



Land of Cheese, Trees and Ocean Breeze

**PARTITION #851-25-000601-PLNG:
MORRIS
Administrative Decision & Staff Report**

Decision: Approved with Conditions
Decision Date: March 5, 2026
Report Prepared By: Angela Rimoldi, Planning Permit Technician

I. GENERAL INFORMATION:

Request: Partition request to create two (2) residential parcels (Exhibit B).

Location: Located southeast of the City of Tillamook via Chance Road, a county road. The subject property is located at 9900 Chance Road, Tillamook, OR. 97141 and designated as Tax Lot 200 of Section 3, Township 2 South, Range 09 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 /
Property Owner:** David Morris, 9900 Chance Road, Tillamook, OR. 97141

Description of Site and Vicinity: The subject property is accessed via Chance Road, is rectangle in shape, approximately 7+ acres in size, improved with a single-family dwelling and accessory structure, slightly vegetated with grass and trees (Exhibit A). The topography of the subject property is generally flat. The subject property is located within the Rural Residential (RR-2) zone; surrounded by properties also zoned Rural Residential (RR-2) to the south, east and west, and properties zoned Farm (F-1) to the north and east (Exhibit A).

The subject property contains no mapped natural features as indicated on the Statewide 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 41057C0595F) (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 30, 2026. Three comments were received during the open comment period: two from neighboring properties and one from the Tillamook County Public Works Department (Exhibit C). Neighboring statements were related to access, water flow and setbacks – all of which have been outlined in the findings and/or Conditions of Approval below. Public Works statement was related to the need of a road approach and specific improvements; a Condition of Approval has been made for the partnership between owner/applicant and Public Works for necessary improvements.

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;*

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 depicts access to the subject property and subsequent parcels remain via Chance 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 Long Prairie Water District; a water availability letter from the district 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 two (2) parcels created by the partition meet the minimum requirements for lot size and dimension standards as outlined above (Exhibit B). The subject property is

improved with a single-family dwelling and accessory structures; lot sizing and setback standards will decrease while maintaining compliance (Exhibit B). The proposed parcel maintains lot sizing standards, holds no improvements therefore setback standards do not currently apply (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 March 17, 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. The applicant shall obtain a letter from the Tillamook County Public Works Department confirming access via Chance Road is adequate, or that the necessary improvements to an applicable Road Approach have been completed. The letter shall be provided to the Department at the time of consolidated Zoning and Building Permit submittal for development of proposed parcels.

3. All easements necessary to serve the proposed parcels for access and utilities shall be clearly identified on the Final Plat.
4. A notation must be placed on the Final 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.
5. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
6. 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.
7. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
8. 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:

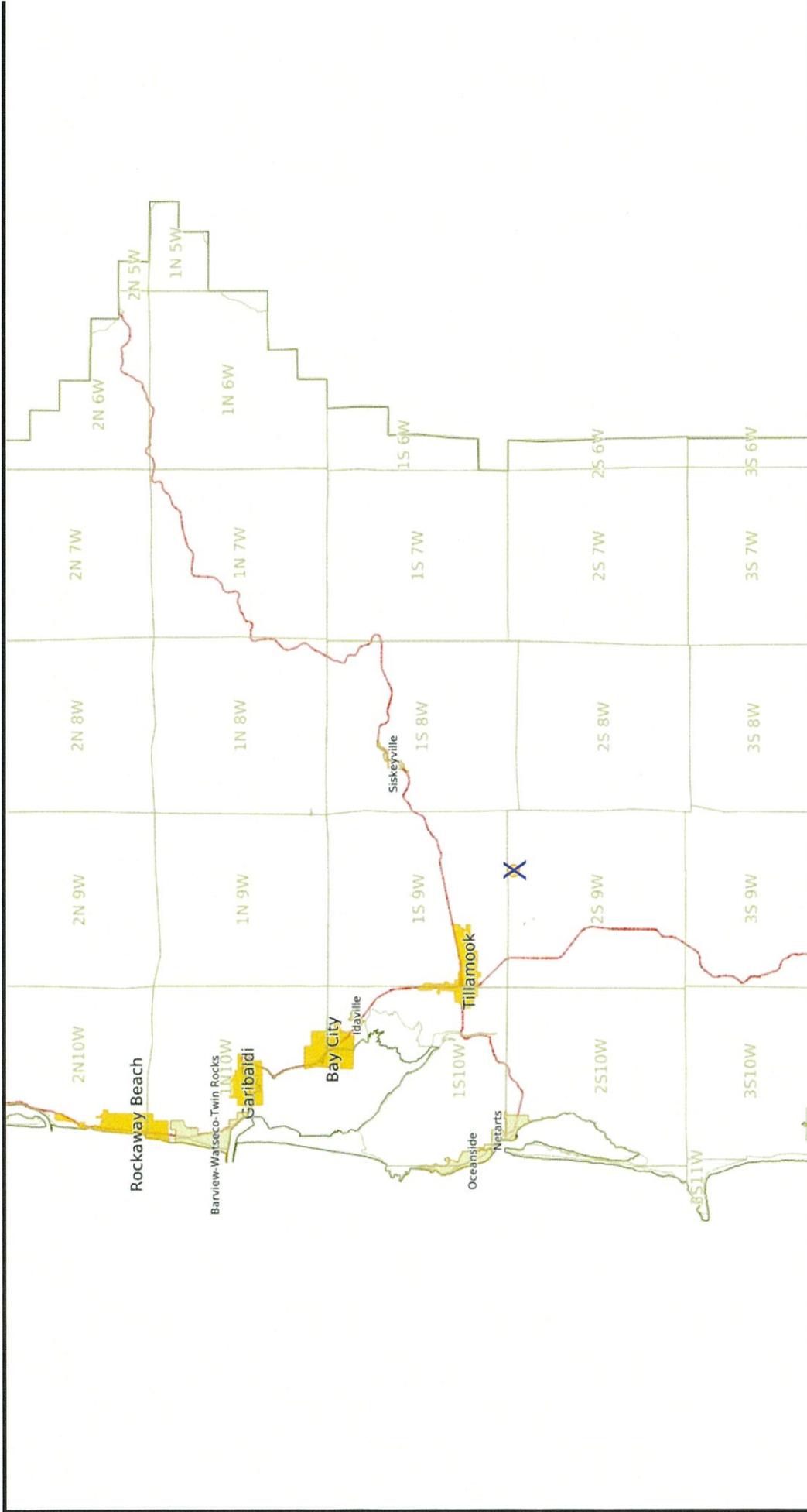
All Exhibits referenced herein are, by this reference, made a part hereof:

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

EXHIBIT A



Tillamook County GIS



Created: Thu Jan 15 2026-11:14:41
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13826558.919011, 5666702.3713027, -13703724.614573, 5728769.2382617

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

N.E. 1/4 SEC. 3 T.2S. R.9W. W.M.
TILLAMOOK COUNTY

02S09W03A

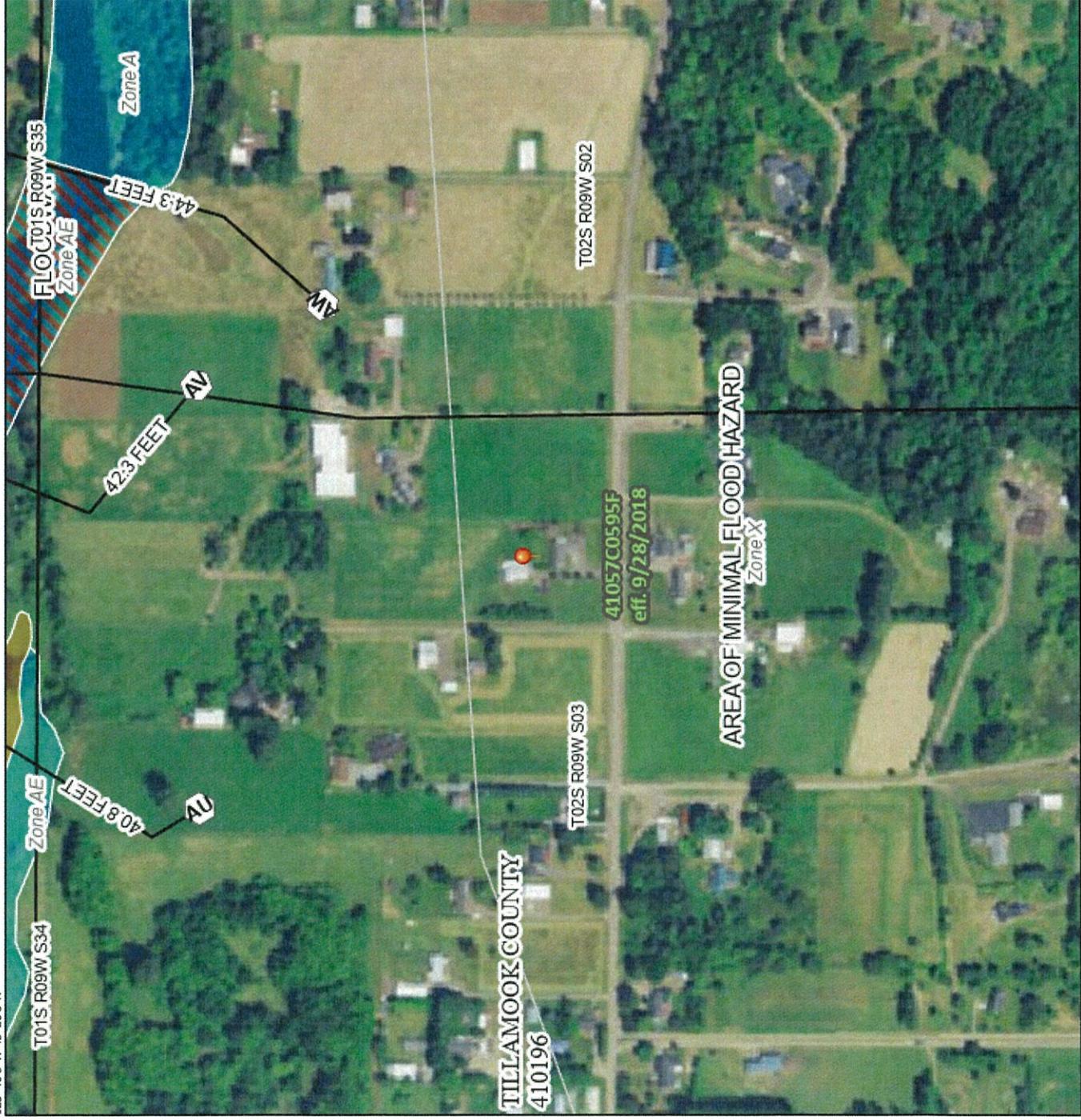


02S09W03A
Revised 12/01/23, WS

National Flood Hazard Layer FIRMette



123°46'8"W 45°26'3"N



0 250 500 1,000 1,500 2,000 1:6,000 Feet

123°45'30"W 45°25'38"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p> <ul style="list-style-type: none"> Without Base Flood Elevation (BFE) Zone A, V, A99 With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway 	<p>OTHER AREAS OF FLOOD HAZARD</p> <ul style="list-style-type: none"> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X Future Conditions 1% Annual Chance Flood Hazard Zone X Area with Reduced Flood Risk due to Levee. See Notes. Zone X Area with Flood Risk due to Levee Zone D
<p>OTHER AREAS</p> <ul style="list-style-type: none"> NO SCREEN Area of Minimal Flood Hazard Zone X Effective LOMRs Area of Undetermined Flood Hazard Zone D 	<p>GENERAL STRUCTURES</p> <ul style="list-style-type: none"> Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
<p>OTHER FEATURES</p> <ul style="list-style-type: none"> Cross Sections with 1% Annual Chance Water Surface Elevation Coastal Transect Base Flood Elevation Line (BFE) Limit of Study Jurisdiction Boundary Coastal Transect Baseline Profile Baseline Hydrographic Feature 	<p>MAP PANELS</p> <ul style="list-style-type: none"> Digital Data Available No Digital Data Available Unmapped



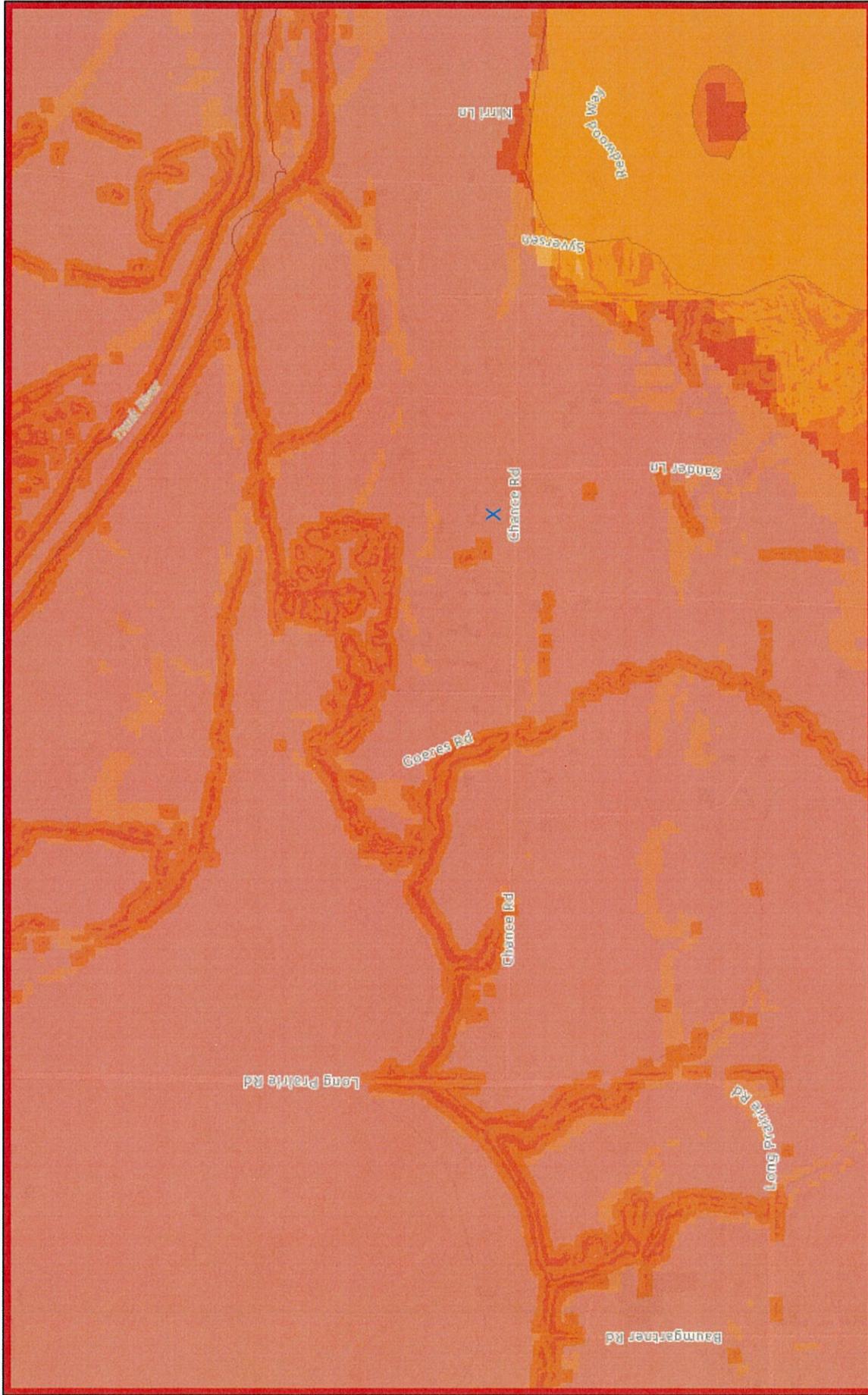
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/27/2026 at 5:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PARTITION #851-25-000601-PLNG



February 27, 2026

- Earthquake Epicenter: 1841_2022
- 0 - 1
- 1 - 2
- 2 - 3
- 3 - 4
- 4 - 5
- 5 - 6
- 6 - 7
- Active Faults
- P2475_Instrumental_Intensity_Map
- Moderate (V)
- Strong (VI)
- Very Strong (VII)
- Severe (VIII)
- Violent (IX)
- Extreme (X)
- Detailed Susceptibility Reference Maps
- Deep Susceptibility
- Low susceptibility to deep landslides
- Moderate susceptibility to deep landslides
- High susceptibility to deep landslides
- Shallow Susceptibility
- Low susceptibility to shallow landslides
- Moderate susceptibility to shallow landslides
- High susceptibility to shallow landslides
- Stakewide Landslide Susceptibility Overview Map
- Low

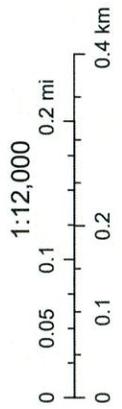


EXHIBIT B



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: David A. Morris Phone: 503.842.4293
 Address: 9900 Chance Road
 City: Tillamook State: OR Zip: 97141
 Email: ponds'n'more@aol.com; snootyville@gmail.com

Property Owner

Name: David A. Morris Phone: 503.842.4293
 Address: 9900 Chance Road
 City: Tillamook State: OR Zip: 97141
 Email: PONDSONMORE@HOTMAIL.COM

Location:

Site Address: 9900 Chance Road, Tillamook, OR 97141
 Map Number: 2 SOUTH 9 WEST 3 02S09W03A000200
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 <div style="border: 2px solid blue; padding: 5px; text-align: center;"> RECEIVED DEC 22 2025 BY: <u>SAD</u> </div>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851- <u>25-000601</u> -PLNG

Proposed Development

- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- Location, width and purpose of all proposed easements
- Proposed deed restrictions, if any, in outline form
- Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Special studies of areas which appear to be hazardous due to local geologic conditions
- Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- Profiles of proposed drainage ways
- In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
- If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

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

Certificates:

- Title interest & consent 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.

David A. Morine, Trustee 12-22-25
Property Owner (*Required) Date

David A. Morine, Trustee 12-22-25
Applicant Signature Date

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

October 23, 2025
David Morris
pondsnmore@hotmail.com

Re: Water Availability

Dear Mr. Morris,

This letter is to inform you that water service is available from Long Prairie Water District to Tillamook County tax lot **2S0903A0 00200**.

Please contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "Clyde Wagner".

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

WARRANTY DEED-STATUTORY FORM

DAVID A. MORRIS and SUSAN J. MORRIS, Grantor(s), convey(s) and warrants to DAVID A. MORRIS and SUSAN J. MORRIS, Trustees, or their successors in trust, under the MORRIS LIVING TRUST, dated MARCH 13, 1996, and any amendments thereto, a revocable living trust, Grantee(s), the following described real property, free of encumbrances except as specifically set forth herein, situated in Tillamook County, Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO BY THIS REFERENCE AND INCORPORATED HEREIN:

The said property is free from encumbrances and other interests except encumbrances of record arising by, through or under Grantors and any exceptions shown on Deed recorded in Book/Reel/Microfilm No. 245, Page 880, Tillamook County, Oregon

259 3A-200 156 878

The true consideration paid for this conveyance is \$0.00.

Dated this 13 day of MARCH, 1996.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

David A. Morris
DAVID A. MORRIS
Susan J. Morris
SUSAN J. MORRIS

STATE OF OREGON, COUNTY OF WASHINGTON) ss



This instrument was acknowledged before me on MARCH 13, 1996, by DAVID A. MORRIS and SUSAN J. MORRIS.

Ann M. Shaw
Notary Public for Oregon My commission expires: 5-3-98

WARRANTY DEED

DAVID A. MORRIS and SUSAN J. MORRIS
GRANTOR NAME
DAVID A. MORRIS and SUSAN J. MORRIS
Trustees GRANTEES NAME
9900 Chance Road
Tillamook, Oregon 97141
Grantee's Address, Zip

After recording return to:
DAVID A. MORRIS and SUSAN J. MORRIS
9900 Chance Road
Tillamook, Oregon 97141
Name, Address, Zip

Until a change is requested, all tax statements shall be sent to the following address:
NO CHANGE
Name, Address, Zip



SPACE ABOVE FOR RECORDER'S USE

EXHIBIT "A"

Part of Section 3, Township 2 South, Range 9 West of the Willamette Meridian more particularly described as follows: Beginning at a point on the North line of said Section 3 that is 247.34 feet North 89°42' West of the Northeast corner of said Section; thence North 89°42' West a distance of 246.72 feet; thence South 01' West a distance of 1341.63 feet; thence South 89°15' East 246.75 feet; thence North 0°01' East a distance of 1343.57 feet to the point of beginning, all in Tillamook County, Oregon. -----

96349317

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

MAR. 15 11 18 AM '96

BOOK 376 PAGE 788

Witness my hand and official seal this 15th day of March, 1896.
JOSEPHINE W. WARR, Clerk



Josephine W. Warr
WARR
A&T
ADMIN
PLCP
DEPUTY
18.00
20.00
1.00
9.00

EXHIBIT C

I, Robert Larson am responding to a Notice of Administrative review of Partition request #851-25-000601-PLNG: MORRIS

This is my only concern about the encroachment of EFU. Thank you for keeping me abreast with these possible changes and please continue to communicate with us.

Setbacks from the F1 zone range from a minimum of 100 feet up to 500 feet from the existing fence line, which is the determined property line established by the old Trask River before 1940.

A wetlands area is located within the former Trask River bed along the F1 zone property line.

Thank you,

Robert & Carmen Larson



Building setbacks from Exclusive Farm Use (EFU) zones generally require a minimum of 25-100 feet for side and rear yards to separate non-farm dwellings from active farming, ensuring compatibility and reducing conflicts. Specific, stricter requirements, such as 500-foot buffers for certain non-farm structures, may apply based on local

JAN 29 2026

BY:

county ordinances in Oregon. 

RECEIVED
JAN 29 2026
BY:

p.1

2/12/2026
Rick Kneeland

Angela Rimoldi and Sarah Abshee,

Re: Notice of Administrative Review Partition Request
851-25-000601 - PLNG: MORRIS



Does this notice address just the splitting of the Morris property into 2 parcels, or does it also address building the home, new driveway and bridge over the stream?

I am not clear regarding why I have been sent this notice and what is being asked of me. Two other homes have been built next to my property recently and I don't think I was sent notices regarding those developments. Hence my uncertainty regarding why this one and not the previous two.

I am particularly interested in the Morris proposal and appreciate receiving your notice. I have attempted to find additional information thru your referenced website, but was not successful. My hope is that I am addressing concerns that are of interest to you.

My property (2 parcels designated Tax Lot 301 on the map enclosed with your notice) is immediately west of the Morris property north half, and the easement for my driveway parallels the Morris property south half.

Surface water flows (from the fields and adjacent hills) southeast to northwest across the numerous north-south paralleling

properties in the vicinity of my and the Morris property. There are two water courses crossing our properties. One crosses the higher terrace spanning the south end of the properties. One crosses the lower terrace spanning the north end. Both stream courses concern me.

The more southerly stream is ephemeral, flows water frequently thru the winter, and only becomes a problem during high rain events. Two smaller stream courses come together and pond behind an undersized driveway culvert. Water ponds on parcels 200, 301 and 400. As the water raises it also ponds onto parcel 100 and flows rapidly down the steeper slope to the north and onto the lower terrace.

I was told when I bought my property in 1994 that the increased water flow and associated flooding problems were due to how the County Road Department changed the water flow along Chance Road (upstream to the SE).

If I am understanding correctly, the new driveway proposed to access the new homesite will junction off the existing driveway in the vicinity of the existing undersized culvert and within the area routinely holding standing water during high rain events.

The more northerly stream, on the lower terrace, flowed across my property most of the year when I moved there. Some years the surface water would dry up during late summer, but

2/12/2026
Rick Kneeland

the subsurface flow would spring up near the northern edge of my property -- providing water for my livestock and wildlife. During winters the water would pond on my neighbor's property upstream from my property (to the east). The neighbor was concerned that something on my property was causing the water to pond on his and create a large wet area. I welcomed him to look my property over. He concluded that the stream flowed freely across my property and was not the cause of his wet area. My understanding is that he created a drain line to divert the water from his pond to the north directly to the river. Hence, the streamflow across my property has been substantially reduced, lessening habitat values for waterfowl and other wildlife. The stream across my property is dry much more of the summer now.

I am concerned that stream crossing facilities built now should be designed to accommodate the more natural, higher water quantity of flow, and not the currently reduced amount (due to installed drain). Methods used to reduce the water quantity, if not maintained, may eventually fail. Therefore, restoring the higher flows in the location of the new crossing. The new driveway location depicted on the map enclosed in the Notice, is immediately adjacent to the property line -- indicating the need for a new bridge and its associated impacts. There is an existing bridge a short distance upstream where the existing vehicle route comes down the steeper slope between the two terraces and crosses the stream.

P.4

2/12/2026
Eck Kneeland

I am also concerned about the new driveway being constructed straight down the steeper slope between the two terraces -- as shown on the proposal map. It seems like this route would aggravate water flow and erosion issues.

I am not aware of any current fish-related issues associated with the proposal. The stream crossing the northern portion of the Morris property (and my property) feeds a long narrow pond on the Trask River floodplain. I do not know if the pond currently connects to the River during higher flows.

If you have any questions, please contact me
503 812 6902.

Respectfully,

Eck Kneeland

9870 Chance Rd
Tillamook, OR 97141

Angela Rimoldi

From: Brian Olle
Sent: Monday, February 2, 2026 4:04 PM
To: Angela Rimoldi
Subject: RE: Tillamook County: Administrative Review - Partition

Hi Angela,

Public Works comments remain the same as previous application – *“If the partition is approved, Public Works would require that the approach being proposed for access to the new lot be paved. With the addition of another residence to this approach (totaling 3), it triggers the need for a paved approach accessing a County Road.*

The road approach in question was completed less than one year ago, so if the property owners desired, we could just issue an amendment to the permit.”

Thank You

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

From: Angela Rimoldi <Angela.Rimoldi@tillamookcounty.gov>
Sent: Friday, January 30, 2026 11:44 AM
To: Michael R. Rice <Michael.Rice@tillamookcounty.gov>; Travis Porter <Travis.Porter@tillamookcounty.gov>; Chris Chiola <Chris.Chiola@tillamookcounty.gov>; Chris Laity <Chris.Laity@tillamookcounty.gov>; Brian Olle <brian.olle@tillamookcounty.gov>; Kasandra Larson <KaSandra.Larson@tillamookcounty.gov>; clyde@zwald.org; nonda@zwald.org; firechief@tillamookfire.com; achristensen@tillamookfire.com; doryfreshfish@embarqmail.com; Tiffany Miller <tmiller@tillamook911.com>; brett.estes@dlcd.oregon.gov
Subject: RE: Tillamook County: Administrative Review - Partition

RE: Planning File 851-25-000601-PLNG / Map ID 2S10 0300 00200

Hello,

Attached is the Administrative Review **re-notice** for the Partition application noted above. There is an **updated** 14-day comment period open for this notice.

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

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

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

From: Angela Rimoldi

Sent: Thursday, January 22, 2026 9:12 AM

To: Michael R. Rice <Michael.Rice@tillamookcounty.gov>; Travis Porter <Travis.Porter@tillamookcounty.gov>; Chris Chiola <Chris.Chiola@tillamookcounty.gov>; Chris Laity <Chris.Laity@tillamookcounty.gov>; Brian Olle <brian.olle@tillamookcounty.gov>; Kasandra Larson <KaSandra.Larson@tillamookcounty.gov>; clyde@zwald.org; nonda@zwald.org; firechief@tillamookfire.com; achristensen@tillamookfire.com; doryfreshfish@embarqmail.com; 911 Tiffany Miller (tmiller@tillamook911.com) <tmiller@tillamook911.com>; brett.estes@dlcd.oregon.gov

Subject: Tillamook County: Administrative Review - Partition

RE: Planning File 851-25-000601-PLNG / Map ID 2S10 0300 00200

Hello,

Attached is the Administrative Review notice for a Partition application received. There is a 14-day comment period open for this notice.

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

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

Angela Rimoldi

From: Brian Olle
Sent: Monday, January 26, 2026 11:02 AM
To: Angela Rimoldi
Cc: Jasper Lind
Subject: RE: Tillamook County: Administrative Review - Partition

Hi Angela,

If the partition is approved, Public Works would require that the approach being proposed for access to the new lot be paved. With the addition of another residence to this approach (totaling 3), it triggers the need for a paved approach accessing a County Road.

The road approach in question was completed less than one year ago, so if the property owners desired, we could just issue an amendment to the permit.

Public Works has no other concerns at this time.

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

From: Angela Rimoldi <Angela.Rimoldi@tillamookcounty.gov>
Sent: Thursday, January 22, 2026 9:12 AM
To: Michael R. Rice <Michael.Rice@tillamookcounty.gov>; Travis Porter <Travis.Porter@tillamookcounty.gov>; Chris Chiola <Chris.Chiola@tillamookcounty.gov>; Chris Laity <Chris.Laity@tillamookcounty.gov>; Brian Olle <brian.olle@tillamookcounty.gov>; Kasandra Larson <KaSandra.Larson@tillamookcounty.gov>; clyde@zwald.org; nonda@zwald.org; firechief@tillamookfire.com; achristensen@tillamookfire.com; doryfreshfish@embarqmail.com; Tiffany Miller <tmiller@tillamook911.com>; brett.estes@dlcd.oregon.gov
Subject: Tillamook County: Administrative Review - Partition

RE: Planning File 851-25-000601-PLNG / Map ID 2S10 0300 00200

Hello,

Attached is the Administrative Review notice for a Partition application received. There is a 14-day comment period open for this notice.

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

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