



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

201 Laurel Avenue
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

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Toll Free 1 (800)488-8280

October 2, 2009

RE: Approval of the Tentative Subdivision Plat, SUB-09-01, for the "The Cottages At Neskowin" cluster subdivision.

Dear Property Owner:

This letter is to confirm the action taken by the Tillamook County Planning Commission regarding the above-referenced request. A decision was made on October 1, 2009.

The Planning Commission **APPROVED** this request, subject to the conditions listed below. This decision may be appealed to the Board of County Commissioners by filing an application for an appeal, submitting written justification supporting the appeal, and submitting the required filing fees with the Tillamook County Board of Commissioners by 5:00 PM on October 14, 2009.

I. GENERAL INFORMATION:

Request: Approval of a tentative plat for a cluster subdivision consisting of 25 single-family residential dwelling lots on approximately 8.81 acres

Location: The subject parcel is located within the Neskowin Unincorporated Community Growth Boundary, abutting Oregon State Highway 101, and accessed from Summit Road, a County road, and Schoolhouse Road, also a County road. The subject parcel is designated as Tax Lot 812 of Sections 25 and 36, Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon

Applicable Zone: Neskowin Low Density Residential (NeskR-1)

Applicant: SFA Design Group, LLC, 9020 SW Washington Square Dr., Suite 350, Portland, OR 97209.

Property Owner : Hawk Creek Land, LLC, P.O. Box 1934, Sandy, OR 97055

II. ADOPTED CONDITIONS OF APPROVAL

This approval is valid for two years from the date of this Staff Report. All development on the subject parcel shall meet the following conditions:

1. The applicant/owner shall conform to all Federal, State, County and City regulations, and shall obtain all required permits prior to construction and/or development.
2. All taxes owed shall be paid in full prior to recording the final plat.
3. Prior to all development of this parcel, the applicant/owner shall meet all requirements and obtain any necessary permits from the Oregon Department of State Lands.
4. The applicant/owner shall obtain necessary permits and authorizations from the Tillamook County Public Works Department, and shall comply with any recommendations of that agency, including all issues, requirements, and conditions described in the comment letter (Exhibit F). A letter of final approval is required for Final Plat approval. This includes the following requirements:
 - a. At a minimum, Summit Road shall be improved to the width and profile described, a minimum 24 foot wide (2' shoulder / 20' paved travel way / 2' shoulder) from the intersection of Highway 101 east through the project access point.
 - b. A drainage plan showing existing and proposed culverts and their sizes shall be submitted for review.
 - c. The drainage plan shall include the direction and final destination of "sheet-flow" drainage along the roads to a natural drainage course. Drainage calculations for a "50-year" storm event shall be submitted with the drainage plan. New culverts shall be designed for a "50-year" storm event capacity.
 - d. Any cut/fill slopes extending beyond the proposed easements shall have proper cut/fill easements identified on the partition final plat.
 - e. Provide a time schedule for the construction from start to completion with a "master plan" map to show road improvements along Summit Road from the intersection with Highway 101 east through the project access point.
 - f. Two sets of construction plans for the drainage and road improvements, including profiles and typical cross sections shall be submitted for review to Tillamook County Public Works for approval PRIOR TO CONSTRUCTION. These construction plans shall show locations of the existing and proposed utilities, all drainage structures, drainage easements, and natural drainage courses. The street improvement plans shall show cuts, fills, catch points on existing ground, and profile of existing and proposed finish grade. The construction plans shall include plan details to allow adequate review of the proposed utility placement (horizontal/vertical) within the right(s) of way and impacts on the right(s) of way.
5. The applicant/owner shall meet the requirements of the Neskowin Regional Sanitary Authority and the Neskowin Regional Water District for the water supply system design &

construction and the sewer system design and construction. Letters of final approval are required for Final Plat approval. Letters of availability will be required and utility easements identified for the development of individual lots.

6. The applicant/owner shall meet all requirements set forth by the Oregon Department of Transportation. A letter of final approval is required for Final Plat approval.
7. The applicant/owner shall meet the requirements of the Oregon Department of Fish & Wildlife, including the implementation of a conservation easement along Hawk Creek. A letter of final approval from the Oregon Department of Fish and Wildlife is required for Final Plat approval. This includes the following requirement:
 - a. Wording to be included into a covenant to the deed of each lot in the Subdivision:

“This property is in an area of known big game and furbearer animal use. Any and all present and future owners of this property agree to indemnify and hold harmless the Oregon Department of Fish and Wildlife for any damage and/or inconvenience caused by these animals to persons, real property, and/or personal property.

This agreement shall inure in perpetuity to all successors, assignors, and heirs. This agreement cannot be deleted or altered without prior contact and agreement by the Oregon Department of Fish and Wildlife.”
8. The applicant/owner shall obtain approval of any road names from the Department of Community Development and Public Works Department prior to Final Plat approval.
9. The applicant/property owner shall measure the height of all structures from the existing grade prior to development. A topographic survey of the pre-existing conditions of the site shall be required. Building permit applications shall include elevations of the site, defining existing grade (pre-development), and confirm that the overall height of the structure is in accordance to the development standards outlined in Section 3.322: Neskowin Low Density Residential (NeskR-1) zone.
10. If necessary, applicant/property owner shall obtain approval from the Tillamook County Department of Community Development for all sites to be utilized as fill material disposal sites prior to the removal of any material on-site.
12. A storm water easement or drainage right-of-way shall be created for Hawk Creek and shall be identified on the final plat.
13. The applicant/owner shall incorporate the recommendations of the Geotechnical Investigation conducted by PSI, also referenced as GH-09-06, into subdivision design, development, and future construction of the lots.
14. The applicant/property owner shall meet all requirements set forth by the Nestucca Rural Fire Protection District, including the installation of a monitoring 13-D sprinkler system in each

dwelling. A letter of final approval from the Nestucca Rural Fire Protection District is required for Final Plat approval.

15. Setbacks for the construction of a detached single family dwelling shall conform to the following setback requirements:
 - Front/Rear yards shall be a minimum of 10 feet
 - Side yards shall be a minimum of 5 feet
 - Street side yards shall be a minimum of 10 feet
16. Development of each lot, with exception to the setbacks established through the cluster subdivision process, shall conform to the development standards outlined in Section 3.322: Neskowin Low Density Residential (NeskR-1) zone.
17. All lots within the subdivision shall obtain access from the proposed interior roadway. Lots shall not be directly accessed from exterior roadways abutting the cluster subdivision. These roadways include Summit Road, East Lane, and Fairway Court.
18. Prior to final plat approval, a deed shall be recorded in the Tillamook County Clerk's Office, reflecting removal or modification of the existing deed restriction, allowing for the proposed subdivision.

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

If you have any questions about this decision, please call this department any weekday at (503) 842-3408.

Sincerely,

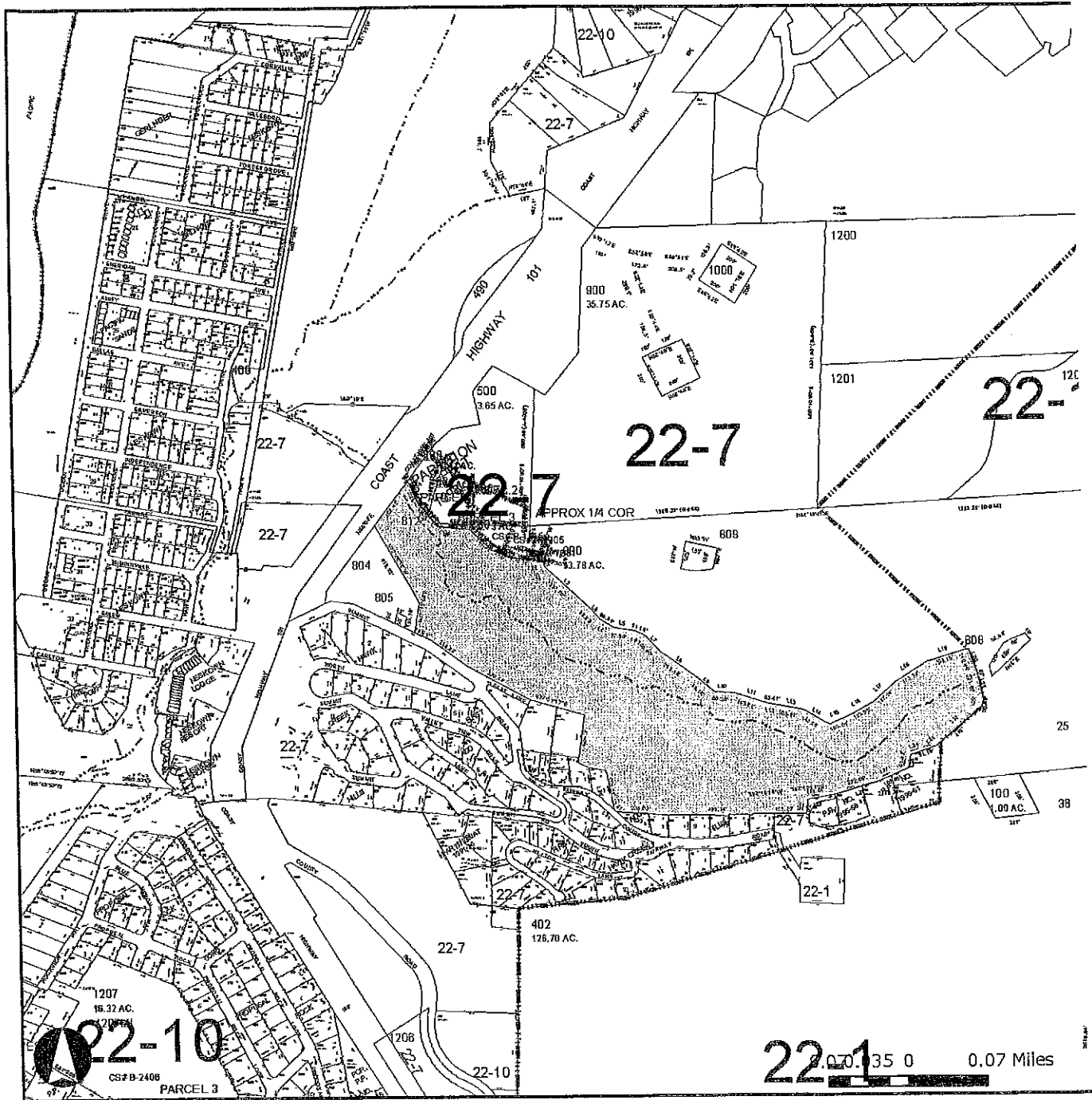
Tillamook County Department of Community Development



Gerald "Butch" Parker
Director

Enc: Exhibit A

SUB-09-01: "THE COTTAGES AT NESKOWIN"



812 (Taxlot)



Taxlot



City Limits



Urban Growth Boundaries



Unincorporated Community Boundaries



Lake_poly



River_polygons



WaterLines

