



1510 – B Third Street
Tillamook, Oregon 97141
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

PARTITION REQUEST #851-22-000138-PLNG: NEHALEM POINT, INC.

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

NOTICE OF ADMINISTRATIVE REVIEW

Date of Notice: May 6, 2022

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

#851-22-000138-PLNG: A Partition request to create three (3) parcels. Located at Tax Lot 200 of Section 34, Township 3 North, Range 10 West on a property zoned Nehalem Low-Density Residential (NH-RL), in addition to, Tillamook County Recreational Management Zone (RM) and Estuary Natural Zone (EN). The subject property is accessed via Nehalem Point Dr., a private road. The applicant and owner is Nehalem Point, Inc.

Written comments received by the Department of Community Development **prior to 4:00p.m. on May 20, 2022**, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than May 23, 2022.

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.

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/> 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 email: arimoldi@co.tillamook.or.us

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Included: Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

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.

NEHALEM, OR - CODE OF ORDINANCES

CHAPTER 157 ZONING

City of Nehalem Zoning Ordinance 157.038 Low-Density Residential – RL Zone Standards:

- (a) The minimum lot size shall be 10,000 square feet, plus 7,500 square feet for an additional unit, except in an approved cluster or planned-unit development the overall project density may be reduced to the equivalent of 7,500 square feet for each unit.
- (b) The minimum lot width shall be 60 feet; except on a corner lot, it shall be 75 feet.
- (c) The minimum lot depth shall be 100 feet.
-
- i. Development shall be in accordance with the shoreline and aquatic development standards of § 157.271 of this chapter.

CHAPTER 156 SUBDIVISIONS

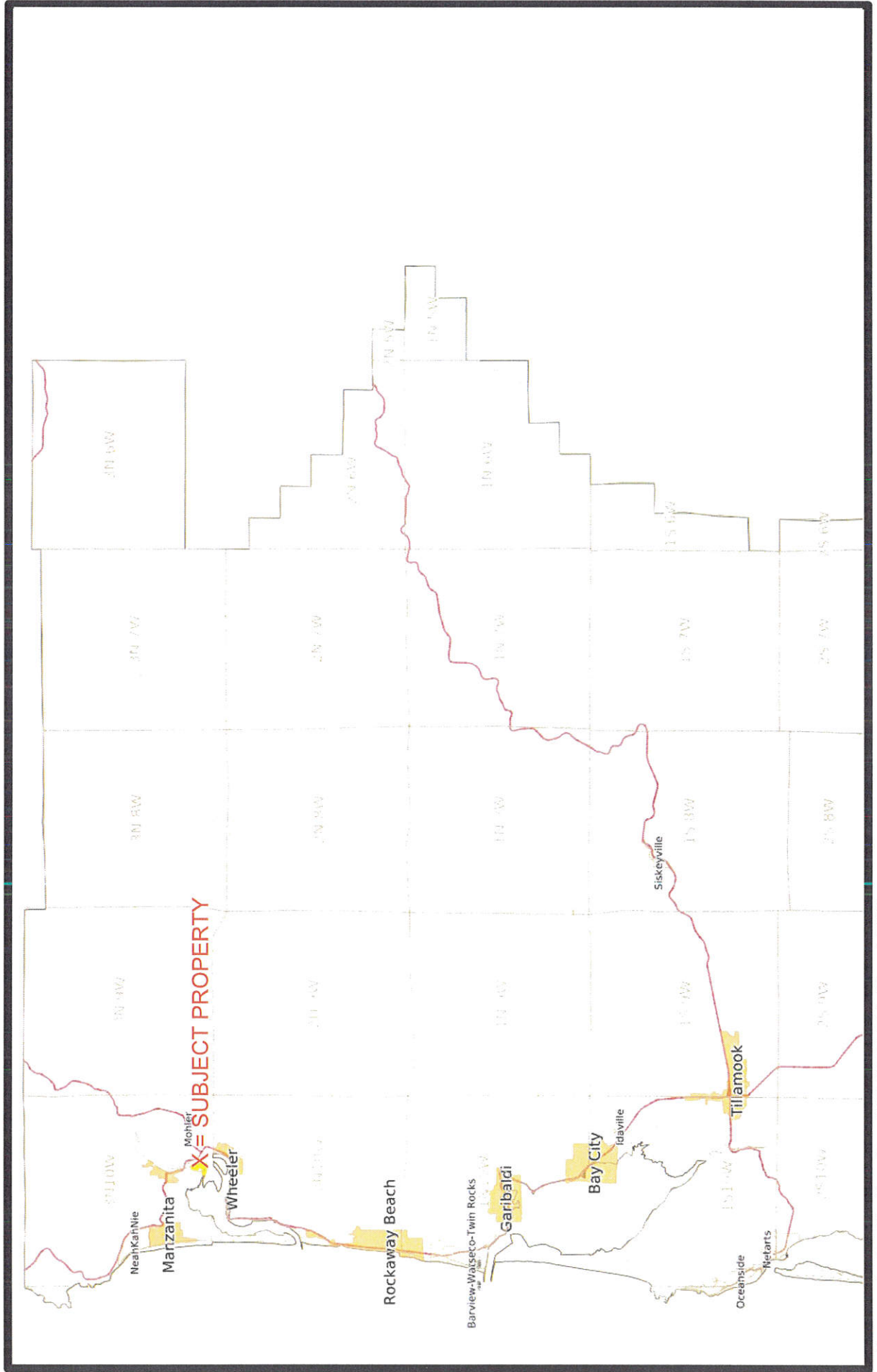
MINOR LAND PARTITION

- 156.065 MINIMUM STANDARDS
- 156.066 INITIAL SUBMISSION
- 156.067 INFORMATION ON MAP
- 156.068 REVIEW AND APPROVAL

DESIGN STANDARDS

- 156.080 GENERAL REQUIREMENTS
- 156.081 STREETS
- 156.082 UTILITY EASEMENTS
- 156.083 BUILDING SITES

Map

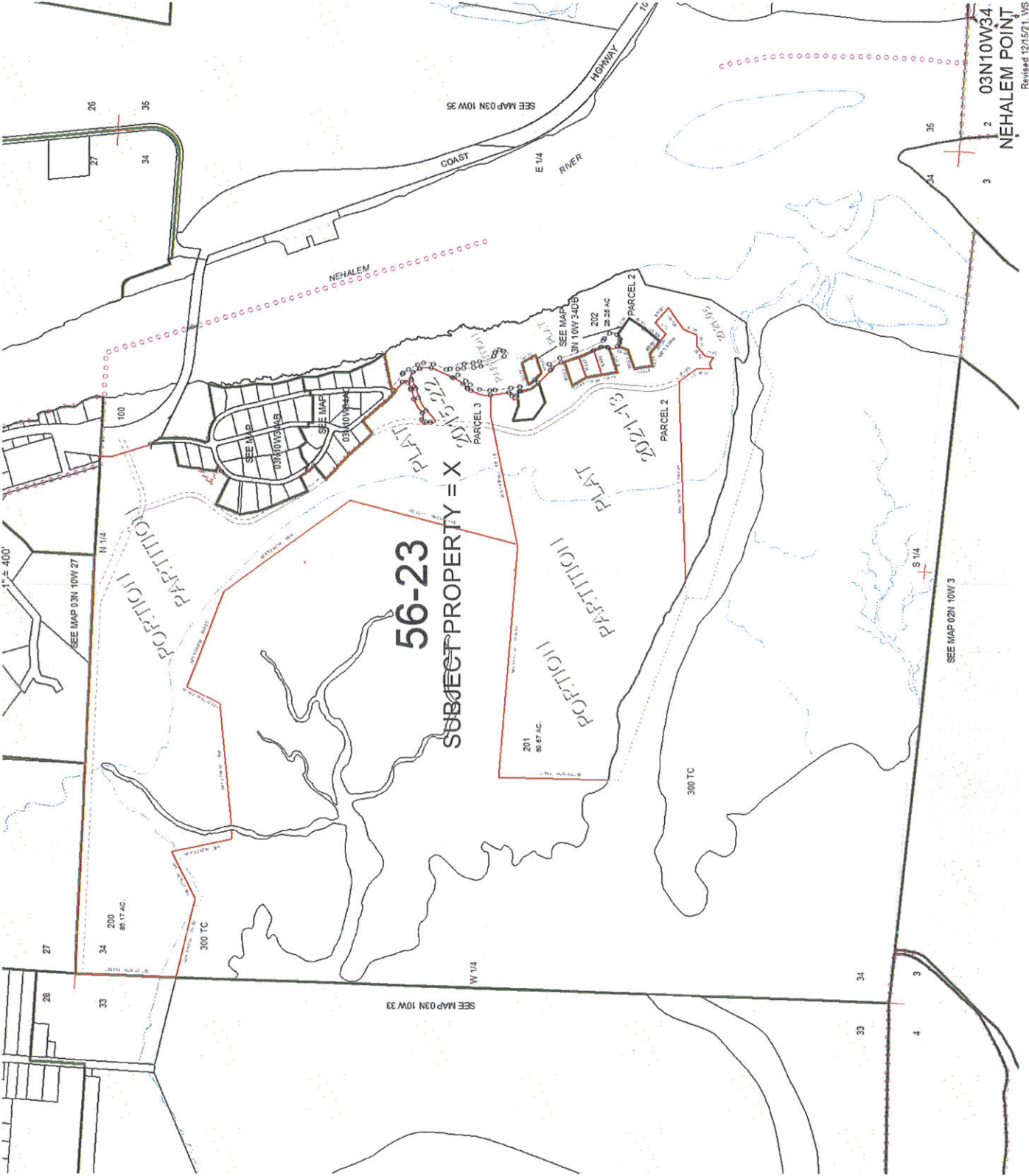


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



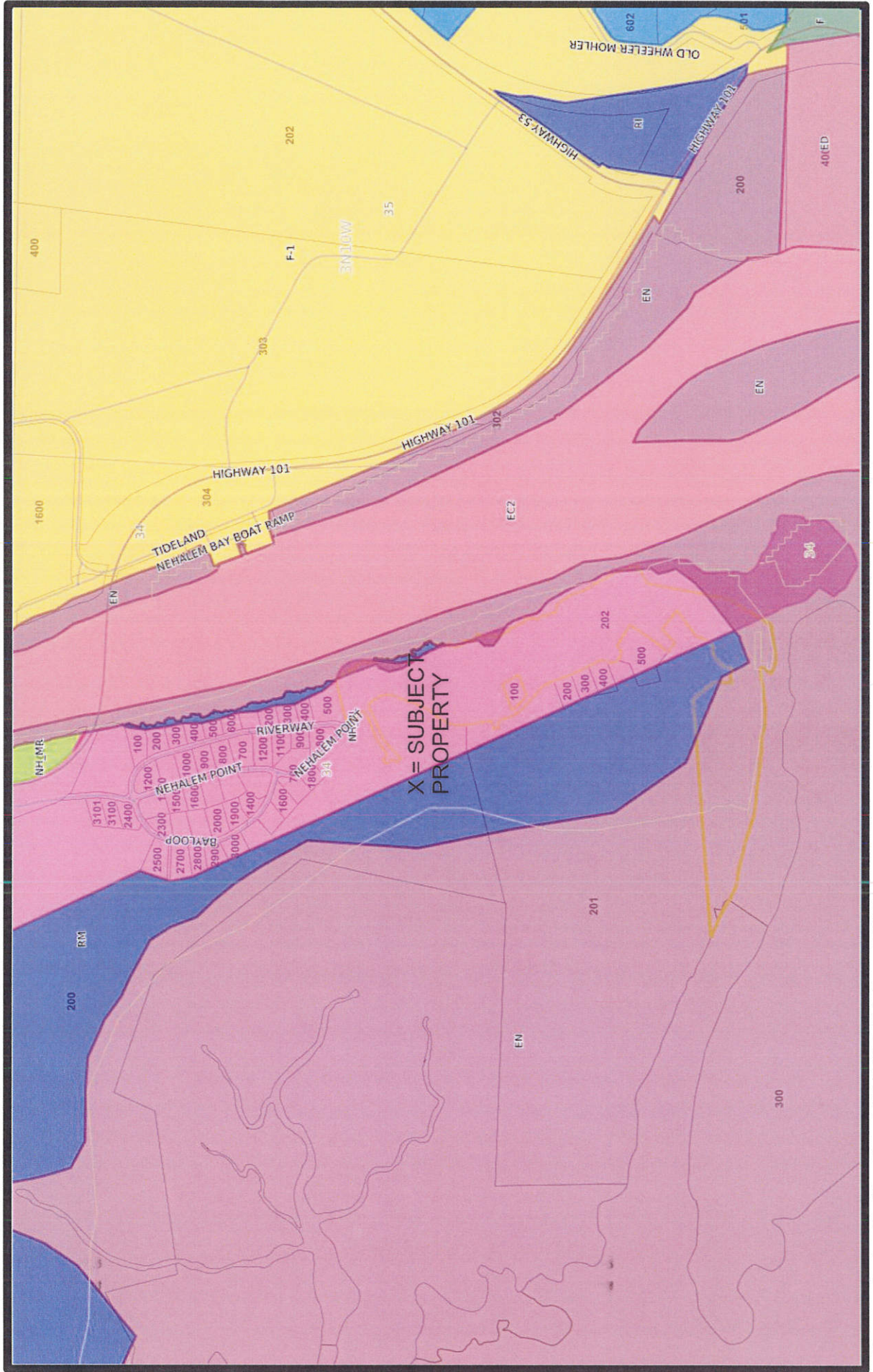
SECTION 34 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

03N10W34
NEHALEM POINT



03N10W34
NEHALEM POINT
Revised 12/15/21, VAS

Map





LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Nehalem Point Inc Phone: 503-368-6363

Address: P.O. Box 86

City: MANZANITA State: OR Zip: 97130

Email: NehalemPt_Pacprop@NehalemTel.net

Property Owner

Name: Nehalem Point, Inc. Phone: 503-368-6363

Address: P.O. Box 86

City: Nehalem State: OR Zip: 97130

Email: pacprop@nehalem.tel.net

Location:

Site Address: Vacant land west of Nehalem Point Drive

Map Number:	<u>3N</u>	<u>10W</u>	<u>34</u>	<u>200</u>
	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))

General Information

- | | | |
|---|---|--|
| <input type="checkbox"/> For subdivisions, the proposed name. | <input checked="" type="checkbox"/> Parcel zoning and overlays | <input type="checkbox"/> Fifteen (15) legible "to scale" hard copies |
| <input checked="" type="checkbox"/> Date, north arrow, scale of drawing. | <input checked="" type="checkbox"/> Title Block | <input type="checkbox"/> One digital copy |
| <input checked="" type="checkbox"/> Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site. | <input checked="" type="checkbox"/> Clear identification of the drawing as "Preliminary Plat" and date of preparation | |
| | <input checked="" type="checkbox"/> Name and addresses of owner(s), developer, and engineer or surveyor | |

Existing Conditions

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Existing streets with names, right-of-way, pavement widths, access points. | <input type="checkbox"/> 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 | <input type="checkbox"/> Other information:

_____ |
| <input checked="" type="checkbox"/> Width, location and purpose of existing easements | <input checked="" type="checkbox"/> The location and elevation of the closest benchmark(s) within or adjacent to the site | |
| <input type="checkbox"/> The location and present use of all structures, and indication of any that will remain after platting. | <input checked="" type="checkbox"/> Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats | |
| <input checked="" type="checkbox"/> 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 | <input checked="" type="checkbox"/> For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps | |
| <input checked="" type="checkbox"/> Location of all existing subsurface sewerage systems, including drainfields and associated easements | | |

OFFICE USE ONLY	
Date Stamp	RECEIVED APR 03 2022
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	<u>125192</u>
Fees:	<u>409</u>
Permit No:	<u>851-22-0001358-PLNG</u>

- 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:

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.

Nehalem Point, Inc
 Property Owner (*Required) _____ Date _____
By: Daryl Carter / President
 Applicant Signature _____ Date *3/29/22*

REGISTERED
PROFESSIONAL
LAND SURVEYOR
J. L. WHITE II
SEPTEMBER 2019
JACK L. WHITE II
91827243
RENEWS 6/30/22

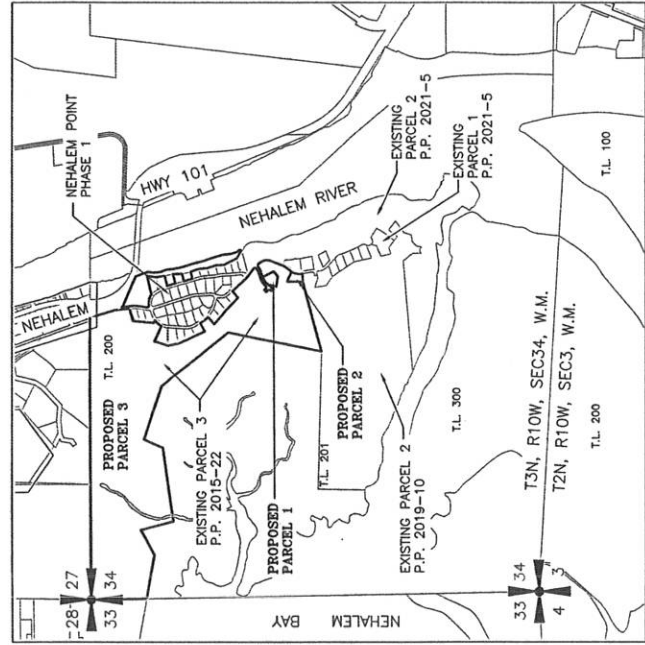
PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
REPLAT OF A PORTION OF PARCEL 3, P.P. 2015-22
DOCUMENT NO. 2018-01599, EXHIBIT C
TILLAMOOK COUNTY CLERK'S RECORDS
NE 1/4, SE 1/4, & SW 1/4 SEC 34, T3N, R10W, W1M.
CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON.

S&F Land Services
PORTLAND, VANCOUVER, BEND, SEASIDE
1725 N. ROOSEVELT DR.
SUITE 200
PORTLAND, OREGON 97130
PHONE: (503) 739-5425

WWW.S&FLANDS.COM
DATE: 3-22-2022
JOB NO.: 2022-0159-08
DRAWN: RER
CHECKED: JUV
FIELD: JUL

22015906_PRELIM.dwg

SHEET 1 OF 1



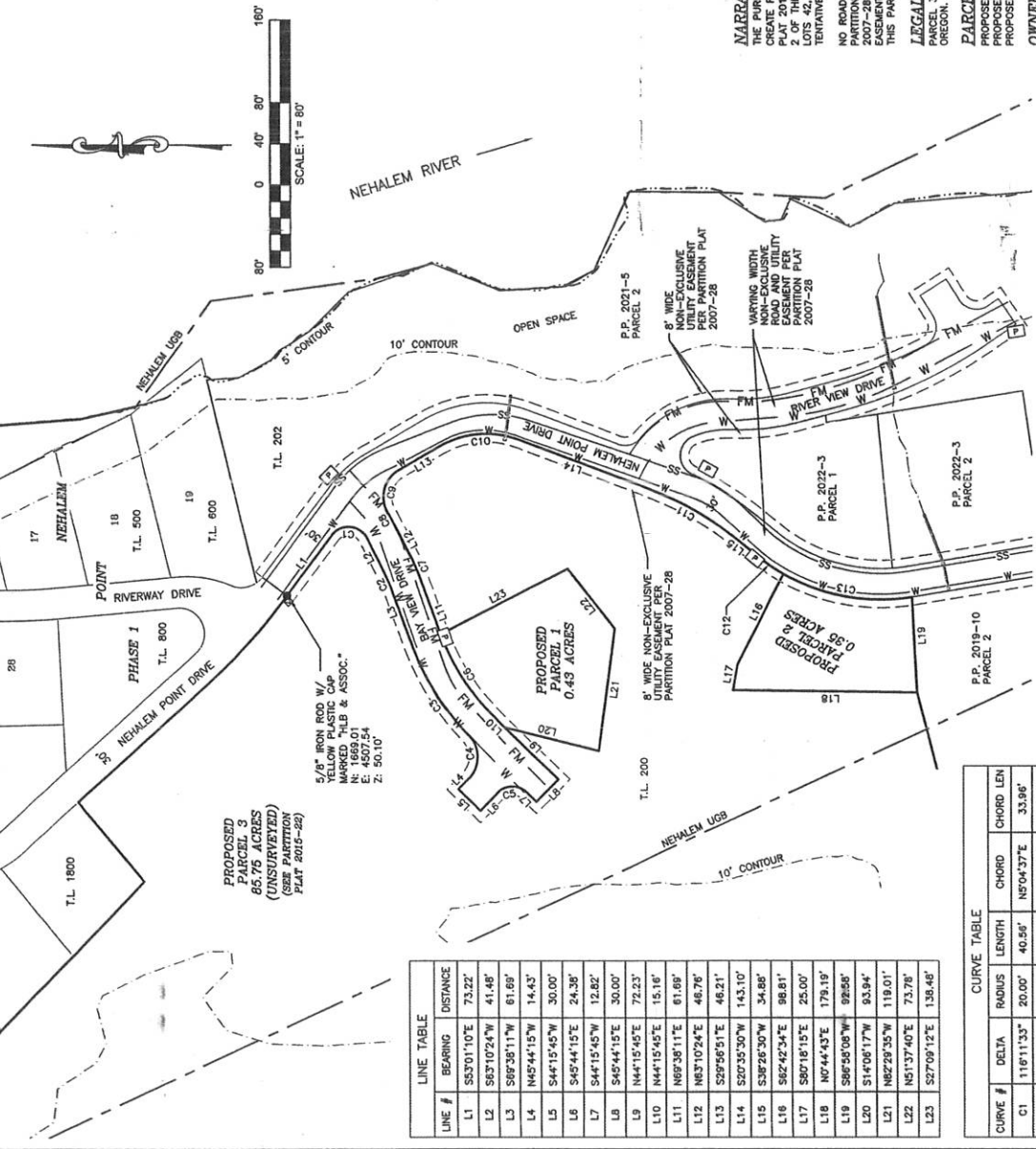
VICINITY MAP IN TILLAMOOK COUNTY, OREGON
SCALE 1"=1000'

ZONING
SUBJECT PROPERTY LOCATED IN THE FOLLOWING LAND USE ZONES:
LOW DENSITY RESIDENTIAL ZONE (RL): THIS ZONE IS DEFINED AS "ALL AREA ABOVE THE 10' NAVD 29 ELEVATION LINE."
RESIDENTIAL NEHALEM ZONE (NR): THIS ZONE IS DEFINED AS "ALL AREAS ABOVE THE LINE OF AQUATIC VEGETATION OR MEAN HIGHER HIGH WATER, WHICHEVER IS MOST LANDWARD."
ESTUARY NATURAL ZONE (EN): THIS ZONE IS ALSO DEFINED AS "ALL AREAS ABOVE THE LINE OF AQUATIC VEGETATION OR MEAN HIGHER HIGH WATER, WHICHEVER IS MOST LANDWARD."
FLOOD HAZARD ZONE: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE. THE BASE FLOOD ELEVATION OF 13.1' NAVD 89 PER FEMA MAP 4105702029F, 13.1' NAVD88 = 9.5' NAVD29

NARRATIVE
THE PURPOSE OF THIS PRELIMINARY PARTITION PLAT IS TO DIVIDE PARCEL 3, P.P. 2015-22, NEHALEM POINT, INC., TILLAMOOK COUNTY, OREGON, INTO PARCELS 1 AND 2. THIS PARTITION IS CREATING ONE PARCEL EACH FROM LOTS 42, AND 69 SHOWN ON THE MASTER PLAN AND PREVIOUS TENTATIVE PHASE 2 LOT LAYOUT AS SHOWN HEREIN.
NO ROAD RIGHT OF WAYS WILL BE CREATED AS A PART OF THIS PARTITION. SEE NEHALEM POINT PHASE 1 AND PARTITION PLAT 2007-28 FOR PREVIOUSLY CREATED ROAD RIGHT OF WAYS AND EASEMENTS. NO NEW UTILITY CONSTRUCTION IS PROPOSED WITH THIS PARTITION.

LEGAL DESCRIPTION
PARCEL 3, PARTITION PLAT 2015-22, TILLAMOOK COUNTY, OREGON.
PARCEL ACREAGE
PROPOSED PARCEL 1: 18,903 S.F. (0.43 ACRES)
PROPOSED PARCEL 2: 1,000 S.F. (0.023 ACRES)
PROPOSED PARCEL 3: 3,733,151 S.F. (86.75 ACRES M/L)

OWNER
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
1725 N. ROOSEVELT DR.
SUITE 200
NEHALEM, OR 97130
PHONE: (503) 368-6363



LINE #	BEARING	DISTANCE
L1	S57°01'10"E	73.22'
L2	S63°10'24"W	41.48'
L3	S89°36'11"W	61.66'
L4	N45°44'15"W	14.43'
L5	S44°15'45"W	30.00'
L6	S49°44'15"E	24.39'
L7	S44°15'45"W	12.82'
L8	S45°44'15"E	30.00'
L9	N44°15'45"E	72.23'
L10	N44°15'45"E	15.16'
L11	N69°36'11"E	61.66'
L12	N63°10'24"E	46.76'
L13	S29°56'51"E	46.21'
L14	S20°35'30"W	143.10'
L15	S39°28'30"W	34.88'
L16	S62°42'54"E	98.81'
L17	S80°16'15"E	25.00'
L18	N0°44'43"E	179.19'
L19	S86°56'08"W	98.56'
L20	S14°06'17"W	83.94'
L21	N82°20'35"W	119.01'
L22	N51°37'40"E	73.76'
L23	S27°08'12"E	136.48'

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C1	11°11'33"	20.00'	40.56'	N5°04'37"E	33.96'
C2	6°27'46"	85.00'	8.56'	N68°24'18"E	9.58'
C3	2°14'34"	245.00'	103.66'	S57°30'54"W	102.69'
C4	89°52'08"	30.00'	46.53'	N89°48'41"E	42.01'
C5	9°00'00"	20.00'	31.42'	N0°44'15"W	28.28'
C6	29°22'28"	215.00'	95.21'	S55°56'58"W	94.44'
C7	6°27'46"	115.00'	12.97'	N68°24'18"E	12.97'
C8	5°44'21"	85.00'	6.51'	N60°16'13"E	6.51'
C9	92°37'08"	30.00'	48.49'	N76°15'24"W	43.38'
C10	50°52'21"	90.00'	79.39'	N45°40'41"W	76.84'
C11	17°51'00"	285.00'	82.56'	N29°31'00"E	82.23'
C12	9°29'19"	190.00'	31.47'	S34°22'54"W	31.43'
C13	38°56'04"	190.00'	129.22'	S10°06'12"W	128.75'

LEGEND

- NEW PARCEL LINE AS NOTED
- EXISTING EASEMENT LINE AS NOTED
- SANITARY SEWER LINE
- SANITARY FORCE MAIN
- STORM DRAIN LINE
- WATER LINE
- FOUND MONUMENT
- P.P.
- POWER VAULT
- CATCH BASIN



Date: 03/25/2022

To: TILLAMOOK COUNTY BUILDING DEPARTMENT

Re: WATER SERVICE AVAILABILITY

Attn: Building Department

I confirm that the property listed below is within the City's water service area, and may be served water through the City's Water System under the Terms and Conditions governed by the latest version of the City's Water Ordinance. Please note: This Water Service Availability letter does not certify, approve or acknowledge any specific development plans, water or other utility installations that may be necessary for the subject property to actually physically connect to the City's water system to receive service. This letter only certifies that the subject property may receive (or may already receive) water from the City's Water System.

TOWNSHIP 3N RANGE 10 SECTION 34 00 TAX LOT(S) 00200

SITUS ADDRESS: TBD - 3 proposed parcels in a portion of Partition Plat No. 2015-22.

NAME: Darryl Carter, Nehalem Point Inc. PHONE: 503-368-6363

MAILING ADDRESS: PO Box 86

Manzanita, OR 97130

Single Family Duplex/Multi-Family Other

Comments: Required water system improvements (pressure-sustaining valve and flushing)
must be completed by 6/1/2022, before final plat approval.

Signed: Melissa Thompson-Kujala City Manager
Name Title

