



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

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
(503) 842-3408

Land of Cheese, Trees and Ocean Breeze

PARTITION REQUEST #851-25-000110-PLNG:
NEHALEM POINT, INC.

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: April 11, 2025

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

#851-25-000110-PLNG: A Partition request to create three (3) parcels. Located at Tax Lot 202 of Section 34, Township 3 North, Range 10 West on a property primarily zoned Nehalem Low-Density Residential (NH-RL) with area part of Tillamook County Recreational Management Zone (RM) and Estuary Natural Zone (EN). The subject property is accessed via Nehalem Point Dr., a private road. The applicant, and owner, is Nehalem Point, Inc.

Written comments received by the Department of Community Development **prior to 4:00p.m. on April 25, 2025**, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than April 28, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel 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.

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 website under The Department of Community Development: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at: 503-842-3408 or email: angela.rimoldi@tillamookcounty.gov

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Included: Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

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.

CITY OF NEHALEM DEVELOPMENT ORDINANCE

City of Nehalem Development Ordinance 157.204 Low-Density Residential – RL Zone:

Section .05 Dimensional 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.
- (C) The minimum lot depth shall be 100 feet.

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City of Nehalem Development Ordinance 157.404 Land Divisions

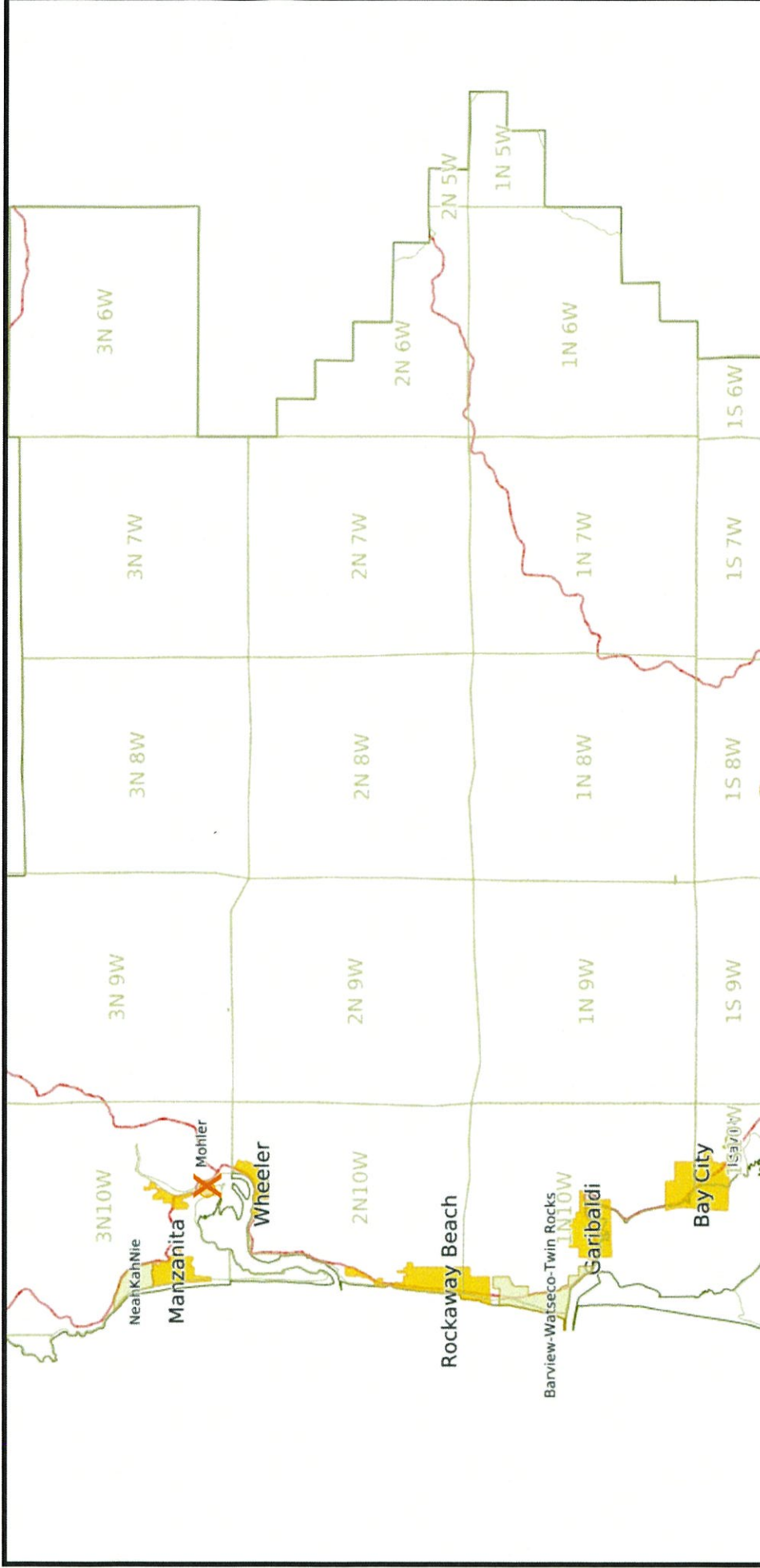
Section .03 Standards for Lots and Parcels

Section .05 Improvement Requirements – Partition

Section .07 Improvement Procedures

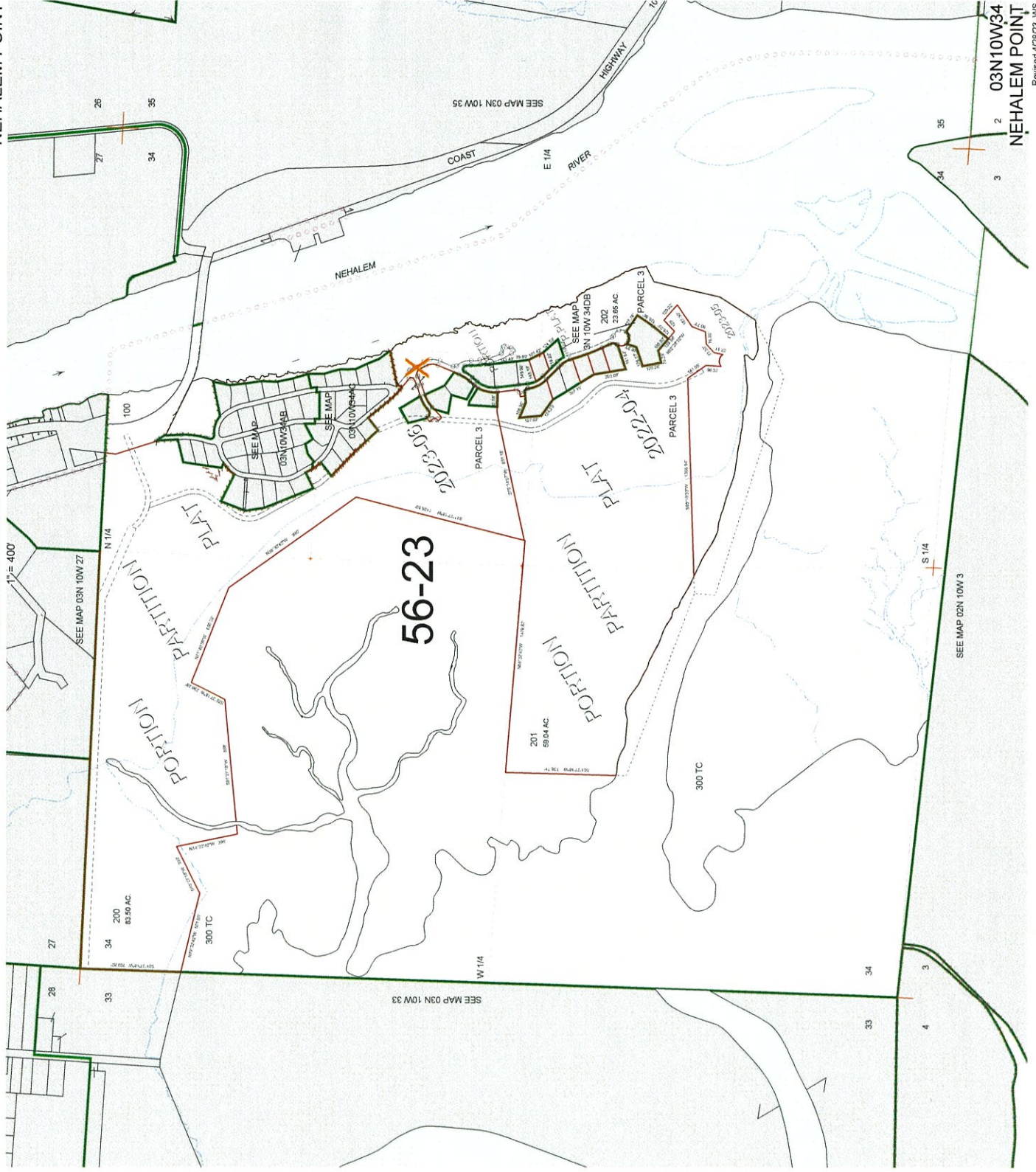


Tillamook County GIS



Created: Tue Apr 08 2025-19:14:11
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13813650.22953, 5699969.6472393, -13720167.74395, 5745220.3679779

03N10W34
NEHALEM POINT



2 03N10W34
NEHALEM POINT
Revised 4/28/23, WS

NEHALEM, OREGON

CITY ZONING MAP

DRAFT

-  A1 - Low Density Residential, Agricultural, Forestry and Recreation
-  RL - Low Density Residential
-  RM - Medium Density Residential
-  MR - Medium Density Residential
-  C - Commercial
-  LM - Light Manufacturing
-  EC1 - Heavy Conservation
-  EC2 - Heavy Conservation
-  F - Public Lands
-  Municipal City Limits
-  Habitat Urban Growth Boundary

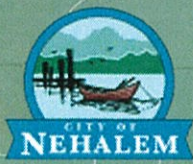
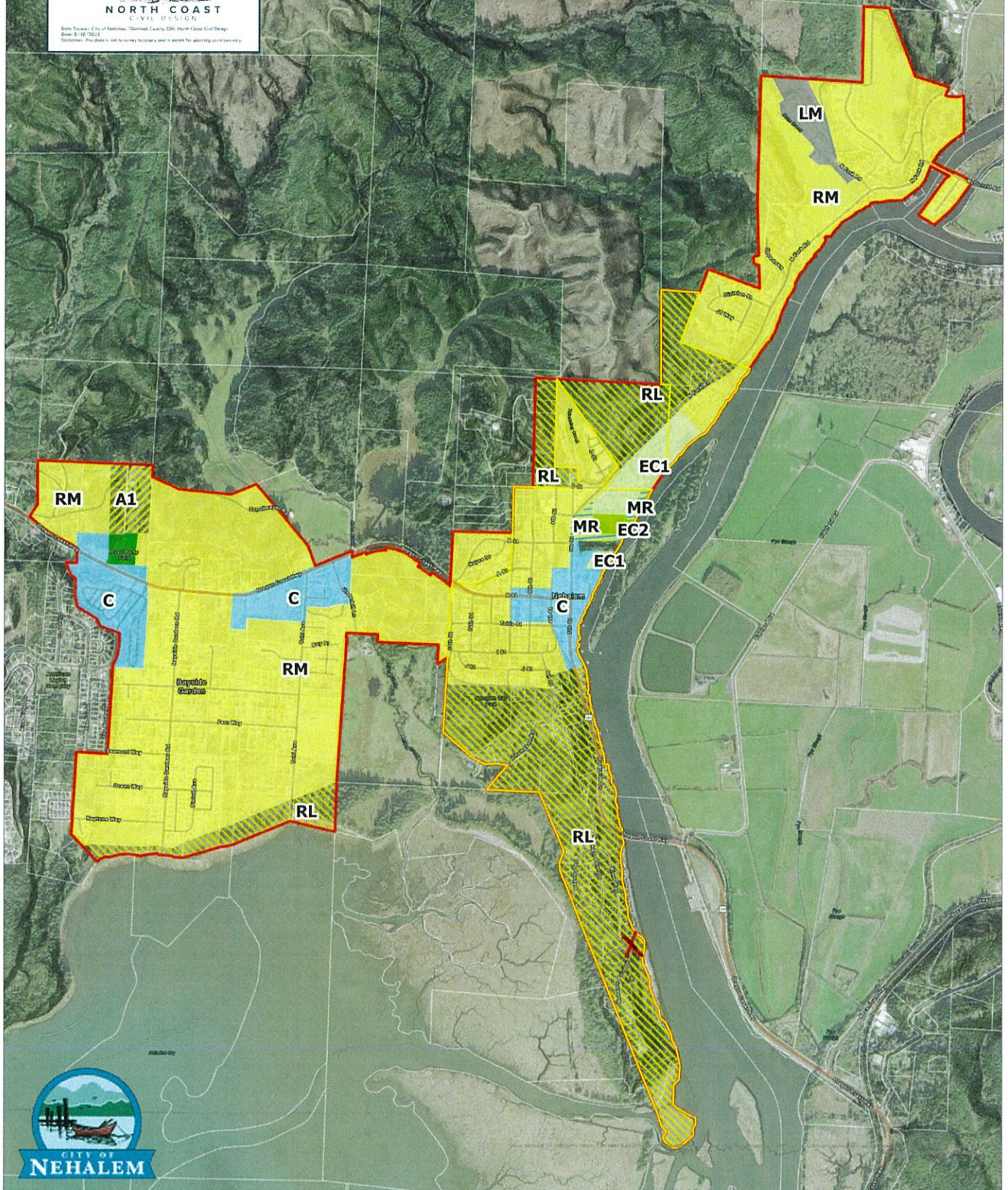


0 250 500 1,000

atg



Soils Source: City of Nehalem, Clatsop County, 1981, North Coast Civil Design
Date: 8/10/2023
Disclaimer: This data is not to be used for any other purpose and is not for planning purposes only.





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 / Jack.White@SFLANDS.com

Location:

Site Address: Vacant Land - Nehalem Point Drive,

Map Number:	3N	10W	34	202
	Township	Range	Section	Tax Lot(s)

Land Division Type: ☒ Partition (Two or Three Lots, Type II) ☐ Subdivision (Four or More Lots, Type III)
☐ Preliminary Plat (Pages 1-2) ☐ Final Plat (Page 3)

☐ PRELIMINARY PLAT (LDO 060(1)(B))

- ☐ For subdivisions, the proposed name.
- ☒ Date, north arrow, scale of drawing.
- ☒ Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site.

- ☒ Existing streets with names, right-of-way, pavement widths, access points.
- ☒ Width, location and purpose of existing easements
- ☐ The location and present use of all structures, and indication of any that will remain after platting.
- ☒ Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- ☒ Location of all existing subsurface sewerage systems, including drainfields and associated easements

General Information

- ☒ Parcel zoning and overlays
- ☒ Title Block
- ☒ Clear identification of the drawing as "Preliminary Plat" and date of preparation
- ☒ Name and addresses of owner(s), developer, and engineer or surveyor

Existing Conditions

- ☐ Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor
- ☒ The location and elevation of the closest benchmark(s) within or adjacent to the site
- ☒ Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- ☒ For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps

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

☐ Other information:

OFFICE USE ONLY
Date Stamp
RECEIVED
MAR 07 2025
BY: <u>SAT</u>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-25-000110 -PLNG

Proposed Development

- | | | |
|---|---|--|
| <ul style="list-style-type: none"><input checked="" type="checkbox"/> 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<input type="checkbox"/> Location, width and purpose of all proposed easements<input type="checkbox"/> Proposed deed restrictions, if any, in outline form<input checked="" type="checkbox"/> Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts | <ul style="list-style-type: none"><input type="checkbox"/> Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space<input type="checkbox"/> 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<input type="checkbox"/> Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided | <ul style="list-style-type: none"><input type="checkbox"/> The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable<input type="checkbox"/> Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone<input type="checkbox"/> Evidence of contact with the applicable road authority for proposed new street connections<input type="checkbox"/> 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

- | | |
|---|--|
| <ul style="list-style-type: none"><input type="checkbox"/> Preliminary street layout of undivided portion of lot<input type="checkbox"/> Special studies of areas which appear to be hazardous due to local geologic conditions<input type="checkbox"/> 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<input type="checkbox"/> 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 | <ul style="list-style-type: none"><input type="checkbox"/> Profiles of proposed drainage ways<input type="checkbox"/> 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<input type="checkbox"/> If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil<input type="checkbox"/> Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines |
|---|--|

Authorization

Nehalem Point, Wa.
Danz Carter / President 2/16/25

5/11/66 AB



Date: February 25, 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 3N **RANGE** 10 **SECTION** 34 **TAX LOT(S)** Un-surveyed parcel 3 pp 2024-17

SITUS ADDRESS: Vacant Land

NAME: Nehalem Point, Inc. **PHONE:** _____

MAILING ADDRESS: P.O. Box 86

Manzanita, OR 97130

Single Family ☒ **Duplex/Multi-Family** ☐ **Other** ☐

Comments: _____

Signed: Lori Longfellow City Manager
Name Title



Nehalem Bay Wastewater Agency
SEWER AVAILABILITY

Date: 2/25/2025
To: Tillamook County Building Department (Fax#503-842-1819)

From: Nehalem Bay Wastewater Agency
RE: Sewer Availability

As an Agent of Nehalem Bay Wastewater Agency, I confirm that sewer is available to the following lot within our service area boundary:

3N10 34 PP2024-17 Parcel 3

Owner of Record: Nehalem Point Inc
Project Information: Partitioning

This letter shall not create a liability on the part of Nehalem Bay Wastewater Agency, or by an agent, or employee thereof, for the services described above.

Ashley Myers, Office Assistant
Nehalem Bay Wastewater Agency

Tillamook County, Oregon
11/26/2024 11:16:49 AM
DEED-MPLAT
\$25.00 \$11.00 \$61.00 \$10.00 \$5.00 - Total = \$112.00

00247391202400049990010015

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

Christy Nyseth, Tillamook County Clerk

TILLAMOOK, OR 97141

