

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Land of Cheese, Trees and Ocean Breeze

NOTICE OF DECISION

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

October 25, 2022

#851-21-000415-PLNG: Request for tentative subdivision plat approval of “Riverview Meadows Phase 2”, a 38-lot subdivision proposed on a property located within the City of Nehalem Urban Growth Boundary together with Geologic Hazard Report for Riverview Meadows Phase 2, #851-21-000414-PLNG. The subject property is zoned Nehalem Medium-Density Residential (NH_R1) and Nehalem Residential Trailer (NH_Rt). The subject property is accessed via Riverview Meadows Lane, a private road, and designated as Tax Lot 3600 of Section 23B, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Dear Interested Parties:

This letter is to confirm the action taken by the Tillamook County Planning Commission on October 20, 2022, regarding the above-referenced request. Public hearings on the above-entitled matter were held before the Tillamook County Planning Commission on August 25, 2022, and October 20, 2022, where a decision was made on this date.

The Tillamook County Planning Commission considered each request on the basis of the criteria listed in the City of Nehalem Subdivision Ordinance Chapters 156.015-156.021 and the development standards for Geologic Hazard areas outlined in Chapter 157.261 contained within the City of Nehalem Zoning Ordinance. The Planning Commission also considered each request on the basis of the findings of fact and conclusions contained within the staff report, written and oral testimony received during the written public comment period and at the hearings, information presented, and the Applicant’s presentations.

After consideration of all available evidence described above, the Planning Commission moved to approve the tentative subdivision plat approval of “Riverview Meadows Phase 2”, a 38-lot subdivision proposed on a property located within the City of Nehalem Urban Growth Boundary together with Geologic Hazard Report for Riverview Meadows Phase 2, #851-21-000414-PLNG, subject to the Conditions of Approval as amended. The Planning Commission voted unanimously in favor of this request and the vote carried 5 to approve and 0 opposed.

The tentative subdivision plat for “Riverview Meadows Phase 2” with Geologic Hazard Report review for “Riverview Meadows Phase 2” is approved. The Planning Commission Order and other documents associated with the request is available for review and inspection here: <https://www.co.tillamook.or.us/commdev/landuseapps>) and at the Tillamook County Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

Please contact Lynn Tone, DCD Office Specialist II, to make arrangements to view the documents at 503-842-2034 Ext. 3423 or email ltone@co.tillamook.or.us.

Any party with standing to appeal as described in TCLUO Section 10.110 may appeal the decision to the Board of County Commissioners, by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fee of \$250 with the Tillamook County Board of Commissioners Office within twelve (12) days of the date of this Notice. The deadline for filing an appeal with the Board of County Commissioners is November 7, 2022, at 4:30pm.

If you have any questions regarding this notice, you may contact this office at (503) 842-3408 x 3412.

Sincerely,
Tillamook County Department of Community Development



Sarah Absher, CFM, Director

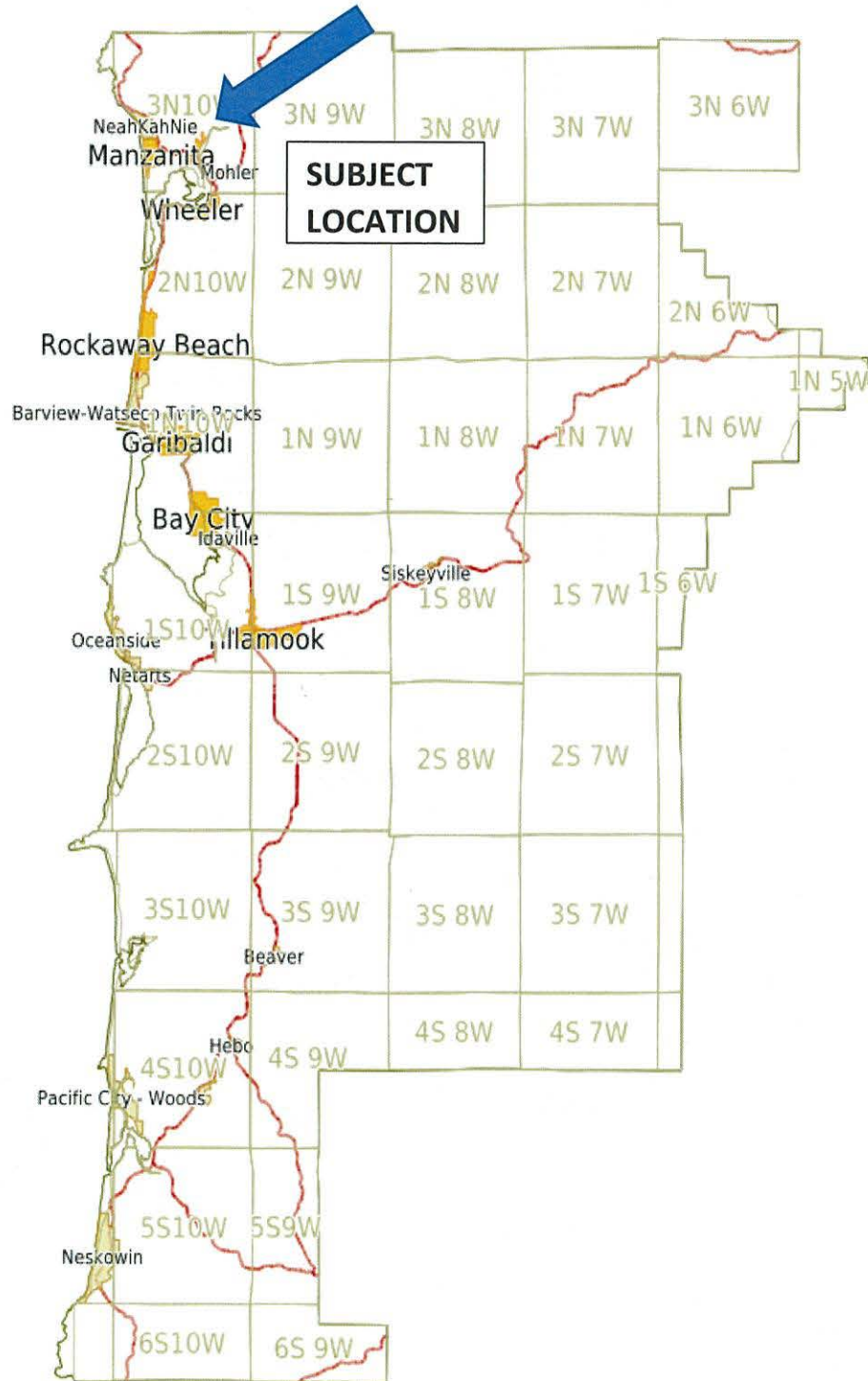
**ADOPTED CONDITIONS OF APPROVAL
FOR TENTATIVE SUBDIVISION PLAT APPROVAL OF
“RIVERVIEW MEADOWS PHASE 2”**

Chapter 156.022 SUBMISSION OF FINAL PLAT limits this approval to 12 months. Within one year after approval of the tentative plan, the subdivider or expedited land divider shall cause the proposed subdivision, or any part thereof, to be surveyed and a plat thereof prepared in conformance with the tentative plan as approved or conditionally approved; unless an extension is requested in writing and granted by the Planning Commission. A request for extension must be submitted prior to the expiration of one year.

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 local, state and federal permits prior to construction and/or development.
3. Prior to final plat approval, any significant modifications made to the tentative plat, such as density, lot alignment, and lot size shall require approval from the Tillamook County Planning Commission for those adjustments.
4. All taxes owed shall be paid in full.
5. 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.
6. Prior to final plat approval, a copy of the updated Conditions, Covenants and Restrictions shall be provided to the Department of Community Development for review.
7. The applicant/owner shall meet the requirements of the City of Nehalem for water supply system design & construction as set forth in the City of Nehalem letter dated October 12, 2022. 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.
8. The applicant/owner shall meet the requirements of the Nehalem Bay Wastewater Authority for sanitary sewer system design & construction. A letter of final approval from the Nehalem Bay Wastewater Agency confirming satisfaction with construction of utility improvements is required for Final Plat approval. Letters of sewer service availability will be required at the time of development of each individual lot.
9. The applicant/owner shall obtain necessary permits and authorizations from the Tillamook County Public Works Department, and shall comply with applicable AASHTO standards for road construction and design, utility installation and stormwater facility design requirements deemed necessary 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. This includes the following requirements:
 - a) Construction of a second primary access way through “Tract A” of Riverview Meadows Phase 1 as depicted on the Riverview Meadows Phase 2 tentative plat.
 - b) Submittal of a detailed stormwater management plan to the Tillamook County Public Works Department for review and approval. All storm drainage easements shall be recorded on the final plat and shall be of adequate width for access and maintenance of drainage facilities.
 - c) Maintenance responsibilities for the stormwater management facilities is the responsibility of the developer and HOA, and continued maintenance responsibilities shall be included in the Conditions, Covenants and Restrictions for “Riverview Meadows Phase 2”.
 - d) Approval of proposed street names by the Department of Community Development and the Public Works Department.

- e) Riverview Meadows road system shall remain in private ownership and shall be privately maintained.
10. The applicant/owner shall seek input from the Oregon Department of Fish and Wildlife and submit to the Department of Community Development an updated riparian corridor mitigation and protection plan for Bob's Creek. The updated plan shall be implemented prior to final plat approval.
 11. The applicant/owner shall submit a statement from the project engineer, certifying Phase 2 subdivision facility improvements were constructed in a manner consistent with the requirements and recommendations outlined in Geologic Hazard Report #851-21-000414-PLNG. Certification is required for Final Plat approval.
 12. The property 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 #851-21-000414-PLNG.
 - a. Site specific reports are required for development of Lots 43-52.
 13. The property 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 local building inspector.
 14. The property owner shall remove only that vegetation necessary to accommodate the proposed development. Natural vegetation shall remain on 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.
 15. All excavated material shall be hauled off site to an approved upland location or place behind a retaining wall. No excavated material shall be used as sidehill fill.
 16. The property owner shall periodically monitor site conditions and take actions to ensure individual lot development standards outlined in Geologic Hazard Report review #851-21-000414-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 development.

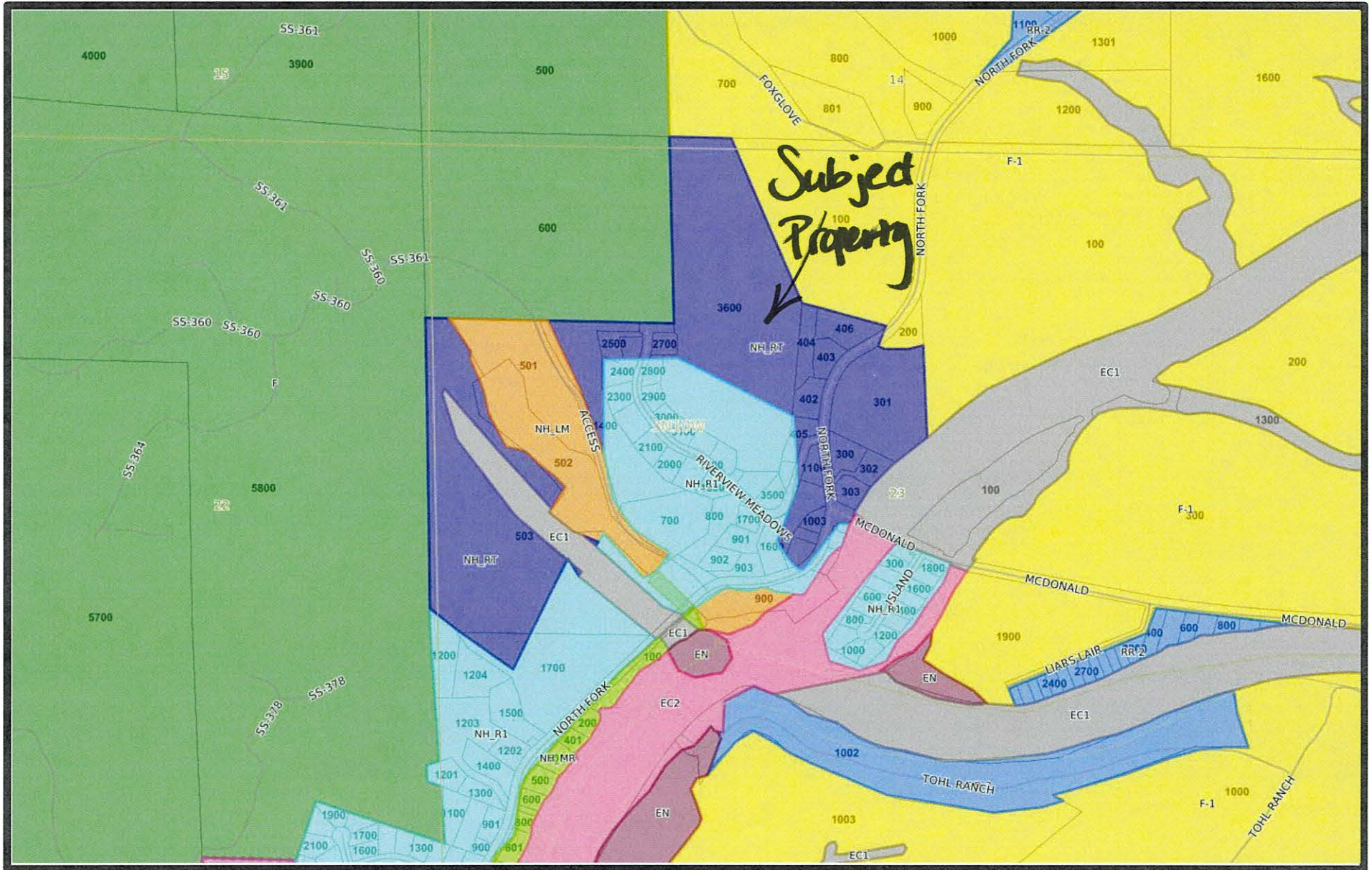
VICINITY MAP



#851-21-000415-PLNG:

RIVERVIEW MEADOWS PHASE 2

Map



Generated with the GeoMOOSE Printing Utilities