



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://www.tillamook.or.us)  
Building (503) 842-3407  
Planning (503) 842-3408  
Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW  
PARTITION REQUEST #851-20-000526-PLNG:  
La Contrada, LLC/Onion Peak Design**

**\*\*\*AMMENDED TO REFLECT CREATION OF 1 ADDITIONAL PARCEL; TO CREATE A TOTAL  
OF 3 PARCELS\*\*\***

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

**Date of Notice: September 3, 2021**

Notice is hereby given that the Tillamook County Department of Community Development is considering the following:

**#851-20-000526-PLNG:** A partition request to create three (3) residential parcels. Located within the unincorporated community of Neahkahnie and accessed Via Bel'Mare Road, a private road, the subject property is designated as Tax Lot 500 of Section 20BC, Township 3 North Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Neahkahnie Urban Residential (NK-15). Property owner is La Contrada, LLC and the applicant is Onion Peak Design.

Written comments received by the Department of Community Development prior to 4:00p.m. on September 17, 2021, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. The decision will be rendered no sooner than September 20, 2021.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x 3315 or [arimoldi@co.tillamook.or.us](mailto:arimoldi@co.tillamook.or.us).

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Vicinity, Assessor Map & Zoning  
Applicable Ordinance Criteria  
Application Packet

## REVIEW CRITERIA

### TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

#### SECTION 3.300: NEAHKAHNIE URBAN RESIDENTIAL ZONE (NK-15)

(4) STANDARDS: Land divisions in the NK-7.5, NK-15 and NK-30 zones shall conform to the following standards, unless more restrictive supplementary regulations apply:

- (a) The minimum size for the creation of new lots or parcels shall be 7,500 square feet in the NK-7.5 zone; 15,000 square feet in the NK-15 zone and 30,000 square feet in the NK-30 zone with the following exceptions: . . .
- (b) The minimum lot width shall be 60 feet.
- (c) The minimum lot depth shall be 75 feet
- (d) The minimum front yard setback shall be 20 feet.
- (e) The minimum side yard setback shall be 5 feet, except on the street side of a corner lot where it shall be 15 feet.
- (f) The minimum rear yard shall be 20 feet, except on a street corner lot where it shall be 5 feet.

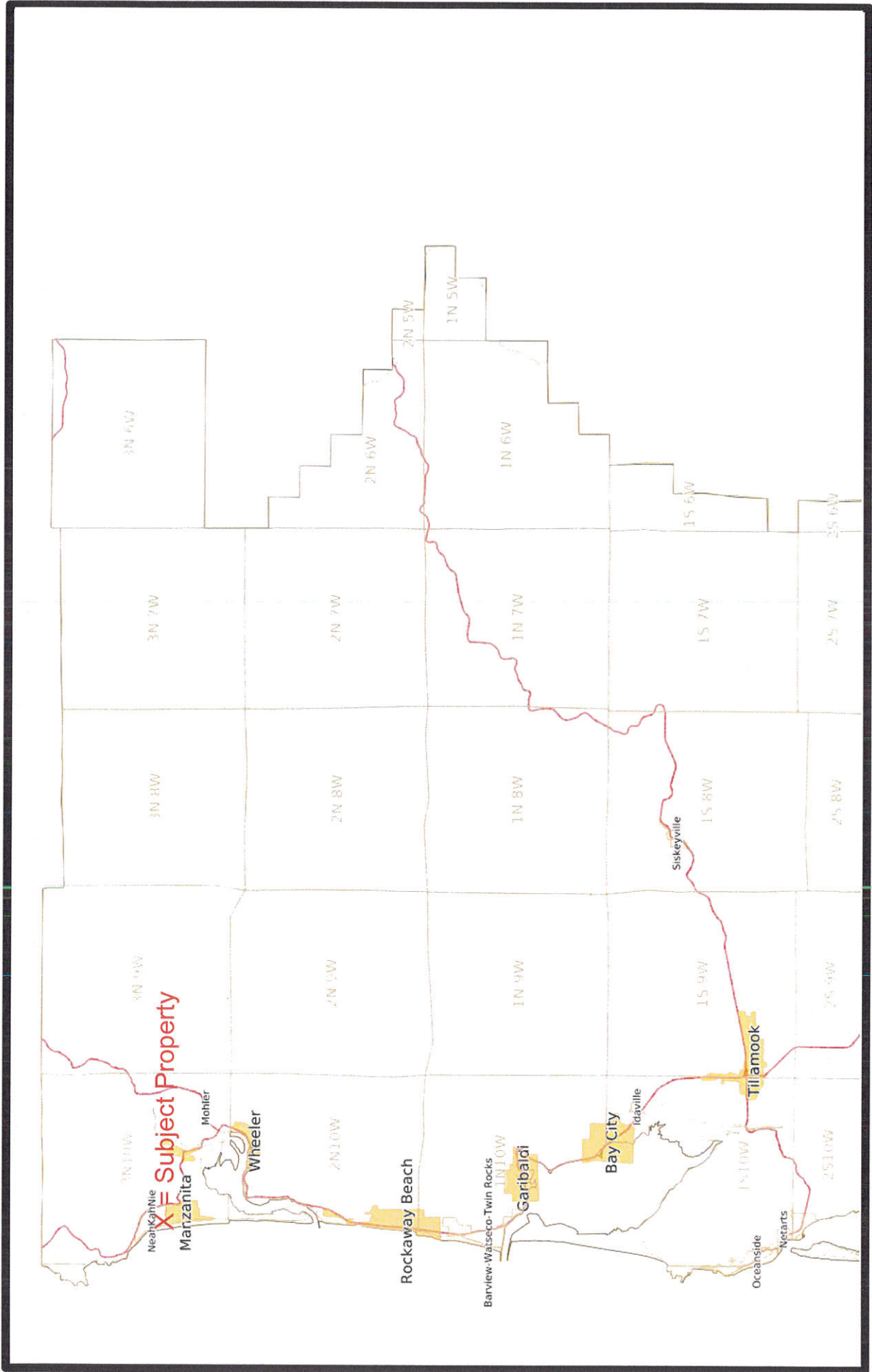
### TILLAMOOK COUNTY LAND DIVISION ORDINANCE

#### SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (a) The land division application shall conform to the requirements of this ordinance;
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;
- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
  - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
  - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

# Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 50 100 150 200 Feet

S. W. 1/4 N. W. 1/4 SEC. 20 T. 3N., R. 10W., W.M.  
TILLAMOOK COUNTY  
1" = 100'

03N10W20BC

CANCELLED  
1300

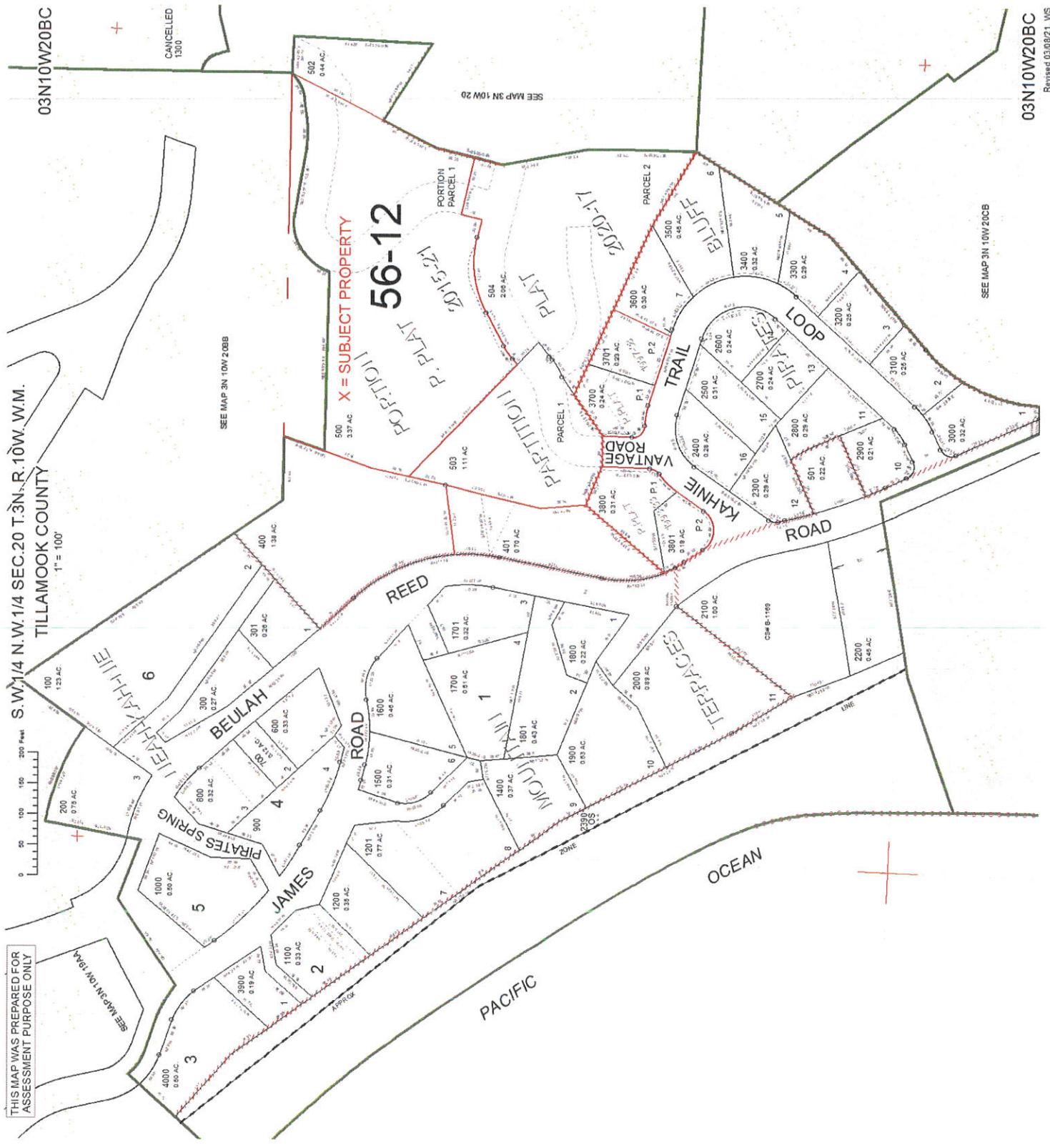
SEE MAP 3N 10W 20BB

SEE MAP 3N 10W 20

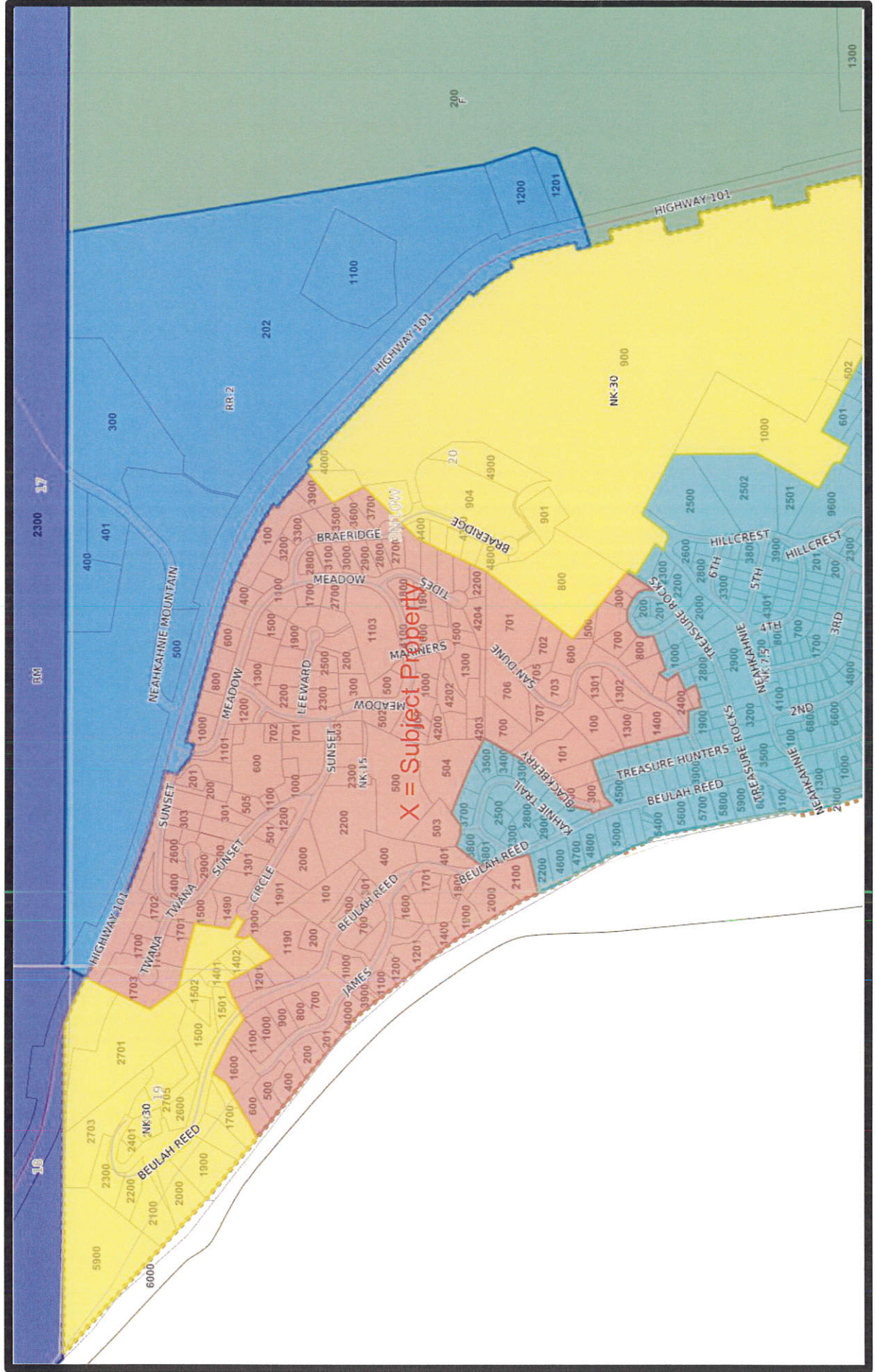
SEE MAP 3N 10W 20CB

03N10W20BC  
Revised 03/08/21, WS

**56-12**  
**X = SUBJECT PROPERTY**



# Map





Tillamook County Department of Community Development  
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

**RECEIVED**  
 JUL 20 2021  
 BY: EMAILED

## LAND DIVISION APPLICATION

**Applicant**  (Check Box if Same as Property Owner)

Name: Onion Peak Design Phone: 503-440-4403  
 Address: 11460 Evergreen Way  
 City: Nehalem State: OR Zip: 97131  
 Email: erick.opd@gmail.com

**Property Owner**

Name: La Contrada, LLC Phone: 503-368-7330  
 Address: 6442 Maroa Ave  
 City: Fresno State: CA Zip: 93704  
 Email: dan@londonproperties.com

OFFICE USE ONLY
Date Stamp
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees: <b>N/A</b>
Permit No: 851-20-000524-PLNG

**Location:**

Site Address: N/A

Map Number: 3N 10W 20BC 500  
Township Range Section Tax Lot(s)

**Land Division Type:**  Partition (Two or Three Lots, Type II)  Subdivision (Four or More Lots, Type III)  
 Preliminary Plat (Pages 1-2)  Final Plat (Page 3)

**PRELIMINARY PLAT (LDO 060(1)(B))**

- For subdivisions, the proposed name.
- Date, north arrow, scale of drawing.
- Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site.

**General Information**

- Parcel zoning and overlays
- Title Block
- Clear identification of the drawing as "Preliminary Plat" and date of preparation
- Name and addresses of owner(s), developer, and engineer or surveyor

- Fifteen (15) legible "to scale" hard copies
- One digital copy

**Existing Conditions**

- Existing streets with names, right-of-way, pavement widths, access points.
- Width, location and purpose of existing easements
- The location and present use of all structures, and indication of any that will remain after platting.
- Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- Location of all existing subsurface sewerage systems, including drainfields and associated easements

- Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor
- The location and elevation of the closest benchmark(s) within or adjacent to the site
- Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps

Other information:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Proposed Development

- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- Location, width and purpose of all proposed easements
- Proposed deed restrictions, if any, in outline form
- Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

### Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Special studies of areas which appear to be hazardous due to local geologic conditions
- Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- Profiles of proposed drainage ways
- In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
- If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

- FINAL PLAT (LDO 090(1))
- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

**Certificates:**

- Title interest & consent       Water
- Dedication for public use       Public Works
- Engineering/Survey

Additional Information:

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**Authorization**

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

*L2 Contrada - by Daniel J. Cannon - Member/manager*  
*L2C*

Property Owner (\*Required) \_\_\_\_\_ Date *12/15/20*

Applicant Signature *Ed W* \_\_\_\_\_ Date *7-20-21*



**NOTES**

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED PARTITION AS PER THE TILLAMOOK COUNTY PLANNING DEPARTMENT PARTITION PROCEDURES. TAX LOT 500 IS BEING PARTITIONED INTO THREE PARCELS AS SHOWN HEREON.

NO STRUCTURES CURRENTLY EXIST ON THE SUBJECT PROPERTY.

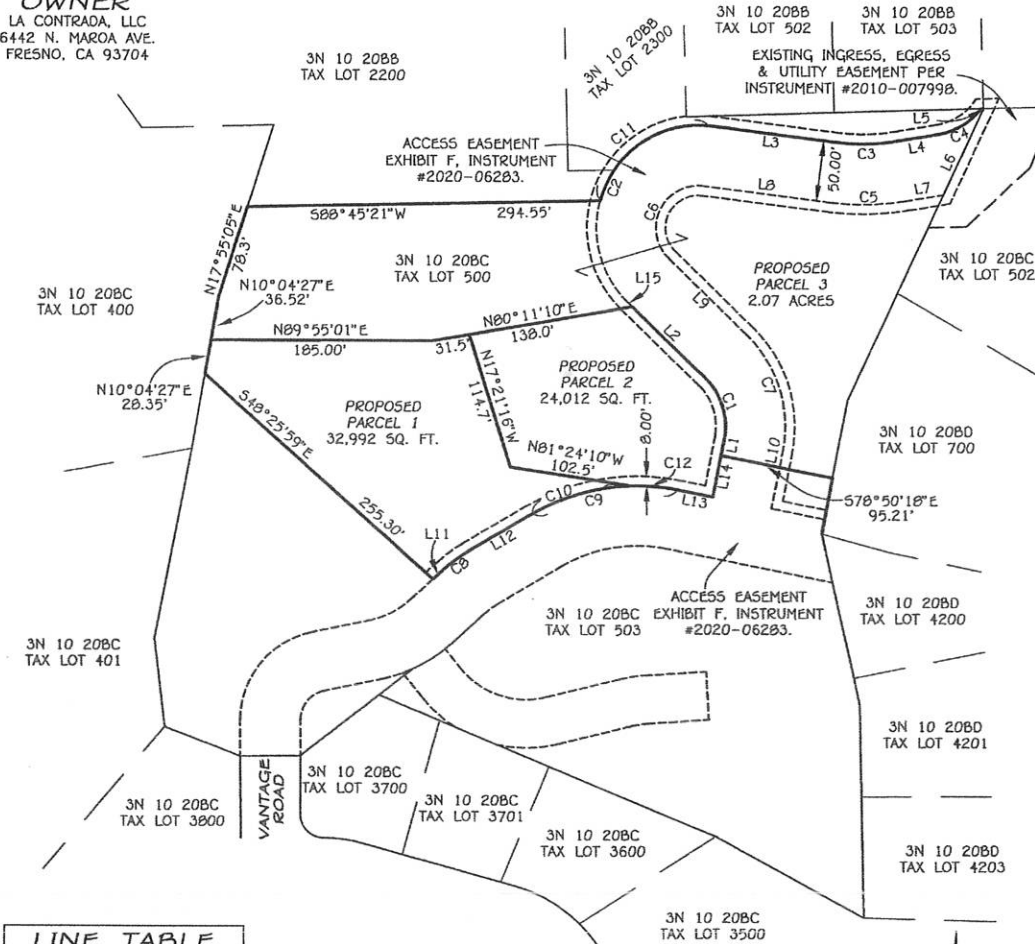
SEWER AND WATER SERVICES ARE PROVIDED BY LOCAL PUBLIC AGENCIES.

\*NOTE THAT THE ACCESS EASEMENT EXTENDS FROM THE SUBJECT PROPERTY TO OREGON COAST HIGHWAY #101 OVER MEADOW LOOP, THROUGH NEAH-KAH-NIE MEADOW, DESCRIBED IN INSTRUMENT #2010-007998.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Carl M White*  
OREGON  
APRIL 28, 2014  
ERICK M. WHITE  
78572  
RENEWS 6/30/2022

**OWNER**  
LA CONTRADA, LLC  
6442 N. MAROA AVE.  
FRESNO, CA 93704



LINE	BEARING	LENGTH
L1	N11°09'42"E	13.79'
L2	N46°01'04"W	85.41'
L3	S82°53'54"E	105.96'
L4	N80°26'15"E	35.28'
L5	N88°11'58"E	2.05'
L6	S24°59'09"W	78.92'
L7	S80°26'15"W	31.07'
L8	N82°53'54"W	105.96'
L9	S46°01'04"E	91.18'
L10	S11°09'42"W	13.79'
L11	S47°34'28"W	29.47'
L12	N59°26'05"E	60.68'
L13	S78°50'18"E	30.06'
L14	N11°09'42"E	35.00'
L15	N46°01'04"W	5.77'

CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
C1	55.00'	54.89'	57°10'46"	N17°25'41"W	52.64'
C2	85.00'	212.32'	143°07'10"	N25°32'31"E	161.27'
C3	175.00'	50.90'	16°39'51"	N88°46'11"E	50.72'
C4	56.18'	42.43'	43°16'22"	N88°48'04"E	41.43'
C5	225.00'	65.44'	16°39'51"	S88°46'11"W	65.21'
C6	35.00'	87.43'	143°07'10"	S25°32'31"W	66.41'
C7	105.00'	104.79'	57°10'46"	S17°25'41"E	100.49'
C8	125.00'	25.88'	11°51'37"	N53°30'17"E	25.63'
C9	175.00'	127.45'	41°43'37"	N80°17'53"E	124.65'
C10	175.00'	88.47'	28°57'55"	N77°55'02"E	87.53'
C11	85.00'	121.29'	81°45'18"	N56°13'27"E	111.26'
C12	175.00'	38.98'	12°45'42"	N85°13'09"W	38.90'



SCALE:  
1" = 100'

PROPOSED PARTITION FOR:  
**LA CONTRADA, LLC**

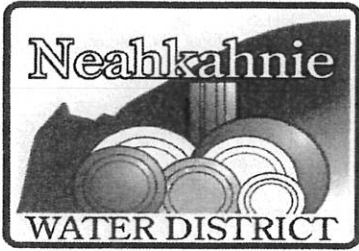
3N 10 20 BC  
TAX LOT 500

NW 1/4, SECTION 20, T3N, R10W, W.M.  
TILLAMOOK COUNTY  
JULY 20, 2021

**ONION PEAK  
DESIGN**

PO BOX 326  
NEHALEM, OR 97131  
(503) 368-6102  
FAX (503) 368-6102

"ELKCRK" #A2011  
CONTRADA2107-EX.DWG



9155 Nehalem Road ♦ Nehalem Oregon 97131  
(503) 368-7309

DATE: March 31, 2021

TO: Tillamook County One-Stop Permit Counter

Tillamook County Department of Community Development  
1510 – B Third Street  
Tillamook, Oregon 97141

FROM: Neahkahnie Water District

Re: Water Availability Letter – Dan Conner - Lavatura Construction LLC, Tax Lot # 500

①

Dear Sir/Madame,

The property identified in the above-captioned application is included within this District for purposes of receiving water services and is subject to the ordinances of this District:

Township: 03N Range: 10W Section: 20BC Tax lot(s): 500

According to our records, the legal owner is: DAN CONNER

8015 Sunset Dr. Nehalem, OR 97131

COMMENTS: Street number not yet assigned - pending

Per District Water Regulations (see current ordinance in force) this letter in and of itself does not guarantee water service connections for any home built on this (these) lots in the future. Each proposed residence shall have an approved building permit from the county. A water service connection will be allowed following submittal of a completed District water service application, payment of fees, and certification of compliance with any and all other District regulations in place at the time water service is requested.

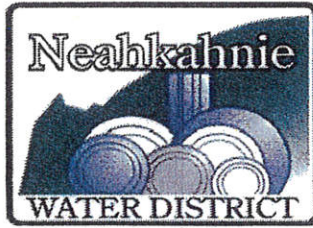
  
Carrie Mock

General Manager  
Signature and Title of Authorized Representative

503-368-7309  
Phone

C: property owner, Terraforma Architects





9155 Nehalem Road • Nehalem Oregon 97131  
(503) 368-7309

September 22, 2020

Sarah Absher  
Director  
Tillamook County  
Department of Community Development  
1510 – B Third Street  
Tillamook, Oregon 97141

**Re: Neahkahnie Water District Confirmation Letter - Installation of water improvements per VILLE del MARE DEVELOPMENT UTILITY IMPROVEMENTS RECORD DRAWINGS dated April 28, 2017**

**Tillamook County Partition Request #851-19-00057-PLNG:**  
Conner/Onion Peak Design

Including also Villa del Mare Water line Project (PR#60-2017)

Ms. Absher:

The above referenced partition request was conditionally approved by Tillamook County Department of Community Development on October 1, 2019 with the following condition:

“...6. prior to final plat approval, letters confirming satisfactory installation of the water and sewer improvements from the Neahkahnie Water District and Nehalem Bay Wastewater Agency shall be submitted to the Department of Community Development.”

### **Confirmation of Satisfactory installation of Water Improvements**

The Water District has reviewed and approved this project during each step of this application and can verify that the water improvements as depicted on civil

engineering drawings dated April 28, 2017 (the "Morgan Plans") have been installed to the satisfaction of the Neahkahnie Water District.

The Morgan Plans dated April 28, 2017 for the Villa del Mare development located within existing Tillamook County tax lots 500 (3N 10W 20BC) and 503 (3N 10W 20BC) and tax lot 2300 (3N 10W 20BB) were submitted and approved by the Neahkahnie Water District prior to construction of the water facility.

The Neahkahnie Water District has reviewed, inspected and approved each step of this systems construction and hereby certifies that the entire system is now fully completed and has been accepted for public use by the Oregon State Health Authority.

The system as referenced above includes thirteen (13) individual water meter service boxes with individual shut offs located approximately as illustrated in the original Morgan Plans. Three (3) of these boxes, including the one servicing the above referenced partition, now contain active water meters, for which connection fees have been received by the District. The remaining ten (10) meter box locations are also now approved and are available for meter installations as future parcels are created and the appropriate individual connection fees are received by the District.

No further approvals are required by the District for this water facility which has capacity for up to thirteen (13) water meter service connections.

Very truly yours,



ANDREW ROBINS  
General Manager

Cc: Dan Conner of La Contrada, Inc., property owner  
Jason Morgan, Morgan Civil Engineering, Inc.