



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

1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamookcounty.gov](http://www.tillamookcounty.gov)  
(503) 842-3408

*Land of Cheese, Trees and Ocean Breeze*

**PARTITION REQUEST #851-25-000512-PLNG:**  
**NEHALEM POINT, INC. / ONION PEAK DESIGN**

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

**NOTICE OF ADMINISTRATIVE REVIEW**

**Date of Notice: December 9, 2025**

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

**#851-25-000512-PLNG:** A Partition request to create three (3) parcels. Located at Tax Lot 200 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 is Onion Peak Design, and the owner is Nehalem Point, Inc.

Written comments received by the Department of Community Development **prior to 4:00p.m. on December 23, 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 December 26, 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](mailto: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**

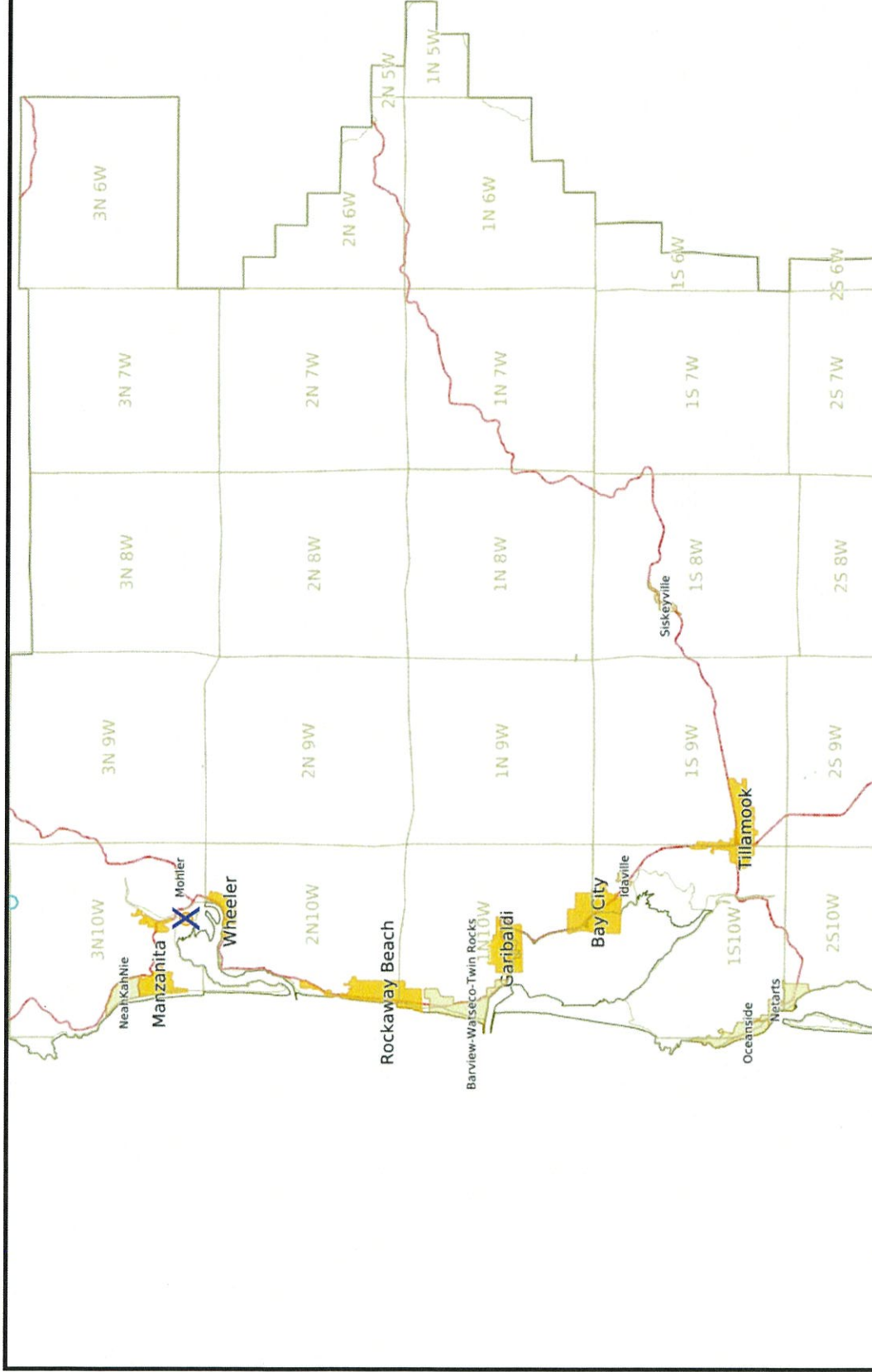
##### **Section .05 Improvement Requirements – Partition**

##### **Section .07 Improvement Procedures**

# EXHIBIT A



# Tillamook County GIS



Created: Thu Dec 04 2025 16:29:34  
Active Layers: County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Township\_Range\_Section, Road\_Centerline  
Extent: -13823723.560681, 5683697.6444961, -13700889.256243, 5745764.5114551



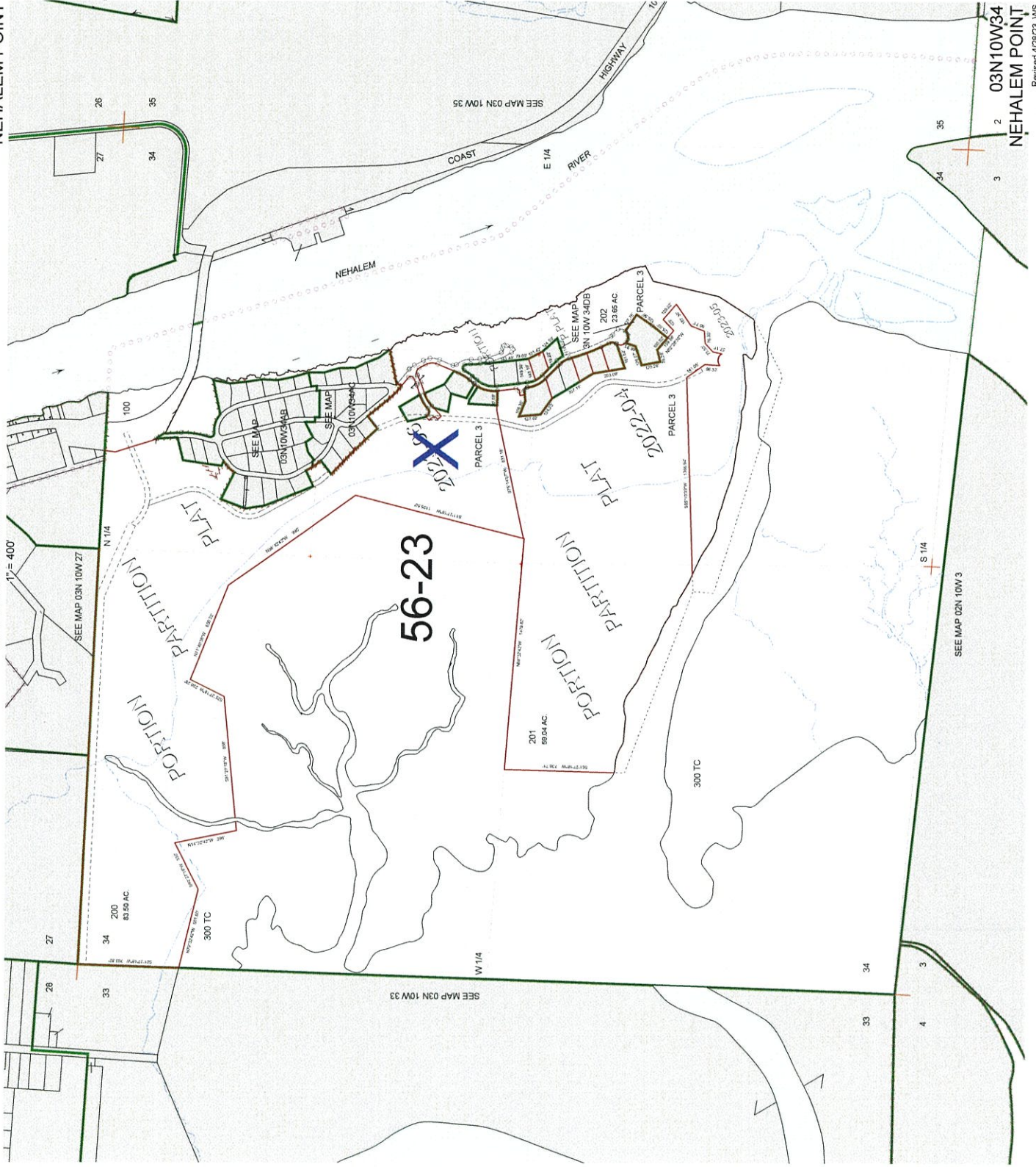
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SECTION 34 T.3N. R.10W. WM.

TILLAMOOK COUNTY

03N10W34  
NEHALEM POINT

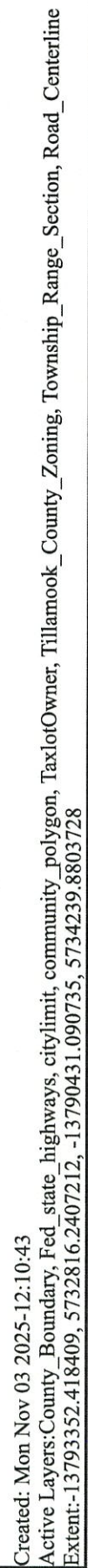
0 200 400 600 Feet



03N10W34  
NEHALEM POINT

Revised 4/28/23 WS





# EXHIBIT B





## LAND DIVISION APPLICATION

**Applicant** ☐ (Check Box if Same as Property Owner)

Name: Onion Peak Design Phone: 503-440-4403

Address: 11460 Evergreen Way

City: Nehalem State: OR Zip: 97131

Email: erick.opd@gmail.com

### Property Owner

Name: Nehalem Point Inc Phone: 971-645-8490

Address: PO Box 86

City: Manzanita State: OR Zip: 97130

Email: jcarter1217@gmail.com

### Location:

Site Address: N/A Nehalem Point Drive

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.

- ☐ 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:

<b>OFFICE USE ONLY</b>
Date Stamp <b>RECEIVED</b> OCT 24 2025 BY: <u>SAT</u>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851- <u>25-000512</u> -PLNG



### **Proposed Development**

- |   |   |  |
|---|---|--|
| <ul style="list-style-type: none"><li><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</li><li><input type="checkbox"/> Location, width and purpose of all proposed easements</li><li><input type="checkbox"/> Proposed deed restrictions, if any, in outline form</li><li><input type="checkbox"/> Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts</li></ul> | <ul style="list-style-type: none"><li><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</li><li><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</li><li><input type="checkbox"/> Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable</li><li><input type="checkbox"/> Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone</li><li><input type="checkbox"/> Evidence of contact with the applicable road authority for proposed new street connections</li><li><input type="checkbox"/> Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development</li></ul> |
|---|---|--|

### **Additional Information Required for Subdivisions**

- |   |  |
|---|--|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Preliminary street layout of undivided portion of lot</li><li><input type="checkbox"/> Special studies of areas which appear to be hazardous due to local geologic conditions</li><li><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</li><li><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</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Profiles of proposed drainage ways</li><li><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</li><li><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</li><li><input type="checkbox"/> Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines</li></ul> |
|---|--|

☐ **FINAL PLAT (LDO 090(1))**

- ☐ Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- ☐ Description of the plat perimeter
- ☐ The names and signatures of all interest holders in the land being platted, and the surveyor
- ☐ Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- ☐ Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- ☐ Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- ☐ Provisions for access to and maintenance of off-right-of-way drainage
- ☐ Block and lot boundary lines, their bearings and lengths
- ☐ Block numbers
- ☐ Lot numbers
- ☐ The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- ☐ Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

**Certificates:**

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

☐ **Additional Information:**

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**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.

Nehelem Point, INC. 10/10/25  
Property Owner (\*Required) Date  
Daryl Carter, President 10/10/25  
Applicant Signature Date  
Col. [Signature] (Union Peak Design) 10/21/25



## Nehalem Bay Wastewater Agency

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### SEWER AVAILABILITY

Date: 10/13/2025  
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:

3N103400200

Owner of Record: Nehalem Point Inc.

Project Information: Division of parcels

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.

Ken Scott

Keri Scott, Executive Assistant  
Nehalem Bay Wastewater Agency





Date: Nov. 19, 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) 00200

SITUS ADDRESS: Proposed Parcel 2 and 3 see attached.

NAME: Onion Peak Design PHONE: 503-440-4403

MAILING ADDRESS: 11460 Evergreen Way  
Nehalem, OR 97131

Single Family ☐ Duplex/Multi-Family ☐ Other ☒

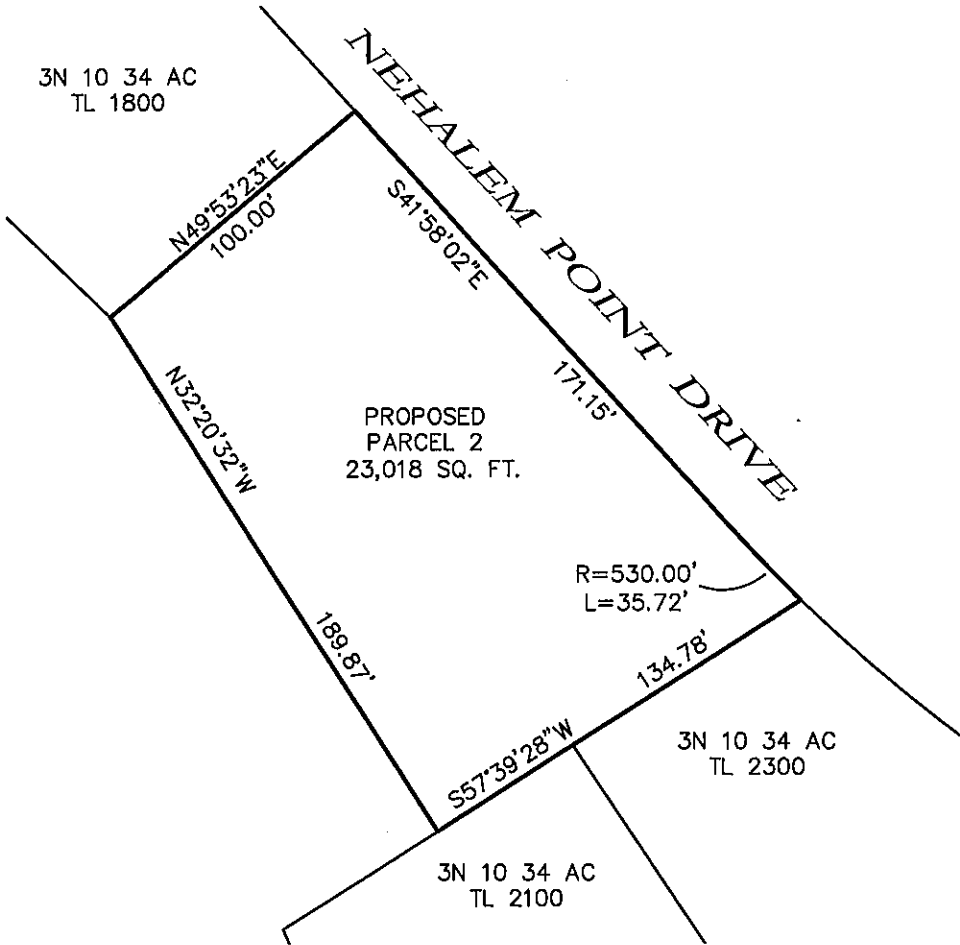
Comments: Water is available. Property owners will need updated water availability for hook-up specifics for future residential development.

Signed: Lori Longfellow City Manager  
Name Title

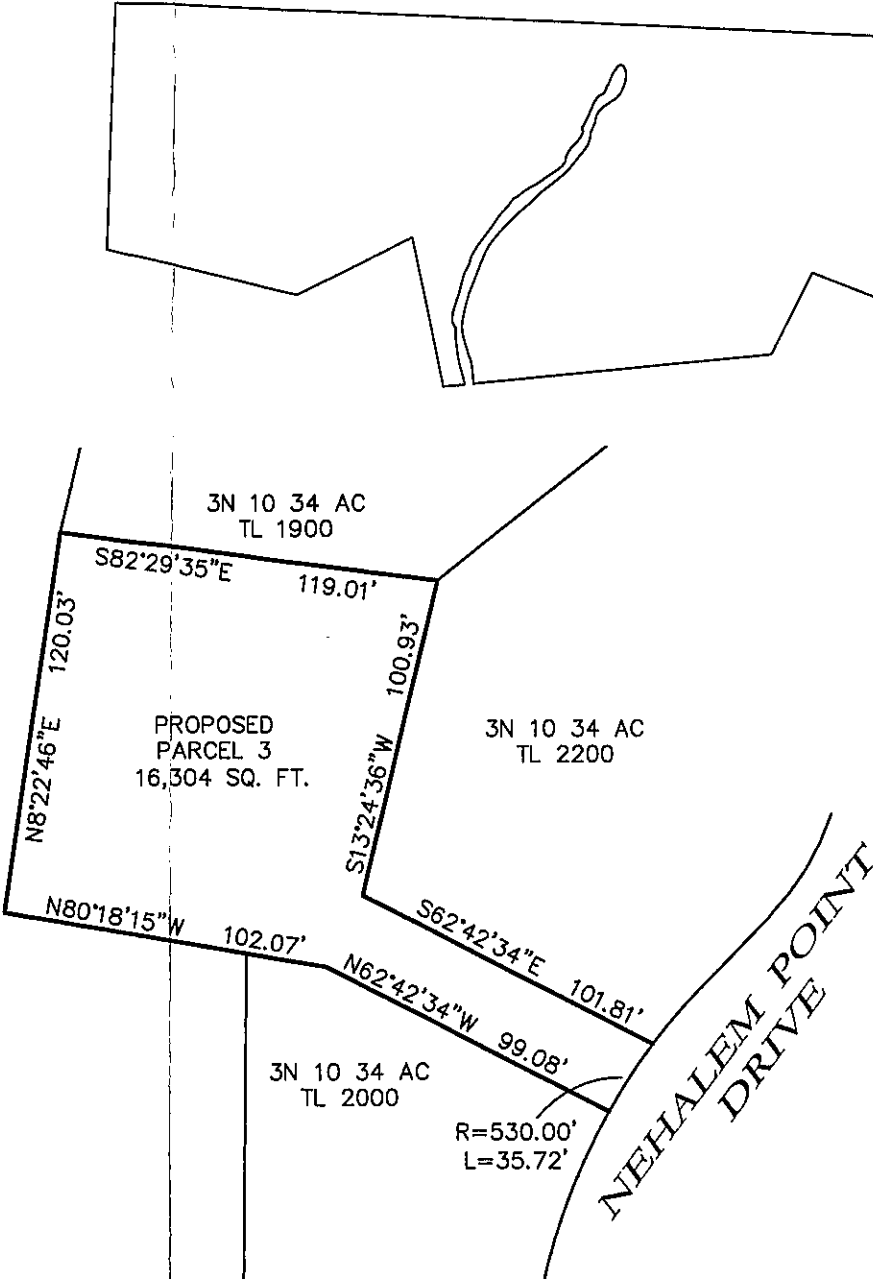
**NOTES**

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED PARTITION AS PER TILLAMOOK COUNTY PLANNING DEPARTMENT PROCEDURES IN ACCORDANCE WITH CITY OF NEHALEM LAND USE ORDINANCE. PUBLIC WATER AND SEWER ARE AVAILABLE THROUGH PUBLIC SYSTEMS LOCATED WITHIN NEHALEM POINT DRIVE. PROPOSED PARCEL 3 MAY BE INCREASED IN SIZE AT TIME OF FINAL SURVEY DEPENDING ON TOPOGRAPHY.

**OWNER**  
NEHALEM POINT INC  
PO BOX 86  
MANZANITA, OR 97130



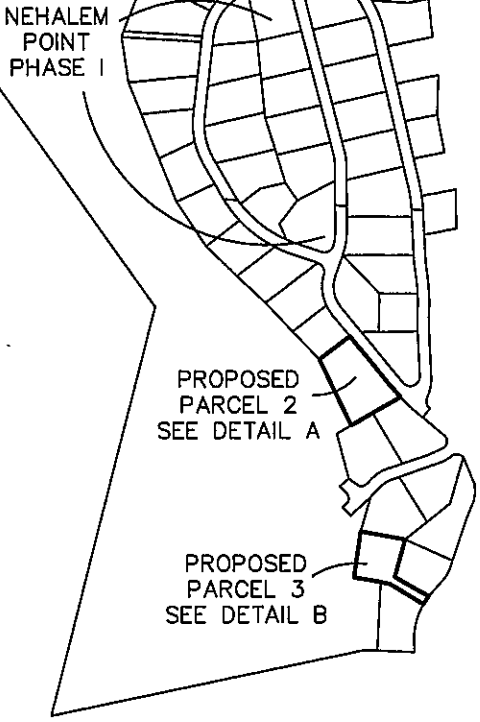
**DETAIL MAP 'A'**  
1" = 60'



**DETAIL MAP 'B'**  
1" = 60'

3N 10 34  
TAX LOT 200

PROPOSED  
PARCEL 1  
82.8 ACRES



**VICINITY MAP**  
1" = 500'

**ONION PEAK  
DESIGN**  
11460 EVERGREEN WAY  
NEHALEM, OR 97131  
(503) 440-4403

PROPOSED PARTITION FOR:  
**NEHALEM POINT INC**  
3N 10 34  
TAX LOT  
200  
SECTION 34, T3N, R10W, W.M.  
TILLAMOOK COUNTY  
OCTOBER 10, 2025

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Erick M White*

OREGON  
APRIL 28, 2014  
ERICK M. WHITE  
78572  
RENEWS 6/30/2026

TILLAMOOK COUNTY CLERK

Tillamook County, Oregon  
04/04/2023 08:55:25 AM

2023-001365

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 \_\_\_\_\_  
\_\_\_\_ CONDOMINIUM 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 3<sup>RD</sup> ST, SUITE C

TILLAMOOK, OR 97141