



**PARTITION REQUEST #851-24-000669-PLNG:
NEHALEM POINT, INC.
ADMINISTRATIVE DECISION AND STAFF REPORT**

Decision: Approved with Conditions

Decision Date: March 14, 2025

Report Prepared By: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

Request: Plat approval to partition the subject property into three (3) parcels.

Location: The subject property is accessed via Nehalem Point Drive and Bayloop Road, both private roads, is located at Tax Lot 200 of Section 34, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Nehalem Low Density Residential (NH_RL), Recreation Management (RM), Estuary Natural (EN).

Applicant/

Property Owner: Nehalem Point Inc., P.O. Box 86, Manzanita, OR 97130

Description of Site and Vicinity: The subject property is accessed via Nehalem Point Drive and Bayloop Road, both private roads, is irregularly shaped, approximately 82+ acres in size, and is vegetated with grass, trees, and wetlands. The subject property is located south of the City of Nehalem, between Nehalem Bay and the Nehalem River. The subject property is primarily located within the City of Nehalem Urban Growth Boundary. The subject property is primarily zoned inside the City of Nehalem Low Density Residential (RL) zone with some area in the Estuary Natural (EN) zone and the Recreation Management (RM) zone (Exhibit A).

Applicant/Owner is requesting to partition the subject property into a total of three (3) parcels (Exhibit B).

The subject property is located within Flood Zone AE per FEMA Flood Insurance Rate Map (FIRM) Panel #41057C0209F dated September 28, 2018 (Exhibit A). Mapped wetlands are located on the property according to the Statewide Wetlands Inventory (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, staff finds that the standards of TCLUO Section 4.130: Development requirements for Geologic Hazard Areas and City of Nehalem Development Ordinance Section 157.440 Geologic Hazard Areas, are not applicable at this time, however a Condition of Approval has been made to require relevant standards of this section be adhered to at the time of development.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following sections of the Tillamook County Land Use Ordinance (TCLUO), Land Division Ordinance (TCLDO) and City of Nehalem Development Ordinance. The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. TCLDO Section 060: Preliminary Plat Submission Requirements
- B. TCLDO Section 070: Preliminary Plat Approval Criteria
- C. TCLUO Section 3.040: Recreation Management Zone (RM)

- D. TCLUO Section 3.102: Estuary Natural Zone (EN)
- E. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas
- F. TCLUO Section 3.510: Flood Hazard (FH) Overlay
- G. City of Nehalem Development Ordinance Section 157.204.05 Low-Density Residential - RL Zone Standards
- H. City of Nehalem Development Ordinance Section 157.440 Geological Hazards
- I. City of Nehalem Development Ordinance Section 157.404 Land Divisions
- J. City of Nehalem Development Ordinance Section 157.503 Partitions

III. ANALYSIS:

The notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on February 7, 2025. Four (4) comments were received (Exhibit C).

Two comments from neighboring property owners notating concern with CCR's and road usage (Exhibit C); however, all roadways were pre-established during the original subdivision and Major Partition review. The concerns raised are civil matters and not related to this specific Partition review.

The third comment is from Tillamook County Public Works outlining no concerns with the Partition request (Exhibit C).

The fourth comment is from the Oregon Department of State Lands (Exhibit C), which outlines there is no state permit required for partitions. *Based on aerials, NWI, and other resources, numerous wetlands and streams are on the parcel and extend off the study area. One parcel is mapped as entirely wetland while the other two have a preponderance of wetlands with smaller upland areas. The applicant is recommended to have a wetland consultant provide a delineation for any future development of the parcels. Due to the presence of wetlands hydrologically connected to Essential Salmonid Habitat, any combined wetland fill/removal greater than 0 cy requires a wetland permit.*

A Condition of Approval has been outlined requiring compliance with state/federal laws, and that prior to development, all local, state and federal permit approvals must be obtained.

Findings: There are wetlands identified on subject property and proposed parcels, and these areas are subject to the provisions of TCLUO Section 5.550: Freshwater Overlay Zone. A condition of approval has been made to ensure compliance with the applicable provisions of this overlay zone and for any proposed development that may be located within the wetlands.

A. Tillamook County Land Division Ordinance Section 060: Preliminary Plat Submission Requirements

This section specifies what general information is required on a preliminary plat, information about existing conditions of the site, information about the proposed development, and allows the Department to require certain additional information to supplement the proposed plan of the land division.

Findings: Information required under this section is included on the preliminary plat or as supplemental information including service availability letters, existing and proposed easements, and locations of natural features (Exhibit B).

Staff find that the submitted plat meets the requirements of TCLDO Section 060 and is subject to the following approval criteria in Section 070.

B. 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;*

Findings: The preliminary Partition Plat for Nehalem Point Inc. Darryl Carter – President prepared by S&F Land Services dated November 15, 2024, proposes three (3) parcels (Exhibit B). Proposed Parcel 1 is approximately 19.64 acres, proposed Parcel 2 is approximately 52.69 acres and proposed Parcel 3 is approximately 10.19 acres (Exhibit B). Proposed Parcel 2 and 3 are subject to the Nehalem RL Zone, which is later discussed in this report. Proposed Parcel 1 and 2 remains split zoned Tillamook County RM and EN (Exhibit A & B).

The subject property is mapped within Flood Zone AE per FEMA Flood Insurance Rate Map (FIRM) Panel #41057C0209F dated September 28, 2018 (Exhibit A). A portion of the subject property within the mapped Special Flood Hazard (SFHA) Area (SFHA) is located within the Tillamook County zoned Recreation Management (RM) zone and Estuary Natural (EN) zone. Staff find development within the area of the FEMA SFHA may be subject to the Tillamook County Flood Hazard (FH) Overlay. Staff find the location of proposed residentially zoned parcels are primarily located outside the FEMA SFHA.

Staff finds that the requirements of TCLDO Section 70 are addressed in the findings below.

- (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;*
- (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;*

Findings: The applicant’s submittal included as “Exhibit B” of this report demonstrates that the above criteria are satisfied. Staff find that the subject property and proposed parcels maintain frontage on the existing private roadway Nehalem Point Dr. and Bayloop Rd. (Exhibit B). Utilities are discussed under criterion (i).

Staff find that these criteria have been met or can be met through the Conditions of Approval.

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

Findings: All utilities and roadways necessary to serve the proposed partition have been installed and/or approved by the appropriate permitting agencies through previous Tillamook County review. The Oregon Department of State Lands confirmed the presence of wetlands, waterways, or other water features; however, for the proposed partition a state permit will not be required at this time. A Condition of Approval has been made to require any additional state and federal permits be obtained prior to development of the proposed parcels.

- (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.*

Findings: The applicant has provided a water availability letter from the City of Nehalem and sewer availability from the Nehalem Bay Wastewater Agency (Exhibit B).

Staff find these criteria are met or can be met through the Conditions of Approval.

C. Tillamook County Land Use Ordinance Section 3.040: Recreation Management Zone (RM)

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

- (a) Recreational developments shall retain substantial open space on the property.*
- (b) Master plans for improvements in the RM zone may include any of the permitted or Conditional Uses listed in this zone. The Planning Department or Commission may approve such plans for a recreation area, according to the provisions of this Section, that plan for a period not to exceed ten years. Such approvals would allow all uses provided in the plan except those that require further information or review due either to lack of plan detail or the applicability of additional Ordinance criteria or standards. Any changes to the plan which would not affect visitor capacity or increase off-site impacts may be approved by the Director. All other changes or amendments shall be reviewed as required by this Section.*
- (c) The minimum lot size shall be 40 acres. The Director may approve a smaller lot size according to the provisions of Article VI, provided that forest resource values are maintained in the vicinity.*

Findings: The subject property is split zoned (Exhibit B). Proposed Parcels 1 and 2 are zoned Recreation Management Zone (RM) and include area that does not meet the minimum 40-acre parcel size requirement; respectively both before and after the proposed partition (Exhibit B). Proposed parcel 3 is zoned Low-Density Residential (RL) (Exhibit B).

Staff find these development standards have been met or can be met through the Conditions of Approval.

D. Tillamook County Land Use Ordinance Section 3.102: Estuary Natural Zone (EN)

(1) PURPOSE AND AREAS INCLUDED: The purpose of the EN Zone is to provide for preservation and protection of significant fish and wildlife habitats and other areas which make an essential contribution to estuarine productivity or fulfill scientific, research or educational needs.

Except where a goal exception has been taken in the Tillamook County Comprehensive Plan, the EN Zone includes the following areas:

- (a) Development and Conservation Estuaries: Major tracts of tidal marsh, intertidal flats and seagrass and algae beds. The "major tract" determination is made through a consideration of all of the following four criteria: Size; habitat value; scarcity and degree of alteration.*
- (b) Natural Estuaries: The EN Zone includes all estuarine waters, intertidal areas, submerged or submersible lands and tidal wetland areas.*

Findings: There are no minimum lot size standards for the Estuary Natural (EN) zone. Staff find compliance with Estuary standards shall be made as a Condition of Approval for future development.

E. Tillamook County Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

(2) Applicability

The following areas are considered potentially geologically hazardous and are therefore subject to the requirements of Section 4.130:

- a) All lands partially or completely within categories of "high" and "moderate" susceptibility to shallow landslides as mapped in Oregon Department of Geology and Mineral Industries (DOGAMI) Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;*
- b) All lands partially or completely within categories of "high" and "moderate" susceptibility to deep landslides as mapped in DOGAMI Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;*
- ...*
- c) Lots or parcels where the average existing slopes are equal to or greater than 19 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel less than or equal to 20,000 square feet or lots or parcels where the average existing slopes are equal to or greater than 29 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel greater than 20,000 square feet.*

Findings: The subject property is within an area of geologic hazard (Exhibit A). Future development of the subject property may be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been outlined below in Section V.

F. Tillamook County Land Use Ordinance Section 3.510: Flood Hazard (FH) Overlay

(5) GENERAL STANDARDS: In all areas of special flood hazards the following standards are required:

...

SUBDIVISION AND PARTITION PROPOSALS

(j) All subdivision and partition proposals governed by the Land Division Ordinance shall be consistent with the need to minimize flood damage.

(k) All subdivision and partition proposals governed by the Land Division Ordinance shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage. (l) All subdivisions and partition proposals governed by the Land Division Ordinance shall have adequate drainage provided to reduce exposure to flood damage.

(m) Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision and partition proposals governed by the Land Division Ordinance and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).

...

Findings: Staff finds the subject properties are located within Flood Zone AE per FEMA Flood Insurance Rate Map (FIRM) Panel #41057C0209F (Exhibit A). Base flood elevation data has already been generated for the subject property through FEMA's mapping. Future development of the subject property may be subject to the standards of TCLUO Section 3.510: Flood Hazard Overlay Zone.

A Condition of Approval has been outlined below in Section V.

G. City of Nehalem Development Ordinance 157.204.05: Low-Density Residential (RL) Zone Standards

Unless otherwise required by this Chapter, the following minimum dimensional standards shall be required for all development in the RL zone:

(A) The minimum lot size shall be 10,000 square feet for a single-family home and duplex. Each additional unit shall require 5,000 square feet for an additional unit.

(B) The minimum lot width shall be 60 feet; except on a corner lot, it shall be 75 feet.

...

Findings: The subject property is split zoned; proposed parcels 2 and 3 are zoned Nehalem Low Density Residential (RL) and meets the minimum parcel size requirements of 10,000 square feet: along with the minimum lot depth requirement of 100-feet and the minimum lot width requirement of 75-feet (Exhibit B). Proposed Parcel 1 does not hold area in the Nehalem Low Density Residential (RL) zone (Exhibit B).

Staff find these development standards have been met or can be met through the Conditions of Approval.

H. City of Nehalem Development Ordinance 157.440 Geological Hazards

157.440.02 Development Standards

All development within geologic hazard areas shall comply with the following standards.

(A) Vegetation removal shall be the minimum necessary to accommodate the use.

(B) Temporary measures shall be taken to control runoff and erosion of soils during construction. Such measures include temporary stabilization (mulching or sodding), sediment basins or other performance equivalent structures required by the city.

(C) Exposed areas shall be planted in permanent cover as soon as possible after construction.

(D) Storm water shall be directed into drainages with adequate capacity so as not to flood adjacent downstream properties. Finished grades should preferably be designed to direct water flows along natural drainage courses.

(E) Additional requirements contained in a geologic report required by this section shall be followed.

Findings: The subject property is within an area of geologic hazard, as identified above in Subsection E (Exhibit A). Future development of the subject property may be subject to development standards of the City of Nehalem Development Ordinance 157.440 Geological Hazards. A Condition of Approval has been outlined below in Section V.

I. City of Nehalem Development Ordinance 157.404 Land Divisions

157.404.03 Standards for Lots or Parcels

The following standards shall apply to all Partitions and Subdivisions.

(A) *Minimum Lot Area.* The minimum lot area shall conform to the requirements of the applicable zone in which the parcel is located. Access easements, or the access strip to a flag lot, shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Chapter.

(B) *Minimum frontage.* Every lot shall abut a street, other than an alley, for at least 20- feet.

...

(H) *Lot Side Lines.* The side lines of lots, as far as practicable, shall run at right angles to the public street, private street, or private access easement upon which the lot or parcel faces.

Findings: Staff reviewed minimum lot sizes in accordance with applicable zones in this report, see Subsections C, D and G, above. Proposed parcels 1, 2 and 3 exceed the minimum 20-foot frontage along Nehalem Point Drive and Bayloop Road, both private roads. Proposed side lot lines run at approximately right angles to the private street, River View Drive (Exhibit A). Staff find these standards have been met.

157.404.05 Improvement Requirements - Partition

During the review of Partition proposals, the City shall require, as a condition of approval, the following improvements:

(A) *Private Access.* Where included, private driveways serving flag lots or private easements shall be surfaced per the requirements of this Chapter.

...

(C) *Public Facilities.* Sewer, water, and storm drainage facilities may be required on and adjacent to the project. The developer shall submit engineering plans or facility improvement plans for water and storm sewer to the City for review. Sanitary sewer plans shall be submitted to the Nehalem Bay Water Agency. The plans shall address the required improvements contained in this Article, and any conditions of approval, and shall conform with applicable engineering requirements. Improvement work shall not commence until plans are approved by the City and/or Nehalem Bay Water Agency.

(D) *Completion Requirements.* All required improvements shall be completed prior to recording the final partition plat and the issuance of any building permits for the subject property. Alternatively, improvements required under this Section may be assured through a performance bond or other instrument acceptable to the City (or Nehalem Bay Water Agency) prior to the approval of the final plat of the Partition.

Findings: The applicant has provided a water availability letter from the City of Nehalem and sewer availability from the Nehalem Bay Wastewater Agency (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

157.404.07 Improvement Procedures

In addition to the requirements of the City Public Works Department and City Engineer, improvements installed by a developer for any land division, either as a requirement of these regulations or the developer's option, shall conform to the requirements of this Chapter, the improvement standards and specifications adopted by the City, and shall be installed in accordance with the following procedures:

(A) *Approval Required.* Improvement work shall not begin until plans are approved by the City and/or the Nehalem Bay Water Agency. All plans shall be prepared in accordance with requirements of the City and Agency.

(B) *Notification.* Improvement work shall not begin until the City has been notified in advance; and, if work has been discontinued for any reason, it shall not be resumed until the City has been notified.

(C) *Inspections.* Improvements shall be constructed under the inspection and to the satisfaction of the City Engineer or his/her designee. The City may require changes in typical street sections and

improvements if unusual conditions arise during construction to warrant such changes. Nehalem Bay Water Agency shall conduct inspections of sanitary sewer improvements, in coordination with the City.

(D) Installation of Utilities. All underground utilities, sanitary sewers, and storm drains installed by the developer shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length eliminating the necessity for disturbing the street improvements when service connections are made.

(E) As-Built Drawings. A map or plan showing all public improvements as built shall be filed with the City of Nehalem upon completion of the improvements.

Findings: Staff find these standards can be met through compliance with conditions of approval.

J. City of Nehalem Development Ordinance Section 157.503 Partitions

Section 157.503.02 Process

(B) For property outside the City Limits, and within the Urban Growth Boundary, preliminary plats for a Partition application shall be reviewed by Tillamook County, in accordance to provisions in the Intergovernmental Agreement, and subject to the decision criteria in Section 157.504.05.

Section 157.503.03 Application

An application for a Partition shall be filed with the City (or County as applicable) and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. Notice shall be subject to the provisions in Section 157.521.

Section 157.503.04 Submittal Requirements

(A) The applicant shall prepare and submit a preliminary plan and other supplemental information as may be required by City staff to indicate the intent of the development. The application shall include a statement explaining the proposal and providing analysis of the proposal relative to the approval criteria. The preliminary plan should show pertinent information to scale to facilitate the review of the proposed development.

1. General Information. The following general information shall be shown on the tentative plan:
 - (a) Vicinity map showing all streets, property lines, streams, and other pertinent data to locate the proposal.
 - (b) North arrow and scale of drawing.
 - (c) Tax map and tax lot number or tax account of the subject property.
 - (d) Dimensions and size in square feet or acres of the subject property and of all proposed parcels.
2. Existing Conditions:
 - (a) Location of all existing easements within the property.
 - (b) Location of City utilities (water and storm drainage) and sanitary sewer (Nehalem Bay Wastewater Agency) within or adjacent to the property proposed for use to serve the development.
 - (c) The location and direction of water courses or drainage swales on the subject property.
 - (d) Existing use of the property, including location of existing structures with dimensions of the structures and distances from property lines. It shall be noted whether the existing structures are to remain or be removed from the property.
3. Proposed Plan:
 - (a) Locations, approximate dimensions, and area in square feet of all proposed parcels. All parcels shall be numbered consecutively.
 - (b) Location, width and purpose of any proposed easements.

(B) At the discretion of the City Planner the previous requirements may be waived, in part, provided there is sufficient information to allow processing of an application.

Findings: Subject property is located within the Urban Growth Boundary of the City of Nehalem (Exhibit B). Tillamook County is performing a review of the City of Nehalem provisions through this report. Information required under this section is included on the preliminary plat or as supplemental information including service availability letters, existing and proposed easements, and locations of natural features (Exhibit B).

Section 157.503.05 Decision Criteria

Approval of a partition shall be subject to the following decision criteria:

(A) Each parcel shall satisfy the dimensional standards of the applicable zone, unless a variance from these standards is approved.

Findings: Dimensional standards of all applicable zones are discussed above in this report, see Subsection C, D and G. Staff find this criterion is met.

(B) The parcels shall meet the Development Standards for Land Division of Section 157.404.

Findings: Staff reviewed requirements contained in Section 157.404 above in this report, in Subsection I. Staff find this criterion is met or can be met through compliance with conditions of approval.

(C) Existing dwellings and accessory structures shall comply with the setback requirements of the applicable zone, including accessory structures which have a setback established by the building size, unless a variance from the requirements is approved.

Findings: Applicants site plan does not depict structures on the subject property (Exhibit B). Tillamook County Assessor's records indicate that properties are currently vacant. Staff find this criterion is met.

(D) Adequate public facilities, including access, shall be available to serve the existing and newly created parcels. The applicant shall design and install a water system to serve all lots or parcels within a development in accordance with Nehalem City Code Section 51.09 and shall connect those lots or parcels to the city's water system. Applicants are responsible for extending the city's water system to the development site and through the applicant's property to allow for the future connection of neighboring undeveloped properties that are suitably zoned for future development. If adjacent properties are undeveloped, not developed to their maximum density, or landlocked, consideration will be given to extending appropriate access to those properties in accordance with provisions in Section 157.402.

Findings: The applicant has provided a water availability letter from the City of Nehalem and sewer availability from the Nehalem Bay Wastewater Agency (Exhibit B). Staff find this criterion can be met through compliance with conditions of approval.

IV. DECISION: APPROVED WITH CONDITIONS:

Staff concludes that the applicant and property owner have satisfied the minimum application requirements and can satisfy all applicable requirements outlined in the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance, the City of Nehalem Development Ordinance and ORS Chapter 92. The Preliminary Partition Plat is hereby tentatively **APPROVED with CONDITIONS**, subject to the conditions listed in Section V below.

By accepting this approval, the applicant and property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicant and property owners shall obtain all necessary local, state, and federal permits and comply with all applicable regulations for the proposed Partition and building sites.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before **4:00 PM on March 26, 2025**.

V. CONDITIONS OF APPROVAL:

This approval is subject to the following conditions:

1. The property owners shall obtain all Federal, State, and Local permits, as applicable.

2. All easements necessary to serve the parcels for access and utilities shall be clearly identified on the final plat.
3. The applicant and property owner shall comply with all requirements of the Tillamook County Surveyor's Office.
4. Future Development of the parcels shall adhere to the provisions of TCLUO Section 5.550: Freshwater Overlay Zone. Development activities, permits, and land-use decisions affecting a Notification Wetland require notification of the Oregon Department of State Lands, and are allowed only upon compliance with any requirements of that agency. The applicant shall be responsible for obtaining approval from the Oregon Department of State Lands for activities on Notification Wetlands.
5. Future Development is subject to standards required by each applicable zone requirements, TCLUO Section 4.130: Development Requirements for Geological Hazard Areas, TCLUO Section 3.040: Recreation Management Zone (RM) and TCLUO Section 3.102: Estuary Natural Zone (EN).
6. Future development in areas of special Flood Hazards is subject to the standards and requirements maintained in TCLUO Section 3.510: Flood Hazard (FH) Overlay.
7. Future Development is subject to standards required by each applicable zone requirements, City of Nehalem Development Ordinance Section 157.204.05 Low-Density Residential (RL) Zone standards, City of Nehalem Development Ordinance 157.440 Geological Hazards, and City of Nehalem Development Ordinance 157.404 Land Divisions.
8. The applicant and property owner shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of tentative plat approval.
9. The applicant and property owner shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.

VI. EXHIBITS

- A. Property Identification Maps and Summary Report
- B. Applicant's Submittal
- C. Comments

EXHIBIT A



FLOOD HAZARD INFORMATION
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, X, AE, AH, VE, VE1
	With BFE or Depth Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 2% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone 1)
	Future Conditions 1% Annual Chance Flood Hazard (Zone 2)
	Area with Reduced Flood Risk due to Levee (Zone 3)
	Area with Flood Risk due to Levee (Zone 4)
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard (Zone 5)
	Effective LOMHs (Zone 6)
	Area of Undetermined Flood Hazard (Zone 7)
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
	20.2' Cross Sections with 1% Annual Chance 17.5' Water Surface Elevation Coastal Transsect Coastal Transsect Baseline Profile Baseline
OTHER FEATURES	Hydrographic Features Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including Flood Insurance, the current map sheet for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please see the Flood Map Information Brochure at 4107.FEMA.MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at www.fema.gov. Available products may include previously issued Editions of Map Change, Flood Insurance Study Report, and/or other versions of this map. Many of these products can be ordered or obtained directly from the website www.fema.gov. Communities wishing to request FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Flood Map Service Center or the number listed above.

For community and interagency map data, refer to the Flood Insurance Study Report for this jurisdiction. To determine flood insurance availability for this community, contact your insurance agent or visit the National Flood Insurance Program at 1-800-638-6622.

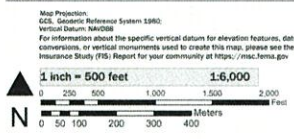
Base map information shown on this FIRM was provided in digital format by USGS, Farm Services Agency of DA. This information was received from NWSR (dated April 11, 2015).

This map was prepared from FEMA's National Flood Hazard Layer (NFHL) on 9/16/2015. It does not reflect changes or amendments subsequent to this date and time. The NFHL, an effective information may change or become superseded by more data over time. For additional information, please see the Flood Hazard Mapping Update, Overview, Fact Sheet at <http://www.fema.gov/national-flood-hazard-layer/nfhl-15>.

This map complies with FEMA's standards for the use of digital flood maps. If a red note is described below the base map, please contact FEMA's base map accuracy standards. This map should be used for the one or more of the following map elements do not appear: base map, flood zone labels, legend, scale bar, north arrow, title block, community identifier, FIRM panel number, and FIRM effective date.

ATTENTION: The base map, title block, or other information that identifies flood hazard data boundaries has not been shown to comply with Section 10 of the NFIP Regulations. As such, this FIRM sheet will be treated as a final date to qualify the flood hazard information associated with the structure. The final hazard data within the boundaries on the FIRM panel has been reconstituted from the previous effective (historic) FIRM for this area, after being corrected from NWSR to NAD 83.

SCALE



FEMA
National Flood Insurance Program

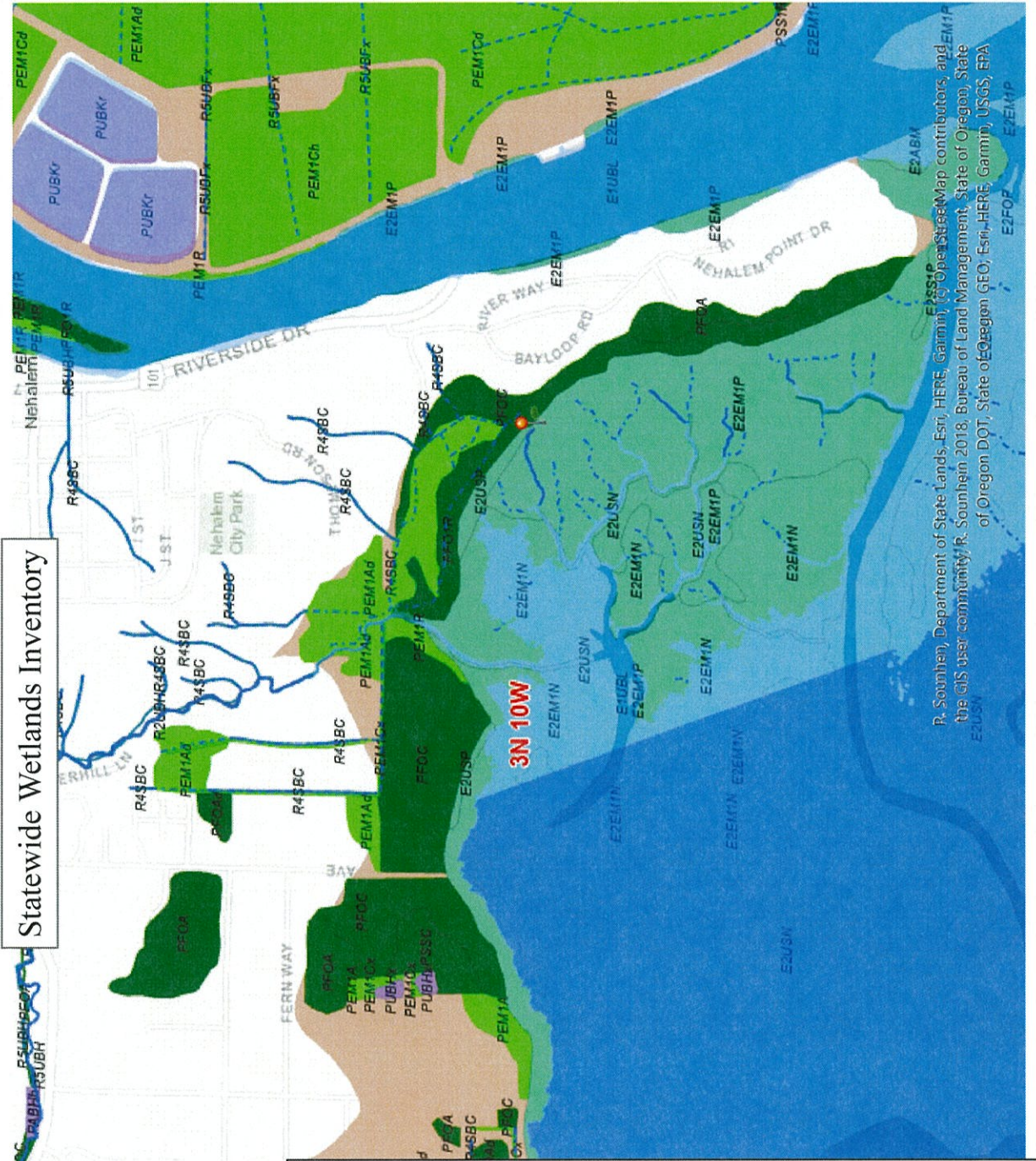
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
PANEL 209 of 1025

Panel Location:
COMMUNITY: CITY OF WHEELER
CITY OF WHEELER
TELLAMON COUNTY

41000 NUMBER: 41009
20000 PANEL: 209

MAP NUMBER: 41067C0209F
EFFECTIVE DATE: September 28, 2018

Statewide Wetlands Inventory



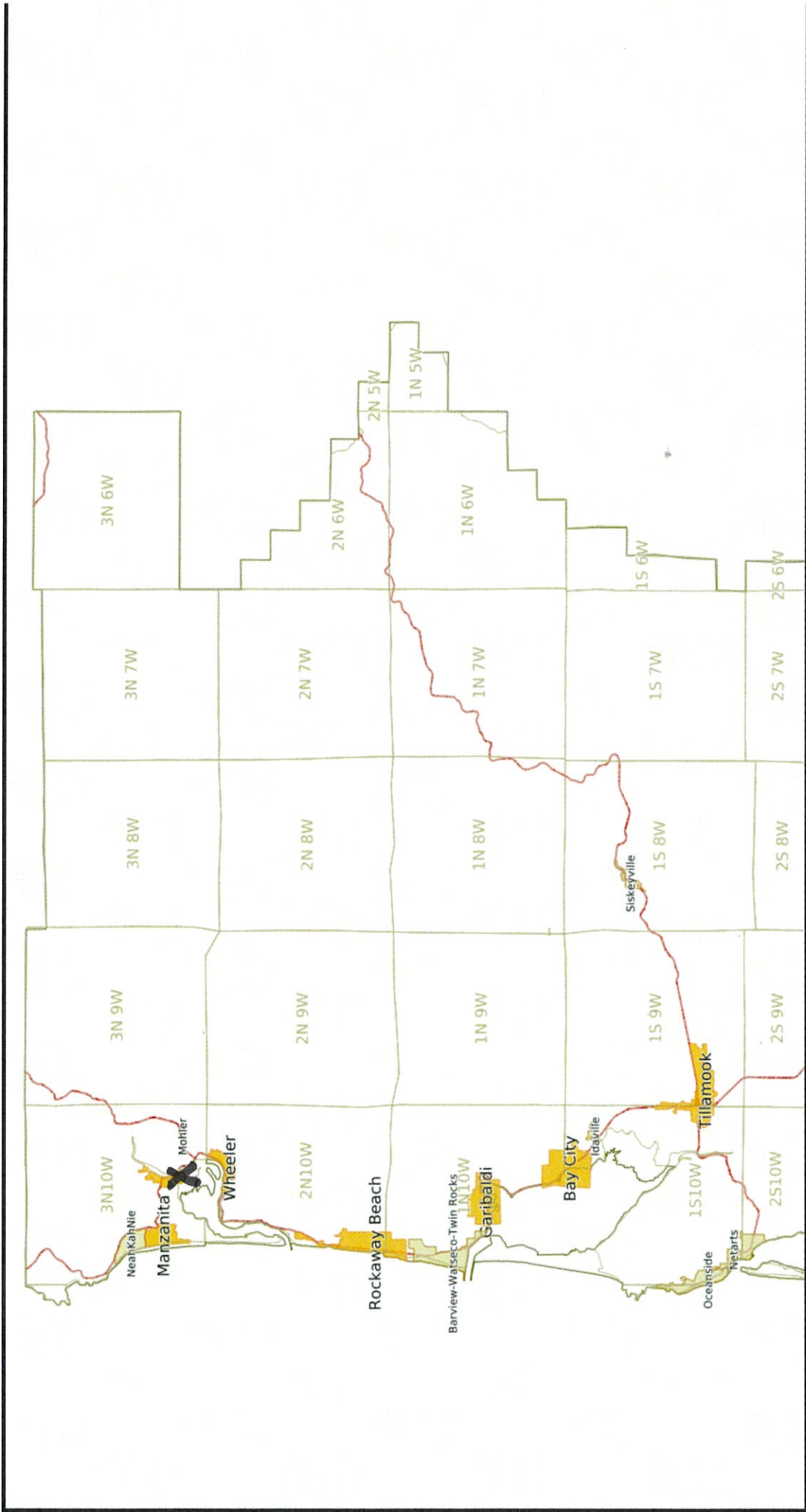
	Oregon Scenic Waterway - Water Courses
	Townships
	LWT Study Area
	BASEDAT.DBO.NHDWaterbody
	BASEDAT.DBO.NHDArea
BASEDAT.DBO.NHDFlowline	
	Perennial
	Intermittent
	Ephemeral
	Unknown
	Canal/Ditch
	Canal/Ditch
	Canal/Ditch
	BASEDAT.DBO.NHDPoint
Wetlands	
	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Lake
	Riverine
	SWI Agate-Winko Soils
	SWI Predominantly Hydric Soil Map Units

1:18,056

The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data become available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.

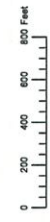


Tillamook County GIS



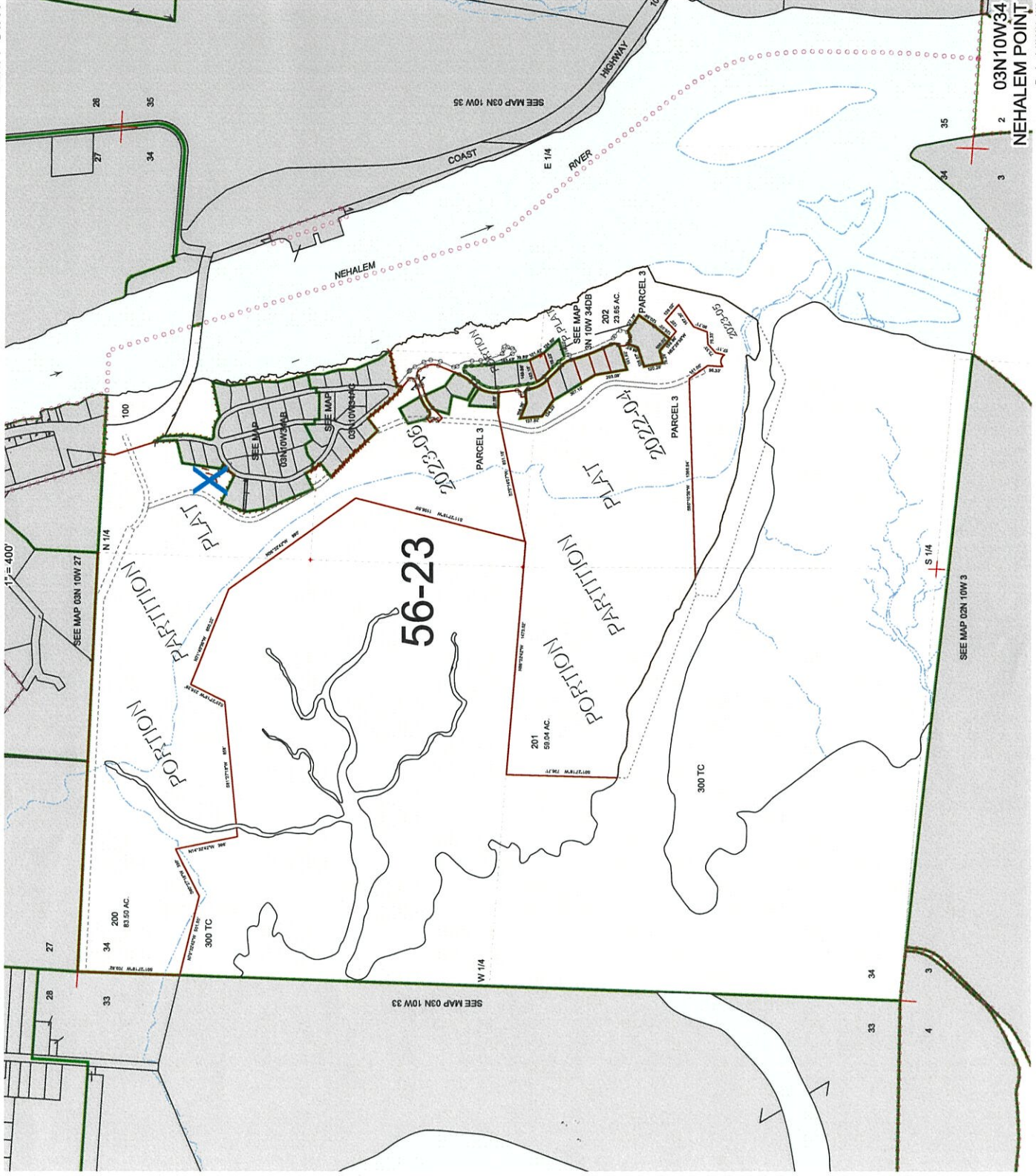
Created: Mon Feb 03 2025-14:20:30
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13817385.647909, 5685475.6386887, -13694551.343471, 5747236.7575345

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



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

03N10W34
NEHALEM POINT



03N10W34
NEHALEM POINT

EXHIBIT B



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

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 also copy jack.white@sflands.com

OFFICE USE ONLY	
Date Stamp	RECEIVED DEC 10 2024 BY: <i>[Signature]</i>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees:	
Permit No: 851-24-000689-PLNG	

Location:

Site Address: Vacant Land - Nehalem Point Drive, partition plat 2024-2

Map Number:	3N	10W	34	200
	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:

- 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:

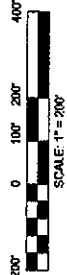
- Title interest & consent
- Dedication for public use
- Engineering/Survey
- Water
- Public Works

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. 11/7/24
Property Owner (Required) Date
Darryl Carter 11/7/24
Applicant Signature Date



250
271
341
342

EXISTING PARCEL 3
PARTITION PLAT 2024-02
(UNSURVEYED)
82.52 ACRES

PROPOSED PARCEL 1
19.84 ACRES

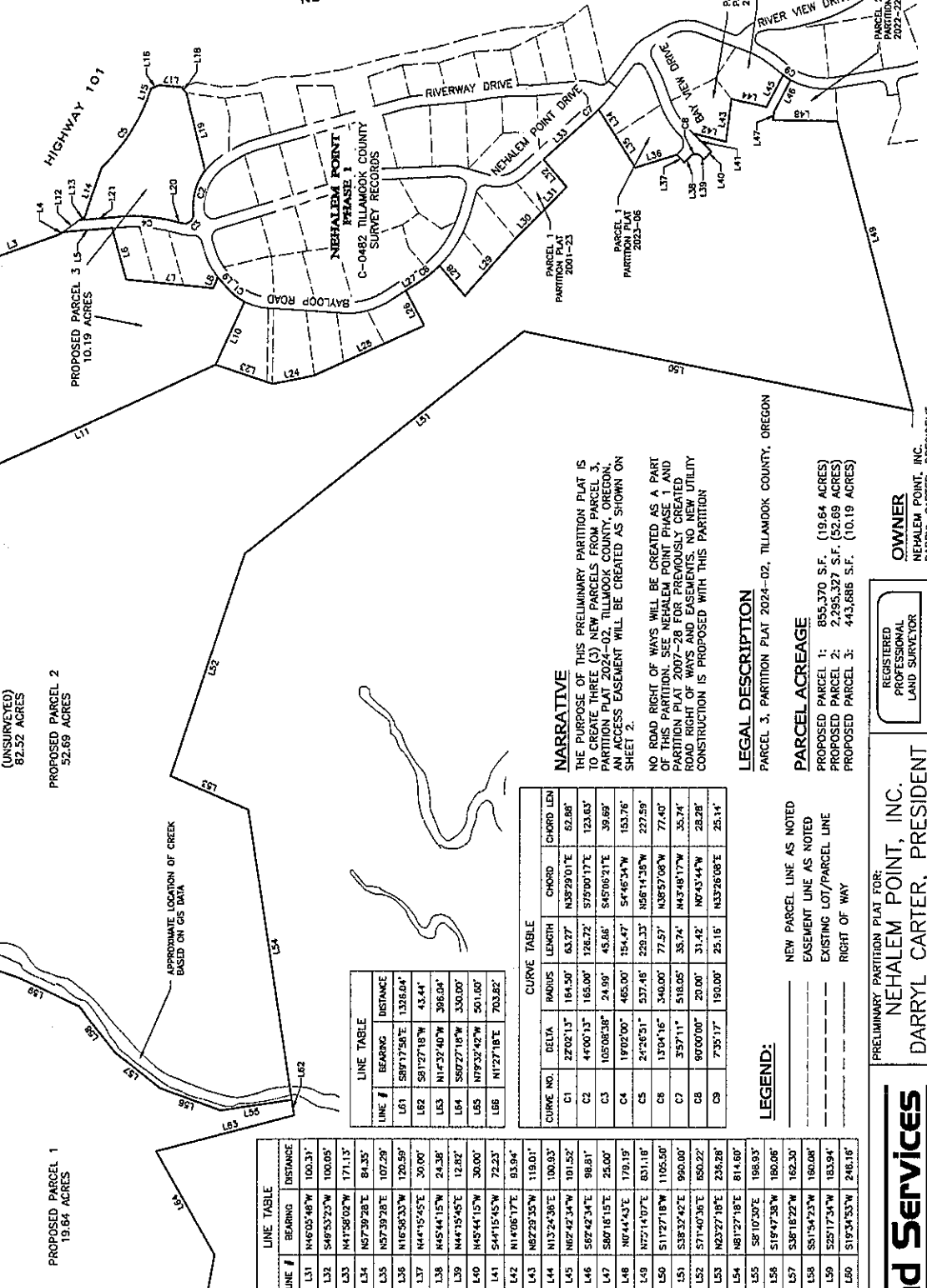
PROPOSED PARCEL 2
52.69 ACRES

PROPOSED PARCEL 3
10.19 ACRES

NEHALEM BAY

NEHALEM RIVER

HIGHWAY 101



NEHALEM POINT PHASE 1
C-0482 TILLAMOOK COUNTY
SURVEY RECORDS

PARCEL 1
PARTITION PLAT
2001-23

PARCEL 2
PARTITION PLAT
2022-22

PARCEL 3
PARTITION PLAT
2023-06

PARCEL 1
PARTITION PLAT
2023-06

PARCEL 2
PARTITION PLAT
2023-06

PARCEL 3
PARTITION PLAT
2023-06

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N46°05'48"W	100.31'
L2	S49°53'23"W	100.09'
L3	N41°58'02"W	171.13'
L4	N57°39'28"E	84.35'
L5	N57°39'28"E	107.29'
L6	N16°58'33"W	120.50'
L7	N44°15'45"E	30.00'
L8	N45°44'15"W	24.38'
L9	N44°15'45"E	12.82'
L10	S65°23'41"E	192.36'
L11	S24°44'30"E	838.07'
L12	N30°05'25"W	55.96'
L13	N30°35'47"W	16.79'
L14	N71°24'28"W	144.59'
L15	N70°14'18"W	33.23'
L16	N22°24'12"W	24.11'
L17	N50°51'42"E	62.56'
L18	N47°23'43"E	21.16'
L19	N78°14'09"E	222.34'
L20	N14°20'23"W	25.58'
L21	S47°59'42"E	112.50'
L22	N89°18'00"W	1270.24'
L23	N18°39'27"E	165.72'
L24	N10°59'59"W	118.79'
L25	N24°22'08"W	335.07'
L26	S02°23'03"W	110.00'
L27	N32°25'01"W	38.11'
L28	N49°53'23"E	110.00'
L29	N45°39'16"W	212.35'
L30	N44°58'55"W	101.80'

LINE TABLE

LINE #	BEARING	DISTANCE
L31	S89°17'58"E	1326.64'
L32	S91°27'18"W	43.44'
L33	N14°52'40"W	396.04'
L34	S80°27'18"W	330.00'
L35	N78°29'42"W	501.60'
L36	N12°21'18"E	703.82'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C1	22°02'13"	164.50'	63.27'	N38°29'01"E	62.88'
C2	44°00'13"	165.00'	126.72'	S75°00'17"E	123.63'
C3	105°08'38"	24.99'	45.86'	S45°06'21"E	39.89'
C4	19°02'00"	465.00'	154.47'	S4°46'34"W	153.76'
C5	24°36'51"	537.46'	229.33'	N56°14'35"W	227.89'
C6	13°04'16"	340.00'	77.57'	N38°57'06"W	77.40'
C7	3°57'11"	518.05'	35.74'	N43°48'17"W	35.74'
C8	90°00'00"	20.00'	31.42'	N0°43'44"W	28.28'
C9	7°35'17"	190.00'	25.16'	N33°26'08"E	25.14'

NARRATIVE
THE PURPOSE OF THIS PRELIMINARY PARTITION PLAT IS TO CREATE THREE (3) NEW PARCELS FROM PARCEL 3, PARTITION PLAT 2024-02, TILLAMOOK COUNTY, OREGON. ACCESS EASEMENT WILL BE CREATED AS SHOWN ON SHEET 2.

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 2024-02, TILLAMOOK COUNTY, OREGON

PARCEL ACRES
PROPOSED PARCEL 1: 19.84 ACRES
PROPOSED PARCEL 2: 52.69 ACRES
PROPOSED PARCEL 3: 10.19 ACRES

OWNER
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
PO BOX 86
NEHALEM, OR 97130
PHONE: (503) 368-6363

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
SEPTEMBER 10, 2019
JACK L. WHITE 3
RENEWS 6/30/28
24615813_PremPlan.dwg

PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
REPLAT OF PARCEL 3, P.P. 2023-06
INSTRUMENT NO. 2022-007125
TILLAMOOK COUNTY CLERK'S RECORDS
NW 1/4, S 1/4, E 1/4, SEC 34, T4N, R10W, W4M
CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

WWW.S&F.COM JOB NO. 2024-0188-13 FIELD DRAWN CHECKED J.W.
DATE 11/15/24

S&F Land Services
Land Surveying & Remote Sensing
112 AVENUE 5138
SEASIDE, OREGON 97138
(503) 738-3425

EMAIL: INFO@S&F.COM

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
SEPTEMBER 10, 2019
JACK L. WHITE 3
RENEWS 6/30/28
24615813_PremPlan.dwg

OWNER
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
PO BOX 86
NEHALEM, OR 97130
PHONE: (503) 368-6363

PARCEL ACRES
PROPOSED PARCEL 1: 19.84 ACRES
PROPOSED PARCEL 2: 52.69 ACRES
PROPOSED PARCEL 3: 10.19 ACRES

LEGAL DESCRIPTION
PARCEL 3, PARTITION PLAT 2024-02, TILLAMOOK COUNTY, OREGON

NARRATIVE
THE PURPOSE OF THIS PRELIMINARY PARTITION PLAT IS TO CREATE THREE (3) NEW PARCELS FROM PARCEL 3, PARTITION PLAT 2024-02, TILLAMOOK COUNTY, OREGON. ACCESS EASEMENT WILL BE CREATED AS SHOWN ON SHEET 2.

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

PARCEL ACRES
PROPOSED PARCEL 1: 19.84 ACRES
PROPOSED PARCEL 2: 52.69 ACRES
PROPOSED PARCEL 3: 10.19 ACRES

LEGAL DESCRIPTION
PARCEL 3, PARTITION PLAT 2024-02, TILLAMOOK COUNTY, OREGON

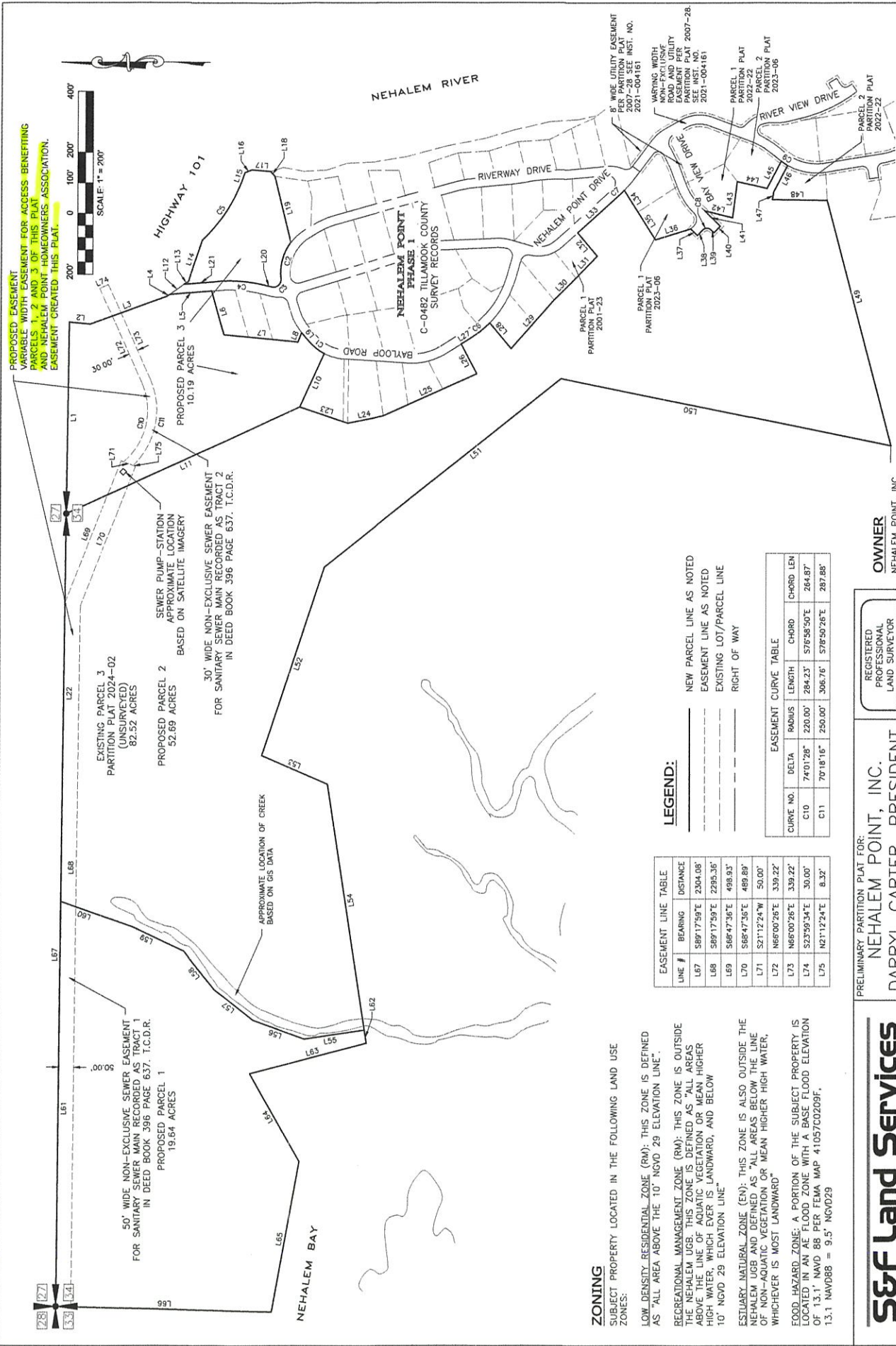
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
SEPTEMBER 10, 2019
JACK L. WHITE 3
RENEWS 6/30/28
24615813_PremPlan.dwg

PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
REPLAT OF PARCEL 3, P.P. 2023-06
INSTRUMENT NO. 2022-007125
TILLAMOOK COUNTY CLERK'S RECORDS
NW 1/4, S 1/4, E 1/4, SEC 34, T4N, R10W, W4M
CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

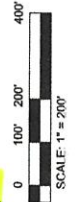
WWW.S&F.COM JOB NO. 2024-0188-13 FIELD DRAWN CHECKED J.W.
DATE 11/15/24

S&F Land Services
Land Surveying & Remote Sensing
112 AVENUE 5138
SEASIDE, OREGON 97138
(503) 738-3425

EMAIL: INFO@S&F.COM



PROPOSED EASEMENT VARIABLE WIDTH EASEMENT FOR ACCESS BENEFITING PARCELS 1, 2 AND 3 OF THIS PLAT AND NEHALEM POINT HOMEOWNERS ASSOCIATION. EASEMENT CREATED THIS PLAT.



PROPOSED PARCEL 1
19.84 ACRES
FOR SANITARY SEWER MAIN RECORDED AS TRACT 1
IN DEED BOOK 396 PAGE 637, T.C.D.R.

PROPOSED PARCEL 2
52.69 ACRES
FOR SANITARY SEWER MAIN RECORDED AS TRACT 2
IN DEED BOOK 396 PAGE 637, T.C.D.R.

PROPOSED PARCEL 3
10.19 ACRES
FOR SANITARY SEWER MAIN RECORDED AS TRACT 3
IN DEED BOOK 396 PAGE 637, T.C.D.R.

EXISTING PARCEL 3
PARTITION PLAT 2024-02
(UNSURVEYED)
82.52 ACRES

SEWER PUMP-STATION
APPROXIMATE LOCATION
BASED ON SATELLITE IMAGERY

APPROXIMATE LOCATION OF CREEK
BASED ON GIS DATA

NEHALEM BAY

NEHALEM RIVER

NEHALEM POINT PHASE 1
C-0482 TILLAMOOK COUNTY
SURVEY RECORDS

PARCEL 1 PARTITION PLAT 2001-23
PARCEL 1 PARTITION PLAT 2023-06
PARCEL 2 PARTITION PLAT 2023-06
PARCEL 1 PARTITION PLAT 2022-22
PARCEL 2 PARTITION PLAT 2022-22
RIVER VIEW DRIVE
RIVERWAY DRIVE
NEHALEM POINT DRIVE
BAYLOOP ROAD

8' WIDE UTILITY EASEMENT PER PARTITION PLAT 2001-23 SEE INST. NO. 2021-004161
VARIABLE WIDTH EASEMENT FOR ROAD AND UTILITY EASEMENT PER PARTITION PLAT 2007-28 SEE INST. NO. 2021-004161
PARCEL 1 PARTITION PLAT 2023-06
PARCEL 2 PARTITION PLAT 2023-06

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L67	S89°17'59"E	2304.08'
L68	S89°17'59"E	2295.36'
L69	S86°47'36"E	498.93'
L70	S86°47'36"E	489.89'
L71	S21°12'24"W	50.00'
L72	N65°00'26"E	339.22'
L73	N65°00'26"E	339.22'
L74	S23°59'34"E	30.00'
L75	N21°12'24"E	8.32'

EASEMENT CURVE TABLE

CURVE NO.	DELTA	RADIUS	CHORD	CHORD LEN
C10	74°01'28"	220.00'	284.23'	S76°58'50"E 264.87'
C11	70°18'16"	250.00'	306.76'	S76°50'26"E 287.88'

LEGEND:
 _____ NEW PARCEL LINE AS NOTED
 _____ EASEMENT LINE AS NOTED
 _____ EXISTING LOT/PARCEL LINE
 _____ RIGHT OF WAY

ZONING

SUBJECT PROPERTY LOCATED IN THE FOLLOWING LAND USE ZONES:
 LOW-DENSITY RESIDENTIAL ZONE (RM): THIS ZONE IS DEFINED AS "ALL AREA ABOVE THE 10' NGVD 29 ELEVATION LINE."
 RECREATIONAL MANAGEMENT ZONE (RM): THIS ZONE IS OUTSIDE THE NEHALEM UGB. THIS ZONE IS DEFINED AS "ALL AREAS ABOVE THE LINE OF AQUATIC VEGETATION OR MEAN HIGHER HIGH WATER, WHICH EVER IS LANDWARD, AND BELOW 10' NGVD 29 ELEVATION LINE."
 ESTUARY NATURAL ZONE (EN): THIS ZONE IS ALSO OUTSIDE THE NEHALEM UGB AND DEFINED AS "ALL AREAS BELOW 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 AN AE FLOOD ZONE WITH A BASE FLOOD ELEVATION OF 13.1' NAVD88 PER FEMA MAP 41057C0209F, 13.1 NAVD88 = 9.5' NGVD29

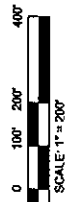
REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 SEPTEMBER 10, 2019
 JACOB BARNES
 RENEWS 6/30/26

PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
 REPLAT OF PARCEL 3, P.P. 2023-06
 INSTRUMENT NO. 2022-007125
 TILLAMOOK COUNTY CLERK'S RECORDS
 NW 1/4, & NE 1/4, SEC. 34, T3N, R10W, W.M.
 CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

S&F Land Services
Land Surveying & Remote Sensing
 612 AVENUE F, S.W.
 SEASIDE, OREGON 97138
 (503) 738-3423
 WWW.SFLANDS.COM
 EMAIL: INFO@SFLANDS.COM
 DATE: NOV. 15, 2024
 JOB NO.: 2024-0158-13
 FIELD: ---
 DRAWN: JET
 CHECKED: JAW

OWNER
 NEHALEM POINT, INC.
 DARRYL CARTER, PRESIDENT
 PO BOX 86
 NEHALEM, OR 97130
 PHONE: (503) 368-6363

24G15813_PrelimPlat.dwg



200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

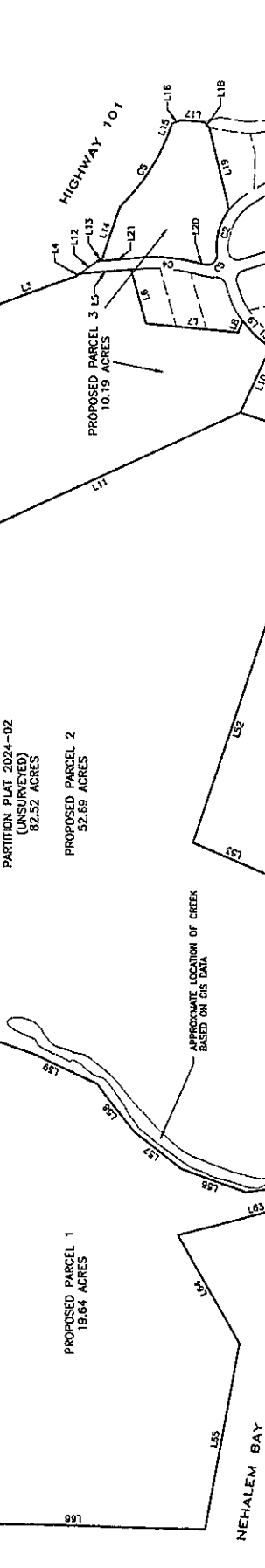
200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'

SCALE: 1" = 200'

200' 100' 200' 400'



NEHALEM RIVER

NEHALEM POINT PHASE 1 SURVEY RECORDS

C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT DRIVE

RIVERWAY DRIVE

RIVER VIEW DRIVE

BAYLOOP ROAD

HIGHWAY 707

PROPOSED PARCEL 1
19.64 ACRES

PROPOSED PARCEL 2
52.69 ACRES

EXISTING PARCEL 3
PARCEL 3, P.P. 2024-02
(UNSURVEYED)
82.52 ACRES

PROPOSED PARCEL 3
10.19 ACRES

NEHALEM BAY

APPROXIMATE LOCATION OF CREEK
BASED ON GIS DATA

NEHALEM POINT PHASE 1 SURVEY RECORDS

C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT DRIVE

RIVERWAY DRIVE

RIVER VIEW DRIVE

BAYLOOP ROAD

HIGHWAY 707

PROPOSED PARCEL 1
19.64 ACRES

PROPOSED PARCEL 2
52.69 ACRES

EXISTING PARCEL 3
PARCEL 3, P.P. 2024-02
(UNSURVEYED)
82.52 ACRES

PROPOSED PARCEL 3
10.19 ACRES

NEHALEM BAY

APPROXIMATE LOCATION OF CREEK
BASED ON GIS DATA

NEHALEM POINT PHASE 1 SURVEY RECORDS

C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT DRIVE

RIVERWAY DRIVE

RIVER VIEW DRIVE

BAYLOOP ROAD

HIGHWAY 707

PROPOSED PARCEL 1
19.64 ACRES

PROPOSED PARCEL 2
52.69 ACRES

EXISTING PARCEL 3
PARCEL 3, P.P. 2024-02
(UNSURVEYED)
82.52 ACRES

PROPOSED PARCEL 3
10.19 ACRES

NEHALEM BAY

APPROXIMATE LOCATION OF CREEK
BASED ON GIS DATA

NEHALEM POINT PHASE 1 SURVEY RECORDS

C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT DRIVE

RIVERWAY DRIVE

RIVER VIEW DRIVE

BAYLOOP ROAD

HIGHWAY 707

PROPOSED PARCEL 1
19.64 ACRES

PROPOSED PARCEL 2
52.69 ACRES

EXISTING PARCEL 3
PARCEL 3, P.P. 2024-02
(UNSURVEYED)
82.52 ACRES

PROPOSED PARCEL 3
10.19 ACRES

NEHALEM BAY

APPROXIMATE LOCATION OF CREEK
BASED ON GIS DATA

NEHALEM POINT PHASE 1 SURVEY RECORDS

C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT DRIVE

RIVERWAY DRIVE

RIVER VIEW DRIVE

BAYLOOP ROAD

HIGHWAY 707

PROPOSED PARCEL 1
19.64 ACRES

PROPOSED PARCEL 2
52.69 ACRES

EXISTING PARCEL 3
PARCEL 3, P.P. 2024-02
(UNSURVEYED)
82.52 ACRES

PROPOSED PARCEL 3
10.19 ACRES

NEHALEM BAY

APPROXIMATE LOCATION OF CREEK
BASED ON GIS DATA

NEHALEM POINT PHASE 1 SURVEY RECORDS

C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT DRIVE

RIVERWAY DRIVE

RIVER VIEW DRIVE

BAYLOOP ROAD

HIGHWAY 707

PROPOSED PARCEL 1
19.64 ACRES

PROPOSED PARCEL 2
52.69 ACRES

EXISTING PARCEL 3
PARCEL 3, P.P. 2024-02
(UNSURVEYED)
82.52 ACRES

PROPOSED PARCEL 3
10.19 ACRES

NEHALEM BAY

APPROXIMATE LOCATION OF CREEK
BASED ON GIS DATA

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N46°05'49"W	100.31'
L2	N47°47'10"E	86.99'
L3	N27°05'29"W	264.40'
L4	N42°50'28"W	11.57'
L5	N47°47'15"W	136.90'
L6	N74°15'09"E	148.64'
L7	N5°36'15"E	244.65'
L8	N60°06'02"W	33.41'
L9	N49°30'09"E	38.53'
L10	S65°23'41"E	192.35'
L11	S24°44'30"E	638.07'
L12	N3°09'25"W	96.98'
L13	N32°35'47"W	16.79'
L14	N71°24'28"W	144.59'
L15	N07°14'19"W	33.23'
L16	N22°24'12"W	24.11'
L17	N5°05'14"E	82.56'
L18	N47°23'43"E	21.16'
L19	N75°14'02"E	222.34'
L20	S14°20'23"W	25.58'
L21	S4°59'42"E	112.50'
L22	N87°18'00"W	1270.24'
L23	N18°39'27"E	166.72'
L24	N10°59'59"W	119.75'
L25	N4°23'09"W	335.07'
L26	S62°23'03"W	110.00'
L27	N32°25'01"W	36.11'
L28	N49°53'23"E	110.00'
L29	N48°39'16"W	212.36'
L30	N44°56'55"W	101.80'

LINE TABLE

LINE #	BEARING	DISTANCE
L31	N46°05'49"W	100.31'
L32	S49°53'23"W	100.05'
L33	N41°56'02"W	171.13'
L34	N57°39'28"E	84.35'
L35	N57°39'28"E	107.29'
L36	N15°56'33"W	120.59'
L37	N44°15'45"E	30.00'
L38	N45°44'15"W	24.38'
L39	N44°15'45"E	12.82'
L40	N45°44'15"W	30.00'
L41	S41°15'45"W	72.23'
L42	N14°06'17"E	93.94'
L43	N82°29'35"W	119.01'
L44	N13°24'38"E	100.93'
L45	N62°42'34"W	101.52'
L46	S62°42'34"E	98.81'
L47	S89°18'15"E	25.00'
L48	N07°44'43"E	179.19'
L49	N75°14'02"E	831.16'
L50	S11°27'18"W	1105.50'
L51	S38°32'42"E	990.00'
L52	S71°40'38"E	650.22'
L53	N23°27'18"E	235.28'
L54	N8°12'27"18"E	814.60'
L55	S8°10'30"E	198.93'
L56	S19°47'38"W	180.06'
L57	S38°19'22"W	162.30'
L58	S51°54'23"W	160.06'
L59	S35°17'34"W	183.94'
L60	S19°34'53"W	248.16'

LINE TABLE

LINE #	BEARING	DISTANCE
L61	S88°17'58"E	1326.04'
L62	S81°27'18"W	43.44'
L63	N14°32'40"W	396.04'
L64	S80°27'18"W	330.00'
L65	N79°32'42"W	501.60'
L66	N12°27'18"E	793.82'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	CHORD LEN
C1	22°02'13"	164.50'	63.27'	N3°29'01"E	62.86'
C2	44°00'13"	165.00'	126.72'	S75°00'17"E	123.63'
C3	102°08'38"	24.89'	45.86'	S45°06'21"E	39.69'
C4	19°02'00"	465.00'	154.47'	S4°46'54"W	153.76'
C5	24°26'51"	537.46'	220.33'	N55°11'35"W	227.59'
C6	13°04'16"	340.00'	71.57'	N35°57'08"W	71.40'
C7	3°57'11"	518.05'	35.74'	N43°48'17"W	35.74'
C8	90°00'00"	20.00'	31.42'	N0°43'44"W	28.26'
C9	7°35'17"	190.00'	25.16'	N33°26'08"E	25.14'

NEW PARCEL LINE AS NOTED

EASEMENT LINE AS NOTED

EXISTING LOT/PARCEL LINE

RIGHT OF WAY

NARRATIVE

THE PURPOSE OF THIS PRELIMINARY PARTITION PLAT IS TO CREATE THREE (3) NEW PARCELS FROM PARCEL 3, PARTITION PLAT 2024-02, TILLAMOOK COUNTY, OREGON. ACCESS EASEMENT WILL BE CREATED AS SHOWN ON SHEET 2.

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 2024-02, TILLAMOOK COUNTY, OREGON

PARCEL ACREAGE

PROPOSED PARCEL 1: 855,370 S.F. (19.64 ACRES)

PROPOSED PARCEL 2: 2,295,327 S.F. (52.69 ACRES)

PROPOSED PARCEL 3: 443,686 S.F. (10.19 ACRES)

OWNER

NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
PO BOX 86
NEHALEM, OR 97130
PHONE: (503) 368-6363

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON 2019
SEPTUAGINT
JACK L. WHITE II
938275.5

REVIEWS 6/30/26

24015813_PrelimPlan.dwg

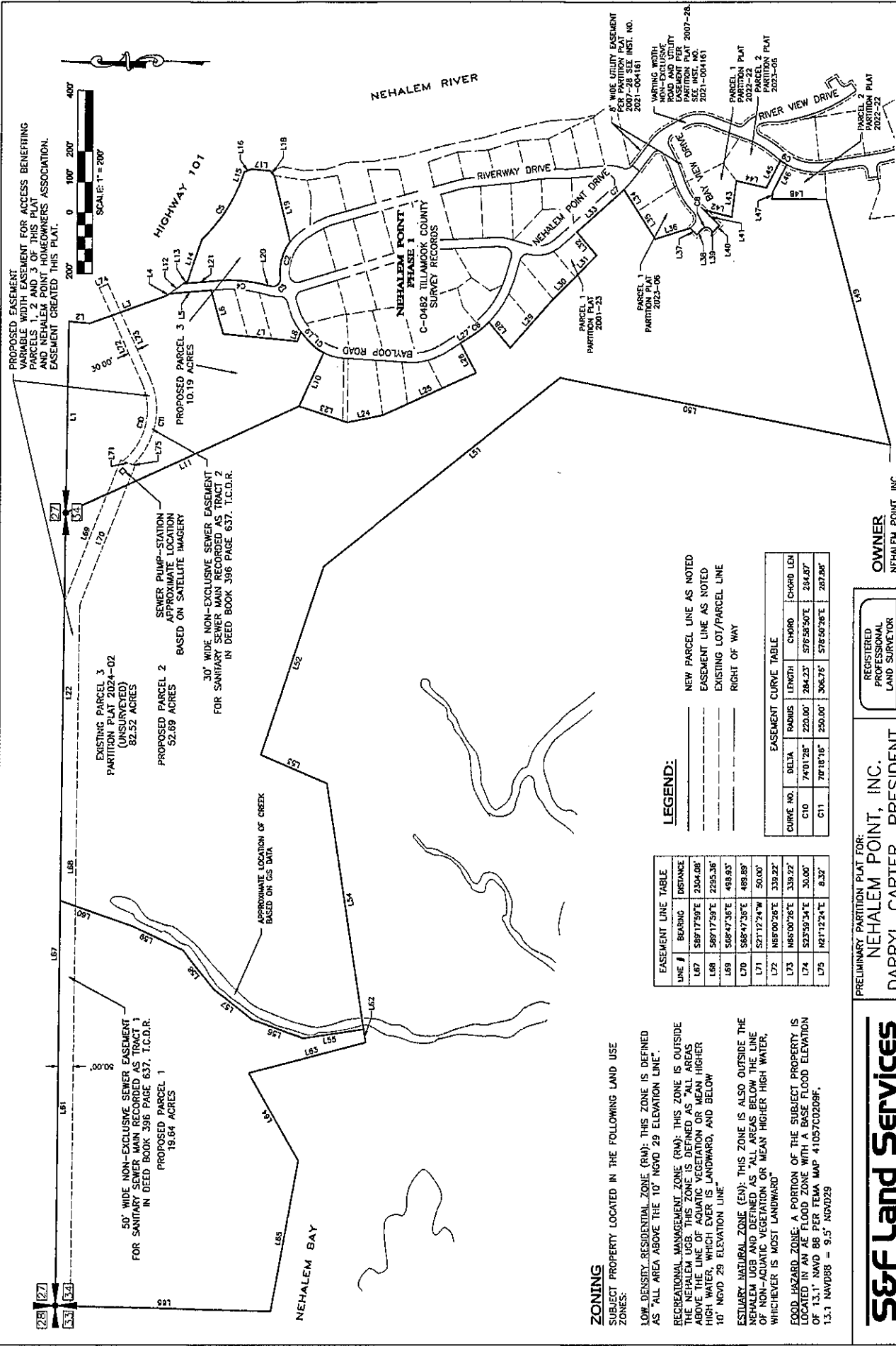
PRELIMINARY PARTITION PLAT FOR:

NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
REPLAT OF PARCEL 3, P.P. 2023-06
INSTRUMENT NO. 2022-007125
TILLAMOOK COUNTY CLERK'S RECORDS
NW 1/4, S 1/4, SEC 34, T3N, R3W, W3
CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

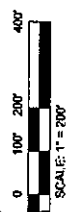
S&F Land Services
Land Surveying & Remote Sensing

412 AVENUE F
SEASIDE, OREGON 97138
(503) 738-3425

WWW.STANDSON.COM
JOB NO. 2024-0158-13
DATE 07/15/2024
DRAWN BY JET
CHECKED BY JLV
FIELD BY ---



PROPOSED EASEMENT VARIABLE WIDTH EASEMENT FOR ACCESS BENEFITING PARCELS 1, 2 AND 3 OF THIS PLAT AND NEHALEM POINT HOMEOWNERS ASSOCIATION. EASEMENT CREATED THIS PLAT.



EXISTING PARCEL 3 (UNSURVEYED) 82.52 ACRES
 PROPOSED PARCEL 2 52.69 ACRES
 PROPOSED PARCEL 1 18.64 ACRES

SEWER PUMP-STATION APPROXIMATE LOCATION BASED ON SATELLITE IMAGERY
 30' WIDE NON-EXCLUSIVE SEWER EASEMENT FOR SANITARY SEWER MAIN RECORDED AS TRACT 2 IN DEED BOOK 396 PAGE 637. T.C.D.R.

50' WIDE NON-EXCLUSIVE SEWER EASEMENT FOR SANITARY SEWER MAIN RECORDED AS TRACT 1 IN DEED BOOK 396 PAGE 637. T.C.D.R.

NEHALEM RIVER
 NEHALEM BAY
 RIVERWAY DRIVE
 NEHALEM POINT DRIVE
 RIVER VIEW DRIVE

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

PARCEL 1 PARTITION PLAT 2001-23
 PARCEL 2 PARTITION PLAT 2007-28
 PARCEL 1 PARTITION PLAT 2023-06
 PARCEL 2 PARTITION PLAT 2023-06

8' WIDE UTILITY EASEMENT PER PARTITION PLAT 2021-064161
 VARYING WIDTH EASEMENT FOR ROAD AND UTILITY EASEMENT PER PARTITION PLAT 2007-28
 PARCEL 1 PARTITION PLAT 2023-06
 PARCEL 2 PARTITION PLAT 2023-06

NEHALEM RIVER
 NEHALEM BAY

APPROXIMATE LOCATION OF CREEK BASED ON GIS DATA

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

NEHALEM POINT PHASE 1 C-0482 TILLAMOOK COUNTY SURVEY RECORDS

ZONING

SUBJECT PROPERTY LOCATED IN THE FOLLOWING LAND USE ZONES:

- LOW DENSITY RESIDENTIAL ZONE (RW): THIS ZONE IS DEFINED AS "ALL AREA ABOVE THE 10' NAVD 29 ELEVATION LINE".
- RECREATIONAL MANAGEMENT ZONE (RM): THIS ZONE IS OUTSIDE THE NEHALEM UGB. THIS ZONE IS DEFINED AS "ALL AREAS ABOVE THE LINE OF AQUATIC VEGETATION OR MEAN HIGHER HIGH WATER, WHICH EVER IS LANDWARD, AND BELOW 10' NAVD 29 ELEVATION LINE".
- ESTUARINE NATURAL ZONE (EN): THIS ZONE IS ALSO OUTSIDE THE NEHALEM UGB. THIS ZONE IS DEFINED AS "ALL AREAS ABOVE THE LINE OF NON-AQUATIC VEGETATION OR MEAN HIGHER HIGH WATER, WHICH EVER IS MOST LANDWARD".
- FOOD HAZARD ZONE: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN AN AE FLOOD ZONE WITH A BASE FLOOD ELEVATION OF 13.1' NAVD 88 PER FEMA MAP 41057C0209F, 13.1' NAVD88 = 9.5' NAVD29

LEGEND:

- NEW PARCEL LINE AS NOTED
- - - EASEMENT LINE AS NOTED
- EXISTING LOT/PARCEL LINE
- RIGHT OF WAY

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L67	S89°17'59"E	2304.08'
L68	S89°17'59"E	2235.36'
L69	S68°47'36"E	498.93'
L70	S68°47'36"E	489.89'
L71	S27°12'24"W	50.00'
L72	N85°00'26"E	339.22'
L73	N85°00'26"E	339.22'
L74	S23°59'34"E	30.00'
L75	N27°12'24"E	8.32'

EASEMENT CURVE TABLE

CURVE NO.	DELTA	RADIUS	CHORD	CHORD LEN
C10	74°01'28"	220.00'	284.23'	576°58'50"E 284.87'
C11	77°18'16"	250.00'	306.75'	578°50'26"E 282.285'

PRELIMINARY PARTITION PLAT FOR:
NEHALEM POINT, INC.
DARRYL CARTER, PRESIDENT
 REPLAT OF PARCEL 3, P.P. 2023-06
 INSTRUMENT NO. 2022-007125
 TILLAMOOK COUNTY CLERK'S RECORDS
 HW 1/4, & BE 1/4, SEC 34, T34N, R10W, W4E
 CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 SEPTEMBER 2019
 JACK WHITE II
 918927615
 RENEWS 6/29/26

S&F Land Services
Land Surveying & Remote Sensing
 812 AVONUE E
 SEASIDE, OREGON 97138
 (503) 738-3423

WWW.SFLANDS.COM
 EMAIL: INFO@SFLANDS.COM
 JOB NO. 2024-D198-13
 DATE NOV. 15, 2024
 DRAWN BY []
 CHECKED BY []
 FIELD BY []
 J.W.

OWNER:
 NEHALEM POINT, INC.
 DARRYL CARTER, PRESIDENT
 PO BOX 86
 NEHALEM, OR 97130
 PHONE: (503) 368-6363



Date: January 13, 2025

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 3N10 RANGE 34 SECTION _____ TAX LOT(S) 00200

SITUS ADDRESS: V/L Parcel- Proposed Parcel III

NAME: Nehalem Point, Inc. - Darryl Carter PHONE: _____

MAILING ADDRESS: P.O. Box 86

Manzanita, OR 97130


Single Family Duplex/Multi-Family Other

Comments: Partition- Partial III: Water main goes through the parcel but there is no infrastructure. Plans would have to be submitted and engineered by applicant.

Signed: Lori Longfellow City Manager
Name Title

TILLAMOOK COUNTY CLERK

Tillamook County, Oregon **2023-001365**
 04/04/2023 08:55:25 AM
 DEED-MPLAT
 \$25.00 \$11.00 \$81.00 \$10.00 \$5.00 - Total = \$112.00



00234486202300013650010017

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 1390

____ SUBDIVISION NAME _____
 ____ CONDIMINIUM NAME _____
X PARTITION PLAT NUMBER 2023-06

APPLICANT'S NAME
Partition Plat 2023-06
Nehalem Point, Inc.

PROPERTY OWNER NAME
Partition Plat 2023-06
Nehalem Point, Inc

LEGAL DESCRIPTION
 SECTION 34 TOWNSHIP 3N RANGE 10

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

EXHIBIT C



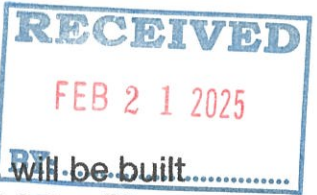
Response to Partition Request #851-24-000669-PLNG:
NEHALEM POINT, INC

The Board of Nehalem Point HOA on behalf of the members of Nehalem Point Phase I opposes the partition request by Nehalem Point, INC in it's present form. The partition request states that "The subject property is accessed via Nehalem Point Dr. and Bayloop Rd., both private roads". These roads are in Phase 1 of the development and maintained by Nehalem Point HOA. We understand that Nehalem Point, INC. is in the for profit business of real estate development and we do not wish to interfere with its operations we must also protect the interests of our members when those proposed projects adversely affects the lives and property of our neighbors. We thereby respectfully request that this partition request be denied by the Department of Community Development.

NPHOA Board of Directors

James Arnold- 34840 Nehalem Point Dr
Marta Martinez- 34720 Bayloop Rd
Sherry Angel- Bayloop Rd

A handwritten signature in blue ink that reads "Marta Martinez". The signature is written in a cursive style.



I oppose any further development until we know how many homes ~~will be built~~.....
and if each the homes will be required to adhere to all of Phase 1 CCRs. These
terms need to be in writing and approved by the majority of NPI's board before
we will agree to the development of Phase 3. This is imperative due to the
access of shared roads, trails and maintenance of the gates.

Marta Martinez- 34720 Bayloop Rd

A handwritten signature in black ink that reads "Marta Martinez".

Angela Rimoldi

From: Brian Olle
Sent: Tuesday, February 11, 2025 10:48 AM
To: Sarah Thompson
Cc: Angela Rimoldi; Melissa Jenck
Subject: RE: 851-24-000669-PLNG

Hi Sarah,

Public Works has no comments or concerns with the partition request.

Thanks,

Brian Olle, P.E. | Engineering Project Manager
TILLAMOOK COUNTY | Public Works
Cell: (503)812-6569

From: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Sent: Friday, February 7, 2025 1:36 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Angela Rimoldi <Angela.Rimoldi@tillamookcounty.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Subject: 851-24-000669-PLNG

Good afternoon,

Attached is the pdf for the Administrative Review Notice of a Partition Request for #851-24-000669-PLNG.

Thanks,



Sarah Thompson (she/her) | Office Specialist 2
TILLAMOOK COUNTY | Surveyor Department
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3423
Sarah.thompson@tillamookcounty.gov



Response Page

Department of State Lands (DSL) WN#*

WN2025-0109

Responsible Jurisdiction

Staff Contact	Jurisdiction Type	Municipality
Angela Rimoldi	County	Tillamook
Local case file #	County	
851-24-000669-PLNG	Tillamook	

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
03N	10W	34		200

Street Address

Nehalem Point Dr

Address Line 2

City

Nehalem

Postal / Zip Code

97131

State / Province / Region

OR

Country

Tillamook

Latitude

45.709572

Longitude

-123.895036

Wetland/Waterway/Other Water Features



- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The National Hydrography Dataset shows wetland, waterway or other water features on the property
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- The property includes or is adjacent to designated Essential Salmonid Habitat.
- The property includes or is adjacent to state-owned waters.

Your Activity



- The proposed parcel division may create a lot that is largely wetland and thus create future development problems.

Applicable Oregon Removal-Fill Permit Requirement(s)



- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.
- A state permit is required for any amount of fill, removal, and/or other ground alteration in Essential Salmonid Habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

DSL Review



Wetland Ecologist Comments

This WLUN regards tax lot partitioning. There is no state permit required for partitions. Based on aerial, NWI, and other resources, numerous wetlands and streams are on the parcel and extend off the study area. One parcel is mapped as entirely wetland while the other two have a preponderance of wetlands with smaller upland areas. The applicant is recommended to have a wetland consultant provide a delineation for any future development of the parcels. Due to the presence of wetlands hydrologically connected to Essential Salmonid Habitat, any combined wetland fill/removal greater than 0 cy requires a wetland permit.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

Contact Information

For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county.

Response Date

3/10/2025

Response by:

Josh Goldsmith

Response Phone:

971-375-1675