



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

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-22-000234-PLNG:
WILKS**

*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: July 22, 2022

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

#851-22-000234-PLNG: A partition request to create three (3) residential parcels. Located southeast of the City of Tillamook. Accessed via Burbank Road, a County road, the subject property is designated as Tax Lot 902 of Section 15B, Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). Property owner is David Wilks Jr. and applicant is Chris Wilks.

Written comments received by the Department of Community Development **prior to 4:00p.m. on August 5, 2022**, 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 property 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 August 8, 2022.

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: 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.

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10)

4. STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) The minimum lot size is two acres for parcels zoned before October 4, 2000.

...

(e) The minimum lot width and depth shall both be 100 feet.

(f) The minimum front yard shall be 20 feet.

(g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.

(h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 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;

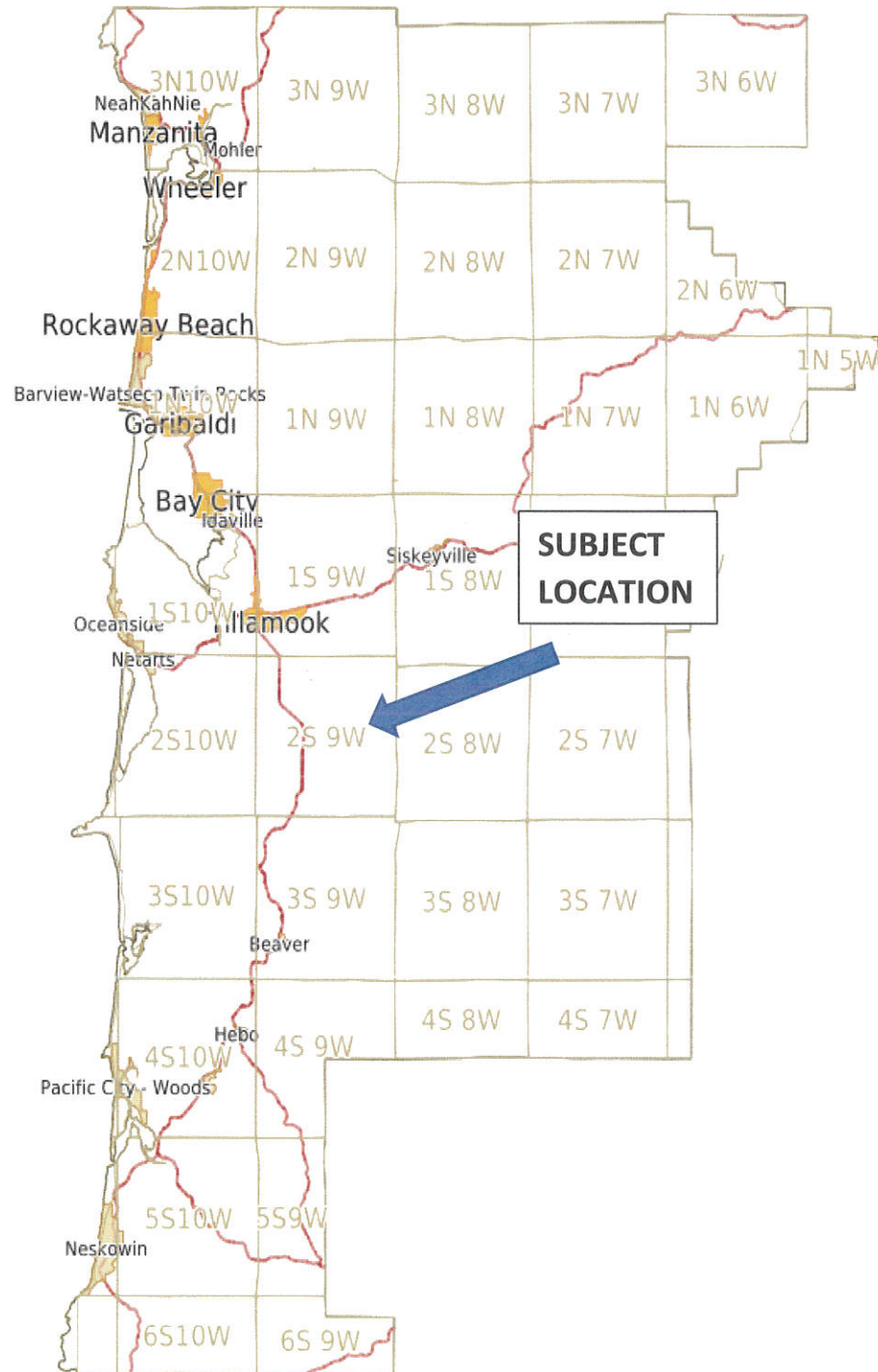
(h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and

(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.

VICINITY MAP



#851-22-000234-PLNG: WILKS
PARTITION REQUEST

Map





LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: CHRIS WILKS Phone: (503) 801-0714
 Address: 9782 SOUTH PRAIRIE
 City: TILLAMOOK State: OR Zip: 97141
 Email: JDWILKS12@GMAIL.COM

Property Owner

Name: DAVE WILKS JR. Phone: _____
 Address: _____
 City: TILLAMOOK State: OR Zip: 97141
 Email: _____

Location:

Site Address:

Map Number: 25 9 15B 902
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.

- 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

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

Existing Conditions

- 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

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

Other information:

OFFICE USE ONLY	
Date Stamp	RECEIVED JUN 10 2022 BY: <u>Canter</u>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>AC</u>	
Receipt #: <u>126590</u>	
Fees: <u>\$409.00</u>	
Permit No: <u>851-22 - 000231-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.

<div style="display: flex; justify-content: space-between;"> Property Owner (*Required) Date </div>	
<div style="display: flex; justify-content: space-between;"> Applicant Signature Date </div>	



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: CHRIS WILKS Phone: 503-801-0714
 Address: 9782 SOUTH PRAIRIE RD
 City: TILLAMOOK State: OR Zip: 97141
 Email: jdwilks12@gmail.com

Property Owner

Name: DAVE WILKS JR Phone: 801-6107
 Address: 5845 Brickyard rd.
 City: Tillamook State: OR Zip: 97141
 Email: none

Location:

Site Address:

Map Number: 25 9 15B 902
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)

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- Width, location and purpose of existing easements
- The location and present use of all structures, and indication of any that will remain after platting.
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- 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:

OFFICE USE ONLY	
RECEIVED	
Date Stamp	
JUN 21 2022	
BY: <u>SS</u>	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by: <u>Alison</u>	
Receipt #: <u>126590</u>	
Fees: <u>409.00</u>	
Permit No: <u>851-22-000234</u> -PLNG	

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- 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

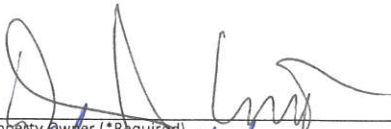
Certificates:

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

Additional Information:

Authorization

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 Property Owner (*Required)



 Applicant Signature

6/20/2022

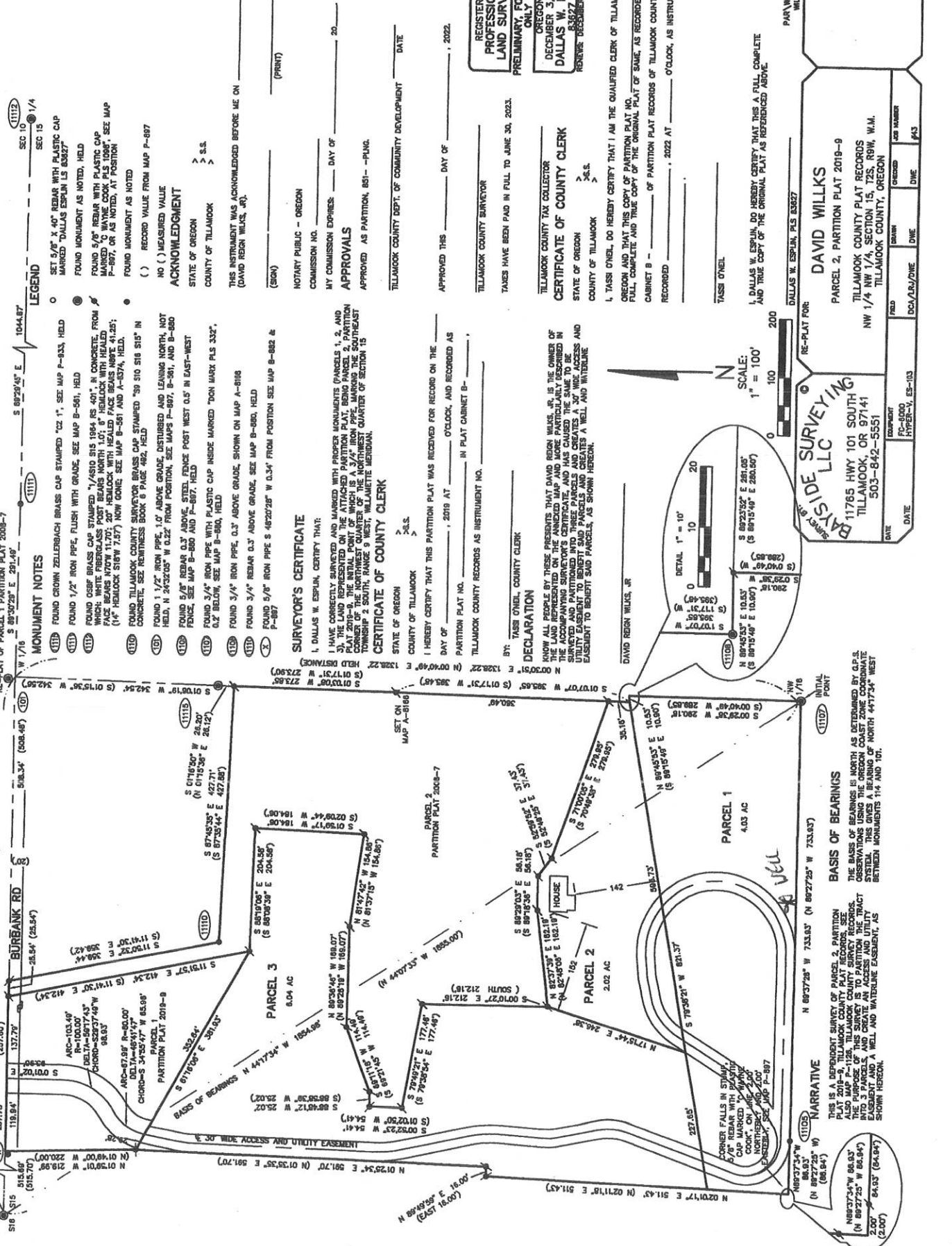
 Date

2202-12-6

 Date

PARTITION PLAT 2022-

RE-PLAT OF PARCEL 1, PARTITION PLAT 2008-7
 S 89°29'45" E 291.46' 1044.87'
 SEC 10 11112
 SEC 15 11112



MONUMENT NOTES

- (1111) FOUND CROWN ZELLENBACH BRASS CAP STAMPED "22 1", SEE MAP P-833, HELD
- (1112) FOUND 1/2" IRON PIPE, FLUSH WITH GRADE, SEE MAP B-561, HELD
- (1113) FOUND CORNER BRASS CAP STAMPED "1/4 512 518 1984 RS 401", IN CONCRETE, FROM
- (1114) FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "C WAYNE COOK FLS 1089", SEE MAP P-897, OR AS NOTED, AT POSITION
- (1115) FOUND MONUMENT AS NOTED
- (1116) RECORD VALUE FROM MAP P-887
- (1117) NO () MEASURED VALUE

ACKNOWLEDGMENT

STATE OF OREGON > S.S.
 COUNTY OF TILLAMOOK >

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2022 BY
 (DAVID REIGN WILKS, JR.)

SURVEYOR'S CERTIFICATE

I, DALLAS W. ESPLIN, CERTIFY THAT:

- I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCELS 1, 2, AND 3), THE LAND REPRESENTED IN THIS PARTITION PLAT, BEING PARCEL 2, PARTITION PLAT 2019-9, THE INITIAL POINT OF WHICH IS 3/4" IRON PIPE, 1/4" IRON PIPE, AND THE CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 2 SOUTH, RANGE 6 WEST, WILLAMETTE MERIDIAN.

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > S.S.
 COUNTY OF TILLAMOOK >

I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE
 DAY OF _____, 2019 AT _____ O'CLOCK, AND RECORDED AS
 PARTITION PLAT NO. _____ IN PLAT CABINET B-_____
 TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. _____

BY: TASH O'NEIL, COUNTY CLERK

DECLARATION

I, TASH O'NEIL, COUNTY CLERK, KNOW ALL PEOPLE BY THESE PRESENTS THAT DAVID REIGN WILKS, JR. IS THE OWNER OF THE ACCOMPANYING SURVEY AND MORE PARTICULARLY DESCRIBED IN THE INSTRUMENT REFERENCED ABOVE AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO THREE PARCELS AND CREATED A WELL AND WATERLINE EASEMENT TO BENEFIT SAID PARCELS, AS SHOWN HEREOF.

DAVID REIGN WILKS, JR.

RE-PLAT FOR: DAVID WILKS
 PARCEL 2, PARTITION PLAT 2019-9
 TILLAMOOK COUNTY PLAT RECORDS
 NW 1/4 NW 174, SECTION 15, T2S, R6W, W.M.
 TILLAMOOK COUNTY, OREGON

BAYSIDE SURVEYING LLC
 11765 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5551

DAVID WILKS
 PARCEL 2, PARTITION PLAT 2019-9
 TILLAMOOK COUNTY PLAT RECORDS
 NW 1/4 NW 174, SECTION 15, T2S, R6W, W.M.
 TILLAMOOK COUNTY, OREGON

RECORDS
 FILED
 DATE DATE
 COUNTY JOB NUMBER
 DCA/SA/DWE DWE DNE #43

NARRATIVE

THIS IS A REPERMIT SURVEY OF PARCEL 2, PARTITION PLAT 2019-9, TILLAMOOK COUNTY SURVEY RECORDS, ALSO MAP P-1126, TILLAMOOK COUNTY SURVEY RECORDS. THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P. 2 OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF NORTH 44°17'34" WEST BETWEEN MONUMENTS 114 AND 101.

THIS IS A REPERMIT SURVEY OF PARCEL 2, PARTITION PLAT 2019-9, TILLAMOOK COUNTY SURVEY RECORDS, ALSO MAP P-1126, TILLAMOOK COUNTY SURVEY RECORDS. THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P. 2 OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF NORTH 44°17'34" WEST BETWEEN MONUMENTS 114 AND 101.

PARCEL 1
 4.03 AC

PARCEL 2
 2.02 AC

PARCEL 3
 8.04 AC

HOUSE

WELL

WATERLINE

UTILITY EASEMENT

WELL

WATERLINE

UTILITY EASEMENT

WELL

WATERLINE

UTILITY EASEMENT

REGISTERED PROFESSIONAL LAND SURVEYOR PRELIMINARY FOR REVIEW ONLY

OREGON
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 838277
 RENEWAL EXPIRES JUNE 31, 2023

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2023.

TILLAMOOK COUNTY SURVEYOR

TILLAMOOK COUNTY TAX COLLECTOR
CERTIFICATE OF COUNTY CLERK

STATE OF OREGON > S.S.
 COUNTY OF TILLAMOOK >

I, TASH O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B-_____, OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED _____, 2022 AT _____ O'CLOCK, AS INSTRUMENT NO. _____

TASH O'NEIL

DAVID WILKS, JR. DO HEREBY CERTIFY THAT THIS IS A FULL COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

DALLAS W. ESPLIN, PLS 83827

PARVILUCS-DO DING WILKS-PAR CRO



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

1510 B Third St
Tillamook, Oregon 97141

Land of Cheese, Trees and Ocean Breeze

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

VERIFICATION of WATER SOURCE
WITHIN TILLAMOOK COUNTY

DATE: 6-9-2022

TO: TILLAMOOK COUNTY, DEPARTMENT OF COMMUNITY DEVELOPMENT
201 LAUREL AVENUE, TILLAMOOK, OR 97141
FAX: 503-842-1819

RE: WATER SOURCE REVIEW This letter is valid for one year from the date of issue.

The water source identified below can be used under Oregon Water Law to supply the following lot(s) within Tillamook County:

Township: 2 S Range: 9 West Section: 15 B Tax Lot(s): 902

Situs address (if known):

According to records, the legal owner is/are: DAVID WILKS JR. and/or

Contact telephone #: (503) 801-0714

Water source: WELL

Comments: Nikki Hendricks TILL 53183

Building permit applicants who will be using a private water source will be required to have the District 1 Watermaster verify proof of a legal water source and sign below. An order adopted by the Tillamook County Board of Commissioners on September 1, 2009 states that a fee of \$75.00 shall be collected when a private water source verification is required. This fee is collected by the Department of Community Development.

Landowners are responsible for maintaining water sources, waterline easements, water rights, and wells. The information provided in this form does not guarantee that a water source will be available forever. Due to climatic conditions water sources can decline and wells can go dry. The information provided by the District 1 Watermaster is the result of a search of OWRD records and field inspections. Although a property may have water rights of record, if the water right has undergone five successive years of non-use it may be subject to cancellation under ORS 540.610. The official water right of record is kept in Salem at OWRD. Owners of wells constructed after July 1, 2009 must submit a one-time fee of \$300 to record the exempt use with OWRD in Salem.

Building permit applicants who will be connecting to a local water district will be required to have the water district provider verify proof of service from the water district.

Nikki Hendricks (handwritten signature)

Nikki Hendricks
Oregon Water Resources Department
Watermaster, District 1
4000 Blimp Blvd, Ste 400
Tillamook, OR 97141-9680
(503) 815-1967 Fax (503) 815-1968
Email: Nikki.M.Hendricks@wrd.state.or.us

Revised 09/24/2015

*****FOR OFFICE USE ONLY*****

Date: Received by: Fee Paid: Receipt: