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May 1, 2023

Delivered by email

Ms. Sarah Absher, Director
Department of Community Development
1510-B Third Street
Tillamook, OR 97141

Re: Phasing Plan—Cougar Ridge Subdivision

Mr. Bill Hughes submitted an application to Tillamook County for preliminary plat approval for a 58-lot subdivision to be developed in three phases entitled Second Addition of Avalon Heights Subdivision on April 5, 2019. Per the County Surveyor's request, the subdivision name was required to be changed and is now called Cougar Ridge Subdivision. The Board of County Commissioners granted approval of the preliminary plat and the Department of Community Development issued a Notice of Decision dated November 29, 2021. The Tillamook County Land Division Ordinance provides guidance for phased development in Section 04(4). The ordinance criteria are presented below in *italics* followed by the applicant's response.

(4) Phased Subdivisions. The Planning Commission may approve plans for phasing a subdivision, and changes to approved phasing plans, provided applicant's proposal meets all of the following criteria:

(a) In no case shall the construction time period (i.e., for required public improvements, utilities, streets) for the first subdivision phase be more than two (2) years;

The two-year construction period for Phase 1 will expire November 28, 2023. Mr. Hughes consulting team is finishing up details on the final plat and other drawings and documents which will be completed soon and Mr. Hughes intends to submit the final plat package as soon as the various regulatory and utility agencies complete their reviews. As the age old saying goes, time is money, and it is Mr. Hughes best interest to record Phase 1 as soon as possible. Our estimated time of submittal is before the end of June, 2023, well before the expiration date.

Just as finishing Phase 1 quickly is a high priority, the same priority applies to completing Phases 2 and 3 as quickly as possible. As required by the land division ordinance and presented above, Phase 2 final plat materials would be submitted for recording within the two-year construction window following the recordation of Phase 1, estimated to be sometime in the summer of 2025. Similarly, Phase 3 would be submitted for recording within the two-year construction after Phase 2 is recorded, estimated to be sometime in the summer of 2027.

(b) Public facilities shall be constructed in conjunction with or prior to each phase;

All infrastructure construction is complete for Phase 1 and has been inspected by the appropriate agencies. As of this writing, we are awaiting receipt of written final acceptance of the infrastructure for Phase 1 as required in the conditions of approval from the Netarts-Oceanside Sanitary District, Netarts Water District, and Tillamook County Public Works. The Fire Marshal has given his approval.

(c) The phased development shall not result in requiring the County or a third party (e.g., owners of lots) to construct public facilities that are required as part of the approved development proposal;

Mr. Hughes acknowledges this requirement. No County or third party was required to construct any improvements for Phase 1 and nor are any proposed for Phases 2 and 3.

(d) The proposed phasing schedule shall be reviewed with the preliminary subdivision plat application; and

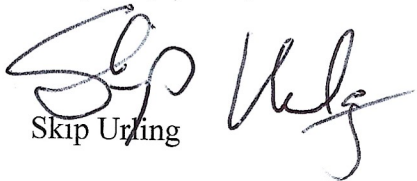
The phasing plan was identified on initial drawings submitted with the preliminary plat application. The proposed phasing schedule is presented in response to 4(a) above.

(e) Planning Commission approval is required for modifications to phasing plans.

Mr. Hughes acknowledges this requirement. No modification to the phasing plan for the subdivision has occurred for Phase 1 or is desired or requested for future phases.

Should you have any questions, please me.

Very truly yours,


Skip Urting

Cc: Bill Hughes
Ty Wyman
Erik Hoovestol