



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

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

Land of Cheese, Trees and Ocean Breeze

**NOTICE OF ADMINISTRATIVE REVIEW
PARTITION REQUEST #851-25-000601-PLNG:
MORRIS**

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

Date of Notice: January 22, 2026

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

#851-25-000601-PLNG: A partition request to create three (3) residential parcels. Located southeast of the City of Tillamook via Chance Road, a county road. The subject property is designated as Tax Lot 200 of Section 3, Township 2 South, Range 10 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential (RR-2). The owner and applicant is David Morris.

Written comments received by the Department of Community Development **prior to 4:00p.m. on February 5, 2026**, will be considered in rendering a decision. Comments should address the attached criteria upon which the Department must base its decision. Notice of the application, a map of the subject area, and the applicable criteria are mailed to all property owners within 250 feet of the exterior boundaries of the subject property for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request. The decision will be rendered no sooner than February 6, 2026.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <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 at angela.rimoldi@tillamookcounty.gov.

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Vicinity, Assessor and Zoning Maps
Applicable Ordinance Criteria

REVIEW CRITERIA

TILLAMOOK COUNTY LAND DEVELOPMENT ORDINANCE

SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10)

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.

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

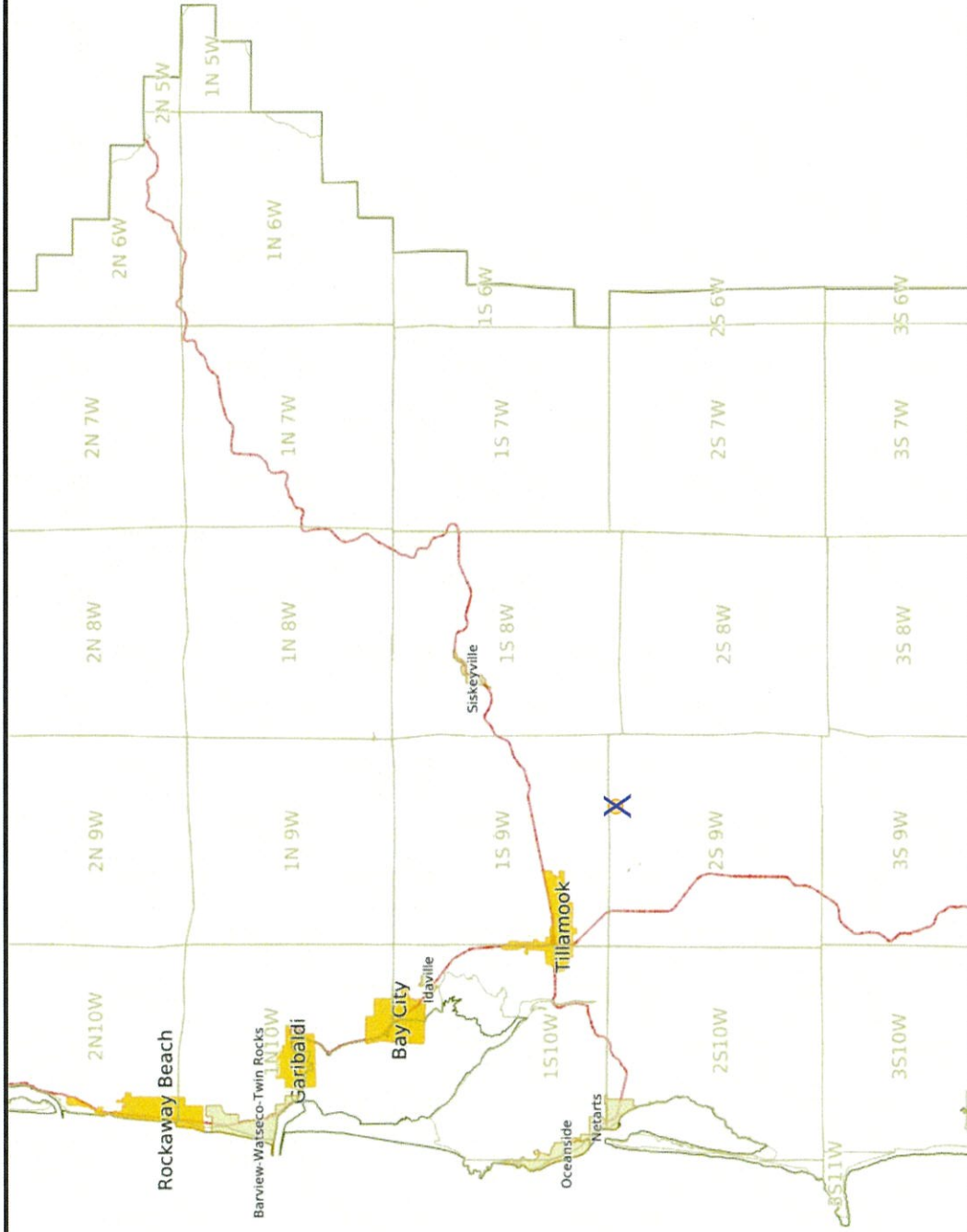
SECTION 070: PRELIMINARY PLAT APPROVAL CRITERIA

(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.



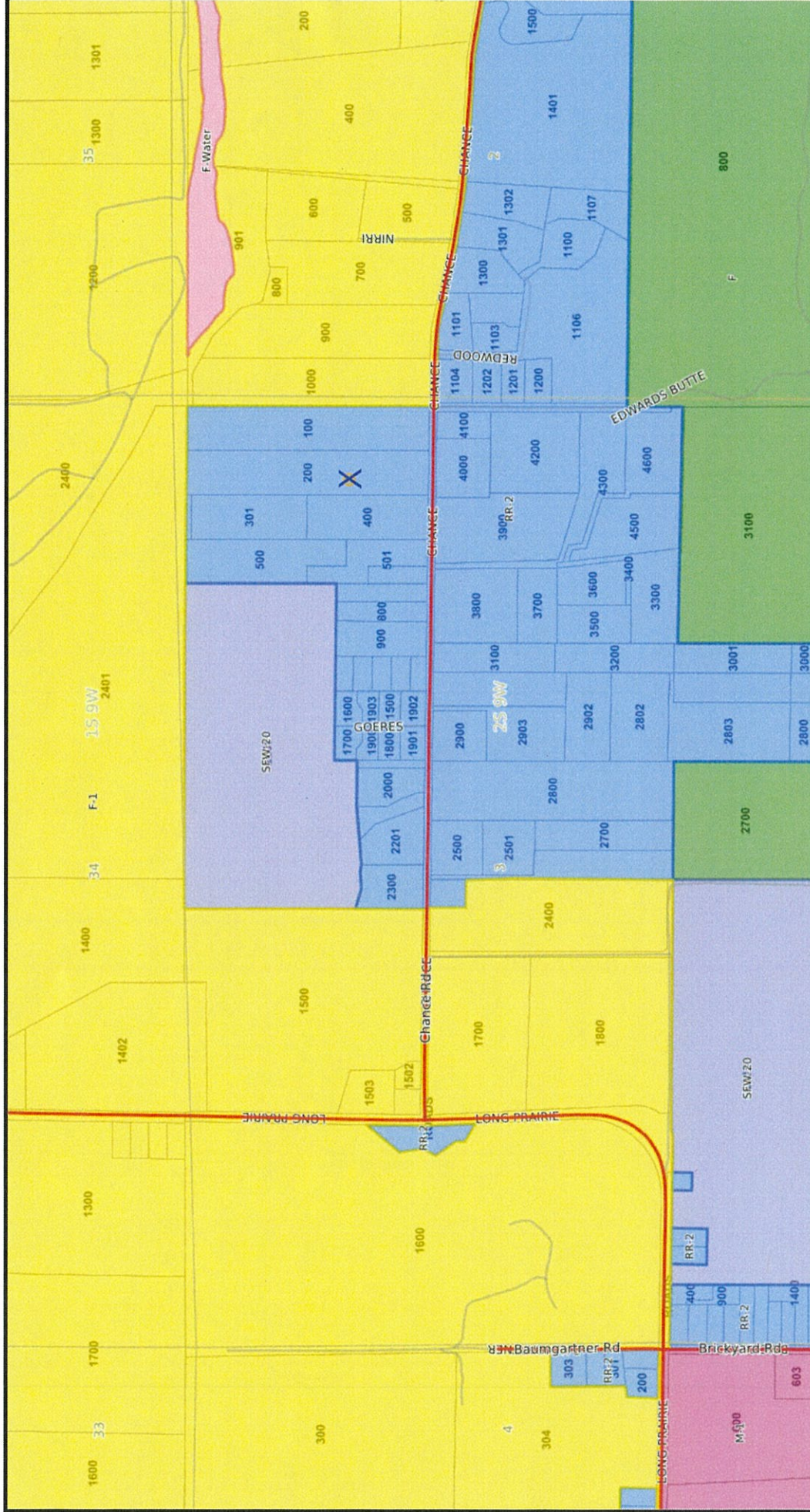
Tillamook County GIS



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Tillamook County GIS

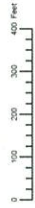


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THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

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

1" = 200'



02S09W03A



02S09W03A

Revised 12/01/23, WS



Tillamook County Department of Community Development
1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408
www.co.tillamook.or.us

Fax: 503-842-1819

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

☐ Other information:

OFFICE USE ONLY
Date Stamp
RECEIVED
DEC 22 2025
BY: <u>SAT</u>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-25-DDDL001-PLNG

Proposed Development

- | | | |
|---|---|--|
| <ul style="list-style-type: none"><input type="checkbox"/> Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified<input type="checkbox"/> Location, width and purpose of all proposed easements<input type="checkbox"/> Proposed deed restrictions, if any, in outline form<input type="checkbox"/> Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts | <ul style="list-style-type: none"><input type="checkbox"/> Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space<input type="checkbox"/> On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards<input type="checkbox"/> Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided | <ul style="list-style-type: none"><input type="checkbox"/> The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable<input type="checkbox"/> Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone<input type="checkbox"/> Evidence of contact with the applicable road authority for proposed new street connections<input type="checkbox"/> Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development |
|---|---|--|

Additional Information Required for Subdivisions

- | | |
|---|--|
| <ul style="list-style-type: none"><input type="checkbox"/> Preliminary street layout of undivided portion of lot<input type="checkbox"/> Special studies of areas which appear to be hazardous due to local geologic conditions<input type="checkbox"/> Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met<input type="checkbox"/> Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction | <ul style="list-style-type: none"><input type="checkbox"/> Profiles of proposed drainage ways<input type="checkbox"/> In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met<input type="checkbox"/> If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil<input type="checkbox"/> Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines |
|---|--|

- ☐ **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. Monier, Trustee
Property Owner (*Required)

David A. Monier, Trustee
Applicant Signature

12-22-25

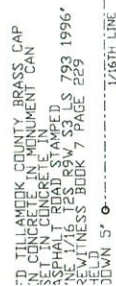
Date

12-22-25

Date

PRELIMINARY PLAT
DECEMBER 2025

LAND SURVEYOR:
KURT M. - RPLS # 2673
3544 IRVING AVENUE
ASTORIA, OR 97103



100

PROPERTY LINE (TYP.)

11

9

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

INDEXED

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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

2593A-200 156878

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.

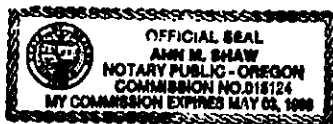
David A. Morris

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

GRANTEE 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 0°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. T. CLERK



DEPUTY
10.00
20.00
1.00
9.00
DWARR
AST
ADMIN
PLCP