



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 #851-23-000185-PLNG:  
HOLM / ONION PEAK DESIGN**

*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 28, 2023**

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

**#851-23-000185-PLNG:** A partition request to create two (2) residential parcels. Located within the Unincorporated Community of Neah-Kah-Nie via Nehalem Road, a county-maintained road. The subject property is designated as Tax Lot 9400 of Section 20CD, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Neahkahnie Urban Residential Zone (NK-7.5). The property owners are Martin and Jennifer Holm. The applicant is Onion Peak Design.

Written comments received by the Department of Community Development **prior to 4:00p.m. on August 11, 2023**, 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 14, 2023.

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](http://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 [angela.rimoldi@tillamookcounty.gov](mailto:angela.rimoldi@tillamookcounty.gov)

Sincerely,

Angela Rimoldi, Planning Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria  
Vicinity, Assessor and Zoning Maps

*PARTITION #851-23-000185-PLNG: HOLM & ONION PEAK DESIGN*

**REVIEW CRITERIA**

**TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE**

**SECTION 3.300: NEAHKAHNE URBAN RESIDENTIAL ZONES (NK-7.5, NK-15, NK-30)**

(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:
  - 1. The provisions of the cluster subdivision section of the Land Division Ordinance or of the PD Overlay zone in the Land Use Ordinance may be used to concentrate development on a portion of a contiguous ownership except that no lots shall be created that are less than 7,500 square feet.
  - 2. In the Neahkahnie Special Hazard Area, the minimum lot size shall be determined in accord with the requirements of Section 4.070 of the Land Use Ordinance, but such lots shall not be smaller than the minimums provided in the NK-7.5, NK-15 and NK-30 zones.
- (b) The minimum lot width shall be 60 feet.
- (c) The minimum lot depth shall be 75 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**

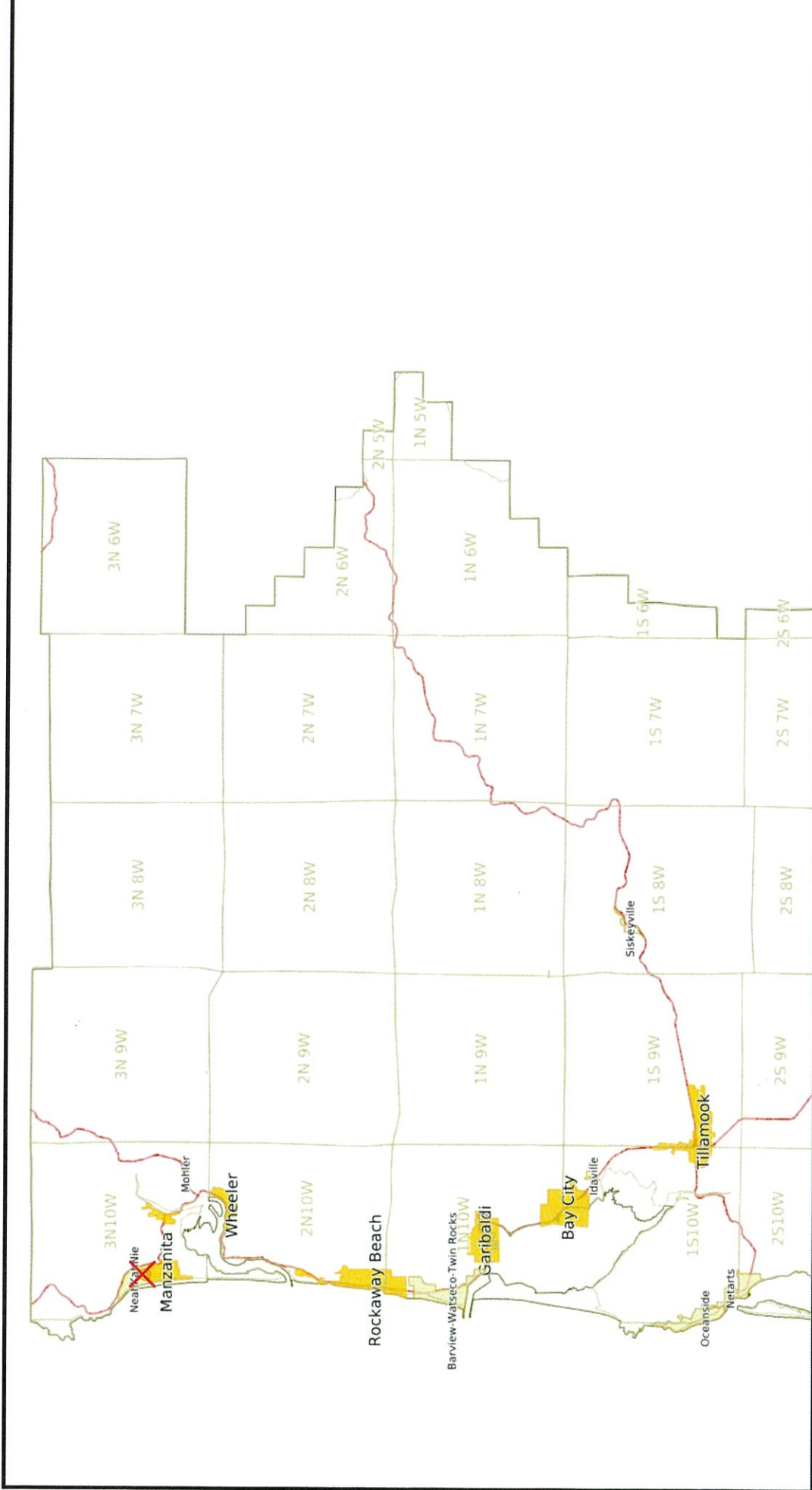
**SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA**

(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.



# Tillamook County GIS



Created: Thu Jul 27 2023-10:37:53  
Active Layers: County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Township\_Range\_Section, Road\_Centerline  
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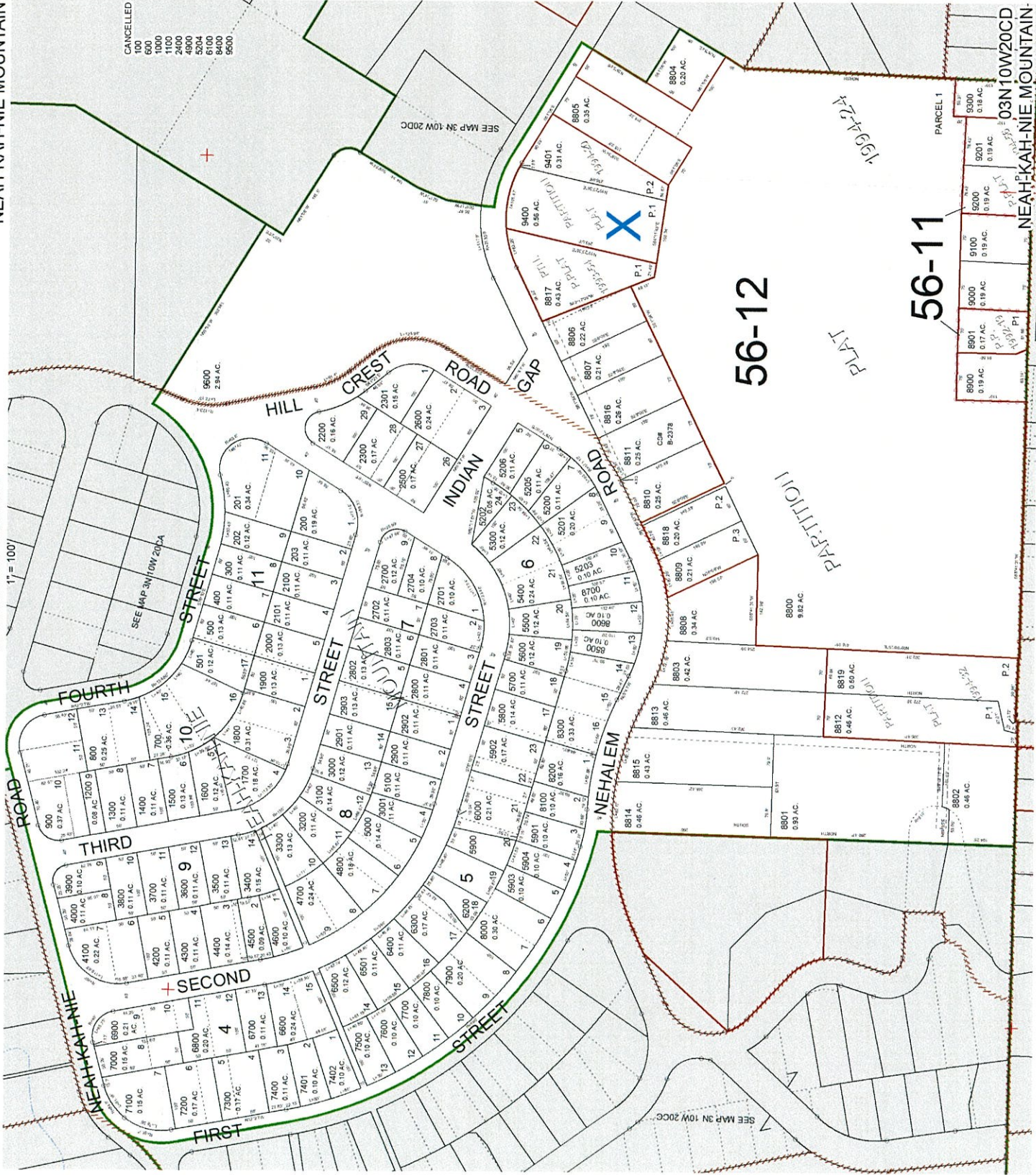
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.E. 1/4 S.W. 1/4 SEC. 20 T.3N. R. 10W. W.M.

TILLAMOOK COUNTY

NEAH-KAH-NIE MOUNTAIN

03N10W20CD



CANCELLED  
100  
500  
1000  
1100  
2400  
4900  
5204  
8400  
9600

56-12

56-11

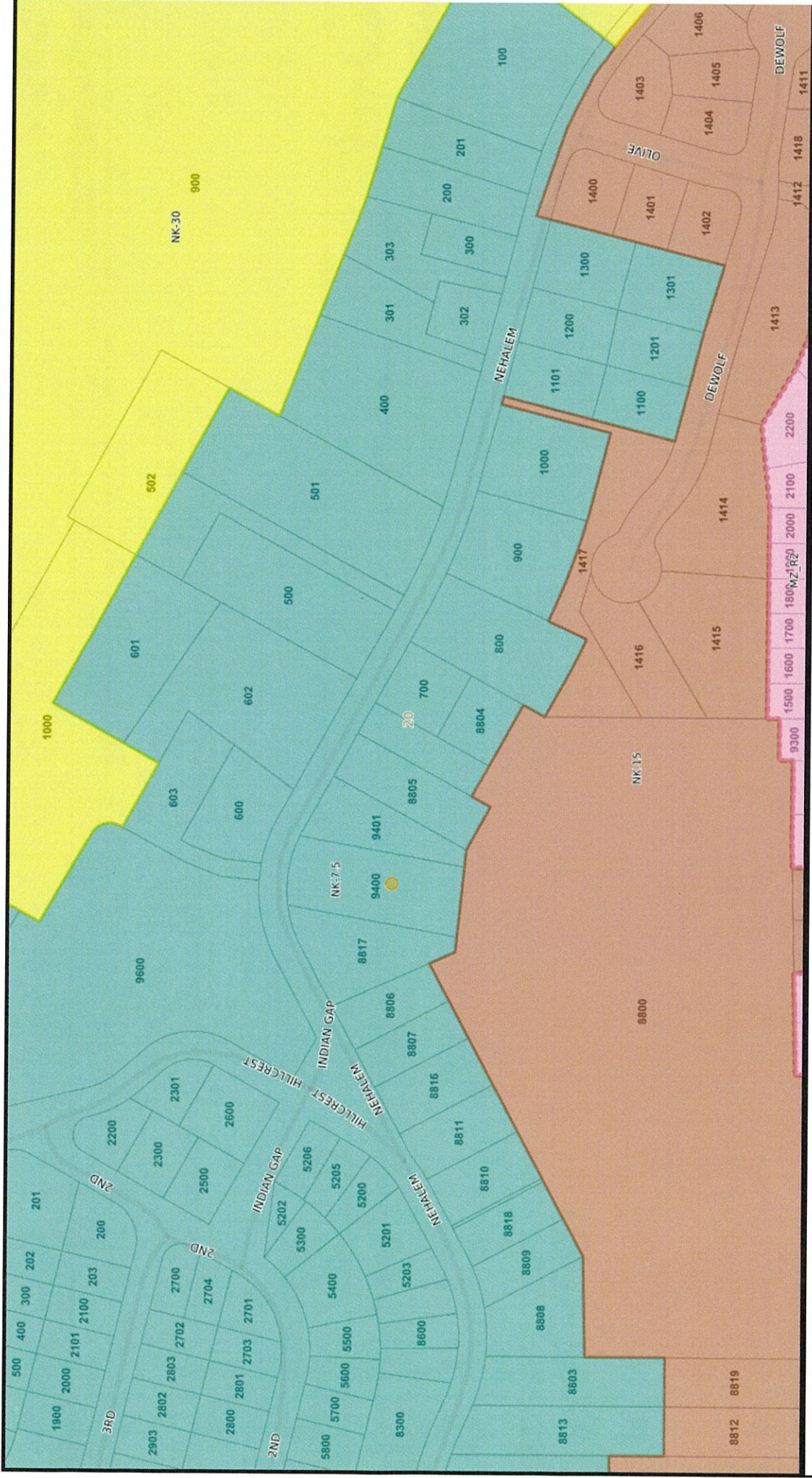
NEAH-KAH-NIE MOUNTAIN

03N10W20CD

Revised 9/22/19, WS



# Tillamook County GIS



Created: Thu Jul 27 2023-10:34:46  
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## 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: Martin H & Jennifer A Holm Phone: 503-801-8311  
 Address: 8905 Nehalem Road  
 City: Nehalem State: OR Zip: 97131  
 Email: martyholm@gmail.com

### Location:

Site Address: 8905 Nehalem Road, Nehalem, OR 97131

|             |          |       |         |            |
|-------------|----------|-------|---------|------------|
| Map Number: | 3N       | 10W   | 20CD    | 9400       |
|             | 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

|                                                                   |
|-------------------------------------------------------------------|
| <b>OFFICE USE ONLY</b>                                            |
| Date Stamp                                                        |
| <b>RECEIVED</b>                                                   |
| JUN 20 2023                                                       |
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied |
| Received by:                                                      |
| Receipt #:                                                        |
| Fees: 1100.-                                                      |
| Permit No:<br>85123 - 000185 - PLNG                               |

- 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 Development**

- 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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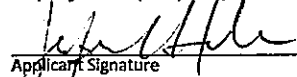
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**Authorization**


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.

  
 Property Owner (Required)

6/2/2023  
 Date

  
 Applicant Signature

6-2-2023  
 Date

 (Orion Peak Design)



**NOTES**

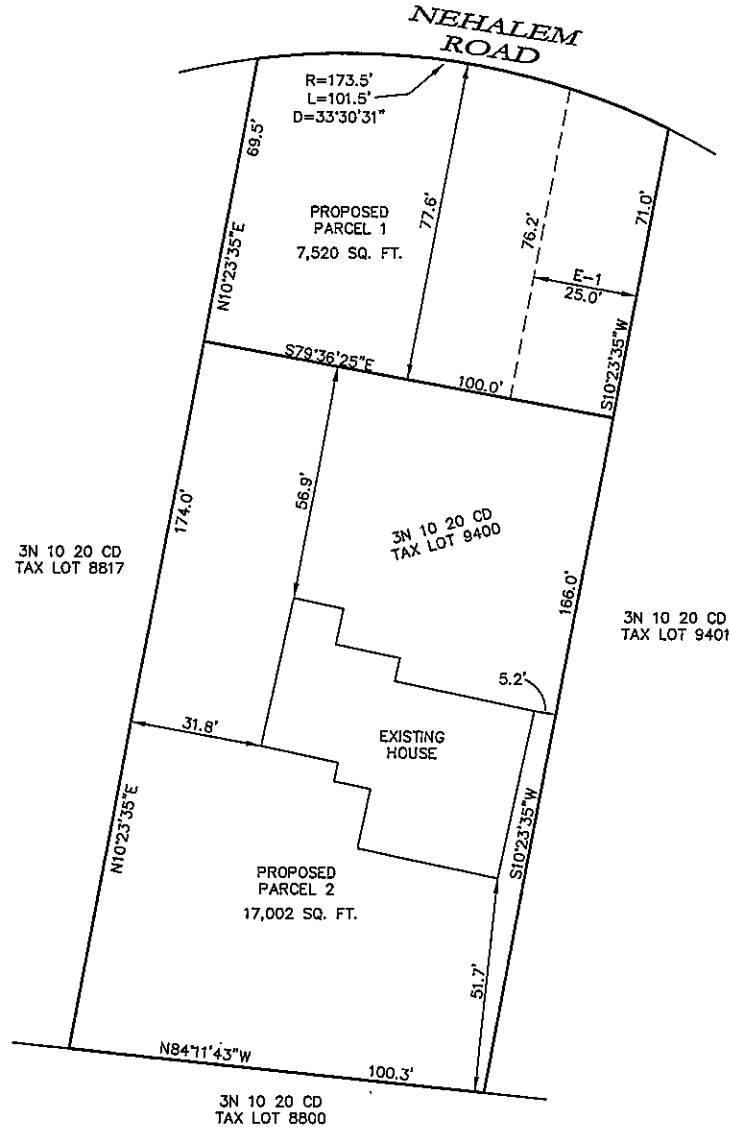
THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED PARTITION AS PER TILLAMOOK COUNTY PLANNING DEPARTMENT PROCEDURES. PUBLIC WATER AND SEWER ARE AVAILABLE THROUGH PUBLIC SYSTEMS LOCATED WITHIN NEHALEM ROAD. E-1 IS A 25' ACCESS AND UTILITY EASEMENT OVER PARCEL 1 FOR THE BENEFIT OF PARCEL 2.

**OWNER**

JENNIFER A & MARTIN H HOLM  
8905 NEHALEM ROAD  
NEHALEM, OR 97131



**SCALE:**  
1" = 30'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erick M. White*

OREGON  
APRIL 28, 2014  
ERICK M. WHITE  
78572  
RENEWS 6/30/2024

**ONION PEAK  
DESIGN**

11460 EVERGREEN WAY  
NEHALEM, OR 97131  
(503) 440-4403

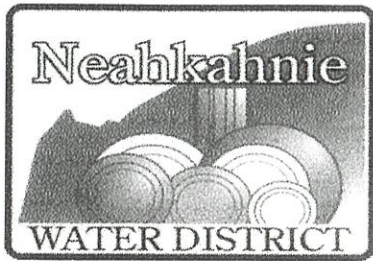
PROPOSED PARTITION FOR:  
**MARTIN HOLM**

3N 10 20 CD  
TAX LOT  
9400

SE 1/4, SW 1/4, SECTION 20, T3N, R10W, W.M.  
TILLAMOOK COUNTY  
JUNE 13, 2023

HOLM2305-EX.DWG





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

DATE: June 13, 2023

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 – Erik White

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: 20CD Tax lot(s): 9400

According to our records, the legal owner is: Martin & Jennifer Holm  
8905 Nehalem Road, Nehalem, OR 97131 (503)801-8311

COMMENTS: Street number not yet assigned.

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

Tillamook County, Oregon 2003-427906  
11/18/2003 11:17:36 AM  
DEED-DWA Cnt=1 Str=1 CCOUNTER  
\$10.00 \$11.00 \$10.00 - Total = \$31.00



I hereby certify that the within  
Instrument was received for record and  
recorded in the County of Tillamook,  
State of Oregon.  
Tassi O'Neill, Tillamook County Clerk



**After Recording Return To:**  
Martin H. Holm  
Jennifer A. Holm  
8205 Nehalem Road  
Nehalem OR 97131

**Send Tax Statements To:**  
Martin H. Holm  
Jennifer A. Holm  
8205 Nehalem Road  
Nehalem OR 97131

Title Order No. 29-68371  
Escrow No. 29-68371  
Tax Account No. CODE# 5612  
3N10 20CD 09400 KEY# 120728

**WARRANTY DEED**  
(ORS 93.850)

Anita L. England, Trustee(s) of the Anita England, Trustee, dated April 15, 1993, Grantor, conveys and warrants to Martin H. Holm and Jennifer A. Holm, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

**THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.**

The true consideration for this conveyance is \$200,000.00.

Dated this 17 day of November, 2003.

ANITA ENGLAND, TRUSTEE

Anita L England, Trustee  
By: Anita L. England, Trustee

State of OR, County of Tillamook )ss.

This instrument was acknowledged before me on Nov. 17, 2003  
by Anita L. England, as Trustee, of the Albert R. and Anita L. England trust dated April 15, 1993.

Michelle M. Pettit  
Notary Public

My commission expires: 11.03.04



Recorded by Ticor  
Title Ins. Co. 29-68371

**EXHIBIT 'A'****Legal Description:**

Parcel 1 of PARTITION PLAT NO. 1994-020, situated in the Southeast quarter of the Southwest quarter of Section 20, Township 3 North, Range 10 West of the Willamette Meridian in Tillamook County, Oregon, as recorded May 25, 1994 in Plat Cabinet B-383-2 of Partition Plat Records of Tillamook County, Oregon.

**Subject to:**

The premises herein described lie within and are subject to the statutory powers, including the power of assessment of Nehalem Bay Wastewater Agency.

The premises herein described lie within and are subject to the statutory powers, including the power of assessment of North County Recreational District.

The premises herein described are subject to the statutory powers, including the power of assessment, of Neah-Kah-Nie Water District.

Rights of the public in and to that portion lying within Nehalem Road.

An easement, including the terms and provisions thereof,  
From: S.G. Reed and Beula H.K. Reed  
To: Mountain States Power Company  
Recorded: June 3, 1929  
Book: 61 Page: 71  
in Tillamook County, Oregon.

Note: Said easement does not contain a centerline description, therefore we are unable to determine the exact location of said easement.

An easement, including the terms and provisions thereof,  
From: John Prentiss and Jean Reed Prentiss, et ux  
To: Pacific Power & Light Company, a corporation  
Dated: April 10, 1957  
Recorded: May 16, 1957  
Book: 157 Page: 466  
in Tillamook County, Oregon.

Note: Said easement does not contain a centerline description, therefore we are unable to determine the exact location of said easement.

An easement, including the terms and provisions thereof,  
From: Pacific States Inv. Corp.  
To: North Tillamook County Sanitary Authority  
Dated: November 29, 1972  
Recorded: December 27, 1972  
Book: 230 Page: 201  
in Tillamook County, Oregon.

Note: Said easement does not contain a centerline description, therefore we are unable to determine the exact location of said easement.