



**PARTITION #851-25-000564-PLNG:**  
**ARD SERVICES, LLC / TECH ENGINEERING**  
**Administrative Decision & Staff Report**

**Decision:** Approved with Conditions

**Decision Date:** January 29, 2026

**Report Prepared By:** Angela Rimoldi, Planning Permit Technician

**I. GENERAL INFORMATION:**

**Request:** Partition request to create three (3) residential parcels (Exhibit B).

**Location:** Located northeast of the Unincorporated Community of Beaver via Sandlake Road, a county road. The subject property is designated as Tax Lot 1207 of Section 11, Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. (Exhibit A).

**Zone:** The subject property is zoned Rural Residential 2-Acre (RR-2) Zone (Exhibit A).

**Applicant:** Tech Engineering, P.O. Box 80483, Portland, OR. 97280

**Property Owner:** Ard Services LLC (G. Demers), P.O. Box 34, Veneta, OR. 97487

**Description of Site and Vicinity:** The subject property is accessed via Sandlake Road, is irregular in shape, approximately 6+ acres in size, holds no improvements, and is slightly vegetated with grass and trees (Exhibit A). The topography of the subject property is generally sloped with some flat areas. The subject property is located within the Rural Residential (RR-2) zone; surrounded by properties also zoned Rural Residential (RR-2) to the south and east, properties zoned Forest (F) to the north, and properties zoned Farm (F-1) to the south and west (Exhibit A).

The subject property contains no mapped natural features as indicated on the National Wetlands Inventory map and is located within Zone X an Area of Minimal Flood Hazard as depicted on the FEMA Flood Insurance Rate Map (FIRM 41057C0725F) (Exhibit A). Areas of Minimal Flood Hazard are not subject to the provisions of the Flood Hazard Overlay Zone.

The subject property is within an area of mapped geologic hazard. 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 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 request is governed through the following Sections of the Tillamook County Land Division Ordinance (TCLDO) and Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. TCLDO Section 070: Preliminary Plat Approval Criteria
- B. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone
- C. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

## **III. ANALYSIS:**

The Administrative Review notice was mailed to property owners within 250 feet of the subject property and agencies on January 7, 2026. One response was received from the Oregon Department of State Lands acknowledging the notification of Partition has been removed from their review queue (Exhibit C).

### **A. 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;*

**Findings:** The applicability of the RR-2 Zone is addressed below. Plat and the submitted supplemental information confirm the criteria above are met.

- (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;*

**Findings:** The preliminary plat outlines access to the subject property and subsequent parcels remain via Sandlake Road, a county road (Exhibit B).

Land Division Ordinance Section 150 outlines development standards for partitions. Standards within this section either do not apply, evidence submitted by the Applicant confirms the standards are met, or that the standards can be met through compliance with the Conditions of Approval.

Staff concludes the above standards and the standards in Sections 150 and 160 of the Land Division Ordinance 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*
- (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 subject property and subsequent parcels are to be served by a well; a water availability letter from Oregon Water Resources Department is included with submittal (Exhibit B). For onsite wastewater services, a notation can be placed on the plat stating that the allowance of the partition does not warrant that site evaluation approval is or will be available to the approved parcels if site evaluation approval has not yet been obtained (Exhibit B).

The subject property is also served by the Tillamook Fire District and Tillamook County Sheriff's Office. Given the location of the property, availability of public services existing in the area and absence of natural features on the subject property, staff conclude these criteria have been met or can be met through compliance with the Conditions of Approval.

## **B. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone**

4. *STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

- (a) *The minimum lot size is two acres for parcels zoned before October 4, 2000.*
- (b) *The minimum parcel/lot size is 10 acres for lots/parcels re-zoned Rural Residential on or after October 4, 2000.*
- (c) *Parcels less than two acres in size that were legally established prior to December 18, 2002 may be built upon provided that all other requirements of this Ordinance and other applicable development requirements are met.*
- (d) *Lots in an approved preliminary subdivision plat that is being maintained in an active status as of the date adopted of this Ordinance may be built upon after approval and recording of the final plat.*
- (e) *The minimum lot width and depth shall both be 100 feet.*
- (f) *The minimum front yard shall be 20 feet.*
- (g) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*
- (h) *The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*

**Findings:** The preliminary plat confirms the three (3) parcels created by the partition meet the minimum requirements for lot size and dimension standards as outlined above (Exhibit B). The subject property and subsequent parcels have no existing improvements (Exhibit B).

Staff find these standards have been met.

**C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas**

- (1) *The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:*
  - (a) *Active landslides identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79;*
  - (b) *Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;*  
.....
- (2) *A GEOLOGIC HAZARD report is required prior to approval of planned developments, coast resorts, subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:*
  - (a) *For building or mobile home or manufactured home permits in areas identified in (1) (b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies*

**Findings:** The subject property is within an area of geologic hazard (Exhibit A). While this partition process is not subject to provisions of TCLUO Section 4.130, 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.

**IV.**

**DECISION: APPROVED WITH CONDITIONS**

Staff concludes, based on the findings of fact and other relevant information in the record, the Applicant has satisfied, or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore approves the request subject to the provisions in Section V below.

By accepting this approval, the applicants/property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its office, 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 applicants/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on February 10, 2026.**

**V.**

**CONDITIONS OF APPROVAL:**

Failure to comply with the Conditions of Approval and Ordinance provisions could result in nullification of this approval.

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. All easements necessary to serve the proposed parcels for access and utilities shall be clearly identified on the Final Plat.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant 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 Preliminary Plat approval.

5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
6. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

**VI. EXHIBITS:**

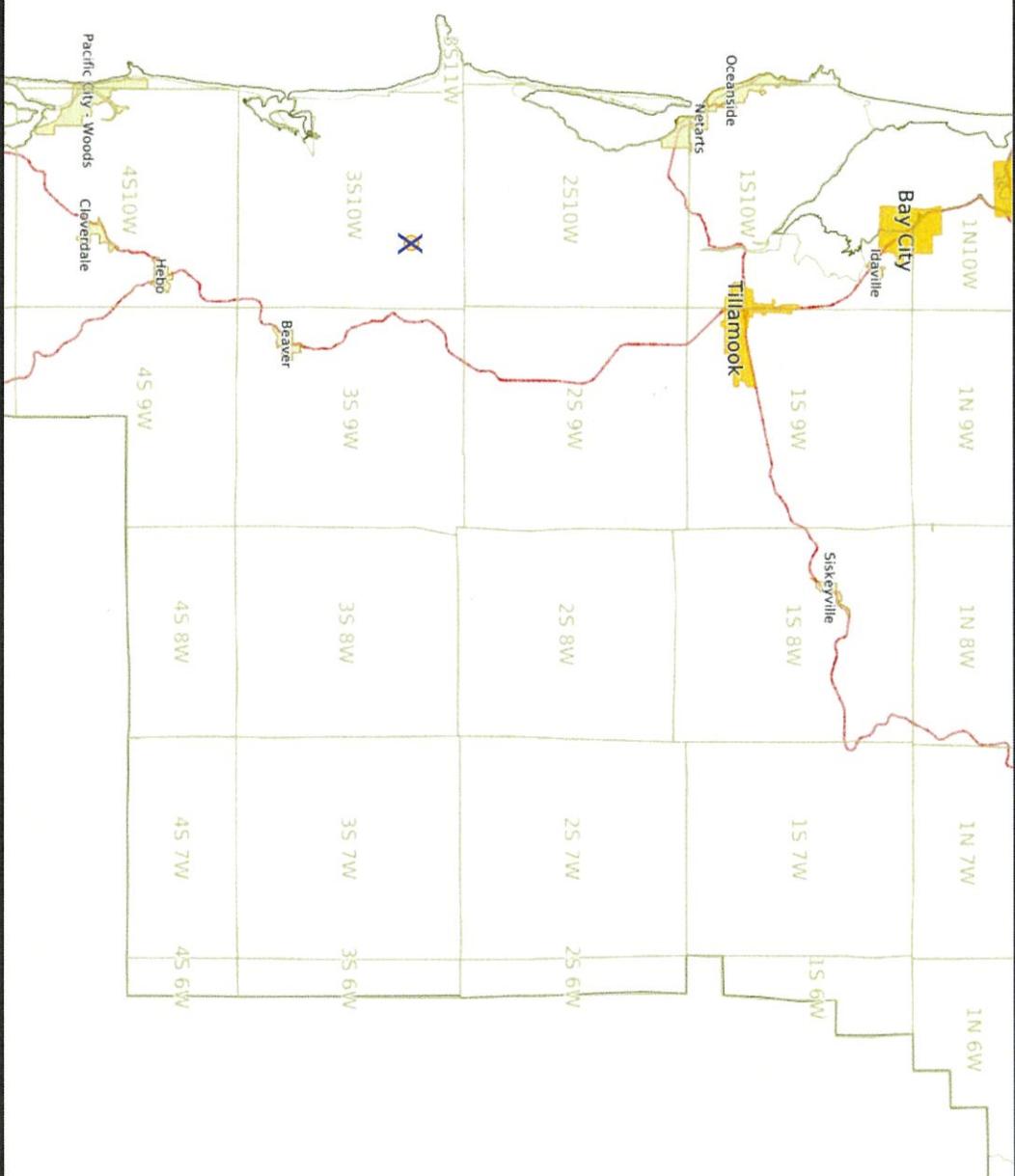
All Exhibits referenced herein are, by this reference, made a part hereof:

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

# EXHIBIT A



# Tillamook County GIS

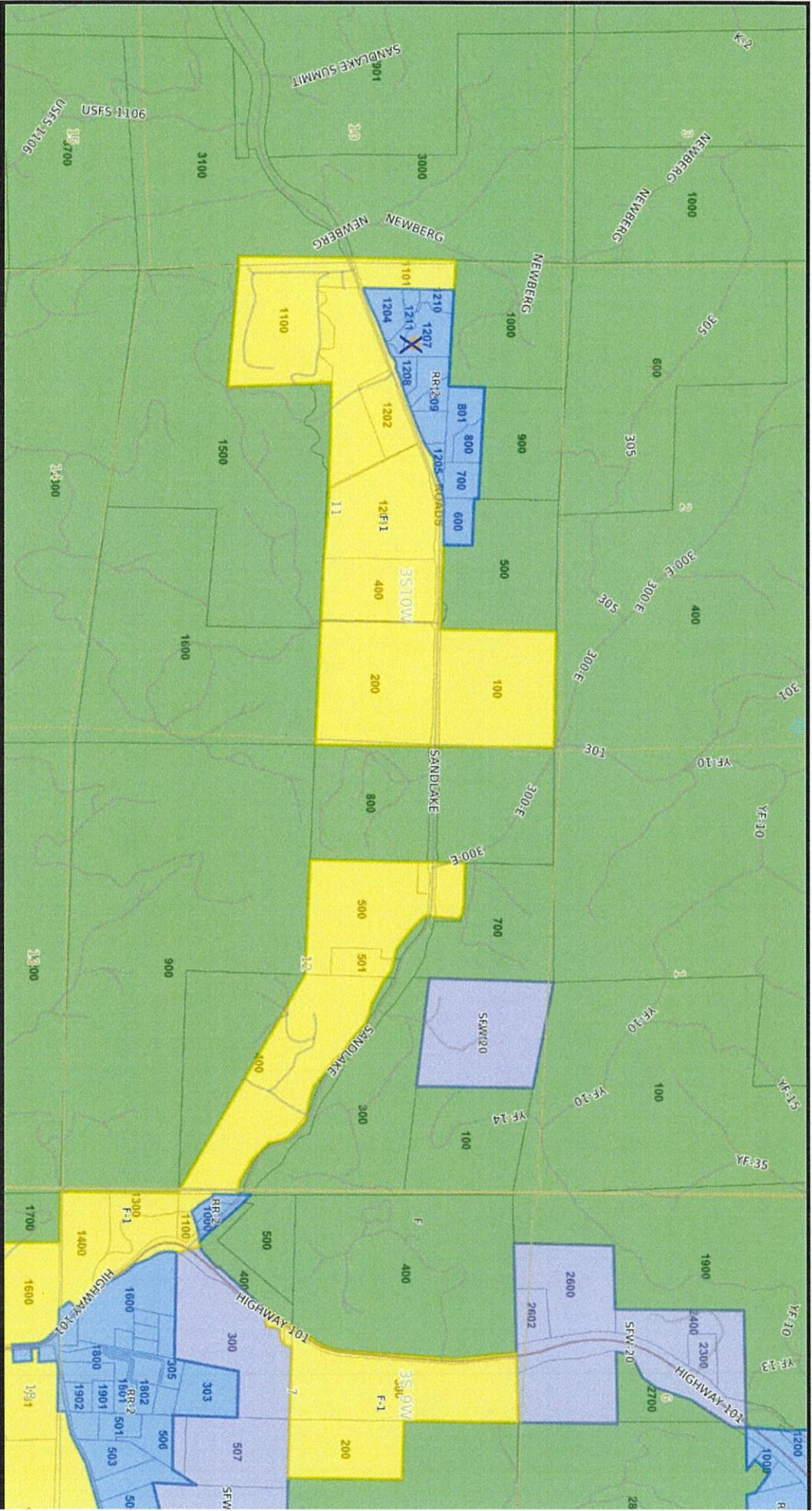


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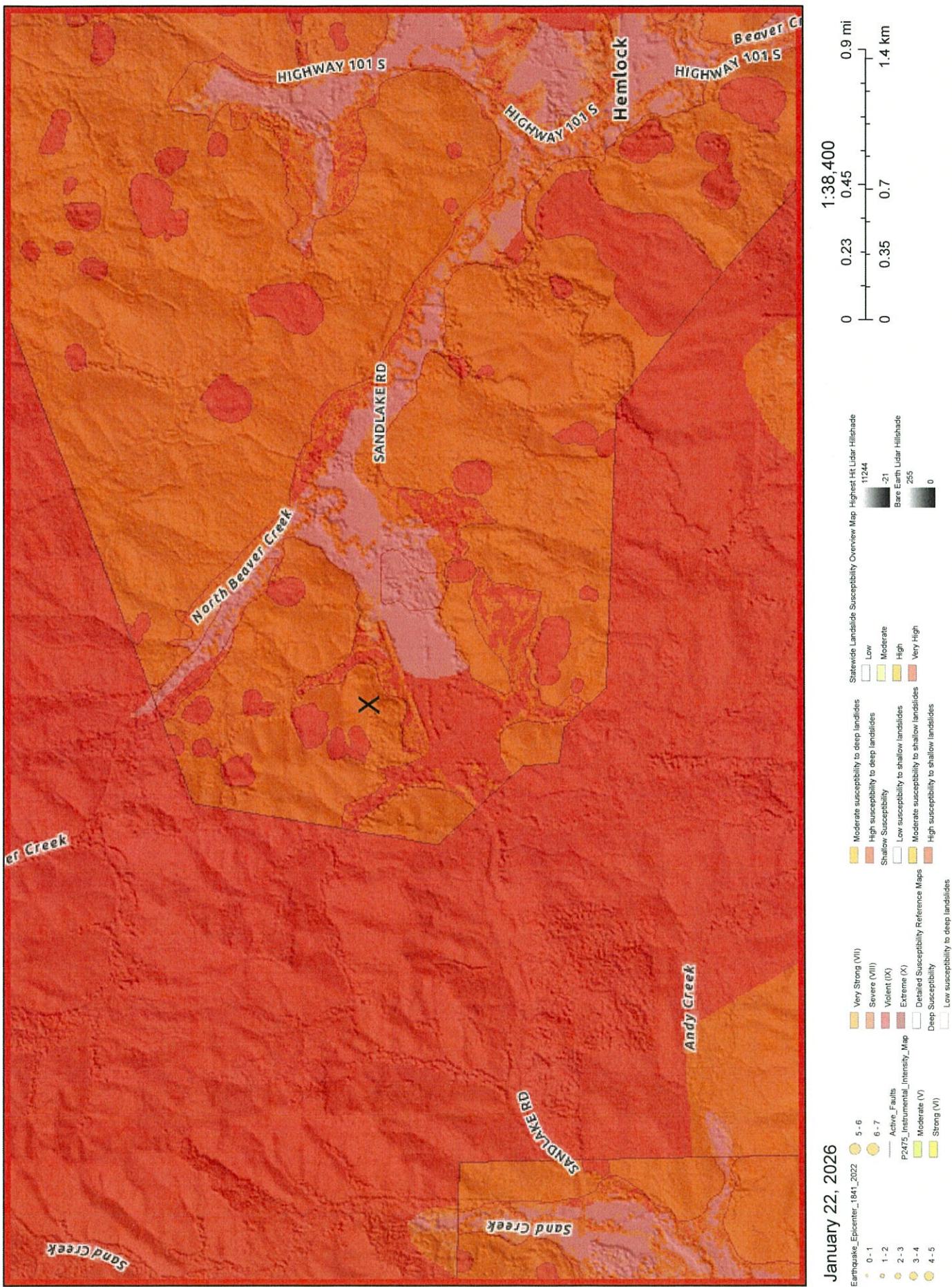


# Tillamook County GIS



Created: Mon Jan 05 2026-11:12:52  
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Partition #851-25-000564-PLNG

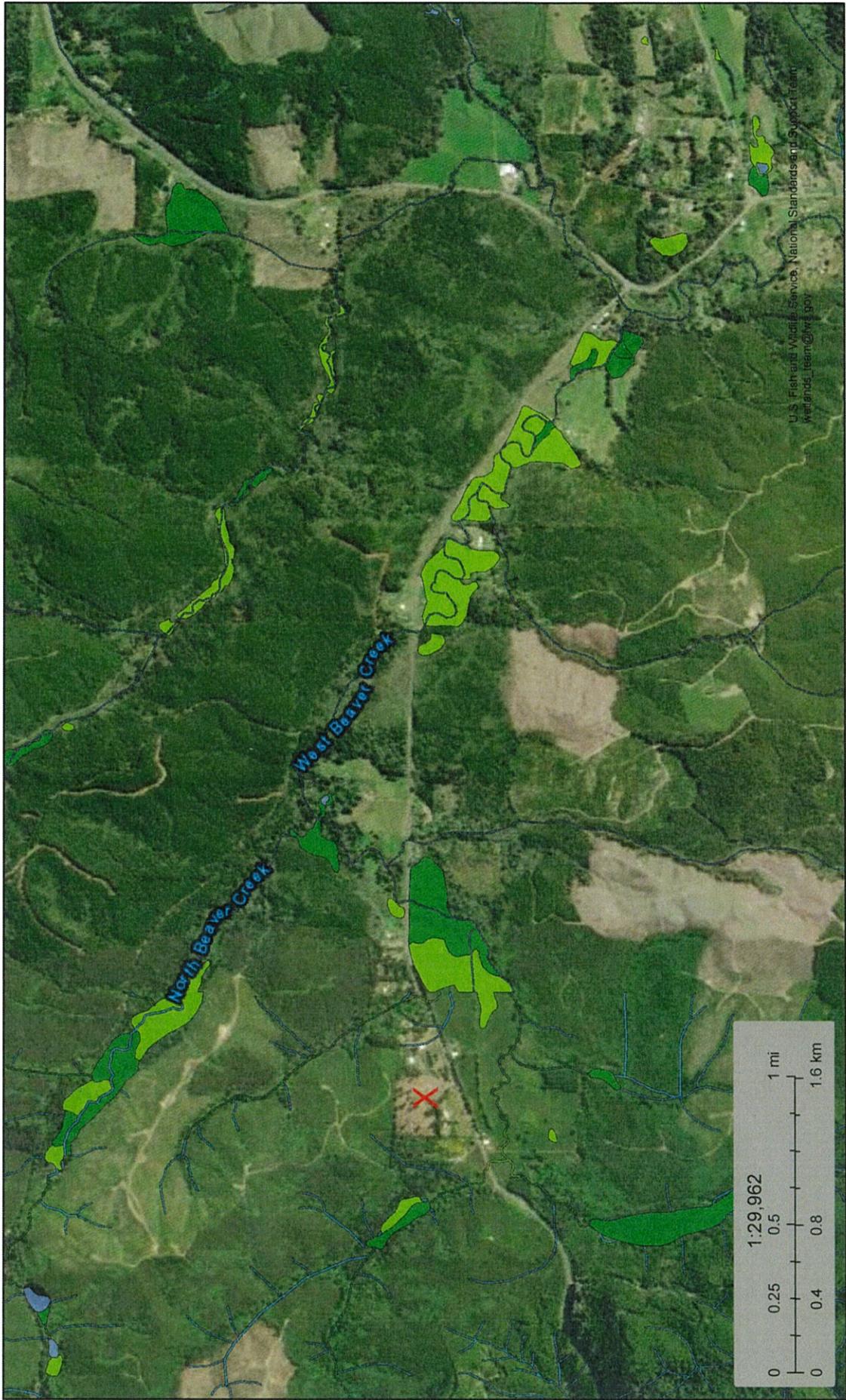




U.S. Fish and Wildlife Service

## National Wetlands Inventory

Partition #851-25-000564-PLNG



January 22, 2026

1:29,962  
0 0.25 0.5 0.75 1 mi  
0 0.4 0.8 1.2 1.6 km

**Wetlands**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

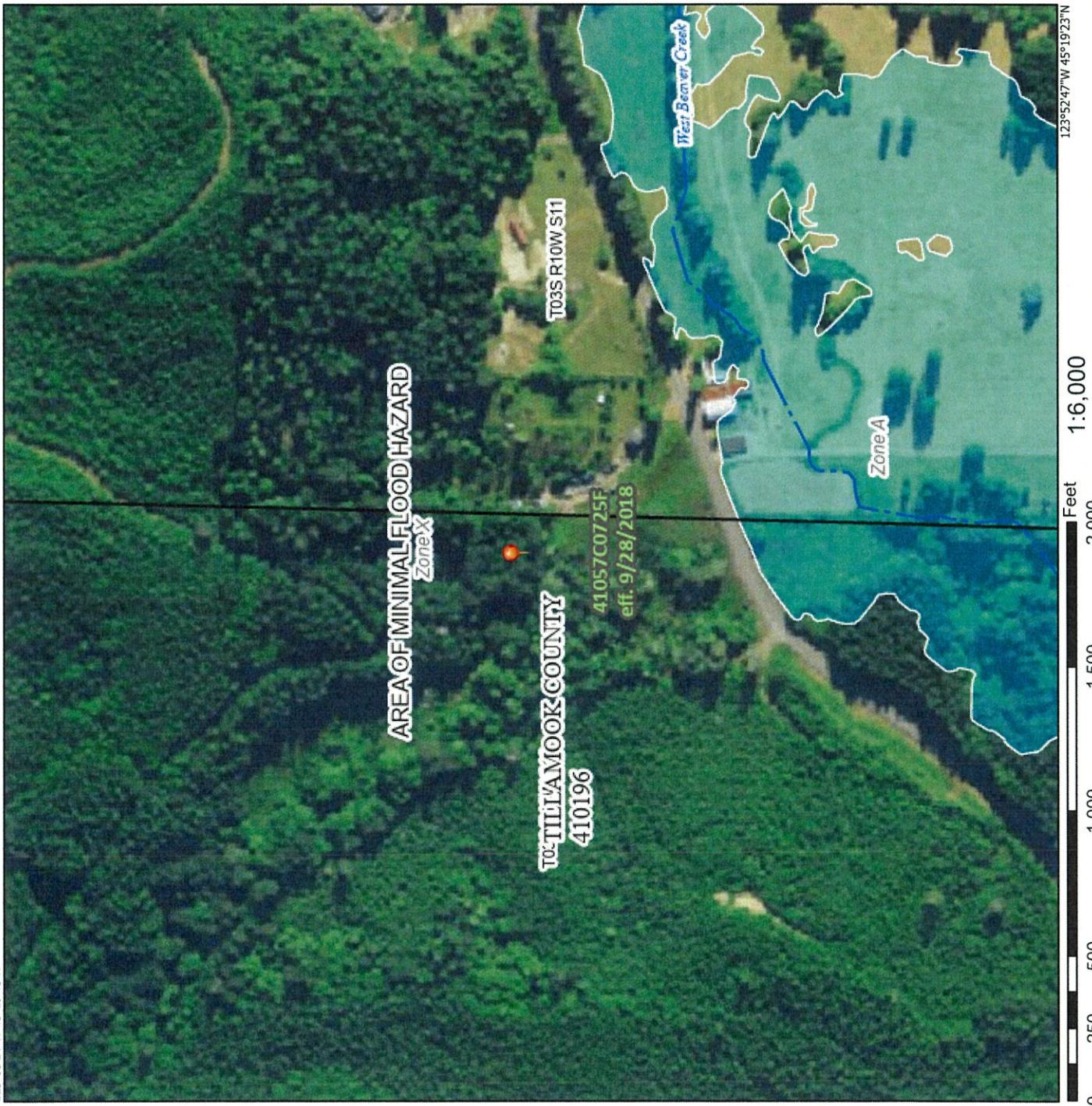
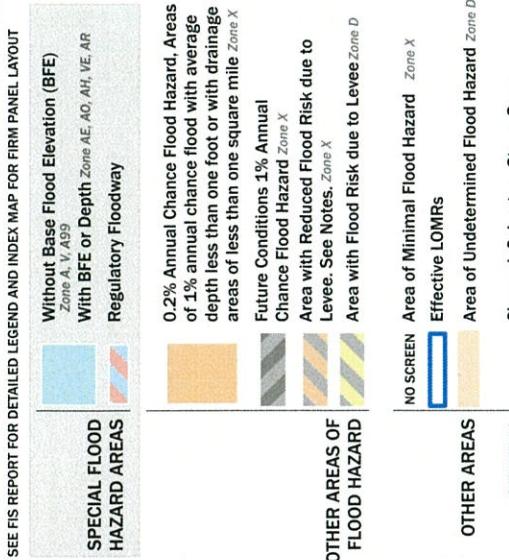
This map is for general reference only. The U.S. Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NW)  
This page was produced by the NW mapper

# National Flood Hazard Layer FIRMette



## Legend



# EXHIBIT B



- FINAL PLAT (LDO 090(1))**
- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

### Certificates:

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

Additional Information:

### Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner (\*Required)

Nov. 20, 2025

Date

Applicant Signature

Nov. 20, 2025

Date

Proposed 3 Parcel Partition (MLP) of  
 Parcel 3, Partition Plat No. 2025-5 in  
 T3S, R10W, Section 11, WM,  
 Tillamook County, Oregon

Owner :

Ard Services, LLC ( Greg Demers )  
 PO Box 34  
 Veneta, Oregon 97487  
 Phone 1 (541) 953-7866

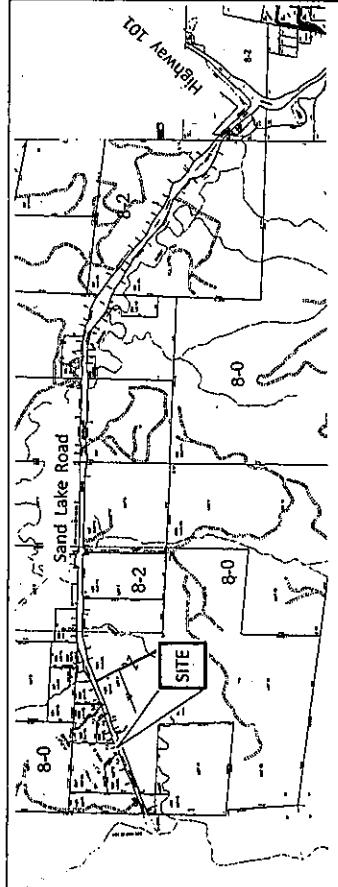
Land Planning - Engineer :

Tech Engineering  
 PO Box 80483  
 Portland, Oregon 97280  
 Phone (503) 819-6494 (John )  
 Land Surveyor :

KLS Surveying, Inc.  
 1224 Alder Street  
 Vernonia, Oregon 97064  
 Phone (503) 429-6115 ( Don or Steve )

Existing Zoning :

RR2

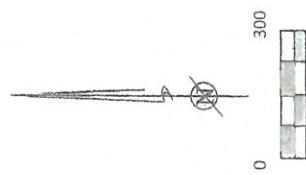


Vicinity Map  
 Not to Scale

INDEX TO DRAWINGS

Sheet No.	Description
Sheet 1 of 6	Cover Sheet, Vicinity Map and General Information
Sheet 2 of 6	Aerial Photo
Sheet 3 of 6	Existing Conditions Plan
Sheet 4 of 6	Preliminary Plat
Sheet 5 of 6	Proposed Street Plan
Sheet 6 of 6	Proposed Street Profile

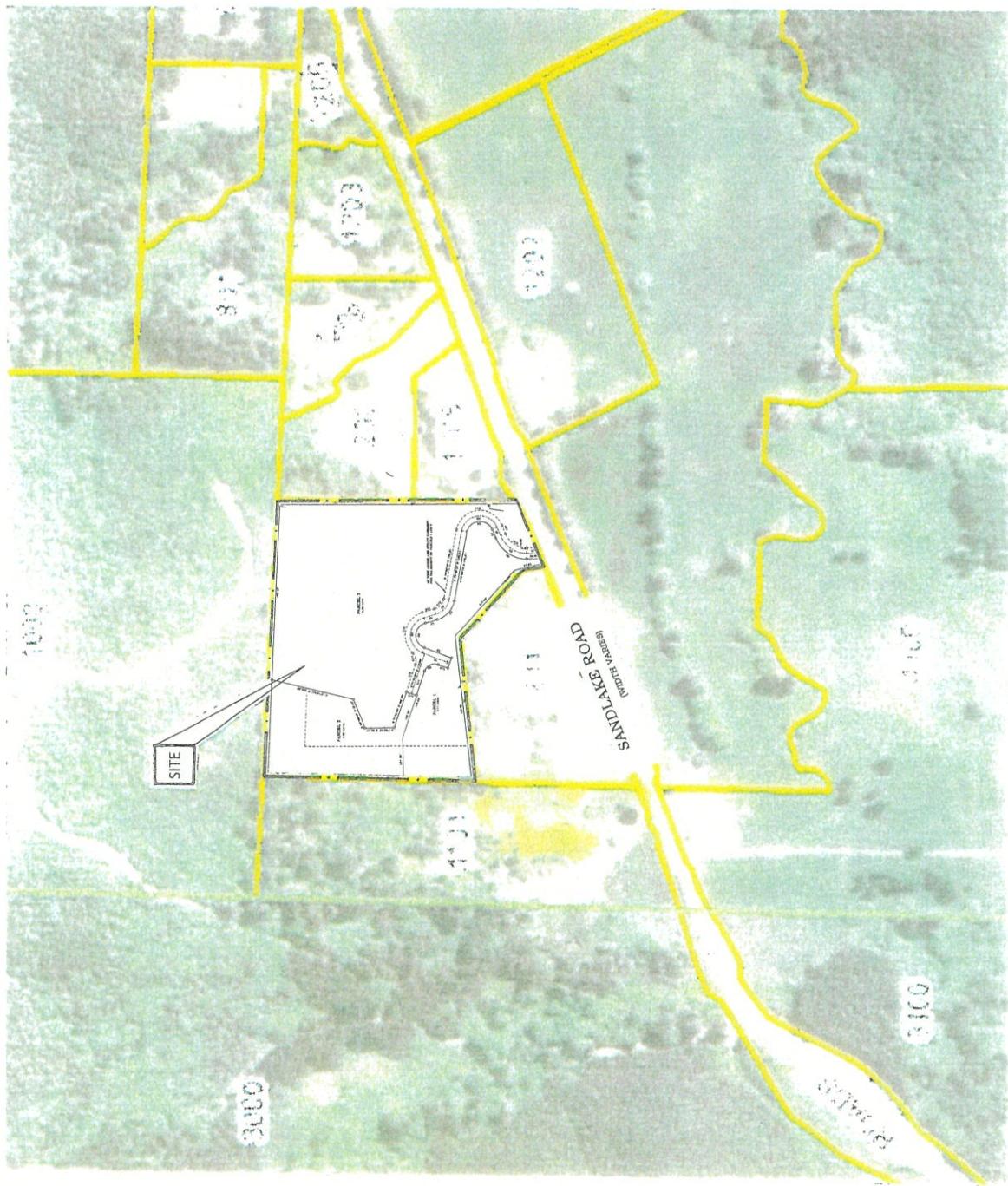
TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494	Owner - Developer : Ard Services, LLC PO Box 34 Veneta, Oregon 97487
Project : Demers Ridge No. 2 Tillamook County, Oregon	Project : Demers Ridge No. 2 Tillamook County, Oregon
Sheet Title : Cover Sheet, Vicinity Map and General Information	Sheet Title : Cover Sheet, Vicinity Map and General Information
Drawn By : JOJ Checked By : TJA Date : November, 2025 Project : Ard - 2025 Sheet 1 of 6	Drawn By : JOJ Checked By : TJA Date : November, 2025 Project : Ard - 2025 Sheet 1 of 6

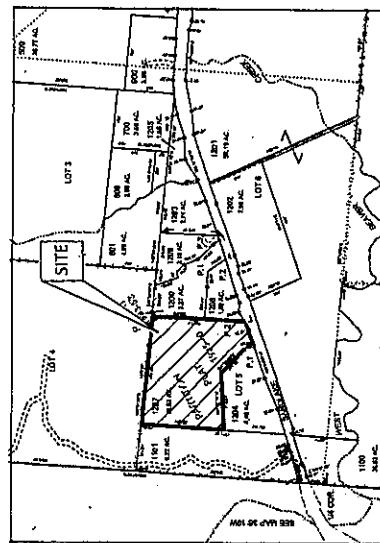


Scale : 1' = 300'

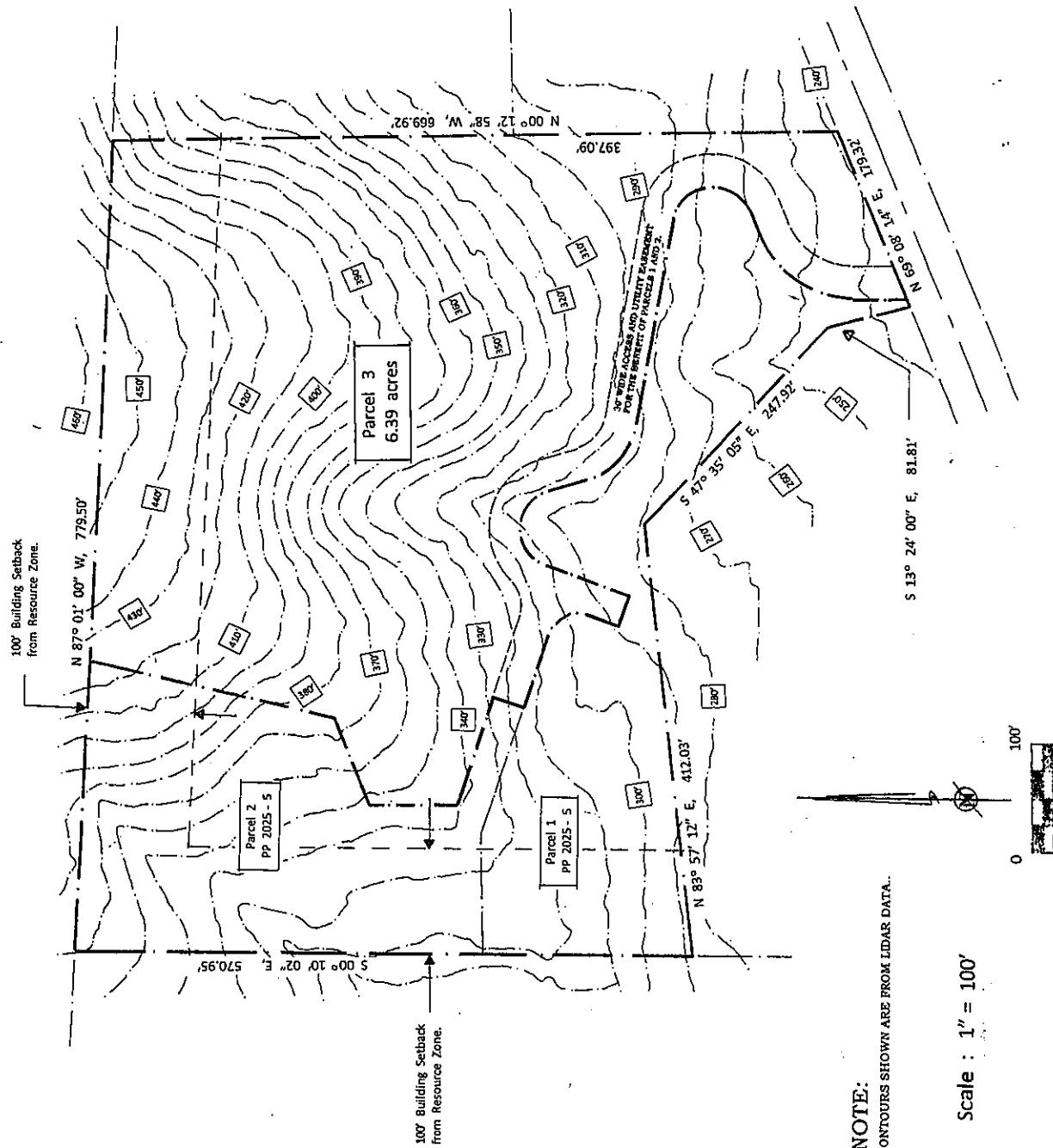


TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494	
Owner - Developer : Ard Services, LLC PO Box 34 Veneta, Oregon 97487	Project : DeMers Ridge No. 2 Tillamook County, Oregon
Sheet Title : Aerial Photo	Drawn By : JDJ Checked By : ILA Date : November, 2025 Project : ARD - 2025 Sheet 2 of 6



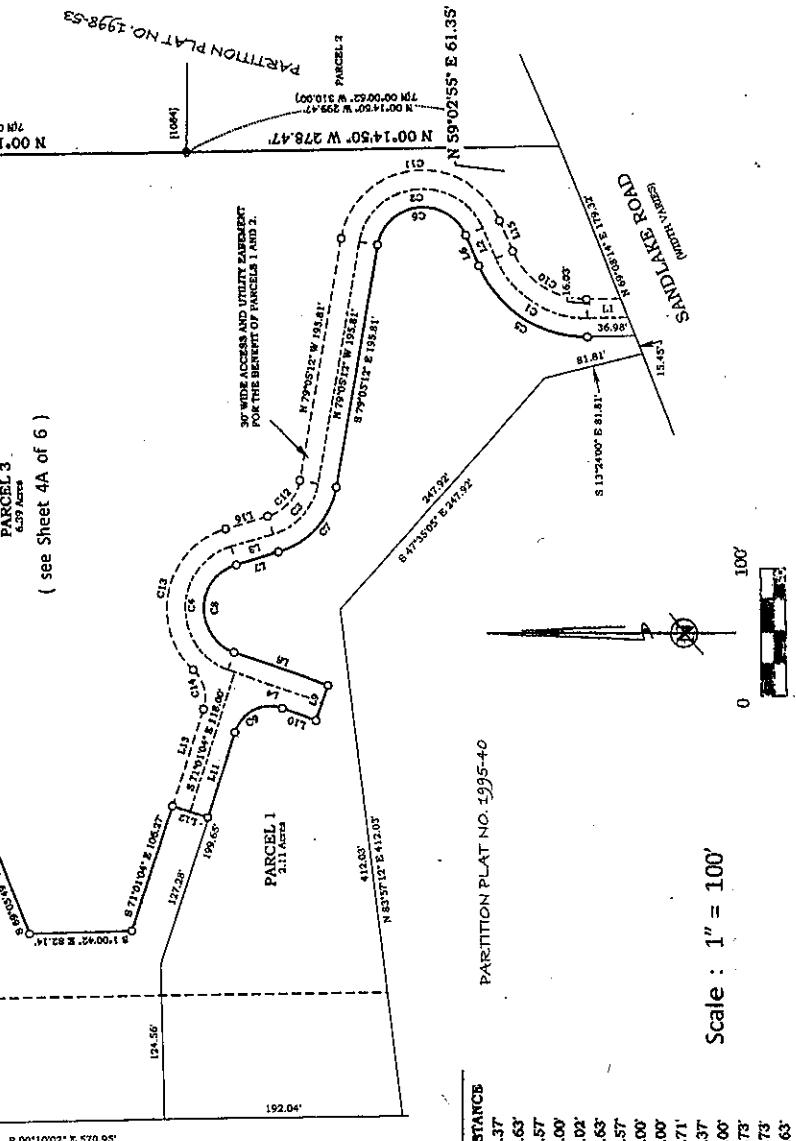


<b>TECH. ENGINEERING</b> PO Box 804833 Portland, Oregon 97280 Phone (503) 819-6494	
Owner - Developer :	Ard Services, LLC PO Box 34 Veneta, Oregon 97487
Project :	Deblers Ridge No. 2 Tillamook County, Oregon
Sheet Title :	Existing Conditions Plan
Drawn By :	JDJ
Checked By :	TLA
Date :	November, 2025
Project :	ARD - 2025
Sheet 3 of 6	



Curve Table

STATION	BOOK	PAGE	STATION	BOOK	PAGE
BASIS OF BEARINGS N 86°59'45" W 779.40'			N 86°59'45" W 779.40'		
6N 86°59'45" W 779.40'			6N 86°59'45" W 779.40'		
490.16'			490.16'		
286.47'			286.47'		
378.91'			378.91'		
194.56'			194.56'		
192.04'			192.04'		
8 00'10"02" E 570.95'			8 00'10"02" E 570.95'		
2.00 Acre			2.00 Acre		
PARCEL 2			PARCEL 2		
6.59 Acres			6.59 Acres		
PARCEL 3			PARCEL 3		
6.59 Acres			6.59 Acres		
( see Sheet 4A of 6 )			( see Sheet 4A of 6 )		



Line Table

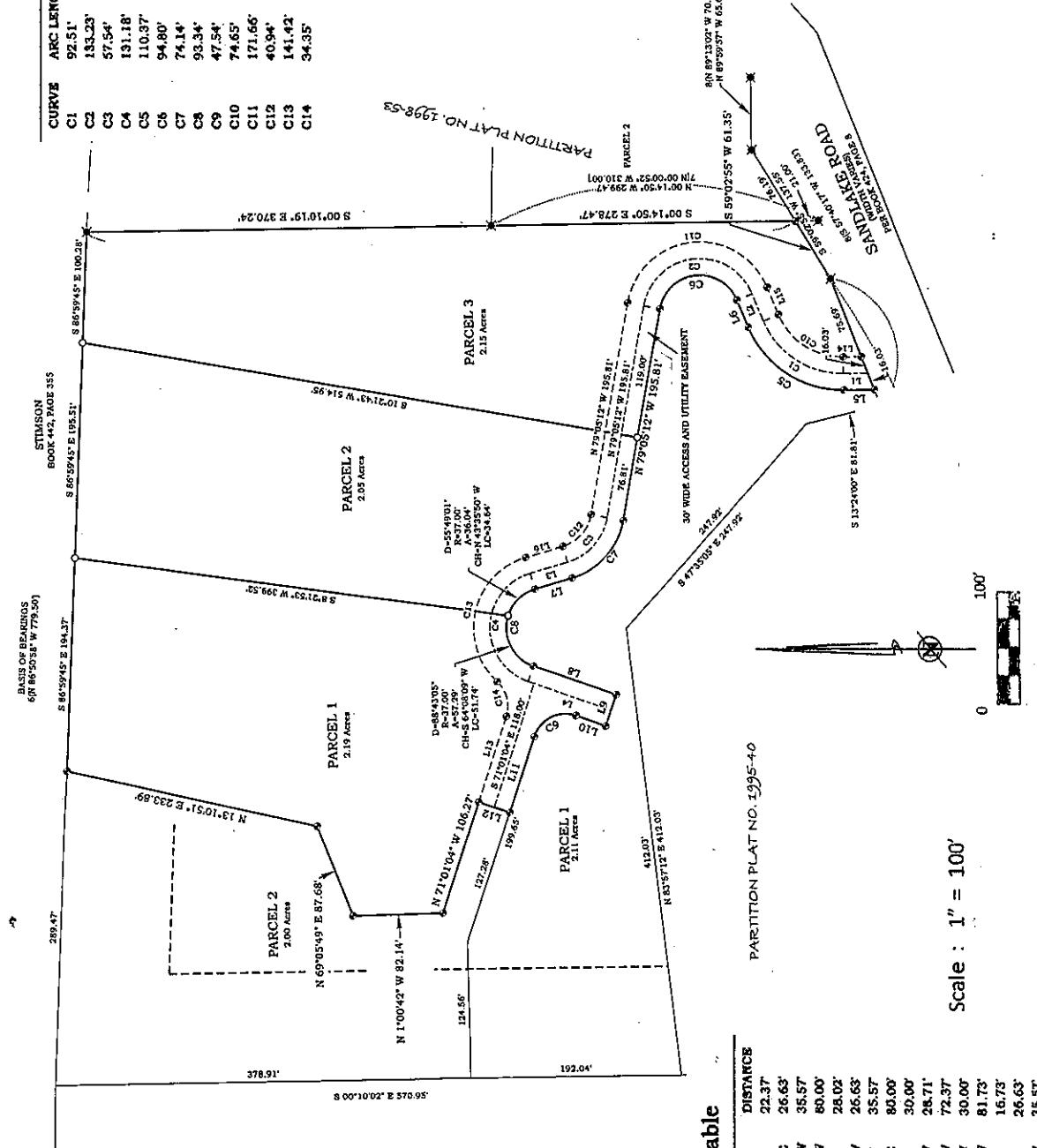
LINE	BEARING	DISTANCE	PARTITION PLAT NO. 1995-4-0
L1	N03°10'W	22.37'	
L2	N67°42'24"E	25.63'	
L3	N15°41'21"W	35.57'	
L4	S19°46'38"W	60.00'	
L5	S01°30'10"E	28.04'	
L6	S56°42'24"W	26.63'	
L7	S15°41'21"E	35.57'	
L8	N19°46'38"E	80.00'	
L9	S70°13'22"E	30.00'	
L10	S19°46'38"W	28.04'	
L11	N71°01'04"W	72.37'	
L12	S16°58'56"W	30.00'	
L13	N71°01'04"W	81.73'	
L14	N03°01'07"W	16.73'	
L15	N67°42'24"E	26.63'	
L16	N15°41'21"W	35.57'	

Sheet 4 of 6

TECH. ENGINEERING	PO Box 80483	Portland, Oregon 97280
PO	Phone (503) 819-6194	
PARCEL 2		
Owner - Developer :	ARD Services, LLC	
Project :	PO Box 34	
Sheet Title :	Vernita, Oregon 97487	
Drawn By :	Damer Ridge No. 2	
Checked By :	Tillamook County, Oregon	
Date :	November, 2015	
Project :	ARD - 2025	

## Curve Table

CURVE	ARC LENGTH	RADIUS	DELTIA	CH. BEARING	CH. DISTANCE
C1	92.51'	77.71'	68°12'34"	N33°36'07"E	87.14'
C2	133.23'	52.00'	146°47'36"	N54°12'47"W	59.66'
C3	57.54'	52.00'	63°23'51"	N47°23'16"W	54.65'
C4	131.18'	52.00'	144°32'01"	N87°57'21"W	99.06'
C5	110.37'	92.71'	68°12'34"	S33°36'07"W	103.06'
C6	94.80'	37.00'	146°47'36"	S54°12'47"E	70.92'
C7	76.14'	67.00'	63°23'51"	S47°23'16"E	70.41'
C8	93.34'	37.00'	144°32'01"	S87°57'21"E	70.48'
C9	47.54'	30.00'	90°47'42"	S25°37'13"E	42.77'
C10	74.65'	62.71'	68°12'34"	N33°36'07"E	70.32'
C11	171.66'	67.00'	146°47'36"	N54°12'47"W	128.41'
C12	40.94'	37.00'	63°23'51"	N47°23'16"W	38.86'
C13	141.42'	67.00'	120°35'58"	N76°09'20"W	116.89'
C14	34.35'	30.00'	65°37'15"	S76°09'20"W	32.50'



## Line Table

LINE	BEARING	DISTANCE
L1	N073°10'W	22.37'
L2	N67°42'24"E	26.63'
L3	N15°41'21"W	50.00'
L4	S19°46'38"W	60.00'
L5	S073°10'E	25.02'
L6	S67°42'24"W	26.63'
L7	S15°41'21"E	35.57'
L8	N19°46'38"E	80.00'
L9	S70°13'22"E	30.00'
L10	S19°46'38"W	28.71'
L11	N71°01'04" W	72.37'
L12	S16°58'56" W	30.00'
L13	N71°01'04" W	81.73'
L14	S073°10' W	16.73'
L15	N67°42'24"E	26.63'
L16	N15°41'21"W	35.57'

Note : See Sheet 5A of 6 for Typical Roadway Sections

TECH. ENGINEERING  
PO Box 80483  
Portland, Oregon 97280  
Phone (503) 819-6494

Ard Services, LLC  
PO Box 34  
Veneta, Oregon 97487

Proposed Street Plan

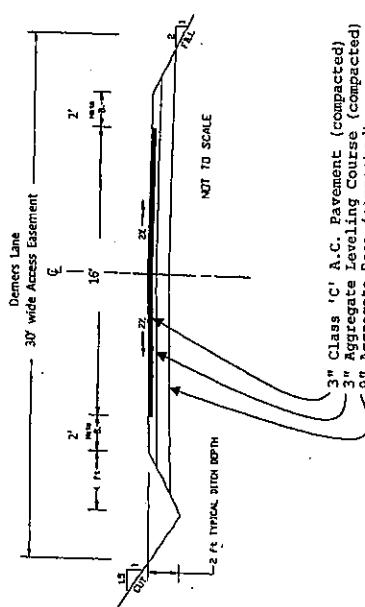
Drawn By :

Project : ARD -

111

EXHIBIT "A"

TILLAMOOK COUNTY ROAD IMPROVEMENT ORDINANCE  
STANDARD ROADWAY SECTION



## Notes:

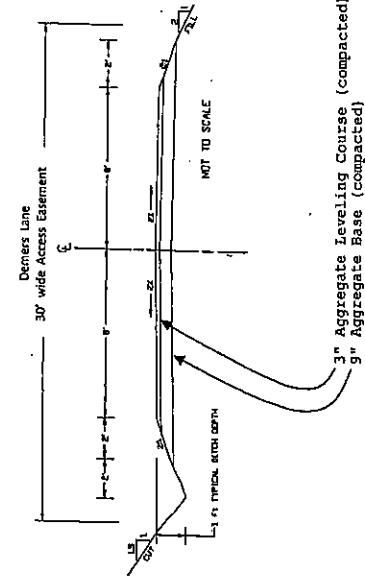
- A. Width of traveled way in accordance with AASHTO Manual centered in the right of way.
- B. Width of shoulders in accordance with AASHTO Manual. Build up shoulders to match pavement level & slope using aggregate leveling course.
- C. Aggregate and asphalt specifications in accordance with Materials Specifications as outlined in Section XI.
- D. The County Engineer may require a higher standard. See Section XII of the Ordinance for details. Additional improvement requirements shall be in conformance with AASHTO manual.
- E. Left Turn Pockets and Right Turn Tapers may be required based on traffic warrants.

Minimum Roadway Section from  
Sta. 0 + 00 to Sta. 5 + 07

- A. Road Improvement: Standard Roadway Section. The Standard Roadway Section found in Section XI is the basic County standard for road improvements in existing undeveloped public right of ways. The following notes apply:
  1. Average Daily Traffic (ADT) for design is to be determined based on anticipated future usage of the roadway based on the maximum density allowed by zoning. For residential developments the ADT is assumed to be 10 vehicles per day per residence.
  2. Additional improvement requirements shall be in conformance with AASHTO manual.
- B. Minimum Roadway Section. The typical road section found in Exhibit "B" is the minimum improvement requirement. This minimum typical road section applies to road improvements when the future use of the improved portion of road will serve 1, 2, 3, or 4 lots. Any proposed road improvement greater than 1A grade shall require asphalt pavement. Any additional fire department requirements shall take precedence over Public Works requirements.

EXHIBIT "B"

TILLAMOOK COUNTY ROAD IMPROVEMENT ORDINANCE  
MINIMUM ROADWAY SECTION

Typical Roadway Sections  
Not to Scale

## Notes:

- A. This minimum roadway section applies in accordance with Sections XI and XII of the Ordinance.
- B. Width of traveled way centered in the right of way.
- C. Aggregate and asphalt specifications in accordance with Materials Specifications as outlined in Section XI.

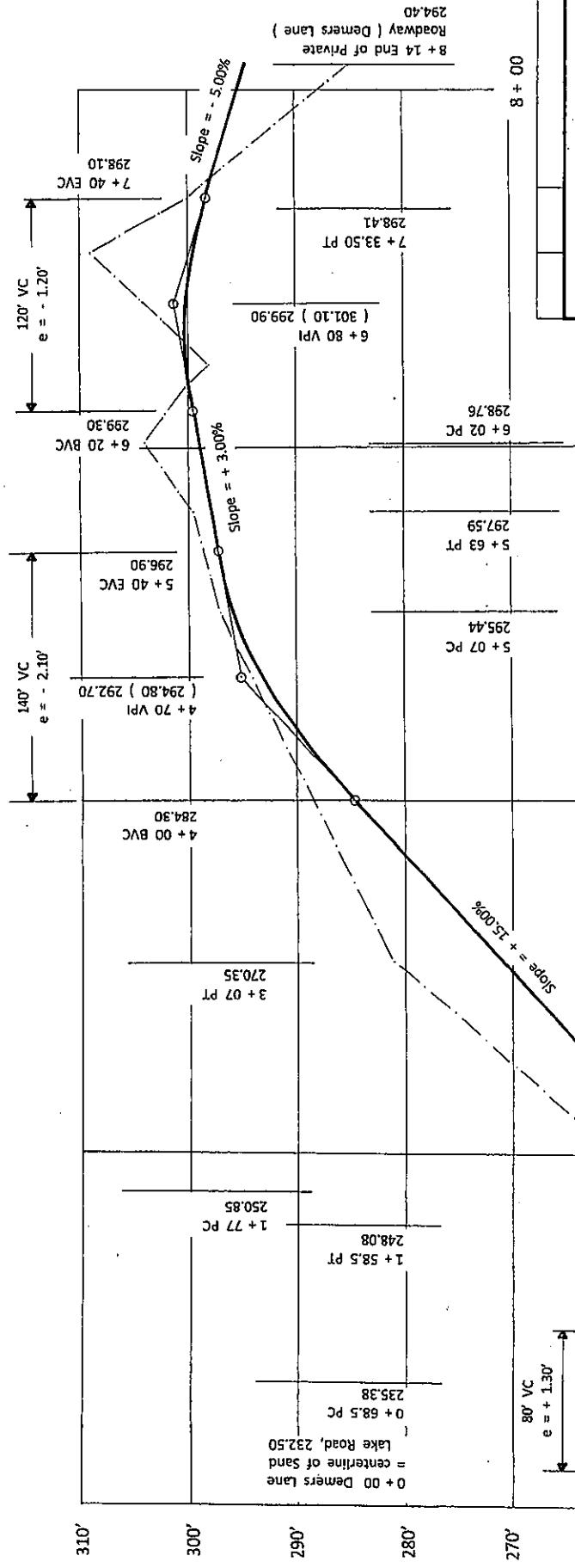
Minimum Roadway Section from  
Sta. 5 + 07 to Sta. 8 + 14 Plus  
Hammerhead Turnaround

3. "Traveled way" shall be paved.
4. Left Turn Pockets and Right Turn Tapers may be required based on traffic warrants.
- B. Minimum Roadway Section. The typical road section found in Exhibit "B" is the minimum improvement requirement. This minimum typical road section applies to road improvements when the future use of the improved portion of road will serve 1, 2, 3, or 4 lots. Any proposed road improvement greater than 1A grade shall require asphalt pavement. Any additional fire department requirements shall take precedence over Public Works requirements.

## Sheet Title : Typical Roadway Sections

Drawn By : JD
Checked By : TLA
Date : November 2025
Project : ABD - 2025

Sheet 5A of 6



TECH. ENGINEERING PO Box 80483 Portland, Oregon 97280 Phone (503) 819-6494	
Owner - Developer :	ARD Services, LLC PO Box 34 Veneta, Oregon 97487
Project :	DeMers Ridge No. 2 Tillamook County, Oregon
Sheet Title :	
Drawn By :	JL
Checked By :	TIA
Date :	November, 2025
Project :	ARD - 2025
Sheet 6 of 6	

6 + 00

4 + 00

2 + 00

0 + 00

Demers Lane - Profile  
1" = 60' Horizontal  
1" = 10' Vertical

Slope = 0.00%

Slope = + 2.00%



# Oregon

Tina Kotek, Governor

OWRD, Watermaster Dist 1

4000 Blimp Blvd Ste 400

Tillamook, OR, 97141

503-457-8989

[Nikki.M.Hendricks@water.oregon.gov](mailto:Nikki.M.Hendricks@water.oregon.gov)

October 18, 2024

Dear Applicant and Planning Department,

This letter is in regard to water availability for the Demer Ridge Development/Partition. From my understanding a well will be installed for use at these future sites. Below is my statement on the potential for well use.

A well is a legal source of exempt water use for up to three homes before it is considered a public water system and needs to be authorized by OHA. The water availability of wells in this area is low, with the highest yielding being 5gpm and installed in 2013. Please take that into consideration when deciding how many wells to install and consumptive uses.

At this time there is no legal water source to the properties and well(s) will need to be installed before the building permits are approved.

Cheers,

A handwritten signature in blue ink that reads "Nikki Hendricks".

Nikki Hendricks, OWRD District 1 Watermaster

503-457-8989

4000 Blimp Blvd Ste 400

Tillamook, OR 97141

## Angela Rimoldi

---

**From:** HENDRICKS Nikki M \* WRD <Nikki.M.HENDRICKS@water.oregon.gov>  
**Sent:** Tuesday, December 30, 2025 10:17 AM  
**To:** Angela Rimoldi  
**Subject:** EXTERNAL: RE: EXTERNAL: Demers Ridge

**[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Yes. That is the parcel numbers and number of lots.

Cheers,

**Nikki Hendricks**

District 1 Watermaster  
Oregon Water Resources Department  
4000 Blimp Blvd Ste 400  
Tillamook, OR 97141  
**503-457-8989**  
**Nikki.M.Hendricks@water.oregon.gov**

---

**From:** Angela Rimoldi <angela.rimoldi@tillamookcounty.gov>  
**Sent:** Tuesday, December 30, 2025 9:52 AM  
**To:** HENDRICKS Nikki M \* WRD <Nikki.M.HENDRICKS@water.oregon.gov>  
**Subject:** RE: EXTERNAL: Demers Ridge  
**Importance:** High

Hello, Nikki,

Thank you for confirming the letter dated in 2024 is still relevant and approved. As there are no property identifiers on the letter or your email, may you confirm the approval for water availability this letter is referencing is for Map ID: 3S10 1100 01207 and the proposal to Partition 3 lots out of the parent lot 01207

Regards,



Angela Rimoldi | Permit Technician

TILLAMOOK COUNTY | Department of Community Development

1510-B Third Street, Tillamook, OR 97141

Phone: (503) 842-3408

[angela.rimoldi@tillamookcounty.gov](mailto:angela.rimoldi@tillamookcounty.gov)

My working hours are 8:00am to 5:30pm, Monday thru Thursday, and 8:00am-12:00pm on Friday.

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

Any opinion or advice provided herein is informational only and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of Tillamook County's Land Use Ordinance, Land Division Ordinance and Comprehensive Plan, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

---

**From:** HENDRICKS Nikki M \* WRD <[Nikki.M.HENDRICKS@water.oregon.gov](mailto:Nikki.M.HENDRICKS@water.oregon.gov)>  
**Sent:** Wednesday, December 24, 2025 10:58 AM  
**To:** Angela Rimoldi <[angela.rimoldi@tillamookcounty.gov](mailto:angela.rimoldi@tillamookcounty.gov)>  
**Subject:** EXTERNAL: Demers Ridge

**[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Hi,

This letter is still valid as of 12/24/2025, and suffices for my updated approval of wells being able to be installed for the division of these lands. At the time of building permits, a well will need to be installed. Please give me a call if you have any questions.

Cheers,

*Nikki Hendricks*  
District 1 Watermaster  
Oregon Water Resources Department  
4000 Blimp Blvd Ste 400  
Tillamook, OR 97141  
**503-457-8989**  
[Nikki.M.Hendricks@water.oregon.gov](mailto:Nikki.M.Hendricks@water.oregon.gov)

TILLAMOOK COUNTY CLERK

Tillamook County, Oregon  
06/18/2025 01:22:25 PM

2025-002505

DEED-MPLAT

\$25.00 \$11.00 \$61.00 \$10.00 \$5.00 - Total = \$112.00



00261959202500025050010017

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

PLAT CABINET

B

SLIDE 1440

       SUBDIVISION NAME       

       CONDIMINIUM NAME       

X PARTITION PLAT NUMBER 2025-5

APPLICANT'S NAME

Partition Plat 2025-5

ARD Services LLC

PROPERTY OWNER NAME

Partition Plat 2025-5

ARD Services LLC

LEGAL DESCRIPTION

SECTION 11

TOWNSHIP 3S

RANGE 10

RETURN ADDRESS

TILLAMOOK COUNTY SURVEYOR

1510 3<sup>RD</sup> ST. SUITE C

TILLAMOOK, OR 97141

Tillamook County, Oregon  
02/29/2024 03:38:52 PM

**2024-000822**

DEED-DWARR

\$10.00 \$11.00 \$61.00 \$10.00 Total = \$92.00



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

Christy Biggs, Tillamook County Clerk

**After recording, return to:**

ARD Services, LLC  
PO Box 876  
Veneta, OR 97487

**Until a change is requested,  
send tax statements to:**

ARD Services, LLC  
PO Box 876  
Veneta, OR 97487

**Tax Account No.:** 397332

**Map/Tax Lot No.** 3S 10 11 01207

**WARRANTY DEED - STATUTORY FORM**

Forever Green Forest Management, LLC, an Oregon limited liability company, Grantor, conveys and warrants to ARD Services, LLC, an Oregon limited liability company, Grantee, that certain real property located in Tillamook County, Oregon, and more particularly described as follows:

Parcel 2 of Partition Plat No. 1995-040, situated in the Northwest quarter of Section 11, Township 3 South, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded October 31, 1995 in Partition Plat Cabinet B454-1, Tillamook County Records.

This conveyance is free from monetary liens and encumbrances but subject to the covenants, conditions, restrictions and easements of record.

The true consideration for this conveyance is settlement of property rights.

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

STATUTORY WARRANTY DEED - 1



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.

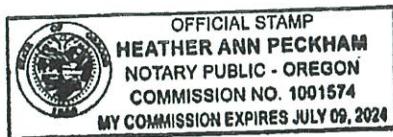
DATED this 27 day of February, 2024.

GRANTOR:  
Forever Green Forest Management, LLC

Robert A. Smejkal  
Robert A. Smejkal, Manager

STATE OF OREGON, )  
County of Lane ) ss.

This instrument was acknowledged before me on the 27 day of February, 2024 by Robert A. Smejkal, as Manager.



Heather Ann Peckham  
NOTARY PUBLIC FOR OREGON  
Commission expires July 09 2024

STATUTORY WARRANTY DEED - 2



# EXHIBIT C

## Angela Rimoldi

---

**From:** Laserfiche\_Forms@dsl.oregon.gov  
**Sent:** Tuesday, January 20, 2026 3:05 PM  
**To:** Angela Rimoldi; Support.Services@dsl.oregon.gov  
**Cc:** Support.Services@dsl.oregon.gov  
**Subject:** EXTERNAL: WN2026-0020 - Wetland Land Use Notice Rejection

You don't often get email from laserfiche\_forms@dsl.oregon.gov. [Learn why this is important](#)

**[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Hello,

Your Wetland Land Use Notification submission (WN2026-0020) has been removed from the Department's review queue for the following reason(s):

Partition requests do not require a Wetland Land Use Notice submission to DSL per ORS 215.418 (1).

Thank you,  
Oregon Department of State Lands  
Stefanie Lane