



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

PARTITION REQUEST #851-26-000027-PLNG:
FERN ONE, LLC / ONION PEAK DESIGN

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

NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: February 25, 2026

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

#851-26-000027-PLNG: A Partition request to create two (2) parcels. Located at Tax Lot 2200 of Section 28DD, Township 3 North, Range 10 West on a property primarily zoned Nehalem Mixed Density Residential (NH-RM). The subject property is accessed via Fern Way, a county road. The applicant is Onion Peak Design, and the owner is Fern One, LLC.

Written comments received by the Department of Community Development **prior to 4:00p.m. on March 11, 2026**, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than March 12, 2026.

Notice of the application, a map of the subject area, and the applicable criteria are mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County website under The Department of Community Development: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at: 503-842-3408 or email: angela.rimoldi@tillamookcounty.gov.

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Included: Applicable Ordinance Criteria
Vicinity, Assessor and Zoning Maps

REVIEW CRITERIA

CITY OF NEHALEM DEVELOPMENT ORDINANCE

157.205.05 - Dimensional Standards

Unless otherwise required by this Chapter, the following minimum dimensional standards shall be required for all development in the RM zone:

(A) Minimum Lot Size

1. Single Family Home
 - a. Attached – 4,000 square feet.
 - b. Detached – 5,000 square feet.
2. Duplex – 5,000 square feet.
3. Multi-family – 10,000 square feet for the first three units, 2,500 square feet for each additional unit.
4. Manufactured Home Park – 1.0 acre
5. RV Park – 2.0 acres.
6. Non-Residential Uses – Sufficient area to comply with setback, parking landscaping and other development standards. Inability to comply with this provision shall not form the basis for a variance request.

(B) Minimum Lot Dimensions:

1. Lot Width - 40 feet; corner lot - 60 feet along each street frontage.
2. Lot Depth – 85 feet.

(C) Minimum Setback (Residential):

1. Front Yard – 15 feet.
2. Street Side Yard – 15 feet.
3. Side Yard – 5 feet minimum; 12-feet both sides combined.
4. Rear Yard – 15-feet; corner lot may be 10-feet.

(D) Minimum Setback (Non-Residential):

1. Front Yard – 15 feet.
2. Street Side Yard – 15 feet.
3. Side Yard – 10 feet minimum plus one additional foot for each foot that the building height exceeds 20-feet.
4. Rear Yard – 15-feet; corner lot may be 10-feet.

City of Nehalem Development Ordinance 157.404 Land Divisions

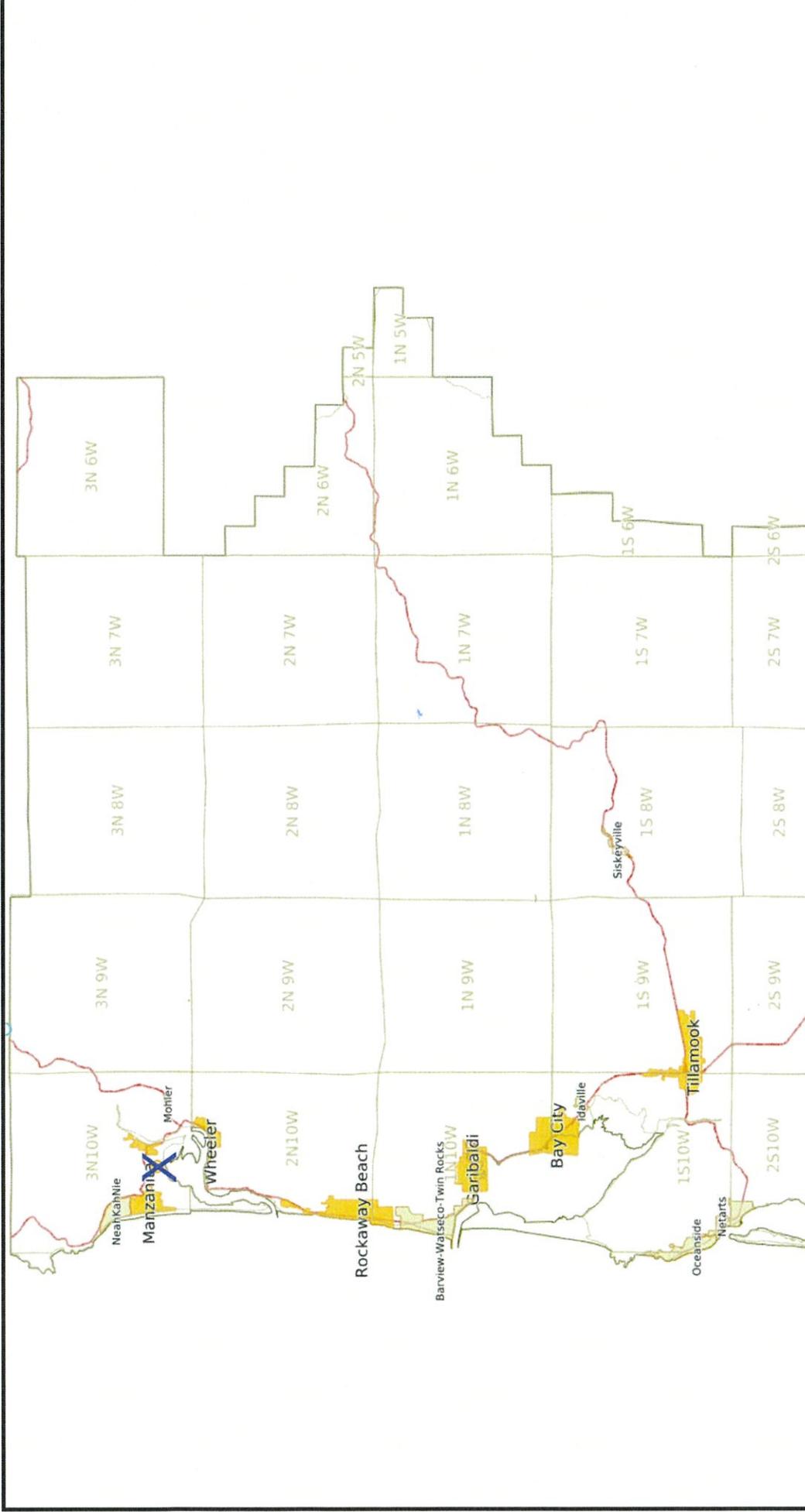
Section .03 Standards for Lots and Parcels

Section .05 Improvement Requirements – Partition

Section .07 Improvement Procedures



Tillamook County GIS



Created: Fri Feb 13 2026-10:57:38
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13819721.968395, 5684067.8919299, -13696887.663957, 5746134.7588889

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.E.1/4 S.E.1/4 SEC.28 T.3N. R.10W. W.M.

TILLAMOOK COUNTY

03N10W28DD



CANCELLED 3001

SEE MAP 3N 10W 27

SEE MAP 3N 10W 33

03N10W28DD
Revised 12/01/23, WS

NEHALEM, OREGON

CITY ZONING MAP

DRAFT

- A1 - Low Density Residential, Agriculture, Forestry and Recreation
- RL - Low Density Residential
- RM - Residential
- MR - Medium Residential
- C - Commercial
- LM - Light Manufacturing
- EC1 - Estuary Conservation
- EC2 - Estuary Conservation
- P - Public Use
- Nehelem City Limits
- Nehelem Urban Council Boundary

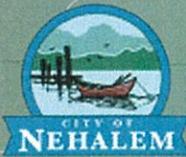
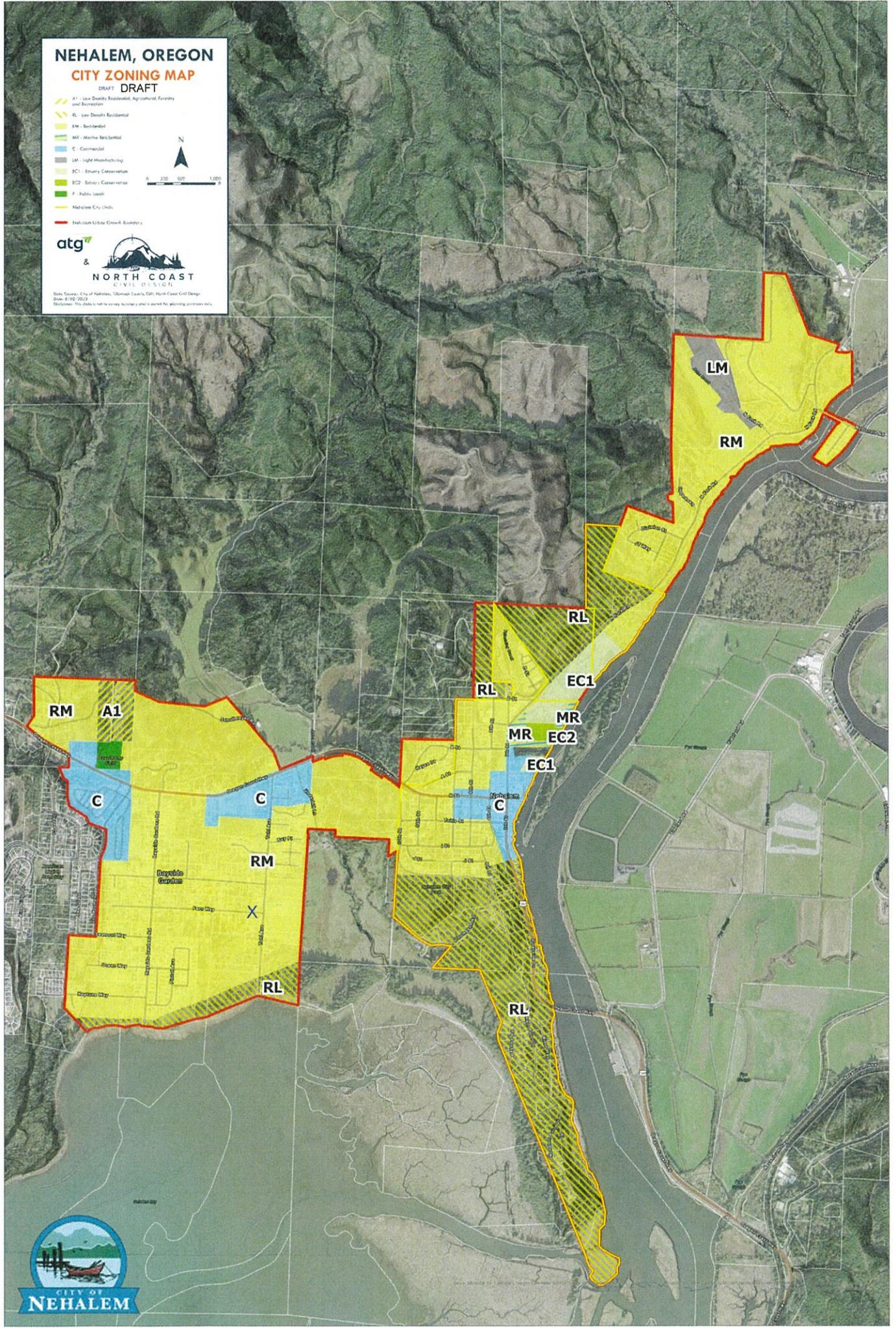


0 250 500 1,000

atg



Scale: Source: City of Nehelem, Tillamook County, OR, North Coast Civil Design
Date: 8/10/2022
Disclaimer: This data is not to survey accuracy and is used for planning purposes only.





LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Onion Peak Design Phone: 503-440-4403
 Address: 11460 Evergreen Way
 City: Nehalem State: OR Zip: 97131
 Email: erick.opd@gmail.com

Property Owner

Name: Fern One, LLC Phone: 503-758-7532
 Address: 12405 SE 18th Ave
 City: Milwaukie State: OR Zip: 97222
 Email: fernonellc@gmail.com

Location:

Site Address: 11460 Fern Way, Nehalem, OR 97131

Map Number:	3N	10W	28DD	2200
	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

OFFICE USE ONLY

RECEIVED

JAN 16 2026

BY: *SAT*

Approved Denied

Received by:

Receipt #:

Fees:

Permit No:
 851-26-00027-PLNG

- 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 Development

- 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

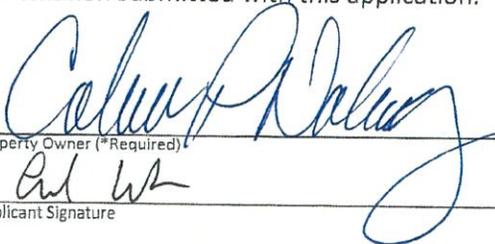
Certificates:

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

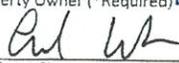
Additional Information:

Authorization

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



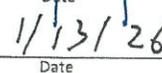
 Property Owner (*Required)



 Applicant Signature



 Date



 Date

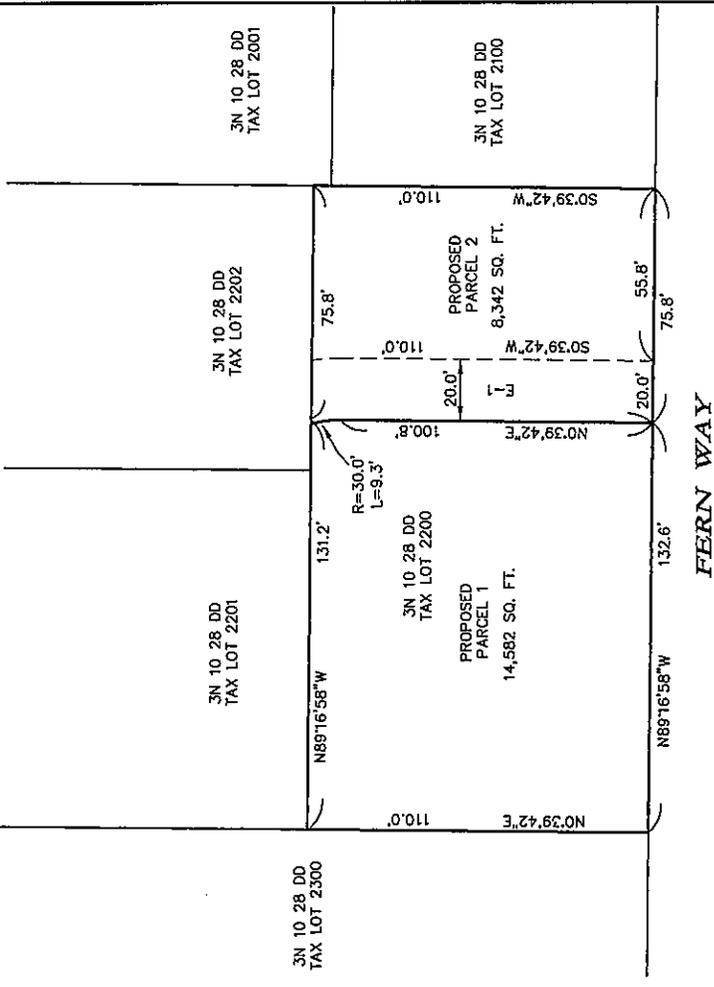
NOTES

THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE PURPOSE OF THIS MAP IS TO SHOW THE PROPOSED PARTITION AS PER TILLAMOOK COUNTY PLANNING DEPARTMENT PROCEDURES IN ACCORDANCE WITH CITY OF NEHALEM LAND USE ORDINANCE.
 PUBLIC WATER AND SEWER ARE AVAILABLE THROUGH PUBLIC SYSTEMS LOCATED WITHIN FERN WAY.
 E-1 IS AN EXISTING 20' ACCESS AND UTILITY EASEMENT OVER PROPOSED PARCEL 2 THAT BENEFITS TAX LOTS 2201 & 2202.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
Eric M White
 OREGON
 APRIL 26, 2014
 ERICK M. WHITE
 78572
 RENEWS 6/30/2026



SCALE:
 1" = 40'



PROPOSED PARTITION FOR:
FERN ONE, LLC
 3N 10W 28 DB
 TAX LOT
 2200

NW 1/4 OF THE SE 1/4, SECTION 28, T3N, R10W, W.M.
 TILLAMOOK COUNTY
 JANUARY 12, 2025

**ONION PEAK
 DESIGN**

11460 EVERGREEN WAY
 NEHALEM, OR 97131
 (503) 440-4403

NOLING2512-EX.DWG



Date: Dec. 30, 2025

To: TILLAMOOK COUNTY BUILDING DEPARTMENT

Re: WATER SERVICE AVAILABILITY

Attn: Building Department

I confirm that the property listed below is within the City's water service area, and may be served water through the City's Water System under the Terms and Conditions governed by the latest version of the City's Water Ordinance. Please note: This Water Service Availability letter does not certify, approve or acknowledge any specific development plans, water or other utility installations that may be necessary for the subject property to actually physically connect to the City's water system to receive service. This letter only certifies that the subject property may receive (or may already receive) water from the City's Water System.

TOWNSHIP 3N RANGE 10 SECTION 28DD TAX LOT(S) 02200

SITUS ADDRESS: 11460 Fern Way, Nehalem, OR 97131

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

MAILING ADDRESS: 11460 Evergreen Way
Nehalem, OR 97131

Single Family Duplex/Multi-Family Other

Comments: Water is available. Property owners will need updated water availability for hook-up specifics for future residential development. Add'l fees for labor may apply

Signed: Lori Longfellow City Manager
Name Title

Tillamook County, Oregon
06/08/2021 12:16:01 PM **2021-04978**
DEED-RWARR
\$20.00 \$11.00 \$10.00 \$61.00 - Total = \$102.00
I hereby certify that the within instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.
Tassi O'Neil, Tillamook County Clerk

After Recording Return to:
Fitzwater Law
6400 SE Lake Rd Ste 440
Portland, OR 97222

Grantor:
CALVIN P. NOLING and
DONNA J. NOLING
12405 SE 18th Avenue
Milwaukie, OR 97222

Grantee/Send Tax Statements to:
FERN ONE, LLC
12405 SE 18th Avenue
Milwaukie, OR 97222

WARRANTY DEED - STATUTORY FORM

The true and actual consideration for this conveyance is \$0.00.

RERECORDED AT THE REQUEST OF CALVIN P. NOLING AND DONNA J. NOLING, AS TENANTS BY THE ENTIRETY, GRANTORS, TO CORRECT THE ADDRESSES FOR GRANTORS AND GRANTEE FROM 12405 SE 18th *Street*, Milwaukie, OR 97222 to 12405 SE 18th *Avenue*, Milwaukie, OR 97222. PREVIOUSLY RECORDED AS FEE NUMBER 2021-03484.

After Recording Return to:
Fitzwater Law
6400 SE Lake Rd Ste 440
Portland, OR 97222

Tillamook County, Oregon
04/21/2021 12:19:00 PM **2021-03484**
DEED-DWARR
\$15.00 \$11.00 \$10.00 \$61.00 - Total = \$97.00
I hereby certify that the within instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.
Tassi O'Neil, Tillamook County Clerk

Grantor:
CALVIN P. NOLING and
DONNA J. NOLING
12405 SE 18th Street
Milwaukie, OR 97222

Grantee/Send Tax Statements to:
FERN ONE, LLC
12405 SE 18th Street
Milwaukie, OR 97222

WARRANTY DEED - STATUTORY FORM

CALVIN P. NOLING and DONNA J. NOLING, as tenants by the entirety,
GRANTORS, convey and warrant to FERN ONE, LLC, GRANTEE, the following
described real property, free of encumbrances except as specifically set forth herein,
situated in Tillamook County, Oregon:

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

More commonly known as 11460 Fern Way, Nehalem, OR 97131.
Subject to encumbrances of record.
The true and actual consideration for this conveyance is \$0.00.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and
assigns under the warranties and covenants contained herein or provided by law shall be
limited to the extent of coverage that would be available to Grantor under a standard
policy of title insurance. The limitations contained herein expressly do not relieve
Grantor of any liability or obligations under this instrument, but merely define the scope,
nature, and amount of such liability or obligations.

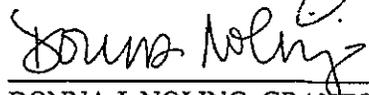
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S
RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND

PAGE 1 - WARRANTY DEED

SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTION 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

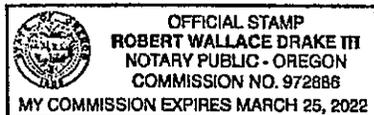
Dated this 15 day of April, 2021.


CALVIN P. NOLING, GRANTOR


DONNA J. NOLING, GRANTOR

STATE OF OREGON
County of Clackamas

The foregoing instrument was acknowledged before me this 15 day of April, 2021, by CALVIN P. NOLING and DONNA J. NOLING, GRANTORS.




Notary Public for Oregon

PAGE 2 - WARRANTY DEED

EXHIBIT "A"
Legal Description

Beginning at the Section corner common to Sections 27, 28, 33, and 34, Township 3 North, Range 10 West of the Willamette Meridian, in the County of Tillamook, State of Oregon;
thence South 0° 47' West 650 feet to the meander line of Nahalem Bay;
thence along said meander line North 81° 06' West 646.6 feet;
thence North 89° 13' West 50 feet;
thence North 0° 47' East 1280 feet;
thence North 89° 13' West 104.4 feet to the initial point and the Southeast corner of the tract hereby conveyed;
thence North 0° 47' East 208.7 feet;
thence North 89° 13' West 208.6 feet;
thence South 0° 47' West 208.7 feet;
thence South 89° 13' East 208.6 feet to the point of beginning, all situated in Section 28, Township 3 North, Range 10 West of the Willamette Meridian, in the County of Tillamook, State of Oregon.