



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 #851-24-000080-PLNG:
RICE & ROOS**

*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: March 22, 2024

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

#851-24-000080-PLNG: A partition request to create three (3) residential parcels. Located within the Community of Beaver, via a private easement off Blaine Road. The subject property is designated as Tax Lot 702 of Section 29CB, Township 3 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Community Single Family Residential (CSFR). The property owner is Case Roos, and the applicant is Michael Rice.

Written comments received by the Department of Community Development **prior to 4:00p.m. on April 5, 2024**, 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 April 8, 2024.

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.tillamookcounty.gov/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 or email: angela.rimoldi@tillamookcounty.gov

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 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)

(4) **STANDARDS:** Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size is 20,000 for permitted uses.
- (b) The minimum lot width and depth shall both be 100 feet.
- (c) The minimum front yard shall be 20 feet.
- (d) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (e) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.

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TILLAMOOK COUNTY LAND DIVISION ORDINANCE

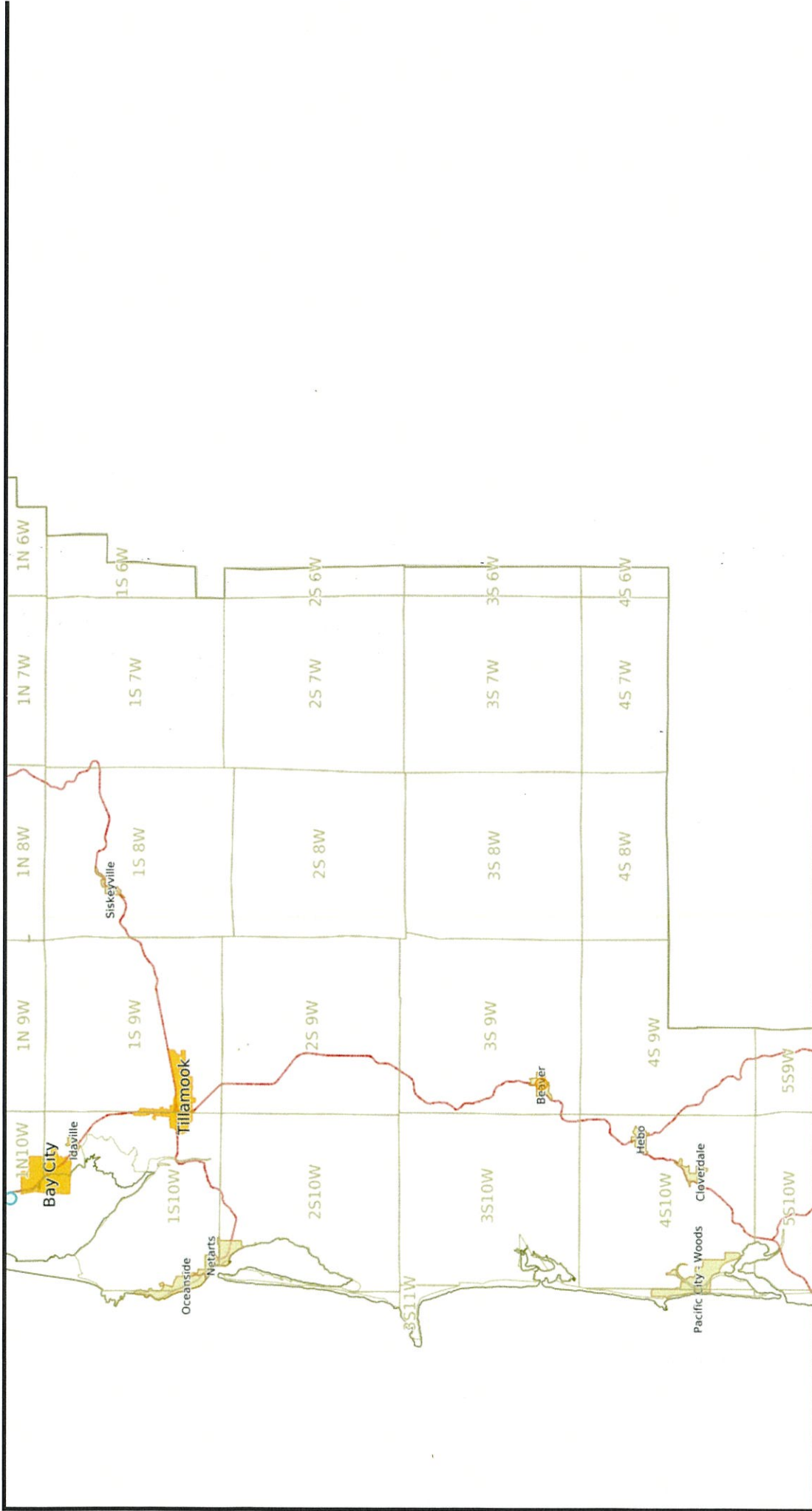
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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

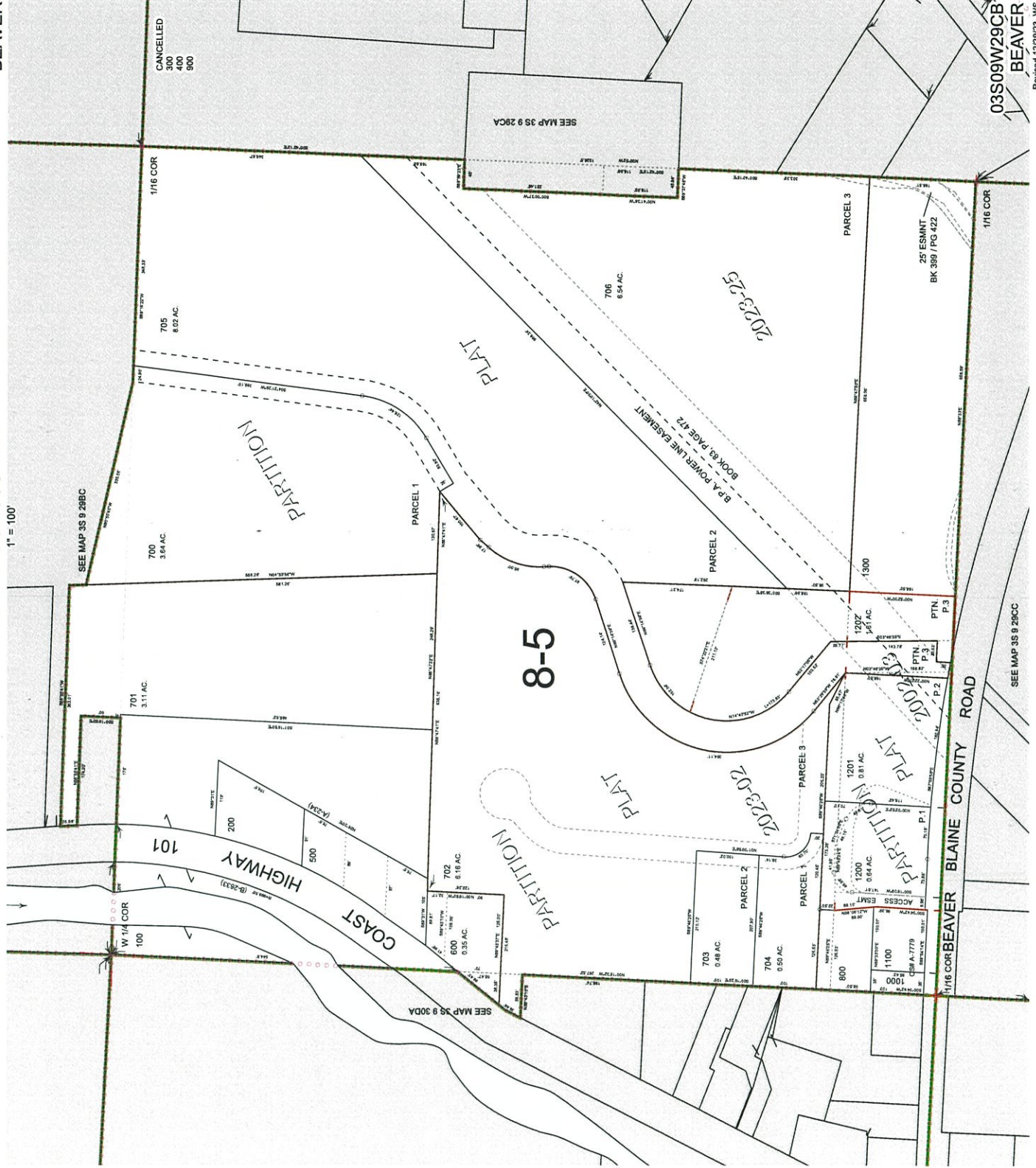


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THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

N.W. 1/4 S.W. 1/4 SEC. 29 T.3S. R.9W. W.M.
TILLAMOOK COUNTY

03S09W29CB
BEAVER

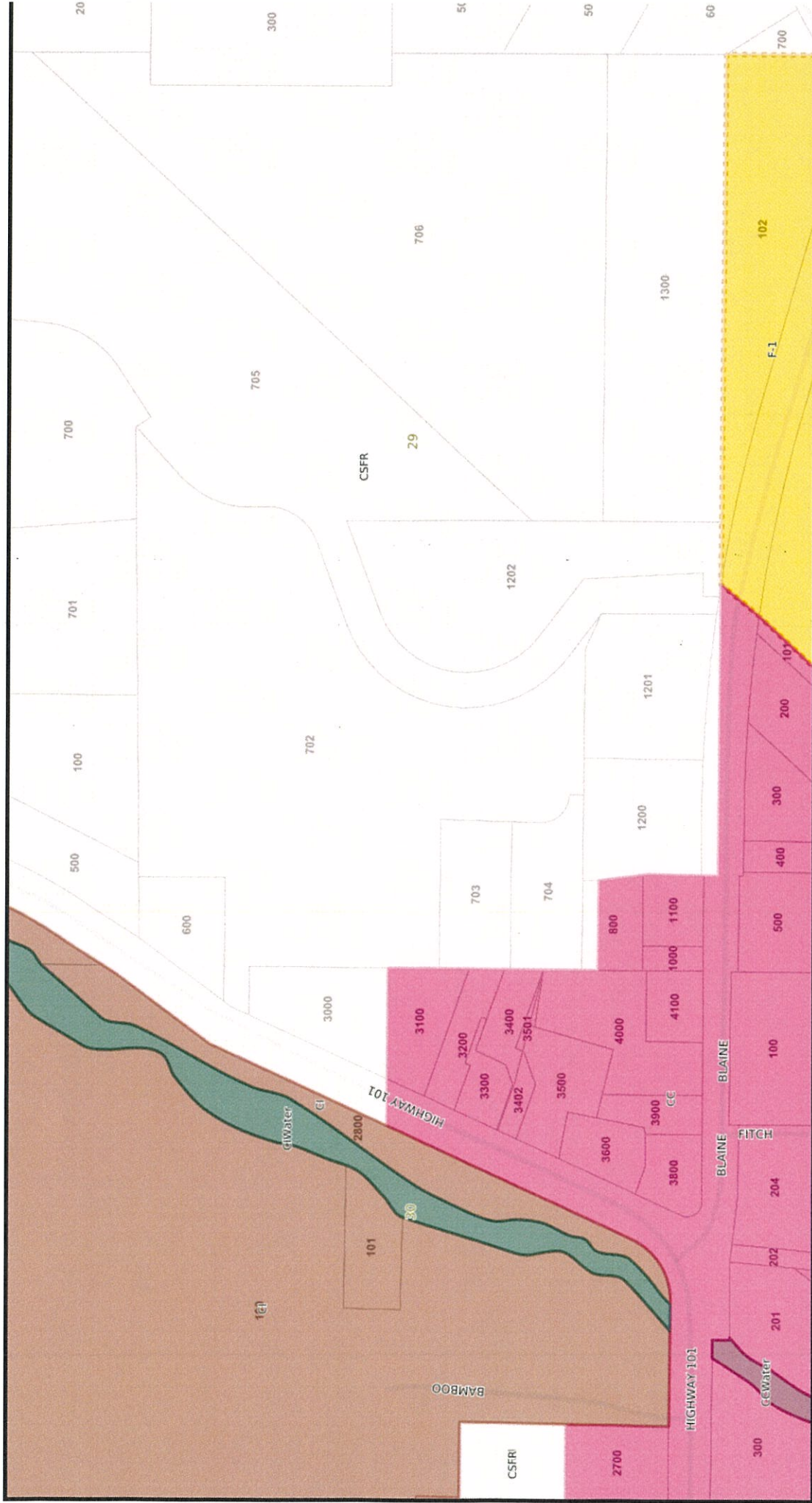


03S09W29CB
BEAVER

Revised 12/29/23, WS



Tillamook County GIS



Created: Mon Mar 18 2024-17:1:39
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LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Rice Surveying & Consulting Phone: (503) 801-7901
 Address: P.O. Box 521
 City: Tillamook State: OR. Zip: 97141
 Email: ricesurveying@outlook.com

Property Owner

Name: Case Roos Phone: (503) 812-7865
 Address: 20295 Beaver Creek Road
 City: Cloverdale State: OR. Zip: 97112
 Email: case.roos7@gmail.com

Location:

Site Address: Parcel 3, P.P. #2023-02
 Map Number: 3S 9W 29CB #702
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

- 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.
- 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:

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: 1155.	
Permit No:	851-24-00080-PLNG

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

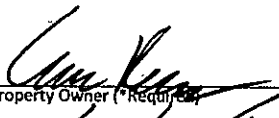
Certificates:

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


Additional Information:

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)



Applicant Signature

1/30/24

Date

1/29/24

Date

PARTITION PLAT PROPOSAL

REPLAT OF PAR. 3, P.P. #2023-02
 LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29
 T. 3 S., R. 9 W., W.M.

TILLAMOOK COUNTY, OREGON
 JANUARY 25th, 2024

10' WIDE WATERLINE-
 & MAINT. EAS.
 BK. 284, PG. 742
 & BK. 290, PG. 371

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PROPOSAL IS ACROSS FOUND, ORIGINAL PARTITION PLAT MONUMENTS FROM THE NW CORNER TO THE NORTHEAST CORNER OF PARCEL 3, PARTITION PLAT #2023-02 (P-1197), TILLAMOOK COUNTY SURVEY RECORDS. (N88°47'41"E) FROM PLAT P-1197, TILLAMOOK COUNTY SURVEY RECORDS.

NARRATIVE:

THIS PROPOSAL WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY DESCRIBED AS PARCEL 3, PARTITION PLAT #2023-02, TILLAMOOK COUNTY CLERK'S RECORDS.

THE LINES WERE THEN PROPOSED AS DIRECTED BY THE LANDOWNER AND APPROVED BY TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT NO. XXX-XX-XXXXX-PLNG.

NOTE: THIS PARTITION WILL NOT BE FINALIZED UNTIL THE PROPER PLAT HAS BEEN RECORDED WITH THE TILLAMOOK COUNTY CLERK'S OFFICE.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

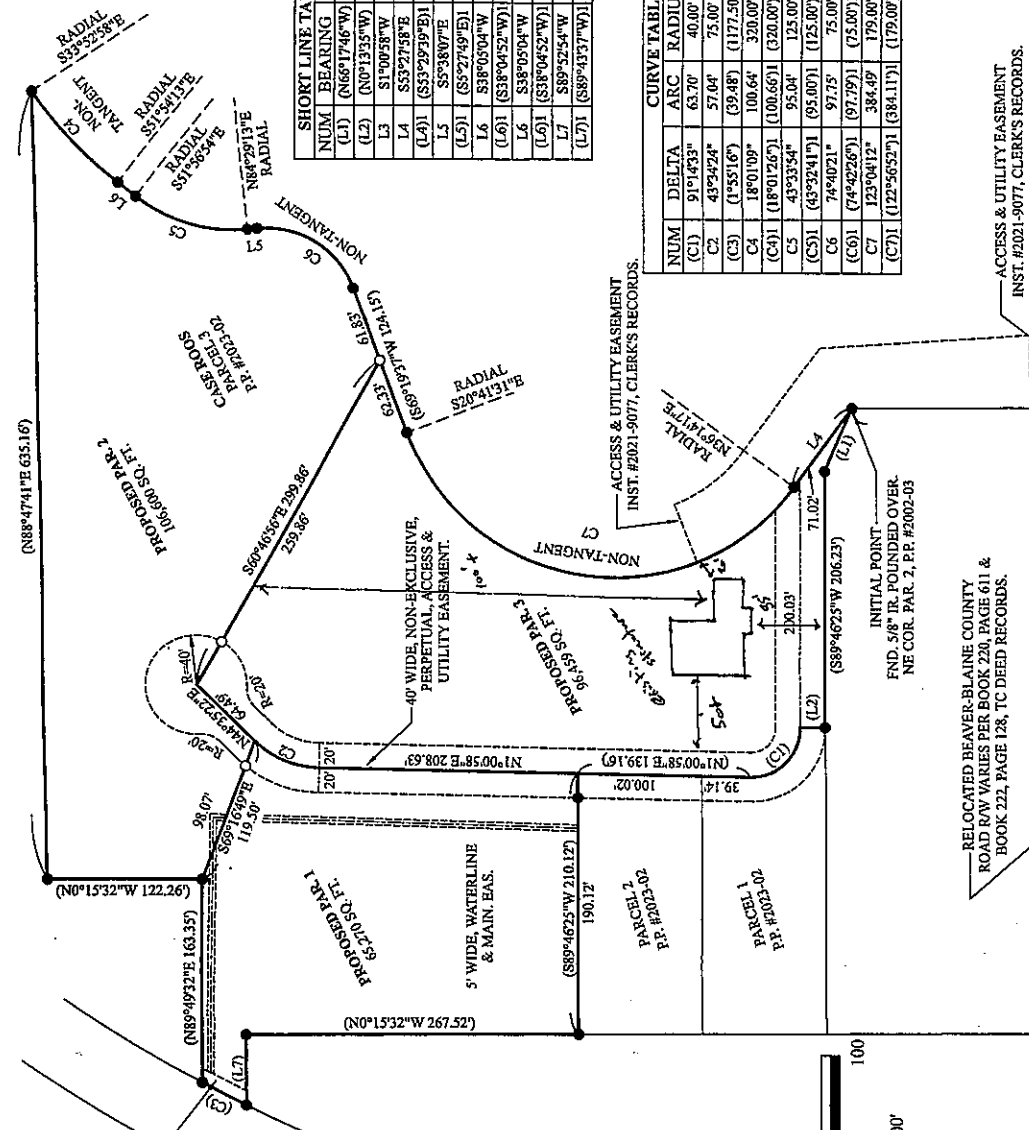
Michael R. Rice

OREGON
 DECEMBER 11, 2012
 MICHAEL R. RICE
 86926

RENEWAL 12-31-2024

LEGEND:

- FOUND MONUMENTS AS DESCRIBED ON P.P. #2023-02.
- RECORD PER PARTITION PLAT #2023-02 (P-1197), TILLAMOOK COUNTY RECORDS.
- NO () EQUALS MEASURED VALUE MEASURED EQUALS RECORD TILLAMOOK COUNTY SURVEY RECORDS UNLESS OTHERWISE NOTED.

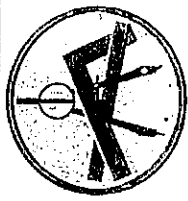


SHORT LINE TABLE

NUM	BEARING	DIST.
(L1)	(N68°17'46"W)	(53.47)
(L2)	(N0°13'35"W)	(20.00)
(L3)	(S1°00'38"W)	(39.14)
(L4)	(S3°21'38"E)	(78.92)
(L5)	(S5°38'07"E)	(79.4)
(L6)	(S5°27'49"E)	(7.93)
(L6)	(S38°05'04"W)	(17.98)
(L6)	(S38°04'52"W)	(17.96)
(L6)	(S38°05'04"W)	(17.98)
(L7)	(S89°42'54"W)	(56.53)
(L7)	(S89°43'37"W)	(56.61)

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DIST.
(C1)	91°43'	63.70'	40.00'	N46°36'19"W	57.18'
(C2)	43°34'24"	57.04'	75.00'	N22°48'10"E	55.67'
(C3)	(1°55'16")	(39.48')	(1177.50')	(S27°16'40"E)	(39.48')
(C4)	18°01'09"	100.64'	320.00'	S47°09'05"W	100.22'
(C4)	(18°01'26")	(100.60')	(320.00')	(S47°05'36"W)	(100.25')
(C5)	43°33'54"	95.04'	125.00'	S16°16'09"W	92.77'
(C5)	(43°32'41")	(95.00')	(125.00')	(S16°18'31"W)	(92.73')
(C6)	74°40'21"	97.75'	75.00'	S31°54'43"W	90.97'
(C6)	(74°42'26")	(97.79')	(75.00')	(S31°53'25"W)	(91.01')
(C7)	123°04'12"	384.49'	179.00'	S7°46'23"W	314.72'
(C7)	(122°56'52")	(384.11')	(179.00')	(S7°46'14"W)	(314.54')



PROPOSAL FOR: CASE ROOS

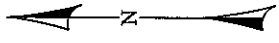
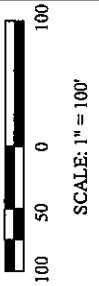
LANDS DESCRIBED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 29,
 T. 3 S., R. 9 W., W.M.
 PARCEL 3, PARTITION PLAT #2023-02
 TILLAMOOK COUNTY CLERK'S RECORDS

RSC
 RICE SURVEYING AND CONSULTING
 P.O. BOX 521
 TILLAMOOK, OREGON 97141
 CELL: (503) 801-7901

ACCESS & UTILITY EASEMENT
 INST. #2021-9077, CLERK'S RECORDS.

RELOCATED BEAVER BLAINE COUNTY
 ROAD R/W VARIES PER BOOK 220, PAGE 611 &
 BOOK 222, PAGE 128, TC DEED RECORDS.

INITIAL POINT
 FND. 5/8" IR. FOUNDED OVER.
 NE COR. PAR. 2, P.P. #2002-03



Beaver Water District
PO Box 306
Cloverdale, OR 97112
503-457-3570
beaverwaterdistrict@outlook.com

WATER AVAILABILITY

Date: 2/8/2024

To Whom it May Concern:

This letter is to inform you that Water service is available to the following lot within our District:

Township: 3S Range: 09 Section: 29CB Tax Lot: 00702

Physical Address: TBD

According to our records the legal owner is: Case Roos

Outstanding liens against the property listed above for Water: \$ 0.00

System Development Fees:

Water In District: \$ 12,500.00 Received By: Larry Chitwood

Check Number: _____ Acct. No.: _____

COMMENTS: SDC Paid 9/18/2023



Signature of Authorized Representative, Title

****No connection shall be made to water lines without a written agreement between the Beaver Water District and owner of the property. Line and connection inspections are required by the Water Operator, fees may apply. All connections shall be made in accordance with State, County, DEQ, OHA, and current plumbing guidelines.**



NESTUCCA RURAL FIRE PROTECTION DISTRICT
30710 Highway 101 South
Cloverdale, Oregon 97112

Fire District Review & Approval Form

This form must be completed and signed by the local Fire Protection District prior to applying for a Building Permit or
Manufactured Dwelling Placement Permit.

Proposed Development/Construction/Location 3S 09W 29 702

Water Source: Water District Beaver
 Well * Creek * Spring *

* You will need to provide documentation from the Water Resources Department showing the gallons per minute (GPM) available to your property and a copy of your Well Report or Residential Water Right to your water source. **No hydrant GPM information provided**

***** **Fire District to complete information below** *****

1. Review of road access for fire district use to the property resulted in the following:

- The road access is passable for Emergency Vehicles
 Road Gradient is less than 10% Road width clearance of 20'
 Road Gradient is between 10-15% Road height clearance of 13'6"
 The road access is not passable for Emergency Vehicles
 Road Gradient is greater than 15% Private Bridge does not meet GVW
 Road does not have required turnarounds or pullouts

Recommendations: **Community Development will determine needs**

2. Review of water supply for fire district use to the property resulted in the following:

- There is adequate water available to the property for Fire Suppression
 Residence is within 1,000' of hydrant Available water per NFPA 1142
 Sprinkler system installation Fire wall installation to reduce size
 There is not adequate water available to the property for Fire Suppression
 Square footage of residence exceeds available water for both NFPA 1142 and/or 2004 OFC, Appendix B

Recommendations: **Follow All IBC & OFC Codes as determined by TCCD**

3. Action Taken:

- I have reviewed the information regarding the property listed above.

*****Failure to follow codes may inhibit the ability to provide suppression*****

Printed Name: James Oeder


Title: Fire Chief

Signature *James Oeder*

Date: 02/06/2024

TILLAMOOK COUNTY CLERK

Tillamook County, Oregon **2023-000432**
02/02/2023 08:51:48 AM
DEED-MPLAT
\$25.00 \$11.00 \$61.00 \$10.00 \$5.00 - Total = \$112.00



00232951202300004320040016

I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.

Tassi O'Neil, Tillamook County Clerk

PLAT CABINET B SLIDE 1386

____ SUBDIVISION NAME _____
____ CONDIMINIUM NAME _____
 PARTITION PLAT NUMBER 2023-02

APPLICANT'S NAME
Partition Plat 2023-02
Case Roos

PROPERTY OWNER NAME
Partition Plat 2023-02
Case Roos

LEGAL DESCRIPTION
SECTION 29 TOWNSHIP 3S RANGE 9

RETURN ADDRESS

TILLAMOOK COUNTY SURVEYOR
1510 3RD ST, SUITE C
TILLAMOOK, OR 97141