**Tillamook County DEPARTMENT OF COMMUNITY DEVELOPMENT**

***BUILDING, PLANNING & ON-SITE SANITATION SECTIONS***

**1510 – B Third Street**

**Tillamook, Oregon 97141**

[**www.tillamook.or.us**](http://www.tillamook.or.us)

**Building (503) 842-3407**

**Planning (503) 842-3408**

**Sanitation (503) 842-3409**

**FAX (503) 842-1819**

**Toll Free 1(800) 488-8280**

*Land of Cheese, Trees and Ocean Breeze*

**NOTICE OF ADMINISTRATIVE REVIEW**

**PARTITION REQUEST #851-22-000252-PLNG:**

**RICHARDSON & JONES**

*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: August 22, 2022**

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

**#851-22-000252-PLNG:** A partition request to create two (2) residential parcels. Located southeast of the Incorporated City of Tillamook, via a private easement off Chance Road, a county road. The subject property is designated as Tax Lot 2800 of Section 3, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon. The subject property is zoned Rural Residential 2-Acre (RR-2). Property owner is Randy & Michelle Richardson and applicant is Terry Jones.

Written comments received by the Department of Community Development **prior to 4:00p.m. on September 6, 2022**, 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 being 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 September 7, 2022.

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: [www.co.tillamook.or.us/commdev/landuseapps](http://www.co.tillamook.or.us/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 x 3412 or arimoldi@co.tillamook.or.us.

Sincerely,

Angela Rimoldi, Planning Permit Technician

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria

 Vicinity, Assessor and Zoning Maps

**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:

1. The minimum lot size is two acres for parcels zoned before October 4, 2000.

…

(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.