



**PARTITION REQUEST #851-25-000110-PLNG:
NEHALEM POINT, INC.**

*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 30, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on May 30, 2025. 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/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Appeal of this decision. 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 **4:00pm on June 11, 2025**. This decision will become final on June 11, 2025, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

GENERAL INFORMATION CONDITIONS OF APPROVAL

Request: Plat approval to partition the subject property into three (3) parcels.

Location: Accessed via Nehalem Point Drive, a private road, the subject property is located partially in the City of Nehalem UGB and designated as Tax Lot 202 of Section 34, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Nehalem Low Density Residential (NH_RL), Recreation Management (RM), Estuary Natural (EN).

Applicant/

Property Owner: Nehalem Point Inc., P.O. Box 86, Manzanita, OR 97130

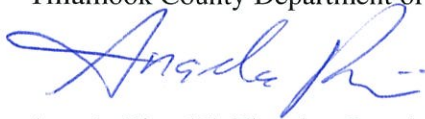
CONDITIONS OF APPROVAL:

Staff concludes that the applicant and property owner have satisfied the minimum application requirements and can satisfy all applicable requirements outlined in the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance, the City of Nehalem Development Ordinance and ORS Chapter 92. The Preliminary Partition Plat is hereby tentatively **APPROVED**, subject to the conditions listed below.

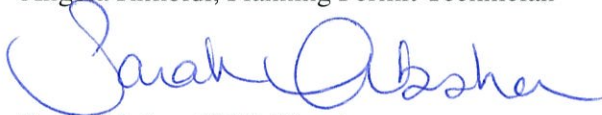
This approval is subject to the following conditions:

1. The property owners 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 and property owner shall comply with all requirements of the Tillamook County Surveyor's Office.
4. Future Development is subject to standards required by each applicable zone requirements, TCLUO Section 4.130: Development Requirements for Geological Hazard Areas, TCLUO Section 3.040: Recreation Management Zone (RM) and TCLUO Section 3.102: Estuary Natural Zone (EN).
5. Future development in areas of special Flood Hazards is subject to the standards and requirements maintained in TCLUO Section 3.510: Flood Hazard (FH) Overlay.
6. Future Development is subject to standards required by each applicable zone requirements, City of Nehalem Development Ordinance Section 157.204.05 Low-Density Residential (RL) Zone standards, City of Nehalem Development Ordinance 157.440 Geological Hazards, and City of Nehalem Development Ordinance 157.404 Land Divisions.
7. Future development shall comply with City of Nehalem Code Section 51.09 Subdivisions, partitions and planned development; including placement of single-family dwellings, accessory dwelling units, and/or duplex shall provide adequate fire protection flows as well as projected future water demands.
8. The applicant and property owner 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 tentative plat approval.
9. The applicant and property owner shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.

Sincerely,
Tillamook County Department of Community Development



Angela Rimoldi, Planning Permit Technician

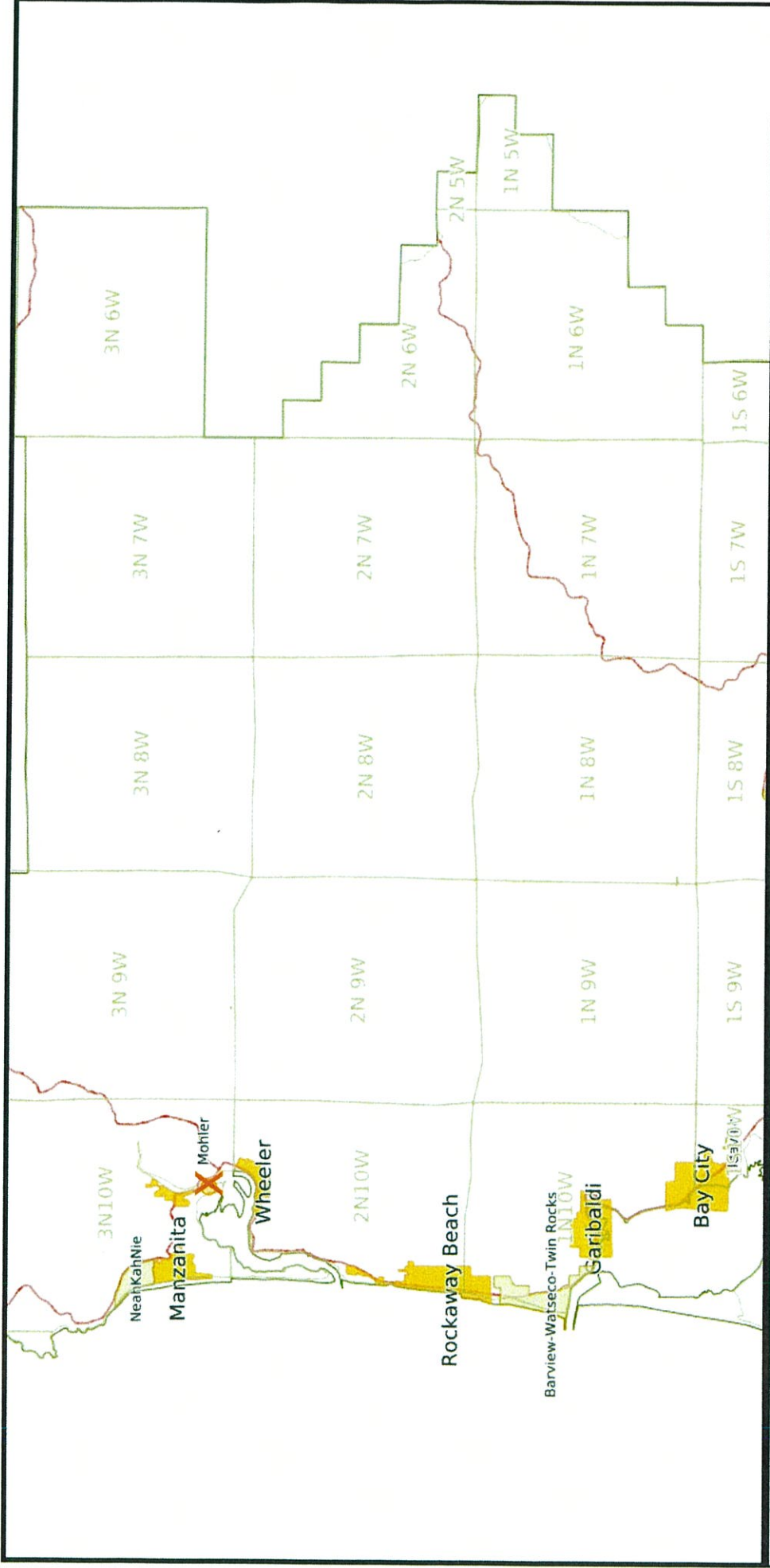


Sarah Absher, CFM, Director

Encl.: Assessor & Zoning Maps,
Preliminary Partition Plat



Tillamook County GIS

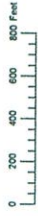


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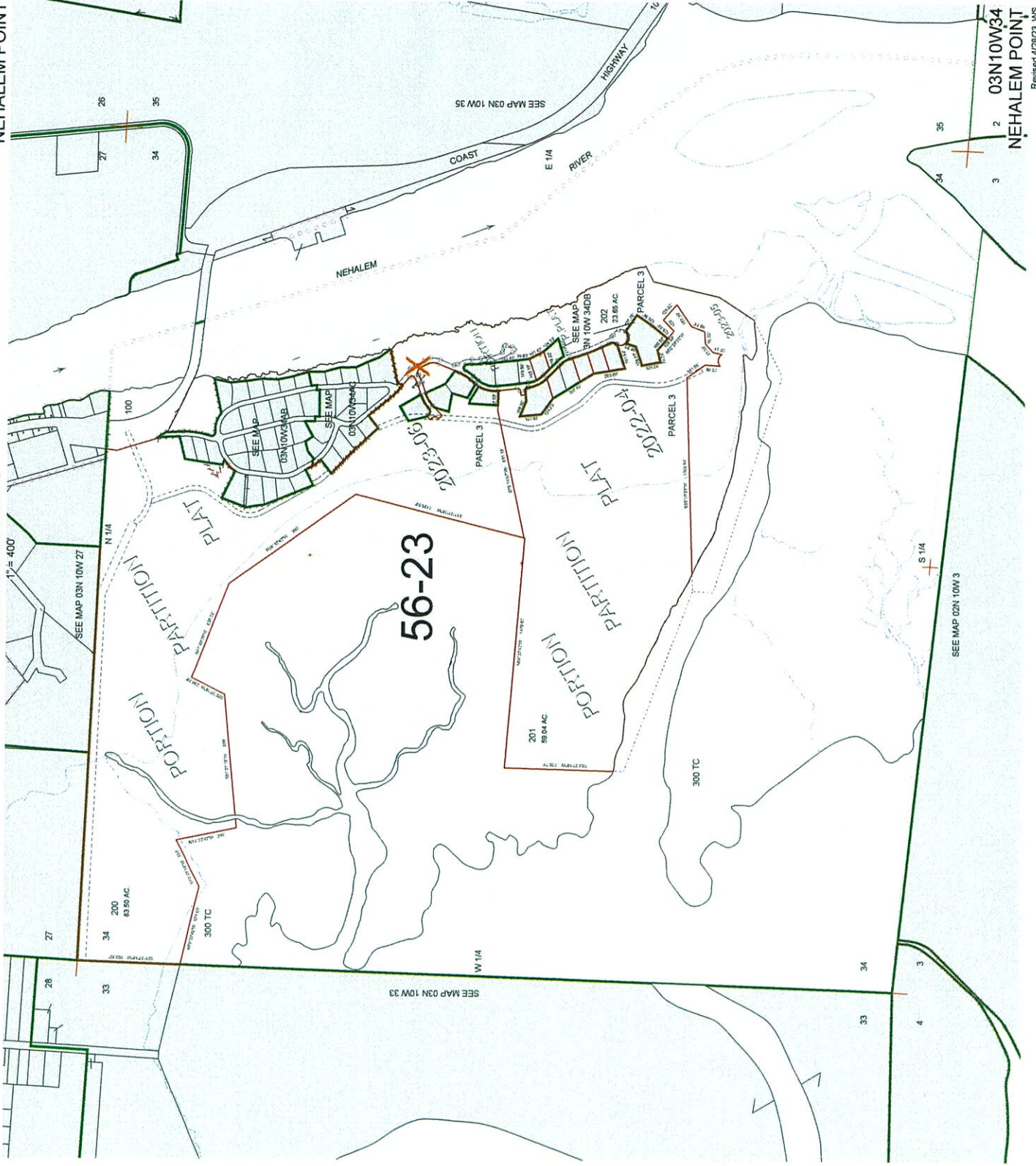
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13813650.22953, 5699969.6472393, -13720167.74395, 5745220.3679779

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 34 T.3N. R.10W. WM.
TILLAMOOK COUNTY



03N10W34
NEHALEM POINT



03N10W34
NEHALEM POINT
Revised 4/28/23 WS

NEHALEM, OREGON

CITY ZONING MAP

DRAFT DRAFT

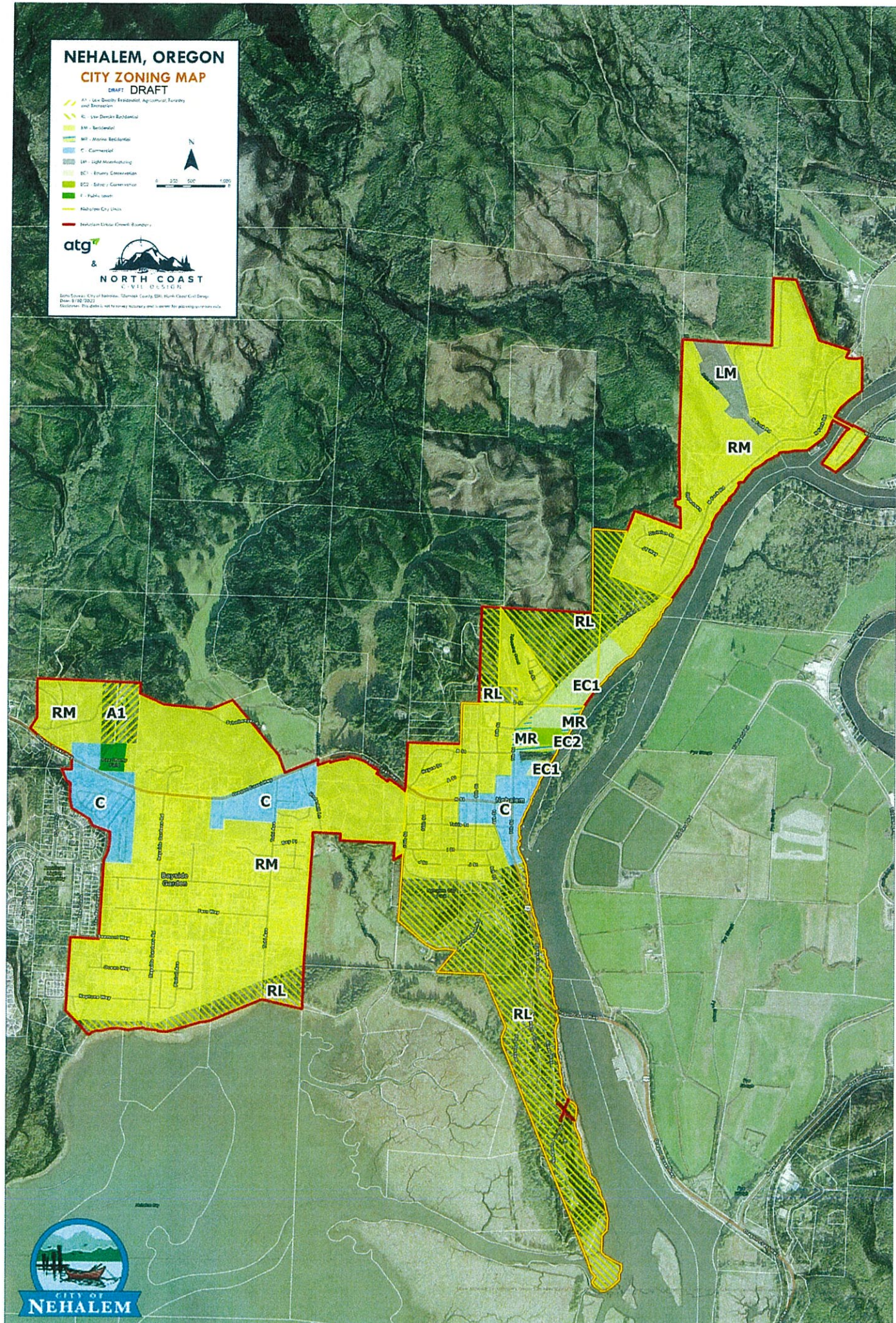
- A1 - Low Density Residential, Agricultural, Tourism and Recreation
- C - Low Density Residential
- RM - Residential
- ML - Medium Density Residential
- C - Commercial
- LM - Light Manufacturing
- EC1 - Heavy Commercial
- EC2 - Heavy Commercial
- P - Public Use
- Nehelem City Limits



atg



Source: City of Nehelem, Clatsop County GIS, North Coast & Design
Date: 8/16/2022
Disclaimer: This plan is not for use in any other way than as a planning guide only.





PARTITION REQUEST #851-25-000110-PLNG: NEHALEM POINT, INC. ADMINISTRATIVE DECISION AND STAFF REPORT

Decision: Approved with Conditions

Decision Date: May 30, 2025

Report Prepared By: Angela Rimoldi, Planning Technician

I. GENERAL INFORMATION:

Request: Plat approval to partition the subject property into three (3) parcels.

Location: Accessed via Nehalem Point Drive, a private road, the subject property is located partially in the City of Nehalem UGB and designated as Tax Lot 202 of Section 34, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Nehalem Low Density Residential (NH_RL), Recreation Management (RM), Estuary Natural (EN).

Applicant/

Property Owner: Nehalem Point Inc., P.O. Box 86, Manzanita, OR 97130

Description of Site and Vicinity: The subject property is accessed via Nehalem Point Drive, a private road, is irregularly shaped, approximately 24+/- acres in size, and is vegetated with grasses, trees, and wetlands. The subject property is located in the City of Nehalem UGB, between Nehalem Bay and the Nehalem River. The subject property is zoned Low Density Residential (RL), Estuary Natural (EN) and Recreation Management (RM) (Exhibit A).

Applicant/Owner is requesting to partition the subject property into a total of three (3) parcels (Exhibit B).

The subject property is partially located within Flood Zone AE per FEMA Flood Insurance Rate Map (FIRM) Panel #41057C0209F (Exhibit A). Mapped wetlands are located on the property according to the Statewide Wetlands Inventory (Exhibit A).

Given the size and topography of the subject property and subsequent parcels, staff finds that the standards of TCLUO Section 4.130: Development requirements for Geologic Hazard Areas and City of Nehalem Development Ordinance Section 157.440 Geologic Hazard Areas, are 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 development.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following sections of the Tillamook County Land Use Ordinance (TCLUO), Land Division Ordinance (TCLDO) and City of Nehalem Development Ordinance. The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. TCLDO Section 060: Preliminary Plat Submission Requirements
- B. TCLDO Section 070: Preliminary Plat Approval Criteria
- C. TCLUO Section 3.040: Recreation Management Zone (RM)
- D. TCLUO Section 3.102: Estuary Natural Zone (EN)
- E. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas

Findings: The applicant's submittal included as "Exhibit B" of this report demonstrates that the above criteria are satisfied. Staff find that the subject property and proposed parcels maintain frontage on the existing private roadway identified as Nehalem Point Drive, a private road (Exhibit B). Utilities are discussed under criterion (i).

Staff find that these criteria 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

Findings: All utilities and roadways necessary to serve the proposed partition have been installed and approved by the appropriate permitting agencies through previous Tillamook County review. The Oregon Department of State Lands confirmed the presence of wetlands, waterways, or other water features; however, for the proposed partition a state permit will not be required at this time. A Condition of Approval has been made to require any additional state and federal permits be obtained prior to development of the proposed parcels.

(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 applicant has provided a water availability letter from the City of Nehalem and sewer availability from the Nehalem Bay Wastewater Agency (Exhibit B).

Staff find these criteria are met or can be met through the Conditions of Approval.

C. Tillamook County Land Use Ordinance Section 3.040: Recreation Management Zone (RM)

(4) STANDARDS: Land divisions and development in the RM zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) Recreational developments shall retain substantial open space on the property.

(b) Master plans for improvements in the RM zone may include any of the permitted or Conditional Uses listed in this zone. The Planning Department or Commission may approve such plans for a recreation area, according to the provisions of this Section, that plan for a period not to exceed ten years. Such approvals would allow all uses provided in the plan except those that require further information or review due either to lack of plan detail or the applicability of additional Ordinance criteria or standards. Any changes to the plan which would not affect visitor capacity or increase off-site impacts may be approved by the Director. All other changes or amendments shall be reviewed as required by this Section.

(c) The minimum lot size shall be 40 acres. The Director may approve a smaller lot size according to the provisions of Article VI, provided that forest resource values are maintained in the vicinity.

Findings: The subject property is split zoned (Exhibit A). Proposed Parcel 3 holds area in the Recreation Management Zone (RM); that area does not meet the minimum 40-acre parcel size requirement respectively both before and after the proposed partition (Exhibit B).

Staff find these development standards have been met or can be met through the Conditions of Approval.

D. Tillamook County Land Use Ordinance Section 3.102: Estuary Natural Zone (EN)

(1) PURPOSE AND AREAS INCLUDED: The purpose of the EN Zone is to provide for preservation and protection of significant fish and wildlife habitats and other areas which make an essential contribution to estuarine productivity or fulfill scientific, research or educational needs.

Except where a goal exception has been taken in the Tillamook County Comprehensive Plan, the EN Zone includes the following areas:

- (a) *Development and Conservation Estuaries: Major tracts of tidal marsh, intertidal flats and seagrass and algae beds. The "major tract" determination is made through a consideration of all of the following four criteria: Size; habitat value; scarcity and degree of alteration.*
- (b) *Natural Estuaries: The EN Zone includes all estuarine waters, intertidal areas, submerged or submersible lands and tidal wetland areas.*

Findings: There are no minimum lot size standards for the Estuary Natural (EN) zone. Staff find compliance with Estuary standards shall be made as a Condition of Approval for future development.

E. Tillamook County Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

(2) *Applicability*

The following areas are considered potentially geologically hazardous and are therefore subject to the requirements of Section 4.130:

- a) *All lands partially or completely within categories of "high" and "moderate" susceptibility to shallow landslides as mapped in Oregon Department of Geology and Mineral Industries (DOGAMI) Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;*
- b) *All lands partially or completely within categories of "high" and "moderate" susceptibility to deep landslides as mapped in DOGAMI Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;*

...

- c) *Lots or parcels where the average existing slopes are equal to or greater than 19 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel less than or equal to 20,000 square feet or lots or parcels where the average existing slopes are equal to or greater than 29 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel greater than 20,000 square feet.*

Findings: The subject property is within an area of geologic hazard per Oregon Statewide Geohazards mapping (Exhibit A). Future development of the subject property may be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been included below in Section V.

F. Tillamook County Land Use Ordinance Section 3.510: Flood Hazard (FH) Overlay

(5) *GENERAL STANDARDS: In all areas of special flood hazards the following standards are required:*

...

SUBDIVISION AND PARTITION PROPOSALS

- (j) *All subdivision and partition proposals governed by the Land Division Ordinance shall be consistent with the need to minimize flood damage.*
- (k) *All subdivision and partition proposals governed by the Land Division Ordinance shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.* (l) *All subdivisions and partition proposals governed by the Land Division Ordinance shall have adequate drainage provided to reduce exposure to flood damage.*
- (m) *Where base flood elevation data has not been provided or is not available from another authoritative source, it shall be generated for subdivision and partition proposals governed by the Land Division Ordinance and other proposed developments which contain at least 50 lots or 5 acres (whichever is less).*

...

Findings: Staff find the subject properties are located partially within Flood Zone AE per FEMA Flood Insurance Rate Map (FIRM) Panel #41057C0209F (Exhibit A). Base flood elevation data has already been generated for the subject property through FEMA's mapping. Future development of the subject property may be subject to the standards of TCLUO Section 3.510: Flood Hazard Overlay Zone. A Condition of Approval has been outlined below in Section V.

G. City of Nehalem Development Ordinance 157.204.05: Low-Density Residential (RL) Zone Standards
Unless otherwise required by this Chapter, the following minimum dimensional standards shall be required for all development in the RL zone:

(A) The minimum lot size shall be 10,000 square feet for a single-family home and duplex. Each additional unit shall require 5,000 square feet for an additional unit.

(B) The minimum lot width shall be 60 feet; except on a corner lot, it shall be 75 feet.

...

Findings: The subject property is split zoned; proposed parcels 1 and 2 are zoned Nehalem Low Density Residential (RL) and meet the minimum parcel size requirements of 10,000 square feet: along with the minimum lot depth requirement of 100-feet and the minimum lot width requirement of 75-feet (Exhibit B).

Staff find these development standards have been met or can be met through the Conditions of Approval.

H. City of Nehalem Development Ordinance 157.440 Geological Hazards

157.440.02 Development Standards

All development within geologic hazard areas shall comply with the following standards.

(A) Vegetation removal shall be the minimum necessary to accommodate the use.

(B) Temporary measures shall be taken to control runoff and erosion of soils during construction. Such measures include temporary stabilization (mulching or sodding), sediment basins or other performance equivalent structures required by the city.

(C) Exposed areas shall be planted in permanent cover as soon as possible after construction.

(D) Storm water shall be directed into drainages with adequate capacity so as not to flood adjacent downstream properties. Finished grades should preferably be designed to direct water flows along natural drainage courses.

(E) Additional requirements contained in a geologic report required by this section shall be followed.

Findings: The subject property is within an area of geological hazard, as identified above in Subsection E (Exhibit A). Future development of the subject property may be subject to development standards of the City of Nehalem Development Ordinance 157.440 Geological Hazards. A Condition of Approval has been outlined below in Section V.

I. City of Nehalem Development Ordinance 157.404 Land Divisions

157.404.03 Standards for Lots or Parcels

The following standards shall apply to all Partitions and Subdivisions.

(A) Minimum Lot Area. The minimum lot area shall conform to the requirements of the applicable zone in which the parcel is located. Access easements, or the access strip to a flag lot, shall not be included in the calculation of lot area for purposes of determining compliance with any minimum lot size provision of this Chapter.

(B) Minimum frontage. Every lot shall abut a street, other than an alley, for at least 20- feet.

...

(H) Lot Side Lines. The side lines of lots, as far as practicable, shall run at right angles to the public street, private street, or private access easement upon which the lot or parcel faces.

Findings: Staff reviewed minimum lot sizes in accordance with Nehalem RL zones in this report, in Subsection G, above. Proposed Parcel 1 and 2 exceed the minimum 20-foot frontage along Nehalem Point Drive, a private road. Proposed side lot lines run at approximately right angles to the private road Nehalem Point Drive (Exhibit A). Staff find these standards have been met.

157.404.05 Improvement Requirements - Partition

During the review of Partition proposals, the City shall require, as a condition of approval, the following improvements:

(A) Private Access. Where included, private driveways serving flag lots or private easements shall be surfaced per the requirements of this Chapter.

...

(C) Public Facilities. Sewer, water, and storm drainage facilities may be required on and adjacent to the project. The developer shall submit engineering plans or facility improvement plans for water and storm sewer to the City for review. Sanitary sewer plans shall be submitted to the Nehalem Bay Water Agency. The plans shall address

the required improvements contained in this Article, and any conditions of approval, and shall conform with applicable engineering requirements. Improvement work shall not commence until plans are approved by the City and/or Nehalem Bay Water Agency.

(D) Completion Requirements. All required improvements shall be completed prior to recording the final partition plat and the issuance of any building permits for the subject property. Alternatively, improvements required under this Section may be assured through a performance bond or other instrument acceptable to the City (or Nehalem Bay Water Agency) prior to the approval of the final plat of the Partition.

Findings: The applicant has provided a water availability letter from the City of Nehalem and sewer availability from the Nehalem Bay Wastewater Agency (Exhibit B). Staff find these standards can be met through compliance with conditions of approval.

157.404.07 Improvement Procedures

In addition to the requirements of the City Public Works Department and City Engineer, improvements installed by a developer for any land division, either as a requirement of these regulations or the developer's option, shall conform to the requirements of this Chapter, the improvement standards and specifications adopted by the City, and shall be installed in accordance with the following procedures:

(A) Approval Required. Improvement work shall not begin until plans are approved by the City and/or the Nehalem Bay Water Agency. All plans shall be prepared in accordance with requirements of the City and Agency.

(B) Notification. Improvement work shall not begin until the City has been notified in advance; and, if work has been discontinued for any reason, it shall not be resumed until the City has been notified.

(C) Inspections. Improvements shall be constructed under the inspection and to the satisfaction of the City Engineer or his/her designee. The City may require changes in typical street sections and improvements if unusual conditions arise during construction to warrant such changes. Nehalem Bay Water Agency shall conduct inspections of sanitary sewer improvements, in coordination with the City.

(D) Installation of Utilities. All underground utilities, sanitary sewers, and storm drains installed by the developer shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length eliminating the necessity for disturbing the street improvements when service connections are made.

(E) As-Built Drawings. A map or plan showing all public improvements as built shall be filed with the City of Nehalem upon completion of the improvements.

Findings: Staff find these standards can be met through compliance with conditions of approval.

J. City of Nehalem Development Ordinance Section 157.503 Partitions

...

Section 157.503.02 Process

...

(B) For property outside the City Limits, and within the Urban Growth Boundary, preliminary plats for a Partition application shall be reviewed by Tillamook County, in accordance to provisions in the Intergovernmental Agreement, and subject to the decision criteria in Section 157.504.05.

Section 157.503.03 Application

An application for a Partition shall be filed with the City (or County as applicable) and accompanied by the appropriate fee. It shall be the applicant's responsibility to submit a complete application which addresses the review criteria of this Section. Notice shall be subject to the provisions in Section 157.521.

Section 157.503.04 Submittal Requirements

(A) The applicant shall prepare and submit a preliminary plan and other supplemental information as may be required by City staff to indicate the intent of the development. The application shall include a statement explaining the proposal and providing analysis of the proposal relative to the approval criteria. The preliminary plan should show pertinent information to scale to facilitate the review of the proposed development.

1. General Information. The following general information shall be shown on the tentative plan:

(a) Vicinity map showing all streets, property lines, streams, and other pertinent data to locate the proposal.

(b) North arrow and scale of drawing.

(c) Tax map and tax lot number or tax account of the subject property.

(d) Dimensions and size in square feet or acres of the subject property and of all proposed parcels.

2. Existing Conditions:

(a) Location of all existing easements within the property.

(b) Location of City utilities (water and storm drainage) and sanitary sewer (Nehalem Bay Wastewater Agency) within or adjacent to the property proposed for use to serve the development.

(c) The location and direction of water courses or drainage swales on the subject property.

(d) Existing use of the property, including location of existing structures with dimensions of the structures and distances from property lines. It shall be noted whether the existing structures are to remain or be removed from the property.

3. Proposed Plan:

(a) Locations, approximate dimensions, and area in square feet of all proposed parcels. All parcels shall be numbered consecutively.

(b) Location, width and purpose of any proposed easements.

(B) At the discretion of the City Planner the previous requirements may be waived, in part, provided there is sufficient information to allow processing of an application.

Findings: Subject property is partially located within the Urban Growth Boundary of the City of Nehalem (Exhibit B). Tillamook County is performing a review of the City of Nehalem provisions through this report. Information required under this section is included on the preliminary plat or as supplemental information including service availability letters, existing and proposed easements, and locations of natural features (Exhibit B).

Section 157.503.05 Decision Criteria

Approval of a partition shall be subject to the following decision criteria:

(A) Each parcel shall satisfy the dimensional standards of the applicable zone, unless a variance from these standards is approved.

Findings: Dimensions start of the Nehalem RL zone are discussed above in this report, in Subsection G. Staff find this criterion is met.

(B) The parcels shall meet the Development Standards for Land Division of Section 157.404.

Findings: Staff reviewed requirements contained in Section 157.404 above in this report, in Subsection I. Staff find this criterion is met or can be met through compliance with conditions of approval.

(C) Existing dwellings and accessory structures shall comply with the setback requirements of the applicable zone, including accessory structures which have a setback established by the building size, unless a variance from the requirements is approved.

Findings: Applicants site plan does not indicate existing structures on the subject property. Tillamook County Assessor's records indicate that properties are currently vacant. Staff find this criterion is met.

(D) Adequate public facilities, including access, shall be available to serve the existing and newly created parcels. The applicant shall design and install a water system to serve all lots or parcels within a development in accordance with Nehalem City Code Section 51.09 and shall connect those lots or parcels to the city's water system. Applicants are responsible for extending the city's water system to the development site and through the applicant's property to allow for the future connection of neighboring undeveloped properties that are suitably zoned for future development. If adjacent properties are undeveloped, not developed to their maximum density, or landlocked, consideration will be given to extending appropriate access to those properties in accordance with provisions in Section 157.402.

Findings: The applicant has provided a water availability letter from the City of Nehalem and sewer availability from the Nehalem Bay Wastewater Agency (Exhibit B). Compliance with Section 51.09 shall be demonstrated at time of development. Staff find this criterion can be met through compliance with conditions of approval.

IV. DECISION: APPROVED WITH CONDITIONS:

Staff conclude that the applicant and property owner have satisfied the minimum application requirements and can satisfy all applicable requirements outlined in the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance, the City of Nehalem Development Ordinance and ORS Chapter 92. The Preliminary Partition Plat is hereby tentatively **APPROVED with CONDITIONS**, subject to the conditions listed in Section V below.

By accepting this approval, the applicant and 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 applicant and property owners shall obtain all necessary local, state, and federal permits and comply with all applicable regulations for the proposed Partition and building sites.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before **4:00 PM on June 11, 2025**.

V. CONDITIONS OF APPROVAL:

This approval is subject to the following conditions:

1. The property owners 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 and property owner shall comply with all requirements of the Tillamook County Surveyor's Office.
4. Future Development is subject to standards required by each applicable zone requirements, TCLUO Section 4.130: Development Requirements for Geological Hazard Areas, TCLUO Section 3.040: Recreation Management Zone (RM) and TCLUO Section 3.102: Estuary Natural Zone (EN).
5. Future development in areas of special Flood Hazards is subject to the standards and requirements maintained in TCLUO Section 3.510: Flood Hazard (FH) Overlay.
6. Future Development is subject to standards required by each applicable zone requirements, City of Nehalem Development Ordinance Section 157.204.05 Low-Density Residential (RL) Zone standards, City of Nehalem Development Ordinance 157.440 Geological Hazards, and City of Nehalem Development Ordinance 157.404 Land Divisions.
7. Future development shall comply with City of Nehalem Code Section 51.09 Subdivisions, partitions and planned development; including placement of single-family dwellings, accessory dwelling units, and/or duplex shall provide adequate fire protection flows as well as projected future water demands.
8. The applicant and property owner 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 tentative plat approval.
9. The applicant and property owner shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.

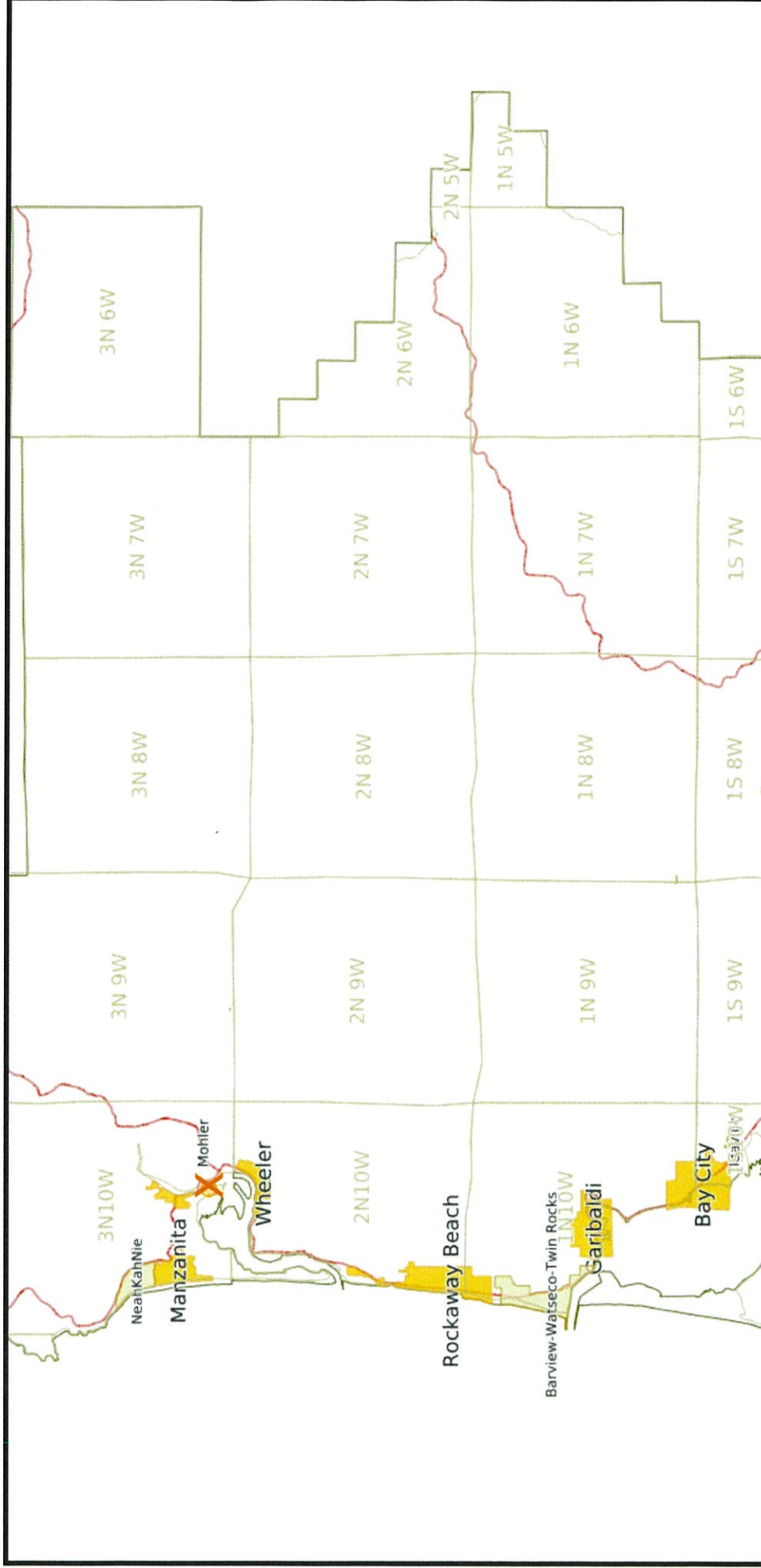
VI. EXHIBITS

- A. Property Identification Maps and Summary Report
- B. Applicant's Submittal
- C. Comments

EXHIBIT A



Tillamook County GIS



Created: Tue Apr 08 2025-19:14:11
Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline
Extent: -13813650.22953, 5699969.6472393, -13720167.74395, 57452220.3679779

NEHALEM, OREGON

CITY ZONING MAP

DRAFT DRAFT

- A1 - Low Density Residential, Agricultural, Forestry and Recreation
- R - Low Density Residential
- RM - Residential Medium Density
- RL - Residential Medium Density
- AM - Medium Density Residential
- C - Commercial
- LM - Light Manufacturing
- EC1 - Heavy Commercial
- EC2 - Heavy Commercial
- F - Public Use
- Nehelem City Limits

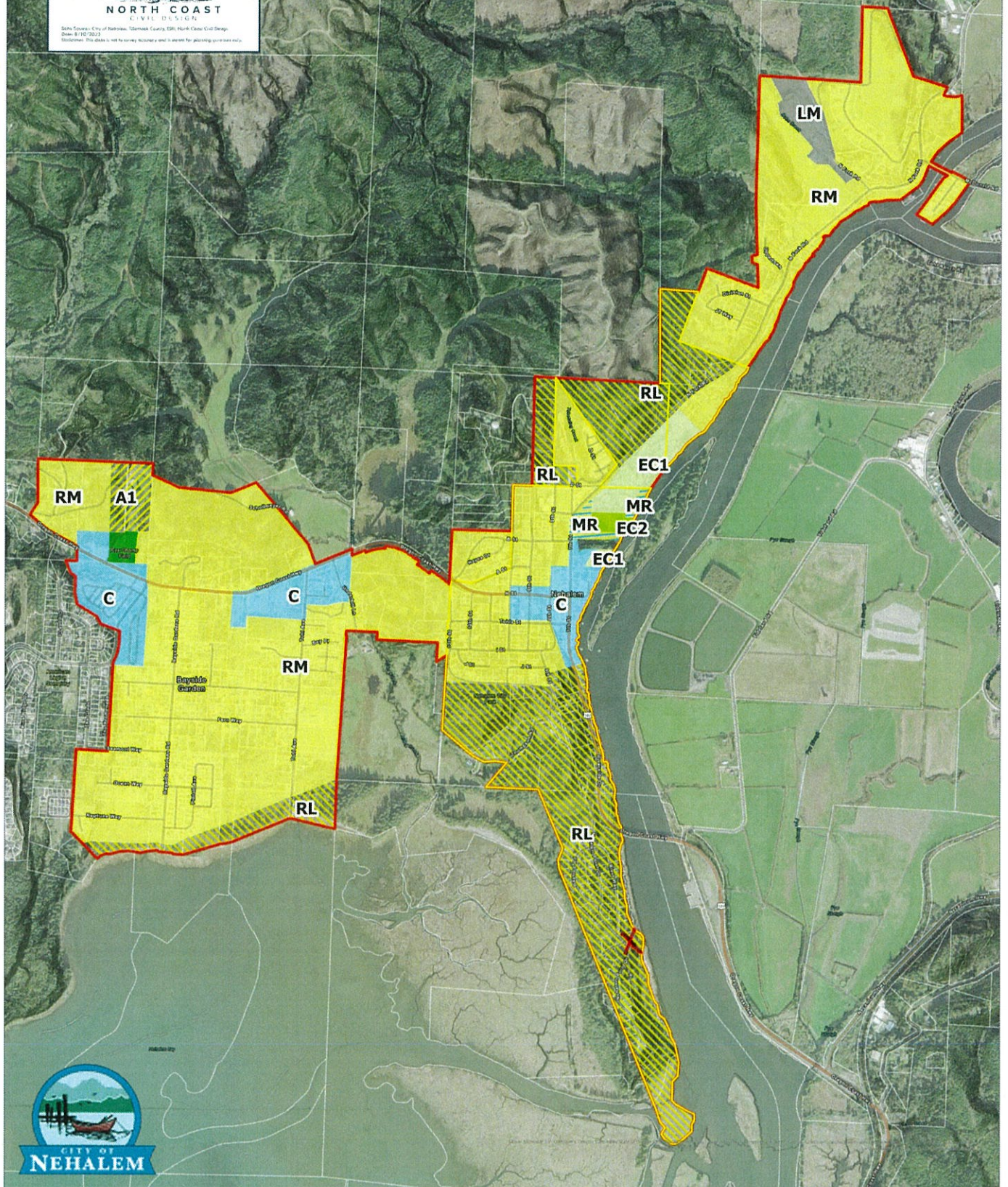


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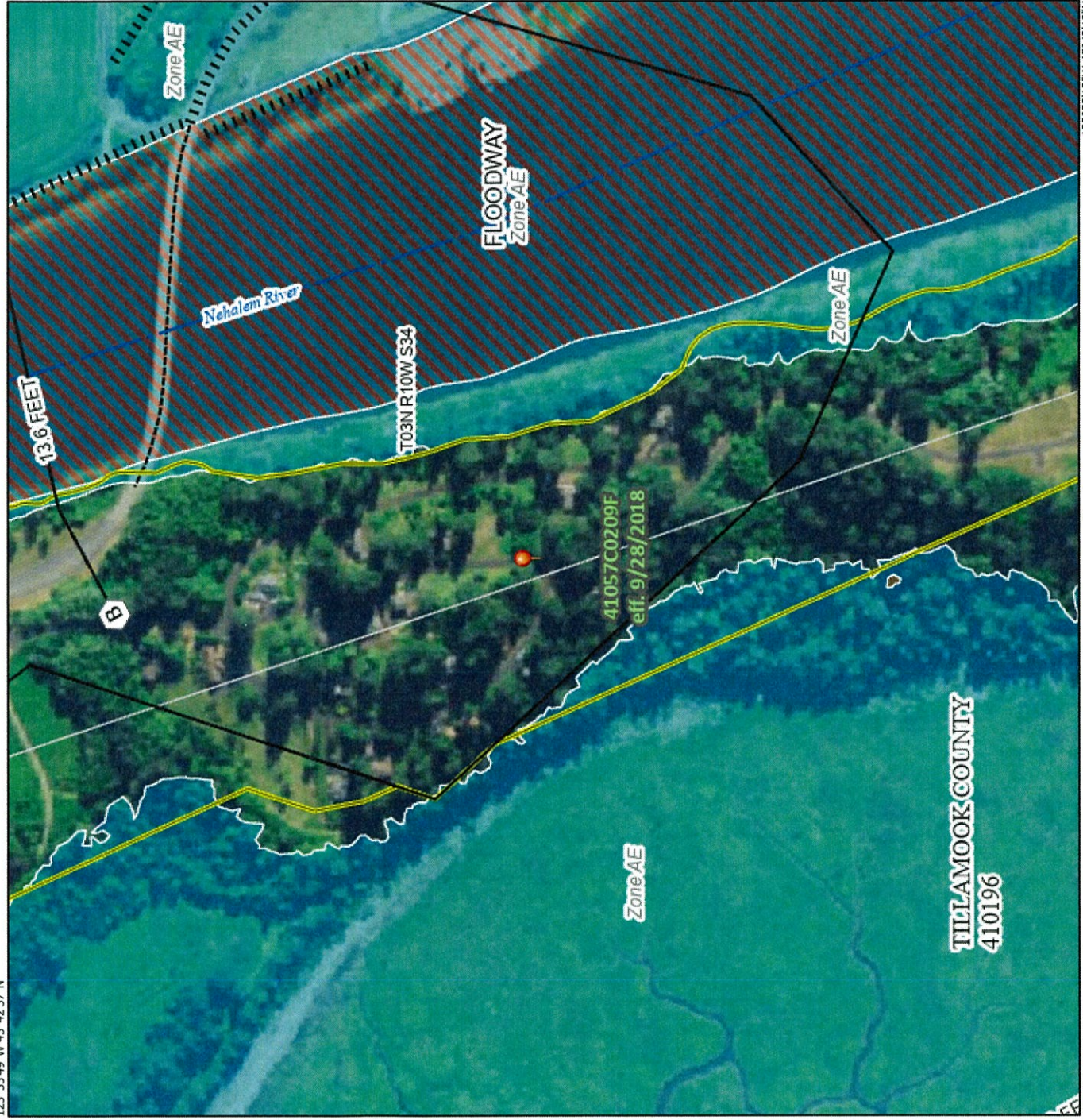
Scale: Source: City of Nehelem, Clatsop County GIS, North Coast Civil Design
Date: 8/10/2023
Disclaimer: This plan is not to be used for planning purposes only.



National Flood Hazard Layer FIRMette



123°53'49"W 45°42'37"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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



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 5/27/2025 at 4:18 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.

[illegible]

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|--------------------------------|--|
| | Oregon Scenic Waterway - Water Courses |
| | Essential Salmonid Habitat |
| | Townships |
| | LWI Study Area |
| | BASEDAT.DBO.NHDWaterbody |
| | BASEDAT.DBO.NHDArea |
| BASEDAT.DBO.NHDFlowline | |
| | Perennial |
| | Intermittent |
| | Ephemeral |
| | Unknown |
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1:3,028



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data become available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An on-site investigation by a wetland professional can verify actual field conditions.

Date: 5/27/2025



State of Oregon
Department of State Lands
775 Summer Street, NE,
Salem, OR 97301-1900

PARTITION #851-25-000110



May 27, 2025



EXHIBIT B



Tillamook County Department of Community Development

1510-B Third Street, Tillamook, OR 97141

| Tel: 503-842-3408

Fax: 503-842-1819

www.co.tillamook.or.us

LAND DIVISION APPLICATION

Applicant ☒ (Check Box if Same as Property Owner)

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Property Owner

Name: Nehalem Point, Inc Phone: 503-368-6363

Address: P.O. Box 86

City: Nehalem State: OR Zip: 97130

Email: pacprop@nehalem.tel.net / Jack.White@SFLANDS.com

Location:

Site Address: Vacant Land - Nehalem Point Drive,

Map Number:	3N	10W	34	202
	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

- ☐ 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.

- ☒ 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

- ☐ Fifteen (15) legible "to scale" hard copies
- ☐ One digital copy

Existing Conditions

- ☒ 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

- ☐ 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

☐ Other information:

OFFICE USE ONLY
Date Stamp
RECEIVED
MAR 07 2025
BY: <i>SAT</i>
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-25-000110 -PLNG

Proposed Development

- | | | |
|---|---|--|
| <ul style="list-style-type: none"><input checked="" type="checkbox"/> 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<input type="checkbox"/> Location, width and purpose of all proposed easements<input type="checkbox"/> Proposed deed restrictions, if any, in outline form<input checked="" type="checkbox"/> Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts | <ul style="list-style-type: none"><input type="checkbox"/> Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space<input type="checkbox"/> 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<input type="checkbox"/> Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided | <ul style="list-style-type: none"><input type="checkbox"/> The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable<input type="checkbox"/> Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone<input type="checkbox"/> Evidence of contact with the applicable road authority for proposed new street connections<input type="checkbox"/> 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

- | | |
|---|--|
| <ul style="list-style-type: none"><input type="checkbox"/> Preliminary street layout of undivided portion of lot<input type="checkbox"/> Special studies of areas which appear to be hazardous due to local geologic conditions<input type="checkbox"/> 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<input type="checkbox"/> 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 | <ul style="list-style-type: none"><input type="checkbox"/> Profiles of proposed drainage ways<input type="checkbox"/> 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<input type="checkbox"/> If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil<input type="checkbox"/> 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 railroad, 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 line 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

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.

Nehalem Point, LLC.
 Dave Carter / President 3/16/25

Final Plat Application Rev 9/11/15

Page 3



Date: February 25, 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** 34 **TAX LOT(S)** Un-surveyed parcel 3 pp 2024-17

SITUS ADDRESS: Vacant Land

NAME: Nehalem Point, Inc. **PHONE:** _____

MAILING ADDRESS: P.O. Box 86
Manzanita, OR 97130

Single Family ☒ **Duplex/Multi-Family** ☐ **Other** ☐

Comments: _____

Signed: Lori Longfellow City Manager
Name Title



Nehalem Bay Wastewater Agency
SEWER AVAILABILITY

Date: 2/25/2025
To: Tillamook County Building Department (Fax#503-842-1819)

From: Nehalem Bay Wastewater Agency
RE: Sewer Availability

As an Agent of Nehalem Bay Wastewater Agency, I confirm that sewer is available to the following lot within our service area boundary:


3N10 34 PP2024-17 Parcel 3

Owner of Record: Nehalem Point Inc
Project Information: Partitioning

This letter shall not create a liability on the part of Nehalem Bay Wastewater Agency, or by an agent, or employee thereof, for the services described above.

Ashley Myers, Office Assistant
Nehalem Bay Wastewater Agency

Tillamook County, Oregon
11/26/2024 11:16:49 AM
DEED-MPLAT
\$25.00 \$11.00 \$61.00 \$10.00 \$5.00 . Total = \$112.00



00247391202400049990010015

I hereby certify that the within
instrument was received for record and
recorded in the County of Tillamook,
State of Oregon.

Christy Nyseth, Tillamook County Clerk

TILLAMOOK, OR 97141

EXHIBIT C



Date: April 16, 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 34 TAX LOT(S) 00202

SITUS ADDRESS: V/L

NAME: Nehalem Point, Inc. - Darryl Carter PHONE: _____

MAILING ADDRESS: P.O. Box 86

Manzanita, OR 97130

Single Family ☐ Duplex/Multi-Family ☐ Other ☒

Comments: Water is available. Infrastructure is not fully complete for this parcel

Plans would have to be submitted and engineered by applicant.

Signed: Lori Longfellow City Manager
Name Title