



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-26-000142-PLNG:
Widmer/Cham – Temporary Mobile Kitchen Unit**

*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: May 14, 2026**

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

#851-26-000142-PLNG: A Conditional Use request for the placement of a temporary mobile kitchen unit to be used as a coffee truck on a property within the Unincorporated Community of Netarts accessed via a private easement off of Netarts Highway, a State highway, and designated as Tax Lot 101 in Section 5BC of Township 2 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Netarts Neighborhood Commercial (NT-C1). The applicant is Dennis Widmer. The property owners are Shiloh and Steven Cham.

Written comments received by the Department of Community Development prior to 4:00p.m. on May 28, 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 the next business day, May 29, 2026.

Notice of the application, a map of the subject area, and the applicable criteria are being 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 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 x3314 or conrad.kurrelmeier@tillamookcounty.gov.

Sincerely,

Conrad Kurrelmeier, Land Use Planner

Melissa Jenck, CFM, Senior Planner

Enc. Applicable Ordinance Criteria, Maps

REVIEW CRITERIA

TCLUO ARTICLE VI:

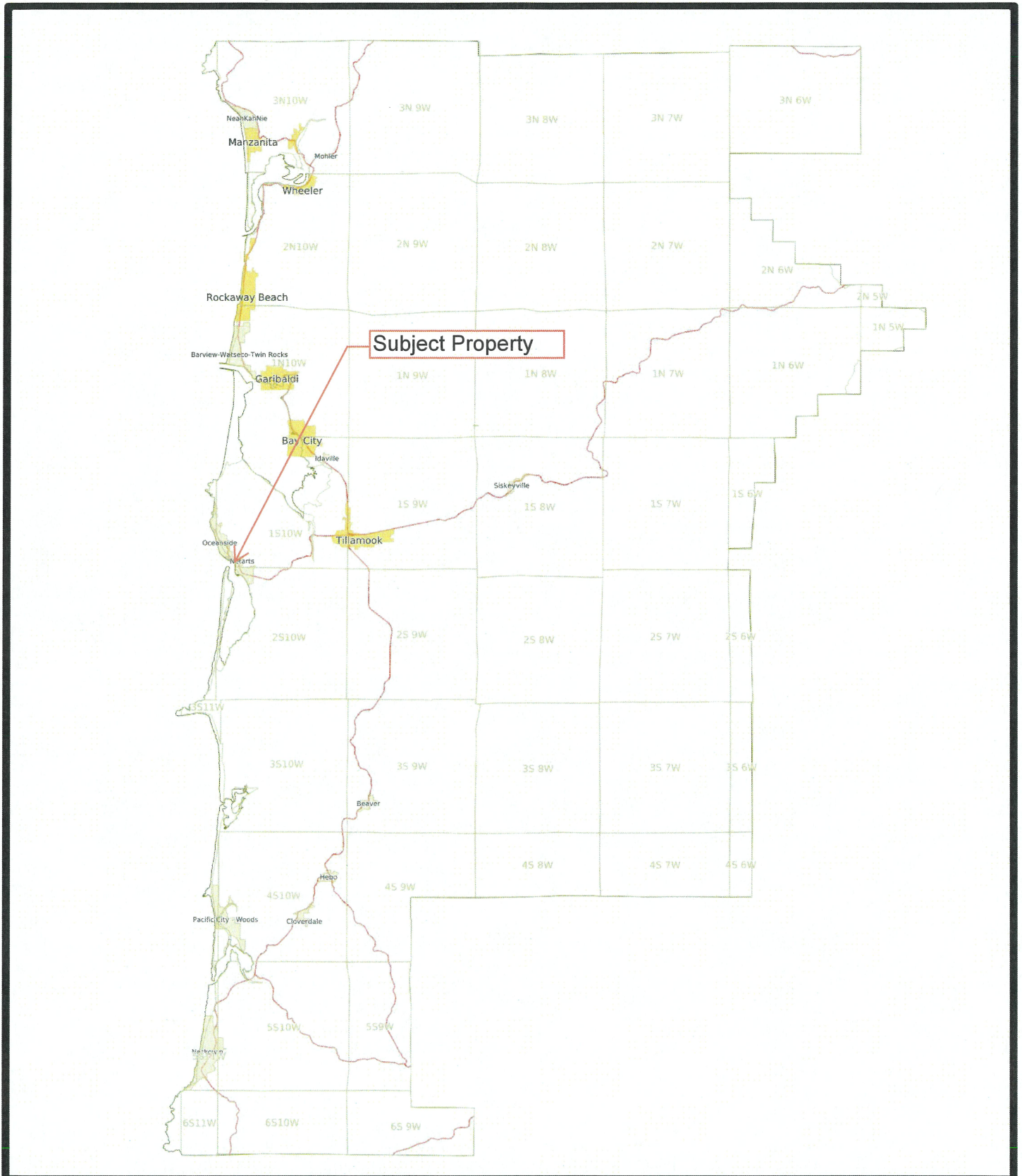
SECTION 6.040: REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

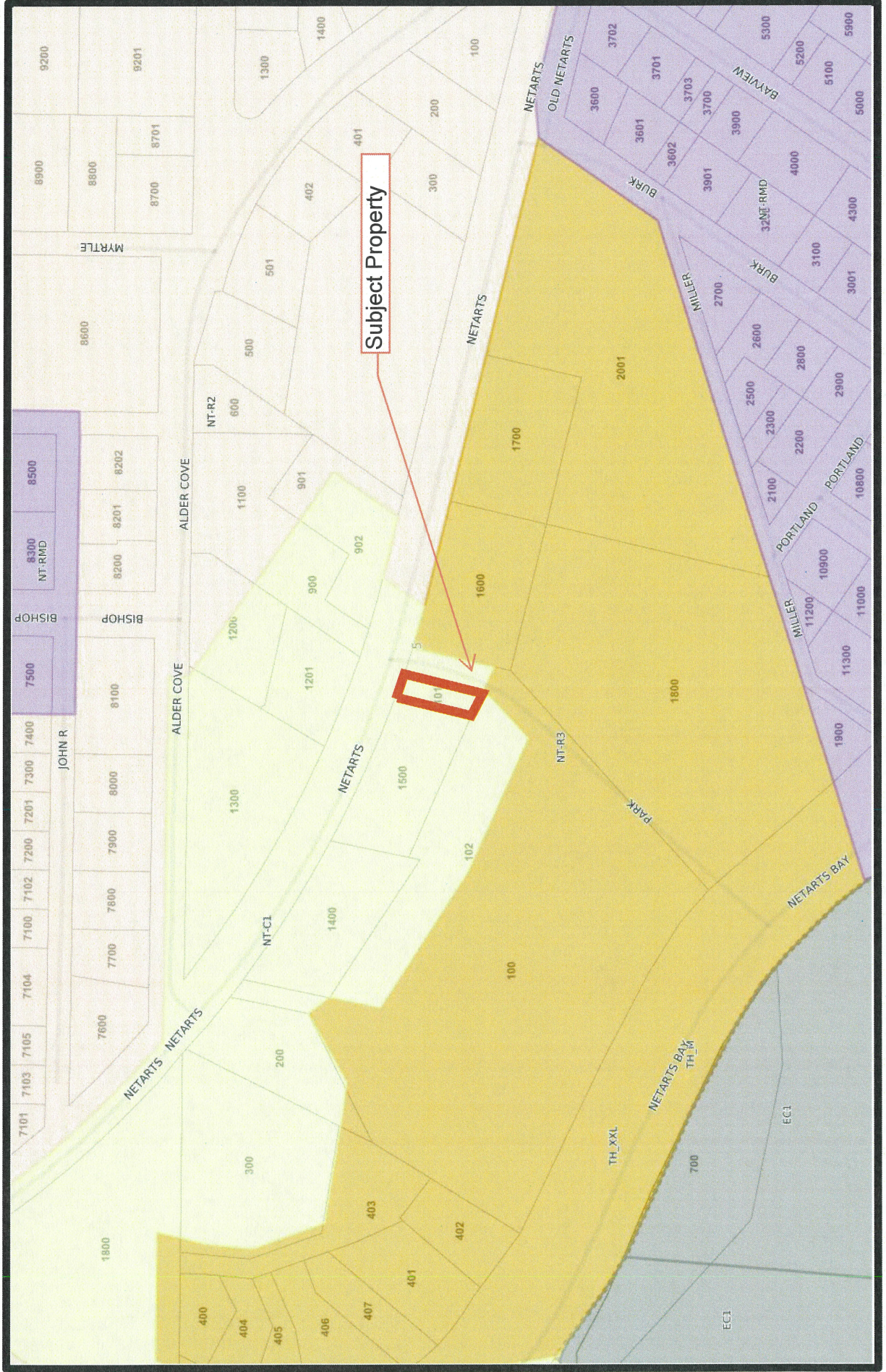
- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use

EXHIBIT A

Vicinity Map



Zoning Map



Tillamook County
2025 Real Property Assessment Report
 Account 417892

Map 2S1005BC00101
Code - Tax ID 0914 - 417892

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PARTITION PLAT 2018-11

Lot - PARCEL 1

Mailing CHAM, STEVEN & SHILOH
 PO BOX 344
 OCEANSIDE OR 97134

Deed Reference # 2022-412
Sales Date/Price 01-17-2022 / \$48,750
Appraiser KARI FLEISHER

Property Class 200 **MA SA NH**
RMV Class 200 07 01 102

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0914	Land	92,390	Land	0	
	Impr	0	Impr	0	
Code Area Total		92,390	60,570	0	
Grand Total		92,390	60,570	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0914	1	<input checked="" type="checkbox"/>		NT-C1	Commercial Site	96	0.07 AC		92,390
Code Area Total							0.07 AC		92,390

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV		

Comments 8/27/18 Due to P. Plat 2018-11, a portion of TL 100 is now carried in TL 101 and 102. Apportioned MAV. 96/19 bring to market. KF
 4/18/19 Brought land to market after p. plat 2018-11 created TL 101+102 from TL 100. KF

National Flood Hazard Layer FIRMette

123°56'49"W 45°26'3"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone A*
- 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*

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 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

MAP PANELS

- 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 5/14/2026 at 3:35 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.



123°56'12"W 45°25'38"N

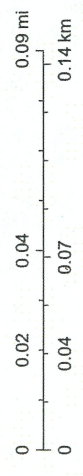
Statewide Wetlands Inventory



5/14/2026, 8:34:14 AM

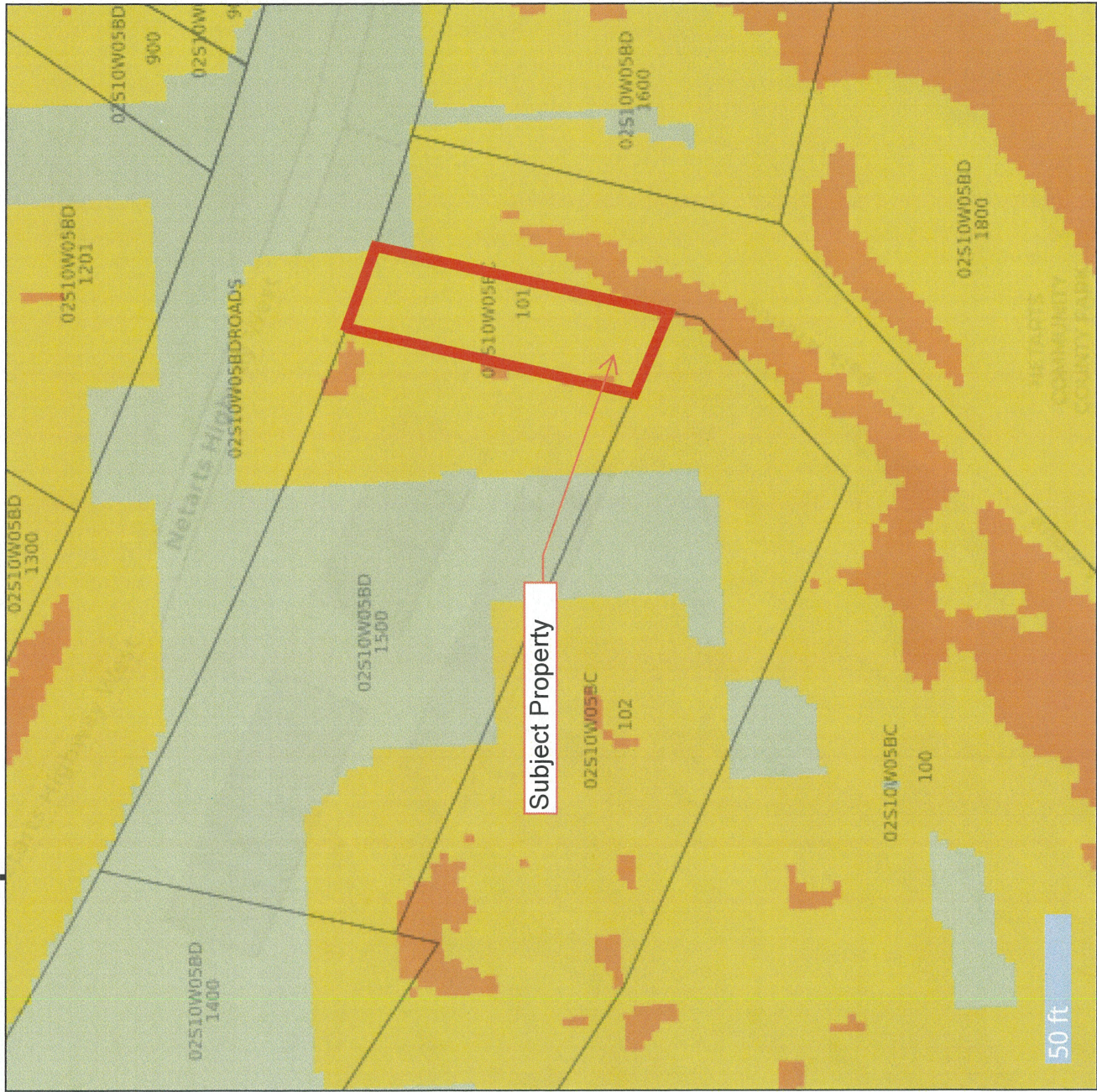
- Oregon Address
- Sections
- Large Scale
- Perennial
- Intermittent
- Artificial Path
- NHD Area
- NHD Waterbody
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Riverine

1:2,597



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, USGS TMM - National Hydrography Dataset, Data Refreshed April, 2026., Source: Esri, Vantor, Earthstar Geographics, and the GIS User

Hazard Map



Legend

Shallow Landslide Susceptibility

- B - Beach
- FDA - Active foredune
- AFDA - Artificial dune
- FD (W) - Reactivated, erosion/flooding
- H - Hummocks, active
- FD - Stabilized foredune
- IFD - Inland foredune
- DC - Dune complex
- DC (W) - wet
- DS - Dune, younger stabilized
- ODS - Dune, older stabilized
- OS - Open sand
- W - Interdune
- WMF - Wet mountain front
- WDP - Wet deflation plain
- WL - Wetland
- WSP - Wet surge plain
- WFP - Wet flood plain
- LK - Lake
- CT - Coastal terrace
- LD - Landslide
- FED - Fluvial, estuary deposit

EXHIBIT B



PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Dennis Widmer Phone: 503-812-0288
 Address: 9400 Bewley ck, Rd.
 City: Tillamook State: OR Zip: 97141
 Email: 19dwc86@gmail.com

Property Owner

Name: Steve & Shildy Cham Phone: 503-812-6126
 Address: 1470 Pacific Avenue
 City: Tillamook State: OR Zip: 97141
 Email: Steve Cham builder@yahoo.com

Request: conditional use permit for coffee truck

OFFICE USE ONLY
Date Stamp <u>MAR 31 2026</u> <u>Counter-MJ</u>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by: <u>MJ</u>
Receipt #: <u>147994</u>
Fees: <u>1732.50</u>
Permit No: <u>851-26-000142-PLNG</u>

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address:

Map Number: 25 10 58C 101
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

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. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Steve Cham 3-31-26
 Property Owner Signature (Required) Date
Dennis Widmer Const. LLC 3-31-26
 Applicant Signature Date

Steve and Shiloh Cham
Temporary Mobile Kitchen Unit
Conditional Use Application

Tillamook County Department of Community Development
March 12, 2026
Planning Division
1510-B Third Street
Tillamook, Oregon 97141

Regarding Section 3.348, Netarts Neighborhood Commercial Zone (NT-C1)
As applies to Application for Conditional Use: (3) (i) Temporary Mobile
Kitchen.

Conditional Use Review

Criteria

A Conditional Use shall be granted if the applicant demonstrates that all
of the following application criteria are satisfied.

(1) The use is listed as a Conditional Use in the underlying zone, or in
an applicable overlying zone.

Yes, a Temporary Mobile Kitchen Unit, is listed as a
Conditional Use, for Netarts
Neighborhood Commercial Zone (NT-C1) (3) (i).

(2) The use is consistent with the applicable Goals and Policies of
the Comprehensive Plan.

Yes, a Temporary Mobile Kitchen Unit, is consistent with the
Goals and Policies of the
Comprehensive Plan. The Netarts area currently has limited
options for coffee providers.

(3) The parcel is suitable for the proposed use considering its:
Size - the size of the lot is small but quite adequate for food truck.
Shape - the shape of the lot works very well with the layout that we have
come up with. **Location** - the location is very good considering it is on
the east end of all commercial businesses and a county park next to it to
the southeast. **Topography** - The low being reasonably flat and mostly
level is what is needed for a food truck. The low will be graveled for
vehicle maneuverability. **Improvement** - There are no other improvements on
the lot being bare land which is ideal for what we are doing. **Natural
features** - It is bare property which works well.

Yes, there is enough area on the site to allow the Temporary
Mobile Kitchen Unit as well as

Ingress, egress and parking have been designed for low
impact to surrounding area,

(4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

This proposed Temporary Mobile Kitchen Unit, will not the character of the surrounding area, it will sit alongside storage units. Off the right of way of Highway 131.

It is the easterly property of all commercial properties to the west of this parcel. Across highway 131 is a vacant restaurant. Then to the southeast is a county park.

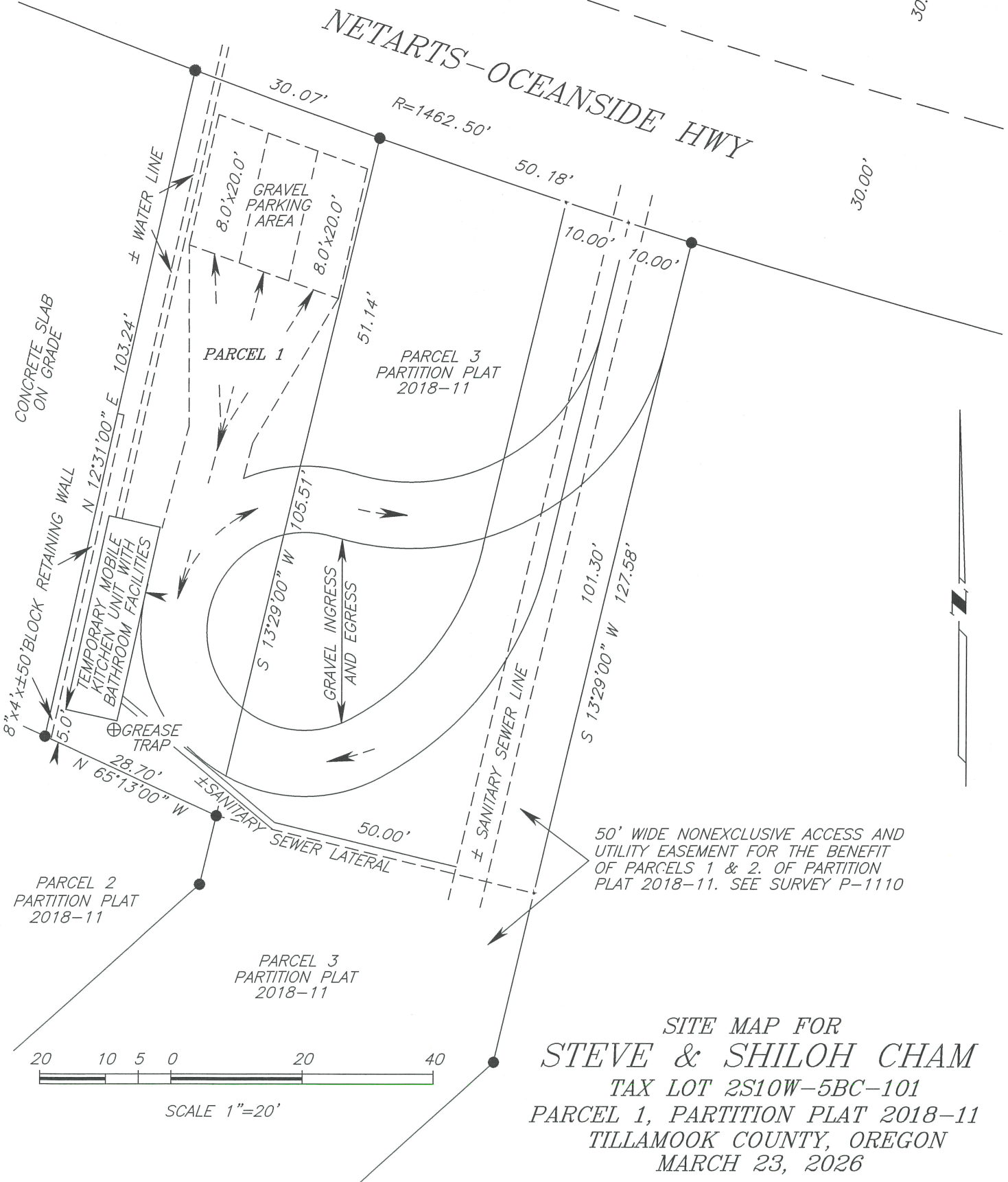
(5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems, or windmills.

There are none of these systems in the area to affect.

(6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Yes, this parcel has access to utilities necessary to operate the Temporary Mobile Kitchen Unit, ingress and egress is through the easement created on Partition Survey 2018-11 (P-1101) Tillamook County Records.

STAN COOK LAND SERVICES, llc
 3180 ALDERCREST
 TILLAMOOK, OREGON
 (503) 842 8380



SITE MAP FOR
STEVE & SHILOH CHAM
 TAX LOT 2S10W-5BC-101
 PARCEL 1, PARTITION PLAT 2018-11
 TILLAMOOK COUNTY, OREGON
 MARCH 23, 2026

C. WAYNE COOK LAND SURVEYING
3180 ALDERCREST
TILLAMOOK, OREGON
(503) 842 8380

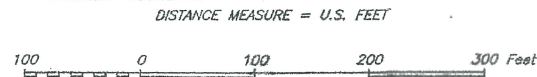
PARTITION PLAT 2018-11

CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	22°48'49"	1432.50	570.38	289.02	S 63°21'07" E	566.62
C2	1°04'37"	1462.50	27.49	13.75	S 52°56'37" E	27.49
C3	8°13'58"	1462.50	210.14	105.25	N 57°35'54" W	209.96
C4	7°50'03"	1462.50	199.97	100.14	S 65°37'55" E	199.81
C5	3°08'38"	1462.50	80.25	40.13	S 71°07'15" E	80.24
C5A	1°10'41"	1462.50	30.07	15.04	N 70°08'17" W	30.07
C5B	1°57'57"	1462.50	50.18	25.09	N 71°42'35" W	50.18
C6	2°04'39"	1462.50	53.03	26.52	N 73°43'53" W	53.02
C7	0°27'36"	1462.50	11.74	5.87	N 52°10'31" W	11.74
C9	8°07'00"	572.96	81.17	40.65	S 51°36'03" E	81.10
C10	8°07'00"	652.96	92.50	46.33	N 51°36'03" W	92.42

LINE	BEARING	DISTANCE
L1	S 12°31'00" W	112.12
L2	N 12°31'00" E	102.72
L3	N 12°26'56" E	14.26
L4	S 65°13'00" E	200.00
L5	N 13°29'00" E	103.24
L6	N 13°29'00" E	105.51
L7	S 65°13'00" E	28.70
L8	S 13°29'00" W	127.58
L9	S 12°31'00" W	66.41
L12	N 76°31'00" W	140.54

LEGEND

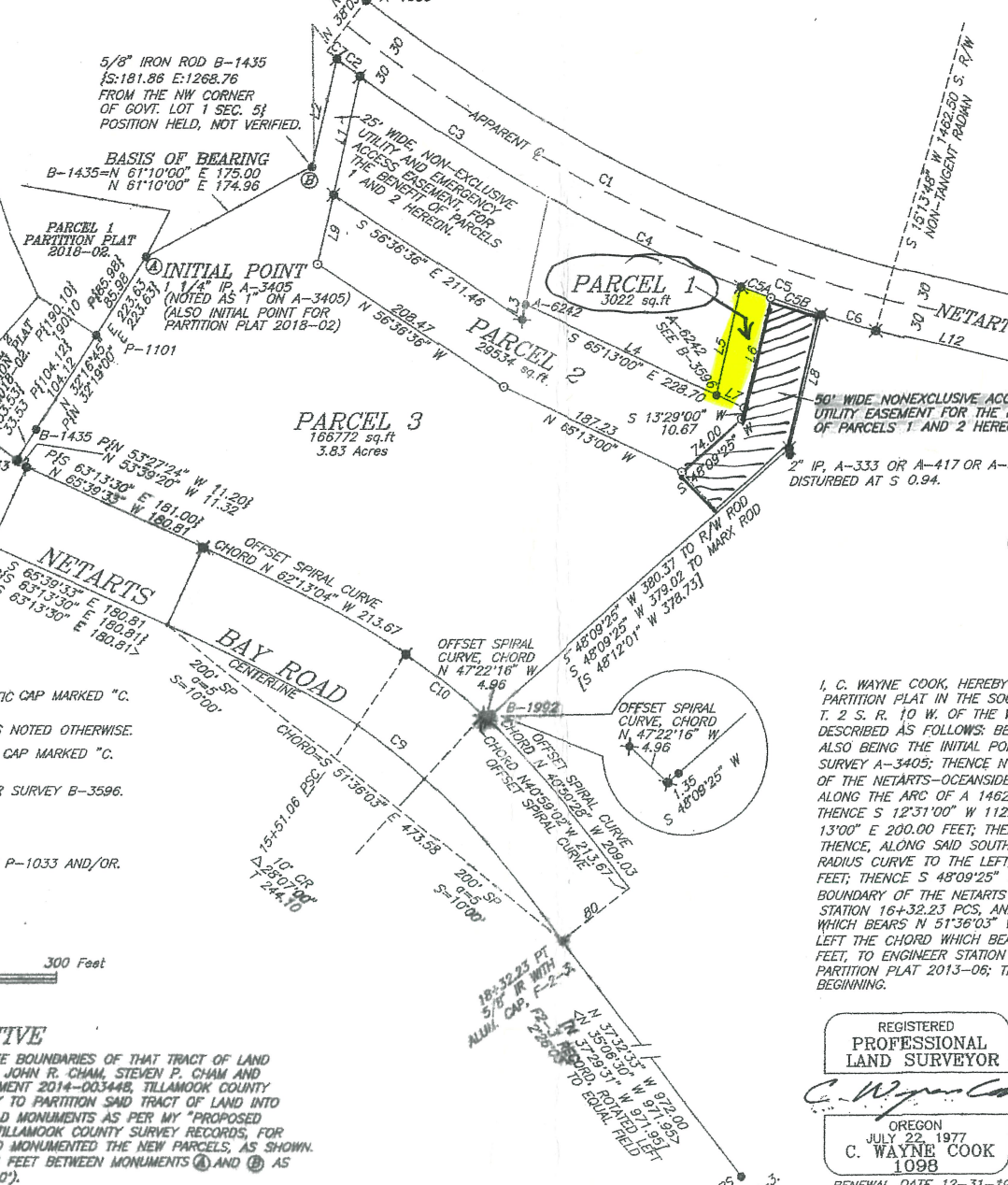
- ✕ MONUMENT FOUND, 5/8"x30" IRON ROD WITH PLASTIC CAP MARKED "C. WAYNE COOK PLS 1098", AS PER SURVEY B-3596.
- MONUMENT FOUND, 5/8" IR, SURVEY NOTED, OR AS NOTED OTHERWISE.
- ⊙ MONUMENT SET, 5/8"x30" IRON ROD WITH PLASTIC CAP MARKED "C. WAYNE COOK PLS 1098", AS PER SURVEY B-3596.
- NOTE: FIELD DATA EQUALS RESPECTIVE DATA AS PER SURVEY B-3596.
- [] RECORD AS PER SURVEY B-1992.
- < > RECORD AS PER OSHC SURVEY F2-3 (1959).
- Pf } RECORD AS PER PARTITION PLAT 2013-06, SURVEY P-1033 AND/OR PARTITION PLAT 2018-2, SURVEY P-1101.
- EASEMENT BOUNDARY.



NARRATIVE

THIS A RETRACEMENT SURVEY TO LOCATE THE BOUNDARIES OF THAT TRACT OF LAND DESCRIBED IN DEED TO CARLA A. MCKINLEY, JOHN R. CHAM, STEVEN P. CHAM AND MICHAEL A. CHAM, AS DESCRIBED IN INSTRUMENT 2014-003448, TILLAMOOK COUNTY CLERKS RECORDS, AND AN ORIGINAL SURVEY TO PARTITION SAID TRACT OF LAND INTO 3 PARCELS, AS SHOWN. I LOCATED AND HELD MONUMENTS AS PER MY "PROPOSED BOUNDARY ADJUSTMENT SURVEY", B-3596, TILLAMOOK COUNTY SURVEY RECORDS, FOR THE BOUNDARY OF THE SUBJECT TRACT, AND MONUMENTED THE NEW PARCELS, AS SHOWN. BASIS OF BEARING IS N 61°10'00" E 174.96 FEET BETWEEN MONUMENTS (A) AND (B) AS PER SURVEY B-3596 (B-1435 CALLS 175.00').

PARTITION PLAT FOR
**CARLA A. MCKINLEY, JOHN R. CHAM,
 STEVEN P. CHAM AND MICHAEL A. CHAM**
 SW 1/4 AND SE 1/4 NW 1/4 SECTION 5, T.2S., R.10W., W.M.
 TILLAMOOK COUNTY, OREGON
 MAY 18, 2018



MINOR PARTITION MN-13-01(a) APPROVED
 ON THIS 31 DAY OF July, 2018
Sarah Absher
 SARAH ABSHER, DIRECTOR, TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2019.
D. M. Deputy
 TILLAMOOK COUNTY TAX COLLECTOR

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, CARLA A. MCKINLEY, JOHN R. CHAM, STEVEN P. CHAM AND MICHAEL A. CHAM ARE THE OWNERS OF THE LAND REPRESENTED ON THIS MAP, AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON, AND HAVE, BY AFFIDAVIT OF CONSENT HAVE CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO 3 PARCELS AS SHOWN HEREON.

NEW EASEMENTS:

- A NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT, 50 FEET OF EVEN WIDTH, AS NOTED AND SHOWN HEREON, OVER PARCEL 3 FOR THE BENEFIT OF PARCELS 1 AND 2.
- A NON-EXCLUSIVE UTILITY AND EMERGENCY ACCESS EASEMENT, 25 FEET OF EVEN WIDTH, AS NOTED AND SHOWN HEREON, OVER PARCEL 3 FOR THE BENEFIT OF PARCELS 1 AND 2.

SURVEYOR'S CERTIFICATE

I, C. WAYNE COOK, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THIS PARTITION PLAT IN THE SOUTHWEST QUARTER AND SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, T. 2 S. R. 10 W. OF THE WILLAMETTE MERIDIAN IN TILLAMOOK COUNTY, OREGON. THE BOUNDARIES WHICH ARE DESCRIBED AS FOLLOWS: BEGINNING AT THE INITIAL POINT, WHICH IS A 1 1/4" IRON PIPE, MONUMENT (A), SAID POINT ALSO BEING THE INITIAL POINT FOR PARTITION PLAT 2018-2 (P-1101 TILLAMOOK COUNTY SURVEY RECORDS), AS PER SURVEY A-3405; THENCE N 61°10'00" E 174.96 FEET; THENCE N 12°31'00" E 102.72 FEET TO THE SOUTH BOUNDARY OF THE NETARTS-OCEANSIDE HWY.; THENCE, ALONG SAID SOUTH BOUNDARY OF THE NETARTS-OCEANSIDE HWY., 27.49 FEET ALONG THE ARC OF A 1462.50 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 52°56'37" E 27.49 FEET; THENCE S 12°31'00" W 112.12 FEET; THENCE S 56°36'36" E 211.46 FEET; THENCE N 12°26'56" E 14.26 FEET; THENCE S 65°13'00" W 112.12 FEET; THENCE N 13°29'00" E 103.24 FEET, TO THE SOUTH BOUNDARY OF THE NETARTS-OCEANSIDE HWY.; THENCE, ALONG SAID SOUTH BOUNDARY OF THE NETARTS-OCEANSIDE HWY., 80.25 FEET ALONG THE ARC OF A 1462.50 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS S 71°07'15" E 80.24 FEET; THENCE S 13°29'00" W 127.58 FEET; THENCE S 48°09'25" W 380.37 FEET TO THE NORTH BOUNDARY OF THE NETARTS BAY ROAD; THENCE ALONG SAID NORTH BOUNDARY OF THE NETARTS BAY ROAD ALONG AN OFFSET SPIRAL CURVE TO THE LEFT, N 47°22'16" W 4.96 FEET TO ENGINEER STATION 16+32.23 PCS, AND 92.50 FEET ALONG THE ARC OF A 652.96 FOOT RADIUS CURVE TO THE LEFT, THE CHORD OF WHICH BEARS N 51°36'03" W 92.42 FEET, TO ENGINEER STATION 15+51.06 PCS, AND ALONG AN OFFSET SPIRAL CURVE TO THE LEFT THE CHORD WHICH BEARS N 62°13'04" W 213.67 FEET TO ENGINEER STATION 13+51.06 PCS, AND N 65°39'33" W 180.81 FEET TO ENGINEER STATION 11+70.25 PT, AND N 53°39'20" W 11.32 FEET TO THE SOUTHEAST CORNER OF PARCEL 3 OF PARTITION PLAT 2013-06; THENCE, ALONG THE BOUNDARY OF SAID PARCEL 3, N 32°16'45" E 223.63 FEET TO THE POINT OF BEGINNING.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

C. Wayne Cook
 OREGON
 JULY 22, 1977
 C. WAYNE COOK
 1098
 RENEWAL DATE 12-31-19

AFFIDAVIT OF CONSENT TO PARTITION IS RECORDED AS DOCUMENT
 2018-4516 TILLAMOOK COUNTY CLERKS RECORDS.

APPROVED ON THIS 31 DAY OF July, 2018

Michael R. Rice
 MICHAEL R. RICE, TILLAMOOK COUNTY SURVEYOR

STATE OF OREGON
 COUNTY OF TILLAMOOK
 I HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD
 ON THE 31 DAY OF July, 2018 AT 2:30 O'CLOCK
 AND RECORDED AS PARTITION PLAT NO. 2018-11 IN PLAT CABINET
 B.1289 TILLAMOOK COUNTY RECORDS, INSTRUMENT NO. 2018-4519
 TASSI O'NEIL, TILLAMOOK COUNTY CLERK.

BY: *Allison Hindere*, Deputy



NETARTS-OCEANSIDE SANITARY DISTRICT
1755 CAPE MEARES LP. RD. W.
TILLAMOOK, OR. 97141
PHONE (503)842-8231

Tillamook Co. Department
of Community Development
1510 Third St., Suite B
Tillamook, OR. 97141
(503) 842-3408

DATE: March 9, 2026

TO: TILLAMOOK COUNTY ONE-STOP PERMIT COUNTER

RE: SEWER AVAILABILITY

I confirm that sanitary sewer service is available to the following lot(s) within our District:
Tax Lot 2S10 05BC 00101. This Sewer Availability Letter is for a Food Cart-Coffee Shop on wheels.

Availability letter is void after 12 months from the date of issuance.

According to our records, the legal owner is: **Steven & Shiloh Cham**, PO Box 344 Oceanside, OR. 97134.

Sanitary Sewer service is available to the above Tax Lot, but the District does not guarantee that a stub is provided. However, according to the District As-Built map, a stub should be provided.

If the service lateral is to be installed, all at the property owner's expense, the District will require the following:

- (a) Secure a permit for utility work in a public road right-of-way.
- (b) Minimum 24-hour notice prior to start of work.
- (c) Representative of Sanitary District present to inspect installation of the new service lateral.
- (d) Notification of all emergency services if road is closed or blocked during installation of the new main service lateral.
- (e) Coordinate work with any effected neighboring property owners, so as to minimize inconvenience if road is closed or blocked.
- (f) The use of 4" diameter PVC ASTM-3034 pipe for the new service lateral.
- (g) The use of a Romac Sanitary Sewer Saddle. Attached, please find Cut-sheet #418 from our Design Standards, in regards to service saddle connection to existing sewers.

For the lateral from the house to the **new stub**, the following applies:

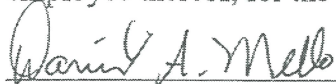
1. District requires that property owner/contractor follow APWA Specifications.
2. District requires a Clean-out on the property line, using Schedule 3034 ASTM Pipe with a **screw on cap**. The Clean-out shall be permanently identified. Attached, please find Cut-sheet #416.
3. District requires a protective cover if in driveway or a parking zone.
4. It is the responsibility of the property owner to ensure that a copy of the Sewer Availability letter is given to the Contractor.
5. Inspection and testing of the installation shall be done by the Tillamook County Plumbing Inspector in accordance with County requirements.
6. Contractor is responsible for contacting the Tillamook County Inspector to inspect the service lateral.
7. Contractor is responsible for notifying the District to inspect the service lateral connection prior to backfilling. An Inspection Fee will be billed to the property owner at that time.
8. Contractor is responsible for notifying the District office within 5 working days of the service lateral inspection (that is done by Tillamook County Inspector). Failure to notify the District in the allotted time will result in a \$10.00 per working day fine on the Contractor.

Failure to notify the District for an inspection of the connection, prior to backfilling, will result in one or all of the following fines and/or fees, per District Ordinances:

- \$500.00 Fine for Illegal Connection to the sanitary sewer system.
- \$10.00 per working day fine on the Contractor (as stated up above).
- A regular User Fee shall be charged to the account plus an amount equal to the regular User Fee, so that the total amount will be double the current established charge for the type of service provided. This charge shall be effective on the date of connection to the public sewer system and shall continue until such time as the account is brought current.

The current System Development Charge fee of \$13,850.00 per Single Family Dwelling will be **due to the Netarts-Oceanside Sanitary District upon issuance of an approved Building Permit** by the Tillamook County Department of Community Development. The District requires that a copy of the approved building permit be sent to the Netarts-Oceanside Sanitary District.

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.



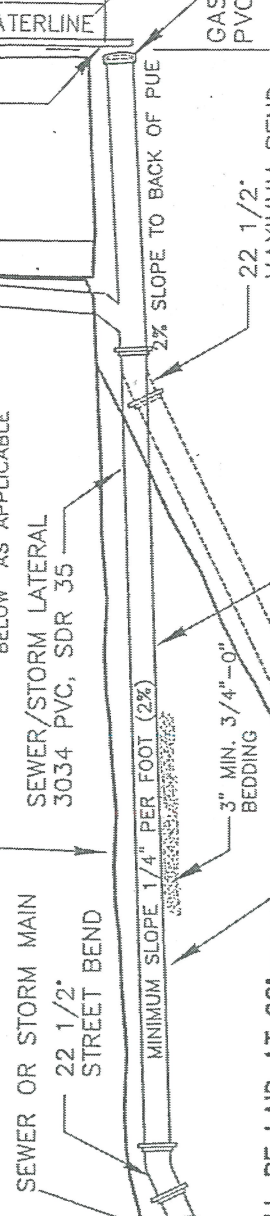
Daniel A. Mello, District Superintendent

cc: Property Owner
sewaveld

NOTE: NO VERTICAL OR HORIZONTAL BENDS GREATER THAN 22-1/2° WITHIN RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT (IE. FROM MAINLINE TO CLEANOUT).
 NOTE: PER ORS 92.044(7), SERVICE LINES MUST BE SET 1' MINIMUM CLEAR FROM ANY SURVEY MONUMENT

NOTE: PRESSURE TREATED 2" X 4" WIRE TO INVERT AND EXTENDING ABOVE FINISH GRADE. STAKE SHALL BE CONTINUOUS AND REMAIN VERTICAL AFTER BACKFILLING. END SHALL BE PAINTED (WHITE FOR SEWER) (GREEN FOR STORM), AND LABELED WITH DEPTH TO PIPE BELOW GROUND SURFACE (2" BLOCK LETTERS). EXTEND TONING WIRE TO SURFACE.
 PROPERTY LINE
 CLEANOUT SEE DETAIL 416
 PUE WHERE PROVIDED
 EASEMENT LINE OR P/L
 STAMP 2" TALL "S" IN TOP OF CURB & GUTTER PAN AT POINT OF CROSSING.

NOTES:
 1. MIN. 18" SEPARATION BETWEEN ADJACENT LATERALS.
 2. ONE FULL LENGTH OF PVC PIPE (AT CROSSING) REQUIRED FOR ALL SEWER LATERALS WHICH CROSS UNDER WATER LINES WITH LESS THAN 18" MINIMUM VERTICAL CLEARANCE BETWEEN WATER LINE AND SERVICE LATERAL.
 3. SERVICE SHALL NOT BE BACKFILLED PRIOR TO INSPECTION BY PUBLIC WORKS.
 4. INSTALL A CONTINUOUS 12 GAUGE SOLID CORE GREEN INSULATED TRACER WIRE FROM MAINLINE WIRE TO END OF LATERAL.
 5. CHIMNEY DROPS INTO MAINLINES ARE PROHIBITED.
 6. COMMERCIAL SEWER SERVICE LATERALS SHALL BE 6-INCH MINIMUM DIAMETER.



CONNECT PIPE FROM BUILDING/ SITE TO BASE LEG OF CLEANOUT WYE (CONNECTION TO CLEANOUT RISER IS PROHIBITED).
 MAINTAIN STRAIGHT GRADE FROM MAINLINE TO CLEANOUT (TYP)
 MANUFACTURED TEE-WYES FOR 8-INCH MAINLINES & STANDARD TEES FOR 10-INCH & LARGER MAINLINES.
 SEE DETAIL 419 FOR CONNECTION TO EXISTING MAINLINES.

LATERALS SHALL BE LAID AT 90° TO RIGHT-OF-WAY OR EASEMENT LINE UNLESS OTHERWISE SHOWN ON PLANS.

TYPICAL, SHALLOW MAINS
 TYPICAL, DEEP MAINS

LAST REVISION DATE: JULY 2022		COPYRIGHT 1996 WESTECH ENGINEERING, INC.	
SEWER SERVICE LATERALS			
(NTS)			
NOSD, OR		DETAIL NO. 415	

CLEANOUT COVERS: ALL SEWER CLEANOUT LIDS TO READ "SEWER"
 ALL STORM CLEANOUT LIDS TO READ "STORM" OR "C/O".

1. NON-TRAFFIC AREAS:

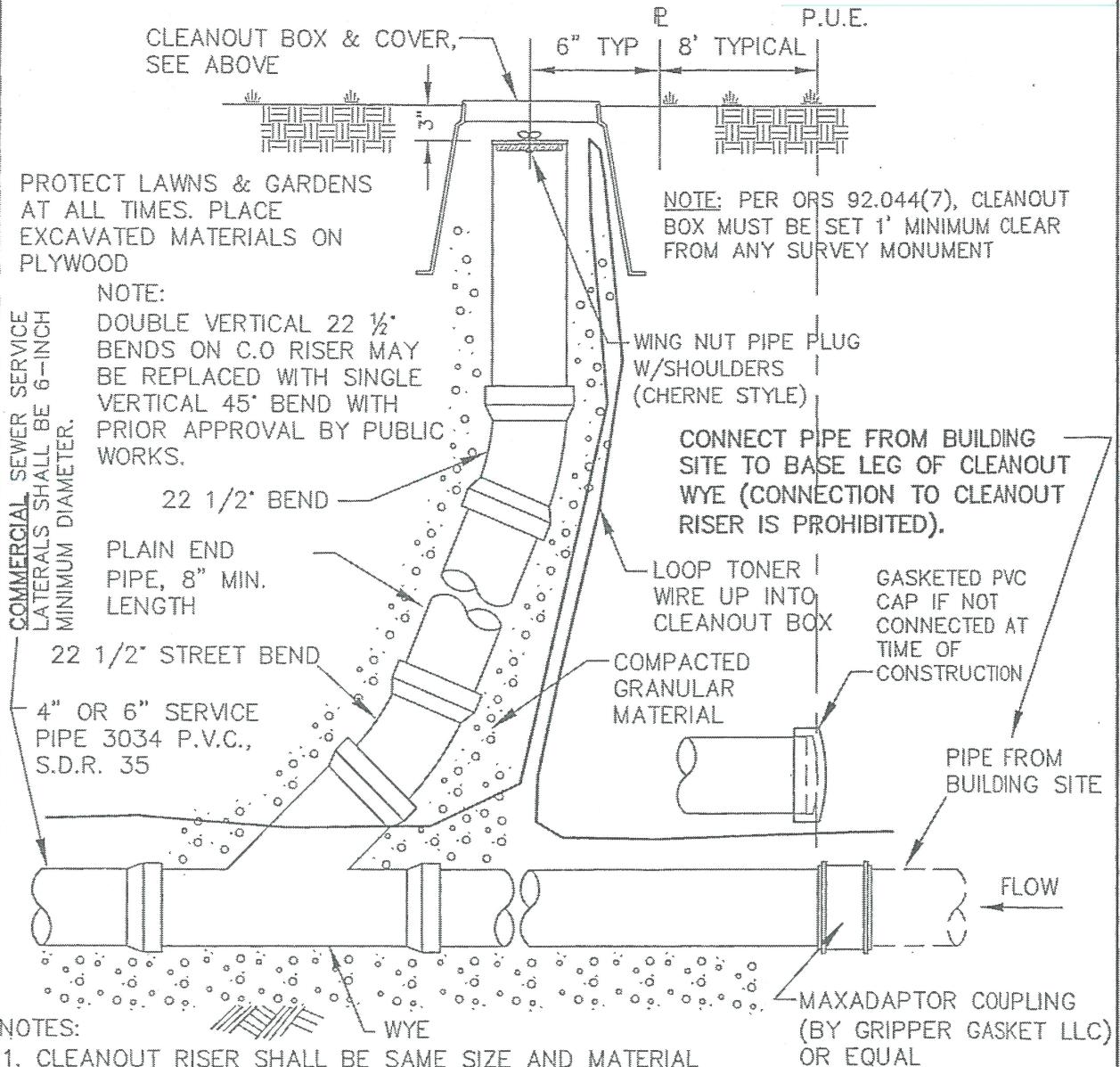
CARSON MODEL 910 T-COVER OR EQUAL (GREEN FOR SEWER, GREY FOR STORM).

2. TRAFFIC AREAS, INCLUDING DRIVEWAYS:

8" X 4" CAST IRON FRAME & COVER, OLYMPIC M1007 OR EQUAL.

8" X 6" CAST IRON FRAME & COVER, OLYMPIC M1018 OR EQUAL.

(FOR CI CLEANOUTS IN UNPAVED AREAS, SET IN 6" THICK CONCRETE PAD)



PROTECT LAWNS & GARDENS AT ALL TIMES. PLACE EXCAVATED MATERIALS ON PLYWOOD

NOTE:
 DOUBLE VERTICAL 22 1/2° BENDS ON C.O RISER MAY BE REPLACED WITH SINGLE VERTICAL 45° BEND WITH PRIOR APPROVAL BY PUBLIC WORKS.

COMMERCIAL SEWER SERVICE
 LATERALS SHALL BE 6-INCH
 MINIMUM DIAMETER.

22 1/2° BEND

PLAIN END PIPE, 8" MIN. LENGTH

22 1/2° STREET BEND

4" OR 6" SERVICE PIPE 3034 P.V.C., S.D.R. 35

WING NUT PIPE PLUG W/SHOULDERS (CHERNE STYLE)

CONNECT PIPE FROM BUILDING SITE TO BASE LEG OF CLEANOUT WYE (CONNECTION TO CLEANOUT RISER IS PROHIBITED).

LOOP TONER WIRE UP INTO CLEANOUT BOX

GASKETED PVC CAP IF NOT CONNECTED AT TIME OF CONSTRUCTION

COMPACTED GRANULAR MATERIAL

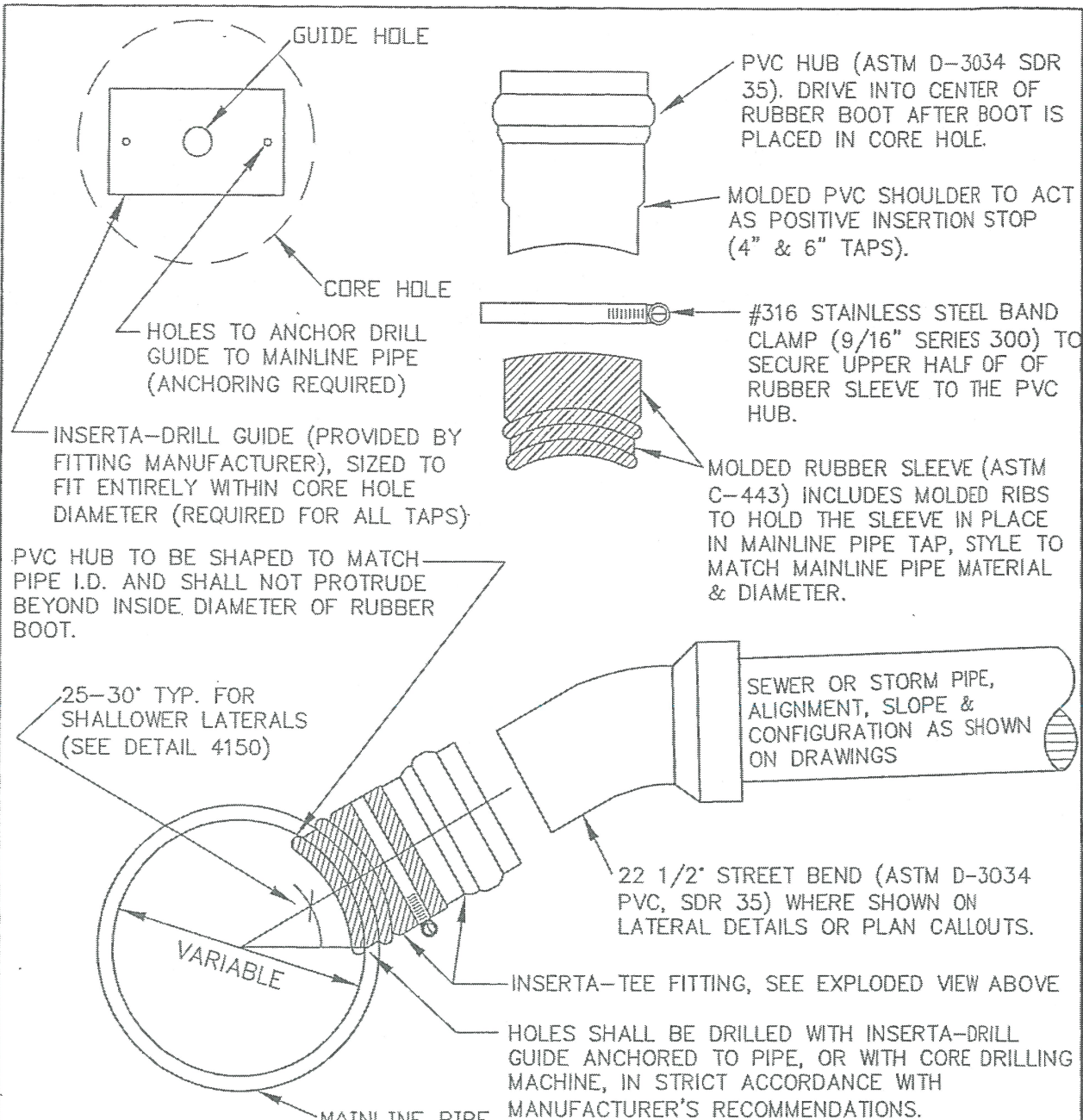
PIPE FROM BUILDING SITE

FLOW

MAXADAPTOR COUPLING (BY GRIPPER GASKET LLC) OR EQUAL

- NOTES:
1. CLEANOUT RISER SHALL BE SAME SIZE AND MATERIAL AS LATERAL PIPE.
 2. PROVIDE CONCRETE PAD FOR CLEANOUTS LOCATED IN UNPAVED DRIVEWAYS OR TRAFFIC AREAS (6" THICK PAD TO BE 6" LARGER THAN CLEANOUT BOX FRAME).
 3. CLEANOUT PIPE SHALL BE LEFT A MINIMUM OF 18" ABOVE EXISTING GRADE UNTIL ALL CURBING IS INSTALLED AND ALL PRIVATE UTILITY TRENCHES ARE BACKFILLED. CLEANOUTS SHALL THEN BE SET NO MORE THAN 6" BELOW FINISH GRADE, AND CLEANOUT BOXES SET FLUSH WITH FINISH GRADE.

LAST REVISION DATE: FEB 2024	COPYRIGHT 1996 WESTECH ENGINEERING, INC.
STANDARD SERVICE LATERAL CLEANOUT (SEWER) (NTS)	
NOSD, OR	DETAIL NO. 416



PVC HUB TO BE SHAPED TO MATCH PIPE I.D. AND SHALL NOT PROTRUDE BEYOND INSIDE DIAMETER OF RUBBER BOOT.

25-30° TYP. FOR SHALLOWER LATERALS (SEE DETAIL 4150)

NOTES:

1. MAXIMUM LATERAL SIZE - MAX TAP SIZE SHALL BE 2 NOMINAL PIPE SIZES SMALLER THAN THE MAINLINE PIPE (IE. 4" ON 8", 6" ON 10", ETC.).
2. EXISTING SANITARY SEWERS - INSERTA-TEES ALLOWED ON EXISTING PVC OR DUCTILE IRON SEWER MAINS. USE ON OTHER PIPE TYPES IS SUBJECT TO CITY APPROVAL AND ACCEPTABLE PIPE CONDITION.
3. EXISTING STORM DRAINS - INSERTA-TEES ALLOWED ON ALL PIPE TYPES, SUBJECT TO CITY APPROVAL AND ACCEPTABLE PIPE CONDITION.
4. NEW MAINLINES - MANUFACTURED FITTINGS (PER DETAIL 415) SHALL BE USED FOR CONNECTION ON ALL NEW SEWER AND STORM MAINLINES.
5. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A CITY INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT PRIOR CITY APPROVAL.
6. CENTERLINE OF TAP SHALL BE ABOVE SPRINGLINE.

INSERTA-TEE "FATBOY" FITTING SHALL BE USED FOR ALL 4" & 6" TAPS ON EXTG PIPE (TV & 95% MANDREL TESTING OF EXISTING MAINLINES AFTER TAP MAY BE REQUIRED AT DISCRETION OF PUBLIC WORKS DIRECTOR).

LAST REVISION DATE: JAN 2024	JO # STANDARD
INSERTA-TEE CONNECTION TO EXISTING SEWER OR STORM DRAIN (NTS)	
NOSD, OR	DETAIL NO. 419



Tillamook County
Department of Community Development
1510 Third St, Suite B
Tillamook, OR 97141

DATE: 03/09/2026

TO: **TILLAMOOK COUNTY ONE-STOP PERMIT COUNTER**

RE: **WATER AVAILABILITY***

*Water Availability letter is valid for 6 months from the date of issuance. Connection for water service is not guaranteed past expiration date of this letter.

I confirm that water service is available to the following tax lot within our District:

Township: 2S Range: 10 Section: 05BC Tax Lot: 101

According to our records, the legal owner is:

Steven & Shiloh Cham
PO Box 344
Oceanside, OR 97134

Requested by Contractor: Dennis Widmer Construction

NOTICE TO OWNER:

This property is zoned commercial and approved for a Single Commercial Dwelling for use as a coffee cart. This water availability letter will be considered null and void if changing the classification of lot or dwelling unit.

System Development Charges (SDC) and administration fees are required and are due when foundation or substructure is started. If SDC fees are not paid at the time construction begins, a fee of 1.5% a month will be assessed from the date construction commences. No water connection shall be made until all charges and fees are paid in full. Meter installation fees are due following the install. If you have questions regarding potential costs of installation, please contact the office.

Connection to Netarts Water District water system **is not** guaranteed past expiration date of this letter.

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.


Justin Kanoff, District Manager

cc: Property Owner
Dennis Widmer - Contractor

NETARTS WATER DISTRICT
4970 Crab Ave W | PO Box 50 | Netarts, OR 97143
(PH) 503-842-9405 (F) 503-842-9380 (Email) office@netartswaterdistrict.com



Netarts-Oceanside Fire Protection District

1235 5th Street Loop - Box 219

Netarts, OR 97143

503-842-5900

March 16, 2026

Dear Tillamook County Community Development,

Tax Lot IS1005BC 101 (owner Steve Cham) in Netarts, Oregon is within the Netarts-Oceanside Fire District and has adequate road access and water access.

Please let me know if you have any questions.

A handwritten signature in cursive script that reads "Jeff McBrayer".

Jeff McBrayer
Fire Chief

AFTER RECORDING, RETURN TO:

Albright Kittell PC
2308 3rd Street
Tillamook, OR 97141

TAX STATEMENTS TO:

Steven & Shiloh Cham
PO Box 344
Oceanside, OR 97134

Informational purposes only:

Map and tax lot (2021): 2S1005-BC-00101

Tillamook County, Oregon

01/18/2022 01:12:00 PM

2022-00412

DEED-DWARR

\$25.00 \$11.00 \$10.00 \$61.00 - Total = \$107.00

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

STATUTORY WARRANTY DEED

Carla A. McKinley, John R. Cham, Steven P. Cham and Michael A. Cham (collectively, "Grantor") convey and warrant to Steven Cham and Shiloh Cham, husband and wife (together, "Grantee"), all of Grantor's interest in the following real property located in Tillamook County, Oregon:

PARCEL 1 OF PARTITION PLAT NO. 2018-11, RECORD OF PARTITION PLATS, TILLAMOOK COUNTY, OREGON.

Together with a permanent and appurtenant access and utility easement over that portion of Parcel 3 of Partition Plat No. 2018-11, Tillamook County, that is approximately 50' in width and 105' in length, located immediately adjacent to and east of Parcel 1 of Partition Plat No. 2018-11, Tillamook County, Oregon.

The true consideration for this instrument is \$48,750.00. This conveyance is subject to those encumbrances described in Exhibit A.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Carla A. McKinley Date

John R. Cham Date

John R. Cham 1-14-22

Steven P. Cham Date

Michael A. Cham Date

STATE OF _____)
County of _____) ss.

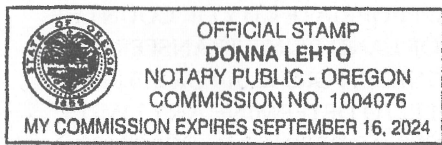
This instrument was acknowledged before me on this ___ day of _____, 202__ by Carla A. McKinley.

NOTARY PUBLIC FOR _____
My Commission Expires: _____

STATE OF Oregon)
County of Tillamook) ss.

This instrument was acknowledged before me on this 14 day of January, 202__ by John R. Cham.

Donna Lehto
NOTARY PUBLIC FOR Oregon
My Commission Expires: 9-16-24



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Carla A. McKinley Date

John R. Cham 1-14-22
John R. Cham Date

Steve P Cham 1-11-22
Steven P. Cham Date

Michael A. Cham 1-7-22
Michael A. Cham Date

STATE OF _____)
) ss.
County of _____)

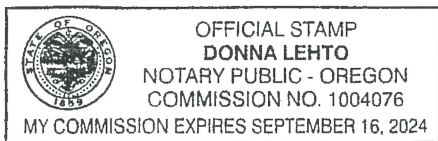
This instrument was acknowledged before me on this ___ day of _____
_____, 202__ by Carla A. McKinley.

NOTARY PUBLIC FOR _____
My Commission Expires: _____

STATE OF Oregon)
) ss.
County of Tillamook)

This instrument was acknowledged before me on this 14 day of January
_____, 202__ by John R. Cham.

Donna Lehto
NOTARY PUBLIC FOR Oregon
My Commission Expires: 9-16-24



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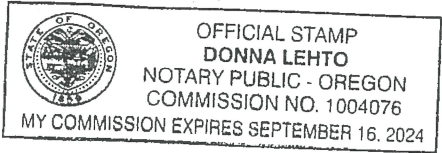
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STATE OF Oregon)
) ss.
County of Tillamook)

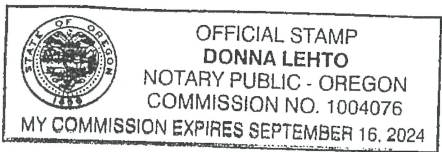
This instrument was acknowledged before me on this 11 day of January
2022 by Steven P. Cham.



Donna Lehto
NOTARY PUBLIC FOR Oregon
My Commission Expires: 9-16-24

STATE OF Oregon)
) ss.
County of Tillamook)

This instrument was acknowledged before me on this 7th day of January
2022 by Michael A. Cham.



Donna Lehto
NOTARY PUBLIC FOR Oregon
My Commission Expires: 9-16-24

Exhibit A

Easement, including terms and provisions contained therein:
Recording Information: March 16, 1932, Book 67, Page 71, Records of Tillamook County,
Oregon

Easement, including terms and provisions contained therein:
Recording Information: August 13, 1946, Book 98, Page 536, Records of Tillamook
County, Oregon

Easement, including terms and provisions contained therein:
Recording Information: August 16, 1977, Book 252, Page 218, Records of Tillamook
County, Oregon

Easement, including terms and provisions contained therein:
Recording Information: October 21, 1977, Book 253, Page 356, Records of Tillamook
County, Oregon

An easement created by instrument, including the terms and provisions thereof,
Dated: April 29, 1980
Recorded: May 14, 1980, Book 269, Page 459
Records of: Tillamook County, Oregon

Garden spot agreement and the terms and conditions thereof:
Recording Information: September 9, 1991, Book 337, Page 232, Records of Tillamook
County, Oregon.

Easement as shown on the recorded Partition Plat 1996-50.

Easement, including terms and provisions contained therein:
Recording Information: December 30, 1993, Book 356, Page 867 and also recorded
March 4, 1994, Book 358, Page 706, Records of Tillamook
County, Oregon

Easement as reserved in Vacation Order No. 96-75, recorded July 11, 1996, Book 379, Page 425,
Records of Tillamook County, Oregon, by Tillamook County for utilities.

An easement created by instrument, including the terms and provisions thereof,
Dated: January 23, 1997
Recorded: January 29, 1997, Book 384, Page 215
Records of: Tillamook County, Oregon