



Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-25-000156-PLNG:
PORT OF TILLAMOOK BAY / BAYSIDE SURVEYING**

*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 2, 2025

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

#851-25-000156-PLNG: A partition request to create two (2) parcels. Located southeast of the Incorporated City of Tillamook, via Long Prairie Road, a county road. The subject property is designated as Tax Lot 600 of Section 04, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned General Industrial (M-1). The property owner is Port of Tillamook Bay, and the applicant is Bayside Surveying.

Written comments received by the Department of Community Development **prior to 4:00p.m. on May 16, 2025**, 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 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 19, 2025.

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 Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.032: GENERAL INDUSTRIAL (M-1)

(4) STANDARDS: Land development in the M-1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum yard adjacent to a residential use or zone shall be 20 feet.
- (b) Building heights shall not exceed 75 feet.
- (c) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
- (d) Off-street parking and loading areas shall be provided as specified in Section 4.030.

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

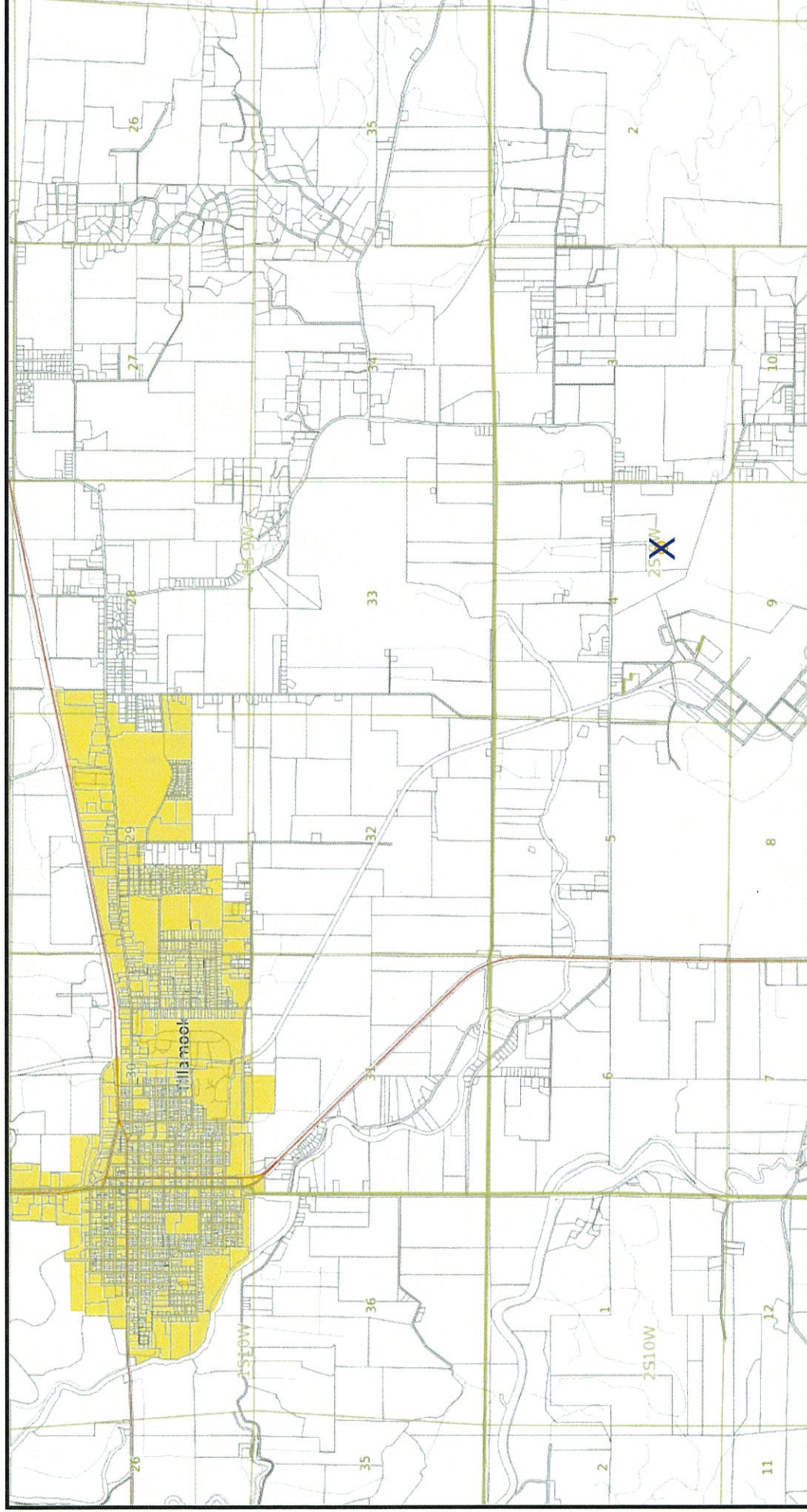
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approved with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (a) The land division application shall conform to the requirements of this ordinance;
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;
- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
 - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
 - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.



Tillamook County GIS

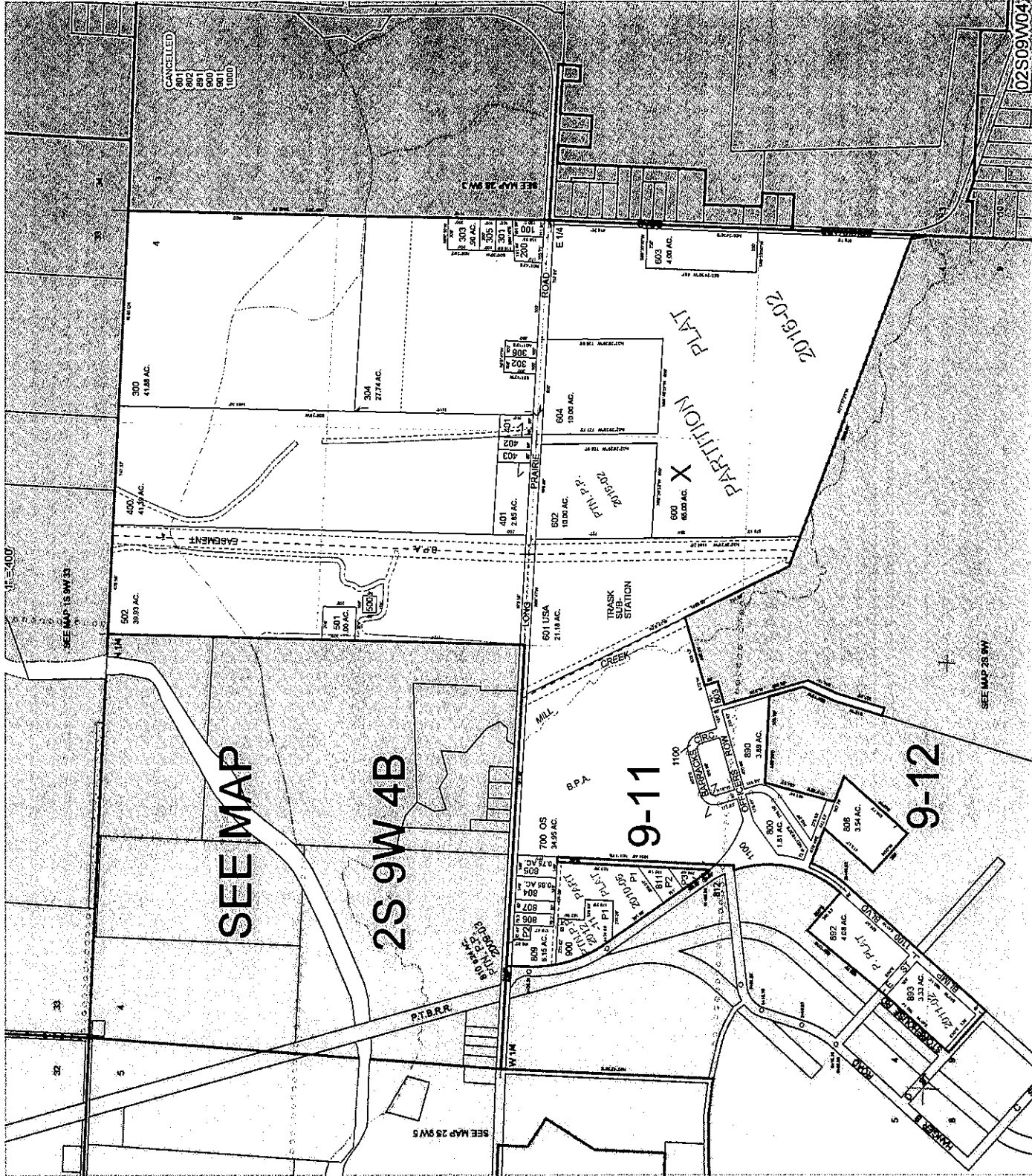


Created: Wed Apr 23 2025-13:55:55
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13789318.540446, 5687072.8198148, -13773964.252392, 5694792.9596706

A vertical scale bar with markings at 0, 200, 400, 600, and 800 feet.

SECTION 4 T.2S. R.9W. W.M.
TILLAMOOK COUNTY

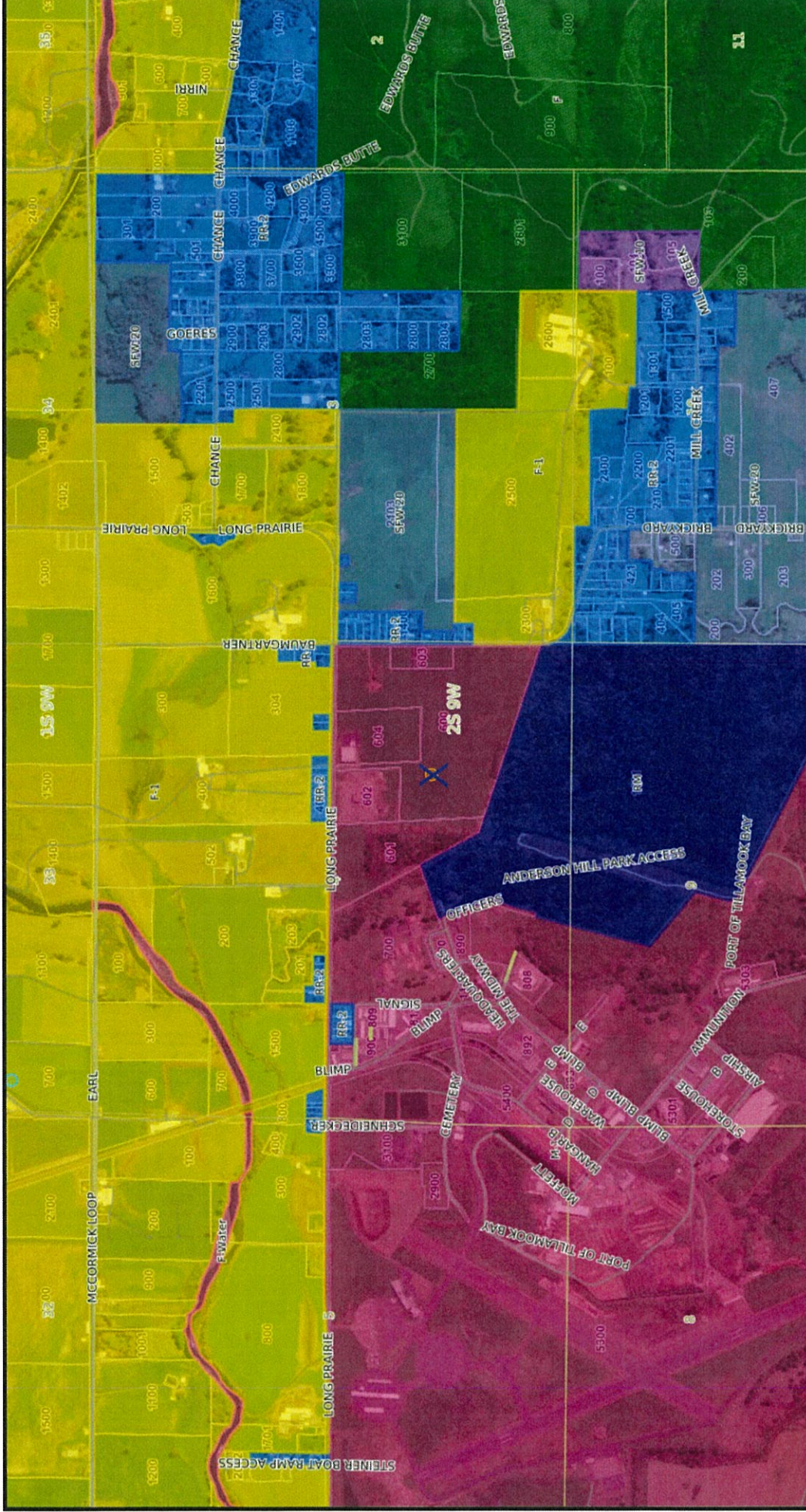
02S09W04



02S09W04
Revised 8/12/22, WS



Tillamook County GIS



Created: Wed Apr 23 2025-13:53:45
Active Layers: ags, County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Tillamook_County_Zoning, Township_Range_Section, Road_Centerline
Extent: -13783597.701033, 5686671.5198385, -13775920.557005, 5690531.5897663



Tillamook County Department of Community Development

1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819

www.co.tillamook.or.us

LAND DIVISION APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: DALLAS ESPLIN Phone: 503-842-5551

Address: P.O. BOX 880

City: TILLAMOOK State: OR Zip: 97141

Email: BAYSIDESURVEYING@GMAIL.COM

Property Owner

Name: PORT OF TILLAMOOK BAY Phone:

Address: 4000 BLIMP BLVD SUITE 100

City: TILLAMOOK State: OR Zip: 97141

Email:

Location:

Site Address: 7285 LONG PRAIRIE RD, TILLAMOOK, OR 97141

Map Number:	2S	09	04	600
	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 27 2025
BY:
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-25-000156-PLNG

- Proposed Development**
- | | | |
|---|---|---|
| <input 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"/> 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 | <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 |
| <input type="checkbox"/> Location, width and purpose of all proposed easements
<input type="checkbox"/> Proposed deed restrictions, if any, in outline form
<input type="checkbox"/> Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts | | |

Additional Information Required for Subdivisions

- | | |
|--|---|
| <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 | <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 |
|--|---|

☐ **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

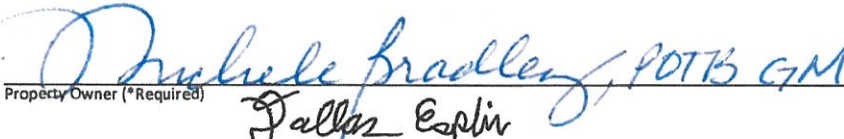
Certificates:

- ☐ 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.

 Property Owner (*Required)	03/19/25 Date
Dallas Explor Applicant Signature	03/19/25 Date

Clyde Wagner
Wagner Waterworks
clyde@wagnerwaterworks.com
7155 Vaughn Road
Tillamook, Oregon 97141
503-812-9751

March 25, 2025
Dallas Esplin
Bayside Surveying, LLC
baysidesurveying@gmail.com

Re: Water Availability

Dear Mr. Esplin,

This letter is to inform you that water service is available from Long Prairie Water District to tax lot 2S09040 00600.

Please contact me if you have any questions or concerns.

Sincerely,



Clyde Wagner
Operator
Long Prairie Water District
503-812-9751
clyde@wagnerwaterworks.com

FIRST AMERICAN 3924769

AFTER RECORDING RETURN TO:

Jordan Ramis PC
Two Centerpointe Dr Ste 600
Lake Oswego OR 97035
(43075-79955 – JXS)

**UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:**

Port of Tillamook Bay
Attn: Michele Bradley
4000 Blimp Blvd Ste 100
Tillamook OR 97141-9695

Tillamook County, Oregon
08/15/2022 11:23:01 AM
DEED-DBS

2022-05165

\$20.00 \$11.00 \$10.00 \$61.00 - Total = \$102.00

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

This space is reserved for recorder's use.

**BARGAIN AND SALE DEED
(Resultant Lot 2)**

Port of Tillamook Bay, an Oregon Port District, Grantor, conveys to Port of
Tillamook Bay, an Oregon Port District, Grantee, the following described real property
("Property"):

See Exhibit A attached hereto and incorporated herein by this
reference.

This Deed is to confirm the legal description of the Property following completion
of the partition approved by the Tillamook County Department of Community
Development in Partition, 851-22-000147-PLNG.

The true consideration for this conveyance is \$-0-; however, the actual
consideration consists of other good and valuable consideration, which is the whole
thereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,
IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5
TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12 day of August, 2022.

GRANTOR

Port of Tillamook Bay,
an Oregon Port District

By: Sierra E. Lauder
Name: SIERRA E LAUDER
Title: PRESIDENT

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me this 12th day of August, 2022, by Sierra Lauder, President of Port of Tillamook Bay, an Oregon Port District, on behalf of such entity, as its voluntary act and deed.



Mary J. Ceballos
NOTARY PUBLIC FOR OREGON
My Commission Expires: May 3, 2024

[Acceptance and Acknowledgment follow on next page]

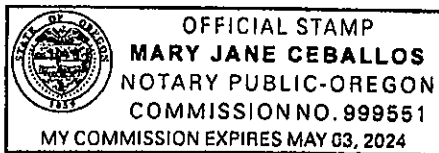
ACCEPTED BY:

**Port of Tillamook Bay,
an Oregon Port District**

By: Sierra E. Lauder
Name: Sierra E. Lauder
Title: President

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me this 12th day of August, 2022, by Sierra Lauder, President of Port of Tillamook Bay, an Oregon Port District, on behalf of such entity, as its voluntary act and deed.



Mary J Ceballos
NOTARY PUBLIC FOR OREGON
My Commission Expires: May 3, 2024

Exhibit A
Legal Description

Parcel 2, Partition Plat No. 2022-15, Tillamook County, Oregon, as recorded July 28, 2022
in Plat Cabinet B-1363, Partition Plat Records, Tillamook County, Oregon.