utilized, while generally maintaining the existing common area, unit sizes, and design character. Providing carports under rebuilt units is an example of a space saving measure.

Ideally this project would be subject to the new site plan for the Breakers, but at a minimum the County should require a future plan as a condition of approval for the variance, so as not to set a precedent for all oceanfront properties in Neskowin.

This is not a unique case but one that the County needs to plan for beyond this project, given the changing environmental conditions and regulations that apply to all oceanfront properties in Neskowin. This should be done holistically and with meaningful community participation. I encourage the County to use this as an opportunity to think about the future of its coastal communities - how to support development while protecting both people and the places that we love.

Thanks,
Lori Severino