



*Land of Cheese, Trees and Ocean Breeze*

**FOREDUNE GRADING REQUEST #851-24-000566-PLNG  
PAUL GULICK/KIWANDA SHORES BEACHFRONT COLLECTIVE, LLC., ET AL**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:  
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,  
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

**NOTICE OF ADMINISTRATIVE REVIEW**

**Date of Notice: May 5, 2025**

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

**851-24-000566-PLNG:** A Foredune Grading Permit review to grade the existing Foredune within Management Unit D and E of the Pacific City Foredune Management Area. The subject properties are accessed via Ocean Drive, a County road, within the Pacific City/Woods Community Growth Boundary. The subject properties are those oceanfront properties located within the Kiwanda Shores development depicted in the attached map, all located in Sections 24DA and 24DD of Township 4 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon. Kiwanda Shores Beachfront Collective, LLC and Paul Gulick, President along with several property owners are the owners/applicants of this request.

Written comments received by the Department of Community Development prior to 4:00p.m. on May 19, 2025, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than May 20, 2025.

Notice of the application, a map of the subject area, and the applicable criteria are mailed to all property owners within 250 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website:

<https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408. Public comments can be emailed to Sarah Thompson, Office Specialist at [sarah.thompson@tillamookcounty.gov](mailto:sarah.thompson@tillamookcounty.gov).

Sincerely,

Allison Chase, Land Use Planner

Sarah Absher, CFM, Director

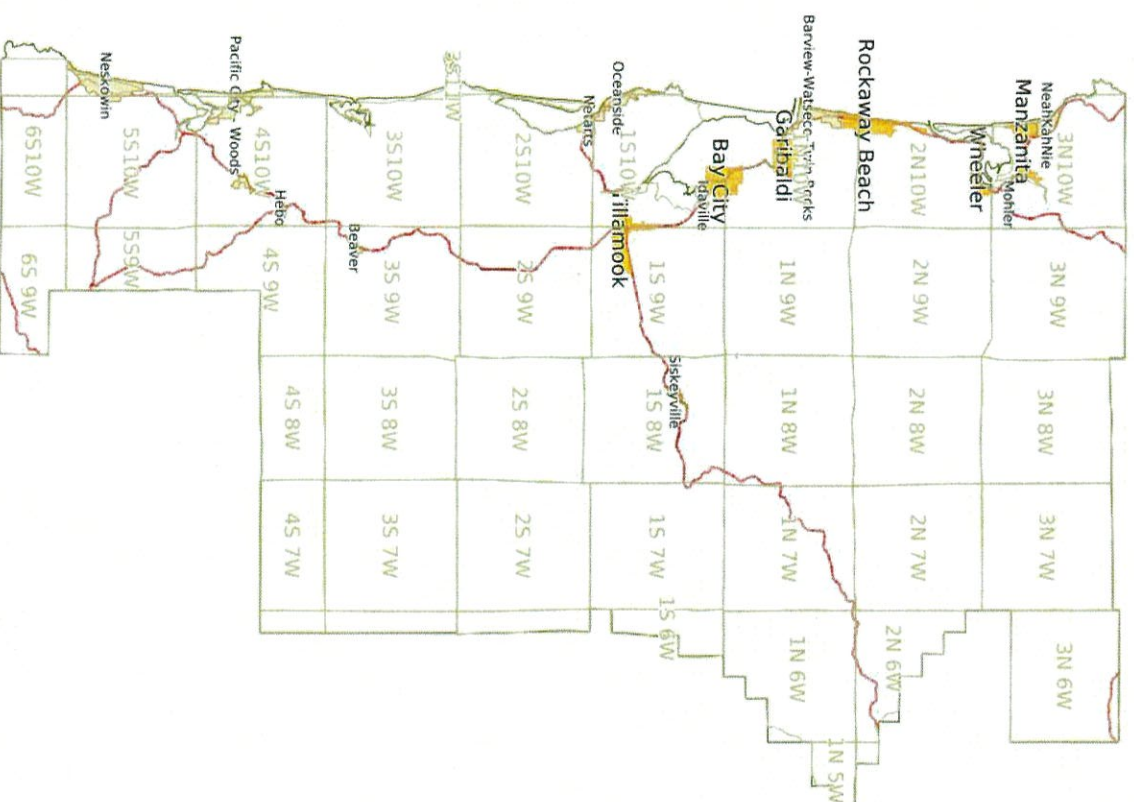
Enc. Maps  
Applicable Ordinance Criteria

**REVIEW STANDARDS**  
**TCLUO SECTION 3.530(12)**

**FOREDUNE GRADING:** Foredune grading may be performed only as authorized in a foredune management plan adopted and acknowledged in conformance with Statewide Planning Goal 18. As used in this section “foredune grading” means grading that lowers the height of the foredune for view restoration and/or maintenance, or other purposes, and does not include remedial grading authorized by subsection (11) of this section.

- (a) Foredune grading shall require a Foredune Grading Permit. Application, review, decisions, and appeals for Foredune Grading Permits shall be a Type II procedure in accordance with Article 10.
- (b) A decision to approve a Foredune Grading Permit shall require findings of compliance with the following requirements:
  - (A) The proposed foredune grading will be performed on a continuous portion of the foredune of not less than 500 feet in length;
  - (B) The application for the Foredune Grading Permit includes the written consent of all owners of property within the continuous portion of the foredune to be graded;
  - (C) The application for the Foredune Grading Permit shall include elevation profiles of existing and proposed foredune conditions prepared by a registered surveyor; and
  - (D) The proposed foredune grading will conform to all the requirements and specifications of the applicable foredune management plan, including requirements for height and width of the graded foredune, stabilization measures, redistribution of graded sand, and maintenance and monitoring.
- (c) Upon completion of foredune grading under an approved Foredune Grading Permit, final foredune elevations and conditions shall be surveyed by a registered surveyor, showing compliance with permit conditions, and submitted to the Tillamook County Department of Community Development

# Vicinity Map



THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

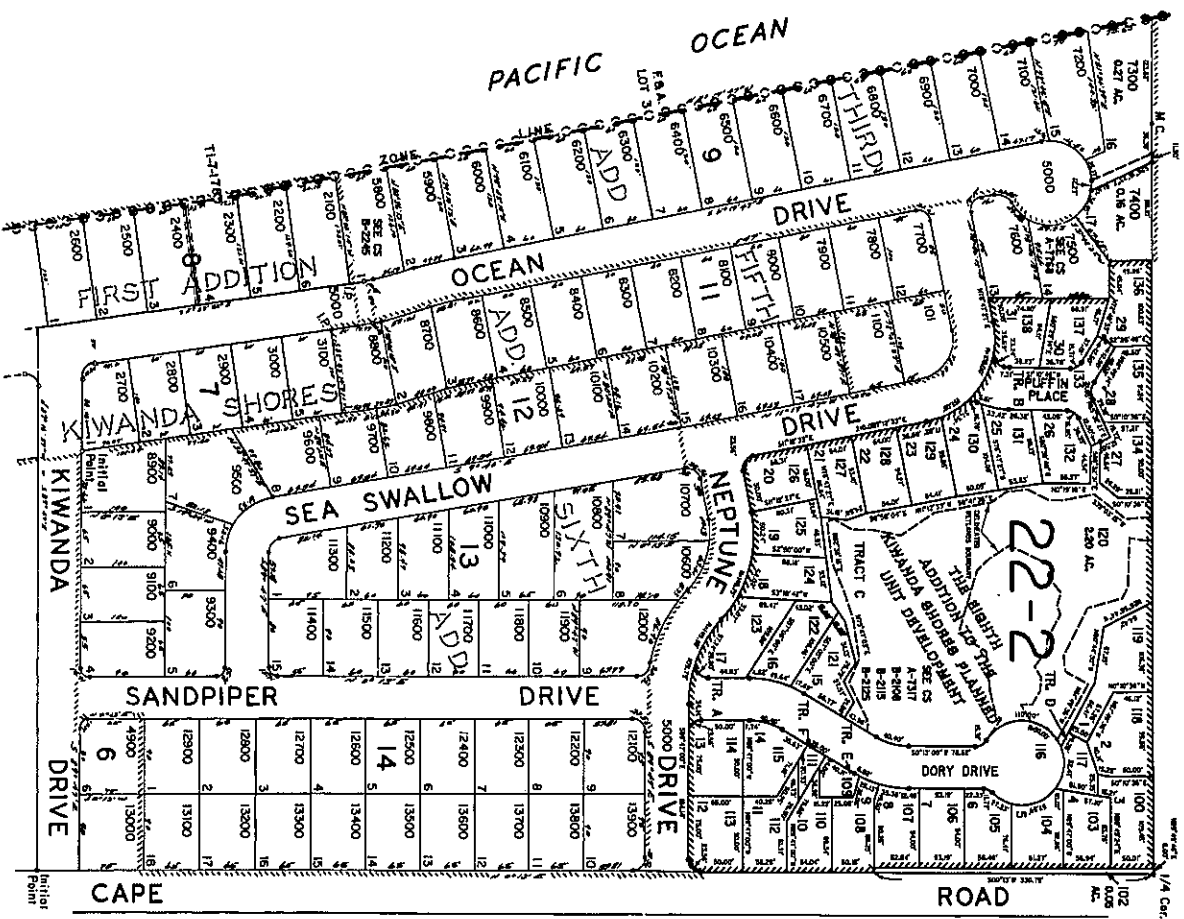
NE1/4 SE1/4 SEC.24 T.4S. R.11W. W.M.  
TILLAMOOK COUNTY

1" = 100'

SEE MAP 4S 11 24AD

4S 11 24DA  
KIWANDA SHORES

CANCELLED NO.  
200 THRU 1000  
1200 THRU 2000  
3200 THRU 4800  
5100 THRU 5700



SEE MAP 4S 11 24AD

SEE MAP 4S 10 19

4S 11 24DA  
KIWANDA SHORES  
REVISED 05/25/04, SA





The map displays the following neighborhoods and streets:

- Neighborhoods:** Cape Kiwanda, Broomfield, Sunset, and others.
- Streets:** Pacific, Airport, Haystack, Sunset, and various residential streets.
- Landmarks:** Astoria-Megler Bridge, Columbia River, and local parks.



**ADDITIONAL  
INFORMATION  
RECEIVED  
APRIL 6, 2025**

## Allison Chase

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**From:** Paul Gulick <paul@gulickacres.com>  
**Sent:** Sunday, April 6, 2025 11:52 AM  
**To:** Allison Chase; 'HERKAMP Kevin A \* OPRD'; Sarah Absher  
**Cc:** 'BEZORE Rhiannon \* DLCD'; 'MANGINI Allison \* OPRD'  
**Subject:** EXTERNAL: Kiwanda Shores Beachfront Collective application

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

Hello all,

Thanks for taking the time last week to discuss the various options surrounding our applications for grading permits.

I have talked to Coastway Construction to get an update on where we are at on the beachfront right now. While he confirmed that the natural ebb and flow of our beachfront has resulted in a narrower dune structure this year, he also informed me that multiple homes were still seeing significant inundation, particularly where remedial grading has not yet been done. For example, my home has an estimated 12' of accumulated sand on our beachfront porch area, and others varies from 5' to 15' of accumulation. Once my remedial grading permit has been processed, my home will be able to be graded in a way that provides for reasonable beach access, for me and the public, because the dune structure is narrower than the 40' allowed for in the remedial grading rules. However, homes towards the north of our subject area will result in piled up sand at the extent of the 40' limit, which will limit views and access, as well as result in an unnatural look and profile to the beachfront which I do not believe is in the best interest of the public.

Therefore, unless you can propose a different set of rules for the remedial grading permits that would allow for more uniform grading of the entire subject area, and that would accommodate potential future shifts in dune structure, I would like to proceed with our permit applications as submitted. Please consider our applications complete, and process them according to the current goals, rules and according to the approved Pacific City Dune Management plan for sections D and E that are pertinent to our subject area.

Thank you for your assistance,

Paul Gulick  
503-709-3813 cell



**ADDITIONAL  
INFORMATION  
RECEIVED  
FEBRUARY 18,  
2025**



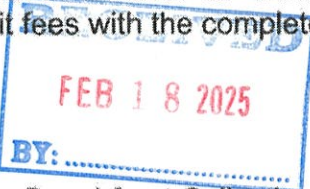
#851-~~XXXXXXXXXXXX~~

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_



Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Ron LaPierre (Applicant)  
Multiple Owners

PHONE: 909-762-6520

ADDRESS: 4113 S Hay Field Circle CITY: Ridgefield STATE: WA ZIP: 98642

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 6800 Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34130 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Signature of Applicant

Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)



Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Anthony Power (Applicant)  
Multiple Owners

PHONE: 801-597-6797

ADDRESS: 623 S 9<sup>th</sup> Street CITY: Livingston STATE: MT ZIP: 59047

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24da Tax Lot 5800

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34150 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
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- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

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I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

anthony power  
Signature of Applicant

18 Jan 2024  
Date Signed

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# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, ~~Paul G. Cook~~ (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR: 4S1124DA  
Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR: Anthony Lawrence  
3400 to 34900 Ocean Drive, Pacific City, OR 97135 805 223-4930

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Applicant

1-17-24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Maintenance Association (KSMA), Susan Caney-Peterson,  
President

PHONE: 503-830-7455

ADDRESS: KSMA, P.O. Box 808, Pacific City, OR, 97135

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 6500

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34200 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.



Susan Caney-Peterson, president, on behalf of KSMA  
Signature of Applicant

1.17.24 \_\_\_\_\_  
Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot -Multiple- 6400

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34210 3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Fore-dune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Fore-dune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Applicant

1-16-24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below



## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_ Receipt #: \_\_\_\_\_  
PROPERTY OWNER: \_\_\_\_\_ Todd Huegli \_\_\_\_\_ PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR: \_\_\_\_\_  
34290 Ocean Drive, Pacific City

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
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- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Todd Huegli  
Signature of Property Owner

2/14/2024  
Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application) *Doc*

Date Received: 12/25/24

Receipt #: \_\_\_\_\_

PROPERTY OWNER: SHAN & KRISTIN BECKLEY PHONE: 503.819.4778

ADDRESS: 2478 Tipperary CT CITY: West Linn STATE: OR ZIP: 97068

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 5

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

*Kiwananda  
Shores*

VACANT LOT 3<sup>rd</sup> Addition, Block 9, Lots

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

*[Signature]*  
Signature of Property Owner

12/20/24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

604 6100

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Michael Smith (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 6100

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

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Signature of Applicant

1.19.24  
Date Signed

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## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Thoreson (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34298 Ocean Drive, Pacific City, OR 97135


3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Foredune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3-15
- Plan view and elevations of proposed modifications in the grading area; Pages 16-25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

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Signature of Applicant

1/16/24  
1/16/24  
Date Signed

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# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Tammy & Art Mills / Debby Parrish 503 246 4937

ADDRESS: 7307 SW 4<sup>th</sup> Ave CITY: Portland STATE: OR ZIP: 97219

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34300 Ocean Drive Pacific City

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

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[Signature]  
Signature of Property Owner

3/5/24  
Date Signed

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# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Lloyd Hodge (Applicant)

Multiple Owners \_\_\_\_\_

PHONE: 503-709-3813 \_\_\_\_\_

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township B 4S Range 11 Section 24 Tax Lot 5800 Multiple A

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34320 3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

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[Signature]  
Signature of Applicant

1-17-24  
Date Signed

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**FOREDUNE GRADING PERMIT APPLICATION**

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Daniel G Keller PHONE: 503 765 2397ADDRESS: 1930 Tompkins St CITY: West Linn STATE: OR ZIP: 97068

## 1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 6 SEC

## 2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34340 Ocean Drive, Pacific City Oregon

## 3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

## 4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
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- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Daniel G Keller  
Signature of Property OwnerFeb 5, 2024  
Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Jay and Caroline Jaffee

PHONE: 503-914-7732

ADDRESS: 17350 SW 106<sup>th</sup> Ct. Tualatin, OR 97062

**1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.**

LOT: 5 BLK: 8 SEC: TWN/RNG/MER: SEC 24 TWN 04S RNG 11W SUBD NAME: KIWANDA SHORES 1ST ADD BLK NO: 8 LOT NO: 5 MAP REF: 4S1124DA02200

**2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:**

34370 Ocean Dr, Pacific City, OR 97135-8108

**3. FOREDUNE MANAGEMENT** \_\_\_\_\_

**4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:**

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain the necessary Oregon Parks and Recreation Department permits before any of the activities described herein.

  
Signature of Applicant

1-19-24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: 1/16/2024

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR:

Township 4S Range 11 Section 24 Tax Lot 7000 Multiple   

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34390 3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

DocuSigned by:

Jami Gresham

Signature of Applicant

DocuSigned by:

On 1/16/2024

802C38D4260D415...

1/16/2024

Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Juliette Douglas

PHONE: 801-414-4906

ADDRESS: 34400 Ocean Drive CITY: Pacific City STATE: OR ZIP: 97315

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 2400

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34400 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Juliette Douglas  
Signature of Property Owner

12/9/2024  
Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below



## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: 12/11/2024

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Nathan and Charmaine Jacobsen PHONE: 971.409.0986

ADDRESS: 4644 N Eyrie Way CITY: Boise STATE: ID ZIP: 83703

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 DA Tax Lot 02500

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

Ocean Drive Lot 2500, Pacific City, OR 97135-8109

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Nathan and Charmaine Jacobsen  
Signature of Property Owner

12/12/2024

Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Justin Leitham (Applicant)  
Multiple Owners: \_\_\_\_\_ PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34440 3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Foredune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities; Page 26

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Justin Leitham  
Signature of Applicant

1/14/24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Holly & Marc Johnston PHONE: 503.347.5616

ADDRESS: 3142 Lakeview Blvd. CITY: Lake Oswego STATE: OR ZIP: 97035

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 3200

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34460 Ocean Dr. Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.



\_\_\_\_\_  
Signature of Property Owner

January 30, 2024

\_\_\_\_\_  
Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Jim Bruno (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34450 3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Foredune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Applicant

2-14-24  
Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: 020124

Receipt #: \_\_\_\_\_

PROPERTY OWNER: MARK PANEY - RAYMOND PHONE: 503 244 9737

ADDRESS: 4411 SW TOWNBURY WAY CITY: PORTLAND STATE: OR ZIP: 97239

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34510 OCEAN DR P.C. OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

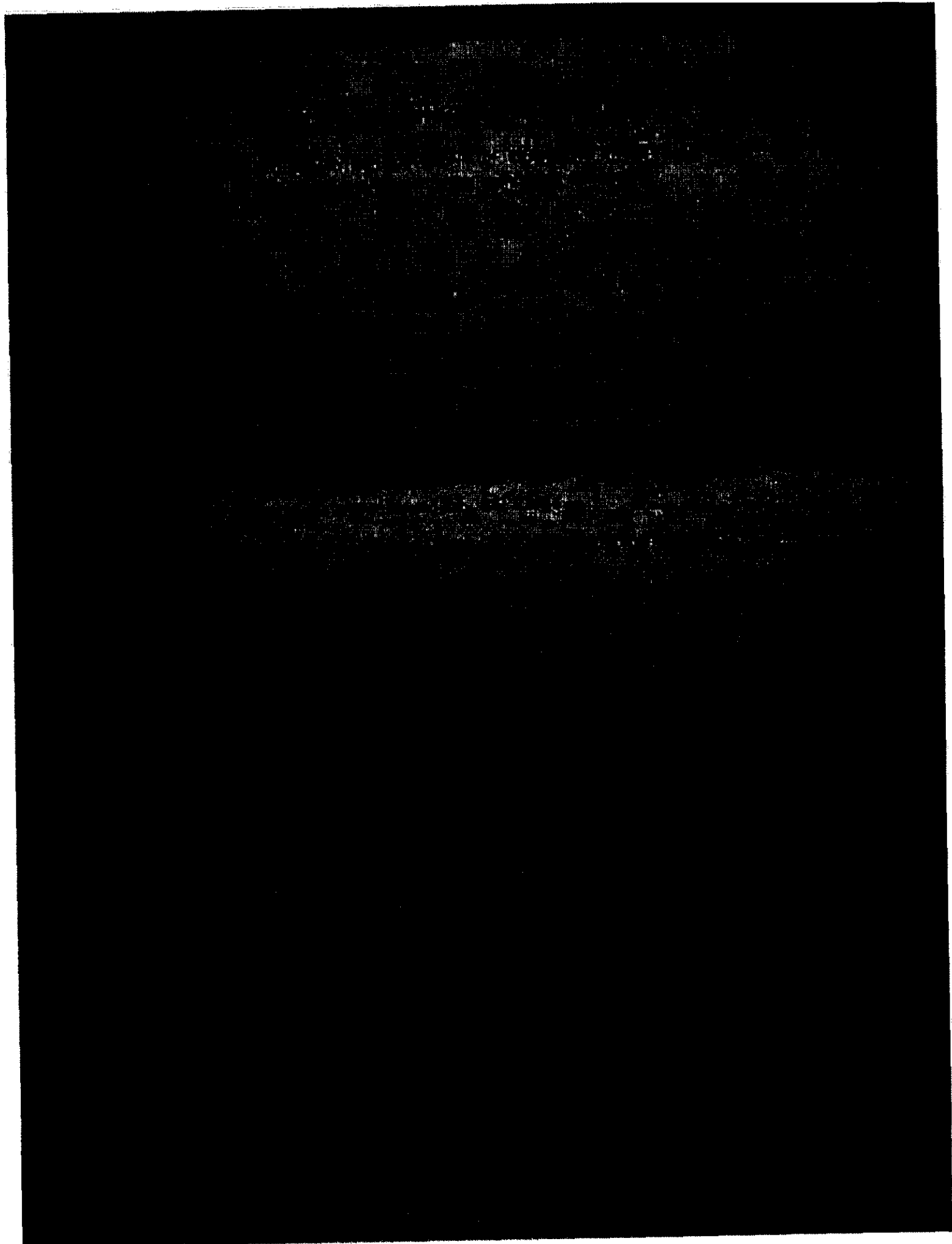
I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Property Owner

020524  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below





## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Adam Cormack  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 11614 SE Aerie Crescent Rd CITY: Hapy Valley STATE: OR ZIP: 97086

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34550 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

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I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

\_\_\_\_\_  
Signature of Applicant Adam  
Cormack

1/17/2024  
\_\_\_\_\_  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

### 1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

### 2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

② 34540

3400 to 34900 Ocean Drive, Pacific City, OR 97135

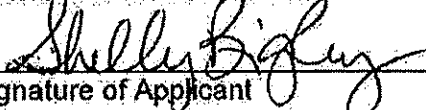
3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

### 4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Foredune Grading Plan, Page 2
- b. Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- c. Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Applicant

1/16/24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Adam Cormack

PHONE: \_\_\_\_\_

ADDRESS: 11614 SE Aerie Crescent Rd CITY: Hapy Valley STATE: OR ZIP: 97086

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

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I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

1/17/2024

Signature of Applicant Adam  
Cormack

Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_ Lee & Debbie Stuart \_\_\_\_\_ PHONE: \_\_\_\_\_ 402-525-3350

ADDRESS: \_\_\_\_\_ 3617 Potomac Lane \_\_\_\_\_ CITY: \_\_\_\_\_ Lincoln \_\_\_\_\_ STATE: \_\_\_\_\_ NE \_\_\_\_\_ ZIP: \_\_\_\_\_ 68516

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

KIWANDA SHORES 4<sup>th</sup> ADD BLOCK 10 LOT 2

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot \_\_\_\_\_ 4S11 24DD 08100 \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

\_\_\_\_\_ 34620 Ocean Drive, Pacific City, OR 97135 \_\_\_\_\_

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Property Owner

1/17/24  
Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_ Paul Gulick \_\_\_\_\_ PHONE: \_\_\_\_\_ 503-709-3813 \_\_\_\_\_

ADDRESS: \_\_\_\_\_ 24727 SW Stafford Rd \_\_\_\_\_ CITY: \_\_\_\_\_ Tualatin \_\_\_\_\_ STATE: \_\_\_\_\_ OR \_\_\_\_\_ ZIP: \_\_\_\_\_ 97062 \_\_\_\_\_

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township \_\_\_\_\_ 4S \_\_\_\_\_ Range \_\_\_\_\_ 11 \_\_\_\_\_ Section \_\_\_\_\_ 24 \_\_\_\_\_ Tax Lot \_\_\_\_\_ 8200 \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

\_\_\_\_\_ 34650 Ocean Drive, Pacific City, OR \_\_\_\_\_


3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Unit E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
\_\_\_\_\_  
Signature of Property Owner

01/18/24  
\_\_\_\_\_  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple 8300, 8400, 8500

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135 34660 & 34670 OCEAN DRIVE

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Fore-dune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Fore-dune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Sandra L. Hayes  
Signature of Applicant

01-16-2024  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below



# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34710 Ocean Drive, Pacific City, OR 97135

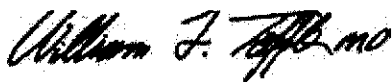
3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.



Signature of Applicant

03/08/2024

Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, McMahon (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34730 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Foredune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

*Joan A. McMahon*  
Signature of Applicant

2-1-24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)

Multiple Owners Julie & Kelly Slack

8135 Raulsbur Ln. Astoria, OR 97103

PHONE: 503 347 1191

ADDRESS: 2427 SW Shattuck Rd CITY: Tillamook STATE: OR ZIP: 97142

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR: 04511W24DA

Township: 4S Range: 11 Section: 24 Tax Lot: Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135 2427 Ocean Dr

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

[Signature]  
Signature of Applicant

11/17/24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Stephen Hiroshige (Applicant)

Multiple Owners \_\_\_\_\_

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Applicant

1/16/2014  
Date Signed

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## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Frank Moscow

PHONE: 5039756955

ADDRESS: 2222 NW Hoyt St Unit 302 CITY: Portland STATE: Or ZIP: 97210

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot don't know

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34790 Ocean Dr, Pacific City Oregon

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Frank Moscow  
Frank moscow (Jan 18, 2024 15:58 PST)

Signature of Property Owner

Jan 18, 2024

Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Tralen and Ann Kelley PHONE (425) 591-4331

ADDRESS: 17007 NE 21st ST. CITY: Bellevue STATE: Wa ZIP: 98008

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34800 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Tralen Kelley  
Signature of Property Owner

3/5/24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below



## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Adam Roselli (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34100 Ocean Drive, Pacific City, OR 97135 3.

FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E 4.

A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used, Attached Foredune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

DocuSigned by:

1/16/2024

Adam Roselli

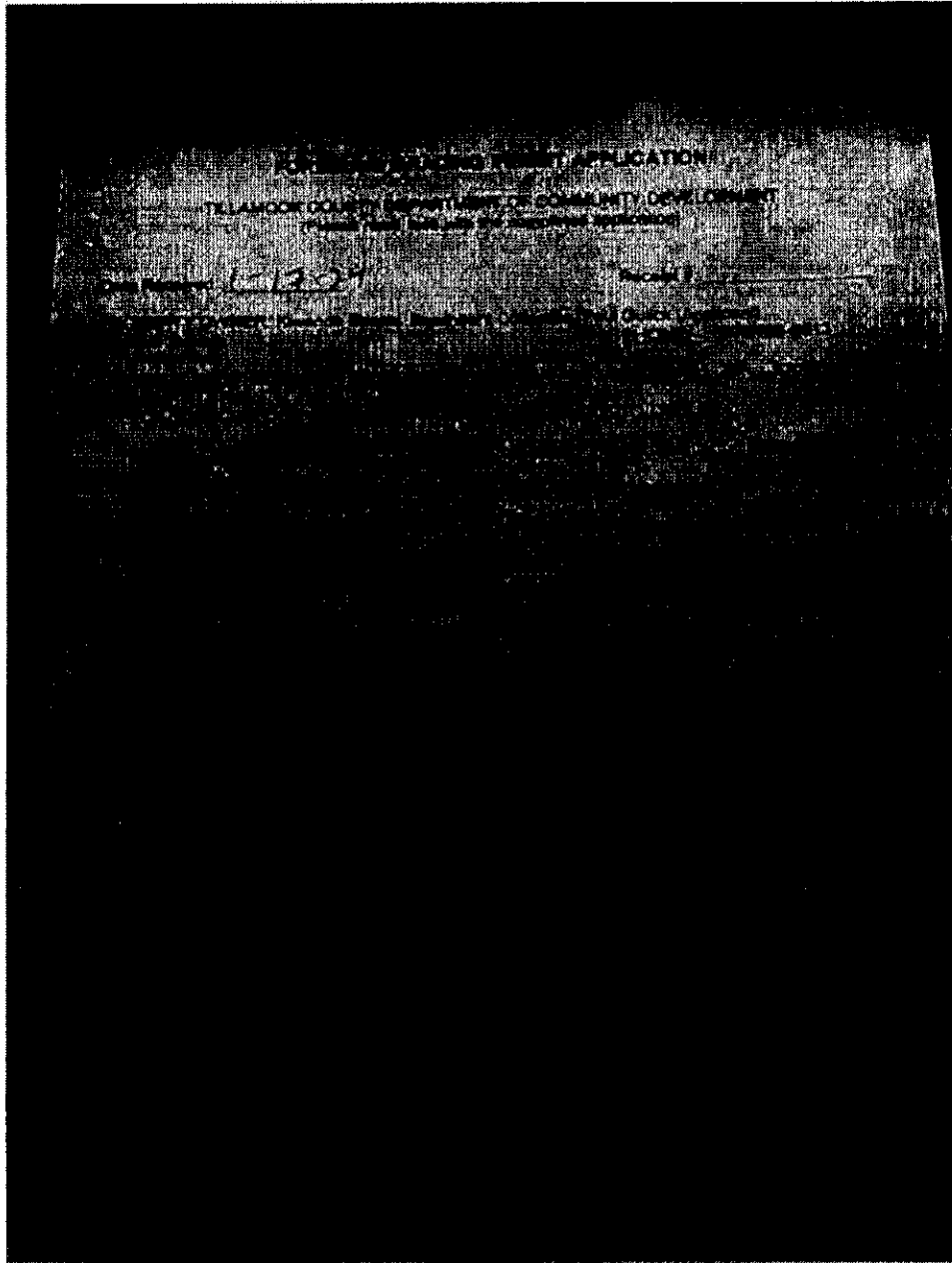
7FC23A801FBA47B...

Applicant

Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

Adams



LOT 7200

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Michael Smith (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 7200

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Applicant

1.19.24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul GURK (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

C. S. / Ocean Drive LLC  
Signature of Applicant

1/16/24  
Date Signed

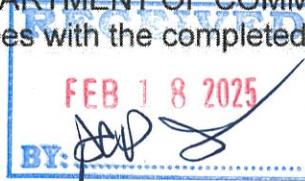
This permit is Valid Only with Tillamook County Approval Stamp Below



# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)



Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Signature of Applicant

Date Signed

10/30/24

updated

2/11/25

Paul Gulick KSBC

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: 03/08/2024

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Shannon Christensen  
Ladd Gasparovic

PHONE: 503-349-8033

ADDRESS: 22665 SW Yankton Pl CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 2400

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34080 Ocean Dr, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Shannon Christensen  
Signature of Property Owner

03/08/2024  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## Addendum A

### **1.0 Introduction**

Kiwanda Shores Beachfront Collective, LLC, comprising the homeowners of beachfront property within the Kiwanda Shores development in Pacific City, Oregon is providing this Foredune Grading Plan with Monitoring Report, Oregon Parks and Recreation Department (OPRD) Ocean Shores Permit Application for Sand Alteration, and Tillamook County Foredune Grading Permit Applications for the purpose of obtaining all permits and approvals necessary for the grading of sand to protect our homes from inundation, and to preserve our views and beach access to our properties.

The subject site consists of 40 contiguous oceanfront lots (Kiwanda Shores First, Third, and Fourth Additions) of the Kiwanda Shores development on the western side of Ocean Drive in unincorporated Pacific City, Tillamook County, Oregon (Figures 1 and 2; Appendix A – List of Participating Owners; Appendix B – Site Topographic Survey and Cross Sections; and Appendix C – Site Photographs).

The purpose of this document is to provide evidence and justification for the requested Sand Alteration Permit and the Tillamook County Foredune Grading Permit, including a brief history of the area as related to beach and foredune conditions, and to provide a Foredune Grading Plan (FGP) that is in conformance with the Pacific City Foredune Management Plan (PCFMP) adopted in 1999. The project area lies in Management Units D and E of the PCFMP. This report pertains only to PCFMP Management Units D and E, and therefore this report is not applicable to the other management units in the PCFMP. The scope of work performed for this document included a topographic survey by an Oregon Professional Land Surveyor with 21 cross sections (ground profiles) throughout the project area which trend westerly from Ocean Drive; limited review of the geologic literature; review of historical mono and stereo aerial photography; discussions with several residents of the project area, a past President and Vice President of the Pacific City Homeowners Association and current president of the Kiwanda Shores Beachfront Collective, LLC, and the contractor that has completed most of the past revetment work and grading.

The Kiwanda Shores Beachfront Collective, LLC (KSBC) was granted a Tillamook County Grading Permit, and an OPRD Sand Alteration Permit with a 5 year duration in 2017, and performed grading and planting during that permitted period similar to that which is proposed here-in. As supported with data and testimonials contained here-in, the subject area experiences very significant natural sand movement with wind and storms each year. The subject area has limited history of successful creation and maintenance of sand stilling vegetation, natural or otherwise, and much effort and expense has been spent pursuing ways to minimize the natural sand inundation. The proposed grading and associated efforts for dune stabilization are necessary to preserve the homes

and to maintain beach access within the subject area.

## **2.0 Site Description**

The site is located on the Nestucca Spit in an active dune area having a foredune management plan, the Pacific City Foredune Management Plan (PCFMP). The project area consists of 40 contiguous oceanfront lots in the Kiwanda Shores Subdivision First, Third, and Fourth Additions adjacent to the Pacific Ocean, located a few blocks west of the Nestucca River along the west side of Ocean Drive in the Kiwanda Shores area of the unincorporated community of Pacific City, Oregon (Figures 1 and 2). The 40 subject lots lie in and adjacent Zones VE (EL 24.9), (EL 27.1) and (EL 25.2) (NAVD 88) moving south to north, respectively, with no other mapped flood zones present. The mapping shows the Zone VE boundary appearing to coincide with the line of an identified riprap revetment oceanfront protection structure installed from approximately 1976 through 1979 along the western property boundaries of all 40 of the subject lots. The site is bounded to its north by the Shorepine Village residential development with a natural, essentially unaltered foredune fronting its western side, to its south by the undeveloped Tax Lot 9200, to its east by Ocean Drive which provides access, and to its west by the beach and the Pacific Ocean. In general, grades adjacent to homes are 30 to 38 feet (NGVD 29) with the higher elevations lying at the southern end of the project area in Management Unit E.

## **3.0 Project Description**

The project area lies within the Pacific City/Woods Medium Density Residential Zone (PCW-R2) and is subject to the Beach and Dune Overlay Zone (Tillamook County BD - Section 3.530). The subject area lies within the Pacific City Foredune Management Plan, Management Units D and E (Figure 2).

The Kiwanda Shores Beachfront Collective, LLC (KSBC), a group of oceanfront homeowners in Kiwanda Shores, propose to conduct foredune grading of Management Units D and E in compliance with the adopted PCFMP of an approximate 2,500 feet length of oceanfront in the Kiwanda Shores development in Pacific City, Tillamook County, Oregon. Approximately 52,000 cubic yards of sand would be pushed westward from the western edge of a line of homes along the west side of Ocean Drive to form a man-made dune profile.

### **3.1 Project Justification and Overview of Project Necessity**

The Subject Area has been susceptible to severe sand inundation since shortly after the original development of the property for residential use. Over

the years, many efforts have been made to both protect homes, view and access from the sand accumulation, and to stabilize the dunes to minimize further sand movements with varying degrees of success and failure. The ongoing sand accumulation provides imminent danger of damage to the homes within the subject area, and in many cases has resulted in an inability to gain access to the beachfront.

An historical account of dune grading and planting of sand stilling vegetation (European beachgrass) in Kiwanda Shores has been provided by Mr. Dave Junkin, who is thoroughly familiar with work that has been done at the site, and supplemented by Mr. Paul Gulick, homeowner since the late 1990's and current head of the Kiwanda Shores Beachfront Collective, LLC (KSBC). In the mid-1990s and early 2000s, Mr. Junkin, a previous resident of Kiwanda Shores and past Vice President of the Kiwanda Shores Homeowners Association (1988–1996) and President of the Pacific City Beachfront Homeowners Association (1992–2002), was largely responsible for directing vegetation planting and maintenance efforts from May 1983 to June 2002 (Appendix F). During this time, dune grading and planting of European beachgrass (*Ammophila arenaria*) was completed in 1994, 1995, 1997, and 2000. The planting of vegetation was done primarily by students that worked on the project in return for payment of school athletic fees, over 2 weekends each year. Approximately sixteen 40-passenger busloads of students participated in the dune planting project over the first two-year period. Therefore, the amount of labor involved in this 2-year period was about 5,900 man-hours, or more; additional hours were spent in 1997 and the early 2000s.

To summarize Mr. Junkin's synopsis, by January 1986 (after the late 1970s and early 1980s El Niño/La Niña events) sand was rapidly accumulating around the homes and needed to be bulldozed, which was accomplished. (Please note: Coastway Construction reported that sand grading began in the 1970s.) In November of 1986, Tillamook County told the homeowners that "no bulldozing at all" would be permitted. By February 1987 remedial grading within 20 feet of the homes was allowed by the County. In July 1988, the State halted the bulldozing; then by spring of 1989 bulldozing was again allowed within 20 feet of the homes, and down to base flood elevation by July 1989.

Pacific City Beachfront Homeowners Association was formed in 1992, and discussions with County and State officials concerning a dune management plan were initiated. This resulted in approval of a 'pilot program' in 1994 for grading of the foredune and planting. The area from Cape Kiwanda to the south end of Kiwanda Shores was graded to the 34 feet elevation, the V Zone elevation of 30 feet plus 4 feet (NGVD 29), and 375,000 plants were planted along this approximately ¾ mile long beachfront area. This planting continued along with repair plantings through the spring of 1995. In 1996 storms eroded most sand eastward to the revetment,

exposing it and removing most of the vegetation.

In January 1997 discussions began with State and County officials to create a formal Foredune Management Plan. The Pacific City Foredune Management Plan was completed in September 1998 and adopted by the County in 1999.

In the spring of 1997 more grading and planting was accomplished. In April 2000 the foredune area from Cape Kiwanda to approximately the south end of Kiwanda Shores, which included 72 lots, was graded and planted 75 feet wide, had 150 "Keep Off" signs posted, and the beachgrass was fertilized and watered. These efforts continued through 2002 but the plantings failed. From that time up until 2015, regulatory officials did not raise objections to the grading activities in the area. At that time, the county informed homeowners that if grading to protect homes were to proceed, they must be done through the permitting process and in line with the PCFMP. Homeowners started submitting applications for Remedial Grading Permits in an effort to save their homes from sand inundation. Those permits were granted, and grading was performed per those permits minimizing damage to homes during that time. However, it became clear that being limited to only grading within 20 feet of the homes resulted in huge piles of sand that not only limited both views of the ocean and any access to the beach that was previously enjoyed, but also would just slump back down onto the homes at the next storm.

In 2016, the beachfront homeowners of Kiwanda Shores formed the Kiwanda Shores Beachfront Collective LLC for the express purpose of securing the proper permits to allow the grading of sand along the Kiwanda Shores section of Pacific City shoreline, and which was coordinated by one of the homeowners, Paul Gulick. A geologic engineering consultant firm, H.G. Schlicker, was hired to study the area and provide reports required by the county and state permitting process. Doug Gless of H.G. Schlicker & Assoc. surveyed the area, researched sand and vegetation histories and created a report to be used in the application for permits for sand alteration. Much of the content in this report stems from the work of Mr. Gless and H.G. Schlicker and Associates performed at that time. The KSBC submitted applications to Tillamook County and to OPRD in 2016, and were granted permits in 2017 by both entities.

For the next 5 years, the KSBC coordinated grading efforts in the subject area, oversaw the third party monitoring of the grading per the permitted Monitoring Plan, and contracted for the planting of beach grass after each grading event. During this time, grading of the subject area successfully protected the homes from inundation, and preserved views and beach access as intended. Each winter, new storms would deposit significant amount of sands on or near the homes in the area, and each spring, the grading would be done



to push that sand back out seaward, shaped as describing in the permitted grading plan, and then the foredune was planted each year with sand stiling grasses. Signs were posted each year to minimize foot traffic on the newly planted beach grass. Despite these efforts and considerable expense, most of the beach grass would not survive the summer, and thus was generally ineffectual in slowing the movement of sand. However, some success was seen on the South end of the subject area, where the planted grasses did take hold, and did to some extent slow the movement of sand towards the home on that end of the subject area.

Kiwanda Shores Beachfront Collective, LLC proposes to grade the foredune on which their homes and the area to the west occupy, continuing the work that has been performed over the past 5 years under permit. This grading is proposed to conform to the PCFMP for Units D and E. The objectives of the proposed grading are to prevent homes from being inundated with sand and to maintain views; to maintain flood/erosion protection; and to maintain or enhance access for homeowners and public; with the priority objective being to “minimize inundation brought about by excessive accumulation of wind-blown sand and correspondingly maintaining or enhance ocean views”.

The proposed graded dune profiles are shown on Figures 4, 6, 9, 12 and 13. These were developed using the Foredune Management Plan’s Management Strategy for Units D and E (Figure 15 – Design Foredune and Figure 16 – Idealized End Member Dune Profiles)

#### **4.0 Potential Impacts and Mitigation Efforts**

The grading and dune stabilization will follow the approved Pacific City Dune Management Plan (PCFMP) and could result in the following short term impacts:

- Sand will be disrupted during grading and moved towards the beach. Some beach grass may be disturbed or destroyed
- Sand that is disturbed during grading may be susceptible to winds until stabilization efforts are complete
- Grading equipment may emit noise and leave temporary tracks in the sand

Efforts to minimize these impacts include performing all grading during the winter months when the sand is wet and not as susceptible to blowing during the grading activities. Furthermore, efforts will be made to work around any established areas of beach grass as much as is practical to minimize disruption of any established beach grass sections. Lastly, the stabilization efforts (planting of new beach grass) will be performed as soon after the finish grading is completed to minimize the time of any exposed, recently graded areas prior to the approved stabilization efforts.

#### **4.1 Compliance with Beach Construction/Alteration Standards**

In addition to the foreseeable impacts outlined above, this application provides the following plans and assurances in full compliance with current state and county guidelines for all Beach Construction and Alterations.

#### **4.1.1** General Standards

The project will protect all applicable public rights to the subject area during the proposed grading activities. At no time will equipment or personnel restrict or limit any public rights in the subject area. The work is done over a large area with a limited amount of equipment (one 312 Excavator) that limiting any access or other public rights is not necessary to assure safety or compliance.

There will be no costs to the public to perform the activities outlined here-in. No government agency is required to perform any of the work, and no ability to tap any public funds is envisioned or proposed.

The project is in compliance with the LCDC Goals, specifically Goal 18 which outlines all construction activities and development, including sand alteration on the Oregon coast. Goal 18 specifically allows for the proposed sand alteration to be done for the preservation of personal property, and for the preservation of views and access, as long as such activities is permitted and shown to be in compliance with an approved Foredune Management plan such as the Pacific City Foredune Management Plan approved and adopted in 1999.

#### **4.1.2** Scenic Standards

In compliance with the Scenic Standards outlined in OAR 736-020-0015, the project will not negatively or significantly alter any natural features in the subject area. The current state of the subject area, as outline above and detailed in testimonials and pictures here-in, comprises a long relatively flat section of sand covered foredune extending from the homes at a base level of 30 to 38 feet (NGVD 29) down to the water level. The project will only continue that historical profile by grading sand away from homes and planting beach grass for dune stabilization. As the beach grass continues to take hold, as it has done on the far southern portion of the subject area, the natural features will only be enhanced.

Damage to any existing beach grass areas will be minimized per the grading plan contained here-in, and in all cases, should damage occur, the beach grass areas will be replanted and protected. No view obstruction of the natural areas will result from the permitted activities, and the end result of the grading and stabilization efforts will compatible with the natural surroundings in the area.

#### **4.1.3** Recreational Use Standards

Recreational use and access of the subject area will not be impacted by the project, either during the grading activity or after completion. Only limited restrictions will apply in close vicinity to the grading equipment during grading, which will be done in low use periods during the months of November to March.

#### **4.1.4 Safety Standards**

All applicable safety standards will be monitored and adhered to during the grading and planting activities. All activity will be performed by professional contractors who are properly insured and permitted to perform such work. At no time will there be a risk to neighboring properties, in that only open sand dunes abut the subject area to both the north and south. Homeowners within the subject area have signed this application and approved the work envisioned here-in.

The contractor doing the grading has significant experience doing the work outlined here and has not had any reported safety violations or concerns. They have outlined their safety plan as including a barrier around the active work area at all times machines are in operation. Such barrier will include, at their option, signage indicating that work is in progress, and all non-authorized personnel to keep out, and/or ropes or caution tape around the work area. If public foot traffic becomes high, or if it is deemed that the barriers are inadequate to guarantee public safety, a spotter will be added to the work site to assure no public enters the work area.

#### **4.1.5 Natural and Cultural Resource Standards**

Natural and Cultural Resources Standards will be adhered to during the grading and foredune stabilization. Specifically, there is no anticipated impact to fish and wildlife resources as the grading activity is to be performed well above the mean high tide mark, and no other water or natural elements are in the subject area other than open dune as described earlier. There are no estuarine elements in the subject area. The grading will be done such that if at any time any potential historical, cultural, archaeological, or geologic items are discovered in the subject area, all grading will stop and state resources will be brought in to evaluate the situation and guide and inform the project on how to deal with the findings. Note that no such items have been found in the subject area in the past, nor have been identified or found anywhere near the subject area.

## **Addendum B – Plans**

### **KSBC Foredune Grading Plan, 2024**

Kiwanda Shores Beachfront Collective LLC, (KSBC) representing a group of beachfront homeowners in the Kiwanda Shores development of Pacific City applying for a Foredune Grading Permit by the Tillamook County Planning Department. The grading permit requires that all foredune grading be in compliance with the Pacific City Foredune Management Plan (PCFMP) for sections D and E. This document is to outline the specifics of the Foredune Grading Plan.

The subject area is the entire beachfront area within the Kiwanda Shores development in Pacific City, Oregon. Here, approximately 40 homes and home sites lie above a stretch of beachfront that is an area of extreme sand movement and accretion, particularly during the winter months. Many thousands of cubic yards pile up with each storm, and without grading the homes in the area would soon be inundated. Grading is required to protect the homes from damage, and to restore views and usability of the home.

Foredune grading in the subject area will be performed primarily during the winter months to avoid excessive accumulation of sand around the homes. Left ungraded during this time, the sand movement and accumulation can cause significant property damage. Grading is typically performed by use of a large excavator which moves sand westward and deposits the excess sand on the foredune downslope. Grading is to be performed across the subject area as needed throughout the winter. As the frequency and severity of the winter storms begin to lessen, typically in the February and March timeframes, finish grading will occur to achieve a foredune profile as outlined in the attached foredune survey profiles. The entire subject area will be graded so that the result is a uniform and naturally flowing dune as indicated in the PCFMP for sections D and E. Upon completion of the finish grading, the planting of sand-stilling beach grasses will occur as per the attached Planting Plan. Furthermore, monitoring of the Foredune and the plantings will be performed per the attached Monitoring Plan.

Grading will be performed to accomplish a uniform dune slope along the subject area as much as is feasible. Grading will be done down to the levels shown in the profiles, which are near to the bottom floor level of the beachfront side of the homes involved. However, in all cases, grading will not be done resulting in a grade below the governing FEMA defined limits plus 4 feet. Since the profiles provided do not detail exact elevations for each homeowner, note that the FEMA elevations and the requirements of the PCFMP are the overriding governing documents, and are to be adhered to in all cases.

It is the objective of this plan to achieve a more stable foredune through this permitted grading and vegetative stabilization over time. Based on history, however, this will take time to achieve, and thus it is expected that at least some grading will need to be performed annually per this plan throughout the 5 year life of the permit. The planting Plan and the Monitoring Plan will follow each grading cycle as outlined above.

It is the intent of this plan and related documents to remain in full compliance of the PCFMP and any and all government mandated rules and regulations. Specifically:

- Under no circumstances will any sand be removed from the beachfront
- Under no circumstances will any grading be performed that brings the elevation of the Foredune below the FEMA V-Zone 100 year plus 4 feet limit
- No sand will be deposited as a result of grading below 12 feet NGVD

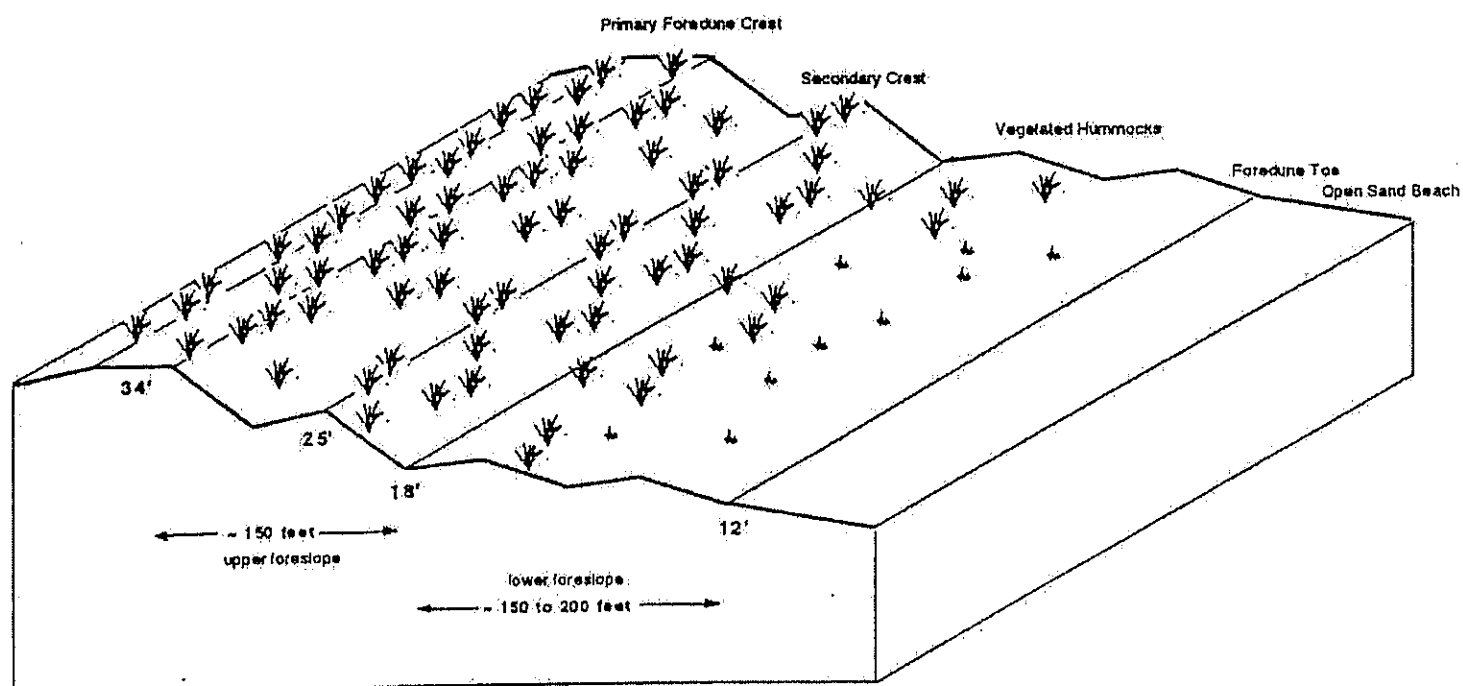


Figure 3. The Pacific City Design Foredune.

Figure 15

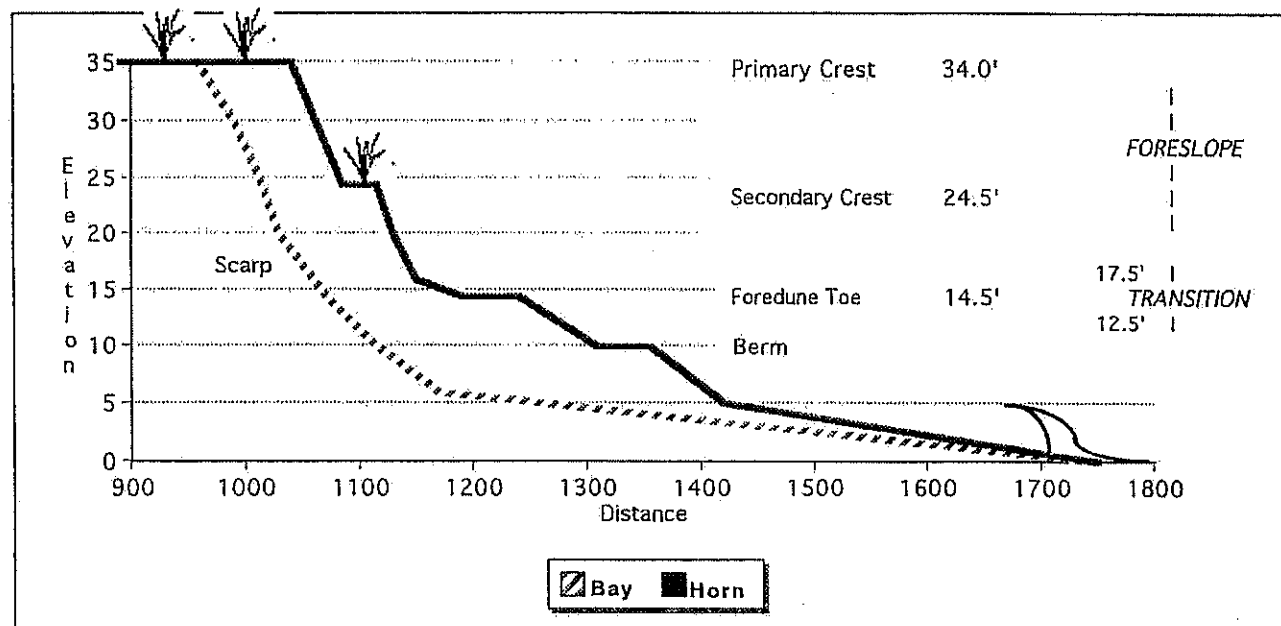


Figure 11. Idealized end member profiles for the Pacific City shoreline.

Elevations and distances are in feet. Terms shown in figure are described in the text.

Figure 16

#### Sand Volume Estimates

	Horiz.	Vertical	Shape %	Linear Ft.	Cubic Feet	Cubic yards
Sect -02	50	2	0.5	350	17500	1944
Sect -05	70	4	0.75	350	73500	8167
Sect -08	100	5	0.75	350	131250	14583
Sect -11	70	6	0.5	475	99750	11083
Sect -17	50	4	0.5	300	30000	3333
Sect -20	60	4	0.75	350	63000	7000
2175 Total					415000	46111

#### Construction Value of Project

Grading	\$46,111	Coastway Construction (aprox. \$1 per cubic yard moved)
Planting	\$48,450	Josh Venti, Bros with Hoes
Monitoring	\$500	
Construction Value	\$95,061	



# **KSBC Dune Stabilization Plan, 2024**

## **Background:**

Kiwanda Shores Beachfront Collective LLC, (KSBC) representing a group of beachfront homeowners in the Kiwanda Shores development of Pacific City applying for a Foredune Grading Permit by the Tillamook County Planning Department. The grading permit requires that all Foredune grading be followed by the planting of dune stabilization vegetation in compliance with the Pacific City Foredune Management Plan (PCFMP).

It is the intent of this plan to follow specifically all the requirements outlined in the Pacific City Foredune Management Plan (PCFMP). Each element of the plan references the associated requirement outlined within the PCFMP. This planting plan applies to Units D and E of the PCFMP. Note that in all material respects as it relates to vegetative stabilization, and related elements of the PCFMP, Units D and E are substantively identical. Therefore, for clarity and simplicity, when referencing specific sections of the PCFMP, this plan will reference the section for Unit E, but note that the corresponding section of Unit D also applies.

## **Grading and Vegetative Stabilization**

- 1) Upper Portion of Foredune: The proximity of the dwellings to the shoreline limits the ability to encourage outward as opposed to upward growth of the foredune. Efforts to use vegetation to establish a wide foredune in this area are likely to be thwarted by high wave runup and erosion during winter storms. Planting the entire foredune in this area is likely to result in primarily upward growth of the foredune. Therefore, in order to maintain ocean views, the upper portion of the foredune area will remain mostly open sand. No attempt or effort to establish sand-stilling grasses will be made in this area. Also note that foredune grading in this area may be needed on a regular basis and will be done as needed. (PCFMP page 36, paragraph 4).
- 2) An effort will be made to establish stand-stilling grasses along the lower portion of the foredune in the subject area. (PCFMP page 36, paragraph 5) . KSBC will plant grasses per the instructions contained within the PCFMP (figures 3) for the subject area. Plantings should occur as soon as practical following grading, but in no case will be planted outside the timing guidelines of the PCFMP (November through April). All plantings will be carried out so as to mimic natural vegetation patterns as much as possible. (PCFMP page 36, paragraph 5).

Figure 1: Plan of Proposed Management Practices from Pacific City Foredune Management Plan, Unit D (PCFMP page 29)

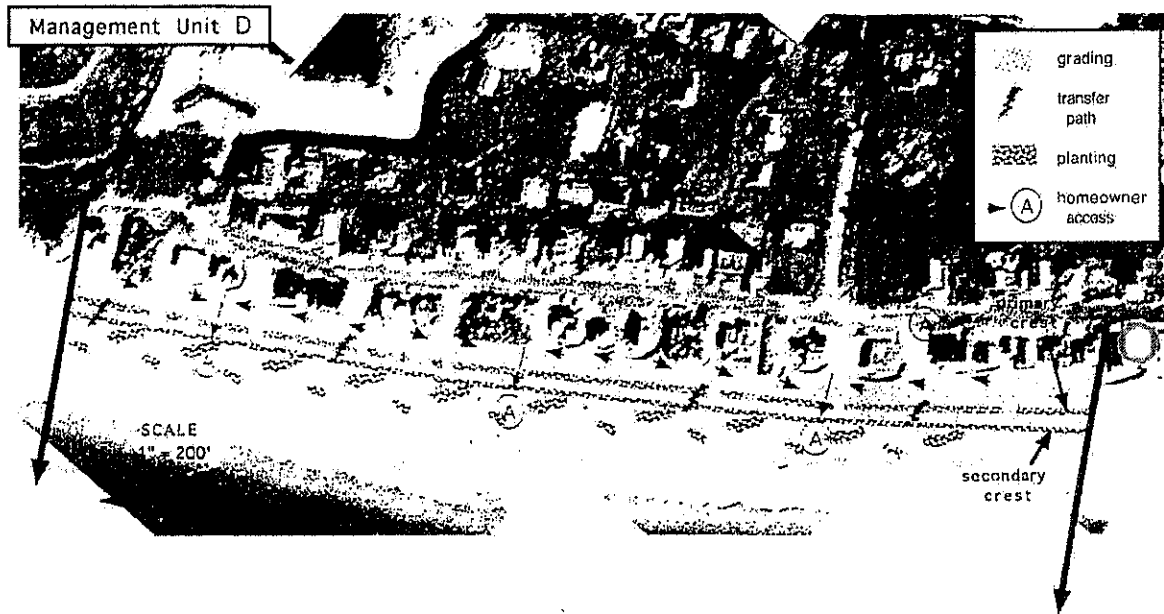
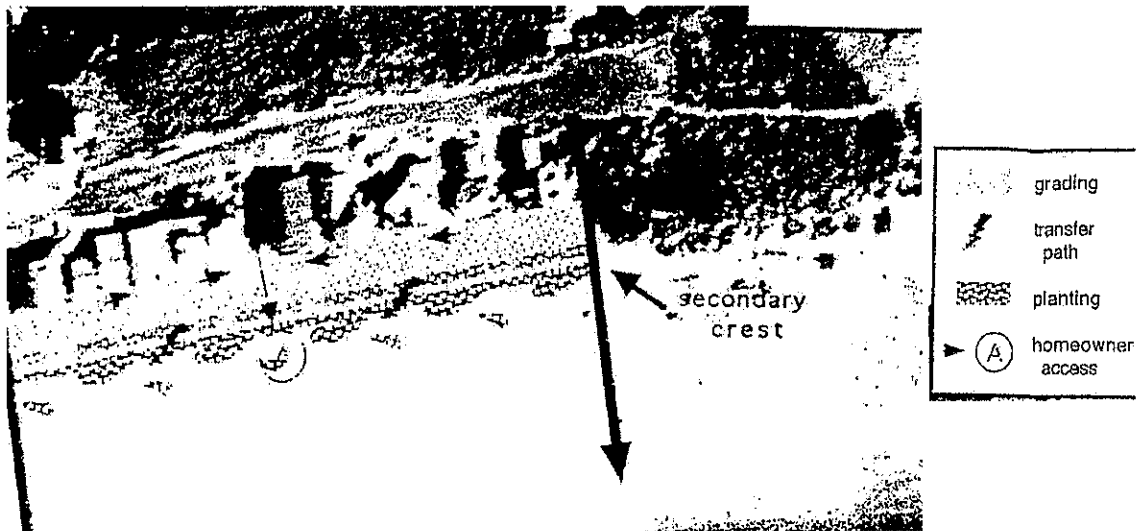


Figure 2: Plan of Proposed Management Practices from Pacific City Foredune Management Plan, Unit E, (PCFMP page 35)



In Figures 1 and 2 above, extracted from the PCFMP, the areas to be planted are shown in the patches of cross-hatched areas on the foredune slope, and in the crosshatched strips along the top edge of the foredune slope. Transfer paths for depositing sand graded from the top areas are shown in dark diagonal strips across the planted areas, and the arrows are meant to depict owner foot traffic paths.

Planting Specifics: Planting densities and plant types will follow, as close as practical to the details outlined in the PCFMP, and indicated below in Figure 3. See Appendix A for representative Planting Quotation per this plan.

Figure 3: Planting management Practices to be followed, per the PCFMP

**Along the secondary crest and foreslope** plant primary grasses (e.g. 80% European Beachgrass and 20% American Dunegrass) at high densities (e.g. hill spacing of 12" with 5 culms per hill) to achieve as much as 60% cover over the area from about 25 feet to 18 feet NGVD in elevation and plant primary grasses (e.g. 80% European Beachgrass and 20% American Dunegrass) at moderate densities (e.g. hill spacing of 18" with 3 culms per hill) to achieve as much as 30% cover over the area from about 18 feet to 14 feet NGVD in elevation. Vegetation planted below an elevation of about 16 feet NGVD is best viewed as sacrificial, in that it may well be lost during winter storms and as a result need to be replanted on a regular basis.

In all cases, planting should be carried out during rainy months (November through April) before and/or after winter storms, when temperatures are between 32 and 60 degrees F and the sand is wet at a 3 inch depth. Preferably immediately after planting, fertilize with ammonium sulfate fertilizer (N-P-K:21-0-0) at a rate of ~200 - 400 pounds per acre, with follow up fertilization again in the subsequent late fall or early spring rainy period (after SCS, 1991).

---

#### **Access Management**

Attempts will be made to limit foot traffic and subsequent damage to the planted areas of both recreational users and homeowners and their guests. Signs will be posted, and access paths through the planted area will be identified if necessary. Where feasible, driftwood logs may be relocated from the beach area to the planted area to block foot traffic and to provide additional dune stabilization.

#### **Monitoring and Maintenance:**

Such plantings will be monitored per the Monitoring Plan proposal outlined in Appendix B. A quarterly report will be generated and provided to both OPRD and Tillamook County Planning Department officials

Depending upon the success or failure of the plantings per this plan, modifications and/or replanting will be done, still within the specifications of the PCFMP. Maintenance of the planted area will be performed as needed to provide the best opportunity of successfully establishing the stand-stilling grasses. Exact maintenance measures will be determined based upon the success and failure of the initial planted area. It is expected that based upon the results of the initial planting, some elements of the planting plan may need to be modified such that best efforts are made to find a successful strategy, while still working within the guidelines outlined in the PCFMP. If a successful planting strategy cannot be developed and proven, then an exception to Goal 18 may be sought.

## **KSBC Monitoring Plan, 2024**

Kiwanda Shores Beachfront Collective LLC, (KSBC) representing a group of beachfront homeowners in the Kiwanda Shores development of Pacific City applying for a Foredune Grading Permit by the Tillamook County Planning Department. The grading permit requires that all foredune grading be followed by the planting of dune stabilization vegetation in compliance with the Pacific City foredune Management Plan (PCFMP). Further, a monitoring plan is to be developed and followed to assure compliance with the grading and vegetative stabilization plantings throughout the period of the permit. This document is to outline the specifics of the monitoring plan.

Periodic monitoring of the Kiwanda Shores Beachfront will occur with the goal of assuring compliance with the Foredune Grading Permit. Specifically, monitoring will be performed and reported as follows:

- 1) On site observation of the beachfront will occur not less than twice per year. Timing of the site visits will be at least once in the fall to observe and record how the subject area dune profiles have shifted or changed since the last grading event, and to document the status of the sand-stilling grasses that were planted in the spring to stabilize the foredune.
- 2) Observations will be recorded and summarized in a Monitoring report to be provided to the KSBC and will be made available to the Tillamook County Department of Community Development and the state OPRD as required or upon request.
- 3) All observations outlined here-in shall be done in person by the person in charge
- 4) Such Observations shall include, at a minimum:
  - a. Photos of the beachfront showing the overall status of the foredune
  - b. Written description of any significant changes in dune profile
  - c. Written description of any significant changes in the health and status of the beach grasses planted for sand stabilization

The Monitoring Agent will specifically note and report on any grading variances that exist from the Grading Plan outlined in Addendum B1. Such grading variances that will be considered out of compliance would be grading that extends below the specified elevations, grading that does not create a uniform and natural foredune structure, or grading that otherwise does not conform to the PCFMP.

The Monitoring Agent will also report on the progress and success or failure of the planting of sand-stilling grasses as outlined in the Planting Plan, Addendum B2. As has been noted herein, and in the PCFMP, the subject area has historically had difficulties with long term establishment of beach grass along the foredune. Still, there is an expectation that over time and through diligent efforts, grasses will continue to be established primarily on the southern end of the subject area, and should extend northward over time. Regardless, the Monitoring Agent will report on the success or failures of these efforts.

Monitoring shall be done by a Monitoring Agent. The Monitoring Agent shall be a third party, independent observer, and will have experience with monitoring and reporting on land processes. The Monitoring Agent shall be responsible for all specified documentation as outlined above. The Monitoring Agent may change periodically through the life of the Grading Permit, but any such change will be done so as to provide continuity in monitoring.

The initial Monitoring Agent shall be as follows:

Bayside Surveying LLC  
6723 South Prairie Road  
Tillamook, OR 97141  
P: 503-842-5551  
<https://www.baysidesurveyingllc.com>

Bayside Surveying has been in business in the Tillamook area for over 30 years and has provided surveying services with cutting edge technology. Their ability to provide independent and knowledgeable monitoring of the subject area make them a perfect fit for this project. They are completely independent of KSBC, with no direct ownership or interest in any properties within the subject area.

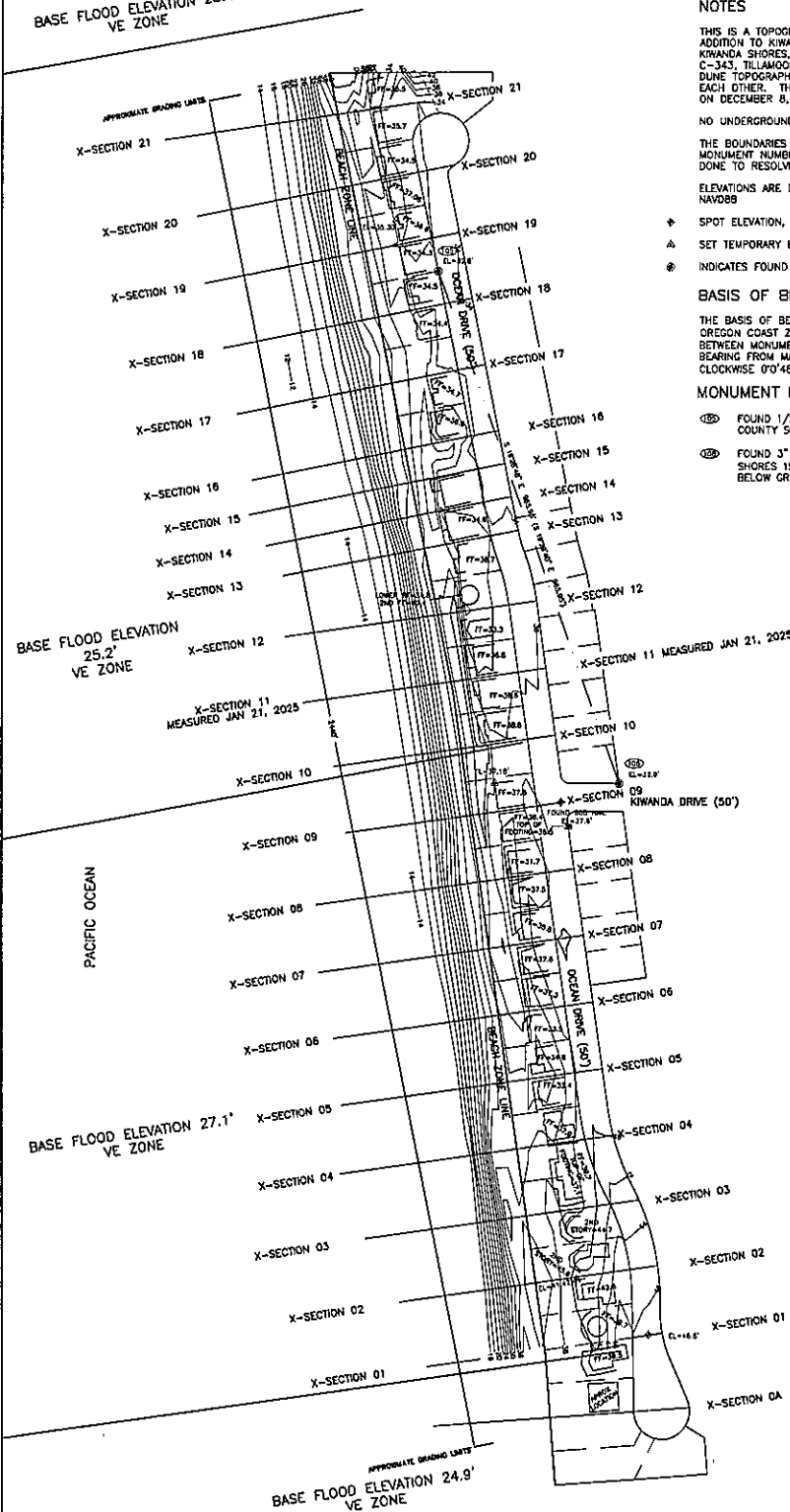


Figure 1



VERTICAL DATUM - NAVD88

BASE FLOOD ELEVATION 23.4'  
VE ZONE



# NOTES

THIS IS A TOPOGRAPHIC MAP OF THE DUNE WEST OF THE LOTS ALONG OCEAN DRIVE, FIRST ADDITION TO KIWANDA SHORES, THIRD ADDITION TO KIWANDA SHORES, AND FOURTH ADDITION TO KIWANDA SHORES, TILLAMOOK COUNTY SUBDIVISION RECORDS, MAPS C-309, C-340, AND C-343, TILLAMOOK COUNTY SURVEY RECORDS. THE PURPOSE OF THIS MAP IS TO SHOW THE DUNE TOPOGRAPHY, THE PROPERTY BOUNDARIES, AND THE BEACH ZONE LINE IN RELATION TO EACH OTHER. THE DUNE TOPOGRAPHY IS SUBJECT TO CHANGE AND IS SHOWN AS IT EXISTED ON DECEMBER 8, 2023.

NO UNDERGROUND UTILITIES WERE LOCATED.

THE BOUNDARIES WERE LAID OUT USING RECORD PLAT BEARING AND DISTANCES FROM MONUMENT NUMBER 108, ROTATED TO MY BASIS OF BEARINGS. NO FURTHER EVALUATION WAS DONE TO RESOLVE BOUNDARY LOCATION.

ELEVATIONS ARE DERIVED FROM GPS OBSERVATIONS AND AN OPUS SOLUTION AND ARE IN NAVD88.

✦ SPOT ELEVATION, ELEVATION INDICATED.

△ SET TEMPORARY BENCH TIE NAIL WITH YELLOW TAG AT INDICATED ELEVATION

⊙ INDICATES FOUND MONUMENT AS SHOWN HEREON

## BASIS OF BEARING

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 19°28'48" EAST BETWEEN MONUMENTS 108 AND 105. THIS IS A ROTATION OF 0°0'48" CLOCKWISE RECORD BEARING FROM MAPS C-340, AND C-343, TILLAMOOK COUNTY SURVEY RECORDS, ROTATED CLOCKWISE 0°0'48" TO MY BASIS OF BEARINGS.

## MONUMENT NOTES

① FOUND 1/2" REBAR, 1.1' BELOW GRADE, SEE MAP C-340, TILLAMOOK COUNTY SURVEY RECORDS, HELD FOR BASIS OF BEARINGS.

② FOUND 3" TILLAMOOK COUNTY BRASS CAP, STAMPED INITIAL PT KIWANDA SHORES 1ST RS 793 1983", IN CONCRETE, NAT SECTION WEST 1.5', 0.2' BELOW GRADE, SEE MAP C-309, HELD FOR BASIS OF BEARINGS.

## ADDITIONS

MAY 31, 2024 ADDED PROPOSED GRADE ON SELECTED PROFILE. ADDED HOUSE LOCATIONS AND FLOOR ELEVATIONS. THE HOUSE SHOWN ON THE PROFILES IS THE FIRST HOUSE NORTH OF THE CROSS-SECTION.

THE HOUSE SHOWN ON THE PROFILE IS THE FIRST HOUSE NORTH OF THE CROSS-SECTION. THE DECK AND PATIO IS NOT SHOWN ON THE CROSS-SECTION.

THE MEAN HIGH WATER ELEVATION WAS ESTABLISHED FROM THE NOAA WEBSITE. THE SOUTH BEACH CONTROL STATION HAS PUBLISHED ELEVATION OF 8.79 NAVD88 FOR THE MEAN HIGH WATER ELEVATION.

OCTOBER 21, 24 ADDED 2' CONTOURS.

JANUARY 21, 2025 ADDED X-SECTION 11 AND DA

APPROXIMATE AREA OF DUNE STABILIZATION 5.5 ACRES

## BASIS OF BEARING

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 19°28'48" EAST BETWEEN MONUMENTS 108 AND 105. THIS IS A ROTATION OF 0°0'48" CLOCKWISE RECORD BEARING FROM MAPS C-340, AND C-343, TILLAMOOK COUNTY SURVEY RECORDS, ROTATED CLOCKWISE 0°0'48" TO MY BASIS OF BEARINGS.

## INDEX

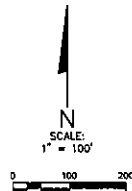
- PAGE 1 TOPD WITH 2' CONTOURS, APPROXIMATE NORTH-SOUTH EXTENTS OF GRADING LIMITS, HOUSE FOOTPRINT WITH HOUSE FLOOR ELEVATIONS
- PAGE 2-4 TRACT BOUNDARIES WITH DIMENSIONS, TAX LOT NUMBERS, APPROXIMATE GRADING EXTENTS EAST-WEST, ELEVATION BENCH MARKS
- PAGE 5-15 PROFILE OF X-SECTIONS

## OREGON COORDINATE REFERENCE SYSTEM OREGON COAST ZONE

OBLIQUE MERCATOR PROJECTION  
NORTH AMERICAN DATUM OF 1983

LATITUDE OF LOCAL ORIGIN: 44°45'00" N  
LONGITUDE OF LOCAL ORIGIN: 124°03'00" W  
FALSE NORTHING: -4,600,000.000 METERS  
FALSE EASTING: -300,000.000 METERS  
SKEW AXIS SCALE: 1.000 000 (EXACT)  
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"

(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.0)  
2-28-2017, APPENDIX A, PAGE A-52, SEE ODOT RECORDS)



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Robert Esplin*  
OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
00017  
RENEWAL: DECEMBER 31, 2025

PAGE 1 OF 15

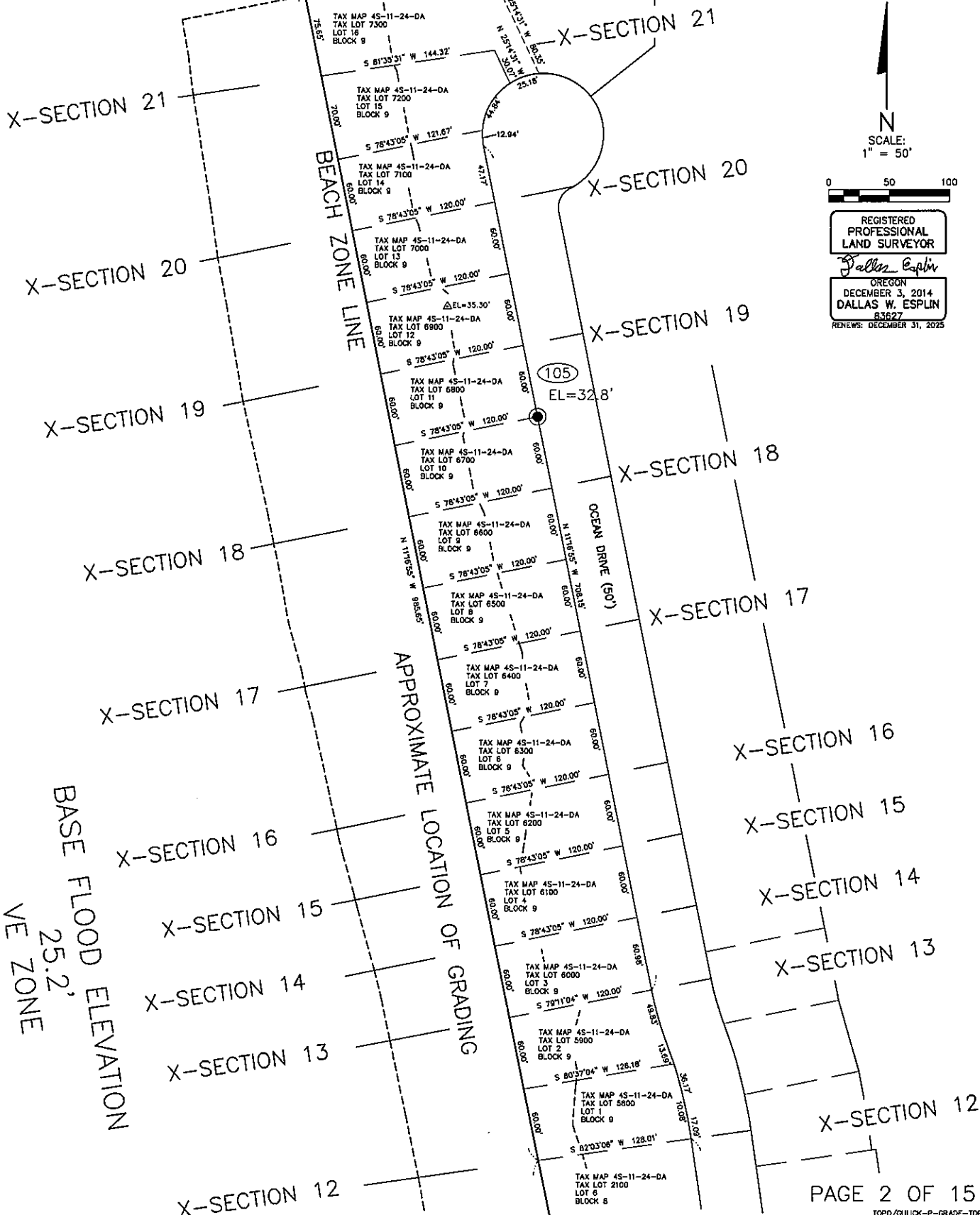
TOPD/BLANK-P-GRADE-TOPD.DWG  
BLANK-P-17X

BY-SIDE SURVEYING  
LLC  
11765 HWY 101 SOUTH  
TILLAMOOK, OR 97141  
503-842-5551

TOPOGRAPHIC MAP FOR  
KIWANDA SHORES HOA  
NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W4M  
TILLAMOOK COUNTY, OREGON

DATE: DECEMBER 8, 2023  
COURTMENT: TUNCOON MAPER V  
FIELD: TUC  
DRAWN: DECA  
CHECKED: DNE  
DATE: 1811

VERTICAL DATUM - NAVD88



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Dallas Esplin*  
OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
83627  
RENEW: DECEMBER 31, 2025

TOPD/GULICK-P-GRADE-TOPO.DWG  
GULICK-P.DWG

BAISIDE SURVEYING  
LLC  
6723 S. PRAIRIE RD  
TILLAMOOK, OR 97141  
503-842-5551

TOPOGRAPHIC MAP FOR:  
KIWANDA SHORES HOA  
NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W.M.  
TILLAMOOK COUNTY, OREGON

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
DECEMBER 8, 2023	TOPCON HIPER V FC8000	TMC	DCA/DWE	DWE	1011

BASE FLOOD ELEVATION  
25.2'  
VE ZONE

X-SECTION 11  
NOT MEASURED  
DUE TO EXCAVATION

BASE FLOOD ELEVATION 27.1'  
VE ZONE

APPROXIMATE LOCATION OF GRADING

BEACH ZONE LINE

N  
SCALE:  
1" = 50'

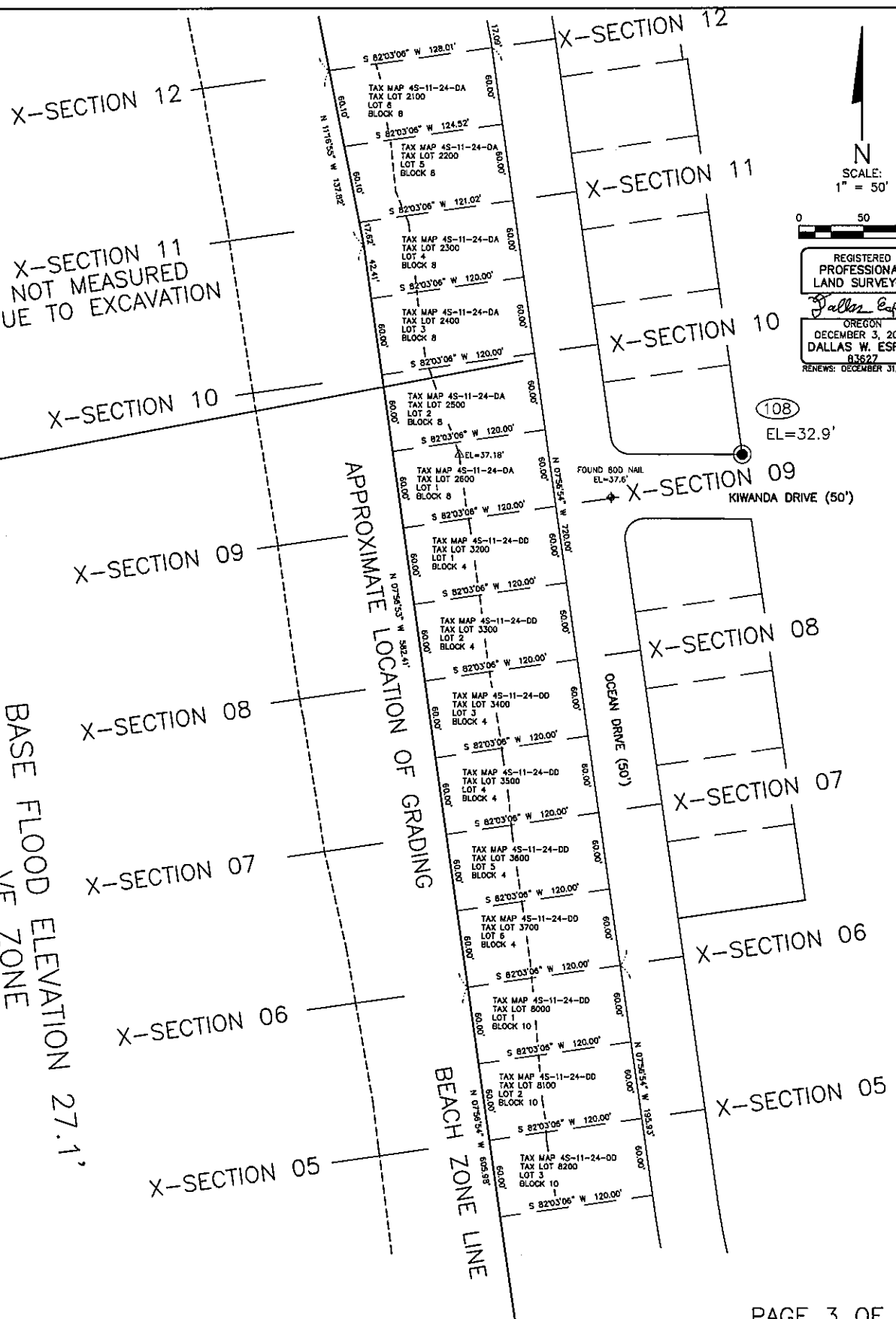
0 50 100

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Dallas Esplin*  
OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
83627  
RENEWS: DECEMBER 31, 2025

(108)  
EL=32.9'

FOUND 800 NAIL  
EL=37.6'  
X-SECTION 09  
KIWANDA DRIVE (50')

OCEAN DRIVE (50')



VERTICAL DATUM - NAVD88

SURVEY BY:  
**BAYSIDE SURVEYING LLC**  
6723 S. PRAIRIE RD  
TILLAMOOK, OR 97141  
503-842-5551

TOPOGRAPHIC MAP FOR:  
**KIWANDA SHORES HOA**  
NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W.M.  
TILLAMOOK COUNTY, OREGON

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
DECEMBER 8, 2023	TOPCON HIPER V FC8000	TMC	DCA/DWE	DWE	1911

BASE FLOOD ELEVATION 27.1'

BASE FLOOD ELEVATION 24.9'

X-SECTION 05

X-SECTION 04

X-SECTION 03

X-SECTION 02

X-SECTION 01

X-SECTION 0A

APPROXIMATE GRADING LIMITS

BEACH ZONE LINE  
APPROXIMATE LOCATION OF GRADING

X-SECTION 05

X-SECTION 04

X-SECTION 03

X-SECTION 02

X-SECTION 01

X-SECTION 0A

OCEAN DRIVE (50')

EL=46.6'



SCALE:  
1" = 50'



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dallas Esplin*

OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
83627

RENEWS: DECEMBER 31, 2025

VERTICAL DATUM - NAVD88

PAGE 4 OF 15

TOPD/GULICK-P-GRADE-TOPD.DWG  
GULICK-P-CRS

DESIGNED BY:  
**BAYSIDE SURVEYING LLC**

6723 S. PRAIRIE RD  
TILLAMOOK, OR 97141  
503-842-5551

DATE  
DECEMBER 8, 2023

EQUIPMENT  
TOPCON HIPER V  
FC5000

TOPOGRAPHIC MAP FOR:

**KIWANDA SHORES HOA**

NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W.M.

TILLAMOOK COUNTY, OREGON

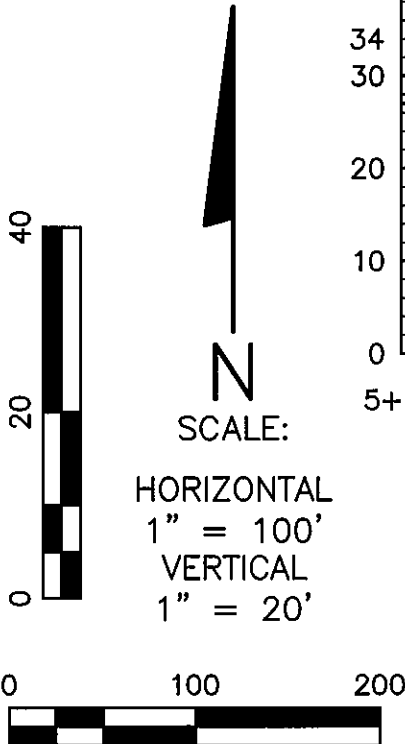
FIELD  
TMC

DRAWN  
DCA/DWE

CHECKED  
DWE

JOB NUMBER  
1911

VERTICAL DATUM - NAVD88

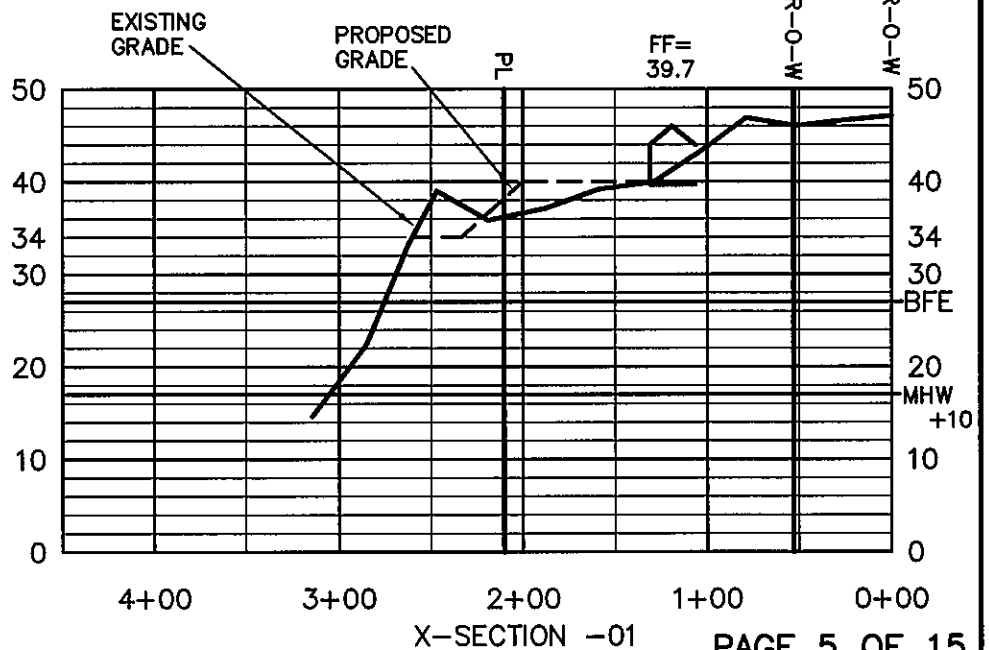
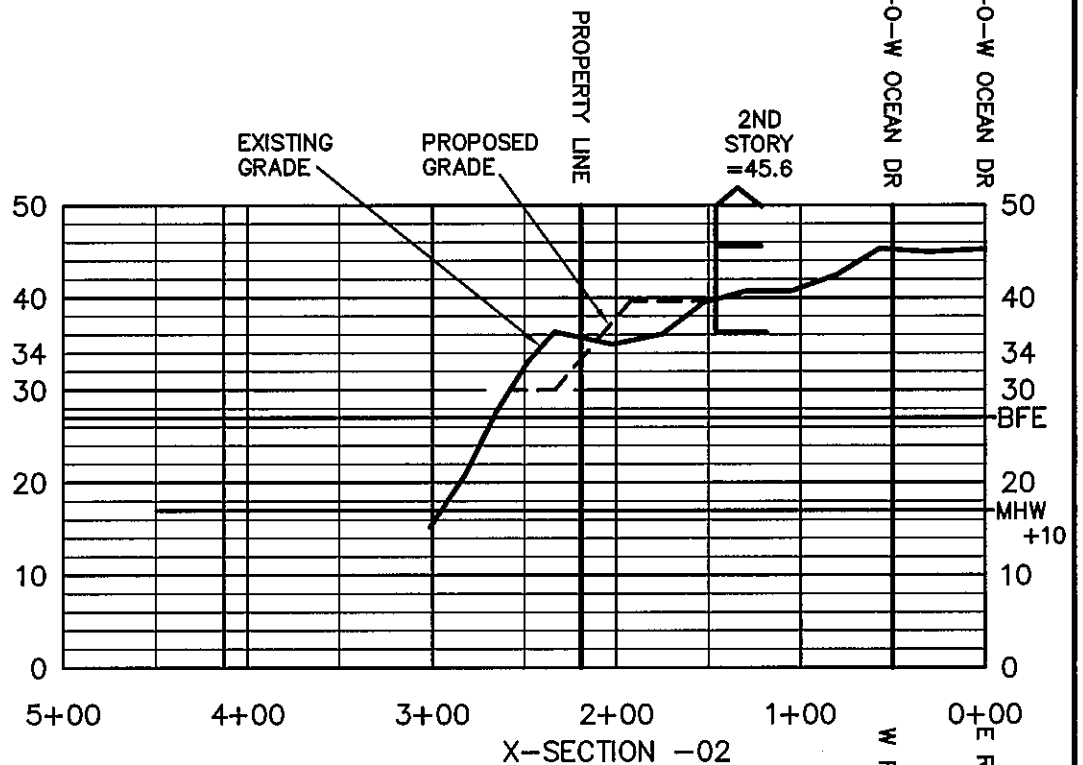


REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

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DECEMBER 3, 2014  
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83627

RENEWS: DECEMBER 31, 2025



PAGE 5 OF 15

BSS\TOPO\GULICK-P-GRADE.DWG  
GULICK-P.TXT

SURVEY BY:  
**BAYSIDE SURVEYING LLC**  
11765 HWY 101 SOUTH  
TILLAMOOK, OR 97141  
503-842-5551

TOPOGRAPHIC MAP FOR:

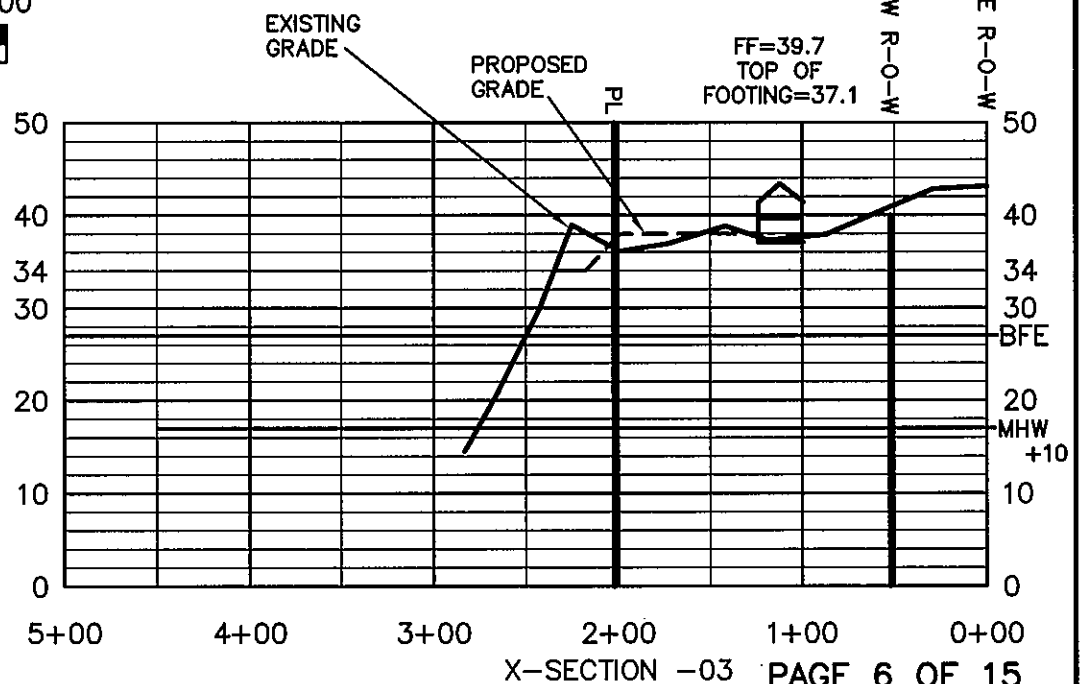
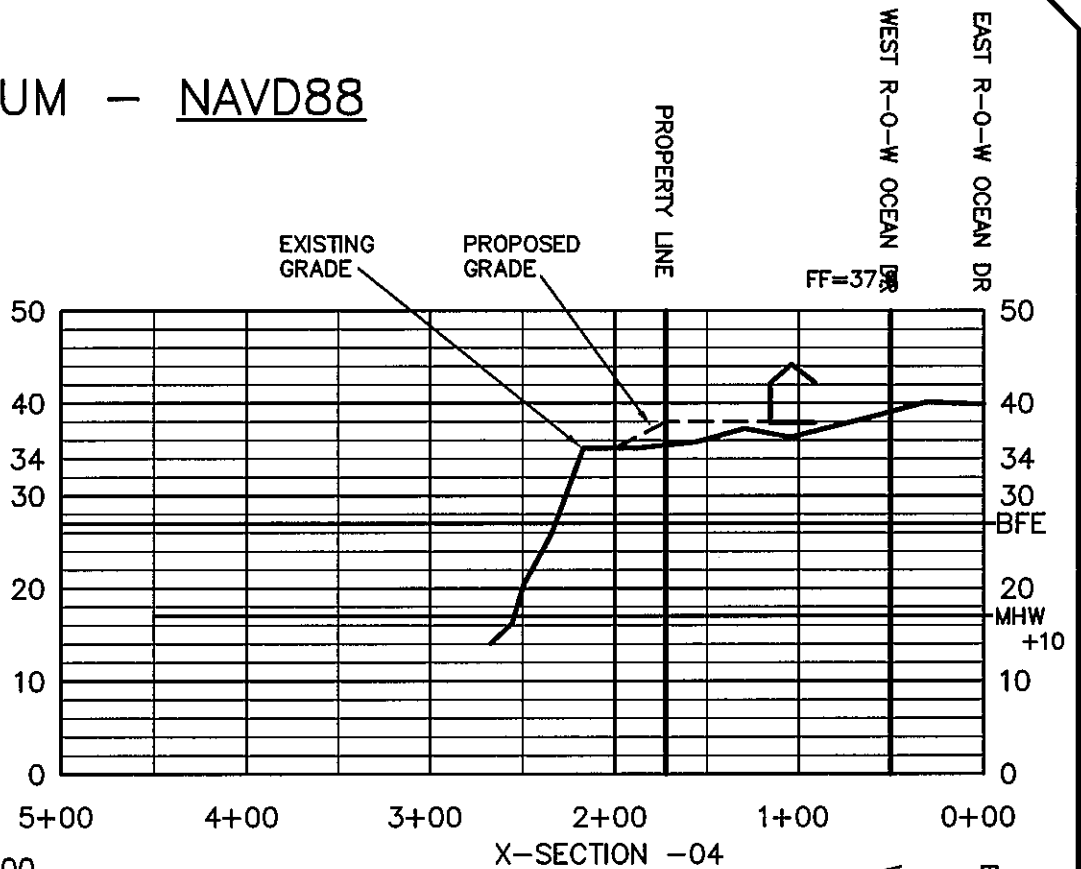
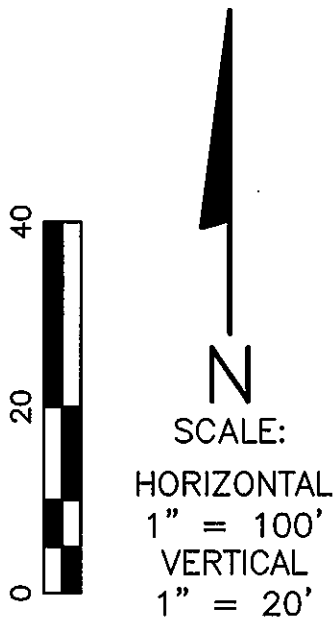
**KIWANDA SHORES HOA**

NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W.M.

TILLAMOOK COUNTY, OREGON

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
DECEMBER 8, 2023	FC-6000 TOPCON HIPER V	TMC	DCA	DWE	1619

VERTICAL DATUM — NAVD88



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LAND SURVEYOR

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RENEWALS: DECEMBER 31, 2025

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503-842-5551

TOPOGRAPHIC MAP FOR:  
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NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W.M.

TILLAMOOK COUNTY, OREGON

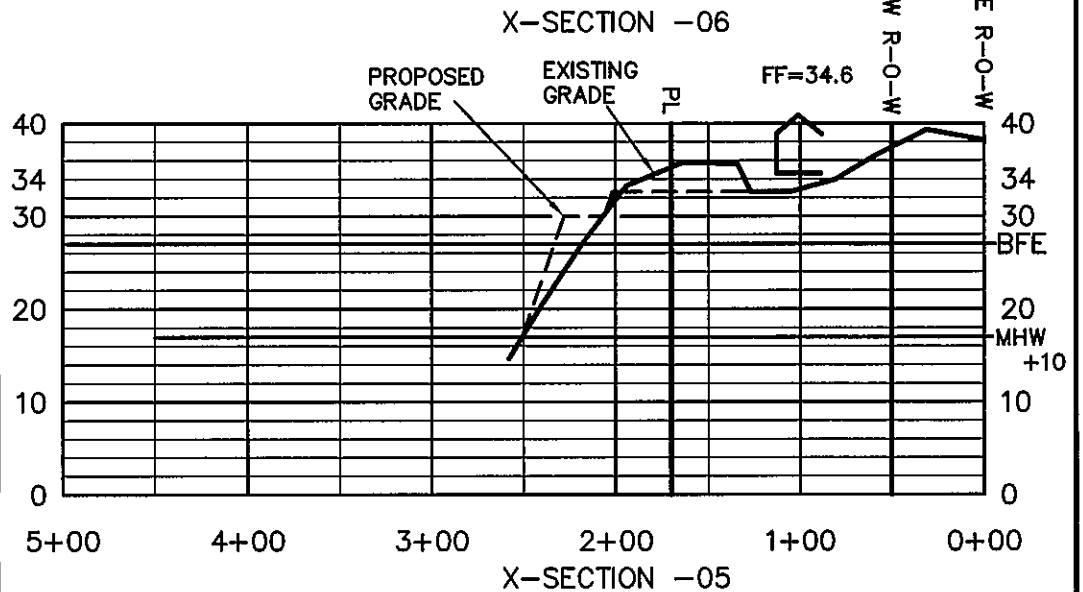
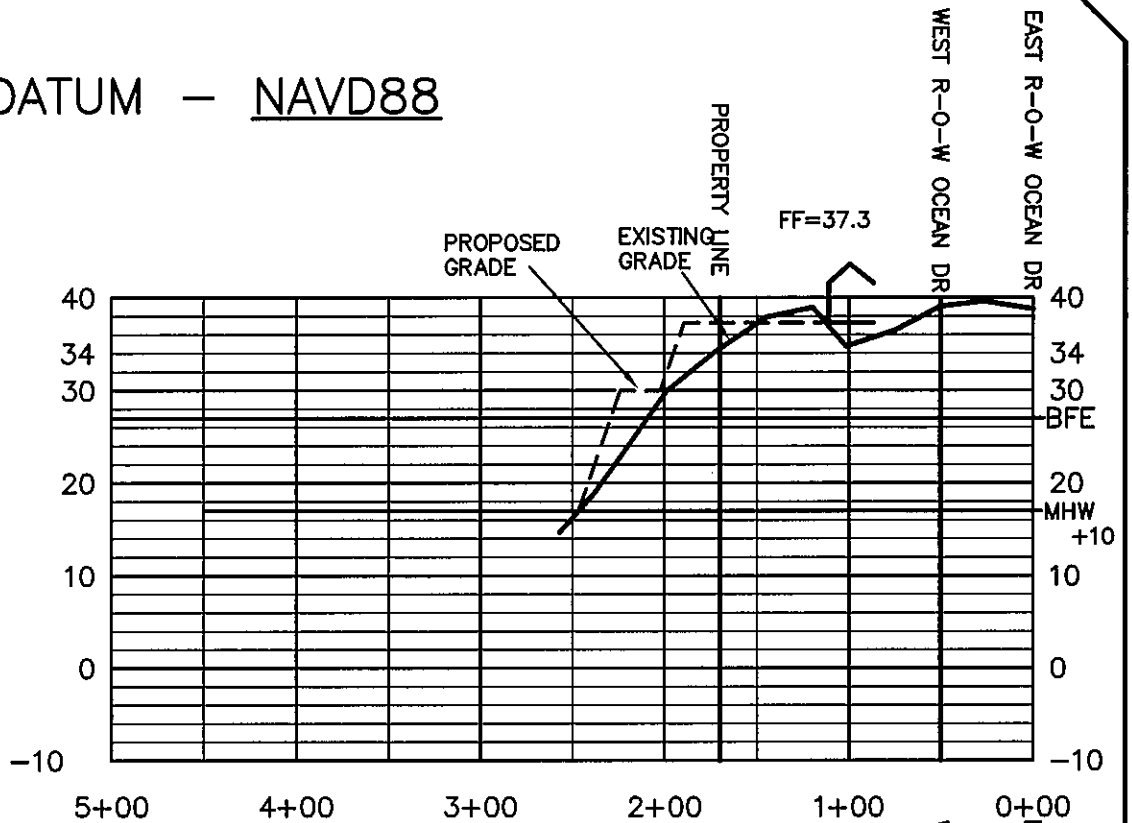
PAGE 6 OF 15

BSS\TOPO\GULICK-P-GRADE.DWG  
GULICK-P.TXT

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
DECEMBER 8, 2023	FC-6000 TOPCON HIPER V	TMC	DCA	DWE	1619



VERTICAL DATUM — NAVD88



SCALE:  
HORIZONTAL  
1" = 100'  
VERTICAL  
1" = 20'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dallas Esplin*

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PAGE 7 OF 15

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SURVEY BY:  
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11765 HWY 101 SOUTH  
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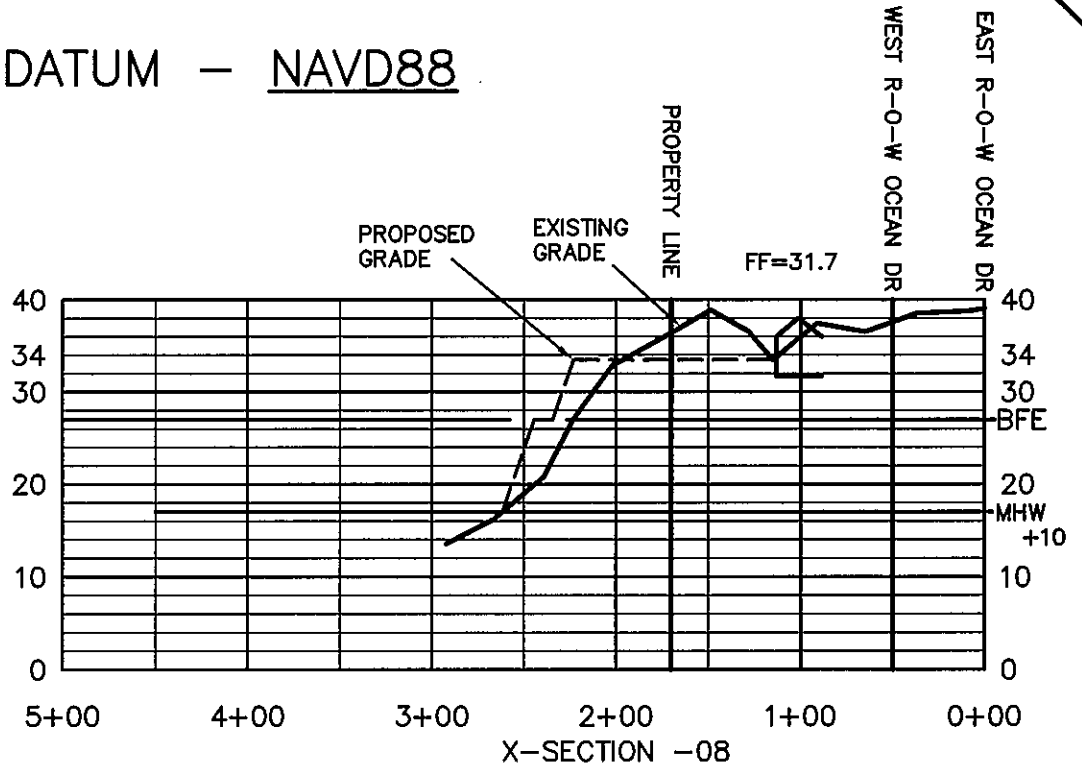
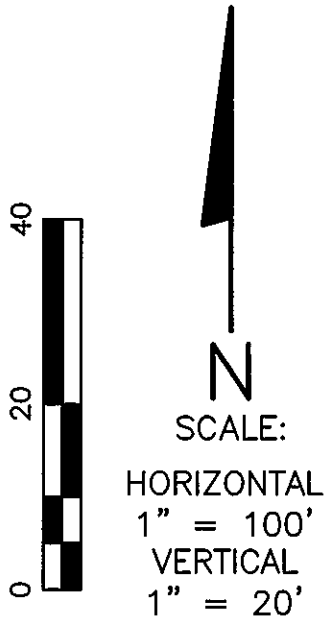
**KIWANDA SHORES HOA**

NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W.M.

TILLAMOOK COUNTY, OREGON

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DECEMBER 8, 2023	FC-8000 TOPCON HIPER V	TMC	DCA	DWE	1619

# VERTICAL DATUM - NAVD88

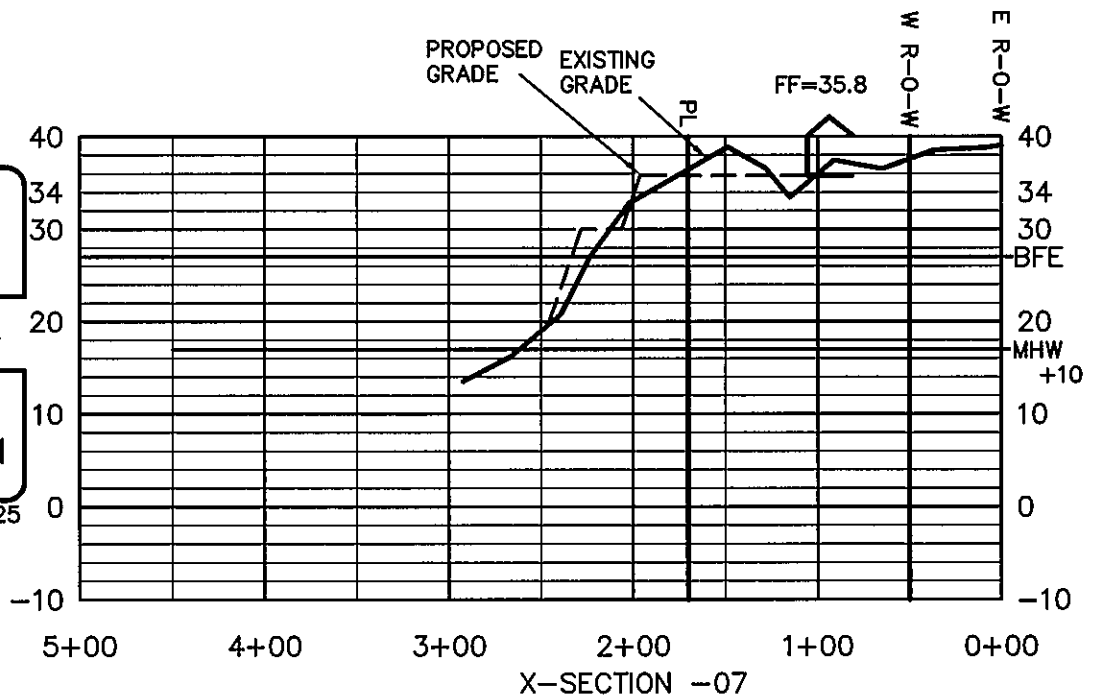


REGISTERED  
PROFESSIONAL  
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DECEMBER 3, 2014  
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83627

RENEWS: DECEMBER 31, 2025



PAGE 8 OF 15

BSS\TOPO\GULICK-P-GRADE.DWG  
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**BAYSIDE SURVEYING LLC**  
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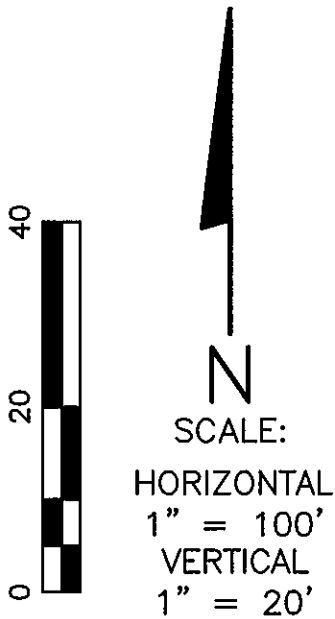
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**BAYSIDE SURVEYING**  
LLC  
11765 HWY 101 SOUTH  
TILLAMOOK, OR 97141  
503-842-5551

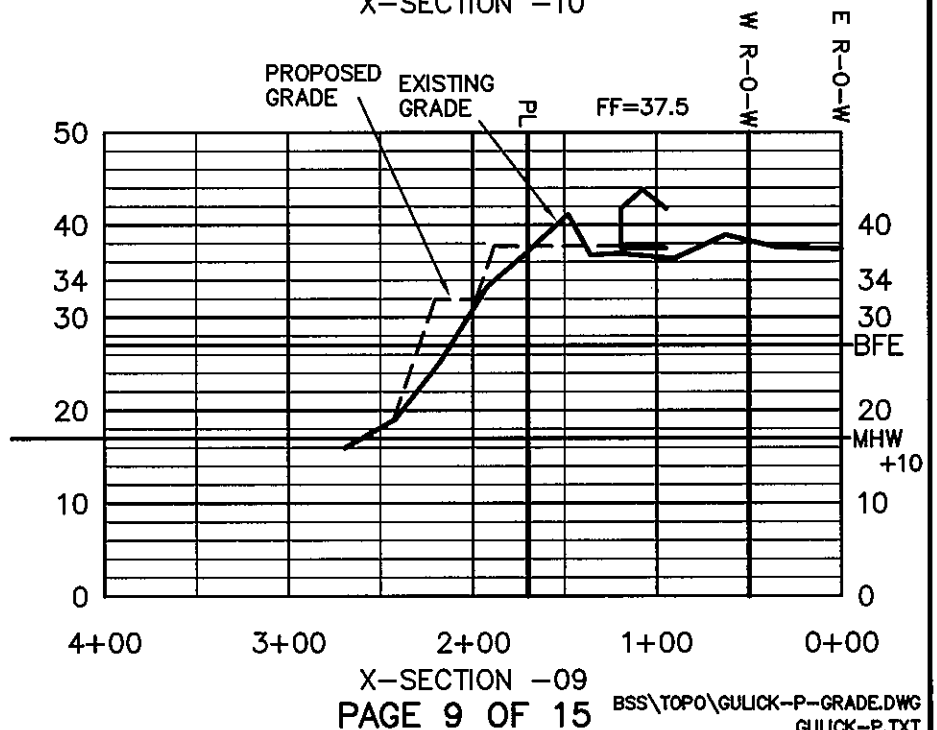
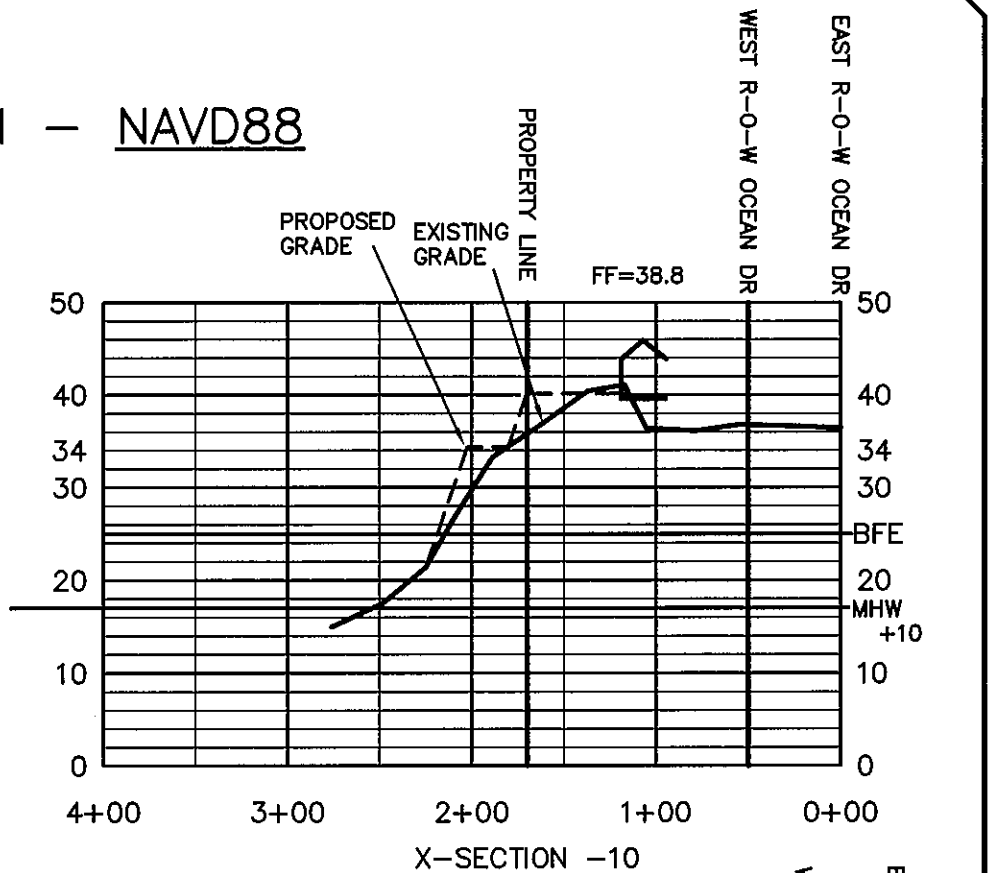
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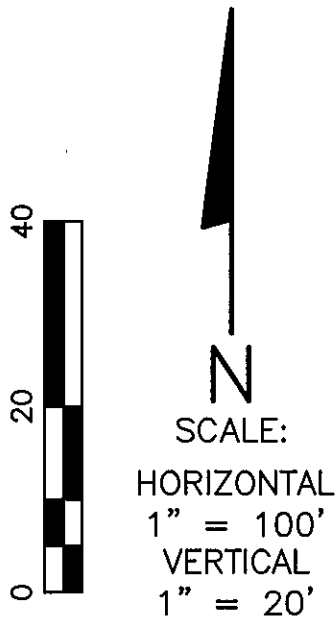
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TILLAMOOK COUNTY, OREGON

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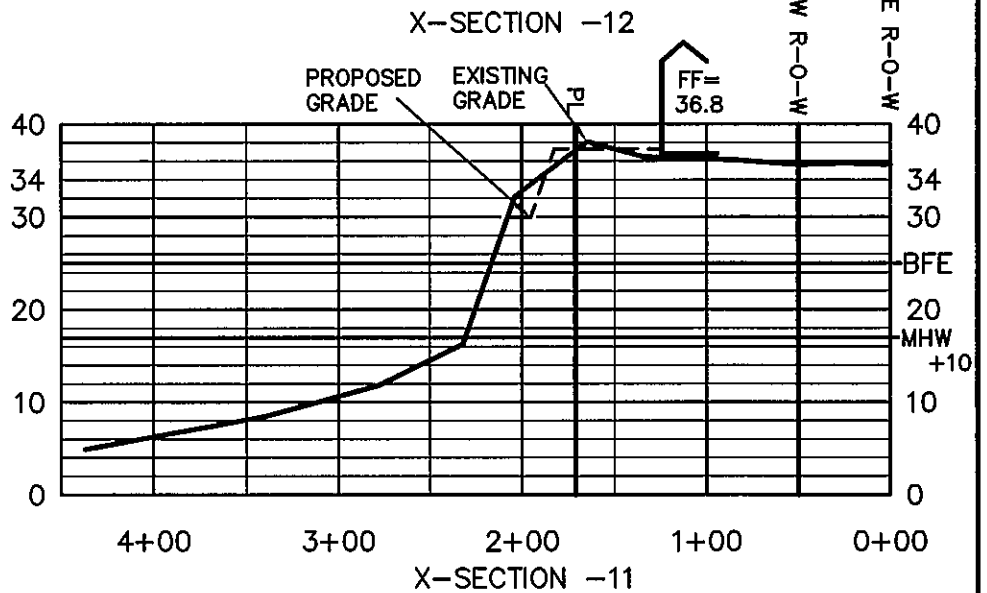
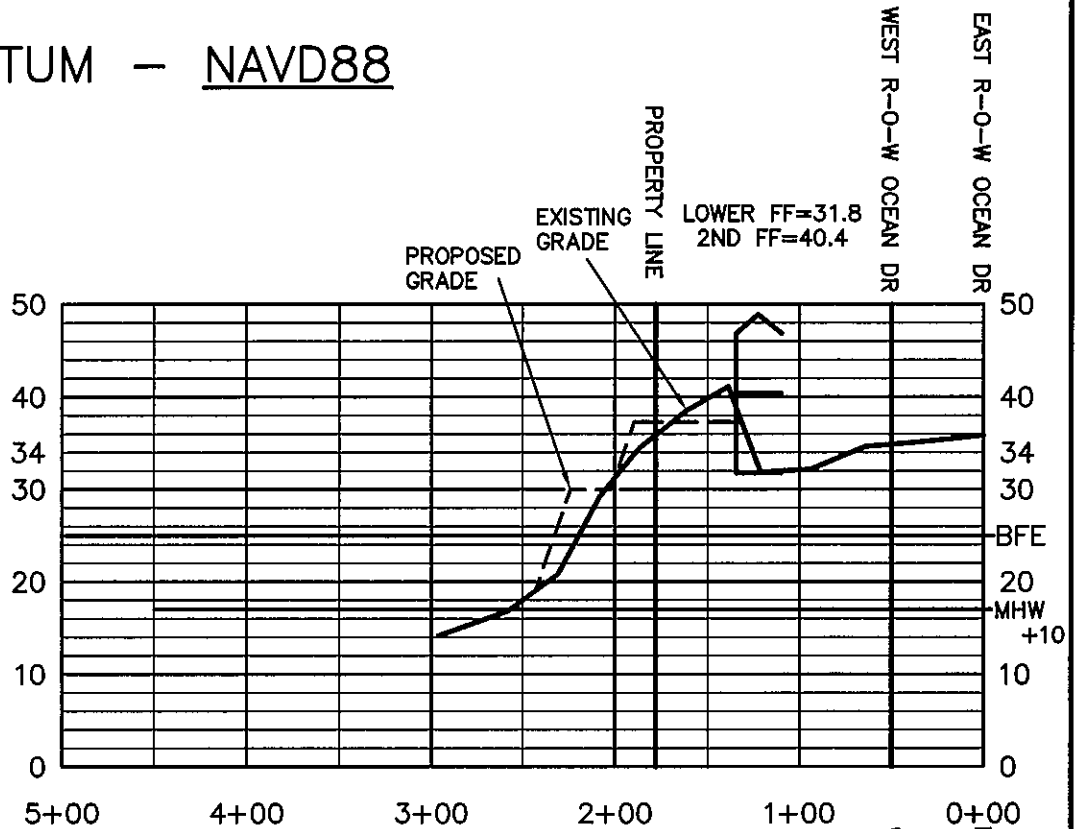
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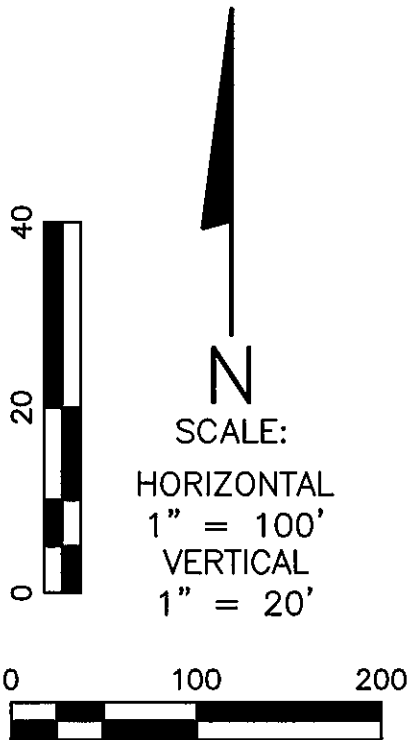
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BSS\TOPO\GULICK-P-GRADE.DWG  
GULICK-P.TXT

VERTICAL DATUM - NAVD88



REGISTERED  
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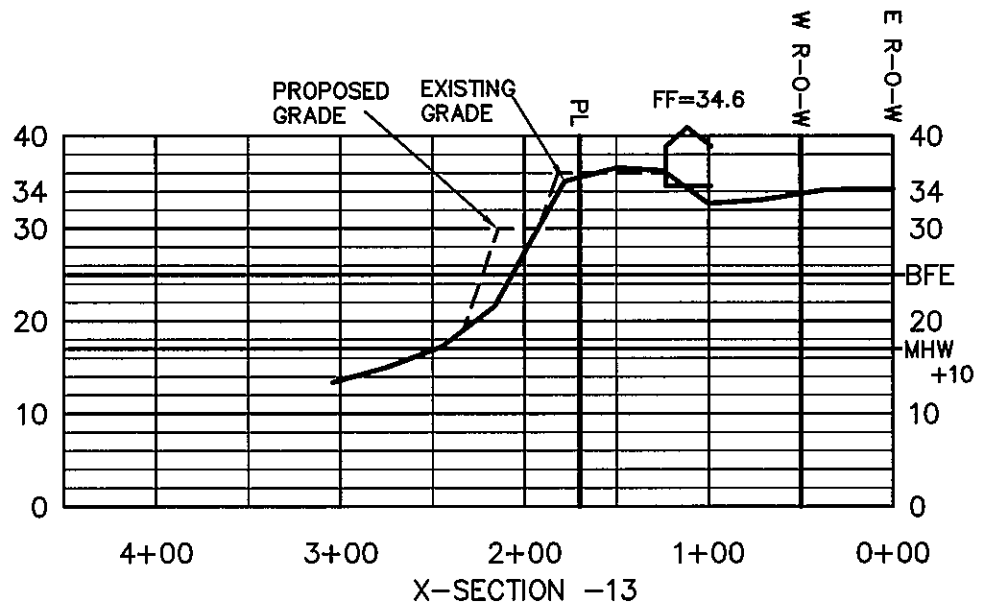
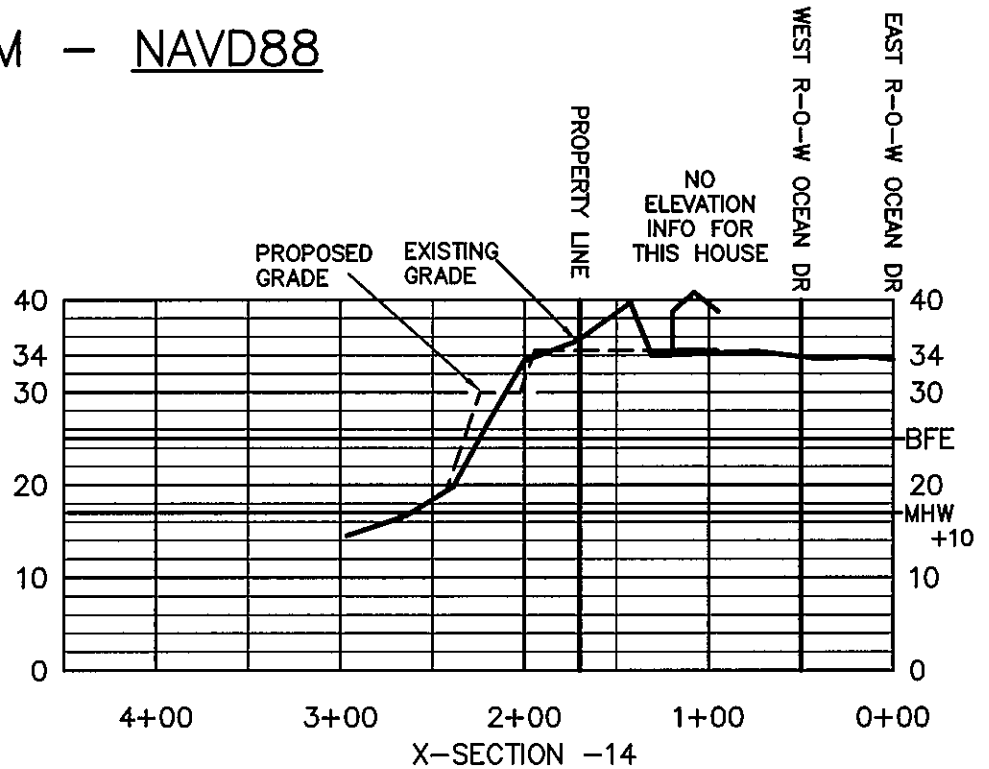
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TILLAMOOK COUNTY, OREGON

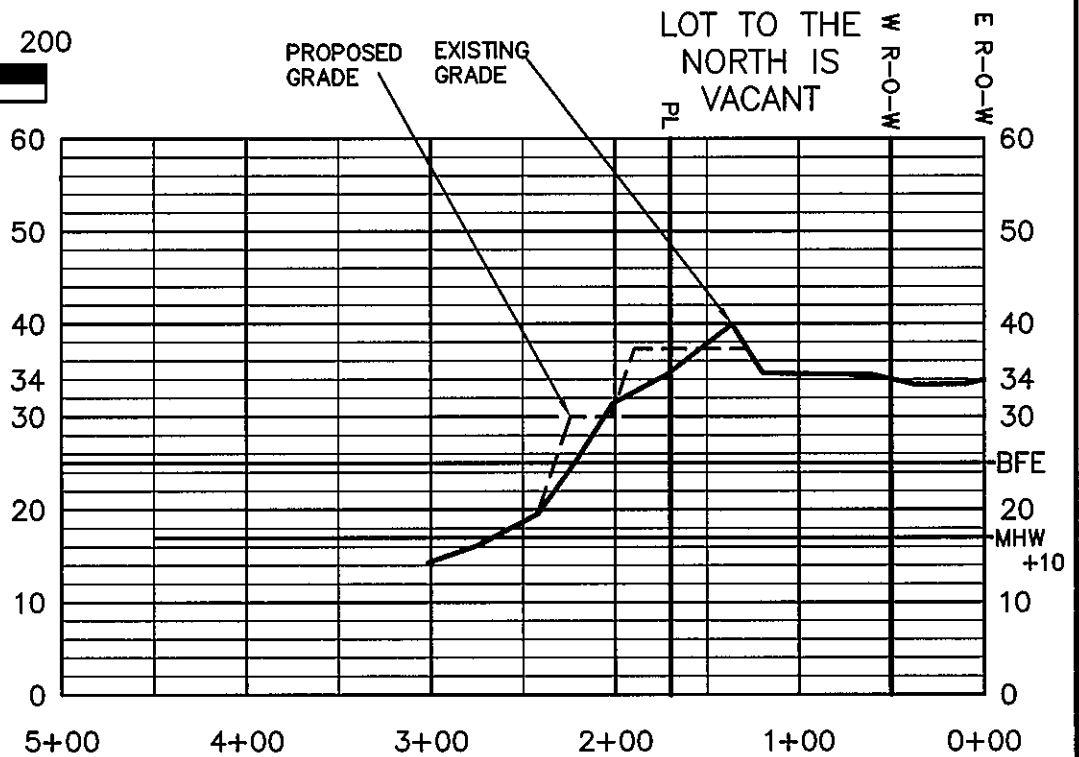
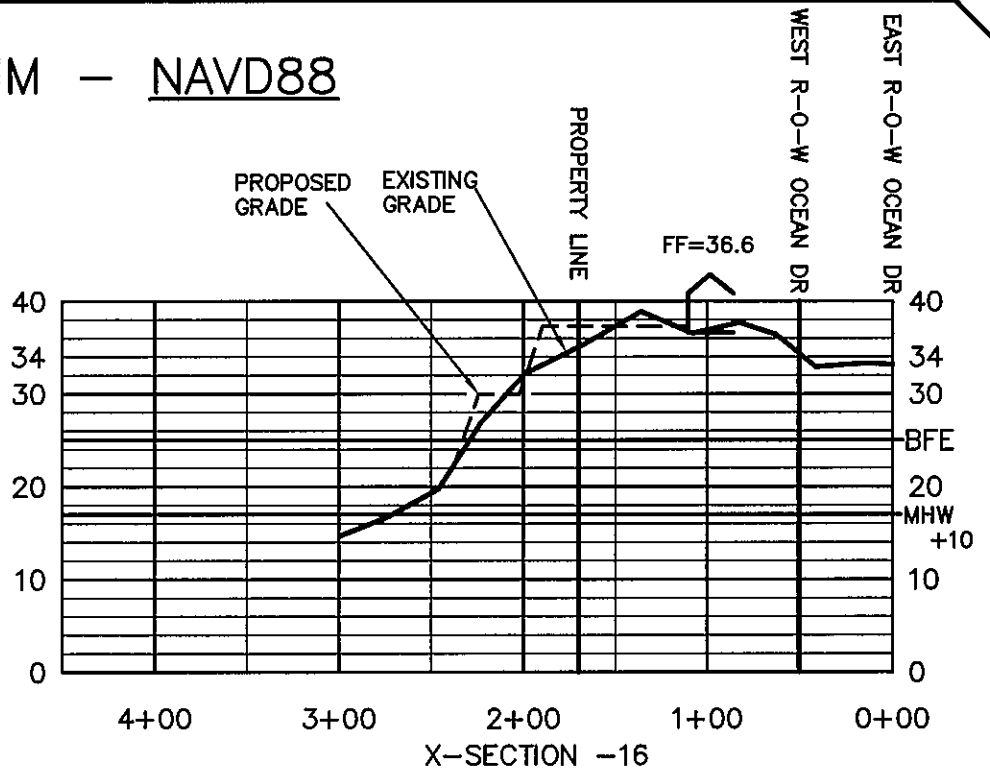
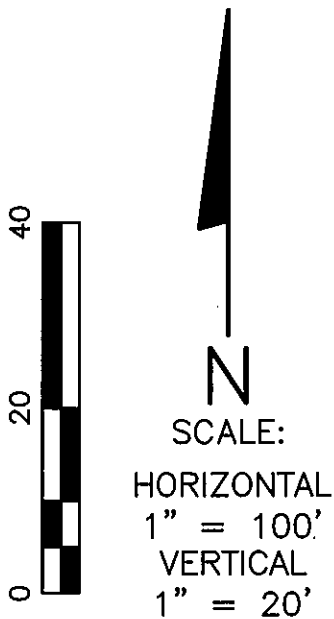
DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
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# VERTICAL DATUM — NAVD88



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PAGE 12 OF 15

BSS\TOPO\GULICK-P-GRADE.DWG  
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**BAYSIDE SURVEYING LLC**  
11765 HWY 101 SOUTH  
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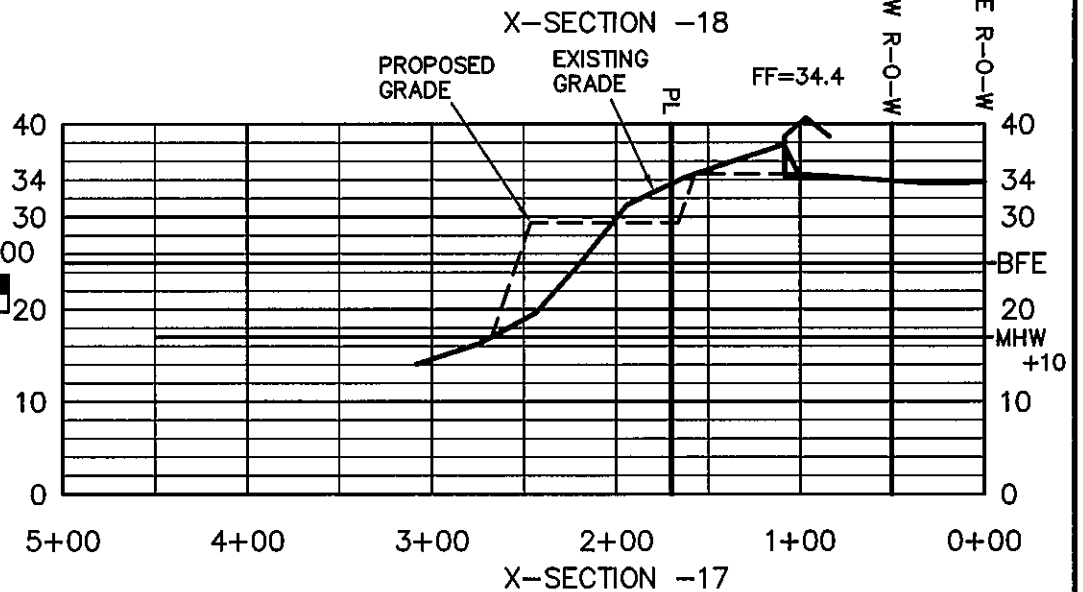
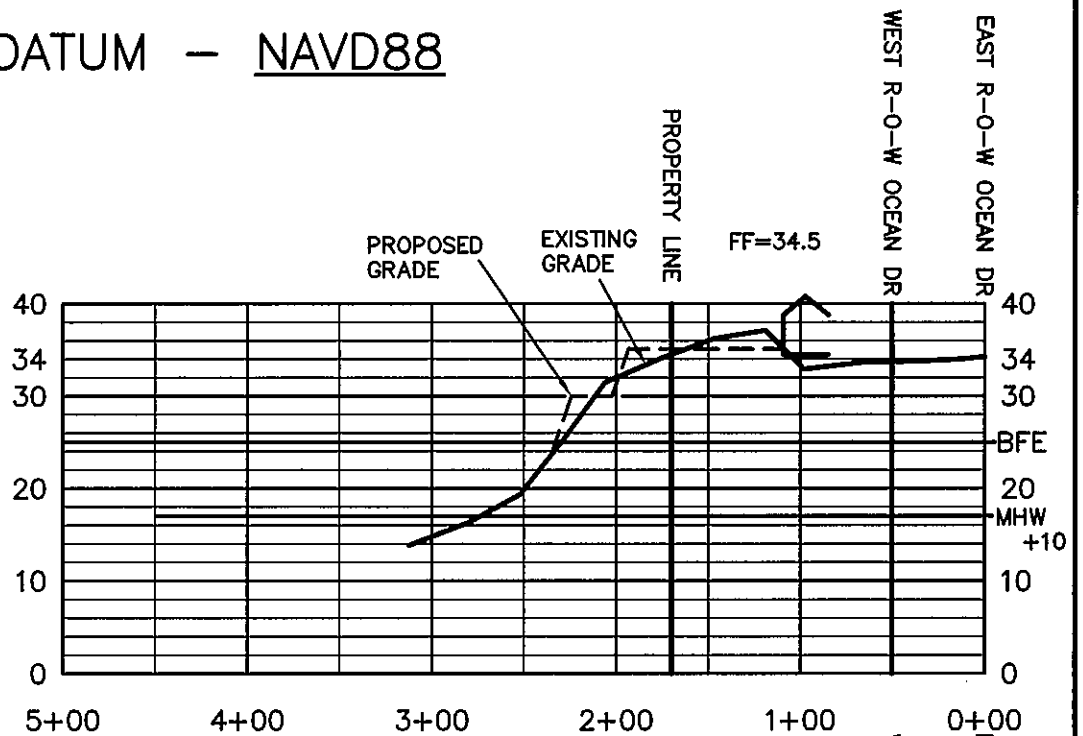
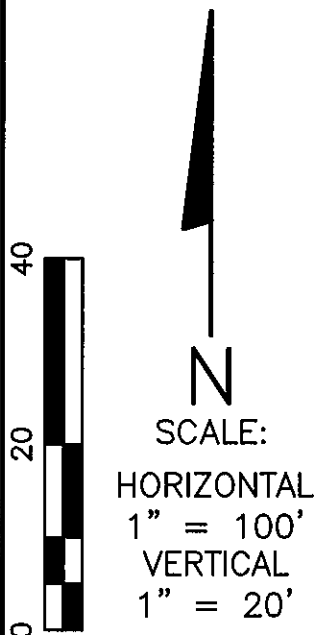
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PAGE 13 OF 15

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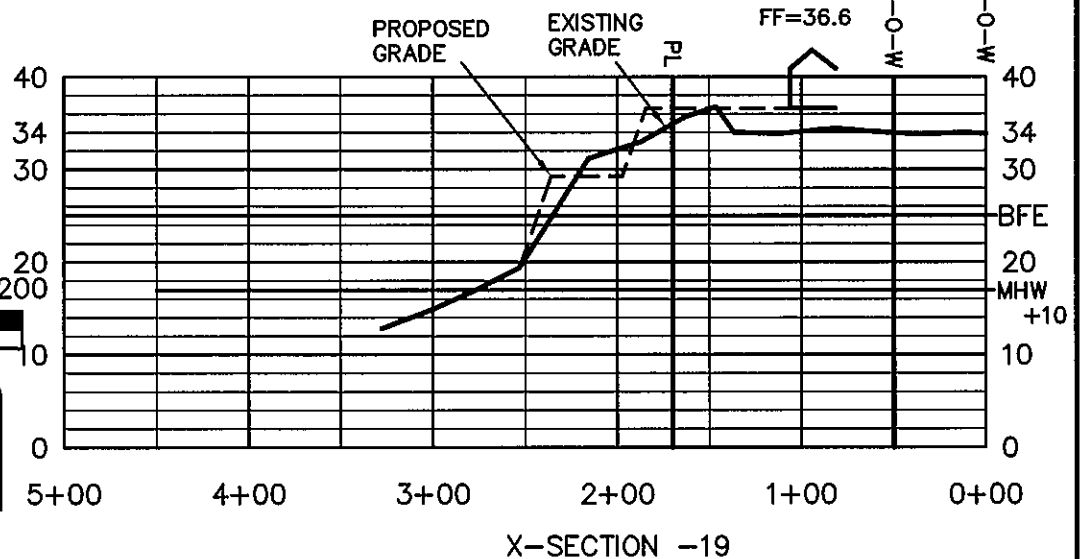
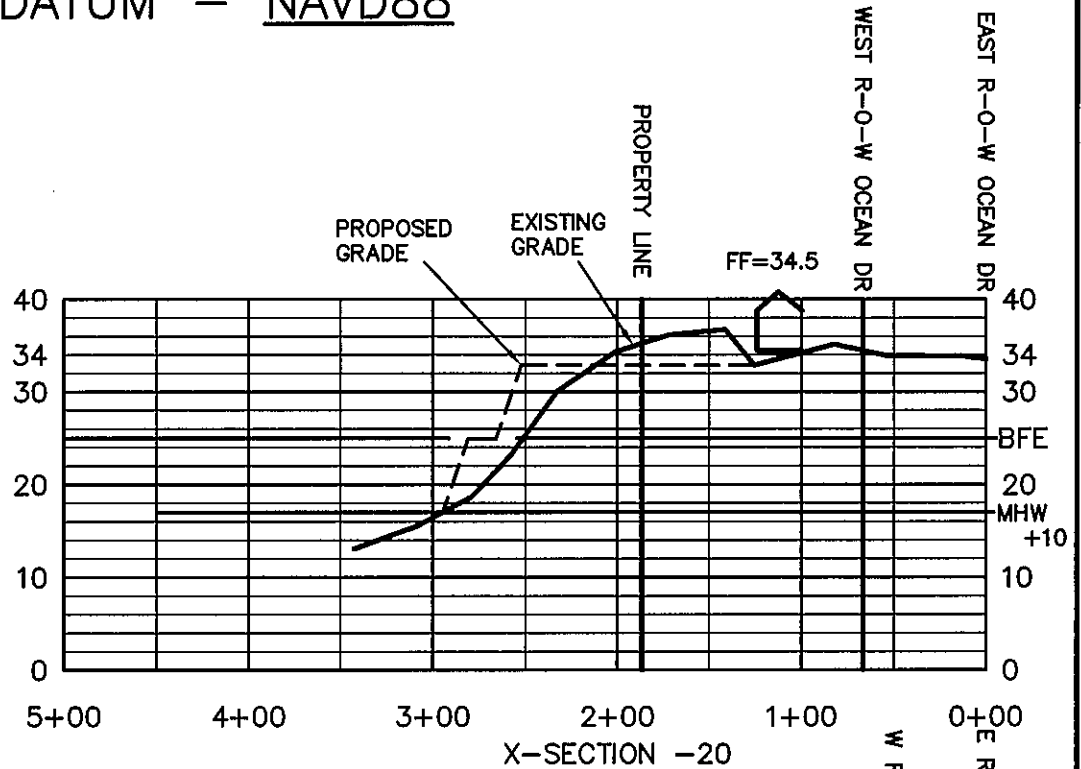
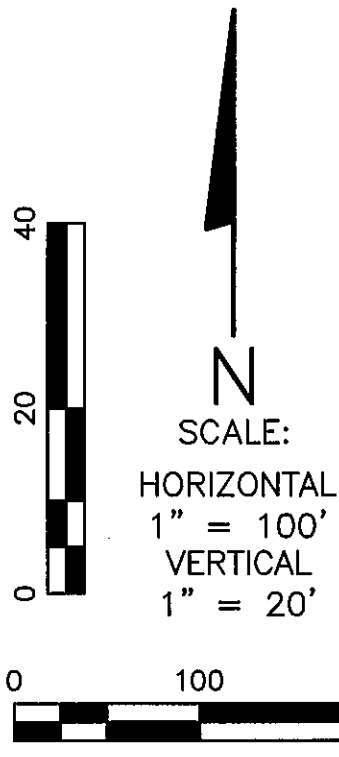
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TILLAMOOK COUNTY, OREGON

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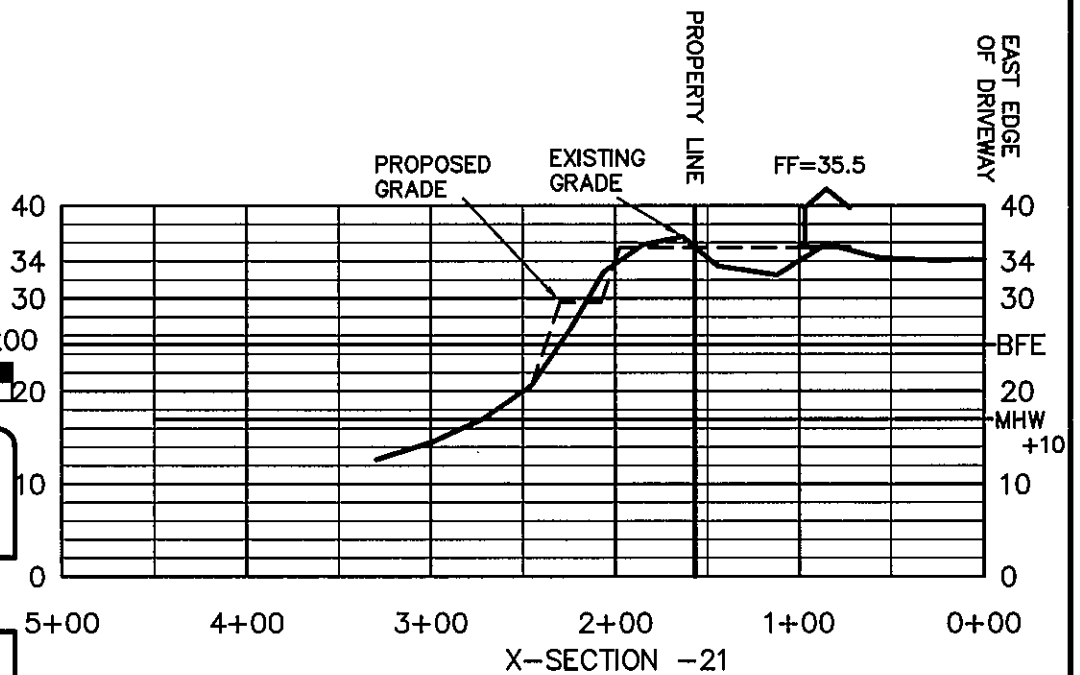
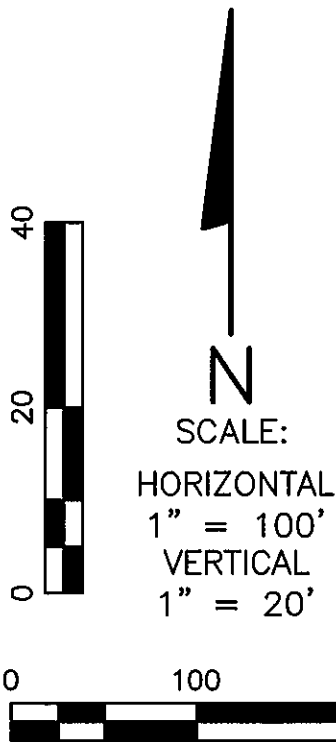
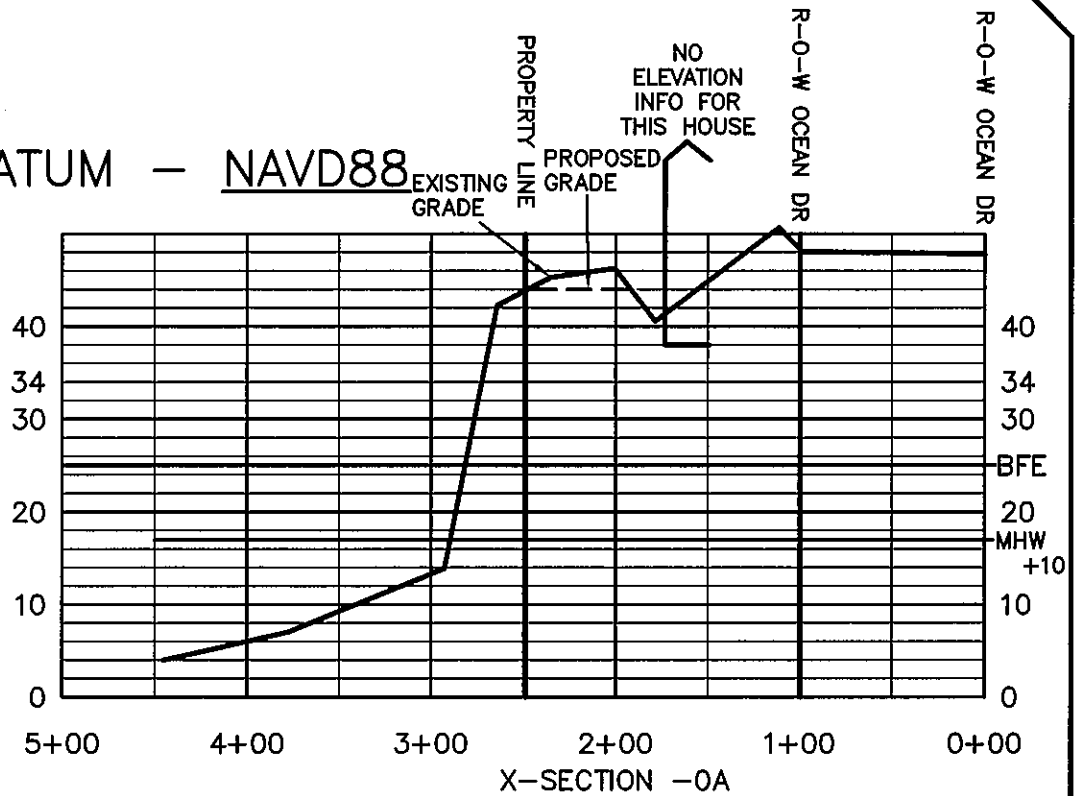
TILLAMOOK COUNTY, OREGON

PAGE 14 OF 15

BSS\TOPO\GULICK-P-GRADE.DWG  
GULICK-P.TXT

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**INITIAL  
APPLICATION  
RECEIVED  
NOVEMBER 6,  
2024**

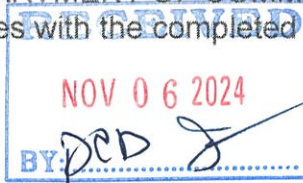


# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

851-24-000566-PLNG



Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

## 1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

## 2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135

## 3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

## 4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Signature of Applicant

Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below



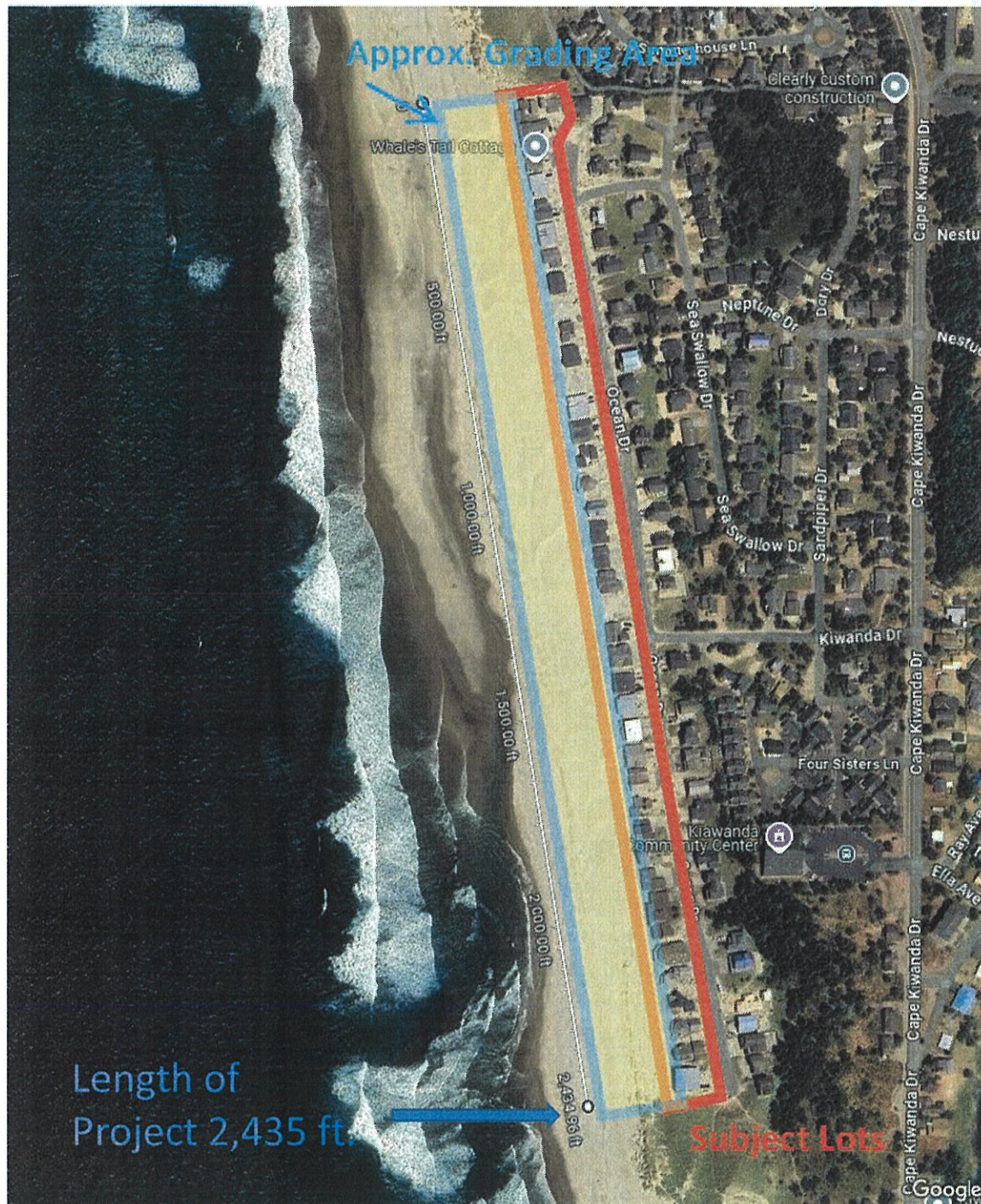
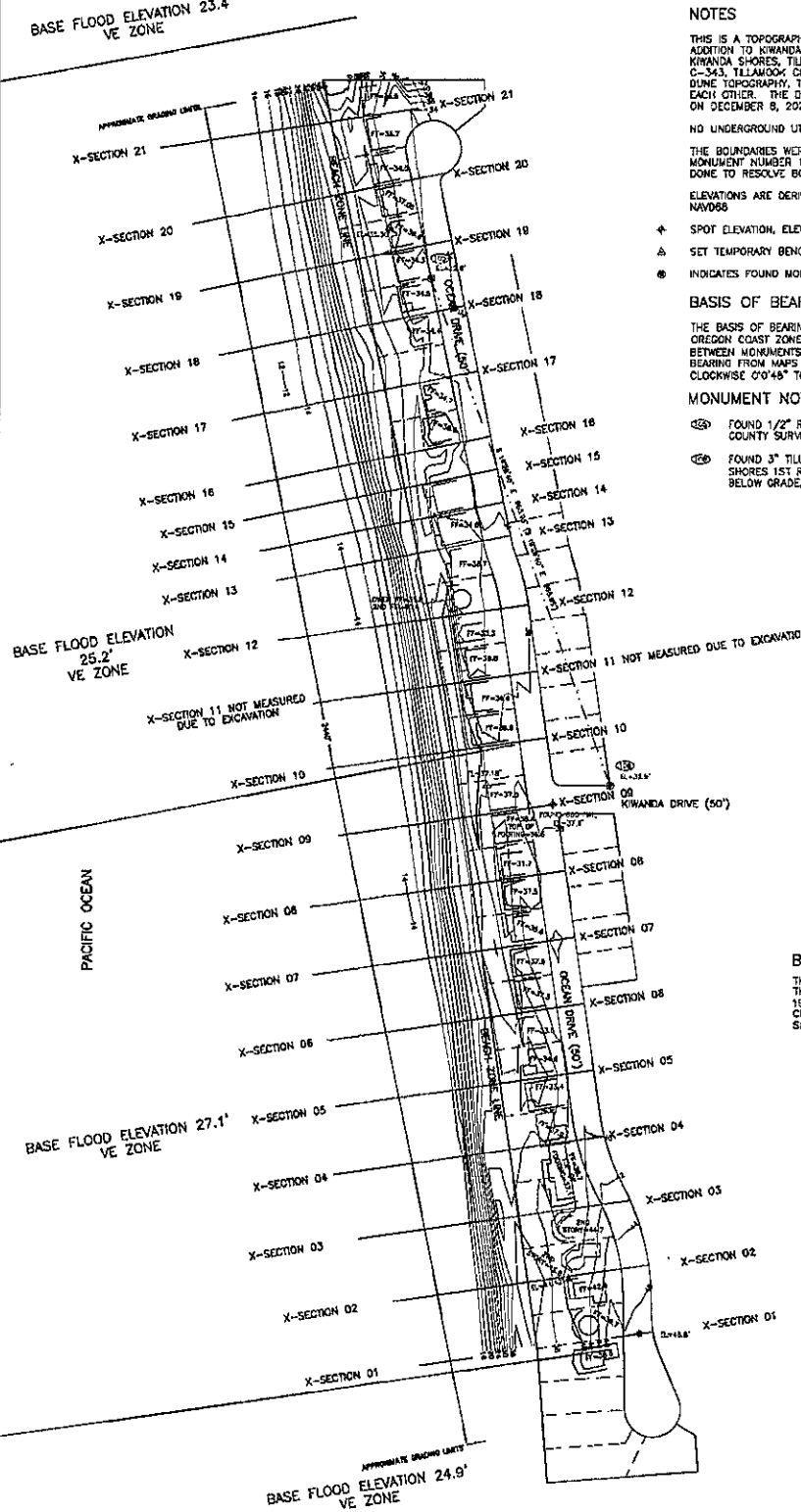


Figure 1



X-SECTION 21

X-SECTION 20

X-SECTION 19

X-SECTION 18

X-SECTION 17

X-SECTION 16

X-SECTION 15

X-SECTION 14

X-SECTION 13

X-SECTION 12

BEACH ZONE LINE

APPROXIMATE LOCATION OF GRADING

X-SECTION 21

X-SECTION 20

X-SECTION 19

X-SECTION 18

X-SECTION 17

X-SECTION 16

X-SECTION 15

X-SECTION 14

X-SECTION 13

X-SECTION 12

BASE FLOOD ELEVATION  
25.2'  
VE ZONE

N  
SCALE:  
1" = 100'

0 50 100

REGISTERED  
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LAND SURVEYOR  
*Dallas W. Esplin*  
OREGON  
DECEMBER 3, 2014  
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83627  
RENEW: DECEMBER 31, 2025

(105)

EL=32.8'

OCEAN DRIVE (50')

TAX MAP 45-11-24-DA  
TAX LOT 7300  
LOT 18  
BLOCK 9  
S 89°51'22" W 160.00'  
S 81°36'31" W 144.32'  
TAX MAP 45-11-24-DA  
TAX LOT 7200  
LOT 15  
BLOCK 9  
S 78°43'05" W 121.67'  
TAX MAP 45-11-24-DA  
TAX LOT 7100  
LOT 14  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 7000  
LOT 13  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 6900  
LOT 12  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 6800  
LOT 11  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 6700  
LOT 10  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 6600  
LOT 9  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 6500  
LOT 8  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 6400  
LOT 7  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 6300  
LOT 6  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 6200  
LOT 5  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 6100  
LOT 4  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 6000  
LOT 3  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 5900  
LOT 2  
BLOCK 9  
S 78°43'05" W 120.00'  
TAX MAP 45-11-24-DA  
TAX LOT 5800  
LOT 1  
BLOCK 9  
S 80°37'04" W 128.18'  
TAX MAP 45-11-24-DA  
TAX LOT 5700  
LOT 1  
BLOCK 9  
S 82°03'06" W 128.01'

PAGE 2 OF 15

TOPO/GULICK--P--GRADE--TOPO.DWG  
GULICK--P--ORS

SURVEY BY  
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TOPOGRAPHIC MAP FOR  
**KIWANDA SHORES HOA**  
NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W.M.  
TILLAMOOK COUNTY, OREGON  
EQUIPMENT  
TOPCON HIPER V  
FC6000  
FIELD  
TMC  
DRAWN  
DCA/DWE  
CHECKED  
DWE  
JOB NUMBER  
1911



BASE FLOOD ELEVATION  
25.2'  
VE ZONE

X-SECTION 11  
NOT MEASURED  
DUE TO EXCAVATION

X-SECTION 10

X-SECTION 09

X-SECTION 08

X-SECTION 07

X-SECTION 06

X-SECTION 05

APPROXIMATE LOCATION OF GRADING

BEACH ZONE LINE

X-SECTION 12

X-SECTION 11

X-SECTION 10

X-SECTION 09  
KIWANDA DRIVE (50')

X-SECTION 08

X-SECTION 07

X-SECTION 06

X-SECTION 05

N  
SCALE:  
1" = 100'

0 50 100

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dallas Esplin*

OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
83627  
RENEW: DECEMBER 31, 2025

(108)  
EL=32.9'

FOUND 800 NAIL  
EL=37.6'

OCEAN DRIVE (50')

PAGE 3 OF 15

TOPO/GULUCK--P--GRADE--TOPO.DWG  
GULUCK--P.DWG

**BAYSIDE SURVEYING**  
LLC

6723 S. PRAIRIE RD  
TILLAMOOK, OR 97141  
503-842-5551

DATE  
DECEMBER 6, 2023

EQUIPMENT  
TOPCON HIPER V  
FC8000

TOPOGRAPHIC MAP FOR:  
**KIWANDA SHORES HOA**

NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W.M.

TILLAMOOK COUNTY, OREGON

FIELD TMC	DRAWN DCA/DWE	CHECKED DWE	JOB NUMBER 1911
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BASE FLOOD ELEVATION 27.1'

BASE FLOOD ELEVATION 24.9'

X-SECTION 05

X-SECTION 04

X-SECTION 03

X-SECTION 02

X-SECTION 01

BEACH ZONE LINE  
APPROXIMATE LOCATION OF GRADING

X-SECTION 05

X-SECTION 04

X-SECTION 03

X-SECTION 02

X-SECTION 01

OCEAN DRIVE (50')

EL=46.6'

APPROXIMATE GRADING LIMITS



SCALE:  
1" = 100'

PAGE 4 OF 15

TOPG/GULICK-P-GRADE-TOPG.DWG  
GULICK-P-GRS

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dallas Esplin*  
OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
#3627  
RENEWED: DECEMBER 31, 2025

SURVEY BY  
**BAYSIDE SURVEYING LLC**  
6723 S. PRAIRIE RD  
TILLAMOOK, OR 97141  
503-842-5551

TOPOGRAPHIC MAP FOR:  
**KIWANDA SHORES HOA**  
NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W.M.  
TILLAMOOK COUNTY, OREGON

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
DECEMBER 8, 2023	TOPCON HIPER V FC8000	TMC	DCA/DWE	DWE	1911

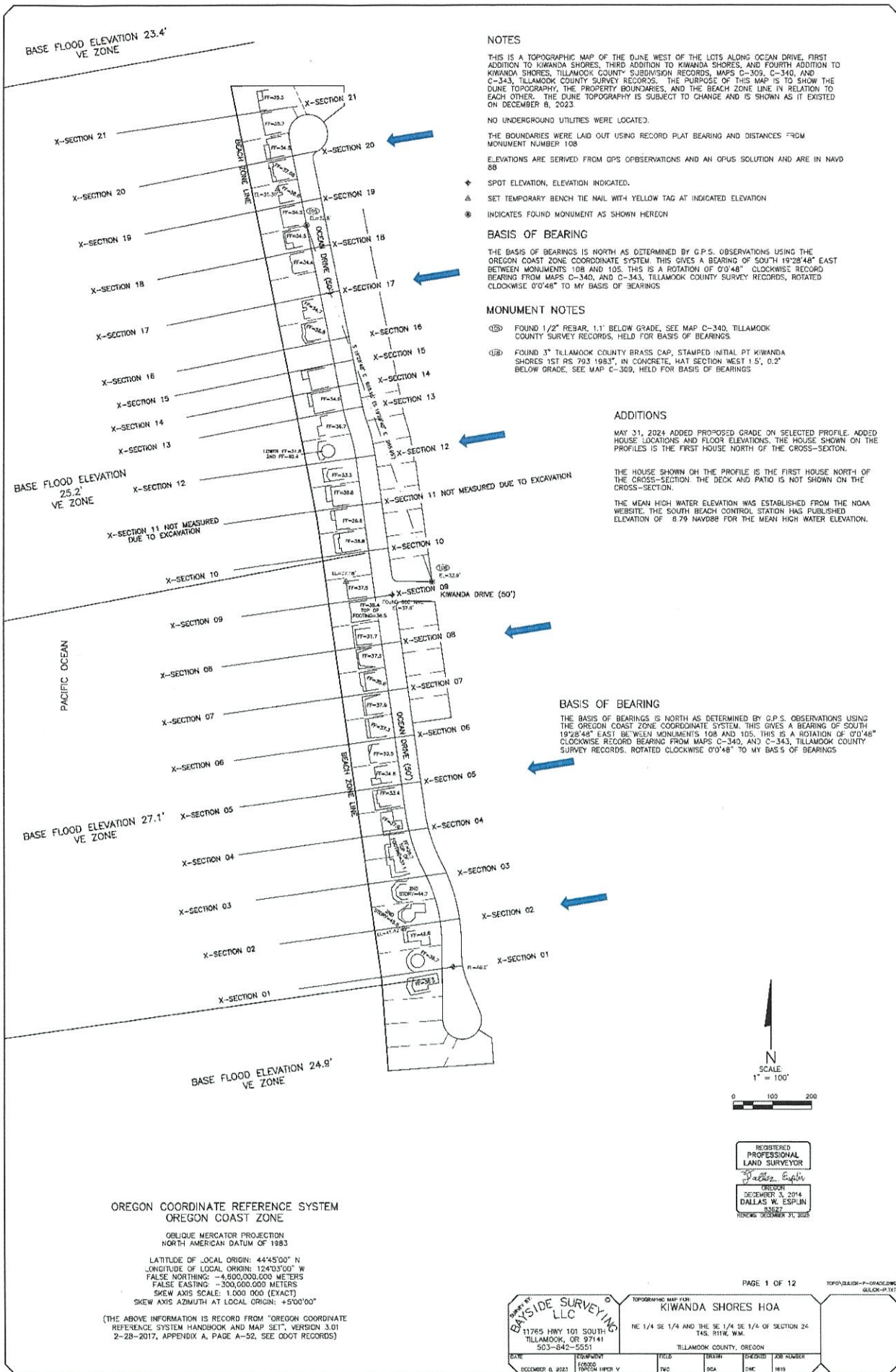


Figure 3

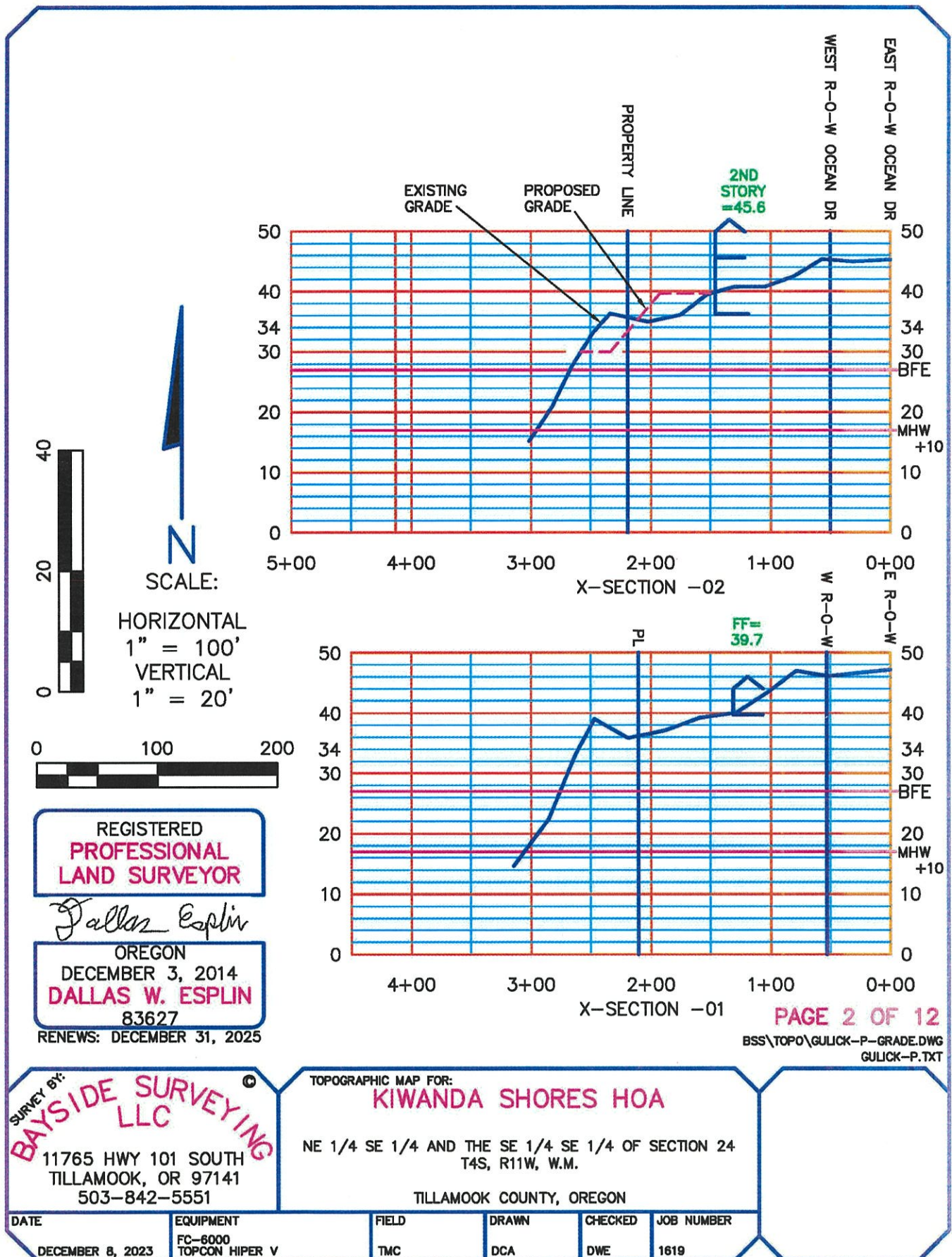


Figure 4



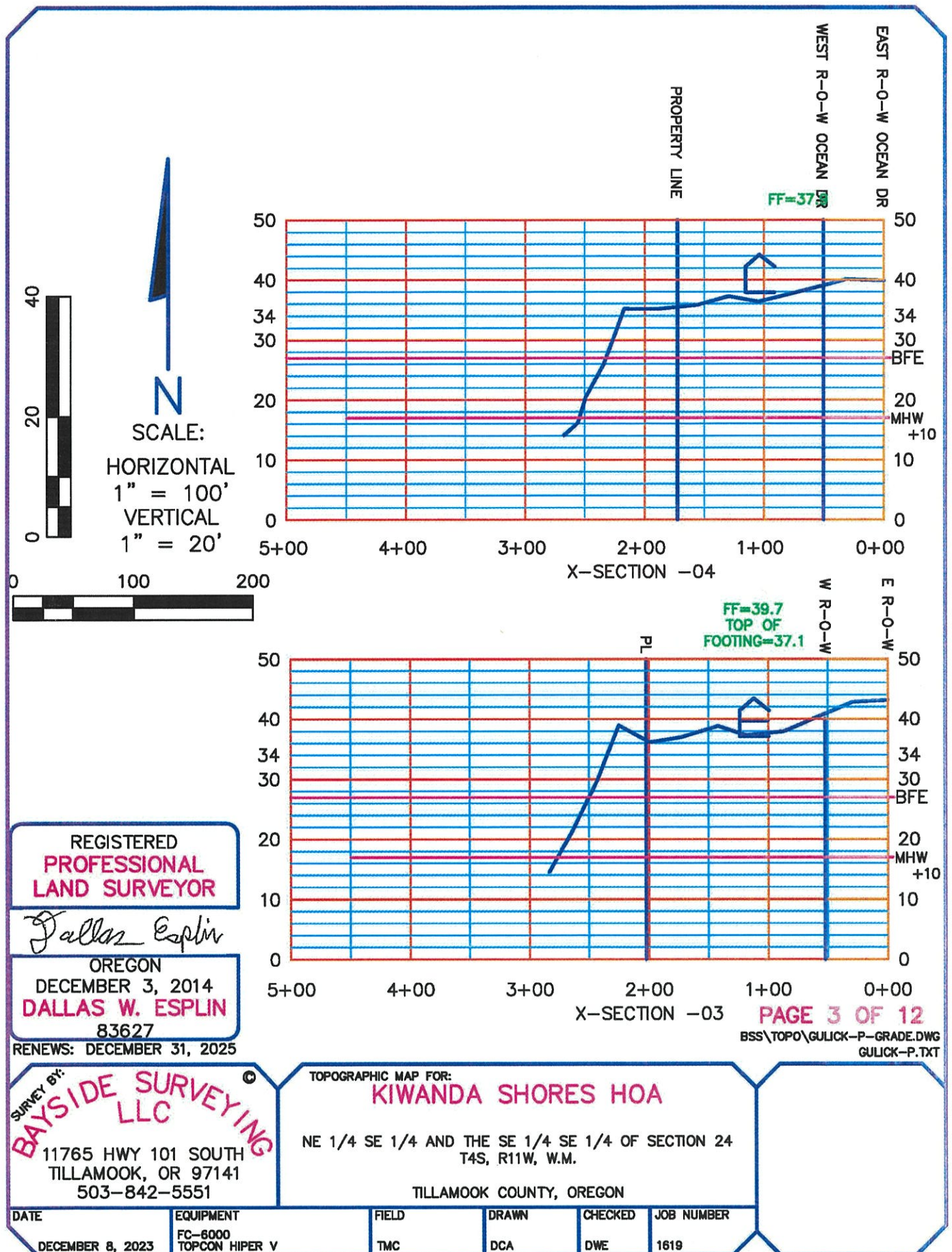


Figure 5



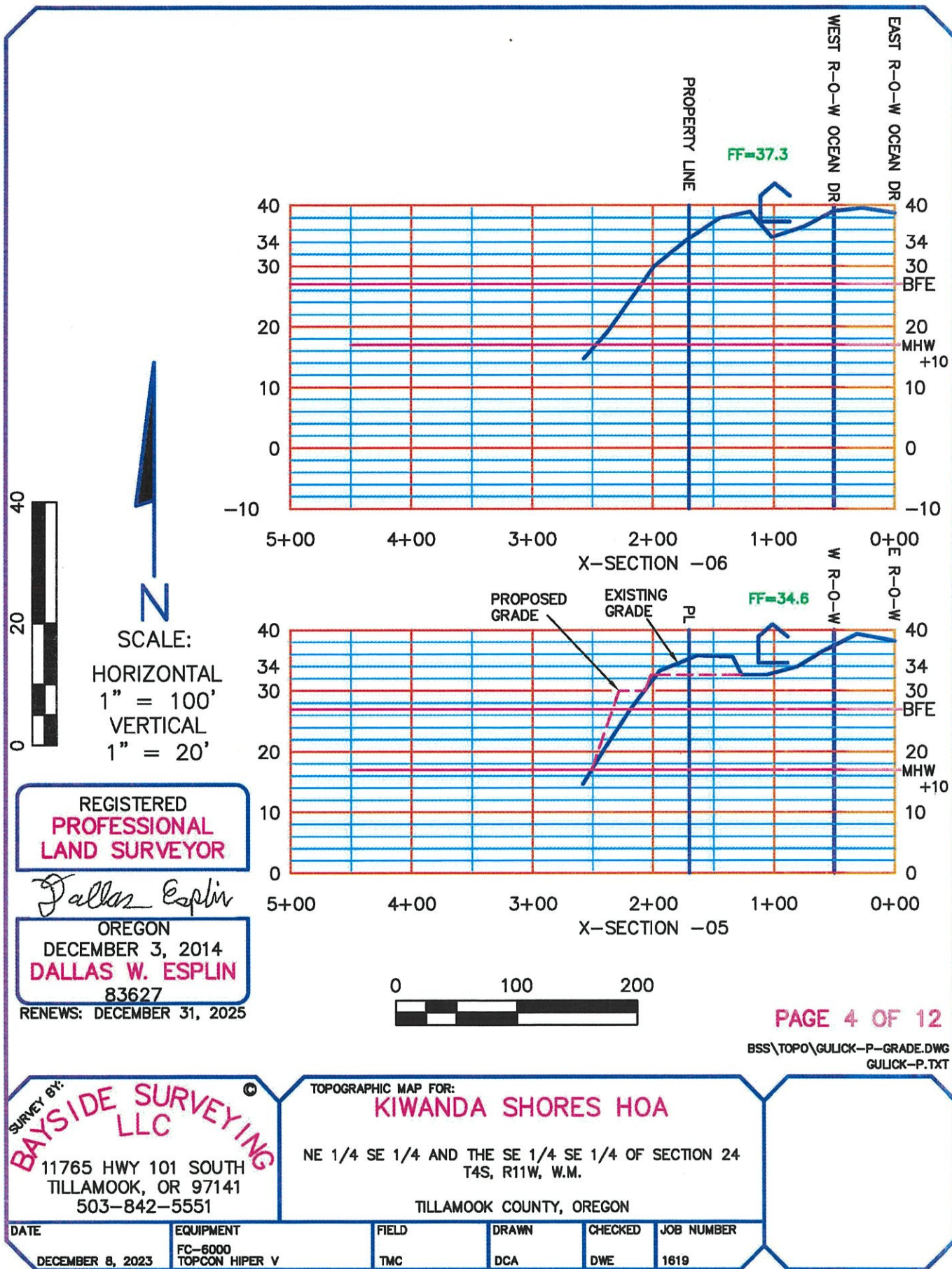


Figure 6



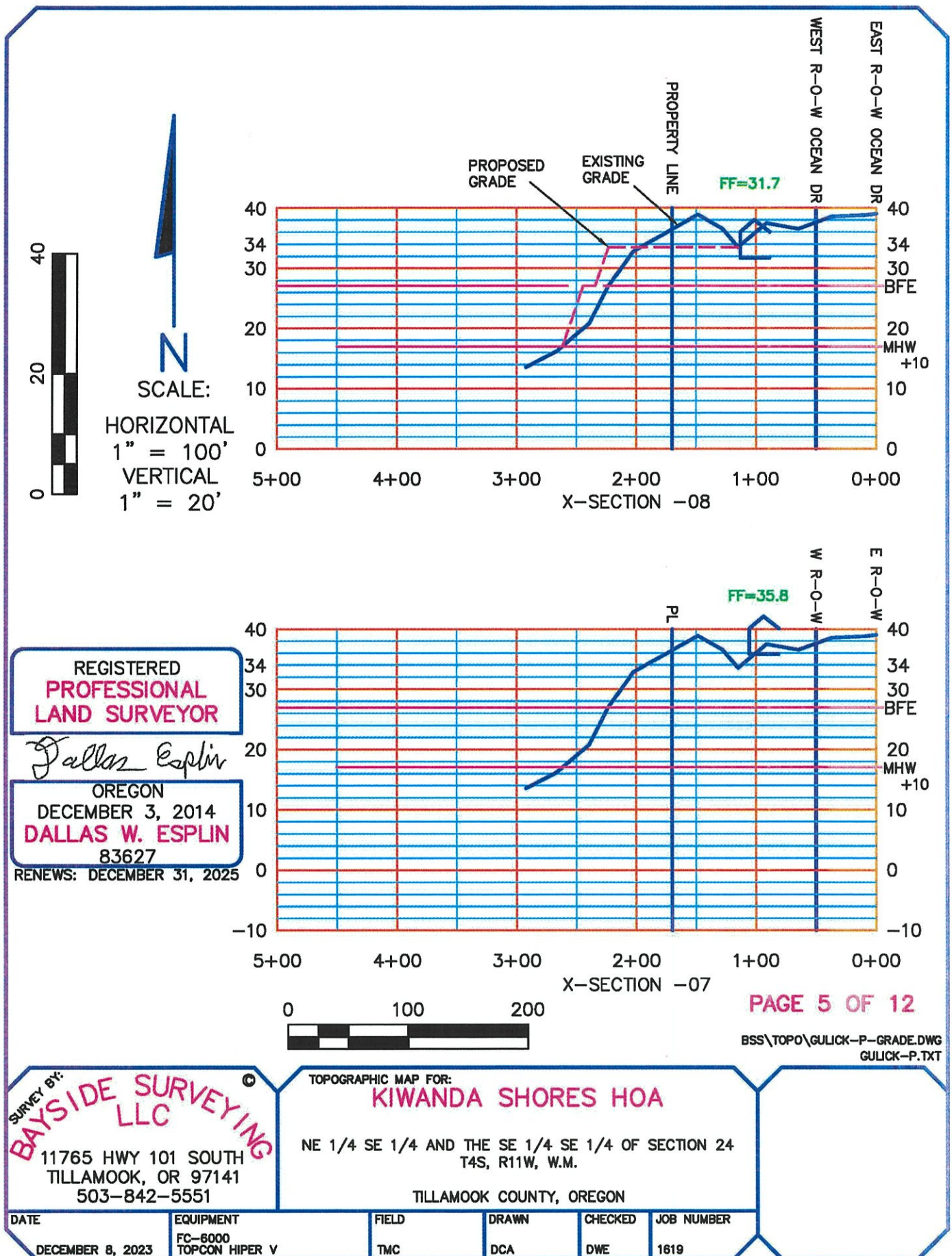
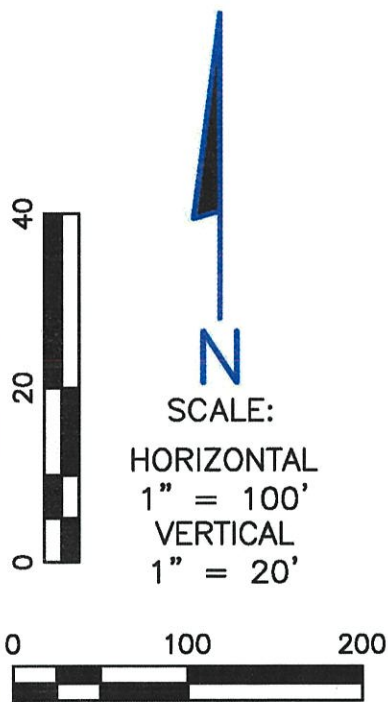


Figure 7





REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dallas W. Esplin*

OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
83627

RENEWS: DECEMBER 31, 2025

SURVEY BY:  
**BAYSIDE SURVEYING LLC**  
11765 HWY 101 SOUTH  
TILLAMOOK, OR 97141  
503-842-5551

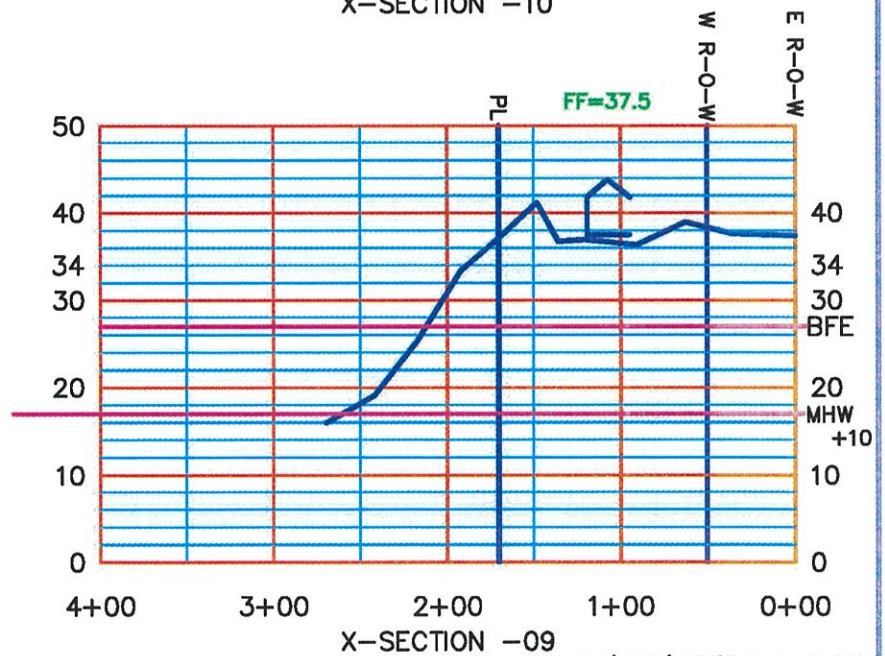
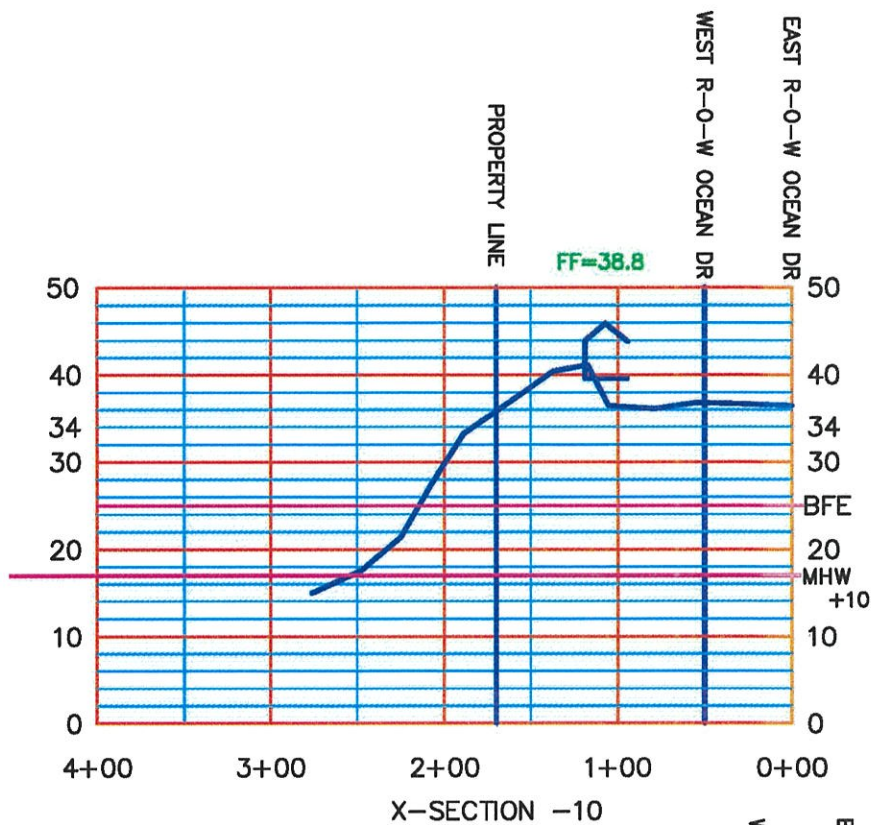
TOPOGRAPHIC MAP FOR:

**KIWANDA SHORES HOA**

NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W.M.

TILLAMOOK COUNTY, OREGON

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
DECEMBER 8, 2023	FC-6000 TOPCON HIPER V	TMC	DCA	DWE	1619



PAGE 6 OF 12

BSS\TOPO\GULICK-P-GRADE.DWG  
GULICK-P.TXT

Figure 8



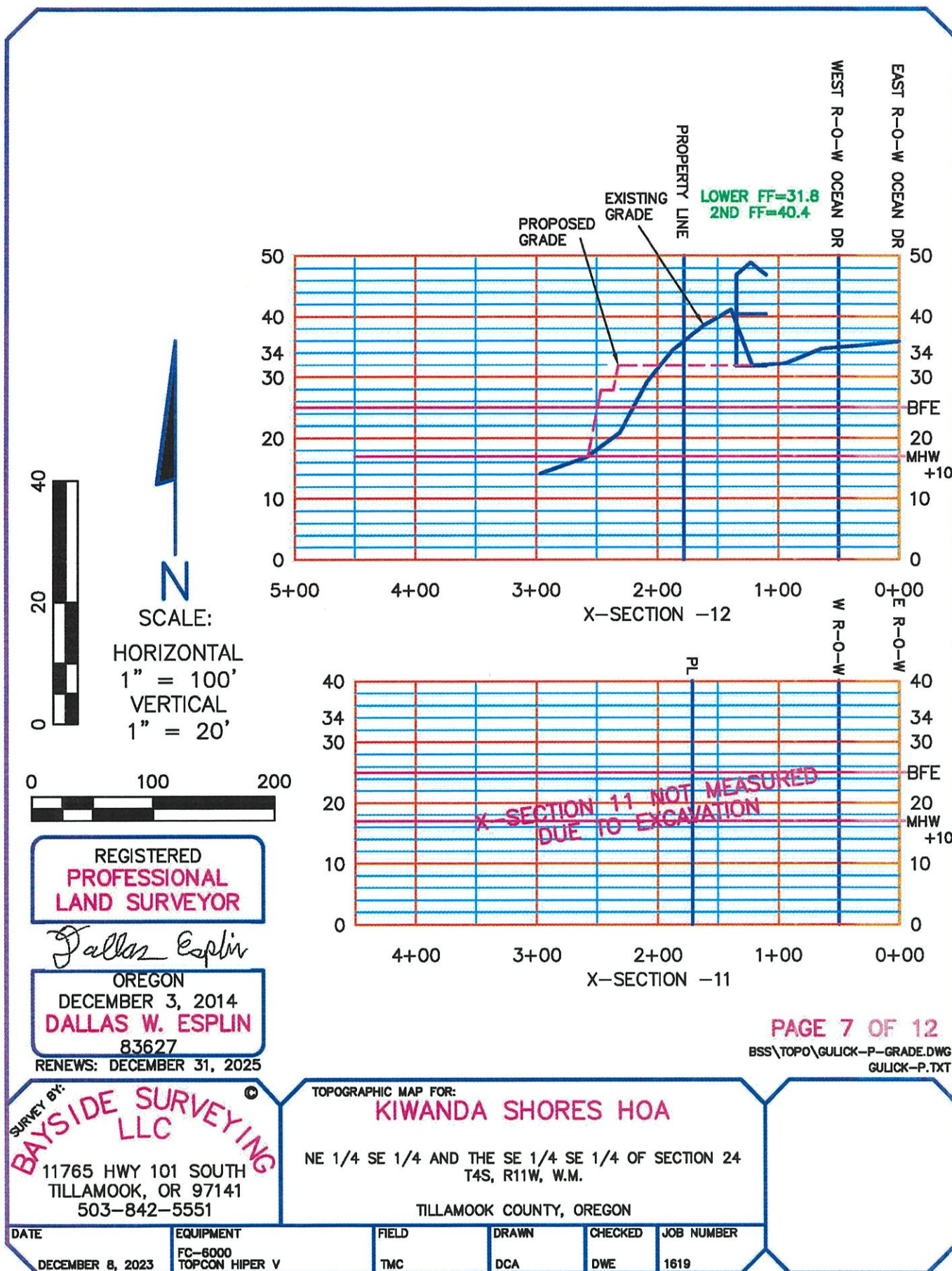
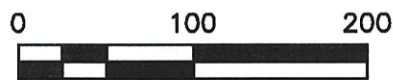


Figure 9





SCALE:  
HORIZONTAL  
1" = 100'  
VERTICAL  
1" = 20'



REGISTERED  
**PROFESSIONAL  
LAND SURVEYOR**

*Dallas Esplin*

OREGON  
DECEMBER 3, 2014  
**DALLAS W. ESPLIN**  
83627

RENEWS: DECEMBER 31, 2025

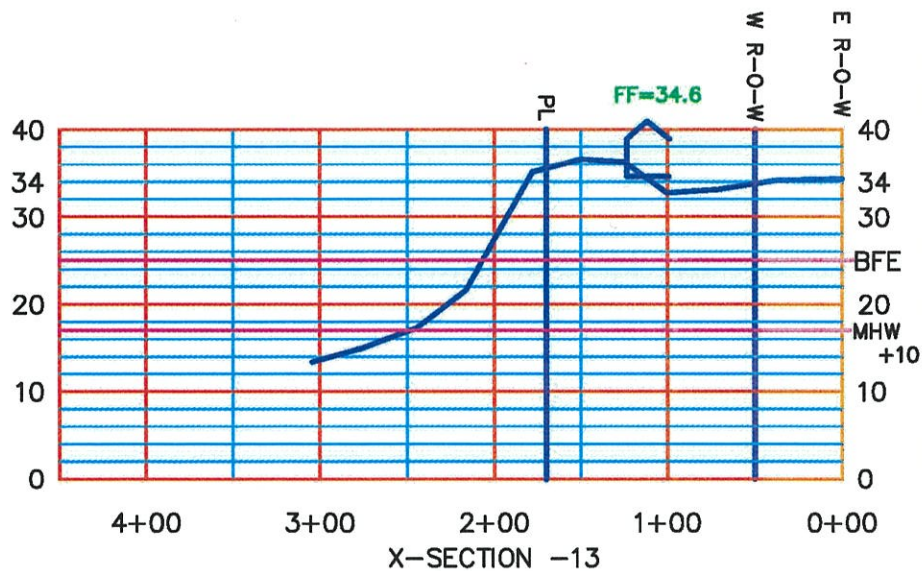
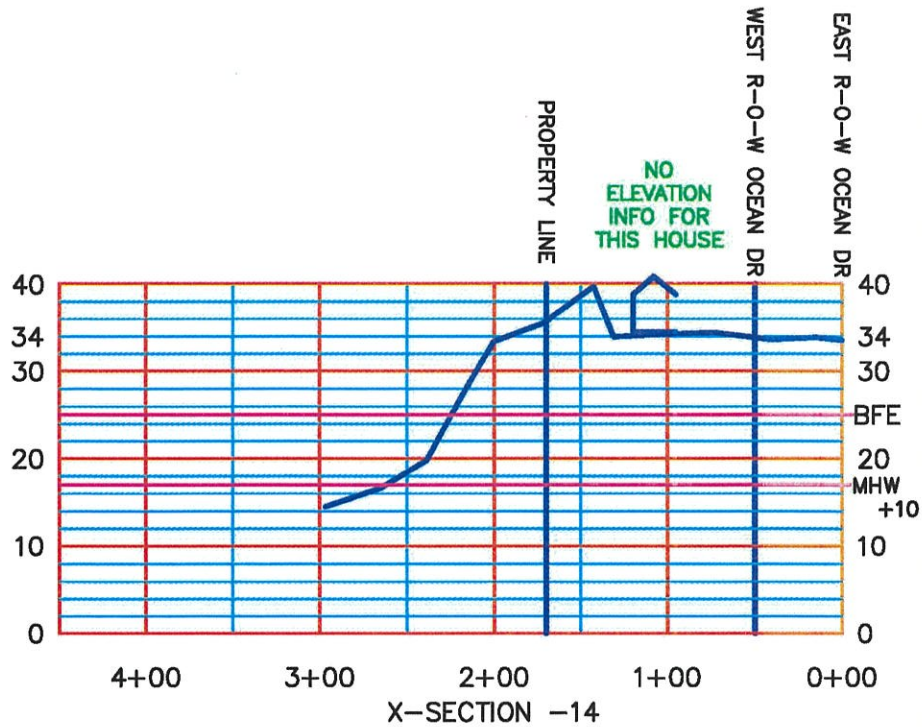
SURVEY BY:  
**BAYSIDE SURVEYING LLC**  
11765 HWY 101 SOUTH  
TILLAMOOK, OR 97141  
503-842-5551

TOPOGRAPHIC MAP FOR:  
**KIWANDA SHORES HOA**

NE 1/4 SE 1/4 AND THE SE 1/4 SE 1/4 OF SECTION 24  
T4S, R11W, W.M.

TILLAMOOK COUNTY, OREGON

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
DECEMBER 8, 2023	FC-6000 TOPCON HIPER V	TMC	DCA	DWE	1619



PAGE 8 OF 12

BSS\TOPO\GULICK-P-GRADE.DWG  
GULICK-P.TXT

Figure 10



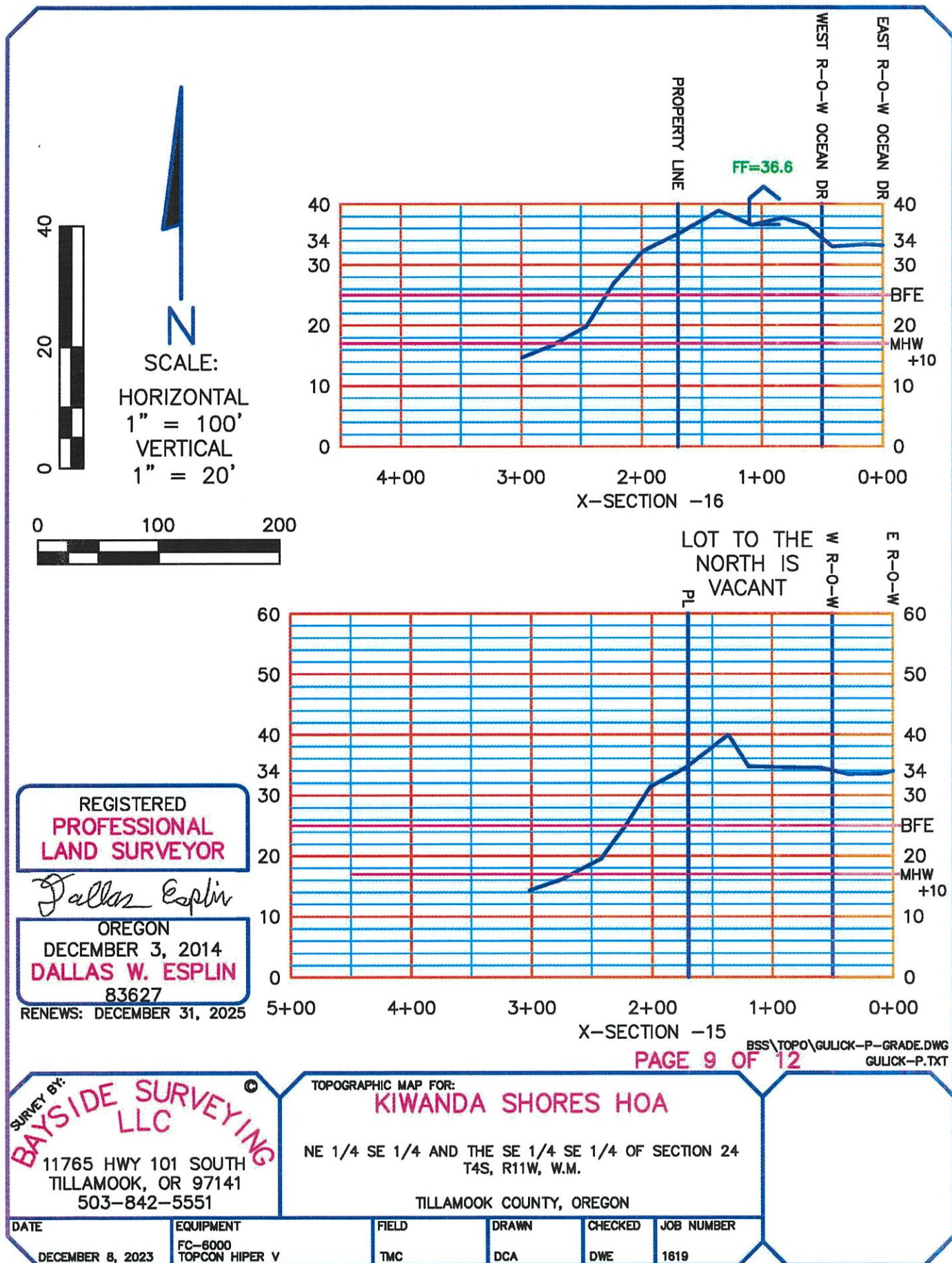


Figure 11



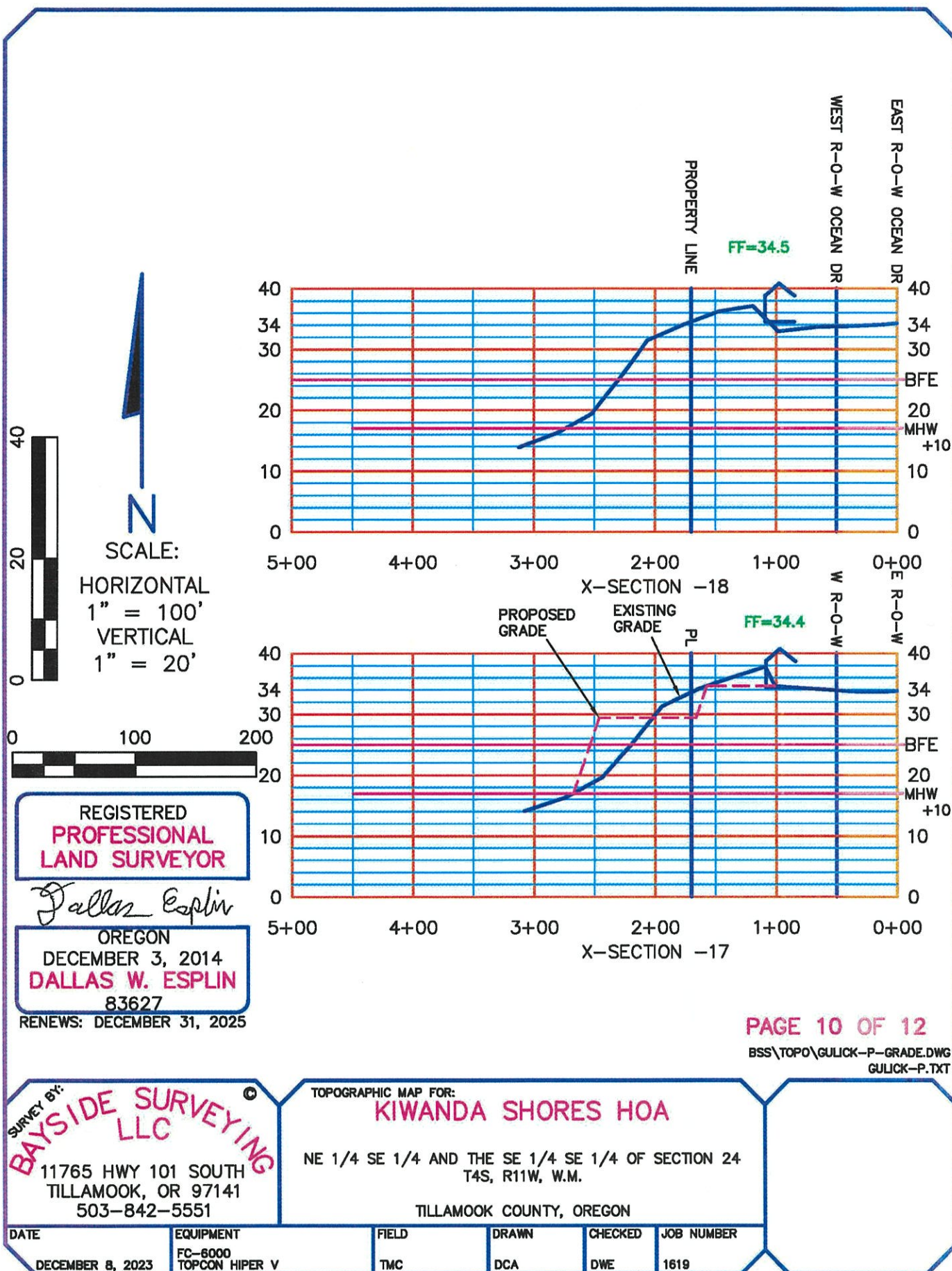


Figure 12



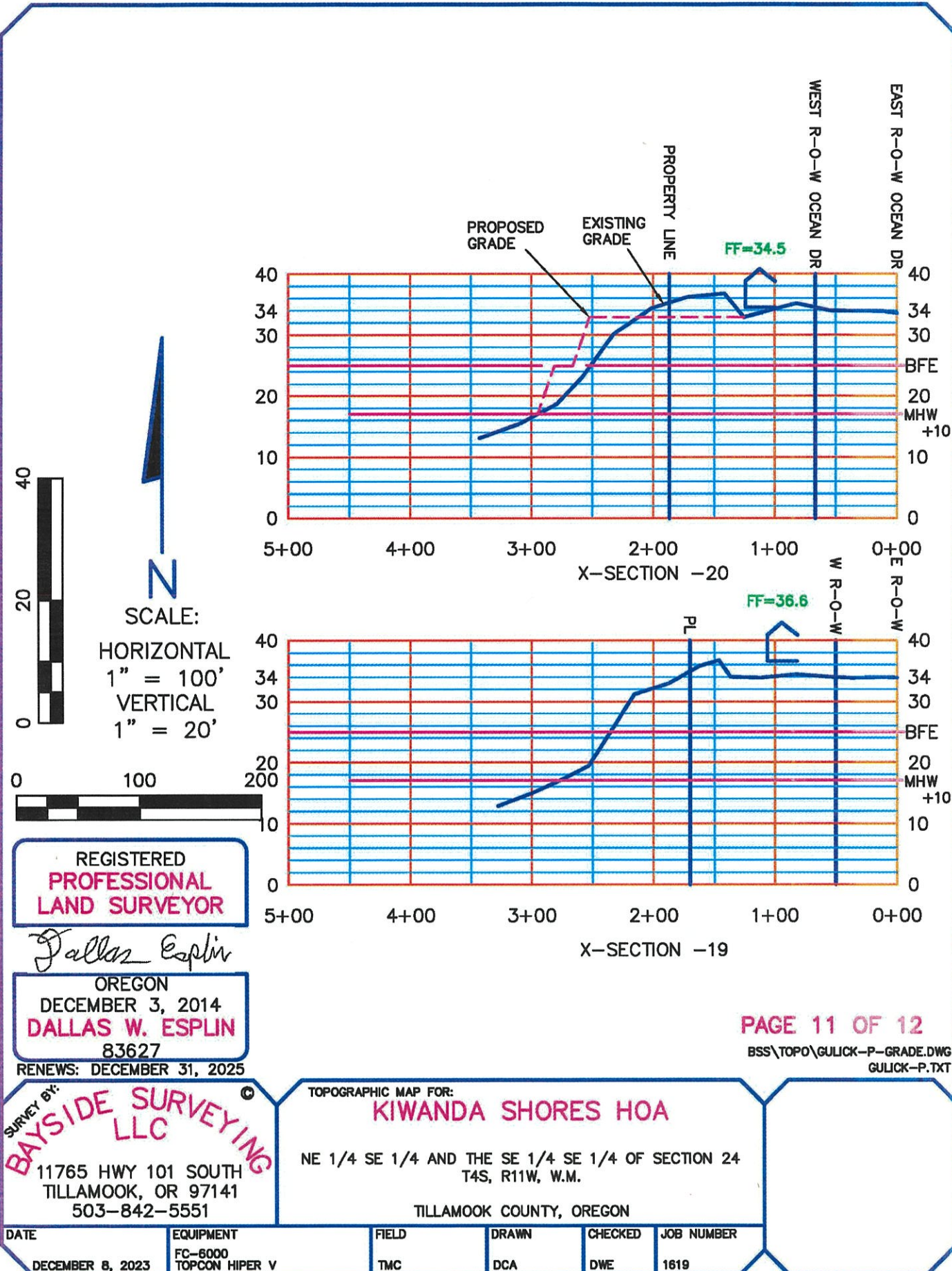


Figure 13

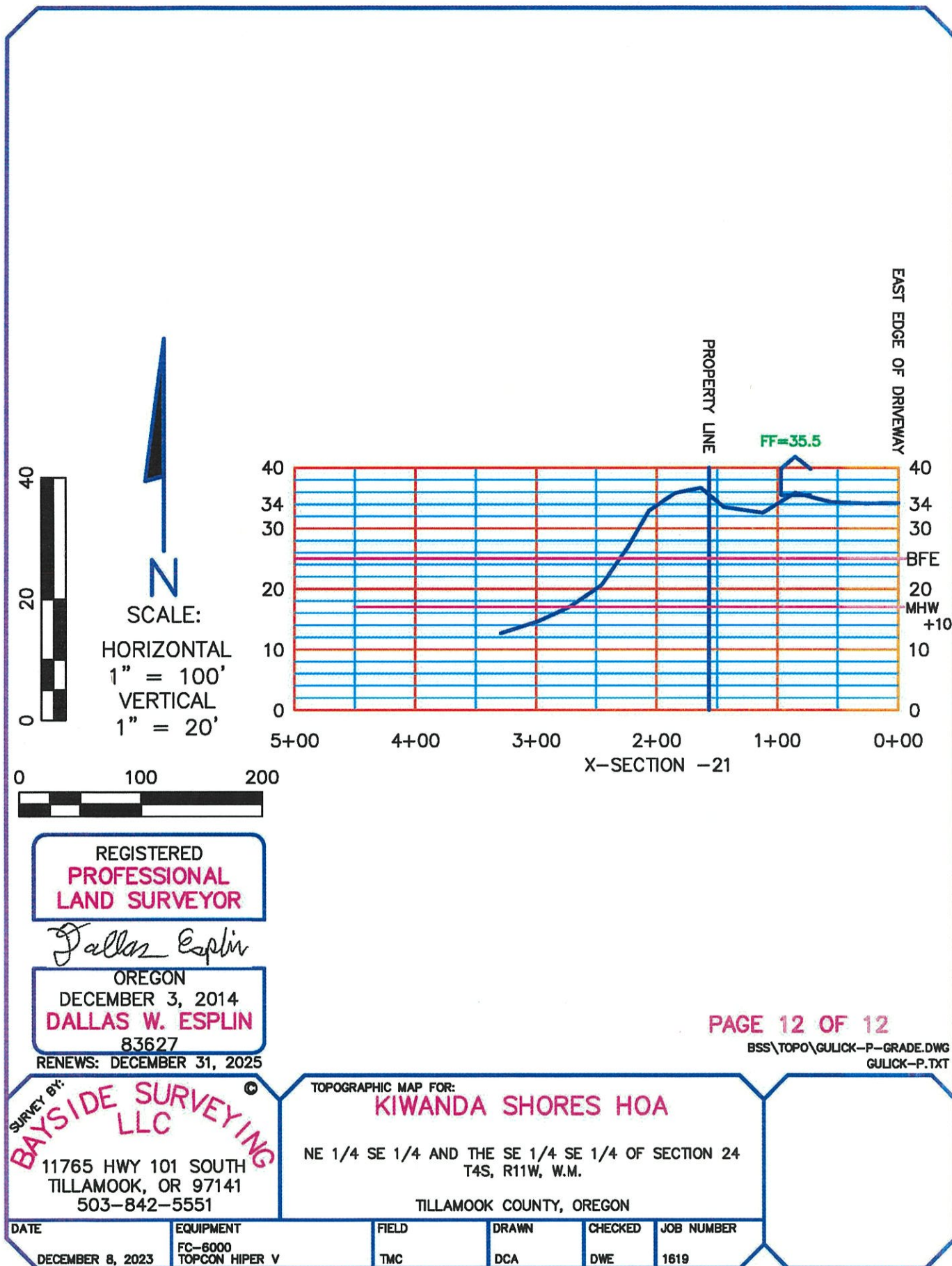


Figure 14



## **KSBC Monitoring Plan, 2024**

Kiwanda Shores Beachfront Collective LLC, (KSBC) representing a group of beachfront homeowners in the Kiwanda Shores development of Pacific City applying for a Fore-dune Grading Permit by the Tillamook County Planning Department. The grading permit requires that all fore-dune grading be followed by the planting of dune stabilization vegetation in compliance with the Pacific City fore-dune Management Plan (PCFMP). Further, a monitoring plan is to be developed and followed to assure compliance with the grading and vegetative stabilization plantings throughout the period of the permit. This document is to outline the specifics of the monitoring plan.

Periodic monitoring of the Kiwanda Shores Beachfront will occur with the goal of assuring compliance with the Fore-dune Grading Permit. Specifically, monitoring will be performed and reported as follows:

- 1) On site observation of the beachfront will occur not less than twice per year. Timing of the site visits will be at least once in the fall to observe and record how the subject area dune profiles have shifted or changed since the last grading event, and to document the status of the sand-stilling grasses that were planted in the spring to stabilize the fore-dune.
- 2) Observations will be recorded and summarized in a Monitoring report to be provided to the KSBC and will be made available to the Tillamook County Department of Community Development and the state OPRD as required or upon request.
- 3) All observations outlined here-in shall be done in person by the person in charge
- 4) Such Observations shall include, at a minimum:
  - a. Photos of the beachfront showing the overall status of the fore-dune
  - b. Written description of any significant changes in dune profile
  - c. Written description of any significant changes in the health and status of the beach grasses planted for sand stabilization

The Monitoring Agent will specifically note and report on any grading variances that exist from the Grading Plan outlined in Addendum B1. Such grading variances that will be considered out of compliance would be grading that extends below the specified elevations, grading that does not create a uniform and natural fore-dune structure, or grading that otherwise does not conform to the PCFMP.

The Monitoring Agent will also report on the progress and success or failure of the planting of sand-stilling grasses as outlined in the Planting Plan, Addendum B2. As has been noted herein, and in the PCFMP, the subject area has historically had difficulties with long term establishment of beach grass along the fore-dune. Still, there is an expectation that over time and through diligent efforts, grasses will continue to be established primarily on the southern end of the subject area, and should extend northward over time. Regardless, the Monitoring Agent will report on the success or failures of these efforts.

Monitoring shall be done by a Monitoring Agent. The Monitoring Agent shall be a third party, independent observer, and will have experience with monitoring and reporting on land processes. The Monitoring Agent shall be responsible for all specified documentation as outlined above. The Monitoring Agent may change periodically through the life of the Grading Permit, but any such change will be done so as to provide continuity in monitoring.

The initial Monitoring Agent shall be as follows:

Bayside Surveying LLC  
6723 South Prairie Road  
Tillamook, OR 97141  
P: 503-842-5551  
<https://www.baysidesurveyingllc.com>

Bayside Surveying has been in business in the Tillamook area for over 30 years and has provided surveying services with cutting edge technology. Their ability to provide independent and knowledgeable monitoring of the subject area make them a perfect fit for this project. They are completely independent of KSBC, with no direct ownership or interest in any properties within the subject area.

# KSBC Dune Stabilization Plan, 2024

## Background:

Kiwanda Shores Beachfront Collective LLC, (KSBC) representing a group of beachfront homeowners in the Kiwanda Shores development of Pacific City applying for a Foredune Grading Permit by the Tillamook County Planning Department. The grading permit requires that all Foredune grading be followed by the planting of dune stabilization vegetation in compliance with the Pacific City Foredune Management Plan (PCFMP).

It is the intent of this plan to follow specifically all the requirements outlined in the Pacific City Foredune Management Plan (PCFMP). Each element of the plan references the associated requirement outlined within the PCFMP. This planting plan applies to Units D and E of the PCFMP. Note that in all material respects as it relates to vegetative stabilization, and related elements of the PCFMP, Units D and E are substantively identical. Therefore, for clarity and simplicity, when referencing specific sections of the PCFMP, this plan will reference the section for Unit E, but note that the corresponding section of Unit D also applies.

## Grading and Vegetative Stabilization


- 
- 1) Upper Portion of Foredune: The proximity of the dwellings to the shoreline limits the ability to encourage outward as opposed to upward growth of the foredune. Efforts to use vegetation to establish a wide foredune in this area are likely to be thwarted by high wave runup and erosion during winter storms. Planting the entire foredune in this area is likely to result in primarily upward growth of the foredune. Therefore, in order to maintain ocean views, the upper portion of the foredune area will remain mostly open sand. No attempt or effort to establish sand-stilling grasses will be made in this area. Also note that foredune grading in this area may be needed on a regular basis and will be done as needed. (PCFMP page 36, paragraph 4).
  - 2) An effort will be made to establish sand-stilling grasses along the lower portion of the foredune in the subject area. (PCFMP page 36, paragraph 5). KSBC will plant grasses per the instructions contained within the PCFMP (figures 3) for the subject area. Plantings should occur as soon as practical following grading, but in no case will be planted outside the timing guidelines of the PCFMP (November through April). All plantings will be carried out so as to mimic natural vegetation patterns as much as possible. (PCFMP page 36, paragraph 5).

Figure 1: Plan of Proposed Management Practices from Pacific City Foredune Management Plan, Unit D (PCFMP page 29)

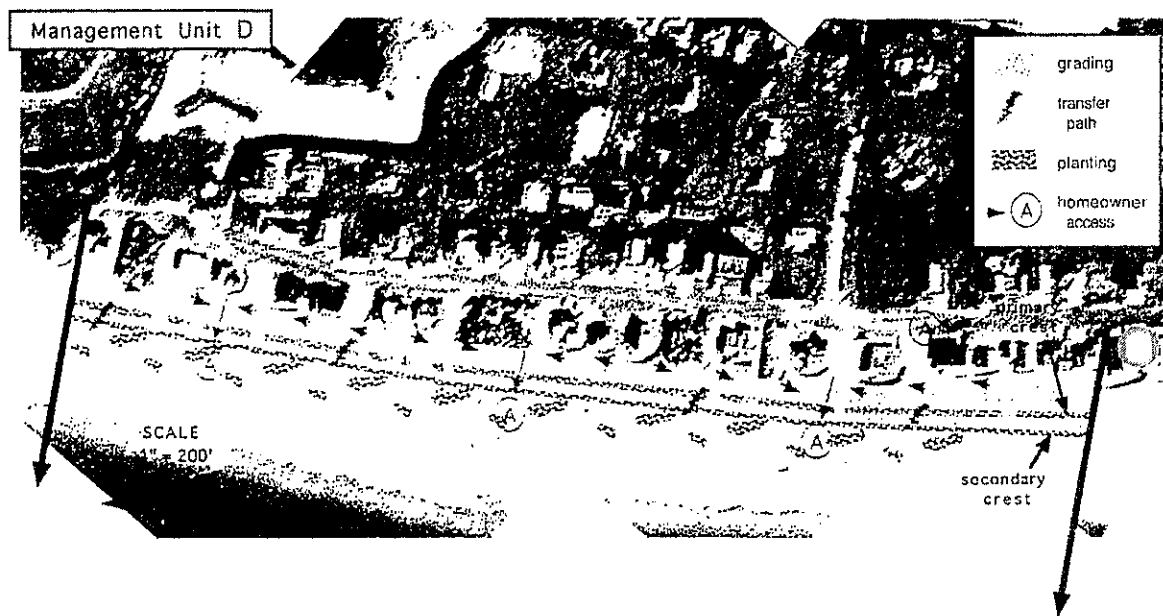
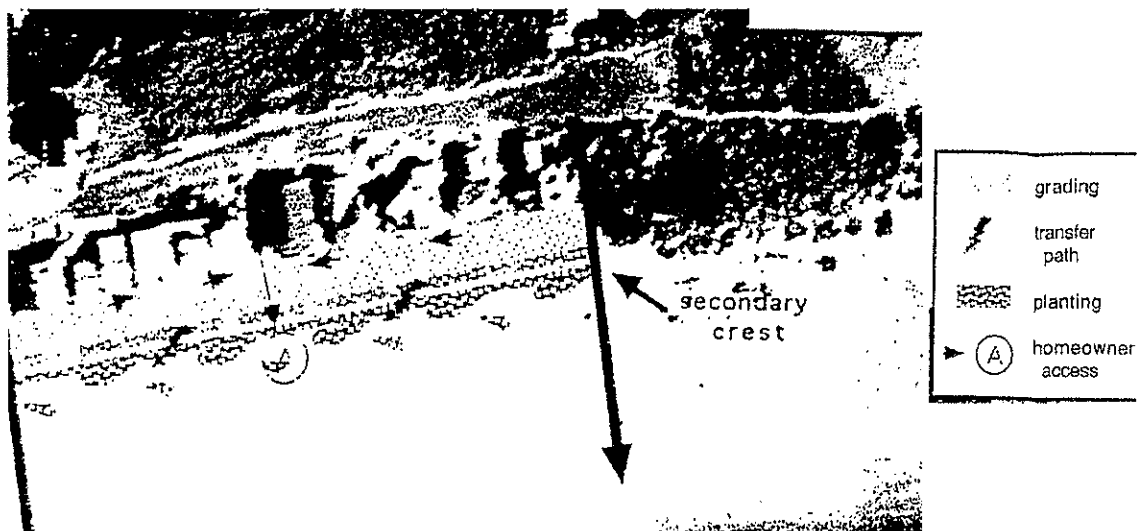


Figure 2: Plan of Proposed Management Practices from Pacific City Foredune Management Plan, Unit E, (PCFMP page 35)



In Figures 1 and 2 above, extracted from the PCFMP, the areas to be planted are shown in the patches of cross-hatched areas on the foredune slope, and in the crosshatched strips along the top edge of the foredune slope. Transfer paths for depositing sand graded from the top areas are shown in dark diagonal strips across the planted areas, and the arrows are meant to depict owner foot traffic paths.

Planting Specifics: Planting densities and plant types will follow, as close as practical to the details outlined in the PCFMP, and indicated below in Figure 3. See Appendix A for representative Planting Quotation per this plan.

Figure 3: Planting management Practices to be followed, per the PCFMP

Along the secondary crest and foreslope plant primary grasses (e.g. 80% European Beachgrass and 20% American Dunegrass) at high densities (e.g. hill spacing of 12" with 5 culms per hill) to achieve as much as 60% cover over the area from about 25 feet to 18 feet NGVD in elevation and plant primary grasses (e.g. 80% European Beachgrass and 20% American Dunegrass) at moderate densities (e.g. hill spacing of 18" with 3 culms per hill) to achieve as much as 30% cover over the area from about 18 feet to 14 feet NGVD in elevation. Vegetation planted below an elevation of about 16 feet NGVD is best viewed as sacrificial, in that it may well be lost during winter storms and as a result need to be replanted on a regular basis.

In all cases, planting should be carried out during rainy months (November through April) before and/or after winter storms, when temperatures are between 32 and 60 degrees F and the sand is wet at a 3 inch depth. Preferably immediately after planting, fertilize with ammonium sulfate fertilizer (N-P-K:21-0-0) at a rate of ~200 - 400 pounds per acre, with follow up fertilization again in the subsequent late fall or early spring rainy period (after SCS, 1991).

---

#### **Access Management**

Attempts will be made to limit foot traffic and subsequent damage to the planted areas of both recreational users and homeowners and their guests. Signs will be posted, and access paths through the planted area will be identified if necessary. Where feasible, driftwood logs may be relocated from the beach area to the planted area to block foot traffic and to provide additional dune stabilization.

#### **Monitoring and Maintenance:**

Such plantings will be monitored per the Monitoring Plan proposal outlined in Appendix B. A quarterly report will be generated and provided to both OPRD and Tillamook County Planning Department officials

Depending upon the success or failure of the plantings per this plan, modifications and/or replanting will be done, still within the specifications of the PCFMP. Maintenance of the planted area will be performed as needed to provide the best opportunity of successfully establishing the stand-stilling grasses. Exact maintenance measures will be determined based upon the success and failure of the initial planted area. It is expected that based upon the results of the initial planting, some elements of the planting plan may need to be modified such that best efforts are made to find a successful strategy, while still working within the guidelines outlined in the PCFMP. If a successful planting strategy cannot be developed and proven, then an exception to Goal 18 may be sought.

## Addendum A

### **1.0 Introduction**

Kiwanda Shores Beachfront Collective, LLC, comprising the homeowners of beachfront property within the Kiwanda Shores development in Pacific City, Oregon is providing this Foredune Grading Plan with Monitoring Report, Oregon Parks and Recreation Department (OPRD) Ocean Shores Permit Application for Sand Alteration, and Tillamook County Foredune Grading Permit Applications for the purpose of obtaining all permits and approvals necessary for the grading of sand to protect our homes from inundation, and to preserve our views and beach access to our properties.

The subject site consists of 40 contiguous oceanfront lots (Kiwanda Shores First, Third, and Fourth Additions) of the Kiwanda Shores development on the western side of Ocean Drive in unincorporated Pacific City, Tillamook County, Oregon (Figures 1 and 2; Appendix A – List of Participating Owners; Appendix B – Site Topographic Survey and Cross Sections; and Appendix C – Site Photographs).

The purpose of this document is to provide evidence and justification for the requested Sand Alteration Permit and the Tillamook County Foredune Grading Permit, including a brief history of the area as related to beach and foredune conditions, and to provide a Foredune Grading Plan (FGP) that is in conformance with the Pacific City Foredune Management Plan (PCFMP) adopted in 1999. The project area lies in Management Units D and E of the PCFMP. This report pertains only to PCFMP Management Units D and E, and therefore this report is not applicable to the other management units in the PCFMP. The scope of work performed for this document included a topographic survey by an Oregon Professional Land Surveyor with 21 cross sections (ground profiles) throughout the project area which trend westerly from Ocean Drive; limited review of the geologic literature; review of historical mono and stereo aerial photography; discussions with several residents of the project area, a past President and Vice President of the Pacific City Homeowners Association and current president of the Kiwanda Shores Beachfront Collective, LLC, and the contractor that has completed most of the past revetment work and grading.

The Kiwanda Shores Beachfront Collective, LLC (KSBC) was granted a Tillamook County Grading Permit, and an OPRD Sand Alteration Permit with a 5 year duration in 2017, and performed grading and planting during that permitted period similar to that which is proposed here-in. As supported with data and testimonials contained here-in, the subject area experiences very significant natural sand movement with wind and storms each year. The subject area has limited history of successful creation and maintenance of sand stilling vegetation, natural or otherwise, and much effort and expense has been spent pursuing ways to minimize the natural sand inundation. The proposed grading and associated efforts for dune stabilization are necessary to preserve the homes



and to maintain beach access within the subject area.

## **2.0 Site Description**

The site is located on the Nestucca Spit in an active dune area having a foredune management plan, the Pacific City Foredune Management Plan (PCFMP). The project area consists of 40 contiguous oceanfront lots in the Kiwanda Shores Subdivision First, Third, and Fourth Additions adjacent to the Pacific Ocean, located a few blocks west of the Nestucca River along the west side of Ocean Drive in the Kiwanda Shores area of the unincorporated community of Pacific City, Oregon (Figures 1 and 2). The 40 subject lots lie in and adjacent Zones VE (EL 24.9), (EL 27.1) and (EL 25.2) (NAVD 88) moving south to north, respectively, with no other mapped flood zones present. The mapping shows the Zone VE boundary appearing to coincide with the line of an identified riprap revetment oceanfront protection structure installed from approximately 1976 through 1979 along the western property boundaries of all 40 of the subject lots. The site is bounded to its north by the Shorepine Village residential development with a natural, essentially unaltered foredune fronting its western side, to its south by the undeveloped Tax Lot 9200, to its east by Ocean Drive which provides access, and to its west by the beach and the Pacific Ocean. In general, grades adjacent to homes are 30 to 38 feet (NGVD 29) with the higher elevations lying at the southern end of the project area in Management Unit E.

## **3.0 Project Description**

The project area lies within the Pacific City/Woods Medium Density Residential Zone (PCW-R2) and is subject to the Beach and Dune Overlay Zone (Tillamook County BD - Section 3.530). The subject area lies within the Pacific City Foredune Management Plan, Management Units D and E (Figure 2).

The Kiwanda Shores Beachfront Collective, LLC (KSBC), a group of oceanfront homeowners in Kiwanda Shores, propose to conduct foredune grading of Management Units D and E in compliance with the adopted PCFMP of an approximate 2,500 feet length of oceanfront in the Kiwanda Shores development in Pacific City, Tillamook County, Oregon. Approximately 52,000 cubic yards of sand would be pushed westward from the western edge of a line of homes along the west side of Ocean Drive to form a man-made dune profile.

### **3.1 Project Justification and Overview of Project Necessity**

The Subject Area has been susceptible to severe sand inundation since shortly after the original development of the property for residential use. Over

the years, many efforts have been made to both protect homes, view and access from the sand accumulation, and to stabilize the dunes to minimize further sand movements with varying degrees of success and failure. The ongoing sand accumulation provides imminent danger of damage to the homes within the subject area, and in many cases has resulted in an inability to gain access to the beachfront.

An historical account of dune grading and planting of sand stilling vegetation (European beachgrass) in Kiwanda Shores has been provided by Mr. Dave Junkin, who is thoroughly familiar with work that has been done at the site, and supplemented by Mr. Paul Gulick, homeowner since the late 1990's and current head of the Kiwanda Shores Beachfront Collective, LLC (KSBC). In the mid-1990s and early 2000s, Mr. Junkin, a previous resident of Kiwanda Shores and past Vice President of the Kiwanda Shores Homeowners Association (1988–1996) and President of the Pacific City Beachfront Homeowners Association (1992–2002), was largely responsible for directing vegetation planting and maintenance efforts from May 1983 to June 2002 (Appendix F). During this time, dune grading and planting of European beachgrass (*Ammophila arenaria*) was completed in 1994, 1995, 1997, and 2000. The planting of vegetation was done primarily by students that worked on the project in return for payment of school athletic fees, over 2 weekends each year. Approximately sixteen 40-passenger busloads of students participated in the dune planting project over the first two-year period. Therefore, the amount of labor involved in this 2-year period was about 5,900 man-hours, or more; additional hours were spent in 1997 and the early 2000s.

To summarize Mr. Junkin's synopsis, by January 1986 (after the late 1970s and early 1980s El Niño/La Niña events) sand was rapidly accumulating around the homes and needed to be bulldozed, which was accomplished. (Please note: Coastway Construction reported that sand grading began in the 1970s.) In November of 1986, Tillamook County told the homeowners that "no bulldozing at all" would be permitted. By February 1987 remedial grading within 20 feet of the homes was allowed by the County. In July 1988, the State halted the bulldozing; then by spring of 1989 bulldozing was again allowed within 20 feet of the homes, and down to base flood elevation by July 1989.

Pacific City Beachfront Homeowners Association was formed in 1992, and discussions with County and State officials concerning a dune management plan were initiated. This resulted in approval of a 'pilot program' in 1994 for grading of the foredune and planting. The area from Cape Kiwanda to the south end of Kiwanda Shores was graded to the 34 feet elevation, the V Zone elevation of 30 feet plus 4 feet (NGVD 29), and 375,000 plants were planted along this approximately  $\frac{3}{4}$  mile long beachfront area. This planting continued along with repair plantings through the spring of 1995. In 1996 storms eroded most sand eastward to the revetment,



exposing it and removing most of the vegetation.

In January 1997 discussions began with State and County officials to create a formal Foredune Management Plan. The Pacific City Foredune Management Plan was completed in September 1998 and adopted by the County in 1999.

In the spring of 1997 more grading and planting was accomplished. In April 2000 the foredune area from Cape Kiwanda to approximately the south end of Kiwanda Shores, which included 72 lots, was graded and planted 75 feet wide, had 150 "Keep Off" signs posted, and the beachgrass was fertilized and watered. These efforts continued through 2002 but the plantings failed. From that time up until 2015, regulatory officials did not raise objections to the grading activities in the area. At that time, the county informed homeowners that if grading to protect homes were to proceed, they must be done through the permitting process and in line with the PCFMP. Homeowners started submitting applications for Remedial Grading Permits in an effort to save their homes from sand inundation. Those permits were granted, and grading was performed per those permits minimizing damage to homes during that time. However, it became clear that being limited to only grading within 20 feet of the homes resulted in huge piles of sand that not only limited both views of the ocean and any access to the beach that was previously enjoyed, but also would just slump back down onto the homes at the next storm.

In 2016, the beachfront homeowners of Kiwanda Shores formed the Kiwanda Shores Beachfront Collective LLC for the express purpose of securing the proper permits to allow the grading of sand along the Kiwanda Shores section of Pacific City shoreline, and which was coordinated by one of the homeowners, Paul Gulick. A geologic engineering consultant firm, H.G. Schlicker, was hired to study the area and provide reports required by the county and state permitting process. Doug Gless of H.G. Schlicker & Assoc. surveyed the area, researched sand and vegetation histories and created a report to be used in the application for permits for sand alteration. Much of the content in this report stems from the work of Mr. Gless and H.G. Schlicker and Associates performed at that time. The KSBC submitted applications to Tillamook County and to OPRD in 2016, and were granted permits in 2017 by both entities.

For the next 5 years, the KSBC coordinated grading efforts in the subject area, oversaw the third party monitoring of the grading per the permitted Monitoring Plan, and contracted for the planting of beach grass after each grading event. During this time, grading of the subject area successfully protected the homes from inundation, and preserved views and beach access as intended. Each winter, new storms would deposit significant amount of sands on or near the homes in the area, and each spring, the grading would be done

to push that sand back out seaward, shaped as describing in the permitted grading plan, and then the foredune was planted each year with sand stiling grasses. Signs were posted each year to minimize foot traffic on the newly planted beach grass. Despite these efforts and considerable expense, most of the beach grass would not survive the summer, and thus was generally ineffectual in slowing the movement of sand. However, some success was seen on the South end of the subject area, where the planted grasses did take hold, and did to some extent slow the movement of sand towards the home on that end of the subject area.

Kiwanda Shores Beachfront Collective, LLC proposes to grade the foredune on which their homes and the area to the west occupy, continuing the work that has been performed over the past 5 years under permit. This grading is proposed to conform to the PCFMP for Units D and E. The objectives of the proposed grading are to prevent homes from being inundated with sand and to maintain views; to maintain flood/erosion protection; and to maintain or enhance access for homeowners and public; with the priority objective being to “minimize inundation brought about by excessive accumulation of wind-blown sand and correspondingly maintaining or enhance ocean views”.

The proposed graded dune profiles are shown on Figures 4, 6, 9, 12 and 13. These were developed using the Foredune Management Plan’s Management Strategy for Units D and E (Figure 15 – Design Foredune and Figure 16 – Idealized End Member Dune Profiles)

#### **4.0 Potential Impacts and Mitigation Efforts**

The grading and dune stabilization will follow the approved Pacific City Dune Management Plan (PCFMP) and could result in the following short term impacts:

- Sand will be disrupted during grading and moved towards the beach. Some beach grass may be disturbed or destroyed
- Sand that is disturbed during grading may be susceptible to winds until stabilization efforts are complete
- Grading equipment may emit noise and leave temporary tracks in the sand

Efforts to minimize these impacts include performing all grading during the winter months when the sand is wet and not as susceptible to blowing during the grading activities. Furthermore, efforts will be made to work around any established areas of beach grass as much as is practical to minimize disruption of any established beach grass sections. Lastly, the stabilization efforts (planting of new beach grass) will be performed as soon after the finish grading is completed to minimize the time of any exposed, recently graded areas prior to the approved stabilization efforts.

#### **4.1 Compliance with Beach Construction/Alteration Standards**

In addition to the foreseeable impacts outlined above, this application provides the following plans and assurances in full compliance with current state and county guidelines for all Beach Construction and Alterations.

#### **4.1.1** General Standards

The project will protect all applicable public rights to the subject area during the proposed grading activities. At no time will equipment or personnel restrict or limit any public rights in the subject area. The work is done over a large area with a limited amount of equipment (one 312 Excavator) that limiting any access or other public rights is not necessary to assure safety or compliance.

There will be no costs to the public to perform the activities outlined here-in. No government agency is required to perform any of the work, and no ability to tap any public funds is envisioned or proposed.

The project is in compliance with the LCDC Goals, specifically Goal 18 which outlines all construction activities and development, including sand alteration on the Oregon coast. Goal 18 specifically allows for the proposed sand alteration to be done for the preservation of personal property, and for the preservation of views and access, as long as such activities is permitted and shown to be in compliance with an approved Foredune Management plan such as the Pacific City Foredune Management Plan approved and adopted in 1999.

#### **4.1.2** Scenic Standards

In compliance with the Scenic Standards outlined in OAR 736-020-0015, the project will not negatively or significantly alter any natural features in the subject area. The current state of the subject area, as outline above and detailed in testimonials and pictures here-in, comprises a long relatively flat section of sand covered foredune extending from the homes at a base level of 30 to 38 feet (NGVD 29) down to the water level. The project will only continue that historical profile by grading sand away from homes and planting beach grass for dune stabilization. As the beach grass continues to take hold, as it has done on the far southern portion of the subject area, the natural features will only be enhanced.

Damage to any existing beach grass areas will be minimized per the grading plan contained here-in, and in all cases, should damage occur, the beach grass areas will be replanted and protected. No view obstruction of the natural areas will result from the permitted activities, and the end result of the grading and stabilization efforts will compatible with the natural surroundings in the area.

#### **4.1.3** Recreational Use Standards

Recreational use and access of the subject area will not be impacted by the project, either during the grading activity or after completion. Only limited restrictions will apply in close vicinity to the grading equipment during grading, which will be done in low use periods during the months of November to March.

#### **4.1.4** Safety Standards

All applicable safety standards will be monitored and adhered to during the grading and planting activities. All activity will be performed by professional contractors who are properly insured and permitted to perform such work. At no time will there be a risk to neighboring properties, in that only open sand dunes abut the subject area to both the north and south. Homeowners within the subject area have signed this application and approved the work envisioned here-in.

Furthermore, the contractor doing the grading has significant experience doing the work outlined here and has not had any reported safety violations or concerns.

#### **4.1.5** Natural and Cultural Resource Standards

Natural and Cultural Resources Standards will be adhered to during the grading and foredune stabilization. Specifically, there is no anticipated impact to fish and wildlife resources as the grading activity is to be performed well above the mean high tide mark, and no other water or natural elements are in the subject area other than open dune as described earlier. There are no estuarine elements in the subject area. The grading will be done such that if at any time any potential historical, cultural, archaeological, or geologic items are discovered in the subject area, all grading will stop and state resources will be brought in to evaluate the situation and guide and inform the project on how to deal with the findings. Note that no such items have been found in the subject area in the past, nor have been identified or found anywhere near the subject area.

## **Addendum B – Plans**

### **KSBC Foredune Grading Plan, 2024**

Kiwanda Shores Beachfront Collective LLC, (KSBC) representing a group of beachfront homeowners in the Kiwanda Shores development of Pacific City applying for a Foredune Grading Permit by the Tillamook County Planning Department. The grading permit requires that all foredune grading be in compliance with the Pacific City Foredune Management Plan (PCFMP) for sections D and E. This document is to outline the specifics of the Foredune Grading Plan.

The subject area is the entire beachfront area within the Kiwanda Shores development in Pacific City, Oregon. Here, approximately 40 homes and home sites lie above a stretch of beachfront that is an area of extreme sand movement and accretion, particularly during the winter months. Many thousands of cubic yards pile up with each storm, and without grading the homes in the area would soon be inundated. Grading is required to protect the homes from damage, and to restore views and usability of the home.

Foredune grading in the subject area will be performed primarily during the winter months to avoid excessive accumulation of sand around the homes. Left ungraded during this time, the sand movement and accumulation can cause significant property damage. Grading is typically performed by use of a large excavator which moves sand westward and deposits the excess sand on the foredune downslope. Grading is to be performed across the subject area as needed throughout the winter. As the frequency and severity of the winter storms begin to lessen, typically in the February and March timeframes, finish grading will occur to achieve a foredune profile as outlined in the attached foredune survey profiles. The entire subject area will be graded so that the result is a uniform and naturally flowing dune as indicated in the PCFMP for sections D and E. Upon completion of the finish grading, the planting of sand-stilling beach grasses will occur as per the attached Planting Plan. Furthermore, monitoring of the Foredune and the plantings will be performed per the attached Monitoring Plan.

Grading will be performed to accomplish a uniform dune slope along the subject area as much as is feasible. Grading will be done down to the levels shown in the profiles, which are near to the bottom floor level of the beachfront side of the homes involved. However, in all cases, grading will not be done resulting in a grade below the governing FEMA defined limits plus 4 feet. Since the profiles provided do not detail exact elevations for each homeowner, note that the FEMA elevations and the requirements of the PCFMP are the overriding governing documents, and are to be adhered to in all cases.

It is the objective of this plan to achieve a more stable foredune through this permitted grading and vegetative stabilization over time. Based on history, however, this will take time to achieve, and thus it is expected that at least some grading will need to be performed annually per this plan throughout the 5 year life of the permit. The planting Plan and the Monitoring Plan will follow each grading cycle as outlined above.

It is the intent of this plan and related documents to remain in full compliance of the PCFMP and any and all government mandated rules and regulations. Specifically:

- Under no circumstances will any sand be removed from the beachfront
- Under no circumstances will any grading be performed that brings the elevation of the Foredune below the FEMA V-Zone 100 year plus 4 feet limit
- No sand will be deposited as a result of grading below 12 feet NGVD



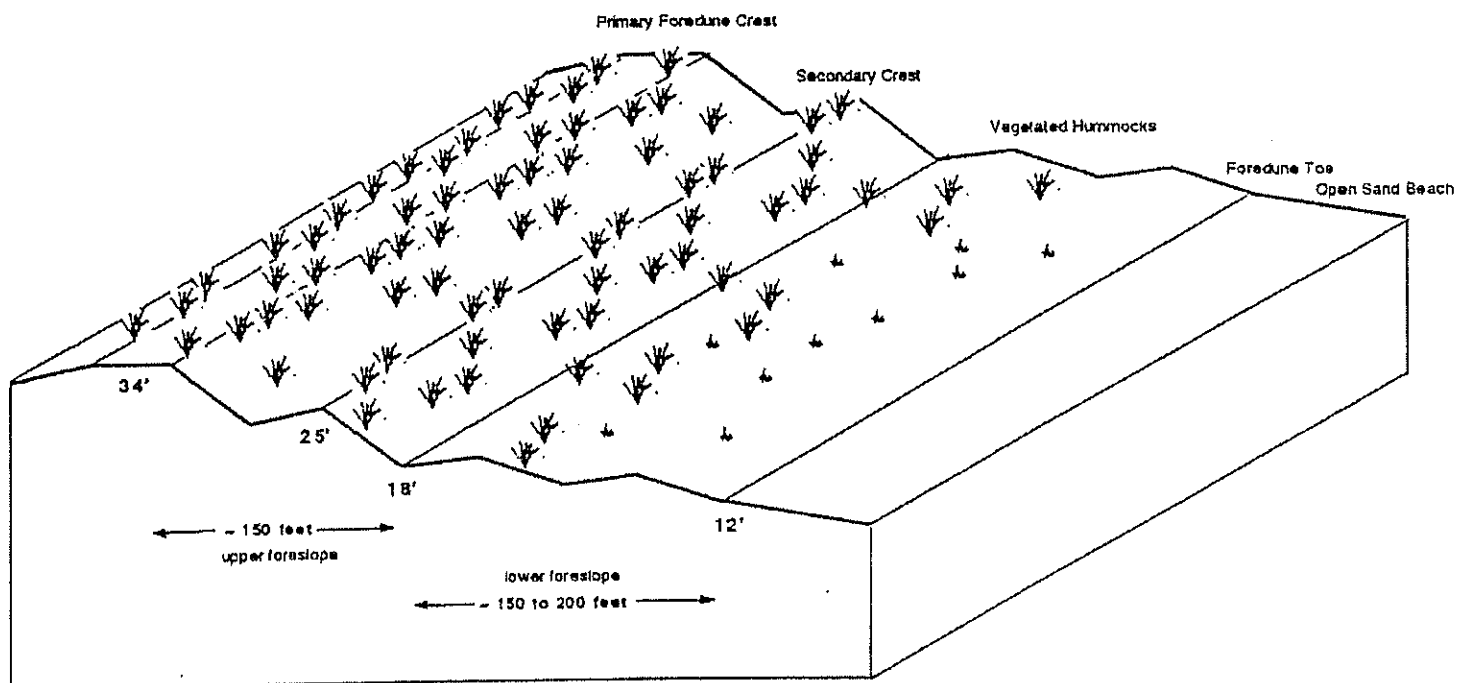


Figure 3. The Pacific City Design Foredune.

Figure 15

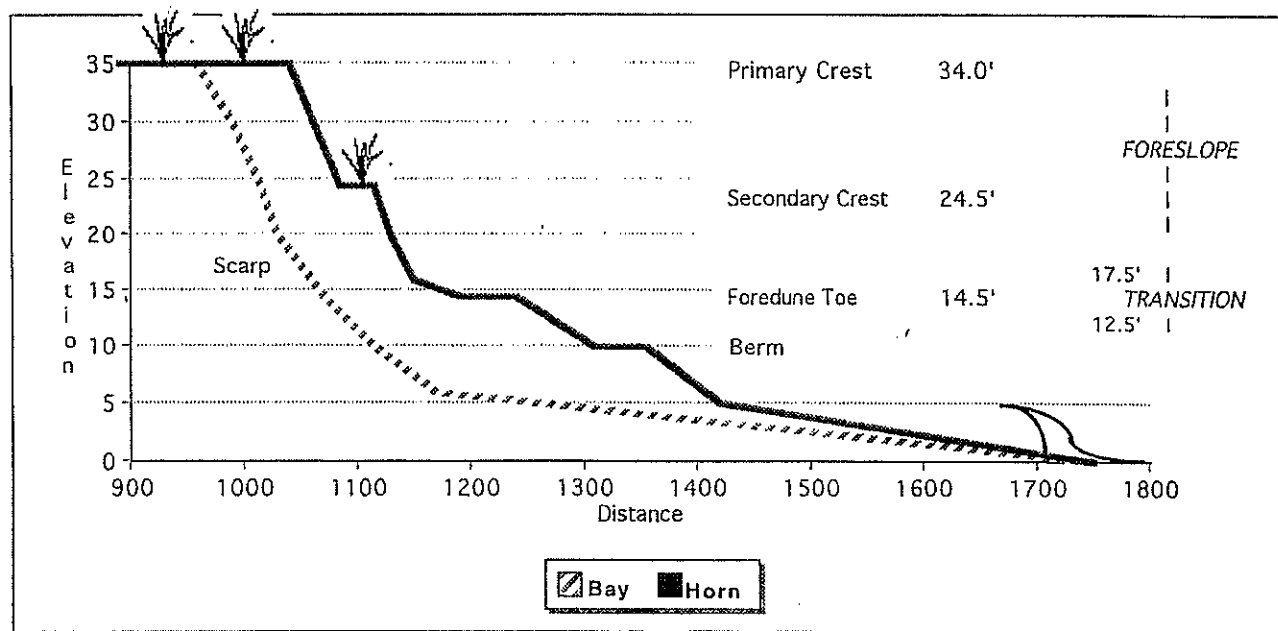


Figure 11. Idealized end member profiles for the Pacific City shoreline.

Elevations and distances are in feet. Terms shown in figure are described in the text.

Figure 16

#### Sand Volume Estimates

	Horiz.	Vertical	Shape %	Linear Ft.	Cubic Feet	Cubic yards
Sect -02	50	2	0.5	350	17500	1944
Sect -05	70	4	0.75	350	73500	8167
Sect -08	100	5	0.75	350	131250	14583
Sect -11	70	6	0.5	475	99750	11083
Sect -17	50	4	0.5	300	30000	3333
Sect -20	60	4	0.75	350	63000	7000
2175 Total					415000	46111

#### Construction Value of Project

Grading	\$46,111	Coastway Construction (aprox. \$1 per cubic yard moved)
Planting	\$48,450	Josh Venti, Bros with Hoes
Monitoring	\$500	
Construction Value	\$95,061	

Adams

**FORELINE GRADING PERMIT APPLICATION**  
**TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**  
(Please read form with the completed application)

DATE RECEIVED 1-12-04 RECORD # \_\_\_\_\_

PROPERTY OWNER: Kwame Shum Beachport Concrete, Fast Quick Asphalt  
ADDRESS: \_\_\_\_\_ PHONE: 503-738-5813

CITY: \_\_\_\_\_ COUNTY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

INTERNAL PERMIT NO. \_\_\_\_\_

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

RECEIVED

NOV 06 2024

BY:

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Michael Smith (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 7200

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Fore dune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

*Michael Smith*

Signature of Applicant

1.19.24

Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, *Paul Gunk* (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

*Paul Gunk*  
Signature of Applicant

1/16/24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below



## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: 03/08/2024

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Shannon Christianson  
Ladd Gasparovic

PHONE: 503.349.8033

ADDRESS: 22665 SW Yankton Pl CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 2400

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34080 Ocean Dr, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Shannon Christianson  
Signature of Property Owner

03/08/2024  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Adam Roselli (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34100 Ocean Drive, Pacific City, OR 97135 3.

FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E 4.

A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used, Attached Foredune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

DocuSigned by:

1/16/2024

Adam Roselli

7FC23A801FBA479

Applicant

Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Ron LaPierre (Applicant)

Multiple Owners

PHONE: 909-762-6520

ADDRESS: 4113 S Hay Field Circle CITY: Ridgefield STATE: WA ZIP: 98642

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 6800 Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34130 Ocean Drive, Pacific City, OR 97135

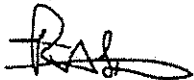
3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.



Signature of Applicant

Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Anthony Power (Applicant)  
Multiple Owners

PHONE: \_\_\_\_\_ 801-597-6797 \_\_\_\_\_

ADDRESS: \_\_\_\_\_ 623 S 9<sup>th</sup> Street \_\_\_\_\_ CITY: \_\_\_\_\_ Livingston \_\_\_\_\_ STATE: \_\_\_\_\_ MT \_\_\_\_\_ ZIP: \_\_\_\_\_ 59047 \_\_\_\_\_

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township \_\_\_\_\_ 4S \_\_\_\_\_ Range \_\_\_\_\_ 11 \_\_\_\_\_ Section \_\_\_\_\_ 24da \_\_\_\_\_ Tax Lot \_\_\_\_\_ 5800 \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

\_\_\_\_\_ 34150 Ocean Drive, Pacific City, OR 97135 \_\_\_\_\_

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

\_\_\_\_\_ anthony power \_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_ 18 Jan 2024 \_\_\_\_\_  
Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, ~~Pacific City~~ (Applicant)  
Multiple Owners

PHONE: 503-709-3813


ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR. <sup>451124DA</sup>  
Township 4S Range 11 Section 24 Tax Lot Multiple
2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR: <sup>Anthony Laurence</sup>  
3400 to 34900 Ocean Drive, Pacific City, OR 97135 <sup>805 223-4430</sup>
3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E
4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
\_\_\_\_\_  
Signature of Applicant

<sup>1-17-24</sup>  
\_\_\_\_\_  
Date Signed

\_\_\_\_\_  
This permit is Valid Only with Tillamook County Approval Stamp Below



# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Maintenance Association (KSMA), Susan Caney-Peterson,  
President

PHONE: 503-830-7455

ADDRESS: KSMA, P.O. Box 808, Pacific City, OR, 97135

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 6500

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34200 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.



Susan Caney-Peterson, president, on behalf of KSMA  
Signature of Applicant

1.17.24 \_\_\_\_\_  
Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple 6400

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34210 3400 to 34900 Ocean Drive, Pacific City, OR 97135

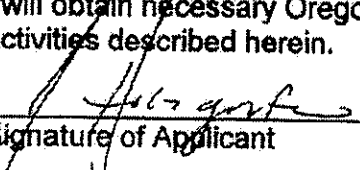
3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Fore-dune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Fore-dune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Applicant

1-16-24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_ Receipt #: \_\_\_\_\_  
PROPERTY OWNER: \_\_\_\_\_ Todd Huegli \_\_\_\_\_ PHONE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot \_\_\_\_\_ ,

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR: \_\_\_\_\_  
34290 Ocean Drive, Pacific City \_\_\_\_\_

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Todd Huegli  
Signature of Property Owner

2/14/2024  
Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Michael Smith (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

## 1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 6100

## 2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135

## 3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

## 4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Fore dune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Applicant

1.19.24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Thoreson (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34298 Ocean Drive, Pacific City, OR 97135

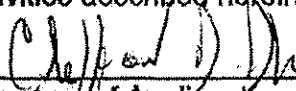
3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Foredune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 -15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 -25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

 Thyris Thoreson  
Signature of Applicant

1/16/24  
1/16/24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Tommy & Art Mills / Debby Parrish PHONE: 503 246 4937

ADDRESS: 7307 SW 4<sup>th</sup> Ave CITY: Portland STATE: OR ZIP: 97219

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34300 Ocean Drive Pacific City

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

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Signature of Property Owner

3/5/24

Date Signed

Parrish

This permit is Valid Only with Tillamook County Approval Stamp Below



# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Lloyd Hodge (Applicant)  
Multiple Owners PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 5 4S Range 11 Section 24 Tax Lot 5800 Multiple A

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34320 3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Foredune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Applicant

1-17-24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

**FOREDUNE GRADING PERMIT APPLICATION**

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Daniel G Keller PHONE: 503 765 2397ADDRESS: 1930 Tompkins St CITY: West Linn STATE: OR ZIP: 97148

## 1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 6800

## 2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34340 Ocean Drive, Pacific City Oregon

## 3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

## 4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Daniel G Keller  
Signature of Property Owner

Feb 5, 2024  
Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Jay and Caroline Jaffee

PHONE: 503-914-7732

ADDRESS: 17350 SW 106<sup>th</sup> Ct. Tualatin, OR 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

LOT: 5 BLK: 8 SEC: TOWN/RNG/MER: SEC 24 TOWN 04S RNG 11W SUBD NAME: KIWANDA SHORES 1ST ADD BLK NO: 8 LOT NO: 5 MAP REF: 4S1124DA02200

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34370 Ocean Dr, Pacific City, OR 97135-8108

3. FOREDUNE MANAGEMENT \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

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I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain the necessary Oregon Parks and Recreation Department permits before any of the activities described herein.

  
Signature of Applicant

1-19-27  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

4511 24DA 02300

**FOREDUNE GRADING PERMIT APPLICATION**

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: 1/16/2024

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)  
Multiple Owners

PHONE: 503-709-3813ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

## 1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 7000 Multiple   

## 2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34390 ~~3400 to 34900~~ Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

## 4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Fore dune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

DocuSigned by:

Jami Gresham

Signature of Applicant

DocuSigned by:

Paul Gulick

602C36B4B60D415...

1/16/2024

Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Jeff + Julie Dyck PHONE: 503-437-1803

ADDRESS: 14701 NW Old Moore Valley CITY: Yamhill STATE: OR ZIP: 97148

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot 2400

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34400 Ocean Dr. Pacific City OR

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Jeff Dyck  
Signature of Property Owner

1/17/21  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Pat Sullivan (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

### 1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

### 2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34440 3400 to 34900 Ocean Drive, Pacific City, OR 97135

### 3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

### 4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Foreddune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
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- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

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Pat Sullivan  
Signature of Applicant

1/14/24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below



## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Jim Bruno (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34450 3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

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Signature of Applicant

2-14-24  
Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: 020124

Receipt #: \_\_\_\_\_

PROPERTY OWNER: MARK PANET-RAJIVON PHONE: 503 244 9797

ADDRESS: 4411 SW TROMBLY AVE CITY: PORTLAND STATE: OR ZIP: 97239

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34510 OCEAN DR P.C OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
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[Signature]  
Signature of Property Owner

020524  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

THE BUREAU OF COAST AND GEODETIC SURVEY

U.S. DEPARTMENT OF COMMERCE

U.S. GOVERNMENT PRINTING OFFICE

WASHINGTON, D.C. 20540

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

### 1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

### 2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

24570 3400 to 34900 Ocean Drive, Pacific City, OR 97135

### 3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

### 4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Foredune Grading Plan, Page 2
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Signature of Applicant

Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_ Lee & Debbie Stuart \_\_\_\_\_ PHONE: \_\_\_\_\_ 402-525-3350

ADDRESS: \_\_\_\_\_ 3617 Potomac Lane \_\_\_\_\_ CITY: \_\_\_\_\_ Lincoln \_\_\_\_\_ STATE: \_\_\_\_\_ NE \_\_\_\_\_ ZIP: \_\_\_\_\_ 68516

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

KIWANDA SHORES 4<sup>th</sup> ADD BLOCK 10 LOT 2

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot \_\_\_\_\_ 4S11 24DD 08100 \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

\_\_\_\_\_ 34620 Ocean Drive, Pacific City, OR 97135 \_\_\_\_\_

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
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Signature of Property Owner

1/17/24  
Date Signed

\_\_\_\_\_  
This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_ Paul Gulick \_\_\_\_\_ PHONE: \_\_\_\_\_ 503-709-3813 \_\_\_\_\_

ADDRESS: \_\_\_\_\_ 24727 SW Stafford Rd \_\_\_\_\_ CITY: \_\_\_\_\_ Tualatin \_\_\_\_\_ STATE: \_\_\_\_\_ OR \_\_\_\_\_ ZIP: \_\_\_\_\_ 97062 \_\_\_\_\_

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township \_\_\_\_\_ 4S \_\_\_\_\_ Range \_\_\_\_\_ 11 \_\_\_\_\_ Section \_\_\_\_\_ 24 \_\_\_\_\_ Tax Lot \_\_\_\_\_ 8200 \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

\_\_\_\_\_ 34650 Ocean Drive, Pacific City, OR \_\_\_\_\_

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Unit E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
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\_\_\_\_\_  
Signature of Property Owner

01/18/24  
\_\_\_\_\_  
Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below



## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Paul Gulick (Applicant)

Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple 8300, 8400, 8500

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135 34660 & 34670 OCEAN DRIVE

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Foredune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

*Sandra L. Hayer*  
Signature of Applicant

01-16-2024  
Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, McMahon (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34730 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used; Attached Foredune Grading Plan, Page 2
- Plan view and elevations of existing conditions in the grading area; Pages 3 - 15
- Plan view and elevations of proposed modifications in the grading area; Pages 16 - 25 and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities. Page 26

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Applicant

2-1-24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application.)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanis Shores Beachfront Collective, Paul Gullik (Applicant)

Multiple Owners Julie & Doug Gullik

8135 Radschur Ln. Astoria, OR 97103

PHONE: 503 325-5411

ADDRESS: 24722 SW Steamer Rd CITY: Tillamook STATE: OR ZIP: 97142

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR 04S11W24D4

Township 4S Range 11 Section 24 Parcel Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135 25750 Ocean Dr

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used.
- Plan view and elevations of existing conditions in the grading area.
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

[Signature]  
Signature of Applicant

11/17/24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Shores Beachfront Collective, Stephen Hiroshige (Applicant)  
Multiple Owners

PHONE: 503-709-3813

ADDRESS: 24727 SW Stafford Rd. CITY: Tualatin STATE: OR ZIP: 97062

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot Multiple

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

3400 to 34900 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Management Units D and E

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
Signature of Applicant

1/16/2014  
Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Frank Moscow PHONE: 5039756955

ADDRESS: 2222 NW Hoyt St Unit 302 CITY: Portland STATE: Or ZIP: 97210

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot don't know

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34790 Ocean Dr. Pacific City Oregon

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Frank Moscow  
Frank Moscow (Jan 18, 2024 15:58 PST)  
Signature of Property Owner

Jan 18, 2024  
Date Signed

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This permit is Valid Only with Tillamook County Approval Stamp Below

## FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Tiaten and Ann Kelley PHONE (425) 591-4331

ADDRESS: 17007 NE 21st ST. CITY: Bellevue STATE: Wa ZIP: 98008

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11 Section 24 Tax Lot \_\_\_\_\_

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

34800 Ocean Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: \_\_\_\_\_ Management Units D and E \_\_\_\_\_

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- Description of the proposed work, including location and timing of activities, and equipment to be used;
- Plan view and elevations of existing conditions in the grading area;
- Plan view and elevations of proposed modifications in the grading area; and
- Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

Ann Kelley  
Signature of Property Owner

3/5/24  
Date Signed

This permit is Valid Only with Tillamook County Approval Stamp Below