



TILLAMOOK COUNTY BOARD OF COMMISSIONERS

Mary Faith Bell - Doug Olson - Erin Skaar

BOARD MEETING

Wednesday, April 3, 2024, 9:00 AM

Join In Person:

County Courthouse, Board of Commissioners' Meeting Room 106, 201 Laurel Avenue, Tillamook

Join Virtually:

tillamookcounty.gov/bocc/page/meetings-agendas-minutes or 1-971-254-3149, ID: 866 914 607#

Additional viewing options are available at tctvonline.com. Closed captioning and translation options are available for recorded videos at www.youtube.com/@tillamookcounty1434.

More detailed [meeting instructions](#) are available at tillamookcounty.gov/bocc/page/meetings-agendas-minutes. Call 503-842-1814 or send an email to helpdesk@tillamookcounty.gov regarding any meeting technical issues.

2024-04-03 BOCC MEETING AUDIO.MP4

CALL TO ORDER – 9:00 a.m.

1. [Welcome & Request to Sign Guest List](#)
02:14

2. [Pledge of Allegiance](#)
02:22

3. [Public Comment](#)
02:33

[Out-of-State Travel Request Item #7 Comments/April Bailey](#)

4. [Non-Agenda Items](#): There were none.
05:04

PRESENTATIONS AND REPORTS

5. [Emergency Volunteer Corps of Nehalem Bay Report/Linda Kozlowski, President, Manzanita City Council; Brad Hart, Vice President & Project Director, Emergency Volunteer Corps of Nehalem Bay](#)
05:16

LEGISLATIVE - ADMINISTRATIVE

6. Consideration of a Resolution in the Matter of Proclaiming April 2024 as "Sexual Assault Awareness Month" in Tillamook County, Oregon/Beth Hope, Community Response Coordinator, Tides of Change
40:20

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Board signed #R24-005.

7. Consideration of an Out-of-State Travel Request for Chrystal Dickinson to Attend the RISE24 Conference for Drug Treatment Court Professionals in Anaheim, CA from 5/21 - 5/25/2024/Chrystal Dickinson, Deputy District Attorney
58:30

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Chair signed the travel request.

8. Consideration of Change Order No.1 to Prevailing Wage Rate Contract for Construction #6343 with Cove Built LLC for the Health Department 2111 8th Street Building Addition and Remodel Project/Marlene Putman, Administrator, Health Department
1:04:38

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Chair signed the change order.

9. Consideration of Change Order No. 2 to Prevailing Wage Rate Contract for Construction #6343 with Cove Built LLC for the Tillamook County Health Department 2111 8th Street Building Addition and Remodel Project/Marlene Putman, Administrator, Health and Human Services
1:09:04

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Chair signed the change order.

10. Consideration of Professional Services Agreement with OTAK, Inc. for Design and Construction Engineering Services for Yellow Fir (57C30) Temporary Bridge Project/Chris Laity, Director, Public Works
1:15:34

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Board signed the agreement.

11. Consideration of Modification #1 to Professional Services Agreement #6402 with OTAK, Inc. for Design and Construction Engineering Services for the Yellow Fir Bridge (57C30) Replacement Project/Chris Laity, Director, Public Works
1:10:44

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Board signed the modification.

AGENDA ITEM TAKEN OUT OF ORDER

12. Consideration of Tillamook County Grant Agreement #2024-MHF-4 with Highland Apartments Manzanita, LLC for Multi-Family Rental Housing/Parker Sammons, Housing Coordinator, Department of Community Development
1:19:55

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The Board signed the agreement.

13. Consideration of an Order In the Matter of Approving an Application for Real and Personal Property Tax Exemption for the Nestucca Valley Community Alliance/Kari Fleisher, Property Appraiser 3, Assessment and Taxation Department

1:23:27

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Board signed Order #24-014.

14. Consideration of a Personnel Requisition for the Reclassification of a Human Resources Technician to a Vacant, Regular Full-Time Human Resources Generalist/Jodi Wilson, Director, Human Resources

1:36:06

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Chair signed the personnel requisition.

15. Consideration of Ratifying an Oregon Department of Corrections South Fork Forest Camp Work Order #SFFC.2024.678.01 for the Parks and Campground Cleanup Project/Commissioner Mary Faith Bell

1:42:16

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Board ratified the work order.

16. Consideration of Modification #3 to Contract for Goods #6276 with Heartwood Biomass for the Firewood Project/Commissioner Mary Faith Bell

1:46:47

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Board signed the modification.

17. Consideration of Task Order 4 to Agreement 1141076 with Portland State University for the Situation Assessment Project/Rachel Hagerty, Chief of Staff

1:49:13

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Chair signed the task order.

18. Consideration of a Memorandum of Lease Agreement with Celco Partnership dba Verizon Wireless for Approximately One Hundred Square Feet of Ground Space Located at 13990 Wilson River Highway, Tillamook/Rachel Hagerty, Chief of Staff

1:53:17

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Chair signed the memorandum of lease agreement.

19. Consideration of a Memorandum of Lease Agreement with Celco Partnership dba Verizon Wireless for Approximately One Hundred Square Feet of Ground Space Located at 26476 Wilson River Highway, Tillamook/Rachel Hagerty, Chief of Staff

1:57:22

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Chair signed the memorandum of lease agreement.

20. Consideration of a Line Extension Agreement with Tillamook People's Utility District for Construction and Maintenance of Underground Electrical Service to Property Located at 33100 Cape Kiwanda Drive, Pacific City/Rachel Hagerty, Chief of Staff

1:57:49

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Chair signed the agreement.

21. **10:00 a.m.**

Public Hearing: Concerning Dissolving the Beaver Water District, Tillamook County/Rachel Hagerty, Chief of Staff

2:02:03

2:02:13 Comments on District Status/Rachel Hagerty, Chief of Staff

2:04:56 Opened Public Hearing

2:05:01 Comments on District Update, CPA Hired/Heidi Reid, Beaver Water District

2:16:59 Closed Public Hearing

22. Consideration of an Order in the Matter of Dissolving the Beaver Water District/Rachel Hagerty, Chief of Staff
2:17:21

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Board signed Order #24-015.

23. **10:30 a.m.**

Public Hearing: Concerning a Road Rename and Road Naming Request #851-23-000465-PLNG: To Rename Verns Place to Coltee Drive and Sunnyview Drive to Riverview Drive, and to Name an Unnamed Emergency Access Easement to Riverview Drive within the Riverview Meadows Development. The Riverview Meadows Subdivision is Located Within the City of Nehalem Urban Growth Boundary in Section 23B, Township 3 North, Range 10 West, Tillamook County/Sheila Shoemaker, Senior Planner, Department of Community Development

2:18:27

2:19:48 Comments and Staff Report/Sheila Shoemaker, Planner; Sarah Absher, Director, Department of Community Development

2:30:39 Opened Public Hearing

2:30:50 Closed Public Hearing - There was no testimony.

24. Board Concerns

2:31:59

Senator Markley Event, Manzanita City Hall Groundbreaking/Commissioner Mary Faith Bell

OTHER MEETINGS AND ANNOUNCEMENTS

2:33:00

The Commissioners will hold a Board Briefing on **Wednesday, April 3, 2024 at 2:00 p.m.** to discuss weekly Commissioner updates. The meeting will be held in the Board of Commissioners' Meeting Room 106 in the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook. The teleconference number is 1-971-254-2149, Conference ID: 866 914 607#.

A public workshop of the Tillamook County Budget Committee will be held on **Tuesday, April 9, 2024** at **9:00 a.m.** The workshop will be held in the Board of Commissioners' Meeting Room 106 in the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook. Additional budget workshop meetings will be held on **Wednesday, April 10, 2024** at **1:00 p.m.** and **Thursday, April 11, 2024** at **9:00 a.m.** The teleconference number is 1-971-254-2149, Conference ID: 866 914 607#.

The Commissioners will attend a workshop on **Friday, April 12, 2024** at **10:00 a.m.** with John Upton from the Retirement Consulting Group for a quarterly report on the Tillamook County retirement plan. The teleconference number is 1-207-517-9973, Conference ID: 522 725 567#.

ADJOURN – 11:34 a.m.

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ADJOURN – 11:34 a.m.

BOARD OF COMMISSIONERS' BOARD MEETING

Wednesday, April 3, 2024

	Present	Absent		Present	Absent
Mary Faith Bell	<u>✓</u>	<u> </u>	Rachel Hagerty	<u>✓</u>	<u> </u>
Doug Olson	<u>✓</u>	<u> </u>	Bill Sargent	<u>✓</u>	<u> </u>
Erin Skaar	<u>✓</u>	<u> </u>			

PLEASE PRINT

<u>Name</u>	<u>Email or Address</u>	<u>Item of Interest</u>
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BRAD HART	brad.hart@eucnb.org	
LINDA KOZLOWSKI	linda.kozlowski@eucnb.org	
Beth Hope	beth@tidesofchange-nw.org	SAA/M
Chrystal Dickinson	chrystal.dickinson@tillamookcounty.gov	out of state travel
KARI FLEISHER	kari.fleisher@tillamookcounty.gov	#13
Shirley Shoemaker	shirley.shoemaker@tillamookcounty.gov	#22

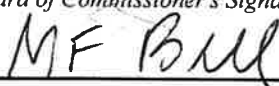
(Please use reverse if necessary)

PLEASE COMPLETE ALL SECTIONS IN YELLOW. WHERE DOLLAR AMOUNT DOES NOT APPLY LEAVE AT \$0.00
THIS FORM IS FILLABLE. AMOUNTS & TOTALS WILL CALCULATE AUTOMATICALLY

TILLAMOOK COUNTY TRAVEL AUTHORIZATION

01/01/2024-12/31/2024

Please complete this form and obtain required signatures **before** traveling.

1. Name of Employee/Traveler: Chrystal Dickinson			2. Date: 03/21/2024		
3. Training Related/Conference (if yes, attach Agenda): ☒ Yes ☐ No			4. Airfare/Railfare: \$ 450.00 Confirmation Number:		
5. Name of Conference or Training: Rise 24			6. Conference/Training Cost: \$ 895.00		
7. Itinerary: Destination (City, State): Anaheim, CA			8. Lodging Reservation Information: Hotel Name: Clarion Hotel Anaheim Resort Address: 616 Convention Way Phone number: 714-750-3131 Confirmation Number: 4WBMRGWB		
Est. Departure Date: <u>May 21, 2024</u> Time: 5am					
Est. Return Date: <u>May 25, 2024</u> Time: 11pm					
9. Miscellaneous Expenses: (Identify Specific Expenses: Taxis, Shuttles, Etc.)			10. Lodging Rate:		
a. Airport parking <u>\$ 75.00</u> c. _____			Amount per Night: \$ 183.00		
b. Uber to/from airport/hotel <u>\$ 120.00</u> d. _____			Tax per Night: \$ 35.52		
			Total per Night: \$ 218.52		
11. Meals: (Please CHECK which rate you are using in ONE box below)			Number of Nights: x <u>4</u>		
Daily Meal Rate without receipts (See policy): ☒ _____			Total Lodging: \$ 874.08		
CONUS Rate with detailed receipts and accounting: ☐ _____					
*Daily Rate: \$69 meals _____ *(Standard rate or City Conus Rate)			12. Cost of Trip:		
			Airfare/Railfare: \$ 450.00		
			Lodging: \$ 874.08		
			Meal Per Diem: \$ 345.00		
			Personal Car Miles: \$ 112.16		
			Training/Conference Cost: \$ 895.00		
			Miscellaneous: \$ 195.00		
			Total Not To Exceed: \$ 2,871.24		
13. Personal Car Miles					
Total miles round trip: <u>167.4</u> x <u>0.67</u> IRS Rate <u>\$</u> <u>112.16</u> Total					
14. Purpose of Trip (Be Specific): To attend RISE 24 conference in Anaheim, CA. RISE 24 is a national conference held for treatment court professionals, to address treatment for people impacted by substance use and mental health disorders and who are involved in the justice system.					
15. Approved for Payment:					
Meal Per Diem: \$ 345.00			Transportation: \$ 450.00		
Personal Car Miles: \$ 112.16			Training/Conference: \$ 895.00		
Misc: \$ 195.00			Total \$ 2,871.24		
Lodging: \$ 874.08					
16. Employee/Traveler Signature: 			Date: 03/27/2024		
17. Department Head/Designee Signature: 			Date: 03/27/2024		
18. Board of Commissioner's Signature (Required for Out-Of-State) 			Date: 4/3/2024		

APPENDIX D

TILLAMOOK COUNTY

REQUEST APPROVAL FORM TO UTILIZE EMPLOYEE/AGENT
PRIVATE VEHICLE FOR COUNTY BUSINESS
APPROVAL REQUIRED PRIOR TO USAGE OF PRIVATE VEHICLE

Destinations:

TO: PDX airport FROM: Home – 1055 Murray Way, Tillamook

I request approval to use my private vehicle on 5/21/24 to 5/26/24
for Tillamook County business purpose of:
travel to and from airport and home, in the course of traveling for conference in CA.

Reason for using private vs. County owned vehicle is:

ease and length of non-use of car while parked at the airport

I am (X) am not () requesting mileage reimbursement. Insurance terms remain the same
whether or not mileage payment is requested. This form must accompany the
reimbursement request.

Personal or Private Vehicle Liability. If you authorize your employees/agents to use a personal
or private vehicle on County business, he/she is responsible to carry the minimum liability insurance
required by law (must provide proof before department head/designee approval). If employees operate a
personal or private vehicle on County business, their personal liability insurance policy is primary and
County coverage is excess. If the amount of liability to third parties exceeds their private policy limits, the
County will provide excess liability coverage.

The County does not cover collision or comprehensive insurance for personal vehicles. When utilizing a
personal vehicle for County purposes, the employee/agent is 100% responsible for collision or
comprehensive damage incurred to the vehicle.

The rationale of having County employees/agents complete a vehicle usage form is for their own
knowledge pertaining to County vehicle coverage, and liability protection from the County. Plus, the
signed form may give their department head/designee a heads up as to who will be using their own vehicle
on County business and committing department funds when claiming reimbursement for personal vehicle
mileage. The signing of the personal vehicle usage document will inform the County employee/agent that
their insurance is the first to be used in the event of a vehicle accident. Each department should keep a
copy of the signed form on file.

If involved in an accident while on official County business, I will advise the Human Resources
Department within twenty-four (24) hours by calling 503-842-3418.

Employee:  Date: 3/20/24

Department Head/Designee  Date: 03/20/2024

RISE24

May 22–25, 2024 | Anaheim, CA

PLAN YOUR EXPERIENCE

Program

We are hard at work assembling a world-class program for RISE24, with more than 270 sessions and 36 tracks. The [program brochure and PDF](#) is now available to download! (Keep in mind that sessions and speakers are subject to change without notice.) And don't forget to check out our schedule at a glance below.

Schedule at a Glance

Wednesday, May 22

Discipline Breakouts
8:00 - 9:15 a.m.

Training Sessions
9:30 - 10:45 a.m.

General Session
11:15 a.m. - 12:30 p.m.

Lunch
12:30 - 2:00 p.m.

Skill-Building Sessions
2:00 - 5:00 p.m.

Exhibitor Networking and Light Refreshments
5:00 - 6:00 p.m.

Thursday, May 23

Track Sessions
8:00 - 9:15 a.m.

Track Sessions
9:30 - 10:45 a.m.

General Session
11:15 a.m. - 12:30 p.m.

Lunch
12:30 - 2:00 p.m.

Track Sessions
2:00 - 3:15 p.m.

Track Sessions
3:30 - 4:45 p.m.

Exhibitor Networking and Light Refreshments
4:45 - 5:45 p.m.

Friday, May 24

Concurrent Sessions
8:00 - 9:15 a.m.

Concurrent Sessions
9:30 - 10:45 a.m.

General Session
11:15 a.m. - 12:30 p.m.

Lunch
12:30 - 2:00 p.m.

Concurrent Sessions
2:00 - 3:15 p.m.

Concurrent Sessions
3:30 - 4:45 p.m.

Saturday, May 25

Concurrent Sessions
8:00 - 9:15 a.m.

Concurrent Sessions
9:30 - 10:45 a.m.

General Session
11:00 a.m. - 12:15 p.m.

Explore RISE24



Explore Anaheim



Justification Toolkit



Registration



Housing



Continuation of the event

Continued on Page 2

For more information, visit www.anaheim2024.com or call 714.241.2024

From: [Chrystal K. Dickinson](#)
To: [Christine Arthur](#)
Subject: FW: EXTERNAL: Chrystal Dickinson Your Hotel Reservation - RISE24
Date: Friday, February 23, 2024 3:14:09 PM

From: RISE24 <info@cvent.com>
Sent: Friday, February 23, 2024 3:07 PM
To: Chrystal K. Dickinson <chrystal.dickinson@tillamookcounty.gov>
Subject: EXTERNAL: Chrystal Dickinson Your Hotel Reservation - RISE24

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



Reservation Confirmation

Hotel Hero Image 16:9 (540x304px)



Hi Chrystal,
Thank you for your reservation

Your Upcoming Event
RISE24
May 22, 2024 - May 25, 2024

Clarion Hotel Anaheim Resort
616 Convention Way Anaheim, CA 92802

All reservation changes can be made [here](#), by calling 800-873-7265 / 801-214-7275 (international), or email RISE@orchid.events until Apr 21, 2024. After this date, please contact your hotel directly. Please note some hotels may choose to take full control of all reservations and remaining inventory as early as Apr 11, 2024. This is completely up to the hotel's discretion and Orchid Events has no control of when/if this will occur.

Date booked Feb 23, 2024	Acknowledgment number #4WBMRGWB	Hotel confirmation number #Pending. Another email will be sent with your hotel number.
------------------------------------	---	--

Check-In May 21, 2024	Check-Out May 26, 2024
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Guest Information	Chrystal Dickinson 1055 Murray Way Unit B Tillamook, OR 97141
--------------------------	---

Room Type	Standard Room One or Two Beds
Guests per room	1
Request	

**Special requests are not guaranteed.*

Accessible Room	No
------------------------	----

Share-withs	Chrystal Dickinson
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Cancellation Policy

Upon making your reservation, you will guarantee your room with a major credit card. Your credit card will not be charged at the time of reservation. Thirty days before arrival, a non-refundable one-night room and tax will be charged to the credit card on file.

All reservations require 30 days' notice for cancellations. If you do not cancel within 30 days of arrival, your credit card will be charged a NON-REFUNDABLE one-night room and tax.

Need to change something? [Manage Stay](#).

Summary of Charges

Date	Guests	Status	Rate (USD)
May 21, 2024	1	Confirmed	183.00
May 22, 2024	1	Confirmed	183.00
May 23, 2024	1	Confirmed	183.00
May 24, 2024	1	Confirmed	183.00
May 25, 2024	1	Confirmed	183.00
		Total	915.00

Add-ons

Tax Disclosure

17.22% subject to change without notice

\$2 - \$4 Tourism Assessment Fee per room per night (Subject to change)

Grand Total (USD) **1,072.56**

Reservation Reminders

We want your stay to go as smoothly as possible. Please make sure you review the below information prior to your arrival.

- Orchid Events does not pre-charge credit cards and only uses the card on file as a guarantee or means to charge applicable cancellation fees.
- Hotels will collect full payment at check-in.
- Hotels may charge a deposit of one night's room and tax 30 days prior to arrival.
- If you do not arrive on your scheduled arrival date, the hotel will consider you a no-show and cancel your entire reservation. Please verify your arrival date at least 3 days before your stay.
- Hotels may charge an early departure fee if you depart prior to your scheduled departure date. Please verify your departure at check-in.

For additional information, please visit our [website](#).

Additional Information

A kind note about calling the hotel "just to be sure":

Please do not call your hotel "to be sure" until after Apr 21, 2024. Please understand that processing your reservations from Orchid Events into the Hotel system will take a few days. Rest assured that if you have received a confirmation number already from Orchid Events, the hotel will honor your booking. Thank you for your consideration.

After Apr 21, 2024, all reservation changes and cancellations can be made by contacting the hotel directly at 1(714)750-3131.

Passkey, its reservation system and/or their agents act only in the capacity of agent for all customers in all matters pertaining to hotel reservations, and as such are not responsible for guaranteed hotel rooms, damages, expenses, inconveniences or damage to any person or property from any cause whatsoever.

The screenshot displays a Google Maps interface with a search bar at the top containing the letter 'Q'. Below the search bar, a navigation menu includes icons for Gas, EV charging, Things to do, and Hotels. The main map area shows a route starting from '1005 Murray Way' and ending at 'Portland International Airport'. The route is marked with a red line and a car icon, with a time estimate of '1 hr 34 min' displayed in a box. The map also shows various landmarks, including the airport, and a search bar at the top.

Emergency Volunteer Corps of Nehalem Bay

Report to Tillamook County

2023-2024 Funds

EVCNB - What we do

- Teach and encourage personal preparedness
- Demonstrate, promote and measure community preparedness
- Support local responders and organizations by providing trained volunteers to respond in emergencies.

What we do

EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Community Preparedness



Have a GoBag for everyone in your home, including pets



Know where to go



Have an Emergency Plan

EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Prepare Yourself

Community Preparedness



Learn the art of Camping at Home



Have a stockpile of Emergency Food



Learn what you need to have safe Water, Sanitation and Hygiene (WaSH)

Prepare Your Household

EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Community Preparedness



Prepare Your Neighborhood – Neighbors Helping Neighbors



Stay informed through emergency communications



Support our Community Shelters

EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Prepare Your Community

Emergency Response



Medical Reserve Corps trains members on skills needed during/after disasters, and works with local clinics to provide surge capacity



CERT members provide backup and surge capacity for first responders (traffic control, Search and Rescue)



Emergency Communications system, including Ham and GMRS components, to streamline communications during disaster response

Tillamook County Funding to EVCNB

EVCNB received \$20,000 in TLT funding in 2023-24

Funds were allocated as follows:

- **Community Engagement Division**
 - ◇ Communication and Outreach \$6,039
- **Community Preparedness Division**
 - ◇ Prepare Your Neighborhood (PYN) \$6,500
 - ◇ PYN GoBags \$2,025
- **Emergency Response Division**
 - ◇ Medical Reserve Corps \$1,250
 - ◇ Mass Care \$2,500
 - ◇ Shelters \$1,286
 - ◇ CERT \$ 400

EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



How will we use these funds?

EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Community Engagement Division

Annual Appeal Design, Printing and Mailing



Margaret Sydnor, MD, President

Dear EVCNB Community:
This year EVCNB presented our annual appeal to you. I am pleased to report that we have received a record number of donations and volunteer hours. This success is a testament to the dedication and generosity of our community. We are grateful for your support and look forward to continuing our work together to improve the health and well-being of our community.

As we begin our 20th year, we look back on the many challenges we have faced and the many successes we have achieved. We have many opportunities to continue in the future, and we need your support. We are grateful for your support and look forward to continuing our work together to improve the health and well-being of our community.

With gratitude,
Margaret Sydnor, MD, President

2022-2023 ACCOMPLISHMENTS

COMMUNITY PREPAREDNESS

- Completed our annual community preparedness survey.
- Conducted a community preparedness drill.
- Completed our annual community preparedness survey.
- Conducted a community preparedness drill.

EMERGENCY RESPONSE

- Completed our annual emergency response survey.
- Conducted an emergency response drill.
- Completed our annual emergency response survey.
- Conducted an emergency response drill.

With gratitude,
Margaret Sydnor, MD, President

2022-2023 FINANCIALS

REVENUE



EXPENSE



With gratitude,
Margaret Sydnor, MD, President

2022-2023 DONORS

- David & Margaret F. Peters
- David & Margaret F. Peters
- David & Margaret F. Peters
- David & Margaret F. Peters

2022-2023 VOLUNTEERS

- David & Margaret F. Peters
- David & Margaret F. Peters
- David & Margaret F. Peters
- David & Margaret F. Peters

With gratitude,
Margaret Sydnor, MD, President

2022-2023 BOARD OF DIRECTORS

- David & Margaret F. Peters
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2022-2023 BOARD OF DIRECTORS

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With gratitude,
Margaret Sydnor, MD, President

2022-2023 BOARD OF DIRECTORS

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2022-2023 BOARD OF DIRECTORS

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With gratitude,
Margaret Sydnor, MD, President

2022-2023 BOARD OF DIRECTORS

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With gratitude,
Margaret Sydnor, MD, President

2022-2023 BOARD OF DIRECTORS

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2022-2023 BOARD OF DIRECTORS

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With gratitude,
Margaret Sydnor, MD, President

2022-2023 BOARD OF DIRECTORS

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- David & Margaret F. Peters
- David & Margaret F. Peters

2022-2023 BOARD OF DIRECTORS

- David & Margaret F. Peters
- David & Margaret F. Peters
- David & Margaret F. Peters
- David & Margaret F. Peters

With gratitude,
Margaret Sydnor, MD, President

2022-2023 BOARD OF DIRECTORS

- David & Margaret F. Peters
- David & Margaret F. Peters
- David & Margaret F. Peters
- David & Margaret F. Peters

2022-2023 BOARD OF DIRECTORS

- David & Margaret F. Peters
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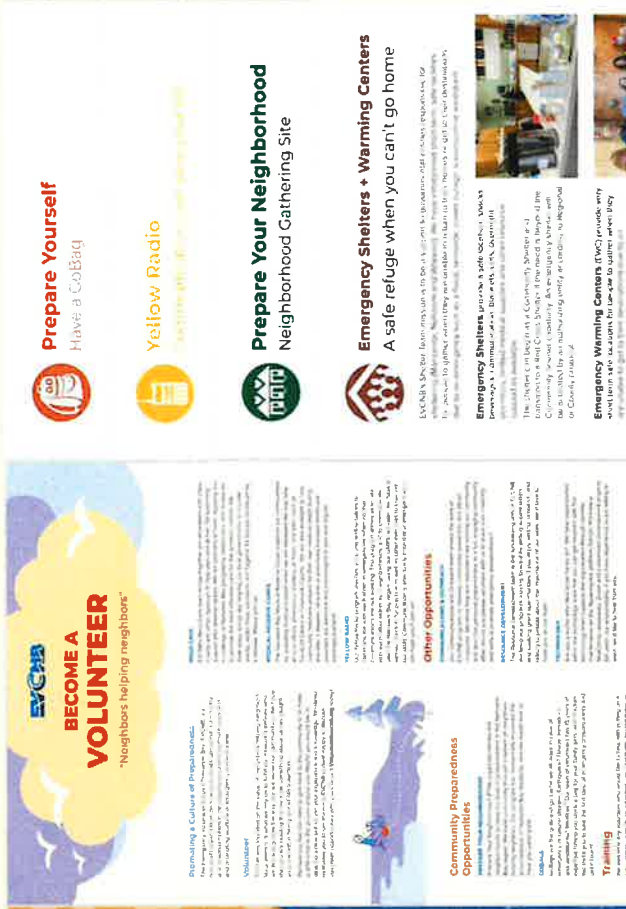
With gratitude,
Margaret Sydnor, MD, President

Community Engagement Division

Printing Readiness Handbook in English/Spanish, Volunteer Brochure, Program Materials



EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Community Preparedness Division

Prepare Your Neighborhood (PYN) Emergency Supplies and Tools (NEST kits)



EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY

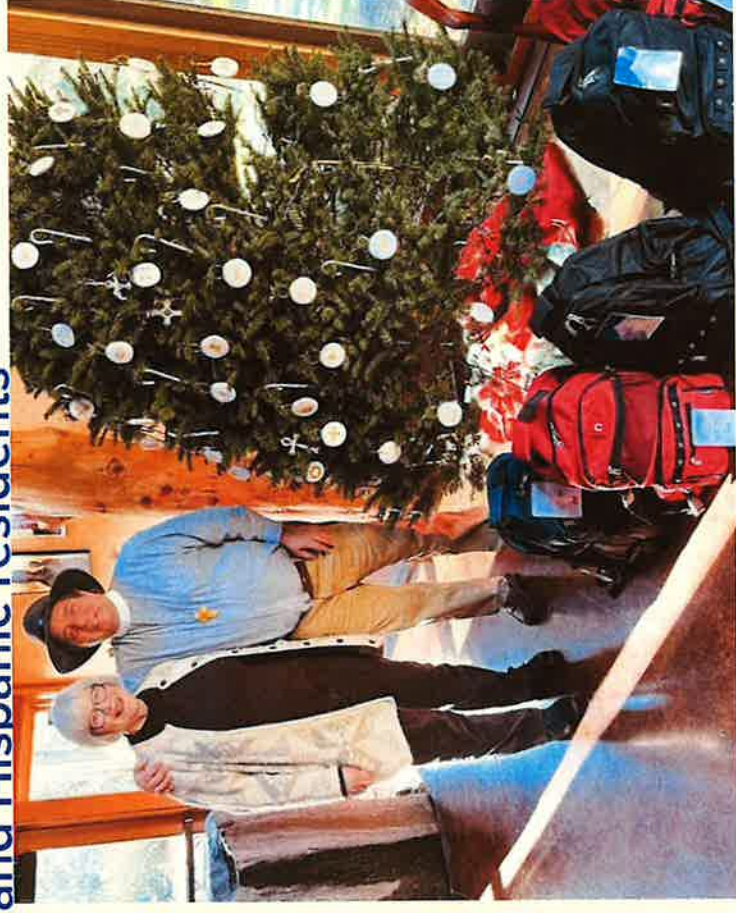


Community Preparedness Division

Donation of 15 GoBags for Lower-income and Hispanic residents



EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



EVCCRB

Emergency Response Division

Supplies for Community Emergency Response Team (CERT)



EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Emergency Response Division

Mass Care Evaluate Prototype Materials



EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Emergency Response Division

Mass Care Solar Lighting System for Temporary Encampment



EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Emergency Response Division

Medical Reserve Corps (MRC) Supplies



EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Emergency Response Division

Shelters Water and Food Supplies



EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Recent Accomplishments

- Emergency Food Cooking Contest
 - ◇ Awareness of emergency supplies
 - ◇ Creative ways to use food in an emergency



EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Recent Accomplishments

• Recipes for Disasters Cookbook



CONTENTS

Introduction	4
Salads and Soups	7
Main Dishes	21
Snacks and Sweets	39
Resources & Tips	57

Recipes for Disasters | Second Edition, October 2022 | EVCNR.org



CORN SALAD

Adapted from a recipe from FoodHero.org

INGREDIENTS

- 1 (15 oz) can corn, drained
- 1 (14.5 oz) can of tomatoes with chilies, drained
- 1 (15 oz) can black beans, drained
- 2 tablespoons apple cider vinegar
- 2 tablespoons olive oil
- ¼ teaspoon dried basil
- Salt and pepper to taste

DIRECTIONS

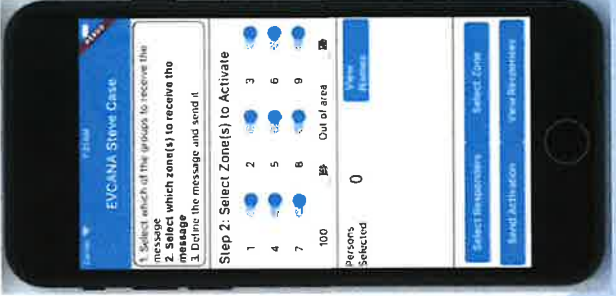
1. Mix corn, tomatoes and beans to combine.
2. Mix vinegar, oil and dried basil to make a dressing.
3. Pour dressing over vegetables and toss to coat.
4. Add salt and pepper to your liking.

EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Recent Accomplishments

- EVCNB Activation and Notification App (EVCANA)



EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Recent Accomplishments

- Solar Go Box Assembly



Recent Accomplishments

- **Neighborhood Clusters Supplied**
 - ◇ Neighborhood clusters increased from 8 to 16 in one year
- **Wheeler**
 - ◇ Letter and readiness guide mailed to all citizens
- **Oregon State University Drill**
- **Ongoing Education Sessions**
 - ◇ Yellow Radio and Ham
 - ◇ Water, Sanitation & Hygiene (WaSH)
 - ◇ CERT training

EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Countywide Initiatives

- Emergency Communication Infrastructure and Training
- Tillamook Food Bank
 - ◊ GoBags
 - ◊ Preparedness guides and literature (English and Spanish)
 - ◊ Readiness fair for hispanic community
- County Wide Drills
- CERT Expanded Reach
 - ◊ Rockaway Beach partnership with Fire and Rescue Team
 - Mentoring and training

EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Preparedness and Resilience

Two Sides of the Coin

Personal Responsibility

- Individual
- Household
- Business
- Community



Government Responsibility

- Local
- County
- State
- Federal

EMERGENCY VOLUNTEER CORPS OF NEHALEM BAY



Preparedness and Resilience

- A more prepared community is more resilient and will need less assistance from government
- Tourists will be more likely to visit prepared communities where they can feel safe
- By supporting volunteer programs, Government can help communities become more prepared

Thank you!

EVCNB and our community are
stronger because of your support.



Land of Cheese, Trees and Ocean Breeze

ROAD RENAME AND ROAD NAMING REQUEST #851-23-000465-PLNG
STAFF REPORT

Staff Report Date: March 27, 2024

Hearing Date: April, 3, 2024

Report Prepared by: Sheila Shoemaker, Land Use Planner
Sarah Absher, CFM, Director

I. GENERAL INFORMATION

Request:	Request is within Riverview Meadows Subdivision. The request is to rename Verns Place to Coltle Drive and Sunnyview Drive to Riverview Drive, and to name an unnamed emergency access easement to Riverview Drive (Exhibit B). The request is reviewed in conjunction with Tillamook County Ordinance Number 37.
Area of Interest:	The Riverview Meadows Subdivision is located within the City of Nefalem Urban Growth Boundary in Section 23B, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. (Exhibit A).
Proposed Road Rename:	“Coltle Drive” and “Riverview Drive”
Proposed Road Naming:	“Riverview Drive” (Emergency Access Easement)
Applicant:	Riverview Meadows Development, LLC, PO Box 883, Fairview, Oregon, 97024

II. APPLICABLE ORDINANCE:

- A. Tillamook County Ordinance No. 37: Naming and Renaming Roads.

III. ANALYSIS:

Tillamook County Ordinance Number 37: The procedures set forth in Ordinance 37 are for the purposes of establishing a uniform policy in Tillamook County for the naming and renaming of roads, public parks, and public improvements. It is intended that this policy clarify and establish the requirements and responsibilities of individuals, public bodies, and departments involved in the naming and renaming of roads, parks, and public improvements (Exhibit C).

1. **Section 4:** Required Reviews and Action for Naming and Renaming Roads, Parks and Public Improvements. *"The Board of County Commissioners shall review and take appropriate action on all road, park and public improvement naming and renaming when:"*

- A) Subsection A: *"Any existing public road, park and public improvement is named and renamed.;"*
B) Subsection B: *"Any public road, park, public improvement is established except when these new public roads, parks, park improvements will have names established within the provisions of the Tillamook County Land Division Ordinance."*
C) Subsection C: *"Any private road that requires a name in order to promote the health, safety and welfare of the public."*

Findings: The existing roads are privately owned and within the Riverview Meadows Subdivision. Riverview Meadows Development, LLC is proposing to rename existing roads from Verns Place to Coltee Drive and Sunnyview Drive to Riverview Drive (Exhibit B).

Riverview Meadows, LLC is proposing to name the emergency access easement to Riverview Drive (Exhibit B). The renaming of Sunnyview Drive to Riverview Drive would connect the emergency access easement to the Subdivision, creating one continuous named road.

All three roadways made part of this request for Board of Commissioner consideration are maintained under private ownership. Verns Place and Coltee Drive were named at the time of land division approval for the first phase of the Riverview Meadows development. In consideration of the road names proposed on the subdivision plats for Riverview Meadows Phases 2 and 3, staff finds that renaming Verns Place and Coltee Drive ensure the continuation of consistent naming of roadways within Riverview Meadows development for the benefit of public safety, health and welfare.

2. **Section 5:** Application.

- A) Subsection A: *"An application to name or rename a road, park, or public improvement shall be submitted to the Tillamook County Department of Community Development and shall include all required information."*

Findings: An application was submitted by Riverview Meadows Development, LLC (Exhibit B). Staff finds that the submitted application includes the required information.

- B) Subsection B: *"The application may be submitted by any of the following applicants;"*

(1) *The property owner(s) or person(s) living along the road;*

(2) *Any public or semi-public agency whose function is affected by road, park or public improvement names; or*

(3) *Tillamook County:*

- a. Board of Commissioners;*
- b. Planning Commission;*
- c. Department of Community Development;*
- d. Public Works Department;*
- e. Assessor or Tax Collector;*
- f. Sheriff;*
- g. Surveyor.*

Findings: The roads Verns Place and Sunnyview Drive are located within the Riverview Meadows Subdivision and are private roads. The emergency access easement agreements between grantors of tax lots 503 and 1400 and Riverview Meadows Development, LLC, (grantees) are included in 'Exhibit D'.

C) Subsection C: *"No duplication with another existing road, park, or public improvement name. No similar sounding or confusing names; and shall include general direction, and be labeled appropriately considering the length of the road (i.e. street or avenue for longer streets, place, court, and way for shorter streets)."*

Findings: The proposal is to rename Riverview Meadows Subdivision Road names from Verns Place to "Coltlee Drive" and Sunnyview Drive to "Riverview Drive" and to name an emergency access easement to Riverview Drive (Exhibit B).

Review of the Tillamook County Master Street Addressing Guide (MSAG) indicates that there are no existing names similar sounding to "Coltlee Drive" and "Riverview Drive" that could create confusion and the proposed road name does not duplicate existing road names within the County.

Staff noticed applicable agencies including 911, Nehalem Fire, Nehalem Bay Wastewater, and The City of Nehalem. Property owners along the proposed roads and emergency access easement were also noticed. Notice of public hearing was published in the Headlight Herald. No comments were received.

The Department supports the proposal to rename road names from Verns Place to "Coltlee Drive" and Sunnyview Drive to "Riverview Drive" and to name an emergency access easement to "Riverview Drive" as requested by the Riverview Meadows Development, LCC (Exhibit B).

V. **EXHIBITS:**

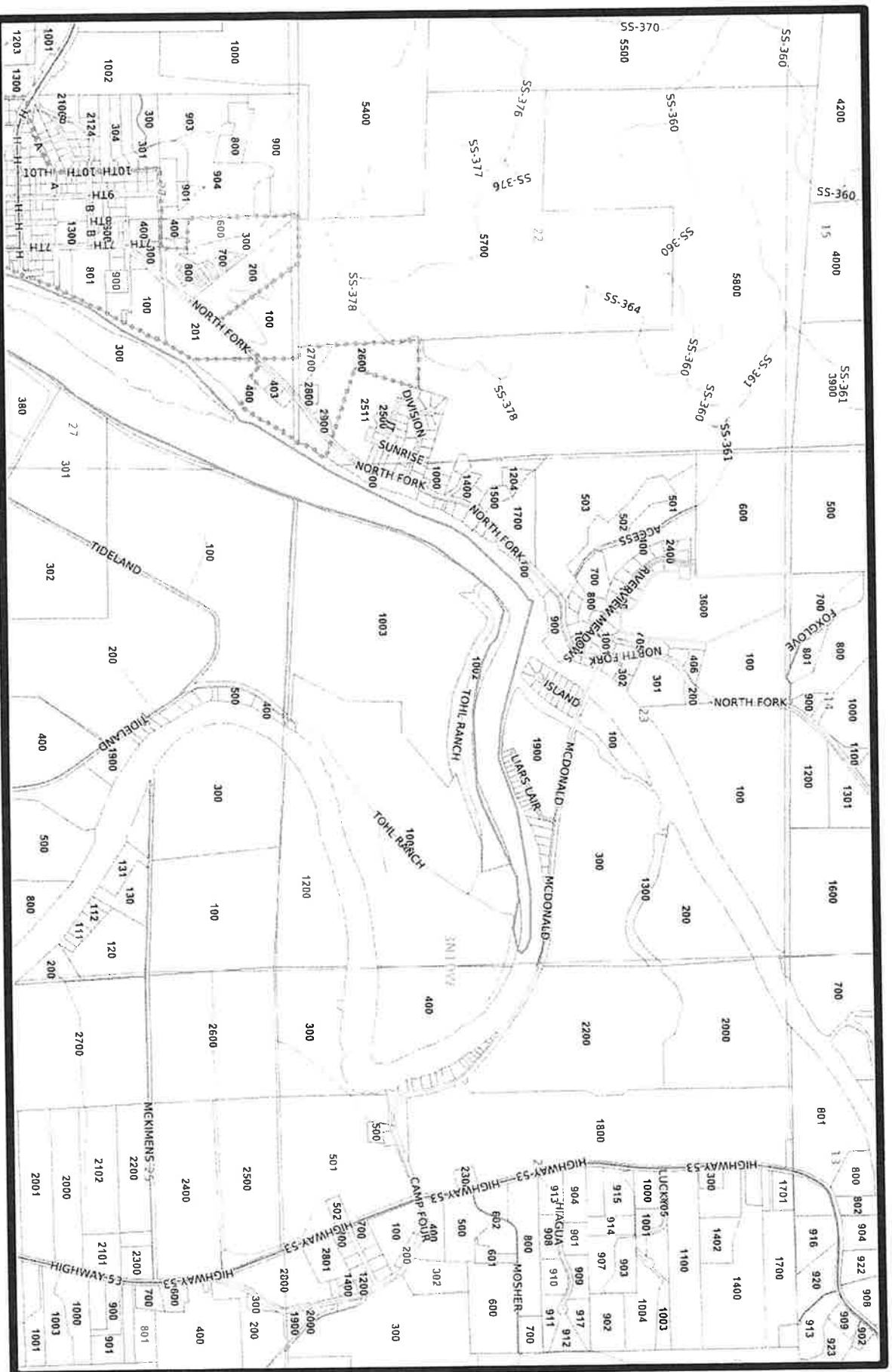
All Exhibits referenced herein are, by this reference, made apart hereof:

- A. Location Map, Assessor's Maps
- B. Applicant's Submittal
- C. Road Naming Ordinance No. 37
- D. Emergency Access Easement Agreements

EXHIBIT A

Map

= Road naming and Road re-namings location



THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

N.W. 1/4 SEC. 23 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

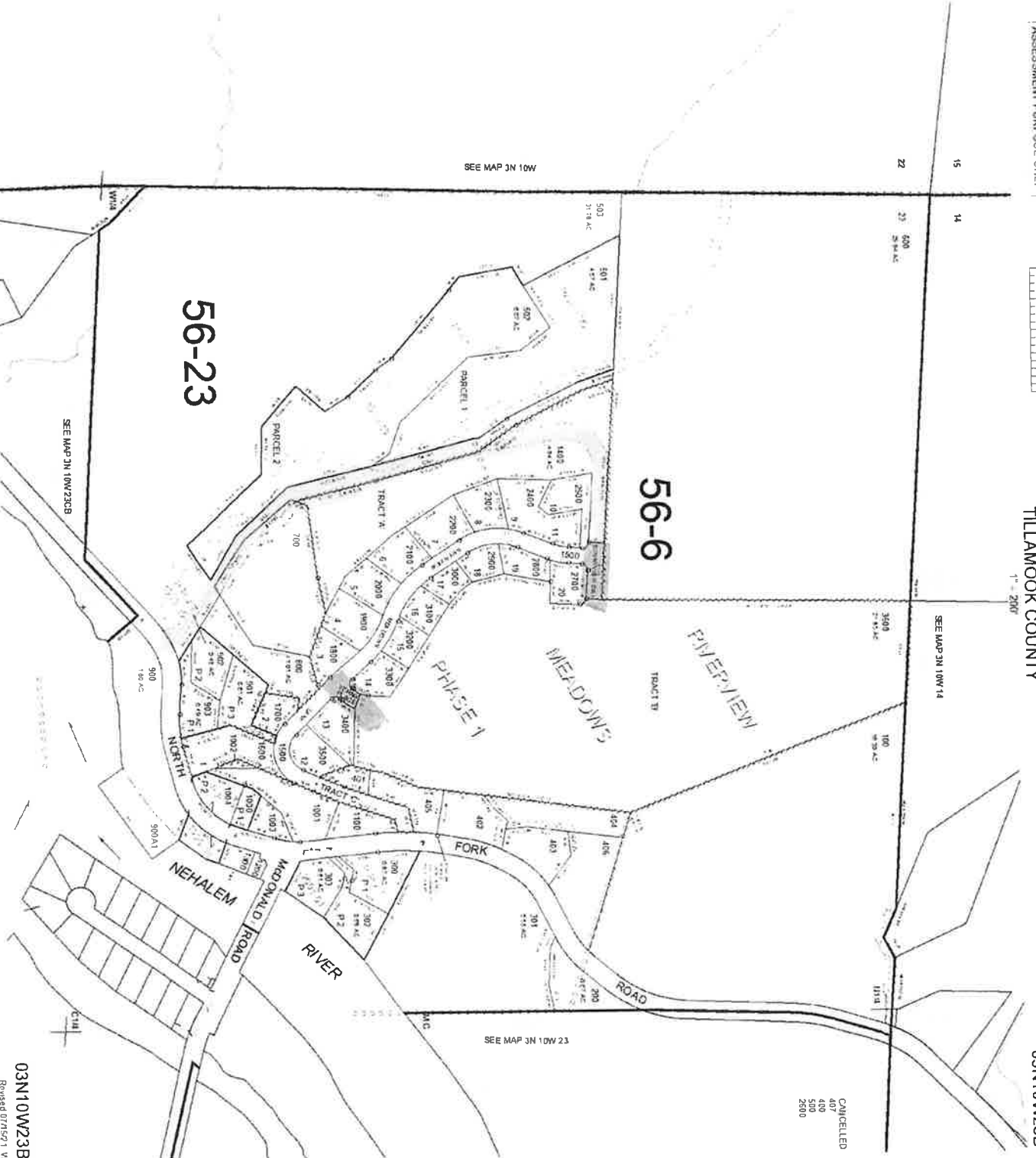
03N10W23B



1" = 200'

CANCELLED
400
450
500
550
2500

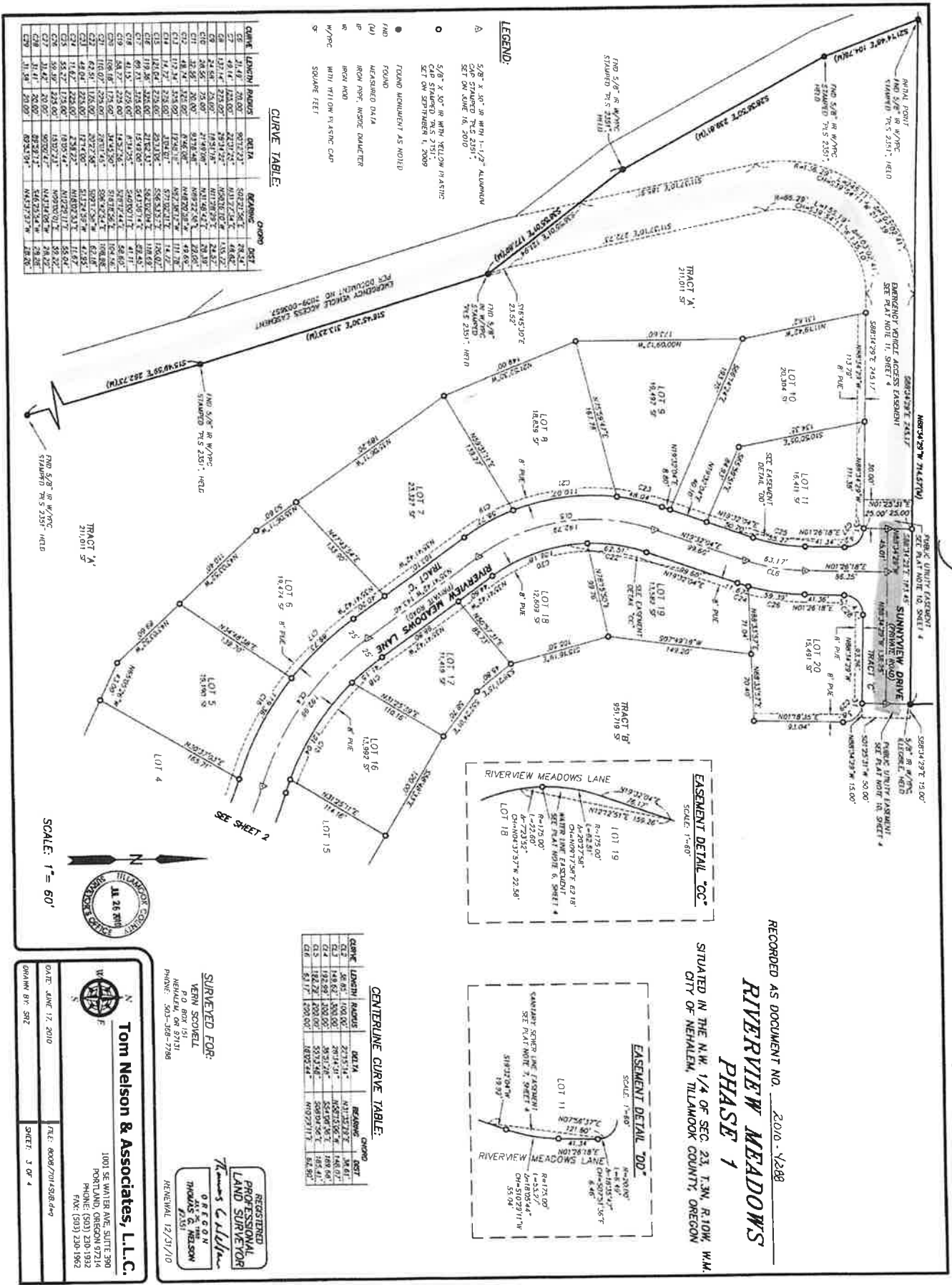
= Emergency
Access
easement
naming
= Road
re-namings



03N10W23B
Revised 07/15/21 WS

= Road naming

= Road renaming

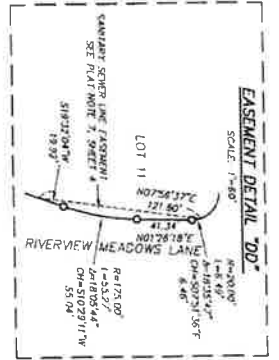
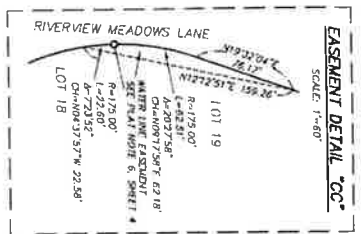


LEGEND:

- 5/8" x 30" R WITH 1-1/2" ALUMINUM CAP STAMPED T.S. 2351, HELD SET ON JUNE 16, 2010.
- 5/8" x 30" R WITH YELLOW PLASTIC CAP STAMPED T.S. 2351, HELD SET ON SEPTEMBER 4, 2009.
- FOUND MONUMENT AS NOTED
- FOUND
- MEASURED DATA
- R/W P/RF, INSIDE DIAMETER
- R/W P/RF
- W/PLC WITH YELLOW PLASTIC CAP
- SQUARE FEET

CURVE TABLE:

CURVE	LENGTH	AREA	CHORD	CHORD DIST
C1	10.00	100.00	10.00	10.00
C2	10.00	100.00	10.00	10.00
C3	10.00	100.00	10.00	10.00
C4	10.00	100.00	10.00	10.00
C5	10.00	100.00	10.00	10.00
C6	10.00	100.00	10.00	10.00
C7	10.00	100.00	10.00	10.00
C8	10.00	100.00	10.00	10.00
C9	10.00	100.00	10.00	10.00
C10	10.00	100.00	10.00	10.00
C11	10.00	100.00	10.00	10.00
C12	10.00	100.00	10.00	10.00
C13	10.00	100.00	10.00	10.00
C14	10.00	100.00	10.00	10.00
C15	10.00	100.00	10.00	10.00
C16	10.00	100.00	10.00	10.00
C17	10.00	100.00	10.00	10.00
C18	10.00	100.00	10.00	10.00
C19	10.00	100.00	10.00	10.00
C20	10.00	100.00	10.00	10.00
C21	10.00	100.00	10.00	10.00
C22	10.00	100.00	10.00	10.00
C23	10.00	100.00	10.00	10.00
C24	10.00	100.00	10.00	10.00
C25	10.00	100.00	10.00	10.00
C26	10.00	100.00	10.00	10.00
C27	10.00	100.00	10.00	10.00
C28	10.00	100.00	10.00	10.00
C29	10.00	100.00	10.00	10.00
C30	10.00	100.00	10.00	10.00



CENTERLINE CURVE TABLE:

CURVE	LENGTH	AREA	CHORD	CHORD DIST
C1	10.00	100.00	10.00	10.00
C2	10.00	100.00	10.00	10.00
C3	10.00	100.00	10.00	10.00
C4	10.00	100.00	10.00	10.00
C5	10.00	100.00	10.00	10.00
C6	10.00	100.00	10.00	10.00
C7	10.00	100.00	10.00	10.00
C8	10.00	100.00	10.00	10.00
C9	10.00	100.00	10.00	10.00
C10	10.00	100.00	10.00	10.00
C11	10.00	100.00	10.00	10.00
C12	10.00	100.00	10.00	10.00
C13	10.00	100.00	10.00	10.00
C14	10.00	100.00	10.00	10.00
C15	10.00	100.00	10.00	10.00
C16	10.00	100.00	10.00	10.00
C17	10.00	100.00	10.00	10.00
C18	10.00	100.00	10.00	10.00
C19	10.00	100.00	10.00	10.00
C20	10.00	100.00	10.00	10.00
C21	10.00	100.00	10.00	10.00
C22	10.00	100.00	10.00	10.00
C23	10.00	100.00	10.00	10.00
C24	10.00	100.00	10.00	10.00
C25	10.00	100.00	10.00	10.00
C26	10.00	100.00	10.00	10.00
C27	10.00	100.00	10.00	10.00
C28	10.00	100.00	10.00	10.00
C29	10.00	100.00	10.00	10.00
C30	10.00	100.00	10.00	10.00

Tom Nelson & Associates, L.L.C.

1001 SE WATER AVE, SUITE 380
PORTLAND, OREGON 97214
PHONE: (503) 238-1932
FAX: (503) 238-1962

REGISTERED PROFESSIONAL LAND SURVEYOR

Tom Nelson

THOMAS C. NELSON
JULY 1, 2008

SURVEYED FOR:

KEVIN SCORRELL
P.O. BOX 151
NEHALEM, OR 97131
PHONE: 503-368-7786

DATE: JUNE 12, 2010

FILE: 8008/7011-SUB-d-4

DATE: JUNE 12, 2010

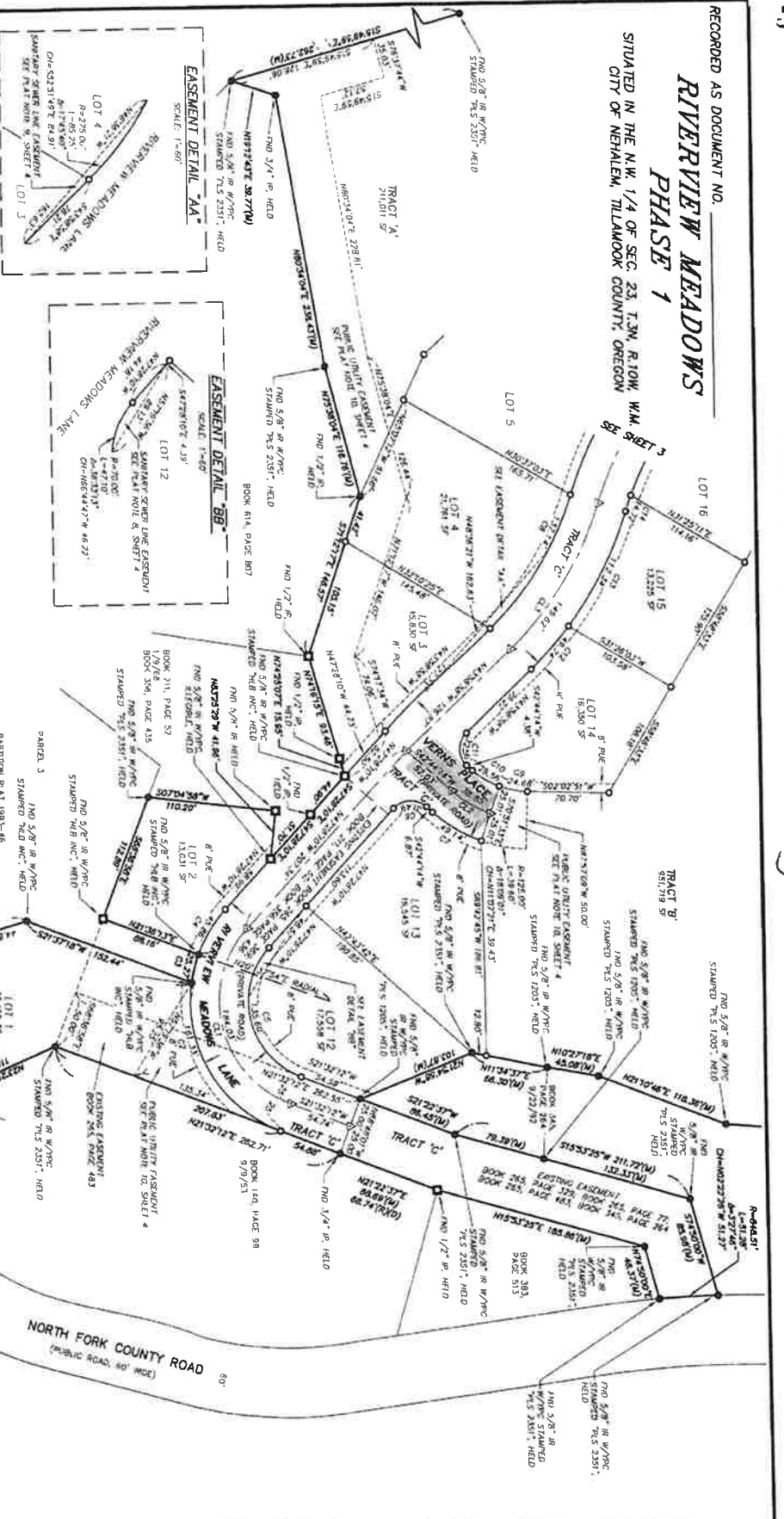
SHEET: 3 OF 4

= Road re-naming

RECORDED AS DOCUMENT NO. _____

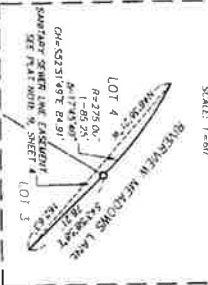
RIVERVIEW MEADOWS PHASE 1

SITUATED IN THE N.W. 1/4 OF SEC. 23, T.3N, R.10W, W.M. CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON



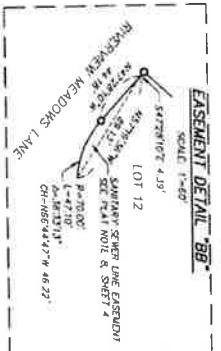
EASEMENT DETAIL 'AA'

SCALE: 1"=60'



EASEMENT DETAIL 'BB'

SCALE: 1"=60'



CENTERLINE CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	102.00'	52.00'	110.23°	N27°30'12"E	128.35'
C2	102.00'	52.00'	110.23°	N27°30'12"E	128.35'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	22.87'	158.00'	43.21°	N15°02'18"E	14.62'
C2	102.00'	52.00'	110.23°	N27°30'12"E	128.35'
C3	102.00'	52.00'	110.23°	N27°30'12"E	128.35'
C4	102.00'	52.00'	110.23°	N27°30'12"E	128.35'
C5	102.00'	52.00'	110.23°	N27°30'12"E	128.35'
C6	102.00'	52.00'	110.23°	N27°30'12"E	128.35'
C7	102.00'	52.00'	110.23°	N27°30'12"E	128.35'
C8	102.00'	52.00'	110.23°	N27°30'12"E	128.35'
C9	102.00'	52.00'	110.23°	N27°30'12"E	128.35'
C10	102.00'	52.00'	110.23°	N27°30'12"E	128.35'
C11	102.00'	52.00'	110.23°	N27°30'12"E	128.35'
C12	102.00'	52.00'	110.23°	N27°30'12"E	128.35'

SCALE: 1"=60'



Tom Nelson & Associates, L.L.C.
1001 SE WATERS AVE, SUITE 390
PORTLAND, OREGON 97214
PHONE: (503) 220-1952
FAX: (503) 220-1962

REGISTERED PROFESSIONAL LAND SURVEYOR
O A E G A
KEVIN SCOWELL
P.O. BOX 151
NEHALEM, OR 97131
PHONE: 503-368-7188
RTR MAIL 12/31/10

SURVEYED FOR:
THOMAS C. NELSON
RTR MAIL 12/31/10

DATE: JUNE 12, 2010
DRAWN BY: SHZ
SHEET: 2 OF 4

[illegible]

**RIVERVIEW MEADOWS
PHASE 1**

- 1 THIS PLOT IS SUBJECT TO THE CONDITIONS IMPOSED BY RELAYCO COUNTY IN FILE NO. PC-00-00-13
- 2
- 3 TRACTS A, B, AND C SHALL BE OWNED AND MAINTAINED BY RELAYCO.
- 4
- 5 LOTS 1-20 ARE SUBJECT TO THE DECEDENT'S OF RESERVE TRACTS' EASE OF ACCESS, INSTRUMENT NO. 2010-00075, TO RELAYCO COUNTY RECORDS.
- 6 ALL THE PUBLIC UTILITY RIGHTS SHALL REST ALONG THE FRONTAGE OF ALL LOTS ABUTTING BOTH PUBLIC AND PRIVATE STREETS.
- 7
- 8 TRACT C, CONSISTS OF ALL OF THE PRIVATE ROADSWAYS WHEN THIS SUBDIVISION IS SUBJECT TO THE FOLLOWING
- 9
- 10 THE TRACTS A, B, AND C SHALL BE WITHIN THE BENEFIT OF LOTS 1-20 AND TRACTS A, B, AND C

STATE OF OREGON
COUNTY OF TILLAMOOK } SS
EXAMINED AND APPROVED BY THE FOLLOWING:
Danny R. McWitts July 22, 2010
TILLAMOOK COUNTY SHERIFF
DATE
Theresa C. Clark, Deputy 07-2010
TILLAMOOK COUNTY ASSESSOR
DATE
TAKES HAVE BEEN PAID IN FULL TO 6/30/2011 SPOT PAY

A SUBPOENA PLAT CONSENT AFFIDAVIT FROM DAVID H. HAST, A TRUST
DEED BENEFACTORY PER INSTRUMENT NO. 2005-002537, HAS BEEN
RECORDED AS DOCUMENT NO 2010-000176

CONSENT AFFIDAVIT:

A SUBPOENA PLAT CONSENT AFFIDAVIT FROM WILLIAM JEE DILLARD AND
VICTORIA S. DILLARD, TRUSTEES AND ONE, AND TRUST DEED BENEFACTORY
PER INSTRUMENT NO. 2006-004851, HAS BEEN RECORDED AS DOCUMENT
NO 2010-000177.

[illegible][illegible]

THE BASIS OF HEARING AND BOUNDARY RESOLUTION FOR THIS SURVIVISON WAS PER SURVEY NUMBER B-3784, TILLAMOOK COUNTY SURVEY RECORDS

11 26 2014
TILLY
10 30 2014

VENN SCOVELL
P.O. BOX 151
NEHALEM, OR 97131
PHONE: 503-368-7788

ONEGON
JAN 24 1986
THOMAS G. NELSON
#2351
RENEWAL 12/31/10

DATE: JUNE 17, 2010
DRAWN BY: SRZ

FILE: 8008/7014
SHEET: 4 OF 4

EXHIBIT B



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

Land of Cheese, Trees and Ocean Breeze

201 Laurel Avenue
Tillamook, Oregon 97141

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

851-23-000465-PLNG

APPLICATION TO NAME OR RENAME ROAD, PARK & PUBLIC IMPROVEMENT

RNR 851-23-000465-PLNG

Name of Applicant Riverview Meadows Development, LLC

Mailing Address PO Box 883 Phone 503-805-8741

City Fairview State OR Zip Code 97024

I hereby request Tillamook County to: Name ☒ Rename Road/Park Public Improvement
indicated on the ATTACHED MAP, which is located within Section 23B, of Township
3N,
Range 10 West of the Willamette meridian; Tillamook County, Oregon.

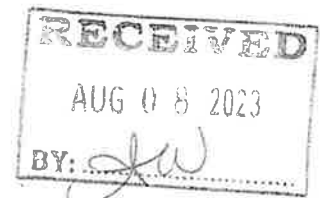
Following is a list of names that I would recommend:

- (1) Riverview Drive
- (2) N/A
- (3) N/A
- (4) N/A

- ☒ The filing fee is included, or the petition is attached.
☒ The map is attached.
☒ A check to the Public Works Department is enclosed.

Signature

[Signature]



July 29th 2023
Date

Receipt # 134159 Fee: \$ 1500.00

Riverview Meadows Development LLC.

PO Box 883, Fairview, Oregon, 97024

July 24, 2023

Department of Community Development

Tillamook County: 201 Laurel Avenue, Tillamook, Oregon, 97141

Subject: Proposal for Street Renaming

To whom it may concern,

We are writing to propose a street renaming initiative that aligns with our upcoming development plans and reflects our shared vision for the future of this vibrant community. We believe that by collaborating on this effort, we can create a more appealing and cohesive neighborhood that will benefit both existing residents and newcomers. The intention is for Riverview Drive to be the final name for the subdivision's primary entrance and naming will be completed at final plat. This application is to change a very small segment of the existing drive to the final name for continuity. The name "Riverview Drive" represents the essence of our development project, offering a modern and inviting image for potential homeowners and investors. This new name complements the overall vision we have for the area, fostering a strong sense of community identity and promoting the growth of the City of Nehalem and Tillamook County.

Our proposal includes the following street name change:

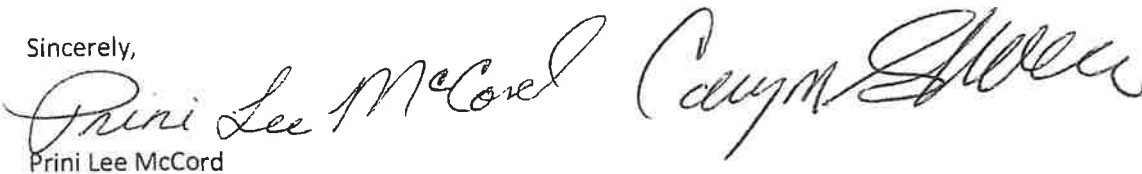
Rename of "Sunnyview Drive" to "Riverview Drive": see attachment

Our proposal includes renaming a small segment currently known as "Sunnyview Drive" to "Riverview Drive." This alteration aims to seamlessly integrate our development with the existing neighborhood, promoting continuity. By adopting the name "Riverview Drive," we evoke a sense of natural beauty and serenity, enhancing the overall appeal of the locality.

We believe that this renaming effort will not only enhance the marketability of our development but also contribute to the long-term prosperity and cohesiveness. We are excited to work together to create a thriving and attractive neighborhood.

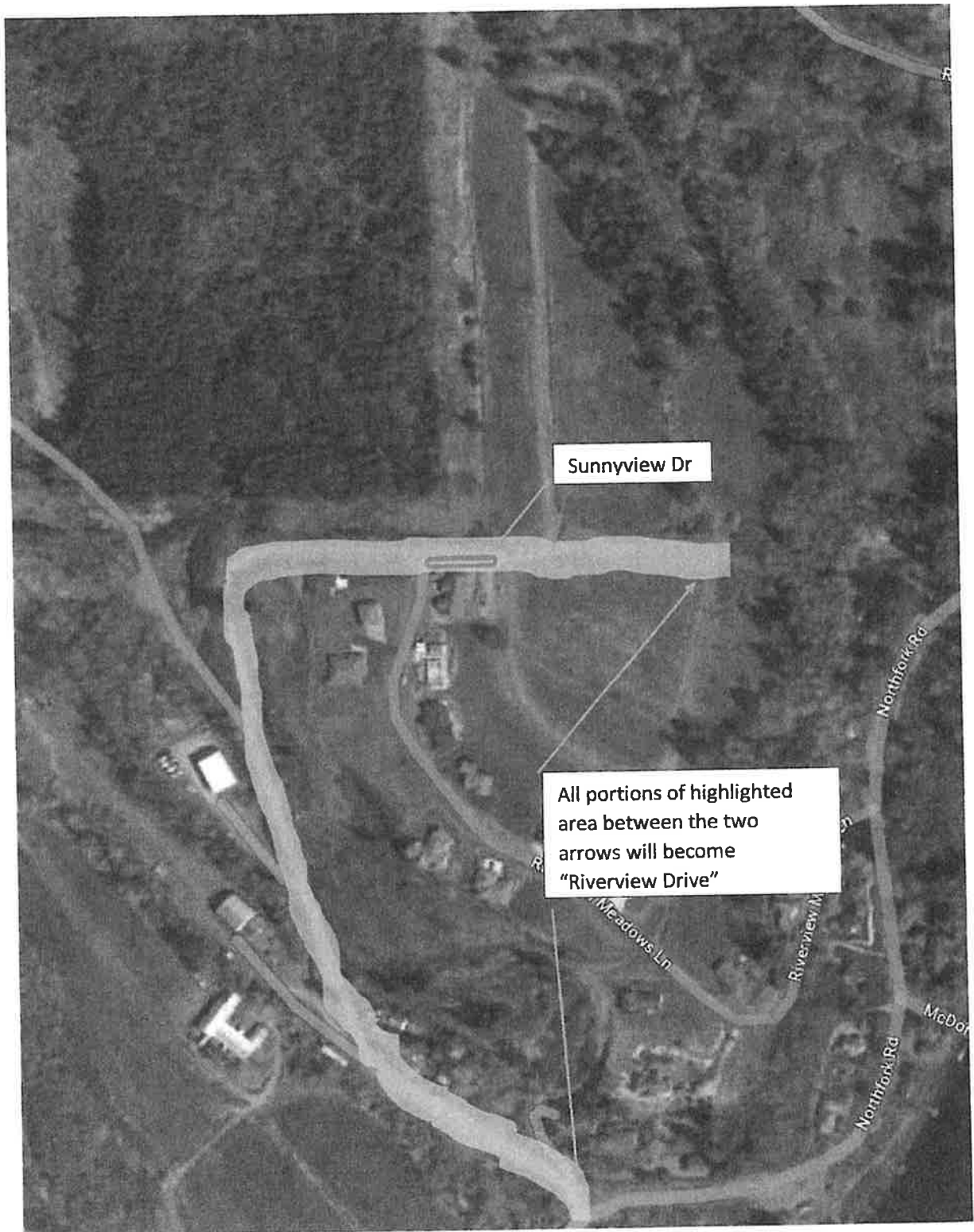
Thank you for considering our proposal. We look forward to making a positive impact on the future of Nehalem.

Sincerely,

A handwritten signature in black ink, reading "Prini Lee McCord". The signature is fluid and cursive, with the first name "Prini" being the most prominent.

Prini Lee McCord

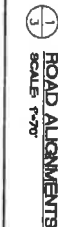
Riverview Meadows Development LLC.



Sunnyview Dr

All portions of highlighted area between the two arrows will become "Riverview Drive"

PHASES 2 & 3



REHLEM, MAP IN 100 210



PO BOX 358
MANZANITA, OR 97130
(503) 831-6086
www.morgandynl.com

- CIVIL ENGINEERING
- INSPECTION
- PLANNING



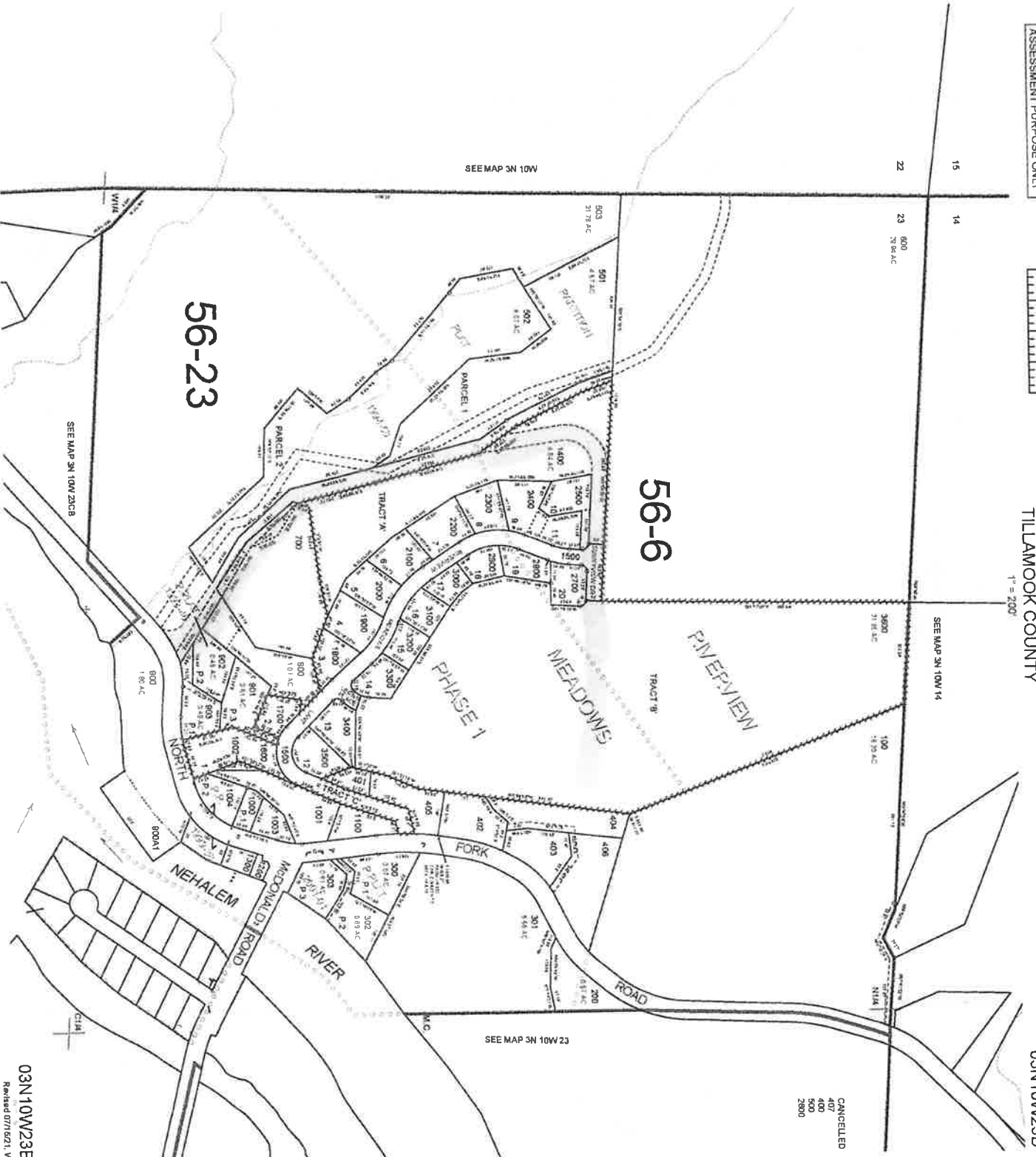
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

N.W.1/4 SEC.23 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

03N10W23B



CANCELLED
407
400
500
2800



SEE MAP 3N 10W

SEE MAP 3N 10W 23C3

SEE MAP 3N 10W 23

SEE MAP 3N 10W 14

03N10W23B
Revised 07/15/21, WC



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

Land of Cheese, Trees and Ocean Breeze

201 Laurel Avenue
Tillamook, Oregon 97141

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

APPLICATION TO NAME OR RENAME ROAD, PARK & PUBLIC IMPROVEMENT

RNR 851-23-000405-PLNG

Name of Applicant Riverview Meadows Development, LLC.

Mailing Address PO Box 883 Phone 503-805-8741

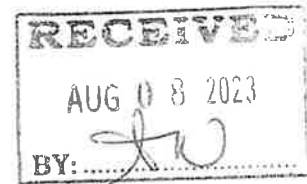
City Fairview State OR Zip Code 97024

I hereby request Tillamook County to: ☐ Name ☒ Rename Road/Park Public Improvement
indicated on the ATTACHED MAP, which is located within Section 23B, of Township
3N,
Range 10 West of the Willamette meridian; Tillamook County, Oregon.

Following is a list of names that I would recommend:

- (1) Coffee Drive
- (2) N/A
- (3) N/A
- (4) N/A

- ☒ The filing fee is included, or the petition is attached.
☒ The map is attached.
☒ A check to the Public Works Department is enclosed.



Signature [Signature]

7/24/2023
Date

Receipt # 134159 Fee: \$ 1,500.00

ROAD NAMING AND RENAMING, PARKS & PUBLIC IMPROVEMENTS

Who may apply: Property owner(s); person(s) living along the road; public or semi-public agency affected by road, park or public improvement names; Tillamook County (Board of County Commissioners, Planning Commission, Department of Community Development, Public Works, Assessors, Tax Department, Sheriff, Surveyor).

1. Existing road, park or public improvement name, if known:

Verns Place

2. Location of roadway, park or public improvement by description and attached as map:

45.734424, -123.879180 see attachments

3. Legal status of road verified by Public Works: _____

4. Proposed road, park or public improvement name: Coltlee Drive

5. Reason(s) for request attached as a letter of justification: See attached

letter of justification

6. Petition (attached, if any) N/A

July 22, 2023

Department of Community Development
Tillamook County: 201 Laurel Avenue, Tillamook, Oregon 97141

Subject: Road Name Change - Proposal for street renaming

To whom it may concern,

We are writing to propose a street name change from Verns Place to Coltle Drive within the City of Nehalem's urban growth boundary. We believe that this change is both appropriate and necessary for the following reasons:

Improved Navigation and Safety:

- Changing the name to Coltle Drive will provide consistency with the new development allowing better clarity in navigation, enhancing overall safety and accessibility. Currently there are no existing residents or addressed properties on the affected streets and common naming for future residents ensures consistent and safe roadways.

Positive Economic Impact:

- Coltle Drive's name change can have a positive impact on our local economy. By aligning with the scenic river view, it can attract new residents, potential investors, businesses and tourists, promoting economic growth and development.

Forward-Thinking:

- As our city continues to evolve, it is essential to adapt and make changes that align with the vision and values of our community. Renaming Verns Place to Coltle Drive is a progressive step that showcases our commitment to growth and development.

We look forward to the approval of our name change application and are confident the proposed street name change will have a positive impact on our community, fostering unity, and growth. Should you have any questions or require further information, please do not hesitate to contact us.

Sincerely,



Prini Lee McCord

Riverview Meadows Development, LLC.



RIVERVIEW MEADOWS

PHASES 2 & 3

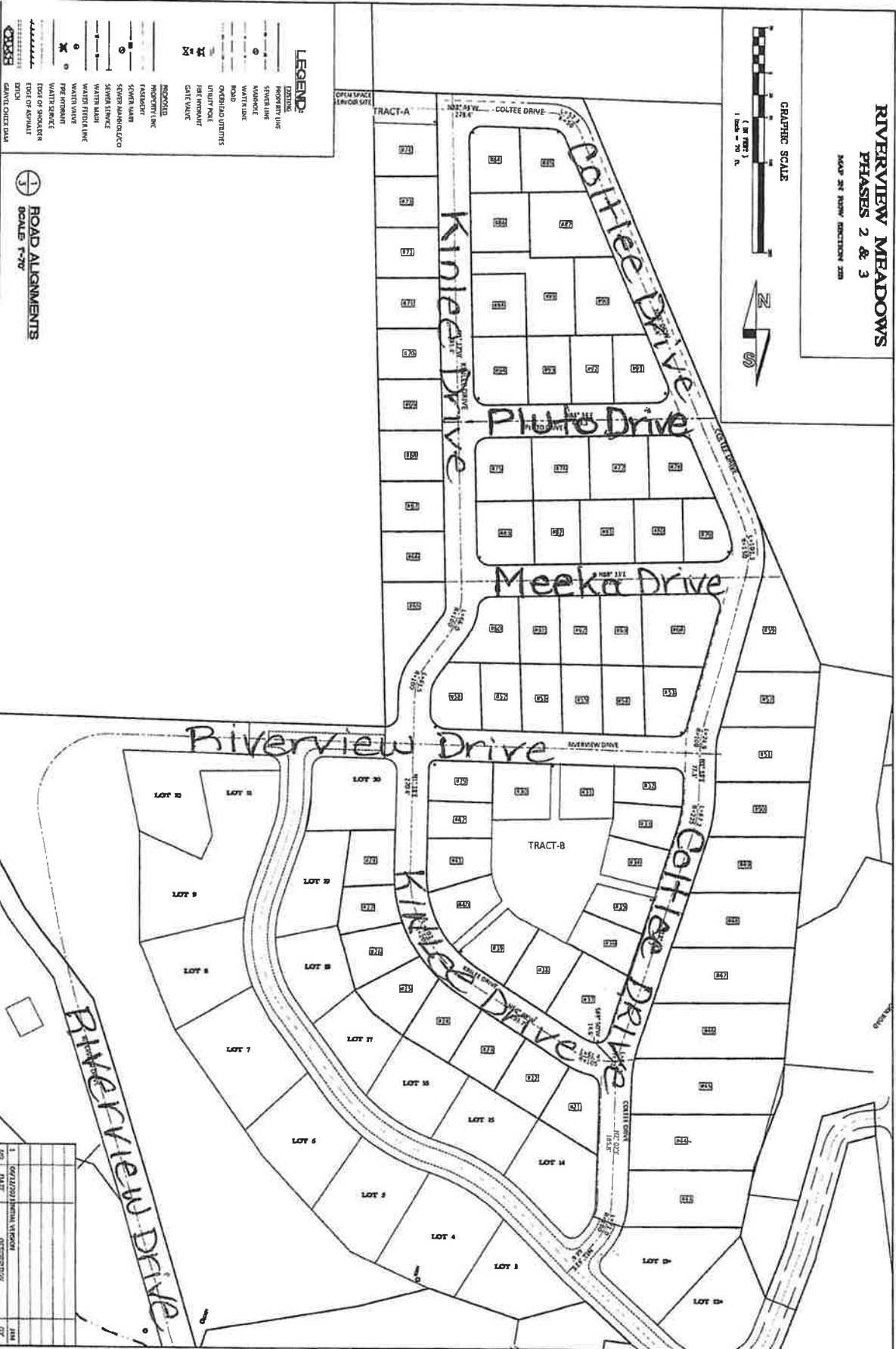
MAP OF RIVERVIEW MEADOWS



LEGEND

	LOCATING
	PROPERTY LINE
	SEWER LINE
	WATERLINE
	OPEN SPACE
	UTILITY POLE
	FIRE HYDRANT
	GATE VALVE
	PROPOSED
	EASEMENT
	SEWER MAIN
	SEWER SERVICE
	WATER MAIN
	WATER SERVICE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	GATE VALVE
	PROPOSED
	EASEMENT
	SEWER MAIN
	SEWER SERVICE
	WATER MAIN
	WATER SERVICE
	WATER VALVE
	WATER METER

ROAD ALIGNMENTS
SCALE 1"=70'



NO.	DATE	DESCRIPTION	BY	CHK
1	06/11/2013	INITIAL WORK	JAM	ETP
2				
3				
4				
5				
6				
7				
8				
9				
10				

SHEET
3
OF 30-

RIVERVIEW MEADOWS DEVELOPMENT, LLC
RIVERVIEW MEADOWS IMPROVEMENTS
ROAD ALIGNMENTS



MORGAN CIVIL ENGINEERING, INC.
PO BOX 358
MARIQUITA, OR 97130
(503) 851-6016
www.morgancivil.com



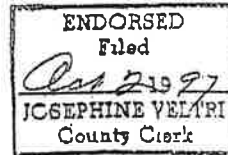
1000

CANCELLED
407
400
500
2600



EXHIBIT C

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR
TILLAMOOK COUNTY, OREGON



In the Matter of an Amendment to
Planning and Zoning Ordinance
No. 33, the Tillamook County
Ordinance, to amend sections of
the ordinance to reflect changes in
language in the Tillamook County
Road Naming Ordinance No. 37

FINDINGS AND DECISION
AMENDING PLANNING
AND ZONING ORDINANCE
NO.33

This matter came before the Tillamook County Board of Commissioners on the request of the Tillamook County Department of Community Development.

The Board of Commissioners being fully apprised of the representations of the above-mentioned person(s), all the records and files herein finds as follows:

The changes to the Tillamook County Ordinance No. 37 clarifies the routing process, through departments, for the processing of road name applications. This also clarifies the procedure of fees and notification of affected parties.

These changes will not affect land use patterns in the county or productivity of resource lands. The changes will help administration and enforcement of policies and maintain consistency with local agencies and citizens.

There will be no additional costs to Department resources resulting from the proposed text.

(RETURN TO GWY)
LIANE *2/12/08*
WALT *WOF 12/4/08*
KIP *B 12-4-08*
PEGGY *GW 12-4-08*
ED *ELK*
RICK *BLK*
CHRIS *Ching*
GRANT *B*
He is on the website
SS



NOW THEREFORE, IT IS HEREBY ORDERED that the Tillamook County Land Use Ordinance be amended as reflected in Exhibit "A".

DATED THIS 1st DAY OF Oct, 1997.

THE BOARD OF COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

Ma Ferman
Chair

Jeff A. Dove
Vice-Chair

Sae Cameron
Commissioner

Aye Nay Abstain/absent

✓

✓

✓

ATTEST: Josephine Veltri,
County Clerk

By: Mary Wagon
Special Deputy

APPROVED AS TO FORM:

William K. Sargent
County Counsel



EXHIBIT A

ORDNANCE NO. 37

(IN THE MATTER OF NAMING AND
(RENAMING ROADS, PARKS, AND
(PUBLIC IMPROVEMENTS; AND
(DECLARING AN EMERGENCY

The Tillamook County Board of Commissioners Hereby Ordains as Follows:

SECTION 1. TITLE

This ordinance shall be known and referred to as The Naming and Renaming of Roads, Parks, and Public Improvements Ordinance.

SECTION 2. AUTHORITY

The following procedural requirements relating to the naming and renaming of roads, parks, and public improvements in Tillamook County area hereby adopted pursuant to the authority granted Tillamook County by ORS Chapter 215.

SECTION 3. PURPOSE

The procedures set forth herein are for the purpose of establishing a uniform policy in Tillamook County for the naming and renaming of roads, parks, and public improvements. It is intended that this policy will clarify and set the requirements and responsibilities of individuals, public bodies and departments involved in the naming and renaming of roads, parks and public improvements. In addition, it provides the public with an outline of the required process for naming and renaming roads, parks and public improvements.

SECTION 4. REQUIRED REVIEW AND ACTION FOR NAMING AND RENAMING ROADS, PARKS AND PUBLIC IMPROVEMENTS

The Board of County Commissioners shall review and take appropriate action on all road, park and public improvement naming and renaming when:

- (A) Any existing public road, park and public improvement is named and renamed;
- (B) Any public road, park, public improvement is established except when these new public roads, parks, park improvements will have names established within the provisions of the Tillamook County Land Division Ordinance.
- (C) Any private road that requires a name in order to promote the health, safety and welfare of the public.

SECTION 5. APPLICATION

(A) An application to name or rename a road, park, or public improvement shall be submitted to Tillamook County Department of Community Development and shall include at a minimum the following:

- (1) Name of applicant;
- (2) Location of roadway, park or public improvement by description and/or map;
- (3) Legal status of road;
- (4) Existing road, park or public improvement name, if known;
- (5) Proposed road, park or public improvement name;
- (6) Reasons for request;
- (7) Petition; (attached, if any)
- (8) Fee * See Section 6

(B) The application may be submitted by any of the following applicants:

- (1) The property owner (s) or person (s) living along the road;
- (2) Any public or semi-public agency whose function is affected by road, park or public improvement names;
- (3) Tillamook County:
 - (a) Board of Commissioners;
 - (b) Planning Commission;
 - (c) Department of Community Development;
 - (d) Public Works Department;
 - (e) Assessor or Tax Collector;
 - (f) Sheriff;
 - (g) Surveyor.

(C) The proposed road, park or public improvement name should comply with the following standards:

- (1) No duplication with other existing road, park or public improvement name;

- (2) No similar sounding or confusing name
- (3) The designation of roads shall generally conform to the following:

General Direction	Long or Continuous Thoroughfare	Short or Discontinuous Street
North-South	Street	Place
East-West	Avenue	Court
Diagonal	Boulevard	Way
Curving	Drive	Lane
Other	Road	Circle
	Highway	Loop

SECTION 6. FEE

- (A) A non-refundable application fee shall be paid to the Department of Community Development and shall accompany each application for a road, park or public improvement name; or a petition signed by all abutting property owners.
- (B) A supplemental fee of \$100 per road sign for each additional sign required to be changed or installed shall be charged by the Department of Public Works as a condition of approval of the name change.
- (C) The foregoing fees shall not be applicable to an application made by any Tillamook County Department.

SECTION 7. PROCESSING ROAD NAME APPLICATION

The Tillamook County Department of Community Development shall have the responsibility for processing applications for road, park and public improvement naming and renaming and shall perform such function in the following manner:

- (A) Have Public Works verify legal status of road;
- (B) Check proposed name (s) to avoid duplication or similarity with other existing names;
- (C) Perform a field check, when necessary;
- (D) Assist applicant or other affected person (s) to find alternate names when required;
- (E) Notify appropriate departments and agencies;
- (F) Where appropriate, mail questionnaire to owners of all property abutting the road, park or public improvement to determine general consensus regarding the proposed name;

(G) Prepare recommendations on the proposed road, park or public improvement name for the Board of Commissioners;

(H) Determine appropriate Board of Commissioners meeting date;

SECTION 8. BOARD OF COMMISSIONERS ACTION

(A) Following the receipt of the recommendation from the Department of Community Development for a road, park or public improvement naming and renaming, the Board of Commissioners shall consider such recommendation at a regular commission meeting.

(B) Following action taken by the Board of Commissioners, the Board, through the Department of Community Development, shall send a copy of the order approving the naming or renaming of a road, park or public improvement to the following:

- (1) Applicant, petitioners, and adjacent property owners;
- (2) Public Works Department;
- (3) Assessor's Office and Tax Office;
- (4) Affected Post Office;
- (5) County Clerk's Office;
- (6) Affected Telephone Company or other similar utility company;
- (7) Affected Fire Departments;
- (8) Local School District (s)
- (9) Local Power Company, Local Water Company, Local Gas Company in city, if appropriate;
- (10) Local Title Insurance Companies;
- (11) Emergency Services;
- (12) 911

SECTION 9. COMPLETION

The original order shall be filed in the office of the County Clerk with a copy of the original to be kept in the Department of Community Development.

County maps and files shall be updated as appropriate.

SECTION 10. REPEALER

Tillamook County Ordinance No. 20 and all amendments thereto, and the formation of the Geographic Names Board Orders, dated January 27, 1988, June 3, 1981 and September 13, 1978 are hereby repealed.

SECTION 11. EFFECTIVE DATE

This ordinance being necessary for the preservation of the health, safety and welfare of the citizens of Tillamook County and an emergency having been declared to exist shall be effective immediately upon passage hereof.

ADOPTED THIS 1st DAY OF Oct, 1997

BOARD OF COUNTY COMMISSIONERS FOR TILLAMOOK COUNTY, OREGON

Gina Firman
Gina Firman, Chairman

☒ Aye ☐ Nay

Jerry Dove
Jerry Dove, Vice Chairman

☐ Aye ☐ Nay

Sue Cameron
Sue Cameron, Commissioner

☒ Aye ☐ Nay

Attest: Josephine Veltri

Special Deputy

APPROVED AS TO FORM:

William K. Sargent
William K. Sargent
County Council

This ordinance being necessary for the preservation of the health, safety and welfare of the citizens of Tillamook County and an emergency having been declared to exist shall be effective immediately upon passage hereof.

EXHIBIT D

Tillamook County, Oregon 2009-003657
05/21/2009 02:32:25 PM
DEED-ESMAT
\$35.00 \$11.00 \$10.00 - Total = \$56.00



00085232200900036570070077

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



AFTER RECORDING, RETURN TO:

Vern Scovell
P.O. Box 151
Nehalem, OR 97131

EMERGENCY ACCESS EASEMENT AGREEMENT

PARTIES: VERN SCOVELL, Grantor; and
VERN SCOVELL and RIVERVIEW MEADOWS, LLC, an Oregon Limited
Liability Company, Grantees;

DATE: 5-20, 2009.

RECITALS:

Grantor is the owner of that certain real property located in Tillamook County, Oregon,
described in the attached Exhibit A;

Grantees are the owners of that certain real property located in Tillamook County,
Oregon, described in the attached Exhibit B;

Grantees desire to be granted an easement by Grantor as more fully set forth herein, and
Grantor is willing to grant said easement.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein:

1) Grantor hereby grants to Grantees a perpetual non-exclusive access easement over
and across that portion of Grantor's property described and diagramed in the attached Exhibit A ,
subject to the provisions and conditions set forth herein.

2) This easement shall be strictly for emergency vehicular access (described as access by fire, ambulance, and other emergency response vehicles) to Grantees' real property described in Exhibit B. This easement is not intended to grant any rights to Grantees for the purposes of non-emergency ingress and egress to Grantees' property.

3) This easement is for the benefit of, shall run with, and shall be appurtenant to Grantees' property described in Exhibit B, and shall be binding upon, and inure to, the parties and their respective heirs, representatives, lessees, and successors and assigns.

4) Grantees shall save and hold harmless Grantor and Grantor's successors and assigns, from any liability for damages arising as a result of Grantees' negligence in connection with their activities in the easement area.

5) In the event suit, action, or arbitration is instituted to enforce or interpret this easement agreement, the prevailing party shall be entitled to recover its reasonable attorney fees and costs incurred therein and upon any appeal therefrom.

GRANTOR:


VERN SCOVELL

GRANTEES:


VERN SCOVELL

RIVERVIEW MEADOWS, LLC, an Oregon
Limited Liability Company


By: Vern Scovell, Member

STATE OF OREGON)
) ss.
County of Tillamook)

May 20th, 2009. Personally appeared Vern Scovell and acknowledged the foregoing instrument. Before me:



Lisa M. Hooley
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Tillamook)

May 20th, 2009. Personally appeared Vern Scovell, Member of Riverview Meadows, LLC, an Oregon Limited Liability Company and acknowledged the foregoing instrument. Before me:



Lisa M. Hooley
Notary Public for Oregon

EXHIBIT A

Vern Scovell
April 10, 2009
TNA Job No. 7014

EASEMENT SITUATED IN THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 10 WEST, OF THE WILLAMETTE MERIDIAN, CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON;

BEGINNING AT THE MOST EASTERLY SOUTHEAST CORNER OF PARCEL 2, PARTITION PLAT NO. 1994-58, TILLAMOOK COUNTY PLAT RECORDS; THENCE NORTH 61°24'25" WEST ALONG THE EAST LINE OF SAID PARTITION PLAT NO. 1994-58, A DISTANCE OF 165.96 FEET; THENCE NORTH 45°07'05" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 228.41 FEET; THENCE NORTH 15°49'59" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 275.39 FEET; THENCE NORTH 16°45'30" WEST CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 338.59 FEET; THENCE NORTH 11°37'10" WEST CONTINUING ALONG A PORTION OF SAID EAST LINE, A DISTANCE OF 89.07 FEET TO THE WEST LINE OF THAT PROPERTY DESCRIBED IN DOCUMENT NO. 2005-011393, TILLAMOOK COUNTY DEED RECORDS; THENCE SOUTH 36°55'01" EAST ALONG THE WEST LINE OF SAID DOCUMENT NO. 2005-011393, A DISTANCE OF 121.94 FEET; THENCE SOUTH 16°45'30" EAST ALONG SAID WEST LINE OF DOCUMENT NO. 2005-011393, A DISTANCE OF 313.23 FEET; THENCE SOUTH 15°49'59" EAST ALONG SAID WEST LINE OF DOCUMENT NO. 2005-011393, A DISTANCE OF 262.73 FEET TO THE MOST WESTERLY CORNER OF THAT PROPERTY DESCRIBED IN BOOK 614, PAGE 807, TILLAMOOK COUNTY DEED RECORDS; THENCE SOUTH 45°07'05" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PROPERTY DESCRIBED IN BOOK 614, PAGE 807, A DISTANCE OF 208.19 FEET; THENCE SOUTH 61°24'25" EAST CONTINUING ALONG SAID SOUTHWESTERLY LINE OF PROPERTY DESCRIBED IN BOOK 614, PAGE 807, A DISTANCE OF 183.79 FEET TO THE MOST SOUTHWESTERLY CORNER OF THAT PROPERTY DESCRIBED IN BOOK 211, PAGE 52, TILLAMOOK COUNTY DEED RECORDS; THENCE SOUTH 60°03'55" EAST ALONG THE SOUTHWESTERLY LINE OF SAID PROPERTY DESCRIBED IN BOOK 211, PAGE 52, A DISTANCE OF 120.81 FEET TO THE MOST WESTERLY CORNER OF PARTITION PLAT NO. 1993-46, TILLAMOOK COUNTY PLAT RECORDS; THENCE SOUTH 59°58'05" EAST ALONG THE SOUTHERLY LINE OF SAID PARTITION PLAT NO. 1993-46, A DISTANCE OF 130.92 FEET TO THE WEST RIGHT-OF-WAY LINE FOR NORTH FORK COUNTY ROAD; THENCE ALONG 250.37 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°32'27", A LENGTH OF 63.54 FEET, THE LONG CHORD OF WHICH BEARS SOUTH 67°12'31" WEST 63.37 FEET; THENCE NORTH 60°03'55" WEST, A DISTANCE OF 237.03 FEET TO THE POINT OF BEGINNING

EMERGENCY VEHICLE ACCESS EASEMENT EXHIBIT
SITUATED IN THE N.W. 1/4 OF SEC. 23, T.3N, R.10W, W.M.
CITY OF NEHALEM, TILLAMOOK COUNTY, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Thomas G. Nelson

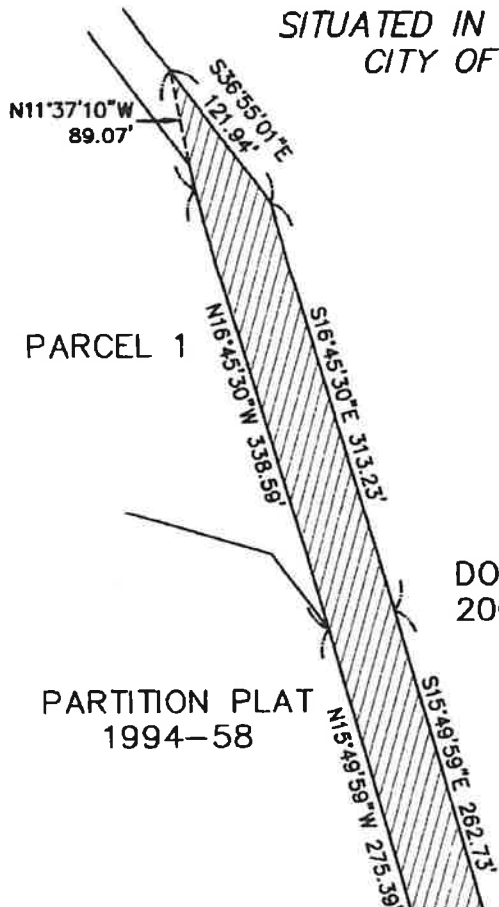
OREGON
JULY 26, 1988
THOMAS G. NELSON
#2351

RENEWAL 12/31/10

SURVEYED FOR:

VERN SCOVELL

P.O. BOX 151
NEHALEM, OR 97131
PHONE: 503-368-7788



DOCUMENT NO.
2005-011393

PARTITION PLAT
1994-58

BOOK 614,
PAGE 807

PARCEL 2

BOOK 211,
PAGE 52

PARTITION
PLAT
1993-46

POINT OF BEGINNING

R=250.37', L=63.54'
Δ=14°32'27"
CH=S67°12'31"W 63.37'

NORTH FORK
COUNTY ROAD



SCALE: NOT TO SCALE

Tom Nelson & Associates, LLC
1011 SE WALTER AVE, SUITE 300
PORTLAND, OREGON 97214
PHONE: (503) 230-1532
FAX: (503) 230-1502

EXHIBIT B

All that portion of a tract of land lying in the Northwest one-quarter of Section 23, Township 3 North, Range 10 West, of the Willamette Meridian, Tillamook County, Oregon, lying Northerly and Easterly of the following described line:

Commencing at a point which is South 1004.76 feet and East 591.12 feet from the Section Corner common to Sections 14, 15, 22 and 23, Township 3 North, Range 10 West of the Willamette Meridian. Said point being also the Northeasterly corner of Parcel 1, Partition Plat 1994-58, in Plat Cabinet B, Tillamook County Partition Plat Records;

Thence South 88° 34' 38" East 32.48 feet along the extension of the North line of said Parcel 1 to a point that is 30 feet distance as measured perpendicular to the Easterly line of Parcel 1 said point being the TRUE POINT OF BEGINNING;

Thence South 21° 06' 52" East of 104.77 feet parallel to the Easterly line of said Parcel 1;

Thence South 28° 37' 12" East 239.60 feet parallel to the Easterly line of said Parcel 1;

Thence South 36° 59' 08" East 177.93 feet parallel to the Easterly line of said Parcel 1 to a point that is 50 feet distant as measured perpendicular to the Easterly line of Parcel 1;

Thence South 16° 47' 00" East 313.22 feet parallel to the Easterly line of said Parcel 1;

Thence South 15° 49' 38" East 263.05 feet parallel to the Easterly line of Parcel 2 of Partition Plat 1994-58;

Thence North 18° 27' 39" East 39.96 feet to a ¾ inch iron pipe shown as point #423 on Partition Plat 1994-58;

Thence North 80° 21' 26" East 238.43 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence North 76° 17' 51" East 116.76 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence South 71° 23' 00" East 146.59 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence North 74° 20' 30" East 93.19 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence North 74° 20' 30" East 16.29 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence South 47° 16' 42" East 44.88 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence South 47° 16' 42" East 51.52 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence North 82° 53' 14" West 41.89 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence South 07° 06' 46" West 110.49 feet along the boundary as shown on said partition plat to a ½ inch iron pipe;

Thence South 68° 41' 48" East 113.05 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence North 21° 31' 10" East 87.78 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence 25.24 feet along the arc of a curve to the left with a central angle of 12° 02' 58" and long chord which bears South 47° 44' 47" East 25.19 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

EXHIBIT B

Thence South $21^{\circ} 31' 10''$ West 152.01 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC";

Thence South $16^{\circ} 27' 10''$ East 165.17 feet along the boundary as shown on said partition plat to a 5/8 inch rebar with plastic cap stamped "HLB INC" and the Northerly Right-of-Way line of North Fork County Road.

AFTER RECORDING RETURN TO:

Riverview Meadows Development LLC
23765 SE Highway 212
Damascus, OR 97089

Tillamook County, Oregon
10/20/2022 02:40:51 PM

2022-006452

DEED-ESMAT

\$30.00 \$11.00 \$81.00 \$10.00 - Total = \$132.00



00230855202200064520060066

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

SEND TAX STATEMENT TO:

NO CHANGE

SPACE ABOVE RESERVED FOR RECORDING LABEL

EASEMENT

Know by all persons present, that Donald E. Dillard ("Grantor"), for consideration of the mutual promises exchanged herein and other good and valuable consideration exchanged with Riverview Meadows Development LLC, ("Grantee"), which Grantor hereby acknowledges, does hereby grant a non-exclusive easement for public access over, under and across the real property described herein, and for public and/or private utilities, for the benefit of the real property as described herein, all being more particularly described herein.

EASEMENT RECITALS

A. Grantor is the owner of the real property ("Parcel 1") being legally described as:

Tract A, RIVERVIEW MEADOWS PHASE I, in the County of Tillamook, State of Oregon, recorded July 26, 2010 in Plat Cabinet B1142-0, Tillamook County Records.

B. Grantee is the owner of the real property ("Parcel 2") being legally described as follows:

Tract B, RIVERVIEW MEADOWS PHASE I, situated in the Northwest quarter of Section 23, Township 3 North, Range 10 West, Willamette Meridian, County of Tillamook, State of Oregon, recorded July 26, 2010 as Instrument No. 2010-004288, Tillamook County Records.

C. Parcel 1 and Parcel 2 are adjacent to each other.

D. It is the intent of the parties herein named to create a non-exclusive, public access, and permanent right to enter, re-enter, and use Parcel 1, subject to conditions as set forth herein, for the benefit of Grantee's Parcel 2, and the general public.

Consideration up to 50,000.00

E. The non-exclusive easement will be used for public and private ingress and egress purposes by the general public, by Grantee, and by Grantee's successors in ownership of Grantee's Parcel 2.

F. Additionally, the non-exclusive easement for public access and public and/or private utilities, shall also include the right to lay, construct, widen and maintain streets, water mains, sewer mains, storm drainage lines, and all related appurtenances, to be constructed and located on, across, under or over Parcel 1.

G. The parties agree that any unknown defect in the above Easement Area due to inaccuracy will not hinder the intent of the parties.

IT IS FURTHER UNDERSTOOD and AGREED:

1. The foregoing Easement Recitals paragraphs are contractual and not merely recitals, and are incorporated by this reference.
2. The rights and obligations of all the easements herein shall run with and be appurtenant to those parcels of land as described, and shall not be personal to any person, except that the obligation to pay for the costs and expenses (for costs and expenses incurred while a person was an owner) shall be personal to the owners of the described parcels, as well as run with the described parcels.
3. Grantee and the general public shall have a non-exclusive, public access, and permanent right to enter, re-enter, and use a portion of Parcel 1 being legally described in the attached **EXHIBIT "A"**, and pictorially described in the attached **EXHIBIT "B"**, subject to conditions as set forth herein, for the benefit of Grantee's Parcel 2 and the general public. The easement shall include the right of the Grantor or Grantee to reasonably improve the surface of the easement area herein described; costs of any improvements to the easement area shall be borne by Grantee, their successors and assigns. Any improvement to the easement area shall be in compliance with all applicable local, state, and federal law. In the event such applicable local, state, and federal law shall require broader access to Parcel 1 for the purposes set forth herein, then the portion of Parcel 1 being legally described in the attached **EXHIBIT "A"**, and pictorially described in the attached **EXHIBIT "B"**, shall increase in scope, and shall be geographically or otherwise broadened to meet such applicable local, state, and federal law without affecting the validity of the easement granted herein.
4. Grantee shall have a non-exclusive easement for public access and public and/or private utilities, to include the right to lay, construct, and maintain streets, water mains, sewer mains, storm drainage lines, and all related appurtenances, to be constructed and located on, across, under or over Parcel 1. Any improvement to the easement area shall be in compliance with all applicable local, state, and federal law.

5. Grantor agrees that the consideration recited herein is just compensation for the property rights herein granted. Specifically, Grantor has granted this easement in consideration of an Easement Agreement dated September 20, 2022 wherein Grantee agrees to pay Grantor the sum of \$25,000.00 upon execution of this Agreement, and Grantee agrees, if practicable, to install two access gates for security purposes. If it is not practicable to install the access gates, Grantee shall pay Grantor an additional sum of \$25,000.00.
6. Grantor represents and warrants that Grantor has the authority to grant the easement and that the easement area is free from all liens and encumbrances that would materially affect the easement grant, and that they will defend this easement grant against all lawful claims and demands of all persons whomsoever with respect to any liens or encumbrances that would materially affect the easement grant.

[SIGNATURE PAGE FOLLOWS]

The parties above named have hereunto set their hands this 19 day of October, 2022.

GRANTOR:

GRANTEE:

Riverview Meadows Development LLC

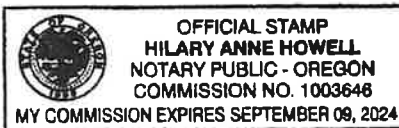

Donald E. Dillard

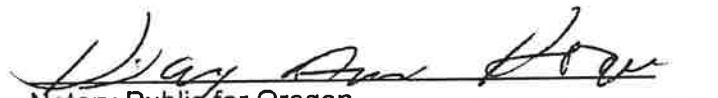

Carey Sheldon, President of
Sheldon Development Inc., Member

STATE OF OREGON

County of TILLAMOOK

This instrument was acknowledged before me on OCTOBER 19, 2022,
by Donald E. Dillard, the above-named Grantor.

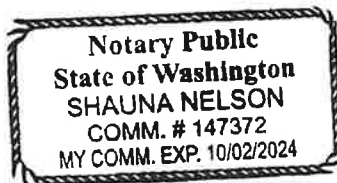



Notary Public for Oregon
My Commission expires: 09/09/2024

STATE OF ^{Washington} OREGON

County of Clark

This instrument was acknowledged before me on October 18, 2022,
by Carey Sheldon, President of Sheldon Development Inc., Member of the above-named
Grantee.




Notary Public for ~~Oregon~~ ^{Washington}
My Commission expires: 10/02/2024



All County Surveyors & Planners, Inc.

PO Box 955

Sandy, Oregon 97055

Phone: 503-668-3151

Fax: 503-668-4730

EXHIBIT "A"

Legal Description over a portion of Tract 'A', "Riverview Meadows Phase 1"

A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 3 NORTH, RANGE 10 WEST, W.M., SHOWN AS AN "EMERGENCY VEHICLE ACCESS EASEMENT" IN "RIVERVIEW MEADOWS PHASE 1", RECORDED AS DOCUMENT NUMBER 2010-4288, TILLAMOOK COUNTY PLAT RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest corner of Tract 'A' of "Riverview Meadows Phase 1"; thence South 88°34'29" East, along the North line of said Tract 'A' of said "Riverview Meadows Phase 1", a distance of 531.12 feet, to the most Northeasterly corner of said Tract 'A' of said "Riverview Meadows Phase 1", said point also being the most Northwesterly corner of the right of way of Sunnyview Drive, as dedicated in said "Riverview Meadows Phase 1", said point also being the **True Point of Beginning**; thence South 01°25'31" West, along the West line of the said right of way of said Sunnyview Drive, a distance of 50.00 feet, to the Southwesterly corner of the said right of way of said Sunnyview Drive, said point also being on the North line of Lot 11 of said "Riverview Meadows Phase 1"; thence North 88°34'29" West, along the North line of said Lot 11 and the North line of Lot 10 of said "Riverview Meadows Phase 1" and the westerly extension thereof, a distance of 245.17 feet, to a point of curvature, said point is the beginning of a curve that will be referred to as Curve 1 from hereon; thence along said Curve 1, an 86.29 foot radius tangent curve to the left, an arc distance of 155.19 feet through a central angle of 103°02'41" (chord bears South 39°54'11" West 135.10 feet) to a point of tangency, said point is the beginning of a line that will be referred to as Line 1 from hereon; thence along said Line 1, South 11°37'10" East, a distance of 272.73 feet, to an angle point; thence leaving said Line 1, South 16°45'30" East, a distance of 23.52 feet more or less, to a point on the West line of said Tract 'A' of said "Riverview Meadows Phase 1", said point being marked with a 5/8" iron rod with a yellow plastic cap marked "PLS 2351"; thence North 36°55'01" West, along the said West line of said Tract 'A' of said "Riverview Meadows Phase 1", a distance of 121.86 feet more or less, to a point that is 50 feet from, when measured at right angles to, the previously described Line 1; thence leaving the said West line of said Tract 'A' of said "Riverview Meadows Phase 1", 50 feet from and parallel with said Line 1, North 11°37'10" West, a distance of 185.81 feet to a point of curvature; thence along a 136.29 foot radius tangent curve to the right, 50 feet from and parallel with said Curve 1, an arc distance of 245.11 feet through a central angle of 103°02'36" (long chord bears North 39°54'08" East 213.39 feet), to a point on the said North line of said Tract 'A' of said "Riverview Meadows Phase 1"; thence South 88°34'29" East, along the said North line of said Tract 'A' of said "Riverview Meadows Phase 1", a distance of 245.17 feet, to the **True Point of Beginning**.
Containing 32,711 square feet, more or less.

Basis of bearings for this description is from Document Number 2010-4288, Tillamook County Plat Records.



RENEWS 07/01/23

Affiliated: Professional Land Surveys of Oregon • American Congress of Surveying and Mapping

EXHIBIT "B"

SITUATED IN THE N.W. 1/4 OF SECTION 23, TOWNSHIP 3 NORTH,
RANGE 10 WEST, W.M., CITY OF NEHALEM, TILLAMOOK COUNTY OREGON

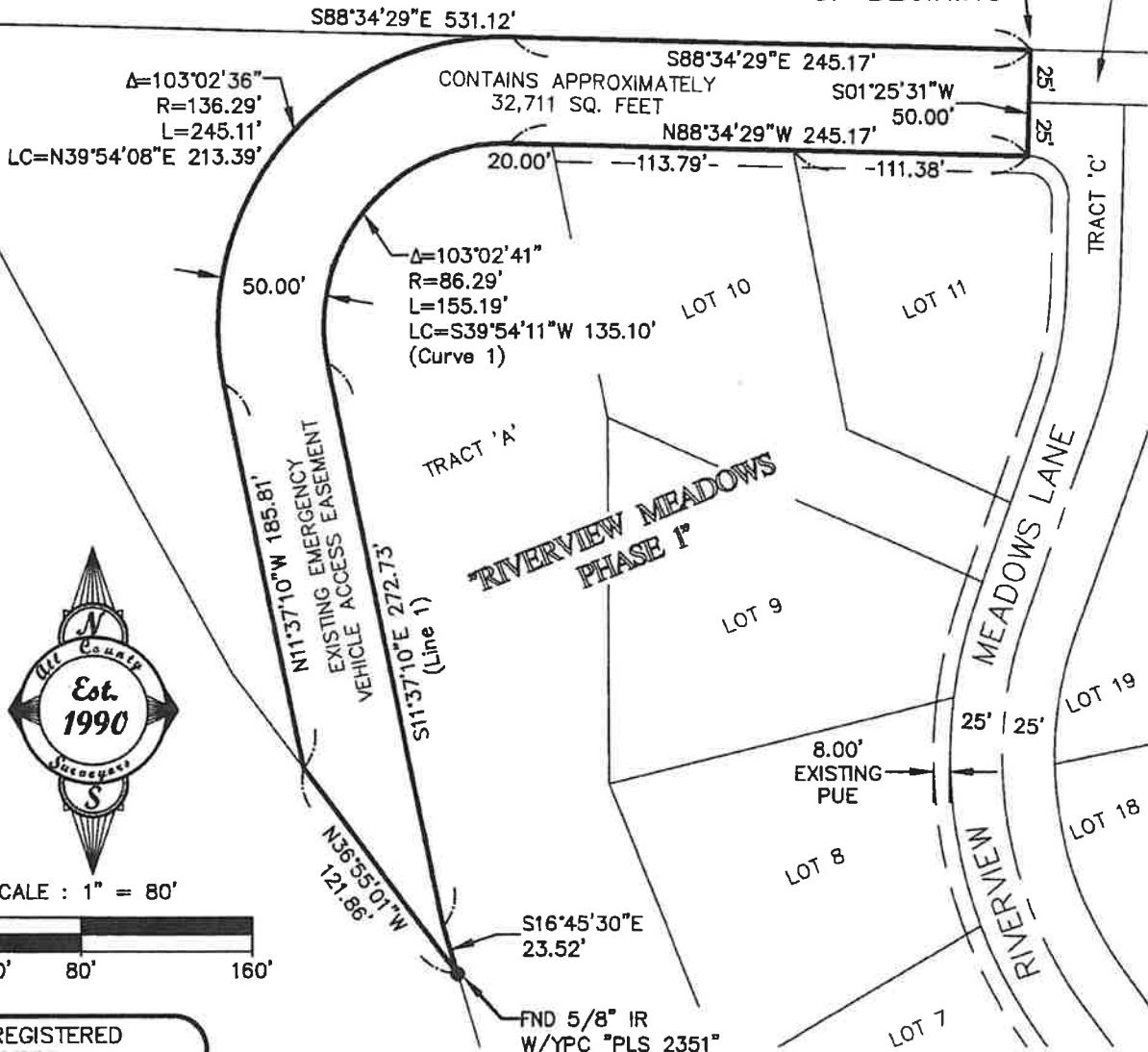
OCTOBER 04, 2022 SCALE: 1" = 80'

POINT OF
COMMENCEMENT

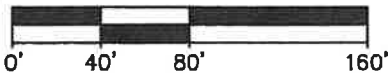
NW CORNER TRACT 'A'
"RIVERVIEW MEADOWS PHASE 1"

SUNNYVIEW
DRIVE

TRUE POINT
OF BEGINING



SCALE : 1" = 80'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 23, 1990
DALE L. HULT
2427

RENEWES 07/01/23

DATE OF PLOT: 10-04-22
DRAWING NO.: 22-181.dwg

LEGEND

- FOUND MONUMENT AS NOTED HEREON
- W/YPC INDICATES WITH YELLOW PLASTIC CAP, MARKED
- IR INDICATES IRON ROD, OUTER DIAMETER