



**PARTITION REQUEST #851-23-000055-PLNG:  
ARNOLD  
ADMINISTRATIVE DECISION & STAFF REPORT**

**Decision:** Approved with Conditions  
**Decision Date:** May 5, 2023  
**Report Prepared By:** Angela Rimoldi, Planning Technician

**I. GENERAL INFORMATION:**

- Request:** Partition request to create two (2) residential parcels.
- Location:** Located east of the City of Tillamook, down Trask River Road, accessed via Skyline Lane, a local access road; the subject property is designated as Tax Lot 900 of Section 35B, Township 1 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon.
- Zone:** Rural Residential 2-Acre (RR-2) Zone
- Applicant:** Lisa & Earl Arnold, 1821 East Porter Street, Kuni, Idaho, 83634
- Property Owner:** Lisa & Earl Arnold, 1821 East Porter Street, Kuni, Idaho, 83634

**Description of Site and Vicinity:** The subject property is accessed via Skyline Lane, a local access road, is irregular shaped, approximately 9+ acres in size, holds no improvements and is vegetated with grasses, bushes, and trees (Exhibit A). The topography of the subject property is generally sloped with some flat areas (Exhibit A and B). The subject property is surrounded by properties zoned Rural Residential (RR-2) facing north and west, with property zoned Small Farm and Woodlot (SFW-20) facing south and east (Exhibit A).

The subject property is located within an area of geologic hazard, contains mapped wetlands or natural features as indicated on the NWI map, and is located within Zone X an Area of Minimal Flood Hazard as depicted on FEMA Flood Insurance Rate Map (FIRM 41057C0584F) (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, Staff finds that the standards of TCLUO Section 4.130: Developmental Requirements for Geological Hazard Areas is not applicable at this time, however a Condition of Approval has been made to require relevant standards of this section be adhered to at the time of future development.

## II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The request is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria
- B. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone
- C. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

## III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and agencies on March 27, 2023. One comment was received from a neighboring property with desire for the proposal to be reviewed for emergency/utility service turnaround and Public Works review (Exhibit C).

### A. 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;*

**Findings:** The preliminary Partition Plat proposes the creation of two (2) parcels (Exhibit B). The applicability of the RR-2 zone is addressed below. Plat and submitted supplemental information confirm the criteria above are met.

- (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;*

**Findings:** The preliminary plat confirms access to the subject property and subsequent parcels remains via Skyline Lane, a local access road (Exhibit B).

Land Division Ordinance Section 150 outlines development standards for partitions. Standards within this section either do not apply, evidence submitted by the Applicant confirms the standards are met or that the standards can be met through compliance with the Conditions of Approval.

Staff concludes the above criteria and the standards in Sections 150 and 160 of the Land Division Ordinance have been met or can be met through the Conditions of Approval.

- (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.*

**Findings:** The proposed parcels are served by a well; a confirmation email was received from the Oregon Water Resources Department (Exhibit B). Proposed parcel 1 has received site evaluation approval for development of an onsite wastewater system and proposed parcel 2 is serviced with an existing on-site wastewater system (Exhibit B).

The subject property is served by the Tillamook Fire District and the Tillamook County Sheriff’s Office. Given the location of the property, and the availability of public services existing in the area, staff concludes these criteria have been met or can be met through the Conditions of Approval.

**B. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone**

*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.*
- ...
- (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.*
- .....

**Findings:** The applicant has provided a preliminary plat confirming the two (2) parcels to be created by the proposed partition meet the 2-acre minimum requirements for lot size, as well as the 100-foot lot width and depth dimensions as outlined above (Exhibit B). Proposed parcel 1 and 2 currently hold no improvements (Exhibit B). Staff finds the relevant standards have been met.

**C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas**

*(1) The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:*

- (a) Active landslides identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79;*
- (b) Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;*

- .....
- (2) A *GEOLOGIC HAZARD* report is required prior to approval of planned developments, coast resorts, subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:
- (a) For building or mobile home or manufactured home permits in areas identified in (1)
  - (b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies

**Findings:** The subject property is within an area of geologic hazard (Exhibit A). Future development of the subject property will be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been outlined below in Section V.

**IV. DECISION: APPROVED WITH CONDITIONS**

Staff concludes, based on the findings of fact and other relevant information in the record, the Applicant has satisfied or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore, approves the request subject to the provisions in Section V below.

By accepting this approval, the applicants/property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicants/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on May 17, 2023**.

**V. CONDITIONS OF APPROVAL:**

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. All easements necessary to serve the parcels for access and utilities shall be clearly identified on the final plat.
3. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
4. 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.
5. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
6. Future development is subject to standards required by TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone.
7. Future development is subject to standards required by TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

**VI. EXHIBITS:**

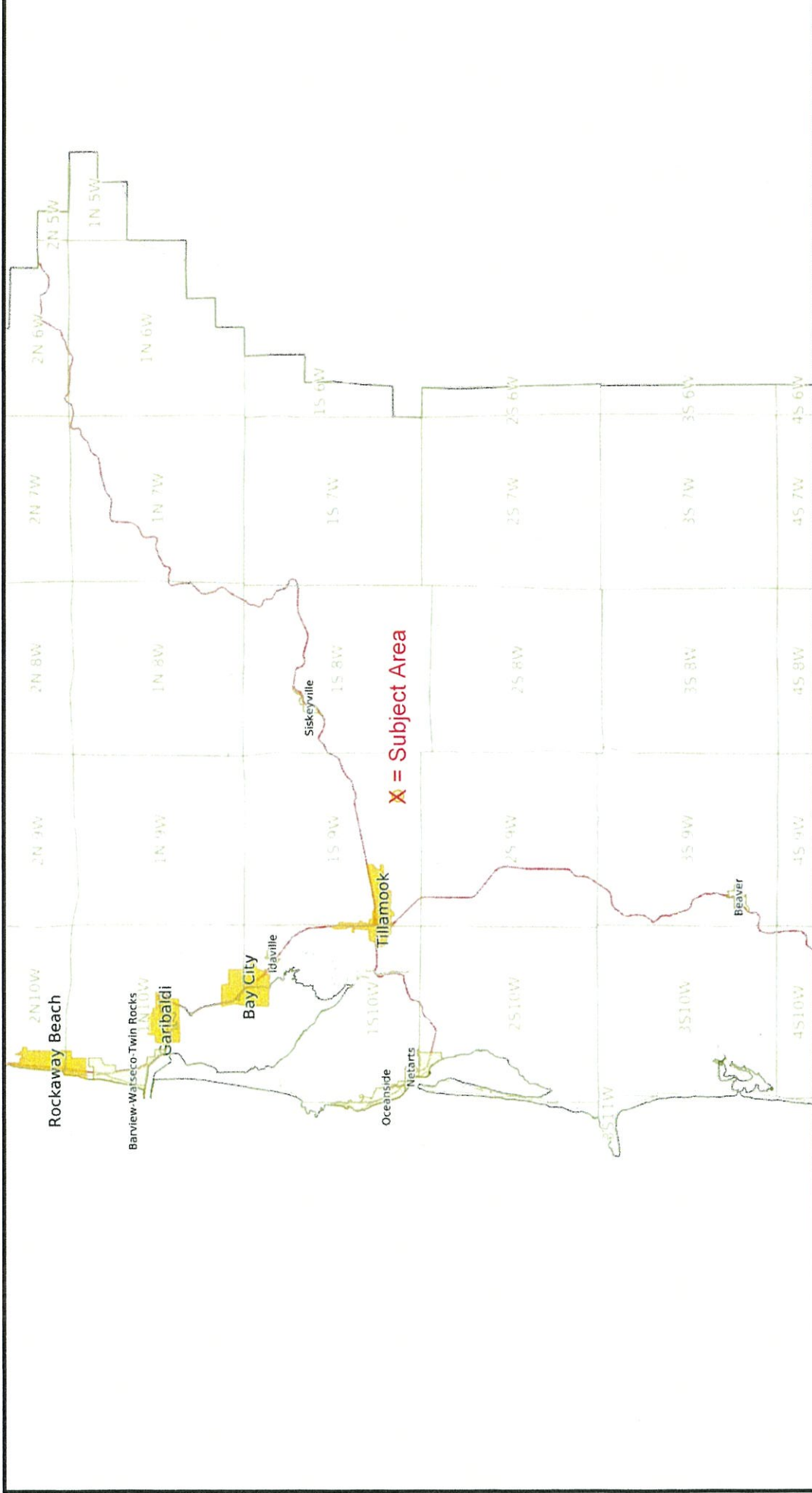
All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Property identification maps and Assessor's Summary Report
- B. Applicant's submittal
- C. Public Comments

# EXHIBIT A



# Tillamook County GIS



Created: Wed Mar 22 2023-14:33:16  
Active Layers: County Boundary, Fed\_state\_highways, city/limit, community\_polygon, TaxlotOwner, Township\_Range\_Section, Road\_Centerline  
Extent: -13830292.390107, 5659512.5133309, -13711203.500055, 5722573.0616573



THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

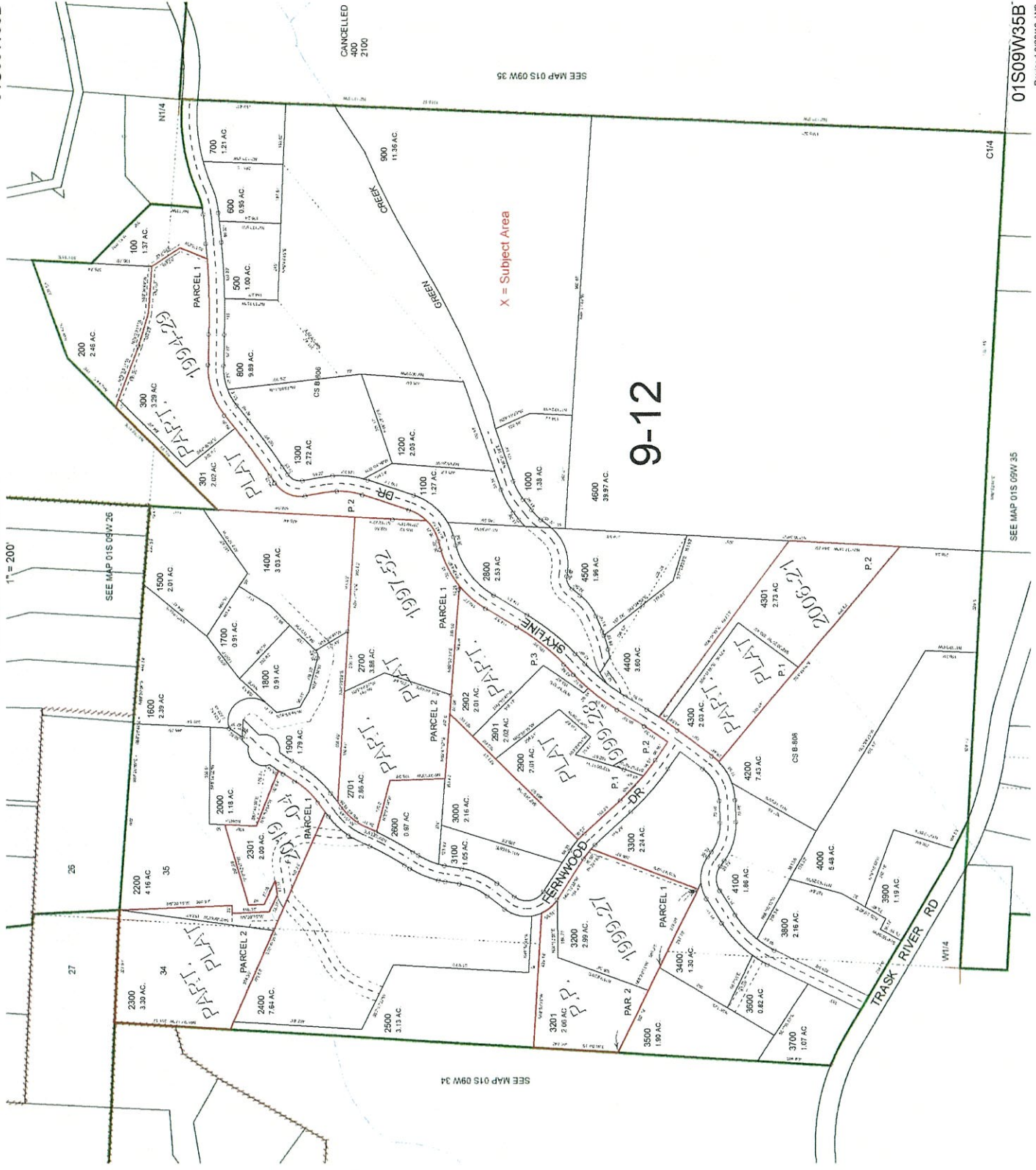
N.W. 1/4 SEC. 35 T. 1S. R. 9W. W.M.

TILLAMOOK COUNTY

01S09W35B

0 100 200 300 400 500 Feet

1" = 200'



CANCELLED  
400  
2100

SEE MAP 01S 09W 35

SEE MAP 01S 09W 34

SEE MAP 01S 09W 35

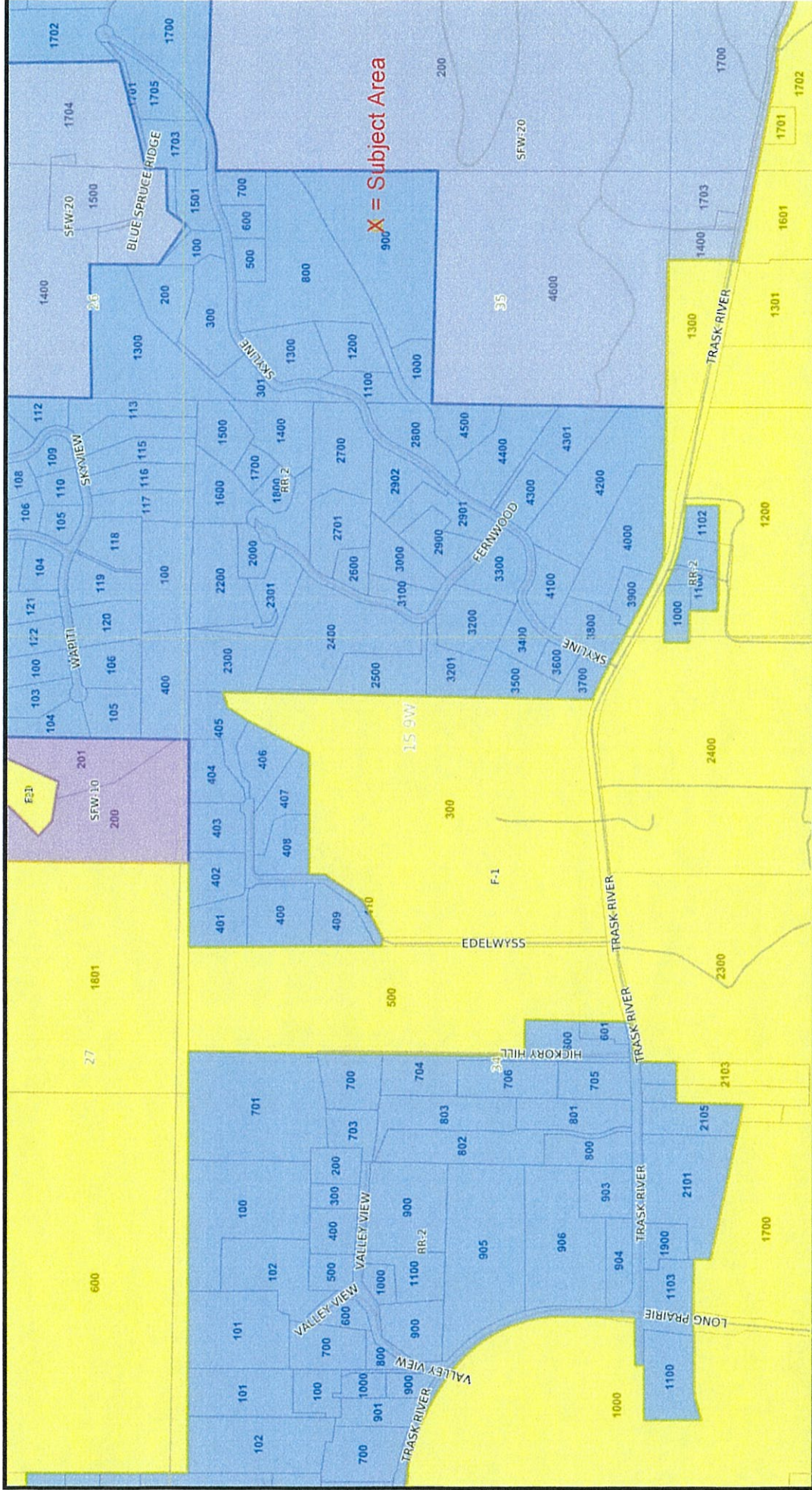
01S09W35B

Revised 8/22/19, WS



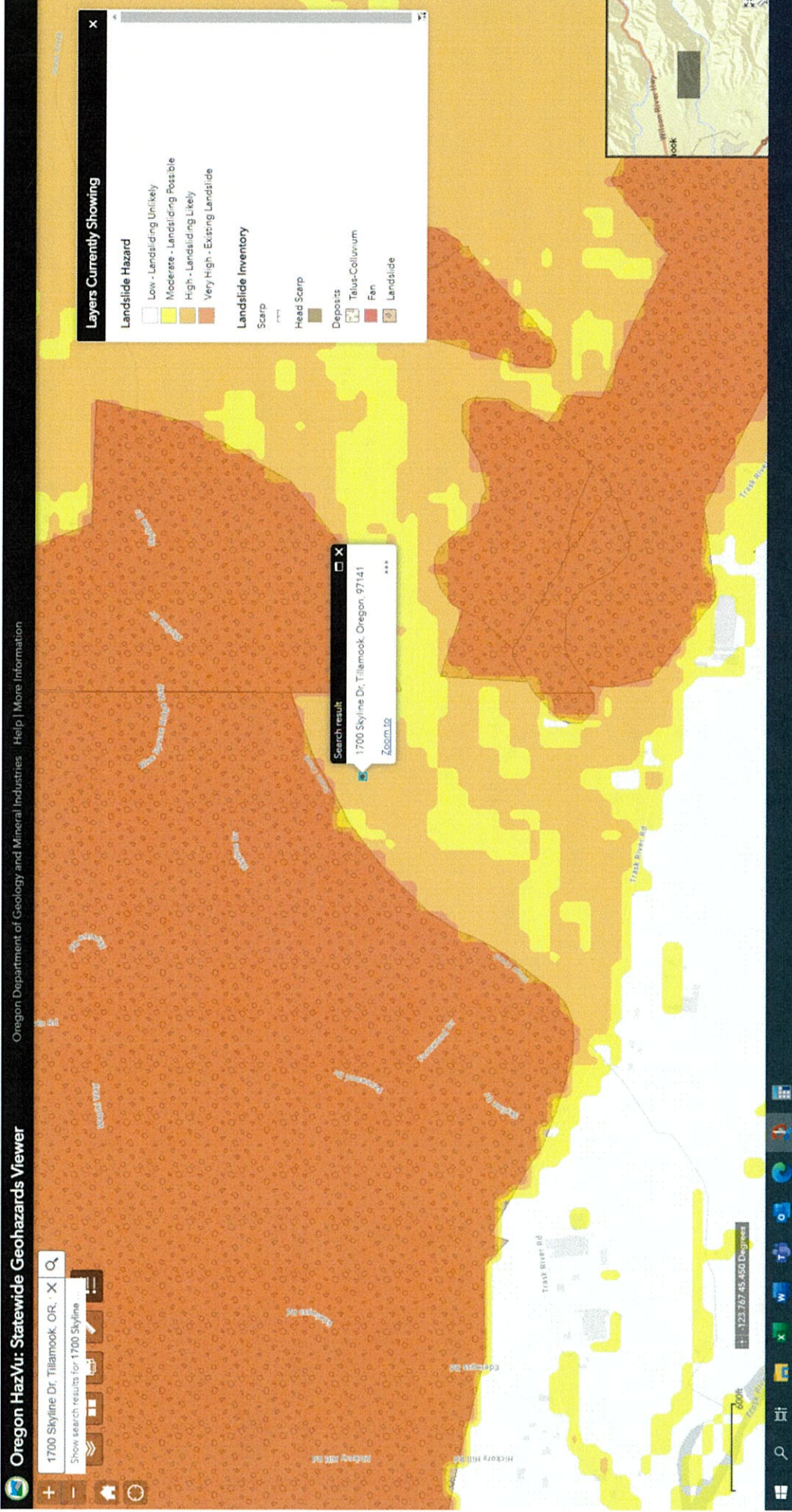


# Tillamook County GIS



Created: Wed Mar 22 2023-14:25:29  
Active Layers: County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Tillamook\_County\_Zoning, Township\_Range\_Section, Road\_Centerline  
Extent: -13779232.446853, 5690877.9617849, -13775510.919039, 5692848.6039201





# Oregon HazVu: Statewide Geohazards Viewer

1700 Skyline Dr, Tillamook, OR, X

Show search results for 1700 Skyline

Zoom In Zoom Out

Home Full Screen

Layers Currently Showing

- Landslide Hazard
  - Low - Landsliding Unlikely
  - Moderate - Landsliding Possible
  - High - Landsliding Likely
  - Very High - Existing Landslide
- Landslide Inventory
  - Scarp
  - Head Scarp
  - Deposits
  - Talus-Colluvium
  - Fan
  - Landslide

Search result

1700 Skyline Dr, Tillamook, Oregon, 97141

Zoom to

1:123,717 (S, 450 Degrees)

0.004

4:18 PM 4/27/2023





# National Wetlands Inventory

## PARTITION #851-23-000055-PLNG



U.S. Fish and Wildlife Service National Standards and Support Team, wetlands.fws.gov

May 1, 2023

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



# National Flood Hazard Layer FIRMette

123°45'32"W 45°26'56"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 X*
- 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**

- 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 **5/1/2023 at 5:25 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°44'54"W 45°26'31"N



# EXHIBIT B



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

Fax: 503-842-1819

## LAND DIVISION APPLICATION

### Applicant (Check Box if Same as Property Owner)

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Email: \_\_\_\_\_

### Property Owner

Name: LISA ARNOLD Phone: 208-861-0698  
 Address: 1821 East Porter Street  
 City: Kuni State: Idaho Zip: 83634  
 Email: elcarnold@proton.me

OFFICE USE ONLY
Date Stamp
<b>RECEIVED</b> FEB 21 2023
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees: 1100.-
Permit No: 851-23-00055 PLNG

### Location:

Site Address: 1700 SKYLINE LANE, TILLAMOOK OREGON 97141  
 Map Number: 1 SOUTH, RANGE 9 WEST, SECTION 35, TL900  
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))

#### General Information

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> For subdivisions, the proposed name.  | <input type="checkbox"/> Parcel zoning and overlays  | <input type="checkbox"/> Fifteen (15) legible "to scale" hard copies |
| <input type="checkbox"/> Date, north arrow, scale of drawing.  | <input type="checkbox"/> Title Block   | <input type="checkbox"/> One digital copy                            |
| <input type="checkbox"/> Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site. | <input type="checkbox"/> Clear identification of the drawing as "Preliminary Plat" and date of preparation |  |
|  | <input type="checkbox"/> Name and addresses of owner(s), developer, and engineer or surveyor               |  |

#### Existing Conditions

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Existing streets with names, right-of-way, pavement widths, access points.   | <input type="checkbox"/> 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 | <input type="checkbox"/> Other information:<br>_____<br>_____<br>_____<br>_____ |
| <input type="checkbox"/> Width, location and purpose of existing easements  | <input type="checkbox"/> The location and elevation of the closest benchmark(s) within or adjacent to the site  |   |
| <input type="checkbox"/> The location and present use of all structures, and indication of any that will remain after platting.   | <input type="checkbox"/> Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats  |   |
| <input type="checkbox"/> 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 | <input type="checkbox"/> For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps   |   |
| <input type="checkbox"/> Location of all existing subsurface sewerage systems, including drainfields and associated easements   |   |   |



- Proposed Development**
- 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 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       Water
- Dedication for public use       Public Works
- Engineering/Survey

Additional Information:

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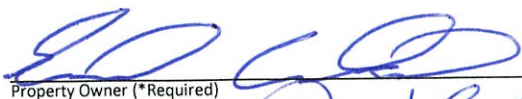
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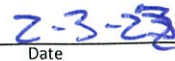
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**Authorization**

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)



Date



Applicant Signature



Date

ZONING: RR-2  
 SITE ADDRESS: 1700 SKYLINE DRIVE  
 TILLAMOOK, OR 97141

MARGARITE  
 PLAT PER TILLAMOOK COUNTY  
 ASSISING IN THIS SURVEY WAS JOHN HOSGALL

NOTES:

- 1) EXISTING STRUCTURES WILL BE REMOVED BEFORE FUTURE DEVELOPMENT OCCURS.
- 2) VERTICAL DATUM (NAVD89)
- 3) NO FEMA FLOODPLAIN IS LOCATED ON PROPERTY PER FIRM MAP NUMBER 4105700564.
- 4) DOMESTIC WATER SUPPLY WILL BE SERVED BY WELLS

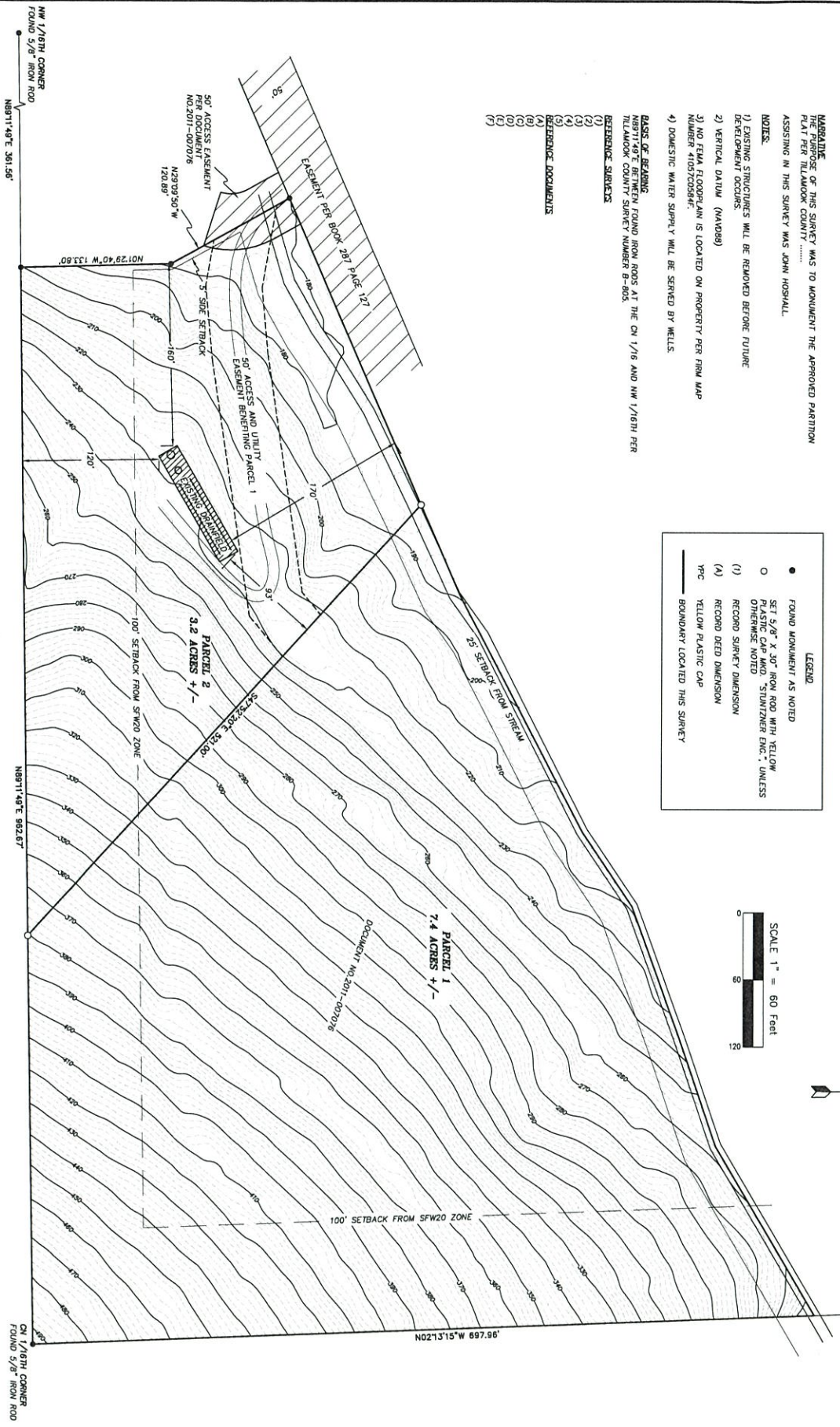
BASE OF BEARING  
 N89°11'48" E BETWEEN FOUND IRON RODS AT THE CN 1/16 AND NW 1/16TH PER  
 TILLAMOOK COUNTY SURVEY NUMBER B-803

- REFERENCE SURVEYS
- (1)
  - (2)
  - (3)
  - (4)
  - (5)
- REFERENCE DOCUMENTS
- (A)
  - (B)
  - (C)
  - (D)
  - (E)
  - (F)
  - (G)

PRELIMINARY PARTITION PLAT  
 LOCATED IN SECTION THE NW 1/4 OF SECTION 35  
 TOWNSHIP 1 SOUTH, RANGE 9 WEST, W.M.  
 TILLAMOOK COUNTY, OREGON

LEGEND

- FOUND MONUMENT AS NOTED
- SET 5/8" X 30" IRON ROD WITH YELLOW CAP AND STAINLESS STEEL COLLAR UNLESS OTHERWISE NOTED
- (1) RECORD SURVEY DIMENSION
- (A) RECORD DEED DIMENSION
- YPC YELLOW PLASTIC CAP
- BOUNDARY LOCATED THIS SURVEY



RECEIVED  
 APR 05 2023  
 BY: .....

**Stuntzler**  
 Engineering & Surveying  
 23184 PACIFIC AVENUE  
 FOREST GROVE, OR 97116  
 www.stuntzler.com

REGISTERED PROFESSIONAL ENGINEER  
 DATE 11-15-2023  
 EXPIRES 11-15-2026

ARNOLD  
 1700 SKYLINE DRIVE  
 TILLAMOOK, OR  
 97141

PHONE: (503) 397-5917  
 FAX: (503) 397-5918

REGULATORY - Land Surveying - Fencing - Land Planning - Water Rights

PROJECT: 1.05-1

## Lisa Arnold

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**From:** Lisa Arnold  
**Sent:** Tuesday, January 31, 2023 3:04 PM  
**To:** Lisa Arnold  
**Subject:** FW: 1700 Skyline Drive

HENDRICKS Nikki M \* WRD <[Nikki.M.HENDRICKS@water.oregon.gov](mailto:Nikki.M.HENDRICKS@water.oregon.gov)>

**Date:** September 12, 2022 at 6:08:30 PM MDT  
**To:** Sheila Shoemaker <[sshoemak@co.tillamook.or.us](mailto:sshoemak@co.tillamook.or.us)>, Lisa Arnold <[elcarnold@q.com](mailto:elcarnold@q.com)>  
**Subject:** RE: EXTERNAL: Re: Partition - 1700 SKYLINE DR - 1S0935B000900

A well is a legal source of water. You can go ahead with this as approval of the partition but I will need an actual registered well for a building permit. It appears that most the wells in that area are producing a decent amount of water. I apologize for any confusion.

Cheers,

*Nikki Hendricks*

District 1 Watermaster  
4000 Blimp Blvd Ste 400  
Tillamook, OR 97141  
Office: 503-815-1967  
Cell: 503-457-8989  
[Nikki.M.Hendricks@water.oregon.gov](mailto:Nikki.M.Hendricks@water.oregon.gov)

Sent from my iPhone



## John Hoshall

---

**From:** elcarnold <elcarnold@proton.me>  
**Sent:** Thursday, January 26, 2023 2:47 PM  
**To:** John Hoshall  
**Subject:** FW: Important communication regarding record # 851-22-000190-EVAL at (No Address on Record)

See below for pre approval from county regarding septic

Sent from Proton Mail for iOS

----- Forwarded message -----

**From:** Lisa Arnold<LArnold@clapp-legal.com>  
**Date:** On Tue, Jan 10, 2023 at 11:01 AM  
**Subject:** FW: Important communication regarding record # 851-22-000190-EVAL at (No Address on Record)  
**To:** elcarnold@proton.me <elcarnold@proton.me>  
**Cc:**

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**From:** Tillamook County <TillamookCountyNoReply@Accela.com>  
**Sent:** Tuesday, January 10, 2023 10:59 AM  
**To:** Lisa Arnold <LArnold@clapp-legal.com>; akhuddlestone@yahoo.com  
**Subject:** Important communication regarding record # 851-22-000190-EVAL at (No Address on Record)

This is important communication regarding record # **851-22-000190-EVAL** at job site address (**No Address on Record**).

Record Type: Onsite Site Evaluation  
Record Status: Site Evaluation Approved  
Description of Work: SITE EVALUATION - PARTITIONING LOT TO ACCOMODATE A NEW S.F.D.  
Workflow Task and Status: Site Visit / Site Evaluation Approved  
Comment: (No comment provided)

If you have questions, please contact **Chris Chiola** at 503-842-3409 or [cchiola@co.tillamook.or.us](mailto:cchiola@co.tillamook.or.us).

Your record is available online for tracking by clicking here:

[https://aca-oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Onsite&TabName=Onsite&capID1=22CAP&capID2=00000&capID3=002LE&agencyCode=TILLAMOOK\\_CO](https://aca-oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Onsite&TabName=Onsite&capID1=22CAP&capID2=00000&capID3=002LE&agencyCode=TILLAMOOK_CO)

RECORDING REQUESTED BY:



802 Main Ave.  
Tillamook, OR 97141

GRANTOR'S NAME:  
Holly Mark Byrum

GRANTEE'S NAME:  
Earl L. Arnold and Lisa A. Arnold

AFTER RECORDING RETURN TO:  
Order No.: 360422003610-AG  
Earl L. Arnold and Lisa A. Arnold, as tenants by the entirety  
1821 E Porter Street  
Kuna, ID 83634

SEND TAX STATEMENTS TO:  
Earl L. Arnold and Lisa A. Arnold  
1821 E Porter Street  
Kuna, ID 83634

APN: 163352  
Map: 1S0935B000900  
1700 Skyline Drive, Tillamook, OR 97141

Tillamook County, Oregon  
08/08/2022 02:58:02 PM  
DEED-DWARR  
\$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

2022-05030

TICOR TITLE 360422003610

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Holly Mark Byrum, Grantor, conveys and warrants to Earl L. Arnold and Lisa A. Arnold, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Tillamook, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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



**STATUTORY WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: August 02, 2022

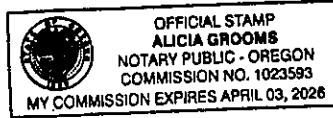
Holly Mark Byrum  
Holly Mark Byrum

State of OREGON  
County of Tillamook

This instrument was acknowledged before me on August 2, 2022 by Holly Mark Byrum.

[Signature]  
Notary Public, State of Oregon

My Commission Expires: April 03, 2026



**EXHIBIT "A"**  
Legal Description

A tract of land in the Northeast quarter of the Northwest quarter of Section 35, Township 1 South, Range 9 West of the Willamette Meridian in the County of Tillamook and State of Oregon, said tract being more particularly described as follows:

Beginning at the Southeast corner of the Northeast quarter of the Northwest quarter of said Section 35; thence South 89°11'49" West 962.67 feet along the South line of said Northeast quarter of the Northwest quarter to the Southeast corner of that tract of land described in Warranty Deed to Earl Stam recorded in Book 286, Page 155, Tillamook County Records; thence North 1°39'34" West 134.22 feet to the angle point on the Easterly line of said Stam tract; thence North 29°16'23" West 120.88 feet to the most Northerly corner of said Stam tract, said corner being on the Southerly right-of-way boundary of the Colson Easement; thence North 66°21'06" East to the center of Green Creek; thence Northeasterly along the center of Green Creek to the East line of the Northeast quarter of the Northwest quarter of said Section 35; thence South 2°13'15" East along the East line of said Northeast quarter of the Northwest quarter to the point of beginning.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement for ingress and egress 50 feet in width, 25 feet on each side of the following described centerline: Beginning at the most Northerly corner of the aforesaid Stam tract; thence South 29°16'23" East 29.45 feet; thence along the arc of a 55.22 foot radius curve to the right, the sub-chord of which bears South 6°01'23" East 43.60 feet.

ALSO TOGETHER WITH a non-exclusive easement for ingress and egress over aforesaid Colson Easement from above described tract to Skyline Drive.

ALSO a non-exclusive easement for ingress and egress over Skyline Drive to the Trask River County Road.

NOTE: For basis of meridian and monument data see drawings A-4057 and B-805, Tillamook County Surveyor Records.

**EXHIBIT "B"**  
Exceptions

**Subject to:**

Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tillamook Peoples' Utility District  
Purpose: Public utilities  
Recording Date: July 22, 1968  
Recording No: Book 212, Page 926  
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Tillamook Peoples' Utility District  
Purpose: Public utilities  
Recording Date: September 29, 1971  
Recording No: Book 224, Page 784  
Affects: Reference is hereby made to said document for full particulars

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ronald F. Schamp  
Purpose: Road  
Recording Date: May 20, 1988  
Recording No: Book 315, Page 636  
Affects: Reference is hereby made to said document for full particulars

# EXHIBIT C

## Angela Rimoldi

---

**From:** Gus Meyer <gusmeyer9@gmail.com>  
**Sent:** Thursday, April 6, 2023 3:26 PM  
**To:** Angela Rimoldi  
**Subject:** EXTERNAL: ADMINISTRATIVE REVIEW #851-23-000055-PLNG (LISA & EARL ARNOLD)

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Planning Permit Technician  
Angela Rimoldi:

I own Platt 800 across Green Creek from the Arnold property.

There presently are six residential dwelling owners living on the access lane to the noted property of Platt 800 coming off of Skyline Drive, a Local Access Road leading from Trask River Road.

This proposed development is accessed via a privately owned single travel lane off of Skyline Drive.

The final development Platt will be expected to be reviewed for emergency services and utility vehicular turn around - with Public Works Department review. This proposal is in a densely forested area.

All residential dwelling uses are to participate voluntarily in repair and maintenance of this lane to Skyline Drive..

I support this proposal as noted above.

I am happy to see new Tillamook County housing development on existing permissible lands.

Sincerely,

*A.D. "Gus" Meyer*

1715 Skyline Dr, Tillamook, OR 97141