



## NOTICE OF DECISION

### APPEAL OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT'S DECISION TO APPROVE PORT OF TILLAMOOK BAY PARTITION 851-26-000012-PLNG-01: POTB/Zwald Property Management LLC/Reyes, et. al.

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

May 28, 2026

Dear Interested Parties:

At a public hearing on May 14, 2026, the Tillamook County Planning Commission voted to deny Appeal # 851-26-000012-PLNG-01 and uphold the Department of Community Development's decision to approve with conditions Partition request #851-26-000012-PLNG to create two (2) parcels for a property located at the intersection of Long Prairie Road and Brickyard Road.

**Appeal of this decision:** Any party with standing to appeal as described in TCLUO Section 10.110 may appeal this decision to the Land Use Board of Appeals pursuant with Oregon Revised Statutes 197.805 – 197.860 within twenty-one (21) days of the date of this Notice. Unless an appeal is filed, this decision will become final on June 18, 2026.

A copy of the Planning Commission order with findings of fact and conclusions, staff report and oral and written testimony are available for inspection on the Tillamook County Department of Community Development website <https://www.tillamookcounty.gov/commdev/landuseapps> and is available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon.

#### **I. GENERAL INFORMATION:**

**Request:** An appeal to the Planning Commission of the Department of Community Development Director's decision to approve a partition request (#851-26-000012-PLNG) to create two (2) parcels.

**Location:** Located southeast of the Incorporated City of Tillamook, at the intersection of Long Prairie Road and Brickyard Road, designated as Tax Lot 600 of Section 4, Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon

**Zone:** General Industrial (M-1) Zone

**Appellant:** Jordan S. Reyes, 4455 Brickyard Road, Tillamook, OR 97141

**Applicant:** Zwald Property Management LLC, 9980 South Prairie Road, Tillamook, OR 97141

**Property Owner:** Port of Tillamook Bay, 4000 Blimp Blvd., Tillamook, OR 97141

#### **II. DECISION:**

The Tillamook County Planning Commission considered this request on the basis of General Industrial (M-1) Zone development standards listed in Section 3.032 of the Tillamook County Land Use Ordinance, Preliminary Plat Approval

Criteria listed in Section 070 of the Tillamook County Land Division Ordinance, findings of fact and conclusions contained within the staff report, written and oral testimony received at and prior to the hearing, information presented, and the appellant's and applicant's presentations. After consideration of all available evidence described above, the Planning Commission moved to:

Deny Appeal # 851-26-000012-PLNG-01 and uphold the Department of Community Development Director's decision to approve Partition # 851-26-000012-PLNG subject to Conditions of Approval in the attached 'Exhibit A' of the Board Order. Planning Commission voted 5 in favor and 0 opposed.

### **III. ADOPTED CONDITIONS OF APPROVAL**

This approval is subject to the following conditions:

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. Prior to development activities of each parcel, an updated wetland delineation and Oregon Department of State Lands concurrence letter shall be submitted to the Department at the time of zoning and building permit application submittal. Development activities within wetlands are subject to State of Oregon fill/removal laws and permitting where applicable.
3. Prior to development of each parcel, the applicant/property owner shall obtain an approved Road Approach Permit from the Tillamook County Public Works Department and submit a traffic impact study upon request by the Tillamook County Public Works Director. A copy of the approved Road Approach Permit shall be provided to the Department at the time of zoning and building permit application submittal for development of each parcel.
4. Future development of each parcel is subject to standards required by TCLUO Section 3.032: General Industrial (M-1) zone, TCLUO Section 3.550 Freshwater Wetland (FW) Overlay Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. Demonstration of compliance with applicable standards is required at the time of zoning and building permit application submittal.
5. A notation shall be placed on the final plat stating that the allowance of the partition does not warrant that sewer or site evaluation approval is or will be available to the approved parcels.
6. All easements necessary to serve the parcels shall be depicted on the final plat.
7. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
8. 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.
9. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.

Sincerely,

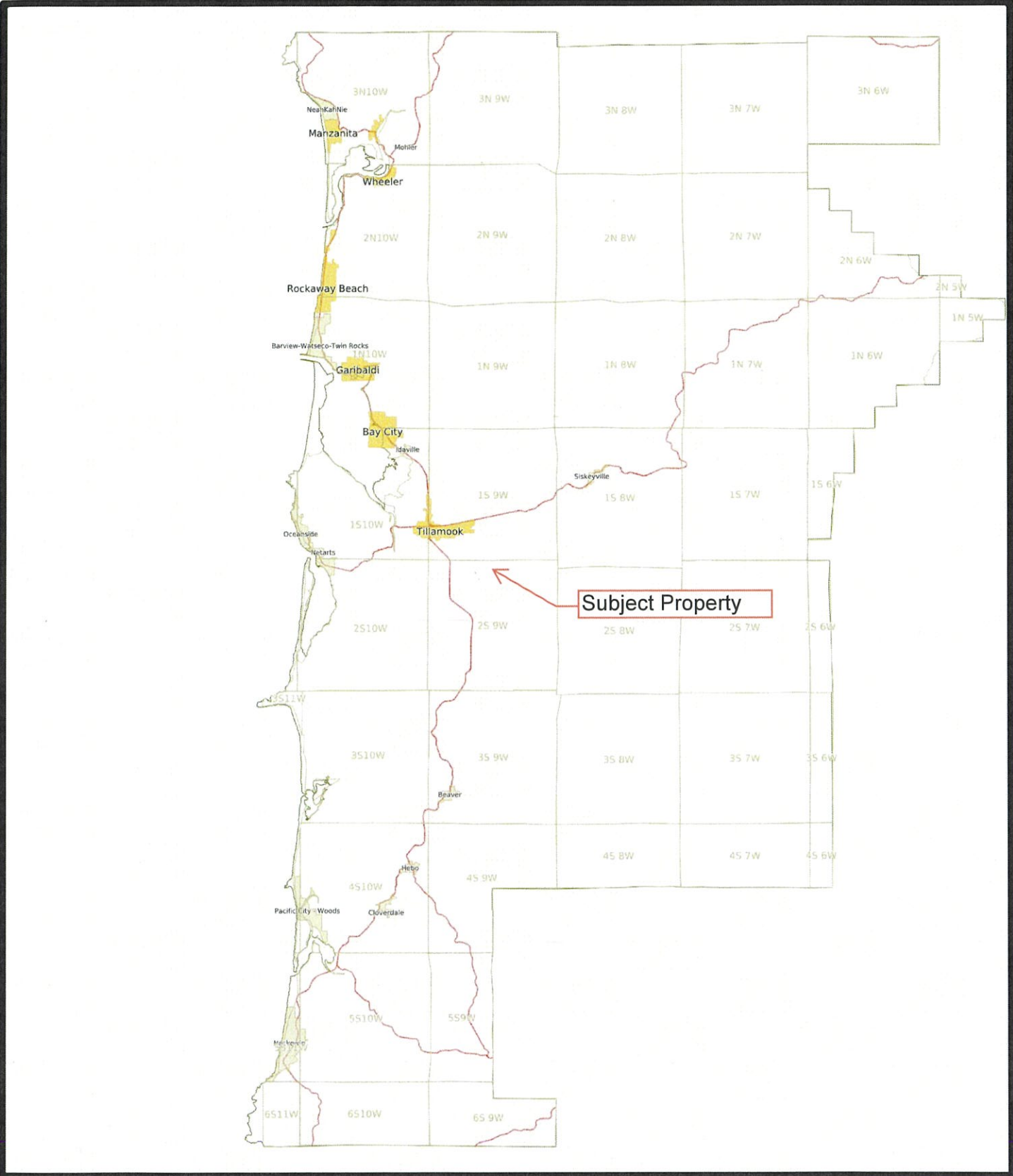


Melissa Jenck, CFM, Senior Planner

Sarah Absher, CFM, Director

Enclosure: Planning Commission Order, Vicinity Map, Assessors Map, Zoning Map

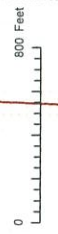
# Vicinity Map



SECTION 4 T.2S. R.9W. W.M.  
Tillamook County, Oregon

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02S09W04  
12/10/2025



THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

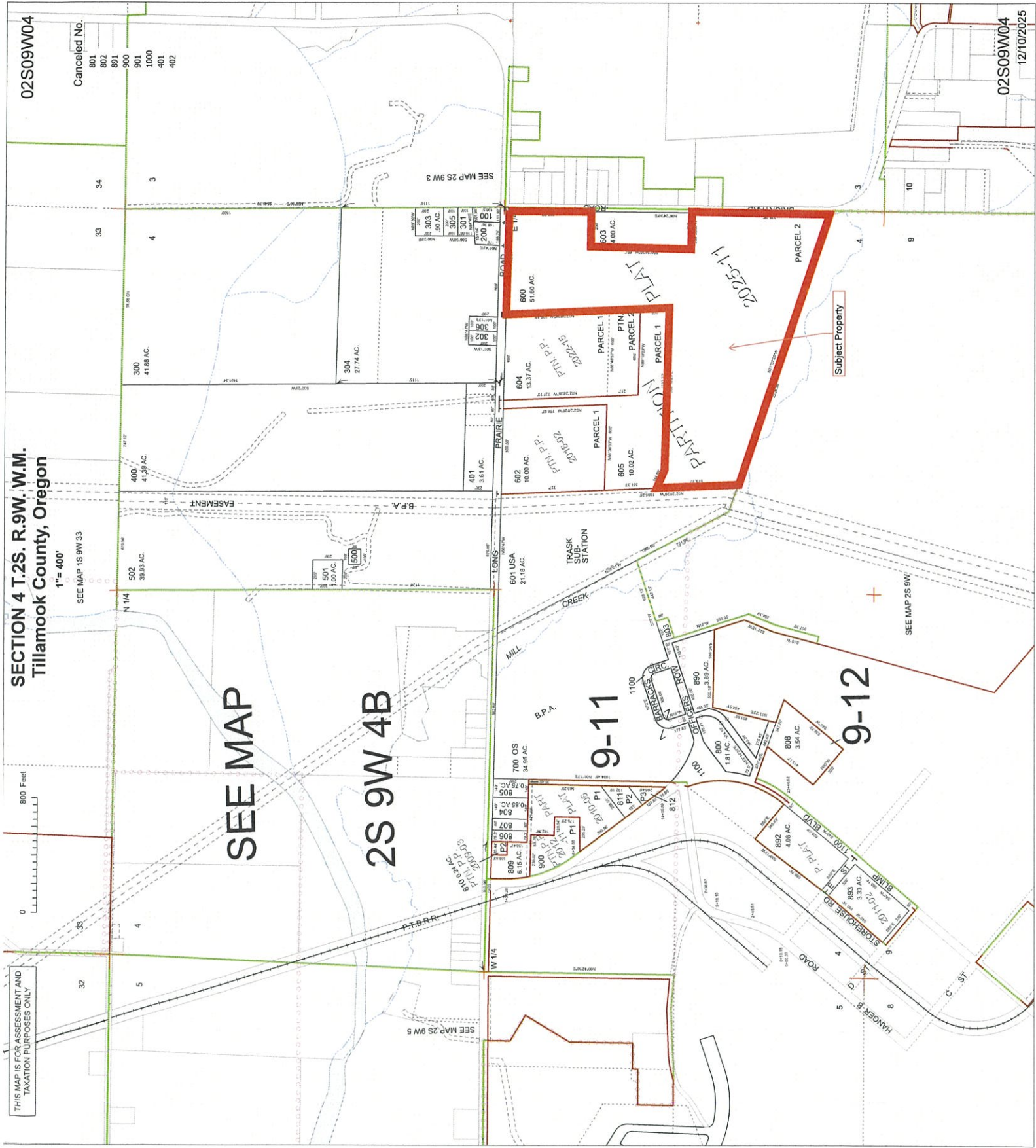
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## **EXHIBIT A**

### **ADOPTED CONDITIONS OF APPROVAL FOR PARTITION # 851-26-000012-PLNG**

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