



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 #851-24-000223-PLNG:
GILLIS / 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: May 13, 2024

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

#851-24-000223-PLNG: A partition request to create three (3) 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 9600 of Section 20CD, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Neahkahnne Urban Residential Zone (NK-7.5). The property owner is Jane Gillis. The applicant is Onion Peak Design.

Written comments received by the Department of Community Development **prior to 4:00p.m. on May 28, 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 May 29, 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: 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 angela.rimoldi@tillamookcounty.gov

Sincerely,

Angela Rimoldi, Planning Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

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

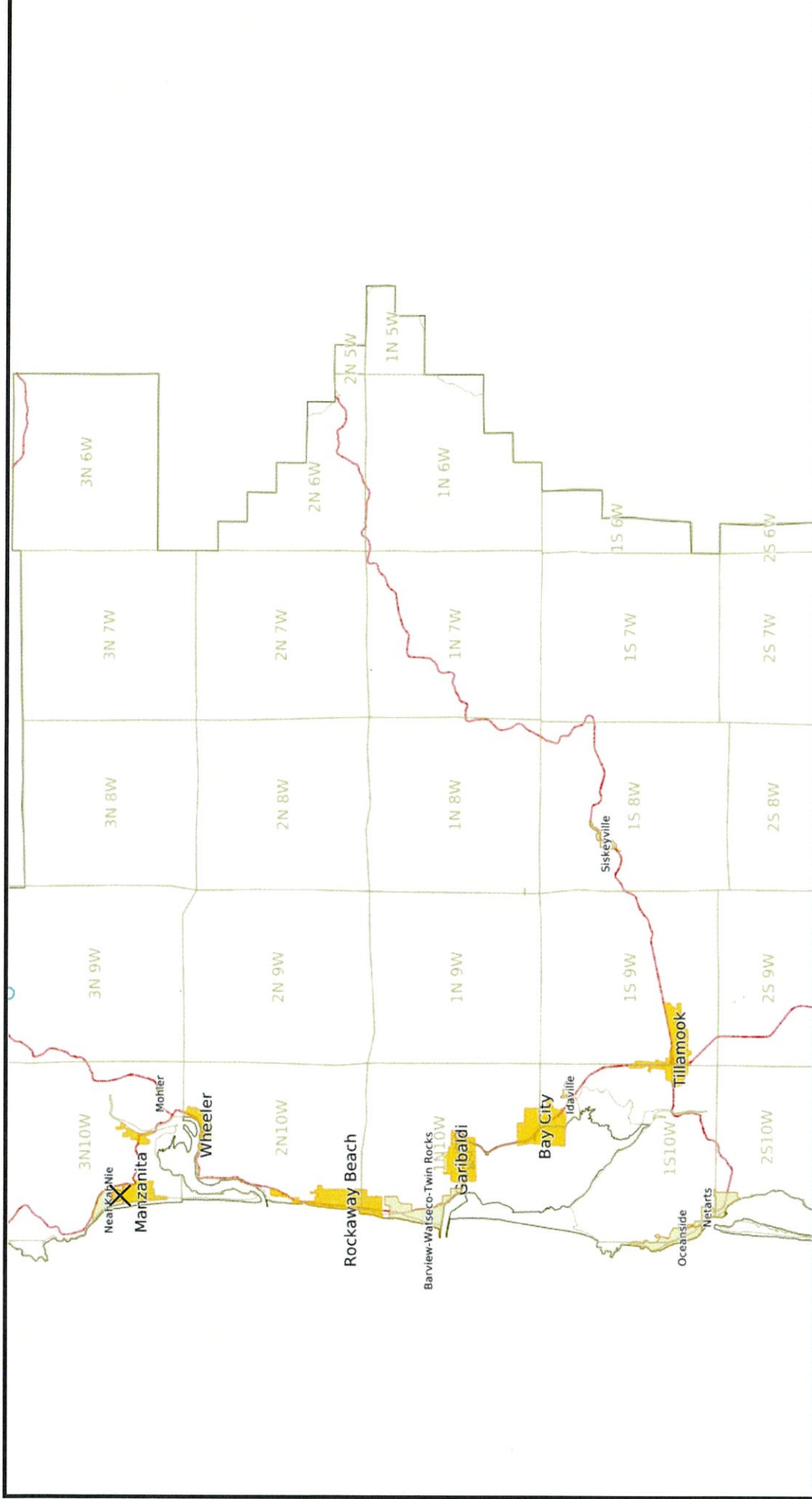
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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



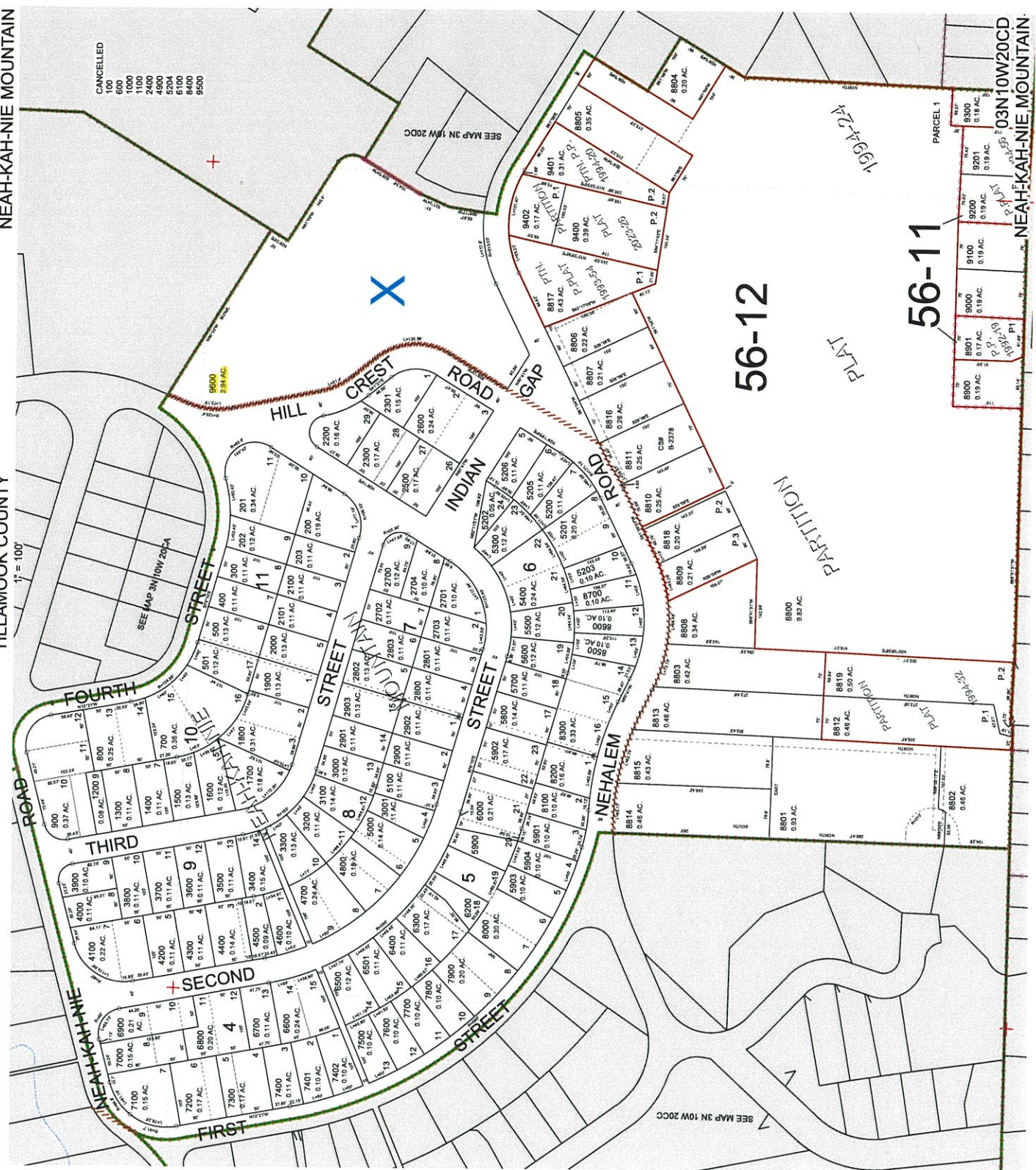
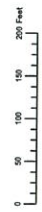
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THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

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

03N10W20CD
NEAH-KAH-NIE MOUNTAIN

TILLAMOOK COUNTY



- CANCELLED
- 100
 - 600
 - 1000
 - 1100
 - 2400
 - 4800
 - 5100
 - 5700
 - 8400
 - 9500

56-12

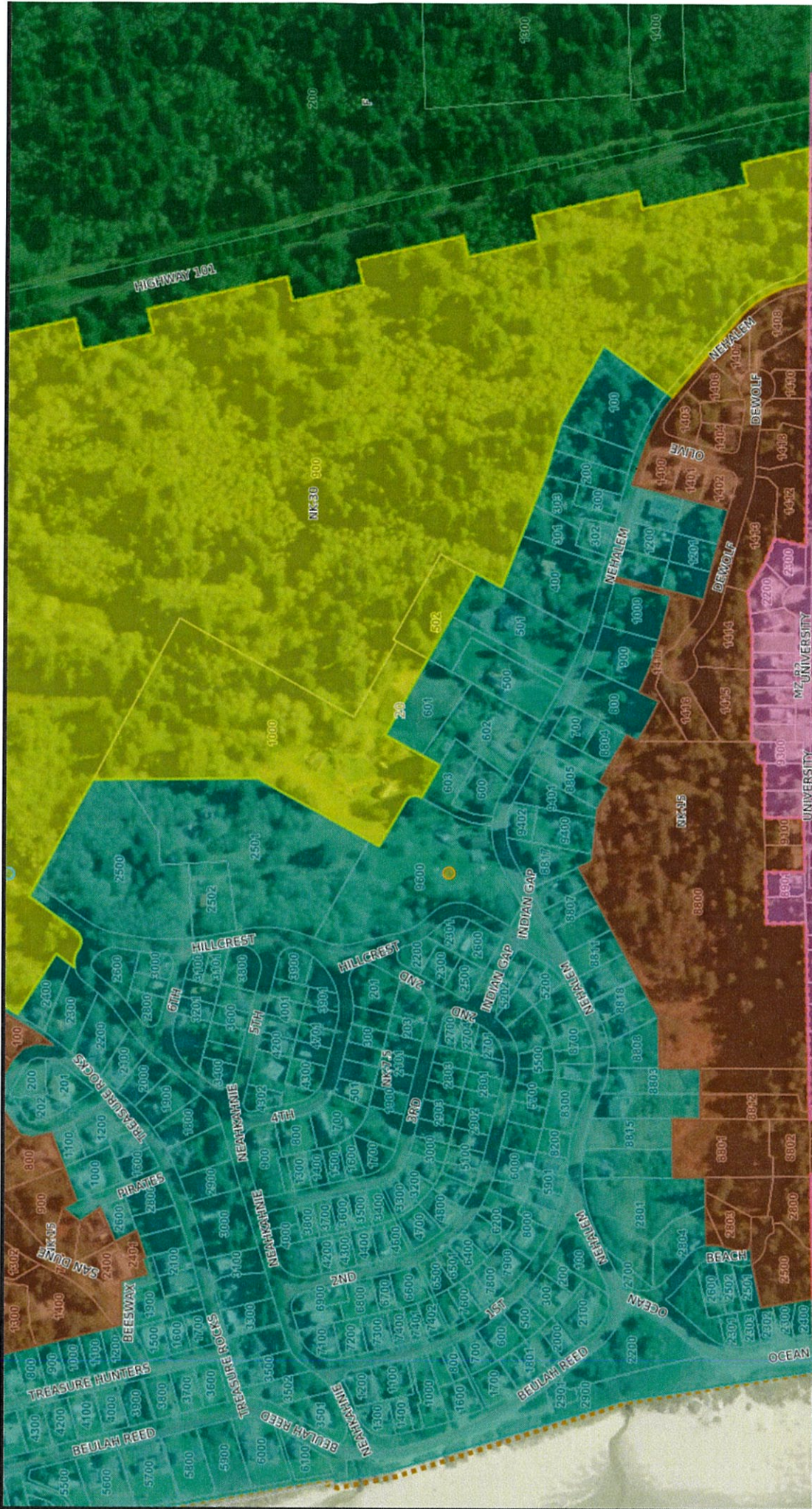
56-11

03N10W20CD
NEAH-KAH-NIE MOUNTAIN

Revised 12/29/23, WS



Tillamook County GIS



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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: Jane L. Gillis Phone: 503-812-6875
 Address: 8350 Nehalem Road
 City: Nehalem State: OR Zip: 97131
 Email: jdgillis@nehalem.tel.net

Location:

Site Address: 8350 Nehalem Road, Nehalem, OR 97131

Map Number:	3N	10W	20CD	9600
	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:

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: 1155.-	
Permit No:	851-21-00023-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.

<p style="font-size: small; margin: 0;">Property Owner (*Required)</p> <p style="font-size: large; margin: 0;"><i>James D. Ellis</i></p>	<p style="font-size: large; margin: 0;">4-17-24</p> <p style="font-size: x-small; margin: 0;">Date</p>
<p style="font-size: small; margin: 0;">Applicant Signature</p> <p style="font-size: large; margin: 0;"><i>Ed M. White</i></p>	<p style="font-size: large; margin: 0;">4-17-24</p> <p style="font-size: x-small; margin: 0;">Date</p>

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. SEWER AND WATER ARE AVAILABLE THROUGH PUBLIC SYSTEMS WITHIN NEHALEM AVENUE AND HILL CREST DRIVE.

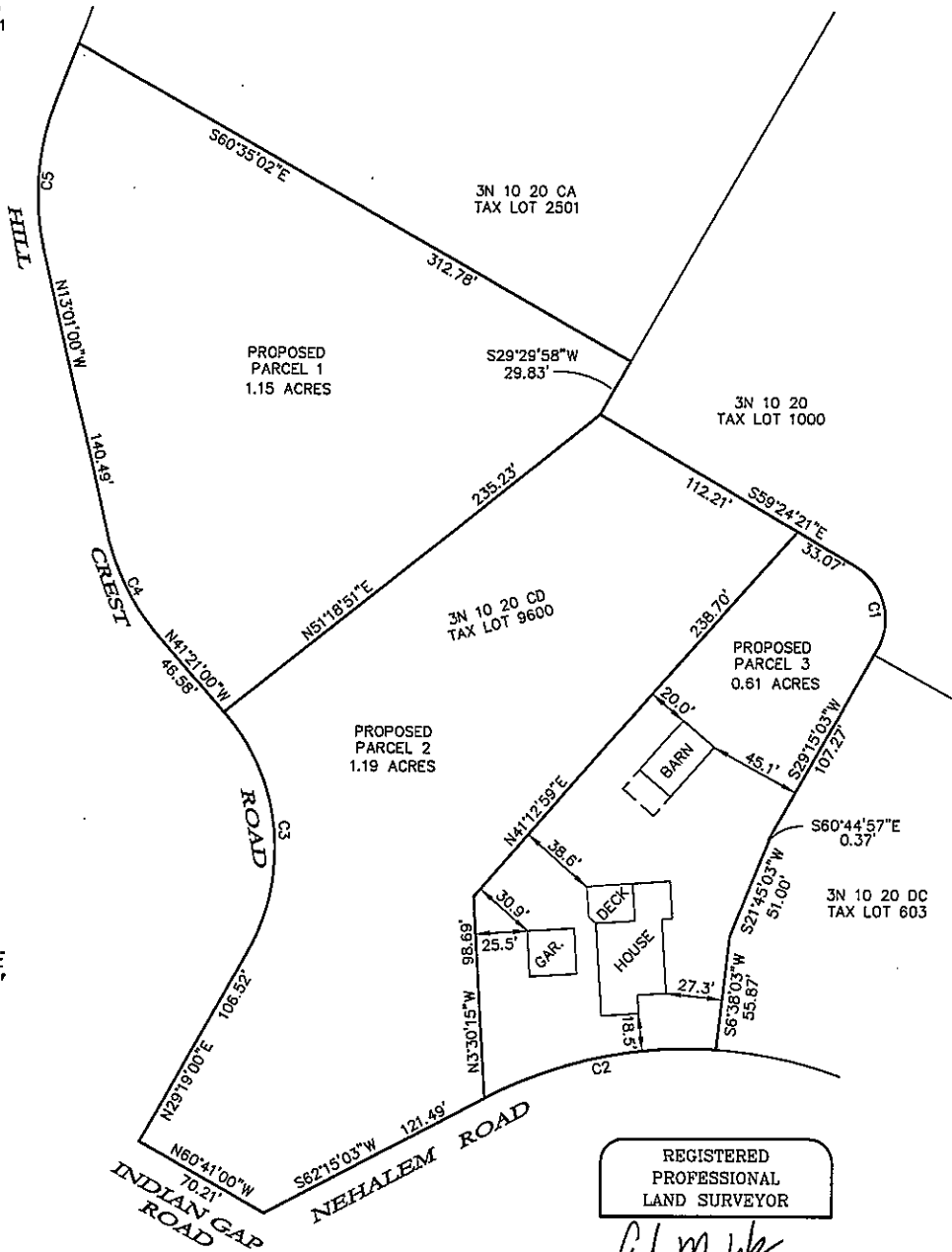
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
C1	30.00'	46.42'	88°39'25"	N15°04'39"W	41.93'
C2	213.50'	117.17'	31°26'43"	S77°58'25"W	115.71'
C3	102.10'	125.98'	70°40'00"	N06°01'00"W	118.14'
C4	123.40'	61.00'	28°20'00"	S27°11'00"E	60.38'
C5	123.40'	72.13'	33°30'00"	S03°44'00"W	71.11'

OWNER

JANE L. GILLIS
8350 NEHALEM RD
NEHALEM, OR 97131



SCALE:
1" = 60'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

E.M.W.

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

PROPOSED PARTITION FOR:

JANE L. GILLIS

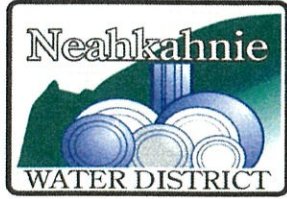
3N 10 20 CD
TAX LOT
9600

SW 1/4, SECTION 20, T3N, R10W, W.M.
TILLAMOOK COUNTY
APRIL 16, 2024

**ONION PEAK
DESIGN**

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

GILLIS2404-EX.DWG



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

DATE: April 28, 2024

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 – Jane Gillis-owner / Erick White-Onion Peak Design

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: 3N Range: 10 Section: 20 CD Tax lot(s): 9600

According to our records, the legal owner is: Jane Gillis

8350 Nehalem Road ph. 503-812-6875

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

4/28/24

503-368-7309
Phone

C: property owner, Architects



00146140201500016830020026

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

WARRANTY DEED

Tassi O'Neil, Tillamook County

KNOW ALL MEN BY THESE PRESENTS, Jane L. Gillis, trustee of The Jane L. Gillis Revocable Trust, hereinafter called the Grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the Grantee, Jane L. Gillis, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the county of Tillamook, State of Oregon, described as follows, to-wit:

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

To Have and to Hold the above described and granted premises unto the grantee.

Grantor hereby covenants that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that Grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual value paid for this transfer, stated in terms of dollars, is \$0 as such conveyance was a transfer between the Jane L. Gillis Revocable Trust and Jane L. Gillis in her individual capacity as the Jane L. Gillis Revocable Trust has been terminated.

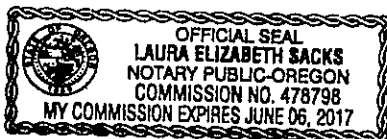
In Witness Whereof, the Grantors have executed this instrument this 29th day of March, 2015;

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 FRAMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Tillamook) ss.

This instrument was acknowledged before me on March 29, 2015,

by Jane L. Gillis, Trustee of the Jane L. Gillis Revocable trust.



Laura Sacks
Notary Public for Oregon
My commission expires June 6, 2017

AFTER RECORDING RETURN TO:
JANE L. GILLIS
8350 NEHALEM RD.
NEHALEM, OR 97131

SEND ALL TAX STATEMENTS TO:
JANE L. GILLIS
8350 NEHALEM RD.
NEHALEM, OR 97131

EXHIBIT A

LEGAL DESCRIPTION:

Tract I:

Commencing at an Iron pipe at the intersection of the centerline of Hill Crest Road and Nehalem Road in the Townsite of Neah-Kah-Nie Mountain, in Tillamook County, Oregon; thence North $61^{\circ}54'$ East (equals North $62^{\circ}09'$ East of meridian of plat of Neah-Kah-Nie Mountain) 124.2 feet; thence North $28^{\circ}06'$ West 20 feet to the true point of beginning of land to be described; thence North $61^{\circ}54'$ East 354.1 feet; thence on a curve to the left with a radius of 50 feet and a total angle of 33° and 26.6 feet; thence North $28^{\circ}54'$ East 170 feet; thence on a curve to the left, with a radius of a 30 feet and a total angle of 90° 47.1 feet; thence North $61^{\circ}06'$ West 145.5 feet; thence North $29^{\circ}25'$ East 32.00 feet; thence North $60^{\circ}35'$ West 300 feet, more or less, to an intersection with the Easterly line of Hill Crest Road; thence Southwesterly along the Easterly line of County Road and the Easterly line of Hill Crest Road of Neah-Kah-Nie Mountain Townsite, to the true place of beginning. Excepting a tract described as follows: Beginning at a point which is South $60^{\circ}41'$ East 40 feet from the Southeast corner of Lot 3, Block 6, of Neah-Kah-Nie Mountain said point being on the Southeasterly boundary of Hill Crest Road; thence South $29^{\circ}19'$ West 126.92 feet to the Northerly boundary of Nehalem Road; thence following said North boundary, North $67^{\circ}09'$ East 160.7 feet; thence North $60^{\circ}41'$ West 98.57 feet to the point of beginning.

Tract II:

Beginning at an Iron pipe which point is located at a gate post, on the Westerly side of a graveled road and which point is located South $60^{\circ}56'$ East 121.9 feet; North $61^{\circ}54'$ East 218.2 feet and North $26^{\circ}22'$ East 96.8 feet from the Southeast corner of Lot 3, Block 6, Neah-Kah-Nie Mountain; thence South $21^{\circ}24'$ West 51.0 feet; thence South $06^{\circ}17'$ West 51.85 feet; thence North $56^{\circ}43'$ West 22.6 feet, more or less, in the Southeast corner of the Batholomew property and thence Northeasterly to the point of beginning, in Tillamook County, Oregon.

Tract III:

Beginning at a point marked by a 3/4 Inch iron pipe, which point is located at a gate post on the Westerly side of a graveled road, and which is located as follows: South $60^{\circ}56'$ East 121.9 feet, North $61^{\circ}54'$ East 218.2 feet, and North $26^{\circ}22'$ East 96.8 feet from the Southeast corner of Lot 3, Block 6, Neah-Kah-Nie Mountain; thence South $21^{\circ}24'$ West 51.0 feet; thence South $6^{\circ}17'$ West 55.87 feet to a point on the Northerly right of way of Nehalem Road; thence 117.17 feet along the arc of a 213.50 foot radius curve to the left, the chord of which bears South $77^{\circ}37'22''$ West 115.71 feet; thence North $61^{\circ}54'$ East 92.5 feet; thence 28.80 feet along the arc of a 50 foot radius to the left, the chord of which bears North $45^{\circ}24'$ East 28.40 feet; thence North $28^{\circ}54'$ East 73.66 feet; thence South $61^{\circ}06'$ East 0.37 feet to the point of beginning.

Together with an easement for ingress and egress as follows: Beginning at a point marked by a 3/4 Inch Iron pipe, which point is located at a gate post on the Westerly side of a graveled road and which is located as follows: South $60^{\circ}56'$ East 121.9 feet, North $61^{\circ}54'$ East 216.2 feet, and North $26^{\circ}22'$ East 96.8 feet from the Southeast corner of Lot 3, Block 6, Neah-Kah-Nie Mountain; thence South $21^{\circ}24'$ West 51.0 feet; thence South $6^{\circ}17'$ West 55.87 feet to a point on the Northerly right of way line of Nehalem Road; thence 25.01 feet along the arc of 213.50 foot radius curve to the right, the long chord of which bears South $63^{\circ}17'55''$ East 25.00 feet; thence North $6^{\circ}17'$ East 52.73 feet; thence North $21^{\circ}24'$ East 47.68 feet; thence North $68^{\circ}36'$ West 25.00 feet to the point of beginning. All being situated in Section 20, Township 3 North, Range 10 East of the Willamette Meridian, in Tillamook County, Oregon.