Tillamook County

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

1510 - B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
(503) 842 - 3408

Land of Cheese, Trees and Ocean Breeze

FLOODWAY DEVELOPMENT PERMIT #851-24-00638-PLNG
PECK

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

November 5, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited requests on November 5, 2025. A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: https://www.tillamookcounty.gov/commdev/landuseapps and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00pm on November 17, 2025.** This decision will become final on November 17, 2025 after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

Request:	A Floodway Development Permit for residential improvements to a property located at 33645 Resort Drive that includes expansion of the existing dwelling with attached living space or a separate detached dwelling unit.
Location:	Located south of the Nestucca River in the Unincorporated Community of Pacific City/Woods, the subject property is accessed at 33645 Resort Drive, a County road, and is designated as Tax Lot 5906 in Section 19AC, Township 4 South, Range 10 West W.M., Tillamook County Oregon.
Zone:	Pacific City/Woods Medium Density Residential (PCW-R2) Zone
Applicant:	Cole Herschbach & Mike Riddle, 1810 Summer St NE, Salem, OR 97302
Property Owner:	Steven Peck, 33645 Resort Drive, Pacific City, OR 97135

CONDITIONS OF APPROVAL

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. All applicable permits, including a consolidated Zoning and Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction the proposed dwelling.
3. A minimum 50-foot riparian setback from the Nestucca River, determined by the Oregon Department of Fish and Wildlife (ODFW) and measured in accordance with TCLUO Section 4.140, shall be maintained on the subject property for the proposed improvement. Future development on the subject property shall also maintain the required riparian setback and comply with the requirements of TCLUO 4.140: Development Requirements for Water Quality and Streambank Stabilization.
4. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
5. The applicant/property owner shall obtain an approved Road Approach permit from the Tillamook County Public Works Department.
6. The applicant/property owner shall obtain a water and sewer availability letter from the Pacific City Joint Water-Sewer Authority and a fire letter from the Nestucca Rural Fire Protection District. Letters shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
7. Development shall comply with the applicable standards of TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone', TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone' and TCLUO Section 3.545 'Shoreland Overlay'.
8. The applicant/property owner shall comply with all 'Zone AE' flood hazard construction standards per FEMA requirements. All construction shall adhere to the standards for a residential structure in the 'AE' flood zone per TCLUO Section '3.510'. This shall be reviewed and verified by this Department during the Building Permit process.
9. The dwelling shall comply with all Building Code requirements for Anchoring, Construction Materials and Methods, and Utilities for residential structure located in the 'AE' and Floodway flood zones.
10. Owner/Applicant shall submit a 'Post-Elevation' certificate completed by a registered surveyor and provided on the current FEMA form prior to receiving Certificate of Occupancy for the dwelling.
11. This approval shall be void on November 5, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,

Tillamook County Department of Community Development

Melissa Jenck, CFM, Senior Planner
503-842-3408 x 3301 or melissa.jenck@tillamookcounty.gov

Sarah Absher, CFM, Director

Enc.: Vicinity, Assessor's and Zoning maps

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PECK

ADMINISTRATIVE DECISION & STAFF REPORT

Decision Date: November 5, 2025

Decision: APPROVED WITH CONDITIONS
(This is not Building or Placement Permit Approval)

Report Prepared by: Melissa Jenck, CFM, Senior Planner

I. GENERAL INFORMATION:

Request:	A Floodway Development Permit for residential improvements to a property located at 33645 Resort Drive that includes expansion of the existing dwelling with attached living space or a separate detached dwelling unit.
Location:	Located south of the Nestucca River in the Unincorporated Community of Pacific City/Woods, the subject property is accessed at 33645 Resort Drive, a County road, and is designated as Tax Lot 5906 in Section 19AC, Township 4 South, Range 10 West W.M., Tillamook County Oregon.
Zone:	Pacific City/Woods Medium Density Residential (PCW-R2) Zone
Applicant:	Cole Herschbach & Mike Riddle, 1810 Summer St NE, Salem, OR 97302
Property Owner:	Steven Peck, 33645 Resort Drive, Pacific City, OR 97135

Proposal Description: The subject property encompasses 0.25 acres, is currently improved with an existing single-family dwelling, abuts the Nestucca River to the north, and is accessed via Resort Drive, a County road, to the south (Exhibit A). The topography at the location is fairly flat with a slope change as the property approaches the Nestucca River according to County LIDAR data (Exhibits A and B). The Nestucca River is zoned Estuary Conservation 1 (EC1) up to the more landward of Mean Higher High Water or the Line of Non-Aquatic Vegetation (Exhibit A). No wetlands or geologic hazards are mapped on the subject property within the proposed development (Exhibit B).

As indicated on FEMA FIRM 41057C0855F dated September 28, 2018, the subject property is located entirely in an 'AE' Area of Special Flood Hazard and entirely in the Floodway of the Nestucca River (Exhibit A). Staff find that the proposed dwelling is subject to the standards and criteria of TCLUO Section 3.510, Flood Hazard Overlay' which are addressed below.

Currently, the application is a Floodplain Development Permit approval for the residential improvements to a property located at 33645 Resort Drive that includes expansion of the existing dwelling with attached living space or a separate detached dwelling unit, adjacent to the Nestucca River (Exhibit B). The criteria and standards for each of these reviews are addressed below in this Staff Report.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

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

A. TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone'
B. TCLUO Section 3.106, 'Estuary Conservation 1(EC1) Zone'
C. TCLUO Section 3.510, 'Flood Hazard Overlay (FH) Zone'
D. TCLUO Section 3.545, 'Shoreland Overlay'
E. TCLUO Section 4.140, 'Requirements for Protection of Water Quality and Streambank Stabilization'

III. ANALYSIS

The subject project is located within the regulatory floodway and is subject to a Type II review per TCLUO Article X: Development Approval Procedures. TCLUO Section 10.070 requires notification of Type II applications to be mailed to landowners within 250 feet of the subject properties, to allow at least 14 days for written comment and requires staff to consider comments received in making the decision.

Findings: Notice of the request was mailed to property owners and agencies on August 15, 2025. Staff find that notification requirements have been met. Comments were received from the Oregon Department of Fish and Wildlife (ODFW) and Tillamook County Public Works and are included as "Exhibit C".

A. TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone'

PURPOSE: The purpose of the PCW-R2 zone is to designate areas for medium density single-family and duplex residential development, and other, compatible, uses. Land that is suitable for the R-2 zone has public sewer service available, and has relatively few limitations to development.

TCLUO Section 3.333(2)(a), 'Uses Permitted Outright', lists *One or two-family* dwelling as a use permitted outright in the PCW-R2 zone subject to applicable supplementary regulations contained in ordinance.

Findings: Applicant is proposing to site a single-family dwelling or an addition to an existing single-family dwelling in the Pacific City/Woods Medium Density Residential (PCW-R2) zone (Exhibit B). Staff find that the proposed use is allowed outright in the Pacific City/Woods Medium Density Residential (PCW-R2) zone subject to applicable standards. Staff finds that Applicant will be required to demonstrate compliance with other applicable standards, such as parking, height, and yard setback requirements, at the time of applying for consolidated zoning/building permit approval.

B. TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone'

The estuary boundary and zones are defined in TCLUO Section 3.100 as "*ESTUARY ZONES shall be applied to all estuarine waters, intertidal areas, submerged and submersible lands and tidal wetlands up to the line of non-aquatic vegetation or the Mean Higher High Water (MHHW) line, whichever is most landward.*"

Findings: Applicant is proposing to construct a single-family dwelling (Exhibit B). A site plan was included in 'Exhibit B', which demonstrates that the proposed siting location exceeds the 50-feet setback requirement of TCLUO Section 4.140. The site plan indicates that the proposed siting location of the dwelling is landward of the Mean Higher High water (MHHW) and the line of non-aquatic vegetation.

Staff find that the proposed development is located outside the Estuary Conservation 1 (EC1) zone, as it is located landward of the estuary boundary. Staff find the Applicant will be required to demonstrate compliance with such standards for any future development on the site subject to the EC1 boundary at time of consolidated zoning/building permit approval.

C. TCLUO Section 3.510 'Flood Hazard (FH) Overlay'

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

...

ANCHORING

(b) All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.

(c) All manufactured dwellings must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (See FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for techniques). A certificate signed by a registered architect or engineer which certifies that the anchoring system is in conformance with FEMA regulations shall be submitted prior to final inspection approval.

CONSTRUCTION MATERIALS AND METHODS

(d) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.

(e) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

(f) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be elevated to prevent water from entering or accumulating within the components during conditions of flooding. In Flood Zones A, A1-A30, AE, V, V1-V30 or VE, such facilities shall be elevated three feet above base flood elevation. In Flood Zone AO, such facilities shall be elevated above the highest grade adjacent to the building, a minimum of one foot above the depth number specified on the FIRM (at least two feet above the highest adjacent grade if no depth number is specified).

UTILITIES

(g) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood water into the system.

(h) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.

(i) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding, consistent with Oregon Department of Environmental Quality (DEQ) standards.

Findings: Applicant has provided a site plan and building plans which indicate foundation design improvements to site structure to prevent flotation and lateral movement, along with a floor plan indicating the utilization of space subject to flood waters (Exhibit B). An Elevation Certificate prepared by Dallas Esplin of Bayside Surveying dated July 29, 2025, details the location of the lowest machinery or equipment of the building, including proposed lowest floor heights (Exhibit B). Floor plans and foundation design provided confirm improvements, living space, utilities and machinery located on the next higher floor of the proposed dwelling (Exhibit B). Staff find that these standards can be met through compliance with Conditions of Approval.

...

(6) SPECIFIC STANDARDS FOR A ZONES (A, AE or A1-A30): In all areas of special flood hazards where base flood data has been provided as set forth in Section 3.510(2) or other base flood data are utilized, the following provisions are required:

RESIDENTIAL CONSTRUCTION

(a) New construction and substantial improvement of any residential structure, including manufactured dwellings, shall have the lowest floor, including basement, at a minimum of three feet above base flood elevation.

(b) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or must meet or exceed the following minimum criteria:

(1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(2) The bottom of all openings shall be no higher than one foot above grade.

(3) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

Findings: The proposed area of development is located in an AE Area of Special Flood Hazard as indicated on FEMA FIRM 41057C0855F dated September 28, 2018 (Exhibit A). Applicant is proposing to develop a dwelling or to add onto an existing dwelling (Exhibit B).

Applicants provided a pre-construction elevation certificate prepared by Dallas Esplin or Bayside Surveying, a licensed professional surveyor, for the proposed residential development. The proposed design includes a main floor level at 25.6-feet NAVD (Exhibit B). Dallas Esplin stated Base Flood Elevation (BFE) for the subject property is 19.6-feet NAVD (Exhibit A). The bottom floor of the proposed dwelling is to be maintained as a garage or unfinished space and is proposed to be located at 13.6-feet NAVD (Exhibit B). The next higher floor, which is indicated to maintain the proposed living space of the dwelling, is located at 25.6-feet NAVD, which exceeds 3-feet above BFE (Exhibit B). Applicants have provided foundation plans which indicate the location of multiple vents, with the Elevation Certificate confirming adequate net area of openings provided by the vents for the enclosed bottom floor (Exhibit B).

Staff find the Applicants have provided plans for an addition to an existing dwelling, which currently complies with flood regulations and TCLUO Section 3.510 for appropriate flood openings and elevation of living space and utilities. Applicants are proposing that a future design may have the addition detached and prepared as a separate dwelling. The plans, if designed in accordance

with the pre-construction Elevation Certificate provided, would demonstrate compliance with this section.

Staff find that the proposed development complies with the standards of TCLUO 3.510(6).

(9) SPECIFIC STANDARDS FOR FLOODWAYS: Located within areas of special flood hazard established in Section 3.510(2) are areas designated as regulatory floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

(a) Encroachments in the regulatory floodway including fill, new construction, substantial improvements and other development are prohibited unless certification is provided by a professional registered civil engineer demonstrating through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(b) If Subsection 8(a) is satisfied, all new construction and substantial improvement shall comply with all applicable flood hazard reduction provisions of Section 3.510(5) and (6).

(c) If hydrologic and hydraulic analysis indicates an increase in flood levels, the Applicant shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA before any encroachment, including fill, new construction, substantial improvement, or other development, in the regulatory floodway is permitted. Upon completion of the project, but no later than six months after project completion, a Letter of Map Revision (LOMR) shall be submitted to FEMA to reflect the changes on the FIRM and/or Flood Insurance Study. A LOMR is required only when the CLOMR documents an increase in flood levels during the occurrence of the base flood or where post-development conditions do not reflect what was proposed on the CLOMR.

Findings: The Applicant retained Waterways Consulting, Inc. to complete the no-rise analysis required for development within the regulatory floodway (Exhibit B). The analysis was performed for the dwelling and addition (Exhibit B). The analysis confirms that the proposed encroachments into the regulatory floodway will not result in any increase in flood levels (Exhibit B). Applicants proposal to prepare a plan which would reduce its footprint as a freestanding detached residential structure, rather than an addition to the existing dwelling, would continue to maintain the same footprint and flood reduction measures as justified in the no-rise analysis (Exhibit B).

Staff find that these standards have been met.

(14) DEVELOPMENT PERMIT PROCEDURES: A development permit shall be obtained before construction or development begins within any area of special flood hazard zone. The permit shall be for all structures including manufactured dwellings, and for all development including fill and other development activities, as set forth in the Definitions contained in this Section of the Land Use Ordinance.

(a) Application for a development permit shall be made on forms furnished by the Community Development Director and shall include but not necessarily be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information in 3.510(14)(a)(1)–(4) is required and Development Permits required under this Section are subject to the Review Criteria put forth in Section 3.510(14)(b):

(1) Elevation in relation to a specific datum of the lowest floor, including basement, of all structures as documented on an Elevation Certificate;
(2) Elevation in relation to a specific datum to which any proposed structure will be floodproofed as documented on an Elevation Certificate;
(3) If applicable, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Subsection (6)(c)(3) of this Section; and
(4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

(b) Development Permit Review Criteria
(1) The fill is not within a Coastal High Hazard Area.

Findings: Staff find the proposed location is within a FEMA 'AE' Flood zone and is therefore not located within a Coastal High Hazard Area (Exhibit B). Staff find this criterion is met.

(2) Fill placed within the Regulatory Floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge.
(3) The fill is necessary for an approved use on the property.
(4) The fill is the minimum amount necessary to achieve the approved use.

Findings: The Applicant retained Waterways Consulting, Inc. to complete the no-rise analysis required for development within the regulatory floodway (Exhibit B). The analysis confirms that the proposed encroachments into the regulatory floodway will not result in any increase in flood levels (Exhibit B). The proposed activity is for the placement of a dwelling or an addition to an existing dwelling, on the subject property (Exhibit B). No additional fill outside the proposed structure has been designated on the application submittal (Exhibit B). Staff find these criteria are met.

(5) No feasible alternative upland locations exist on the property.

Findings: The subject property is entirely located within the FEMA 'AE' Flood zone boundary and entirely within the Floodway (Exhibit A). No upland location exists on the subject property which would remove future development from the regulatory floodplain (Exhibit B). Staff find this criterion is met.

(6) The fill does not impede or alter drainage or the flow of floodwaters.

Findings: The Applicant retained Waterways Consulting, Inc. to complete the no-rise analysis required for development within the regulatory floodway (Exhibit B). The analysis confirms that the proposed encroachments into the regulatory floodway will not result in any increase in flood levels or surface elevations anywhere in the model (Exhibit B). Staff find this criterion is met.

(7) If the proposal is for a new critical facility, no feasible alternative site is available.
(8) For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5):
i. The fill is not within a floodway, wetland, riparian area or other sensitive area regulated by the Tillamook County Land Use Ordinance.
ii. The property is actively used for livestock and/or farm purposes,

iii. Maximum platform size = 10 sq ft of platform surface per acre of pasture in use, or 30 sq ft per animal, with a 10-ft wide buffer around the outside of the platform,
iv. Platform surface shall be at least 1 ft above base flood elevation,
v. Slope of fill shall be no steeper than 1.5 horizontal to 1 vertical,
vi. Slope shall be constructed and/or fenced in a manner so as to prevent and avoid erosion.

Findings: The Applicant has proposed the siting of a single-family residential structure or an addition to an existing single-family dwelling on the subject property (Exhibit B). Staff find the proposed improvement is neither a critical facility as defined in TCLUO Section 3.510(4) or a Flood Refuge Platform. Staff find these criteria are met.

Conditions of approval may require that if the fill is found to not meet criterion (5), the fill shall be removed or, where reasonable and practical, appropriate mitigation measures shall be required of the property owner. Such measures shall be verified by a certified engineer or hydrologist that the mitigation measures will not result in a net rise in floodwaters and be in coordination with applicable state, federal and local agencies, including the Oregon Department of Fish and Wildlife.

Findings: Applicant submitted the required information on forms provided by the Community Development Department and as attachments thereto (Exhibit B). The entire property is located in an AE Area of Special Flood Hazard and in the Floodway of the Nestucca River and no alternative upland location exists (Exhibits A and B). Waterways Consulting, Inc. provided a no-rise analysis certifying that the proposed development will not create a rise in flood levels (Exhibit B). Staff find that these criteria are met.

D. TCLUO Section 3.545 'Shoreland Overlay'

In the vicinity of the proposed project, the Goal 17 element of the Tillamook County Comprehensive Plan identifies all areas within 1,000 feet of estuaries and 500 feet of coastal lakes as within the Shorelands Boundary which may be subject to the provisions of TCLUO Section 3.545, 'SH Shoreland Overlay'. TCLUO Section 3.545 defines those areas within the Shorelands Boundary included within the Shoreland Overlay Zone. Relevant to the proposed development, TCLUO Section 3.545(2) identifies areas within 50 feet of estuaries as areas included in the Shorelands Overlay zone.

Findings: Staff finds that portions of the proposed dwelling are located within the Shorelands Boundary as identified in the Goal 17 element of the Tillamook County Comprehensive Plan. Staff have reviewed the proposed development and determined that shoreland areas on the subject property are categorized as 'Rural Shorelands' as described in TCLUO 3.545(3) and are subject to the use limitations identified in TCLUO 3.545(4)(a)(1) and the standards identified in TCLUO 3.545(6). Staff have reviewed the significant shoreland inventory contained in the Goal 17 element of the Comprehensive Plan and has verified that there are no inventoried shorelands near the subject property.

TCLUO Section 3.545(4) USES PERMITTED: Uses authorized by the underlying zone as outright or conditional uses are permitted, except at locations identified in (3) above.
(a) Rural Shorelands in General:
(1) Rural Shorelands uses are limited to:
(a) Farm uses
(b) Propagation and harvesting of forest products consistent with the Oregon Forest Practices Act,

(c) Aquaculture,
(d) Water-dependent recreational, industrial and commercial uses,
(e) Replacement, repair or improvement of existing state park facilities,
(f) Other uses are allowed only upon a finding by the County that such uses satisfy a need which cannot be accommodated at any alternative upland location, except in the following cases:
(1) In built and committed exception shoreland areas, where all uses permitted in the underlying zone are permitted, and
...

Findings: Staff find that the subject property is in a built and committed exception area and the proposed residential use is allowed in the underlying Pacific City/Woods Medium Density Residential (PCW-R2) zone.

TCLUO Section 3.545(6) STANDARDS: Uses within the SHORELAND OVERLAY ZONE are subject to the provisions and standards of the underlying zone and of this section. Where the standards of the SHORELANDS OVERLAY ZONE and the underlying zone conflict, the more restrictive provisions shall apply.

(a) Riparian vegetation shall be protected and retained according to the provisions outlined in Section 4.140, REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION.
(b) Development in flood hazard areas shall meet the requirements of Section 3.510, FLOOD HAZARD OVERLAY ZONE.
...

Findings: The requirements of TCLUO Section 4.140 and 3.510 are addressed in the body of this Report. Staff find these standards are met.

E. TCLUO Section 4.140, 'Requirements for Protection of Water Quality and Streambank Stabilization'

(1) The following areas of riparian vegetation are defined:
(a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.

...

For estuaries, all measurements are horizontal and perpendicular from the mean high water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.

Findings: The subject property abuts the Nestucca River, which defines the riparian area as 50-feet. Applicants are proposing to setback the proposed dwelling in a manner which exceeds to 50-ft setback (Exhibit B). Robert Bradley, ODFW, provided comments contained in 'Exhibit C' detailing the applicants proposal is located further than the minimum (Exhibit C).

Staff find that these requirements can be met through compliance with Conditions of Approval.

V. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the Applicant has satisfied the review criteria, and can meet all applicable ordinance requirements at the time of application. Therefore,

the Department approves Floodplain Development Permit 851-24-000638-PLNG subject to the Conditions of Approval in section VI of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on November 17, 2025.**

VI. CONDITIONS OF APPROVAL:

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. All applicable permits, including a consolidated Zoning and Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction the proposed dwelling.
3. A minimum 50-foot riparian setback from the Nestucca River, determined by the Oregon Department of Fish and Wildlife (ODFW) and measured in accordance with TCLUO Section 4.140, shall be maintained on the subject property for the proposed improvement. Future development on the subject property shall also maintain the required riparian setback and comply with the requirements of TCLUO 4.140: Development Requirements for Water Quality and Streambank Stabilization.
4. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
5. The applicant/property owner shall obtain an approved Road Approach permit from the Tillamook County Public Works Department.
6. The applicant/property owner shall obtain a water and sewer availability letter from the Pacific City Joint Water-Sewer Authority and a fire letter from the Nestucca Rural Fire Protection District. Letters shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
7. Development shall comply with the applicable standards of TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone', TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone' and TCLUO Section 3.545 'Shoreland Overlay'.
8. The applicant/property owner shall comply with all 'Zone AE' flood hazard construction standards per FEMA requirements. All construction shall adhere to the standards for a residential structure in the 'AE' flood zone per TCLUO Section '3.510'. This shall be reviewed and verified by this Department during the Building Permit process.
9. The dwelling shall comply with all Building Code requirements for Anchoring, Construction Materials and Methods, and Utilities for residential structure located in the 'AE' and Floodway flood zones.
10. Owner/Applicant shall submit a 'Post-Elevation' certificate completed by a registered surveyor and provided on the current FEMA form prior to receiving Certificate of Occupancy for the dwelling.
11. This approval shall be void on November 5, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

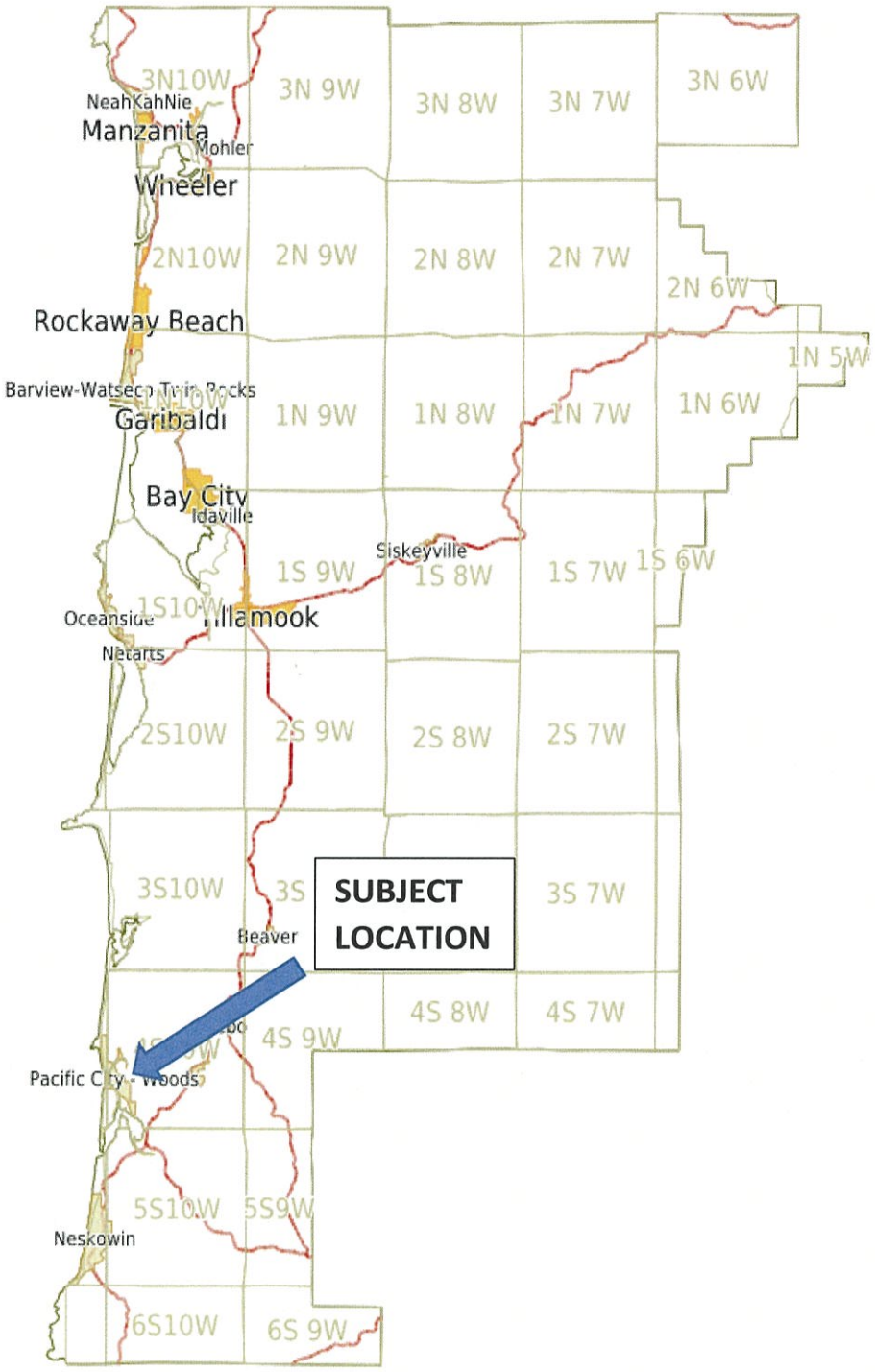
VII. EXHIBITS

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

A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
B. Applicant's submittal
C. Public Comments

EXHIBIT A

VICINITY MAP



#851-24-000638-PLNG: PECK RESIDENTIAL IMPROVEMENTS

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 50 100 150 200 Feet

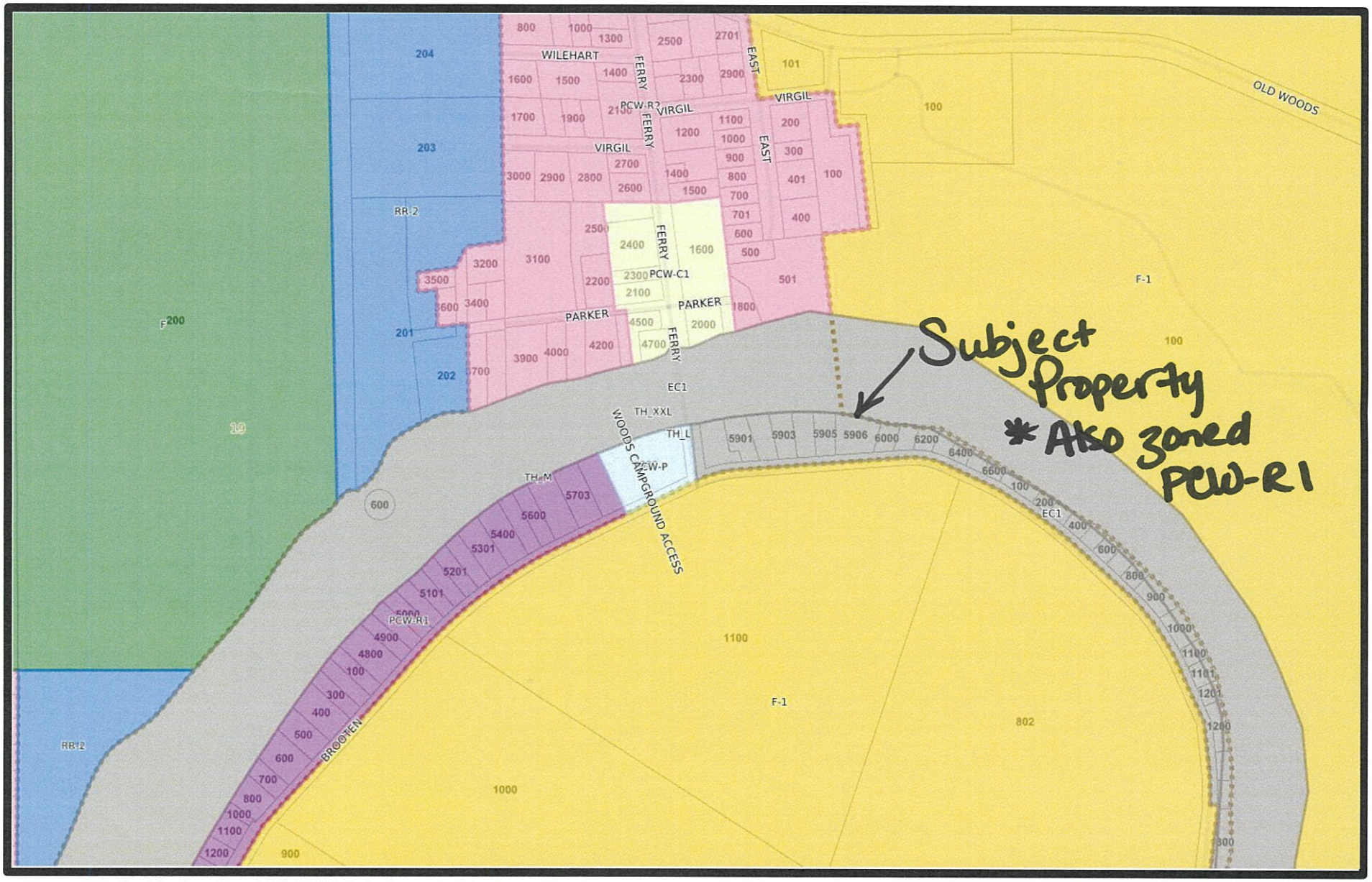
S.W.1/4 N.E.1/4 SEC.19 T.4S. R.10W. W.M.
TILLAMOOK COUNTY

04S10W19AC
WOODS

04S10W19AC
WOODS

Revised 4/01/24, WS

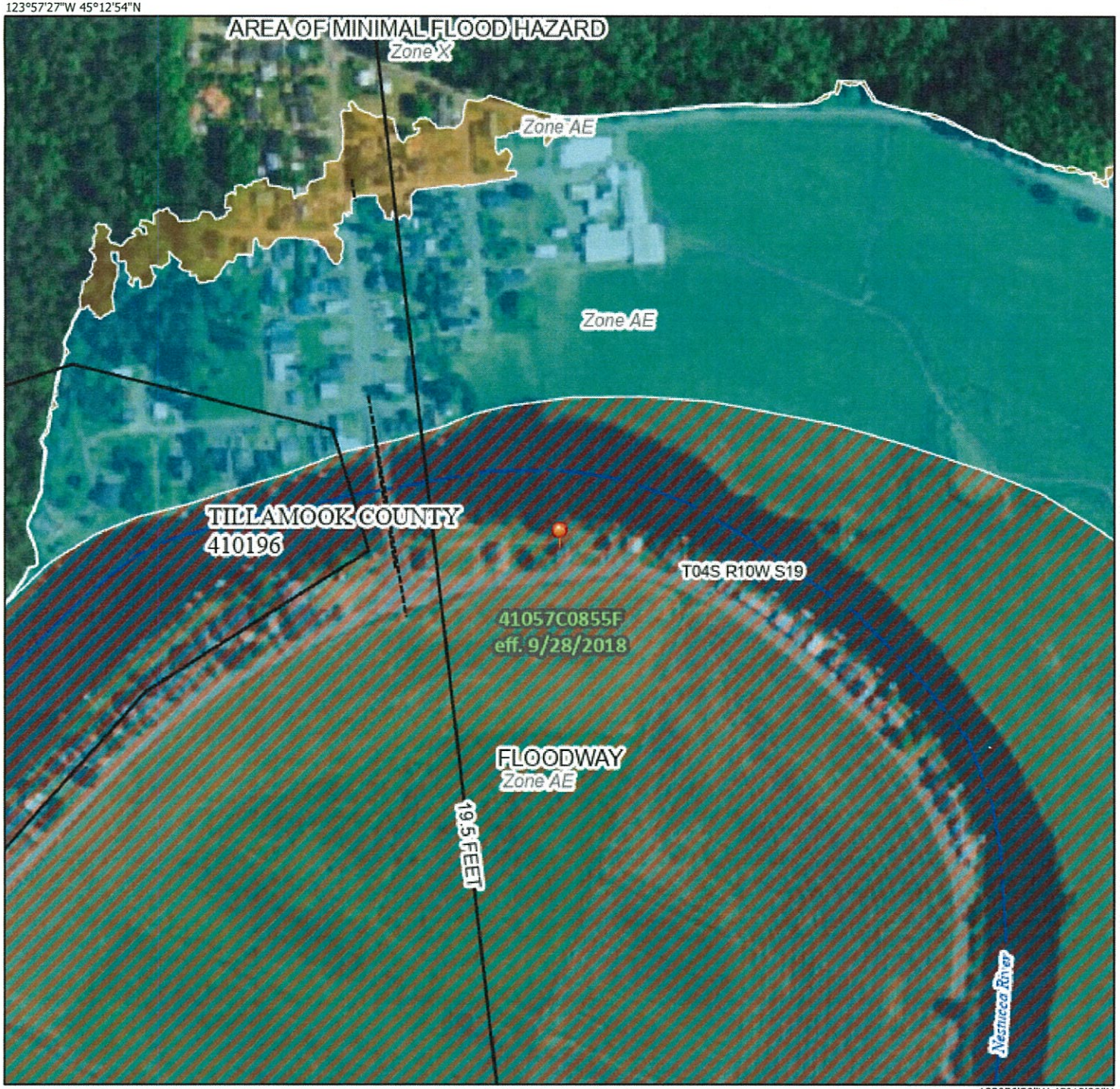
Map



Generated with the GeoMOOSE Printing Utilities

National Flood Hazard Layer FIRMette

FEMA



Legend

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

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 — Cross Sections with 1% Annual Chance
- 17.5 — Water Surface Elevation
- Coastal Transect
- 513 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

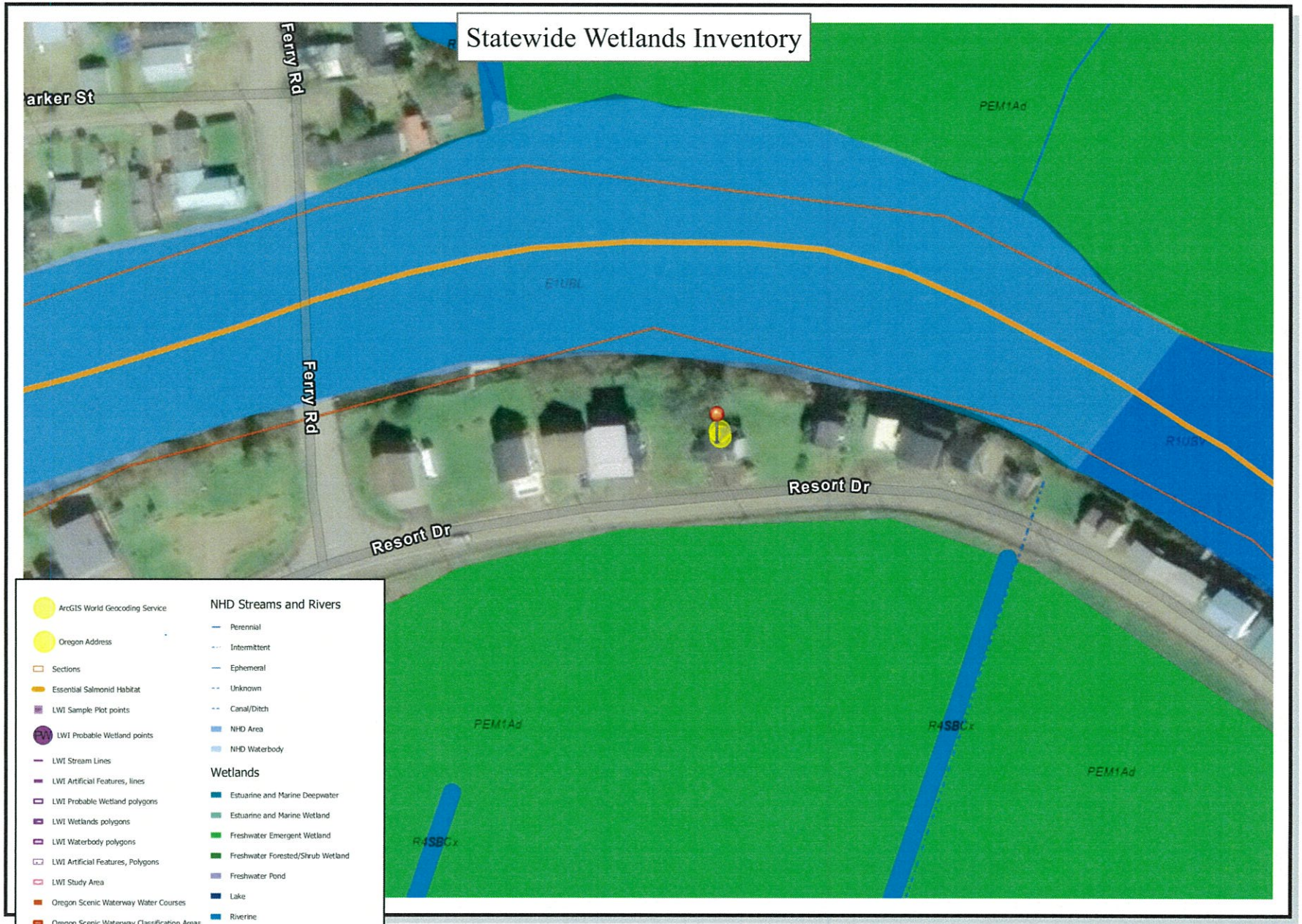
The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/14/2025 at 9:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Statewide Wetlands Inventory



ArcGIS World Geocoding Service
Oregon Address
Sections
Essential Salmonid Habitat
LWI Sample Plot points
LWI Probable Wetland points
LWI Stream Lines
LWI Artificial Features, lines
LWI Probable Wetland polygons
LWI Wetlands polygons
LWI Waterbody polygons
LWI Artificial Features, Polygons
LWI Study Area
Oregon Scenic Waterway Water Courses
Oregon Scenic Waterway Classification Areas
NHD Springs/Seeps

NHD Streams and Rivers

Perennial
Intermittent
Ephemeral
Unknown
Canal/Ditch
NHD Area
NHD Waterbody

Wetlands

Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Riverine
SWI Predominantly Hydric Soil Map Units
SWI Agate-Winlo Soils

1:2,186

0 0.01 0.03 0.05 0.08 0.1 mi

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

N

Date: 8/14/2025

State of Oregon
Department of State Lands
775 Summer Street, NE, Ste 100
Salem, OR. 97301-1279

https://www.oregon.gov/dsl/WW/Pages/SWI.aspx

EXHIBIT B

Tillamook County Department of Community Development
1510-B Third Street. Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

DEVELOPMENT PERMIT

OFFICE USE ONLY
Date Stamp: NOV 25 2024 RECEIVED
☐Approved ☐Denied
Received by:
Receipt #:
Fees: 1,600 +51 · tech
Permit No: 851-24-000638-PLNG

Applicant ☐ *(Check Box if Same as Property Owner)*
Name: Cole Herschbach Phone: (503) 877-8259
Address: 1810 Summer St. NE
City: Salem State: Oregon Zip: 97302
Email: cole@mikeriddleconstruction.com

Property Owner
Name: Steve Peck Phone: (503) 551-8599
Address: 33645 Resort Dr. Pacific City
City: Pacific City State: Oregon Zip: 97135
Email: stevepeck96@gmail.com

Description of Work: Addition that includes a garage space on the main level and bedrooms/bathrooms on the upper floor.

Location:
Site Address: 33645 Resort Dr. Pacific City
Map Number: 4S (Township) 10W (Range) 19AC (Section) 05900 (Tax Lot(s))

Complete all applicable fields:

Regulatory Floodway: ☐ Estuary: ☐ Floodplain: ☐	
New: ☐ Addition: ☐ Replacement: ☐ Remodel: ☐ Demolish: ☐	
Dwelling:	Accessory Structure:
Culvert Diameter: Length:	Bridge Length: Width:
Fence Height:	Retaining Wall Height:
Streambank Stabilization:	Other:
Fill/Removal/Grading: CY	Vegetation Removal: CY

Structure/Damage $:	5 Year Construction $:
Substantial improvement/damage threshold 50% cost vs. value	

Flood Insurance Rate Map (FIRM) Panel Info

Tillamook County	Panel Number: 41057C ____
Effective Date:	Property Flood Zone(s):
Floodway: Y N	Project Flood Zone(s):
Stream/Waterbody Name:	

Elevation Data (NAVD 88)

Base Flood Elevation:	First Habitable Floor:
Lowest Floor/Horizontal Member:	
Enclosed Area:	Flood Vent Area:

Other Required Permits

Authorization
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner Signature (Required) — Date: 11/25/24
Applicant Signature — Date: 11-25-24

Tillamook County Department of Community Development
1510-B Third Street. Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

DEVELOPMENT PERMIT

OFFICE USE ONLY
Date Stamp: RECEIVED JAN 3 0 2025 BY: Mail - Revised but not new
☐Approved ☐Denied
Received by:
Receipt #:
Fees:
Permit No: 851-___-_____-PLNG

Applicant ☐ *(Check Box if Same as Property Owner)*
Name: Mike Riddle Phone: (503) 877-8259
Address 315 NE Evans St. Suite #1
City McMinnville State: Oregon Zip: 97128
Email: cole@mikeriddleconstruction.com

Property Owner
Name: Steve Peck Phone: (503) 551-8599
Address: 33645 Resort Dr. Pacific City
City: Pacific City State: Oregon Zip: 97135
Email: stevepeck96@gmail.com

Description of Work: Addition that includes a garage space on the main level and bedrooms/bathrooms on the upper floor.

Location:
Site Address: 33645 Resort Dr. Pacific City
Map Number:
Township Range Section Tax Lot(s)

Complete all applicable fields:

Regulatory Floodway: ☐ Estuary: ☐ Floodplain: ■	
New: ☐ Addition: ■ Replacement: ☐ Remodel: ☐ Demolish: ☐	
Dwelling: 2510sf	Accessory Structure:
Culvert Diameter: Length:	Bridge Length: Width:
Fence Height:	Retaining Wall Height: 2ft
Streambank Stabilization:	Other:
Fill/Removal/Grading: CY	Vegetation Removal: CY

Structure/Damage $: 440,000	5 Year Construction $:
Substantial improvement/damage threshold 50% cost vs. value	

Flood Insurance Rate Map (FIRM) Panel Info

Tillamook County	Panel Number: 41057C ____
Effective Date:	Property Flood Zone(s):
Floodway: Y N	Project Flood Zone(s):
Stream/Waterbody Name:	

Elevation Data (NAVD 88)

Base Flood Elevation:	First Habitable Floor:
Lowest Floor/Horizontal Member:	
Enclosed Area:	Flood Vent Area:

Other Required Permits

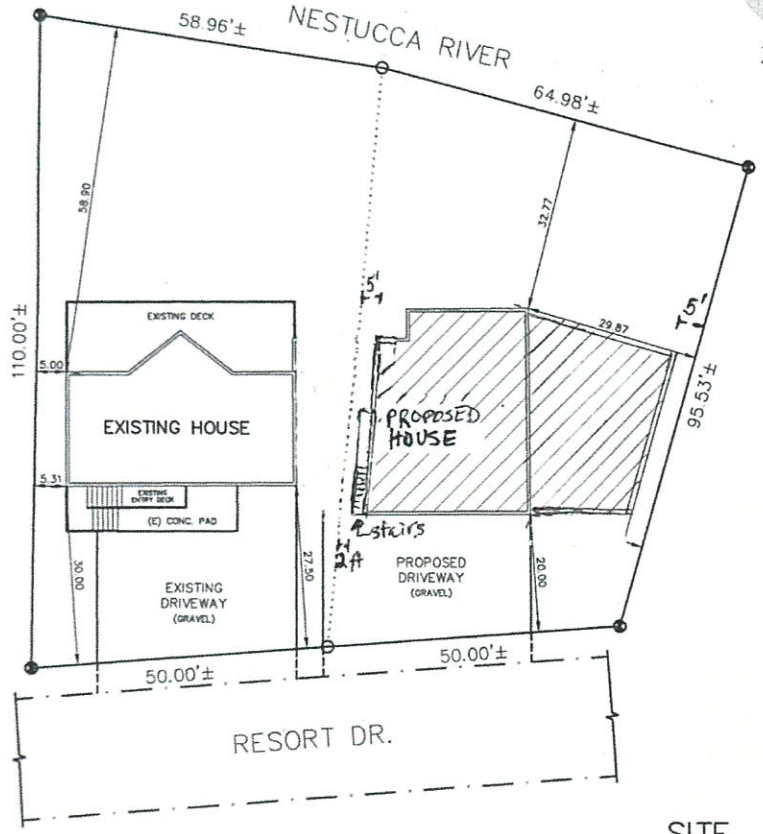
Authorization
This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Property Owner Signature (Required) 11/25/24 Date

Applicant Signature 1/25/25 Date

SITE PLAN

CONTRACTOR:
MIKE RIDDLE CONST.
(971) 237-3445



RECEIVED
AUG 11 2025
BY:

* CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD*
* ALL UTILITY LOCATIONS ARE TO BE DETERMINED BY CONTRACTOR.*
* ALL PROPERTY ELEVATIONS ARE TO BE DETERMINED BY CONTRACTOR.*

SITE PLAN
33645 RESORT DR.
PACIFIC CITY, OREGON
SCALE: 1" = 20.00'

SUBDIVISION: _____ LOT: ____ BLK: ____
NAME: _____ PH. #_____
ADDRESS: _____ CDA: _____
ASBUILT #_____ MAP #_____
STORM DRAINAGE: _____
WATER SERVICE LEVEL: _____ CODE: ____ PS: ____
SIDEWALK: _____

APPROVAL STAMPS

Melissa Jenck

RECEIVED
AUG 07 2025
BY:

From: Cole Herschbach <cole@mikeriddleconstruction.com>
Sent: Thursday, August 7, 2025 1:45 PM
To: Melissa Jenck
Cc: Jake Sladick
Subject: EXTERNAL: #851-24-000638-PLNG

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

To clarify the value of the #851-24-000638-PLNG addition at address 33645 Resort Dr. Pacific City is $223,000.00.

Cole Herschbach | Project Manager
Mike Riddle Construction

Mobile: (503) 877-8259
Office: (971) 241-4291
Cole@mikeriddleconstruction.com
Web: mikeriddleconstruction.com
315 NE Evans St. Suite 1, McMinnville, OR, 97128

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: STEVEN AND MEGAN PECK,

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 33645 RESORT DR

City: PACIFIC CITY State: OR ZIP Code: 97135

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: TAX LOT 4S-10-19-AC-05906

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Addition

A5. Latitude/Longitude: Lat. 45.21143220° Long. -123.95212949° Horiz. Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 7

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): NA sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: Engineered flood openings:

d) Total net open area of non-engineered flood openings in A8.c: sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: 1254 sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☒ Yes ☐ No ☐ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: 0 Engineered flood openings: 7

d) Total net open area of non-engineered flood openings in A9.c: 0 sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): 1400 sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): 1400 sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: TILLAMOOK COUNTY B1.b. NFIP Community Identification Number: 410196

B2. County Name: TILLAMOOK B3. State: OR B4. Map/Panel No.: 41057C0855 B5. Suffix: F

B6. FIRM Index Date: 09/28/2018 B7. FIRM Panel Effective/Revised Date: 09/28/2018

B8. Flood Zone(s): AE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 19.6

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☒ FIS ☐ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 33645 RESORT DR

City: PACIFIC CITY State: OR ZIP Code: 97135

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: GPS WITH AN OPUS SOLUTION Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	13.6	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	25.6	☒ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	N/A	☐ feet ☐ meters
d) Attached garage (top of slab):	13.6	☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	25.6	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☒ Natural ☐ Finished	12.9	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☒ Natural ☐ Finished	13.9	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	N/A	☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments and describe in the Comments area.

Certifier's Name: DALLAS ESPLIN License Number: LS 83627

Title: MANAGER

Company Name: BAYSIDE SURVEYING LLC

Address: 6723 SOUTH PRAIRIE RD

City: TILLAMOOK State: OR ZIP Code: 97141

Telephone: (503) 842-5551 Ext.: Email: BAYSIDESURVEYING@GMAIL.COM

Signature: Dallas Esplin Date: 07/29/2025

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

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
This is a pre-FEC for a addition. The information here is for the addition only. It is a structure with a full story garage beneath. There is a temporary bench mark at elevation 13.1, a MAG nail with yellow elevation tag on the edge of the paving at the centerline of the vacant lot. Equipment will be located on the main floor. Vents: Smart Vent model #1540 series

SEE ATTACHED SMART VENT REPORT

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 33645 RESORT DR

City: PACIFIC CITY State: OR ZIP Code: 97135

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 33645 RESORT DR

City: PACIFIC CITY State: OR ZIP Code: 97135

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 33645 RESORT DR City: PACIFIC CITY State: OR ZIP Code: 97135	**FOR INSURANCE COMPANY USE** Policy Number: Company NAIC Number:

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. **Is all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
33645 RESORT DR

City: PACIFIC CITY State: OR ZIP Code: 97135

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One

Photo One Caption: TEMPORARY BENCH MARK (TBM)

Clear Photo One

Photo Two

Photo Two Caption: TEMPORARY BENCH MARK CLOSE UP

Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
33645 RESORT DR

City: PACIFIC CITY State: OR ZIP Code: 97135

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption:

Clear Photo Three

Photo Four

Photo Four Caption:

Clear Photo Four

ICC EVALUATION SERVICE

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ESR-2074

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Reissued 02/2025
This report is subject to renewal 02/2027.

DIVISION: 08 00 00—OPENINGS
SECTION: 08 95 43—VENTS/FOUNDATION FLOOD VENTS

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526

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ICC-ES Evaluation Report

ESR-2074

Reissued February 2025

Subject to renewal February 2027

This report also contains:

- **CA Supplement**
- **FL Supplement**

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DIVISION: 08 00 00—OPENINGS Section: 08 95 43—Vents/Foundation Flood Vents	REPORT HOLDER: SMART VENT PRODUCTS, INC.	EVALUATION SUBJECT: SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514 FLOOD VENT SEALING KIT #1540-526	

1.0 EVALUATION SCOPE

Compliance with the following codes:

- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 *International Building Code®* (IBC)
- 2024, 2021, 2018, 2015, 2012, 2009 and 2006 *International Residential Code®* (IRC)
- 2024, 2021 and 2018 *International Energy Conservation Code®* (IECC)
- 2013 *Abu Dhabi International Building Code* (ADIBC)†

†The ADIBC is based on the 2009 IBC. 2009 IBC code sections referenced in this report are the same sections in the ADIBC.

Properties evaluated:

- Physical operation
- Water flow

2.0 USES

The Smart Vent® units are engineered mechanically operated flood vents (FVs) employed to equalize hydrostatic pressure on walls of enclosures subject to rising or falling flood waters. Certain models also allow natural ventilation.

3.0 DESCRIPTION

3.1 General:

When subjected to rising water, the Smart Vent® FVs internal floats are activated, then pivot open to allow flow in either direction to equalize water level and hydrostatic pressure from one side of the foundation to the other. The FV pivoting door is normally held in the closed position by a buoyant release device. When subjected to rising water, the buoyant release device causes the unit to unlatch, allowing the door to rotate out of the way and allow flow. The water level stabilizes, equalizing the lateral forces. Each unit is fabricated from stainless steel. Smart Vent® Automatic Foundation Flood Vents are available in various models and sizes as described in Table 1. The SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 units each contain two vertically arranged openings per unit.

3.2 Engineered Opening:

The FVs comply with the design principle noted in Section 2.7.2.2 and Section 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)] for a maximum rate of rise and fall of 5.0 feet per hour (0.423 mm/s). In order to comply with the engineered opening requirement of ASCE/SEI 24, Smart Vent FVs must be installed in accordance with Section 4.0.

3.3 Ventilation:

The SmartVENT® Model #1540-510 and SmartVENT® Overhead Door Model #1540-514 both have screen covers with $^1/_4$-inch-by-$^1/_4$-inch (6.35 by 6.35 mm) openings, yielding 51 square inches (32 903 mm^2) of net free area to supply natural ventilation. The SmartVENT® Stacking Model #1540-511 consists of two Model #1540-510 units in one assembly, and provides 102 square inches (65 806 mm^2) of net free area to supply natural ventilation. Other FVs described in this report do not offer natural ventilation.

3.4 Flood Vent Sealing Kit:

The Flood Vent Sealing Kit Model #1540-526 is used with SmartVENT® Model #1540-520. It is a Homasote 440 Sound Barrier® (ESR-1374) insert with 21 – 2-inch-by-2-inch (51 mm x 51 mm) squares cut in it. See Figure 4.

4.0 DESIGN AND INSTALLATION

4.1 SmartVENT® and FloodVENT®:

SmartVENT® and FloodVENT® are designed to be installed into walls or overhead doors of existing or new construction from the exterior side. Installation of the vents must be in accordance with the manufacturer's instructions, the applicable code, and this report. Installation clips allow mounting in masonry and concrete walls of any thickness. In order to comply with the engineered opening design principle noted in Section 2.7.2.2 and 2.7.3 of ASCE/SEI 24-14 [Section 2.6.2.2 of ASCE/SEI 24-05 (2012, 2009, 2006 IBC and IRC)], the Smart Vent® FVs must be installed as follows:

- With a minimum of two openings on different sides of each enclosed area.
- With a minimum of one FV for every 200 square feet (18.6 m2) of enclosed area, except that the SmartVENT® Stacking Model #1540-511 and FloodVENT® Stacking Model #1540-521 must be installed with a minimum of one FV for every 400 square feet (37.2 m2) of enclosed area.
- Below the base flood elevation.
- With the bottom of the FV located a maximum of 12 inches (305.4 mm) above the higher of the final grade or floor and finished exterior grade immediately under each opening.

4.2 Flood Vent Sealing Kit

The Flood Vent Sealing Kit Model 1540-526 is used in conjunction with FloodVENT® Model #1540-520. When installed and tested in accordance with ASTM E283, the FV and Flood Vent Sealing Kit assembly have an air leakage rate of less than 0.2 cubic feet per minute per lineal foot (18.56 l/min per lineal meter) at a pressure differential of 1 pound per square foot (50 Pa) based on 12.58 lineal feet (3.8 lineal meters) contained by the Flood Vent Sealing Kit.

5.0 CONDITIONS OF USE:

The Smart Vent® FVs described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The Smart Vent® FVs must be installed in accordance with this report, the applicable code and the manufacturer's installation instructions. In the event of a conflict, the instructions in this report govern.

5.2 The Smart Vent® FVs must not be used in the place of "breakaway walls" in coastal high hazard areas, but are permitted for use in conjunction with breakaway walls in other areas.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Mechanically Operated Flood Vents (AC364), dated August 2015 (editorially revised February 2024).

6.2 Test report on air infiltration in accordance with ASTM E283.

7.0 IDENTIFICATION

7.1 The ICC-ES mark of conformity, electronic labeling, or the evaluation report number (ICC-ES ESR-2074) along with the name, registered trademark, or registered logo of the report holder must be included in the product label.

7.2 The Smart VENT® models and the Flood Vent Sealing Kit described in this report must be identified by a label bearing the manufacturer's name (Smartvent Products, Inc.), the model number, and the evaluation report number (ESR-2074).

7.3 The report holder's contact information is the following:

SMART VENT PRODUCTS, INC.
19 MANTUA ROAD
MOUNT ROYAL, NEW JERSEY 08061
(877) 441-8368
www.smartvent.com
info@smartvent.com

TABLE 1—MODEL SIZES

MODEL NAME	MODEL NUMBER	MODEL SIZE (in.)	COVERAGE[1] (ft^2)
FloodVENT®	1540-520	15 3/4" X 7 3/4"	200
SmartVENT®	1540-510	15 3/4" X 7 3/4"	200
FloodVENT® Overhead Door	1540-524	15 3/4" X 7 3/4"	200
SmartVENT® Overhead Door	1540-514	15 3/4" X 7 3/4"	200
Wood Wall FloodVENT®	1540-570	14" X 8 3/4"	200
Wood Wall FloodVENT® Overhead Door	1540-574	14" X 8 3/4"	200
SmartVENT® Stacker	1540-511	16" X 16"	400
FloodVent® Stacker	1540-521	16" X 16"	400

For **SI:** 1 inch = 25.4 mm; 1 square foot = m^2

[1]The coverage area in square feet for each model is equivalent to the performance of the same number of square inches of non-engineered openings.

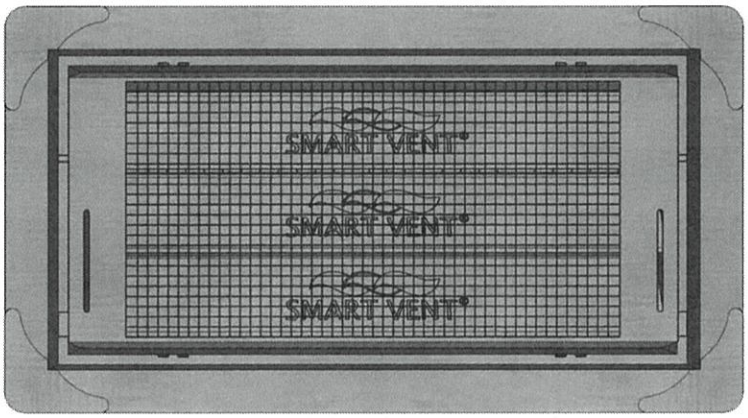

FIGURE 1—SMART VENT: MODEL 1540-510

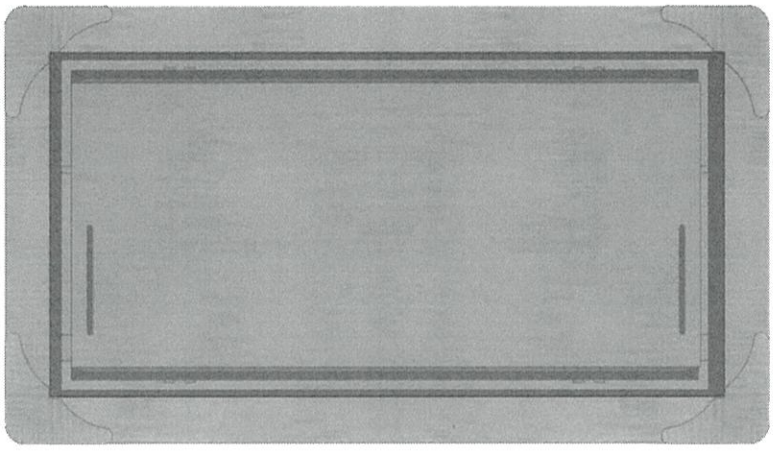

FIGURE 2—SMART VENT MODEL 1540-520

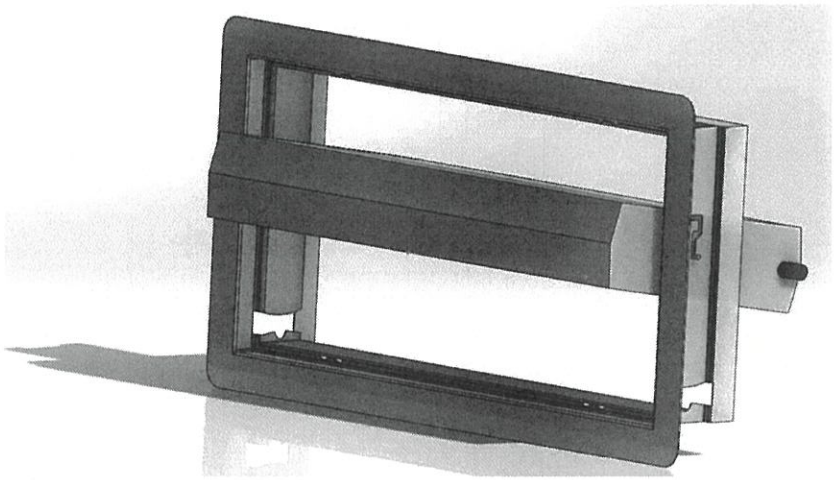

FIGURE 3—SMART VENT: SHOWN WITH FLOOD DOOR PIVOTED OPEN

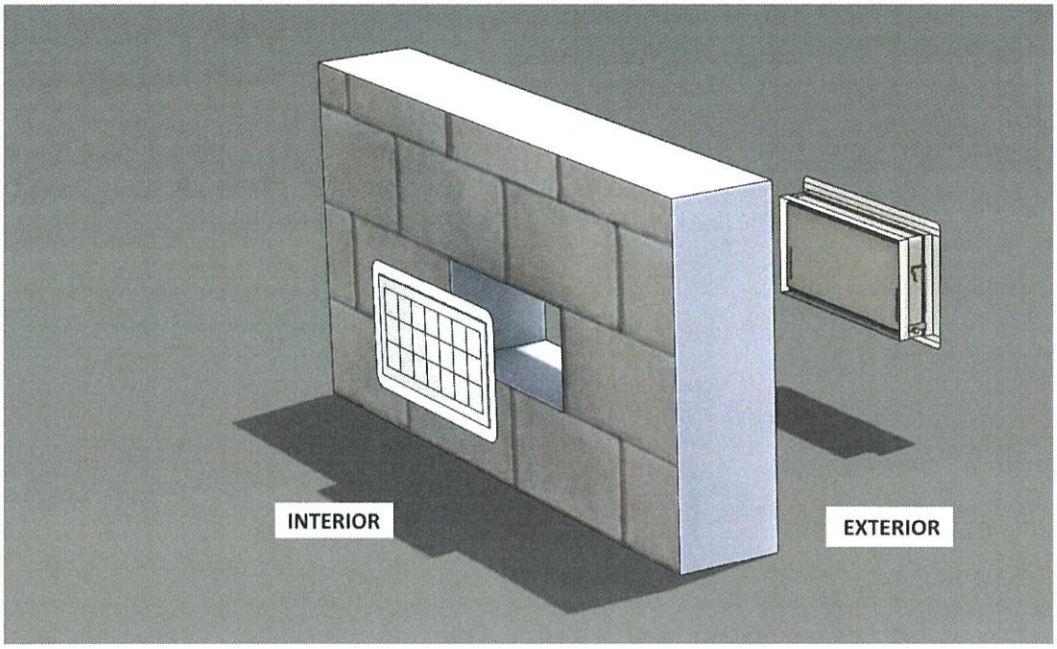

FIGURE 4—FLOOD VENT SEALING KIT

DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with codes noted below.

Applicable code editions:

- 2022 *California Building Code* (CBC)

For evaluation of applicable chapters adopted by the California Office of Statewide Health Planning and Development (OSHPD) AKA: California Department of Health Care Access and Information (HCAI) and the Division of State Architect (DSA), see Sections 2.1.1 and 2.1.2 below.

- 2022 *California Residential Code* (CRC)

2.0 CONCLUSIONS

2.1 CBC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with CBC Chapter 12, provided the design and installation are in accordance with the 2021 *International Building Code®* (IBC) provisions noted in the evaluation report and the additional requirements of CBC Chapters 12 and 16 , as applicable.

2.1.1 OSHPD:

The applicable OSHPD Sections and Chapters of the CBC are beyond the scope of this supplement.

2.1.2 DSA:

The applicable DSA Sections and Chapters of the CBC are beyond the scope of this supplement.

2.2 CRC:

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the CRC, provided the design and installation are in accordance with the 2021 *International Residential Code®* (IRC) provisions noted in the evaluation report.

This supplement expires concurrently with the evaluation report, reissued February 2025.

ICC-ES Evaluation Report

ESR-2074 FL Supplement

Reissued February 2025

This report is subject to renewal February 2027.

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DIVISION: 08 00 00—OPENINGS
Section: 08 95 43—Vents/Foundation Flood Vents

REPORT HOLDER:

SMART VENT PRODUCTS, INC.

EVALUATION SUBJECT:

SMART VENT® AUTOMATIC FOUNDATION FLOOD VENTS: MODELS #1540-520; #1540-521; #1540-510; #1540-511; #1540-570; #1540-574; #1540-524; #1540-514
FLOOD VENT SEALING KIT #1540-526

1.0 REPORT PURPOSE AND SCOPE

Purpose:

The purpose of this evaluation report supplement is to indicate that Smart Vent® Automatic Foundation Flood Vents, described in ICC-ES evaluation report ESR-2074, have also been evaluated for compliance with the codes noted below.

Applicable code editions:

- 2023 *Florida Building Code—Building*
- 2023 *Florida Building Code—Residential*

2.0 CONCLUSIONS

The Smart Vent® Automatic Foundation Flood Vents, described in Sections 2.0 through 7.0 of the evaluation report ESR-2074, comply with the *Florida Building Code—Building* and the *Florida Building Code—Residential*, provided the design requirements must be determined in accordance with the *Florida Building Code—Building* or the *Florida Building Code—Residential,* as applicable. The installation requirements noted in ICC-ES evaluation report ESR-2074 for 2021 *International Building Code®* meet the requirements of the *Florida Building Code—Building* or the *Florida Building Code—-Residential,* as applicable.

Use of the Smart Vent® Automatic Foundation Flood Vents has also been found to be in compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code—Building* and the *Florida Building Code—Residential.*

For products falling under Florida Rule 61G20-3, verification that the report holder's quality assurance program is audited by a quality assurance entity approved by the Florida Building Commission for the type of inspections being conducted is the responsibility of an approved validation entity (or the code official when the report holder does not possess an approval by the Commission).

This supplement expires concurrently with the evaluation report, reissued February 2025.

33645 Resort Drive
Hydraulic Analysis Report

prepared for

Megan and Steve Peck

prepared by

Jake Hofeld, P.E.

REGISTERED PROFESSIONAL ENGINEER
77870PE
OREGON
JANUARY 3,
JAKE DYLAN HOFELD
EXPIRES: 6/30/2025

Digitally signed by Jake Hofeld
Date: 2024.09.11 17:19:08 -07'00'

WATERWAYS CONSULTING, INC.

September 12, 2024

Contents

List of Figures

List of Attachments

INTRODUCTION

Waterways Consulting Inc. (Waterways) has been retained by Megan and Steve Peck to evaluate the hydraulic effects on the Nestucca River during a 100-year base flood discharge from a proposed addition to an existing residential structure. The project is located on the east (left) bank floodplain of the Nestucca River at 33645 Resort Drive in Pacific City, Oregon (**Figure 1**). The existing property currently includes a three-story residential building with an approximate 750 square foot footprint. The proposed residential structure will add-on to the existing building and will include approximately 1193 square foot footprint to the west of the existing structure. The entire property is located within the FEMA designated floodway, effective September 28, 2018 (**Figure 2**).

The following report has been prepared to support floodplain development permitting with Tillamook County for the proposed project and presents our hydraulic analysis of existing and proposed conditions for the 100-year flood event along the Nestucca River within the vicinity of the proposed addition to the existing residential structure. This report is based on the guidance outlined in Section 3.510(9)(a) of the Tillamook County Land Use Ordinance which requires, "...certification is provided by a professional registered civil engineer demonstrating through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that such encroachment shall not result in any increase in flood levels during the occurrence of the based flood discharge."

HYDRAULIC MODELING METHODOLOGY

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) has mapped Nestucca River at the project area as a Special Flood Hazard Area (SFHA) within the regulatory floodway Zone AE (**Figure 2**). Tillamook County provided Waterways with a hydraulic model of the Nestucca River covering the project area for a Letter of Map Revision (LOMR), effective September 24, 2015 (Case. Number 14-10-1727P). The LOMR and corresponding hydraulic model conducted in the United States Army Corps of Engineers (USACE) Hydraulic Engineering Center River Analysis Software (HEC-RAS) by West Consultants updated the previous modeling and FIRM Panels dated August 1, 1978. All elevations are referenced to a NAVD 88 vertical datum. This model was used as the basis for all hydraulic modeling.

Waterways updated the hydraulic analysis using HEC-RAS, version 6.5. A one-dimensional hydraulic model was completed to characterize the existing and proposed conditions at the project site during the 100-year recurrence interval peak flow at the Nestucca River. Additional cross sections were added to the provided model in the vicinity of the project area. The two modeling scenarios include the Existing Conditions Model ("Ex. Cond." is the plan identifier in the model) and the Proposed Conditions Model ("Prop. Cond." Is the plan identifier in the model). **Figure 3** shows the proposed project location, cross section locations used in the hydraulic analysis, and the effective FEMA floodplain and floodway boundaries (FEMA 2018).

Existing Conditions Model

Additional cross sections added to the LOMR model were sampled from a terrain surface derived from LiDAR data from the Department of Geology and Mineral Industries (DOGAMI) North Coast collected by Watershed Sciences Inc. in 2009. Bathymetry for the additional cross sections were interpolated from upstream and downstream cross sections of the LOMR model. The existing house was modeled as a blocked obstruction in the existing conditions model.

The downstream model boundary extends approximately 2.1 miles downstream of the project area and the upstream model boundary extends approximately 1.4 miles upstream of the project area (**Figure 3**). The bridge crossing geometry at Ferry Street and at Pacific Avenue upstream of the project area were included in the model from drawings provided by Oregon Department of Transportation (ODOT) and Tillamook County. Hydraulic roughness values for the additional cross sections were based on values published in the provided model. Hydraulic roughness values, known as Manning's Roughness, for the additional cross sections are outlined in **Table 1**.

Table 1. *Manning's Roughness for Different Land Use Types*

Land Use Type	Manning's 'n'
Channel	0.035
Open Pervious Areas (grassed)	0.04 – 0.05
Residential Area	0.08
Open Pervious Areas (trees)	0.10

Proposed Conditions Model

The proposed conditions model included the additional cross sections created in the existing conditions model. The existing conditions terrain was updated with the proposed additional structure footprint of 40 feet by 32 feet outlined in the design drawings supplied from the client (**Figure 4**). The proposed residential structure was modeled as a blocked obstruction at cross sections located at the upstream and downstream sides of the proposed structure. The blocked obstruction is limited to the footprint of the structure at ground level. Features such as posts and decks associated with the residential structure are omitted from the model as these are considered negligible features in terms of ability to obstruct water during a flood event. The proposed conditions model did not update the existing topography of the site surrounding the proposed structure.

Boundary Conditions

The downstream boundary condition used in the two models was set to a known water surface elevation of 14.15 feet (NAVD 88) per the provided model. The downstream boundary condition is located downstream of FEMA Cross Section A near where Nestucca River meets the Nestucca Bay.

Peak Flow Hydrology

According to the FEMA FIS report and the provided model, the 100-year peak flow event for this portion of the Nestucca River is 49,700 cubic feet per second (cfs). Therefore, 49,700 cfs was assumed for the 100-year peak flow (i.e. base flood discharge) in all models.

RESULTS

Results of the hydraulic modeling are presented in **Attachment A**. These results show that the proposed structure will not result in a rise to the water surface elevations at any cross sections in the model. No change between the Existing Conditions Model and Proposed Conditions Model can likely be attributed to the relatively small change in building footprints as compared to a much larger, wider floodplain area.

CONCLUSIONS

The results of this hydraulic analysis indicate no rise in the 100-year water surface elevations for the Proposed Conditions Model when compared to the Existing Conditions Model. Based on this, the proposed project satisfies the requirement of Section 3.510(9)(a) of the Tillamook County Land Use Ordinance.

REFERENCES

Federal Emergency Management Agency. 2018. Flood Insurance Rate Maps (FIRMs) for Tillamook County (panel 0855), Oregon and Incorporated Areas. September 28, 2018.

Federal Emergency Management Agency. 2018. Flood Insurance Study (FIS) for Tillamook County, Oregon and Incorporated Areas. September 8, 2018.

U.S. Army Corps of Engineers. Hydrologic Engineering Center. Computer Program HEC-RAS Version 6.4.1 Davis, California. March 2019.

U.S. Army Corps of Engineers. Hydrologic Engineering Center. Hydraulic Reference Manual. Version 5.0 Davis, California. February 2016.

Watershed Sciences. LiDAR Remote Sensing Data Collection Oregon North Coast. Prepared for Department of Geology and Mineral Industries (DOGAMI). December 21, 2009.

West Consultants. Hydraulic Engineering Center River Analysis Software (HEC-RAS) Model of the Nestucca River. 2014.

Figures

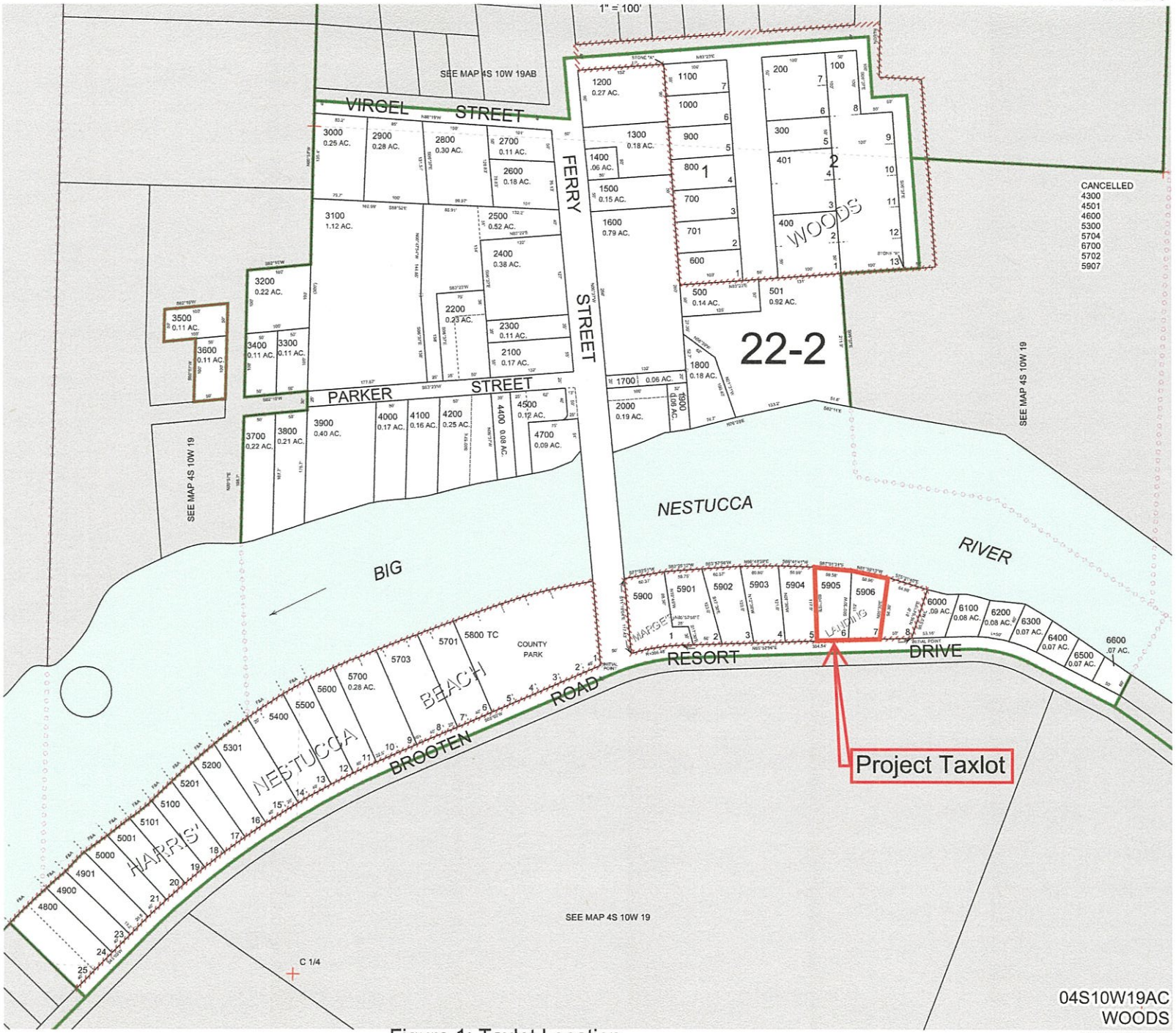
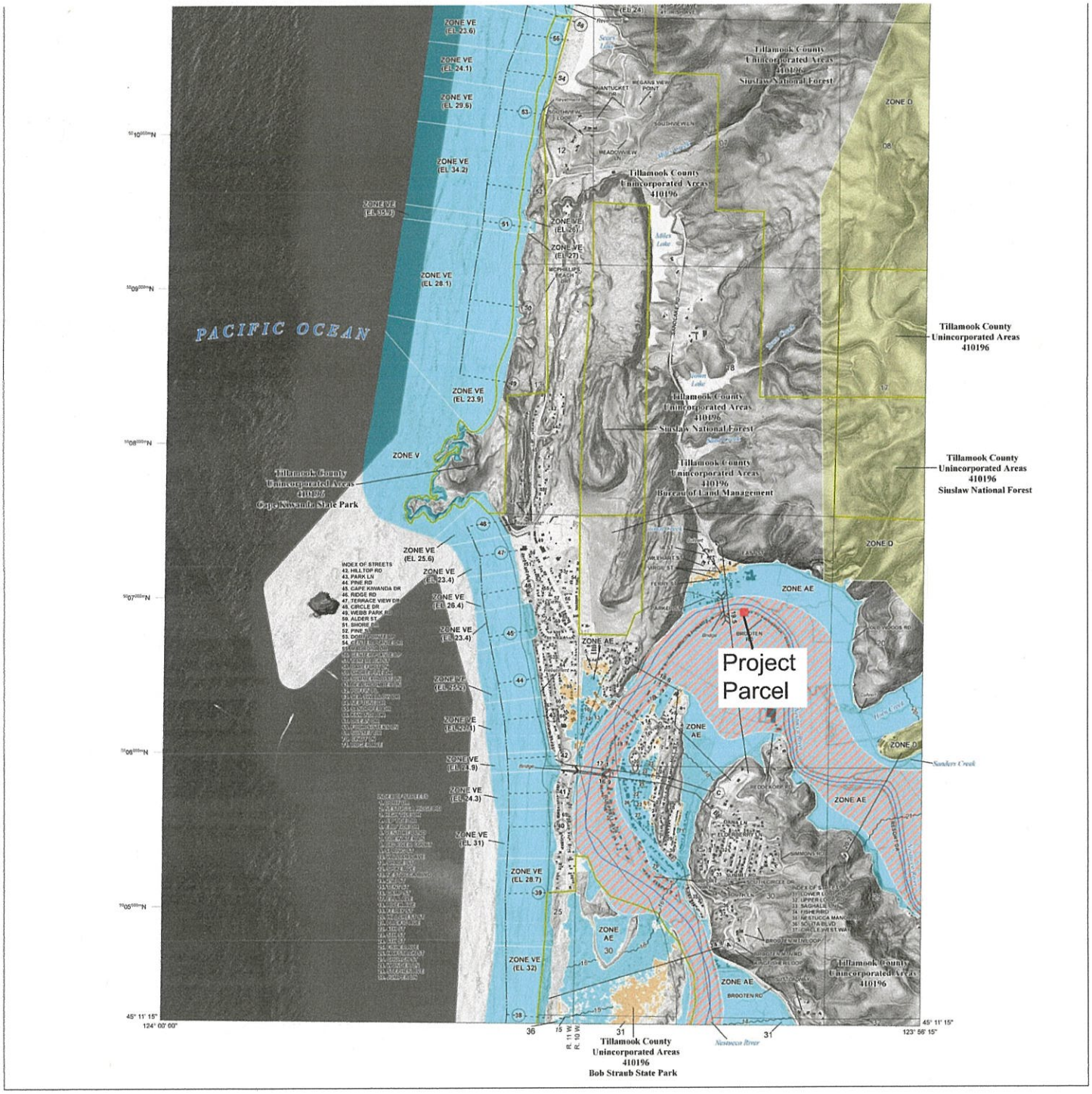


Figure 1: Taxlot Location



FLOOD HAZARD INFORMATION

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

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTP://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN Area of Minimal Flood Hazard Zone X
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

NOTES TO USERS

For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM index. These may be ordered directly from the Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

The topographic base map for this FIRM revision is derived from aerial lidar surveys conducted between 2007 and 2011. Orthophotography acquired in 2009 was used where lidar coverage was unavailable for portions of Tillamook County.

SCALE

Map Projection: Universal Transverse Mercator Zone 10N; North American Datum 1983 Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 1,000 feet 1:12,000

0 1,000 2,000 4,000 Feet

0 255 510 1,020 Meters

PANEL LOCATOR

FEMA National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

TILLAMOOK COUNTY, OREGON
And Incorporated Areas

PANEL 855 OF 1075

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
TILLAMOOK COUNTY	410196	0855	F

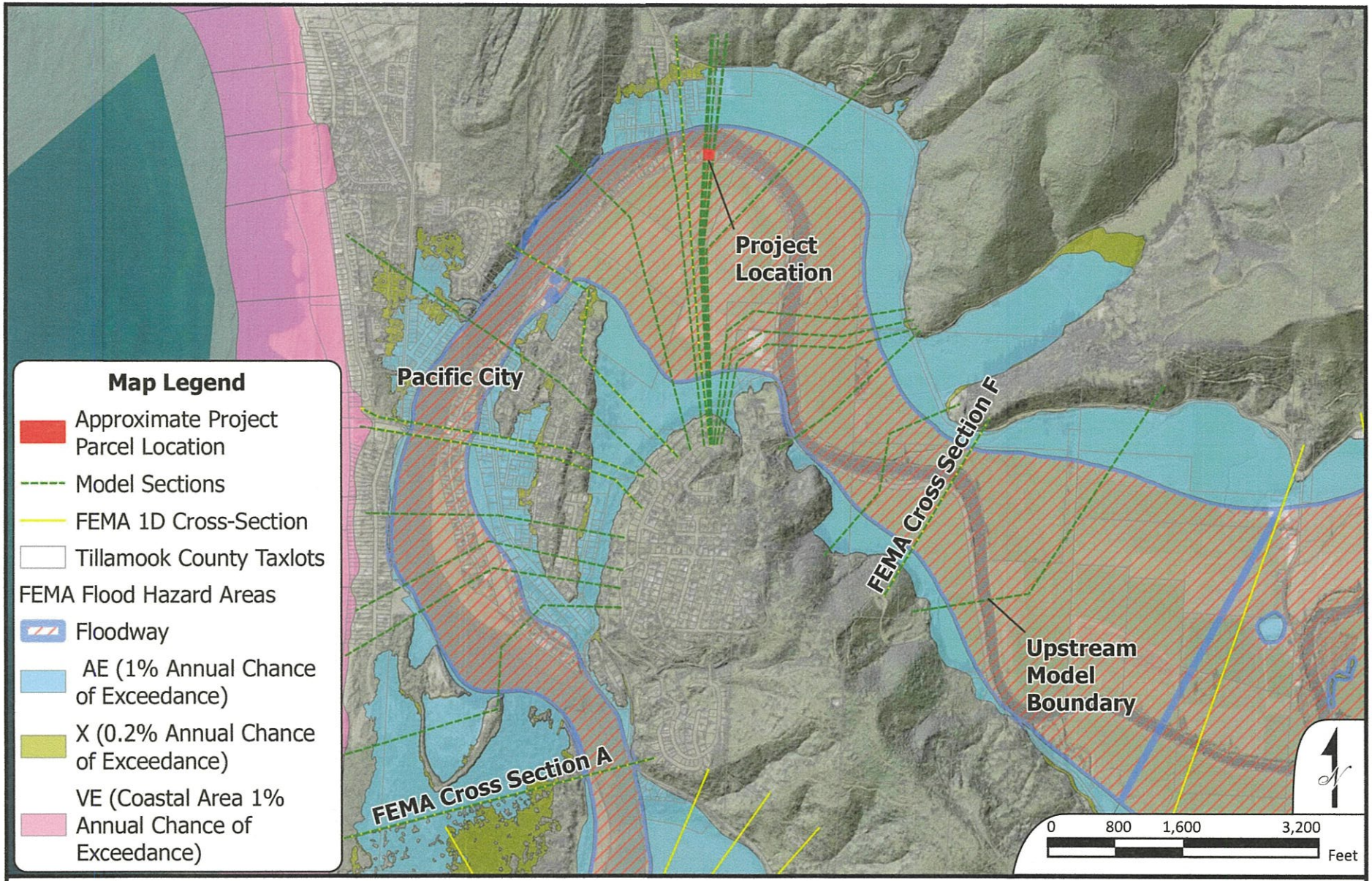


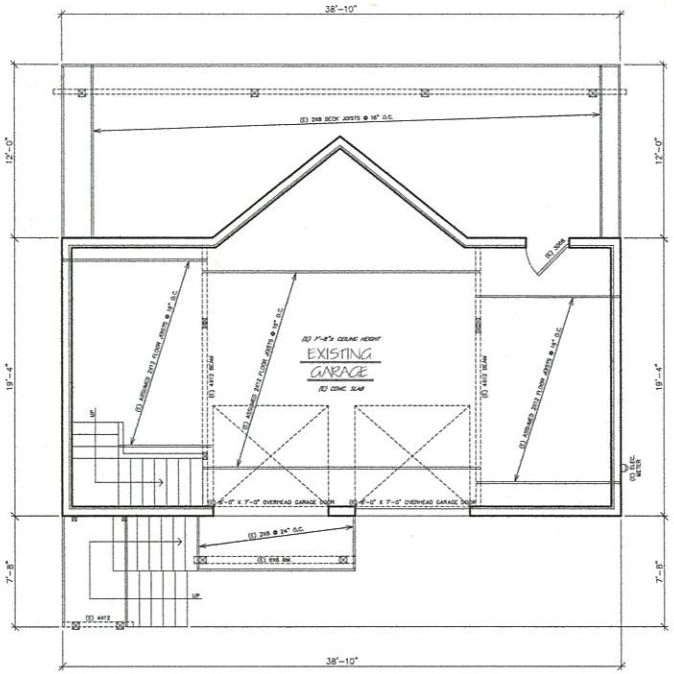
FIGURE 3

Hydraulic Analysis Overview Map

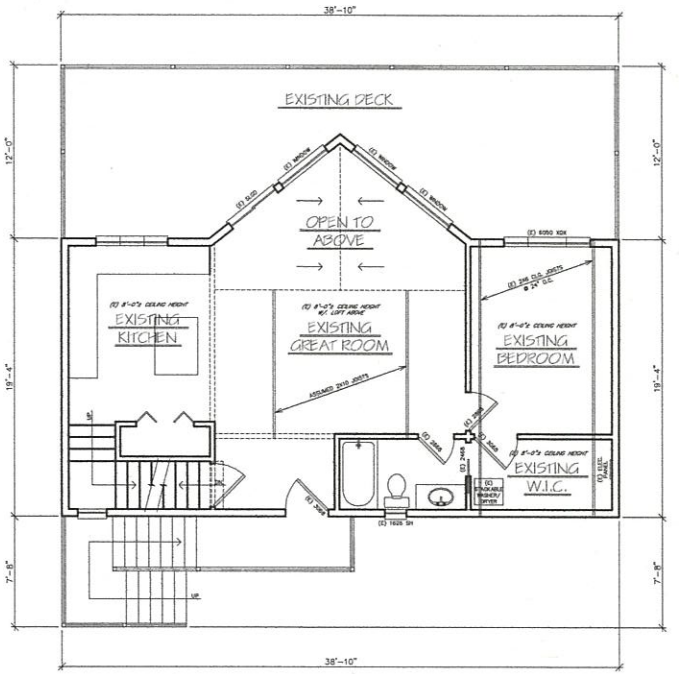
33645 Resort Drive
Hydraulic Analysis
Report

WATERWAYS CONSULTING, INC.
Santa Cruz, CA | watways.com | Portland, OR

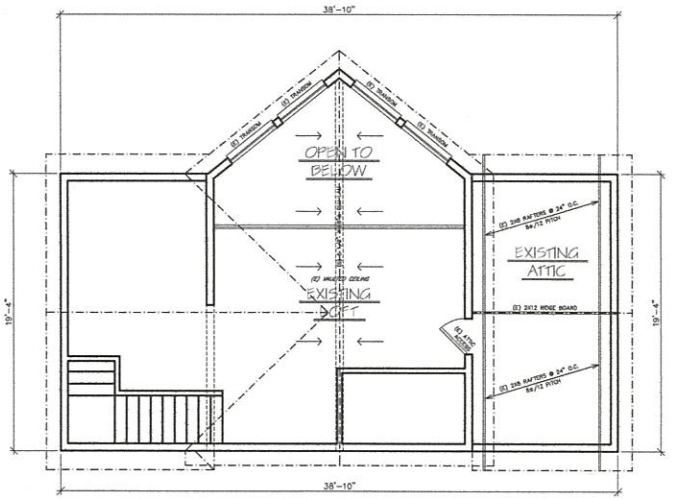
	EXISTING WALL
	DEMO. WALL
	PROPOSED WALL
(E)	EXISTING
(N)	NEW



EXISTING/ DEMO LOWER FLOOR PLAN SCALE: 1/4" = 1'-0"



EXISTING/ DEMO MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"

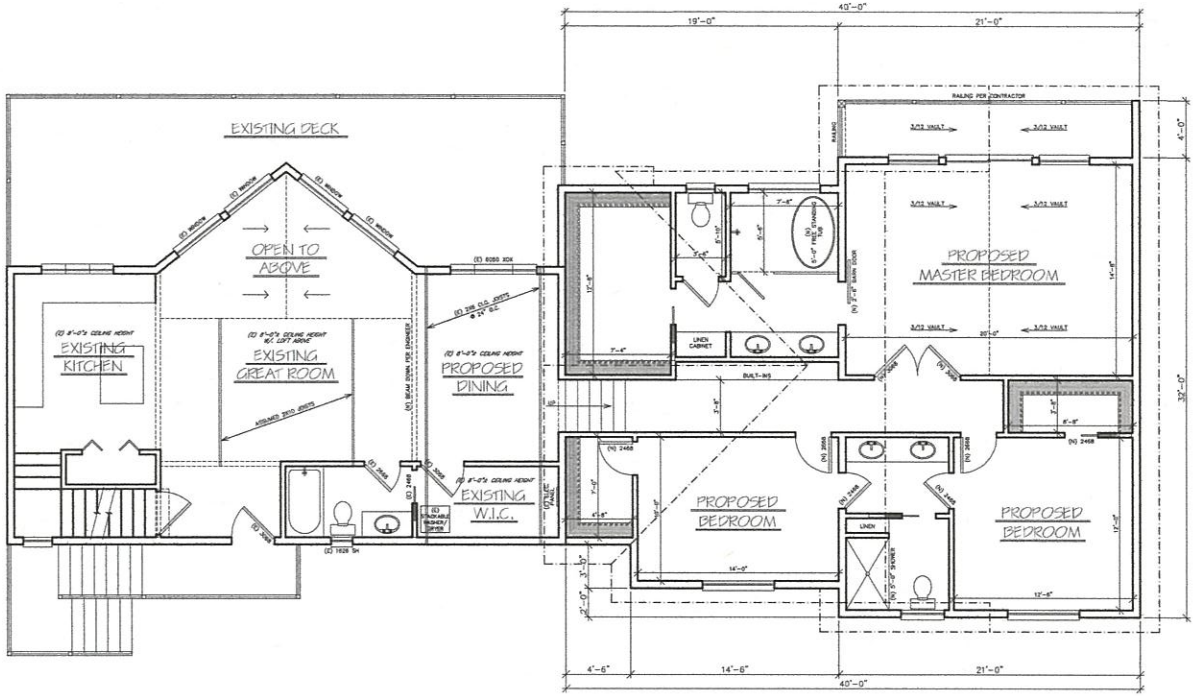


PARTIAL EXISTING UPPER FLOOR PLAN SCALE: 1/4" = 1'-0"

PECK RESIDENCE ADDITION
35645 RESORT DR.
CLOVERDALE, OREGON

CONTRACTOR: MIKE RIDDLE CONST.
(971) 257-3445

DATE: 08-06-24
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE # 503-508-5773
SHEET: - OF -
EXISTING FLOOR PLANS



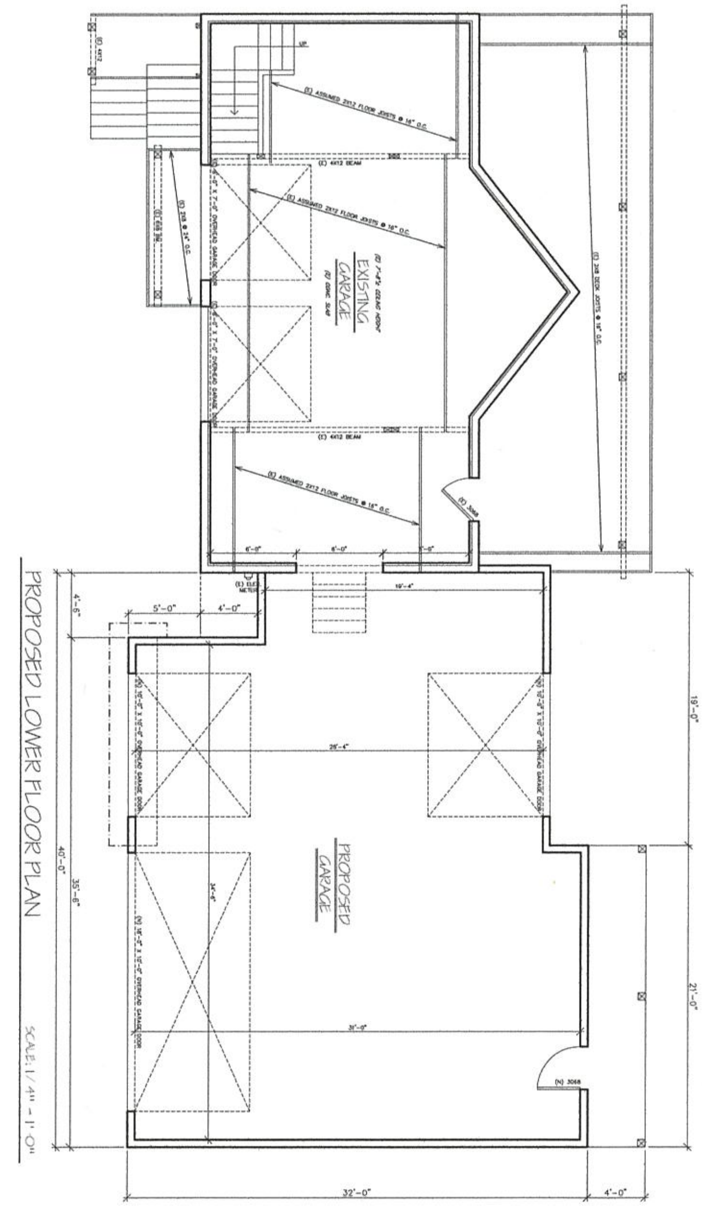
PROPOSED MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"

PROPOSED ADDITION AREA	
PROPOSED MAIN FLOOR	1193 SQ. FT.
PROPOSED LOWER FLOOR (GARAGE)	1191 SQ. FT.

PECK RESIDENCE ADDITION
33645 RESORT DR.
CLOVERDALE, OREGON

CONTRACTOR: MIKE RIDDLE CONST.
(971) 257-5445

DATE: 08-06-24
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE #: 503-308-3773
SHEET: - OF -
PROPOSED MAIN FLOOR



DATE: 08-08-24	
SCALE: 1/4" = 1'-0"	
DRAWN BY: ALEX VEGA	
SHEET: - OF -	
PROPOSED LOWER FLOOR	

CONTRACTOR: MIKE RIDDLE CONST.
(971) 237-3445

PECK RESIDENCE ADDITION
33645 RESORT DR.
CLOVERDALE, OREGON

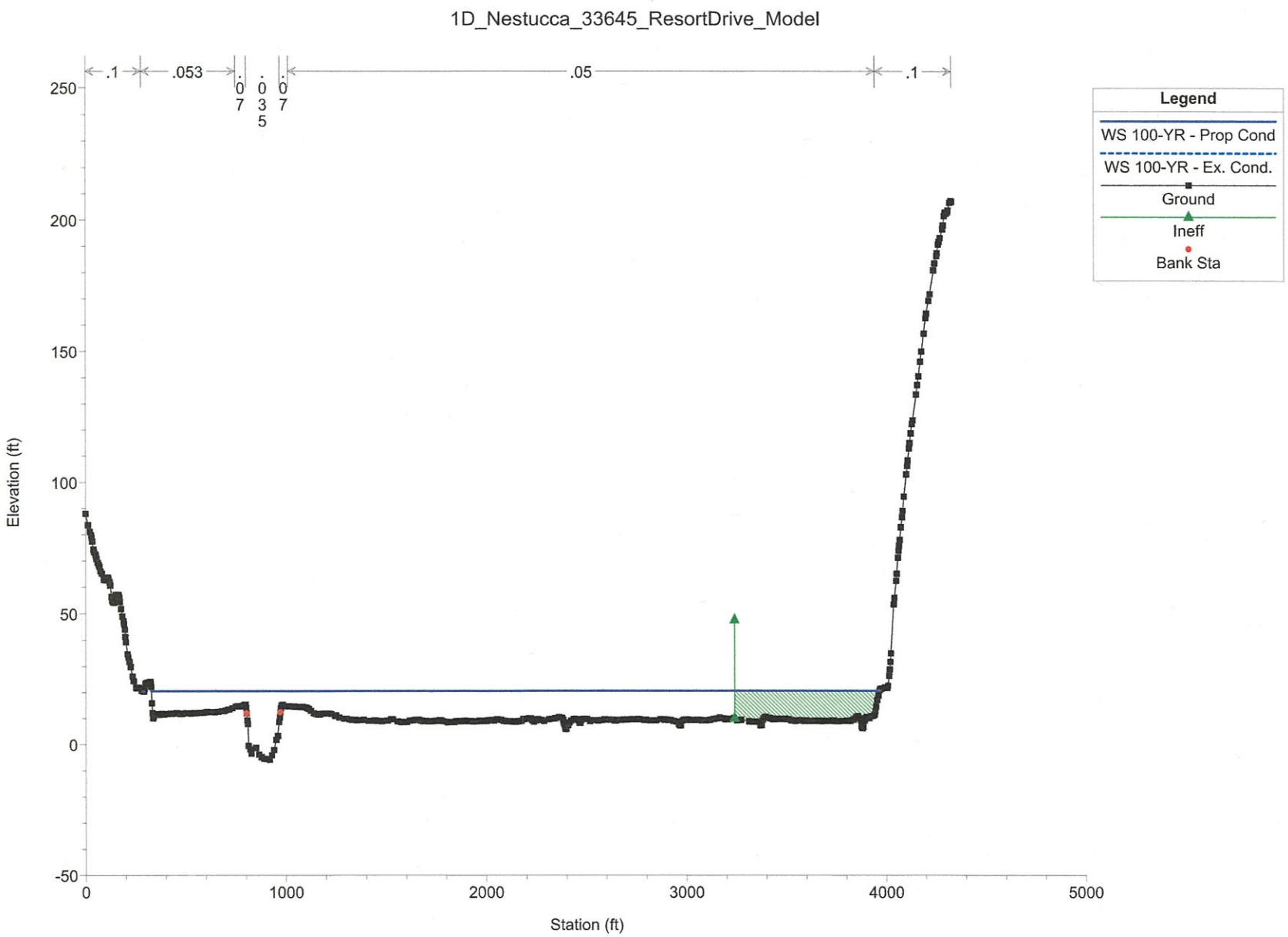
BEFORE & AFTER

Attachment A

HEC-RAS Output Files

HEC-RAS River: Nestucca River Reach: Lower Profile: 100-YR

Reach	River Sta	Profile	Plan	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
				(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Lower	22553.94	100-YR	Ex. Cond.	49700.00	-5.99	20.50	12.22	20.55	0.000090	3.06	32250.59	3644.71	0.11
Lower	22553.94	100-YR	Prop Cond	49700.00	-5.99	20.50	12.22	20.55	0.000090	3.06	32250.94	3644.71	0.11
Lower	21008.6	100-YR	Ex. Cond.	49700.00	-8.92	20.09		20.31	0.000259	5.18	17867.91	1743.78	0.20
Lower	21008.6	100-YR	Prop Cond	49700.00	-8.92	20.09		20.31	0.000259	5.18	17868.14	1743.78	0.20
Lower	20157.05	100-YR	Ex. Cond.	49700.00	-9.15	19.95	12.36	20.10	0.000212	4.43	20017.27	2302.30	0.17
Lower	20157.05	100-YR	Prop Cond	49700.00	-9.15	19.95	12.36	20.10	0.000212	4.43	20017.53	2302.31	0.17
Lower	19079.89	100-YR	Ex. Cond.	49700.00	-11.85	19.71		19.89	0.000228	5.02	20298.37	1888.76	0.18
Lower	19079.89	100-YR	Prop Cond	49700.00	-11.85	19.71		19.89	0.000228	5.02	20298.65	1888.76	0.18
Lower	18019.8	100-YR	Ex. Cond.	49700.00	-7.69	19.54	11.35	19.68	0.000186	4.31	22193.58	2668.27	0.16
Lower	18019.8	100-YR	Prop Cond	49700.00	-7.69	19.54	11.35	19.68	0.000186	4.31	22193.89	2668.27	0.16
Lower	17875.97	100-YR	Ex. Cond.	49700.00	-7.60	19.53	11.05	19.65	0.000168	4.13	23068.19	2677.06	0.16
Lower	17875.97	100-YR	Prop Cond	49700.00	-7.60	19.53	11.05	19.65	0.000168	4.13	23068.50	2677.06	0.16
Lower	17653.2	100-YR	Ex. Cond.	49700.00	-4.67	19.54	11.28	19.61	0.000095	3.21	29286.23	3181.66	0.12
Lower	17653.2	100-YR	Prop Cond	49700.00	-4.67	19.54	11.28	19.61	0.000095	3.21	29286.63	3181.66	0.12
Lower	15949.74	100-YR	Ex. Cond.	49700.00	-7.67	19.50	9.86	19.52	0.000032	1.90	46754.31	4377.65	0.07
Lower	15949.74	100-YR	Prop Cond	49700.00	-7.67	19.50	9.86	19.52	0.000032	1.90	46754.92	4377.65	0.07
Lower	15105	100-YR	Ex. Cond.	49700.00	-9.34	19.46	9.85	19.49	0.000042	2.11	39302.14	4084.04	0.08
Lower	15105	100-YR	Prop Cond	49700.00	-9.34	19.46	9.85	19.49	0.000042	2.11	39302.68	4084.04	0.08
Lower	15092	100-YR	Ex. Cond.	49700.00	-9.34	19.46	9.82	19.49	0.000042	2.10	39108.38	4056.23	0.08
Lower	15092	100-YR	Prop Cond	49700.00	-9.34	19.46	9.82	19.49	0.000042	2.10	39108.93	4056.23	0.08
Lower	15038	100-YR	Ex. Cond.	49700.00	-9.34	19.45	9.82	19.49	0.000042	2.09	38588.36	4011.22	0.08
Lower	15038	100-YR	Prop Cond	49700.00	-9.34	19.45	9.82	19.49	0.000042	2.09	38588.90	4011.23	0.08
Lower	15001	100-YR	Ex. Cond.	49700.00	-9.34	19.45	9.95	19.49	0.000043	2.11	38434.01	4022.75	0.08
Lower	15001	100-YR	Prop Cond	49700.00	-9.34	19.45	9.95	19.49	0.000043	2.12	38184.63	3982.74	0.08
Lower	14980	100-YR	Ex. Cond.	49700.00	-9.34	19.45	9.63	19.48	0.000043	2.09	38607.21	4073.32	0.08
Lower	14980	100-YR	Prop Cond	49700.00	-9.34	19.45	9.63	19.48	0.000043	2.09	38607.21	4073.32	0.08
Lower	14728.64	100-YR	Ex. Cond.	49700.00	-9.90	19.43	10.23	19.47	0.000043	2.46	37306.74	3855.66	0.09
Lower	14728.64	100-YR	Prop Cond	49700.00	-9.90	19.43	10.23	19.47	0.000043	2.46	37306.74	3855.66	0.09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WS 100-YR - Ex. Cond.
Ground
Ineff
Bank Sta
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200
150
100
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-50
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2000
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4000
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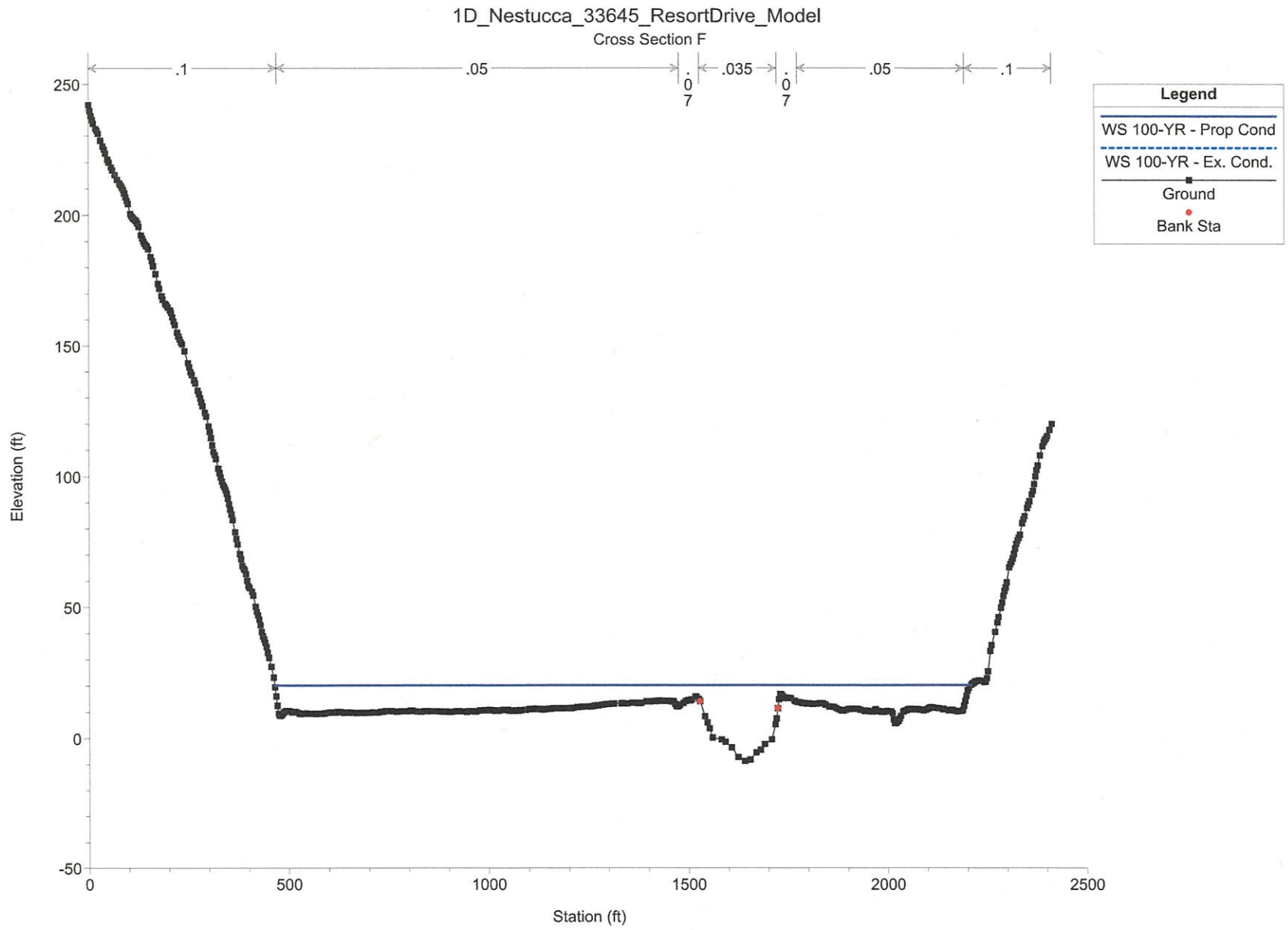
Station (ft)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WS 100-YR - Ex. Cond.
Ground
Bank Sta
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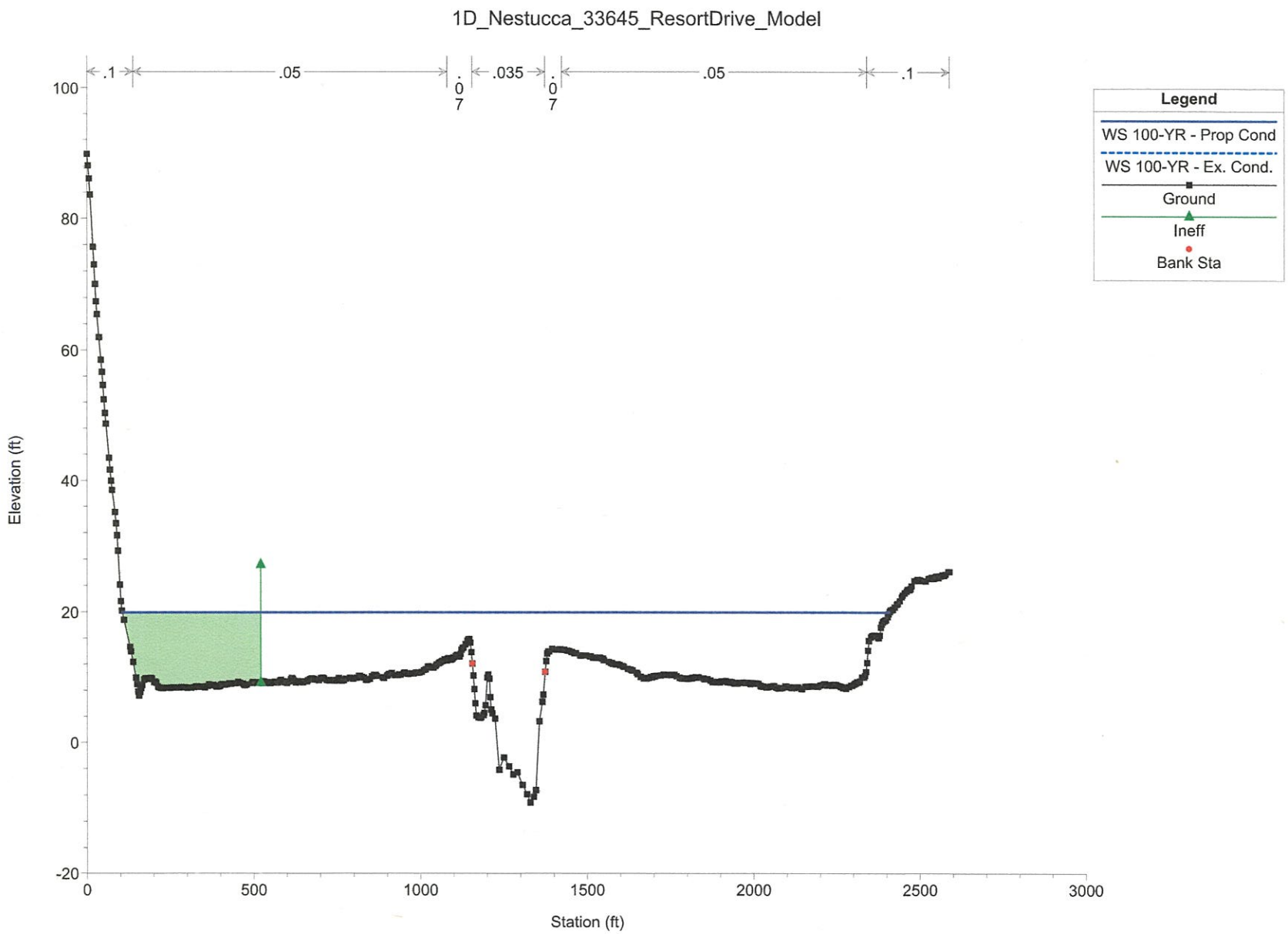
2500
Station (ft)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Legend
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WS 100-YR - Ex. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
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60
40
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-20
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2500
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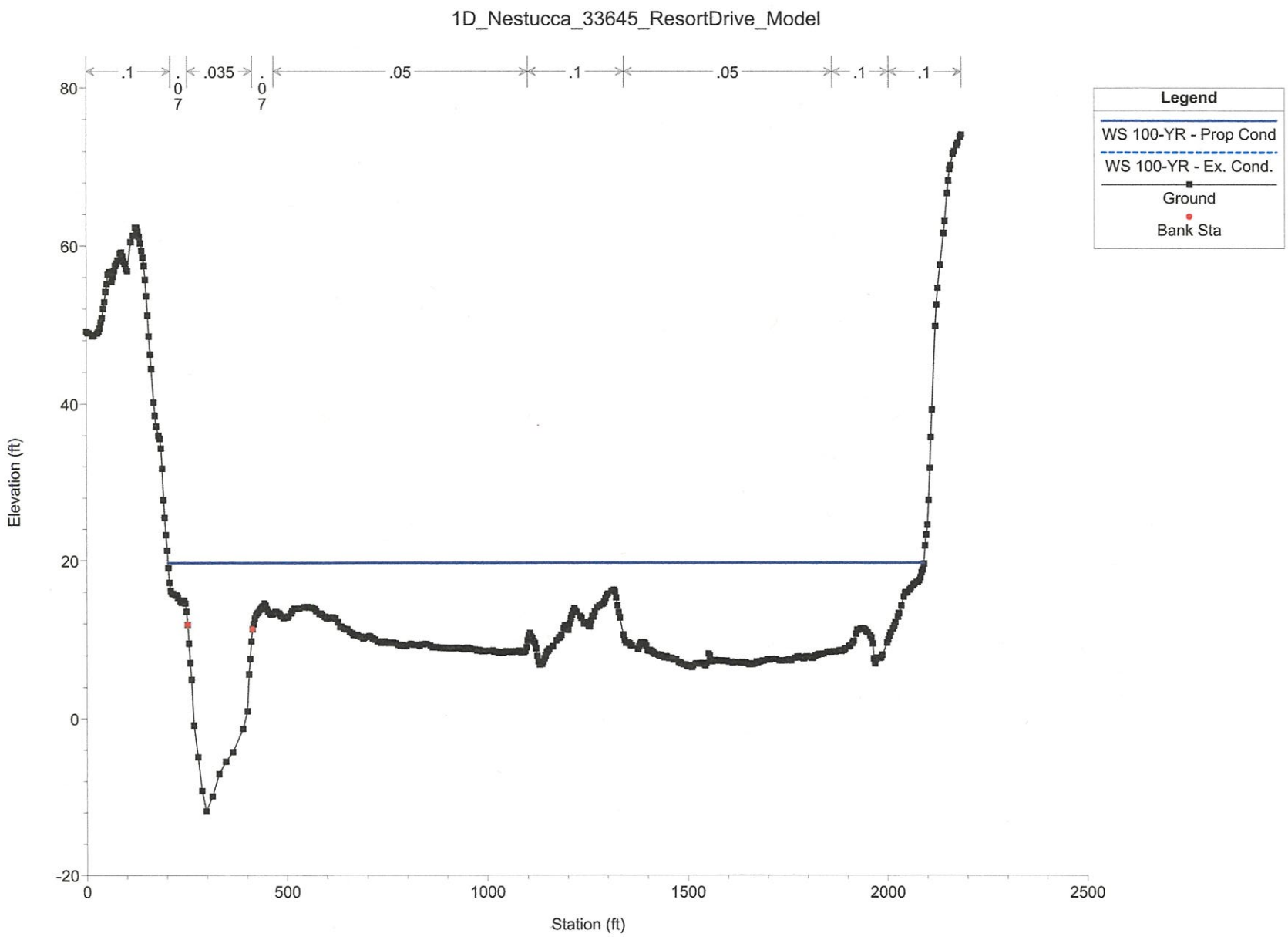
Station (ft)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WS 100-YR - Prop Cond
WS 100-YR - Ex. Cond.
Ground
Bank Sta
Elevation (ft)
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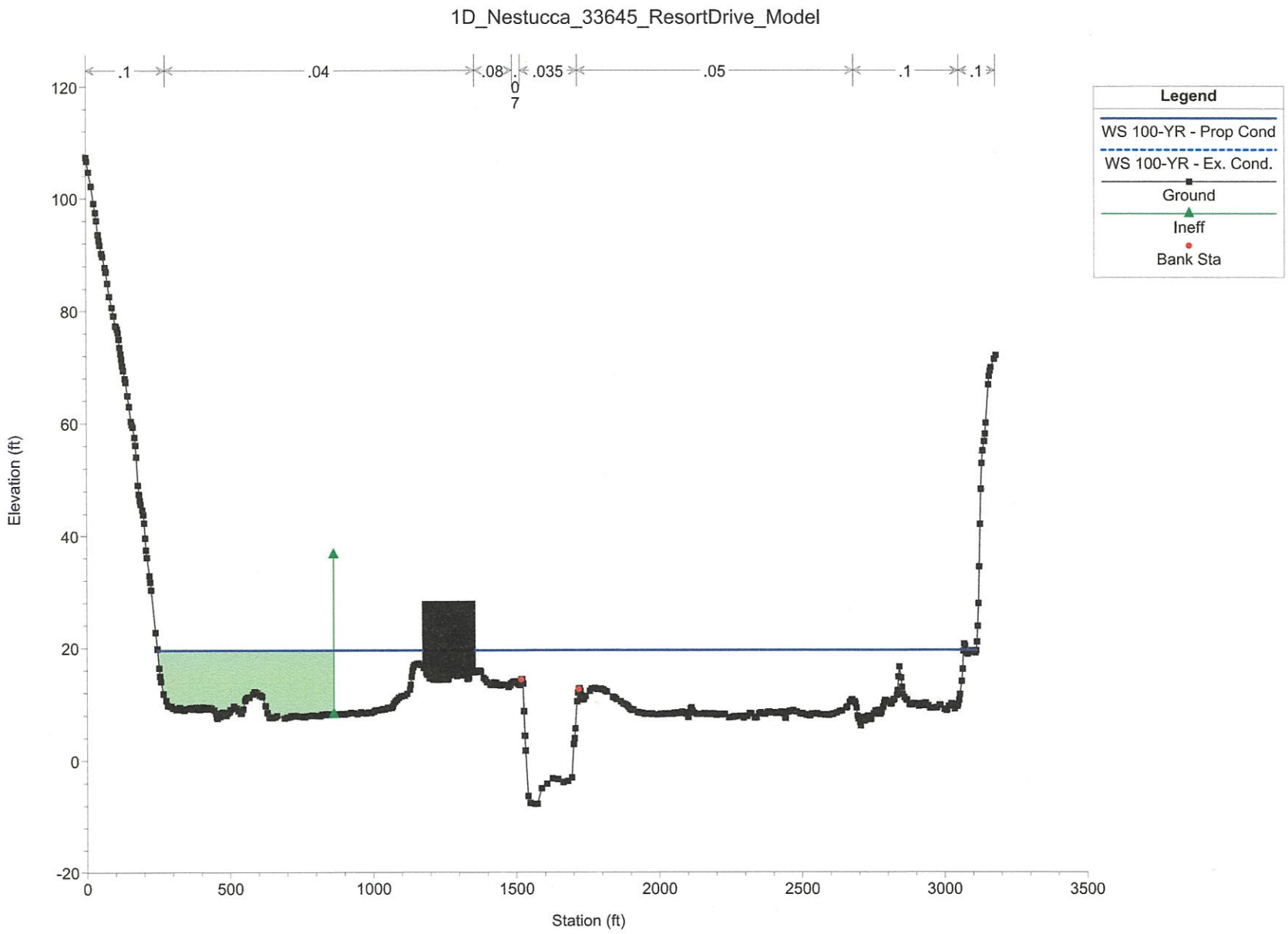
1500
2000
2500
Station (ft)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WS 100-YR - Prop Cond
WS 100-YR - Ex. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
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2500
3000
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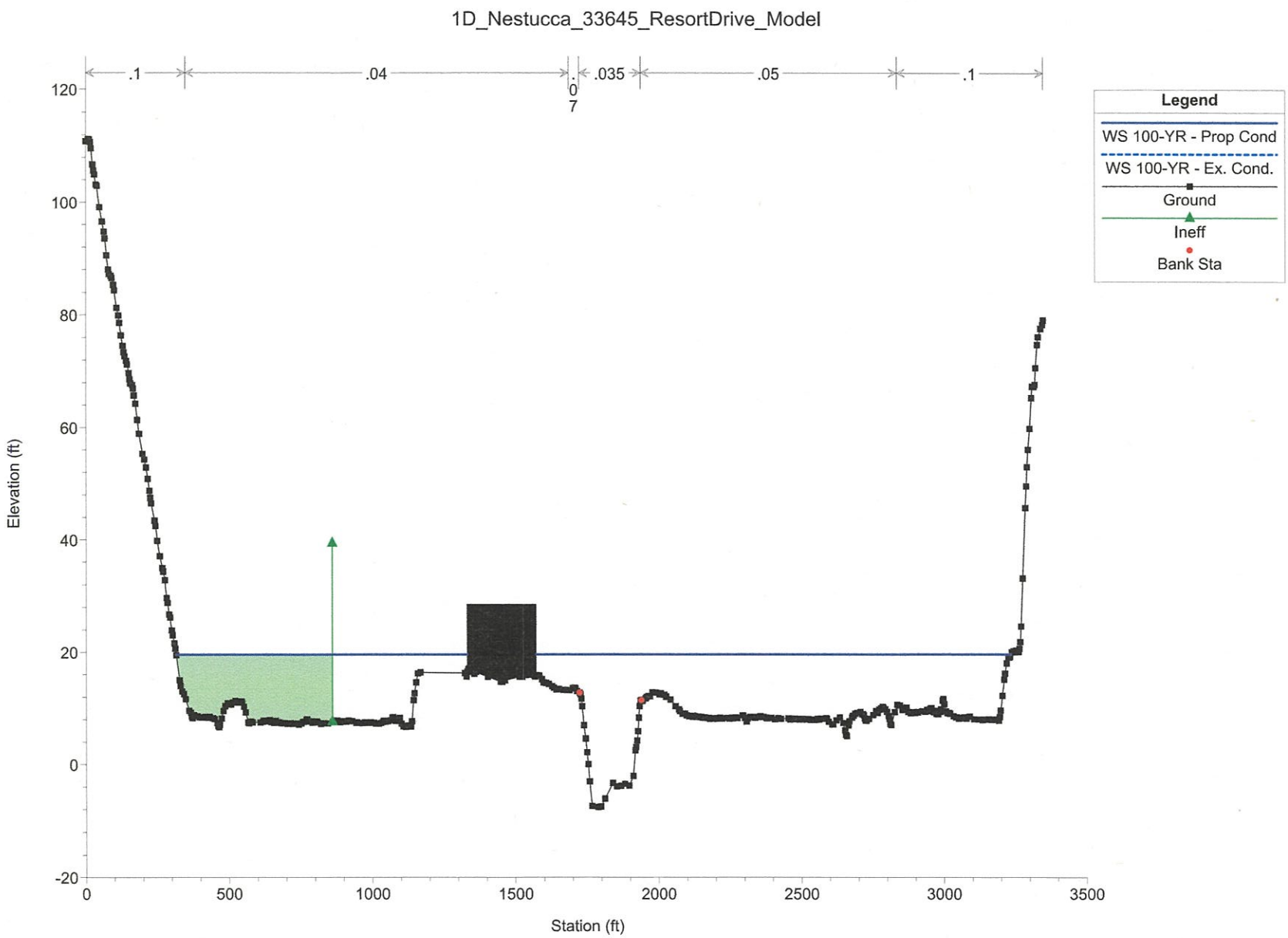
Station (ft)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WS 100-YR - Ex. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
Station (ft)
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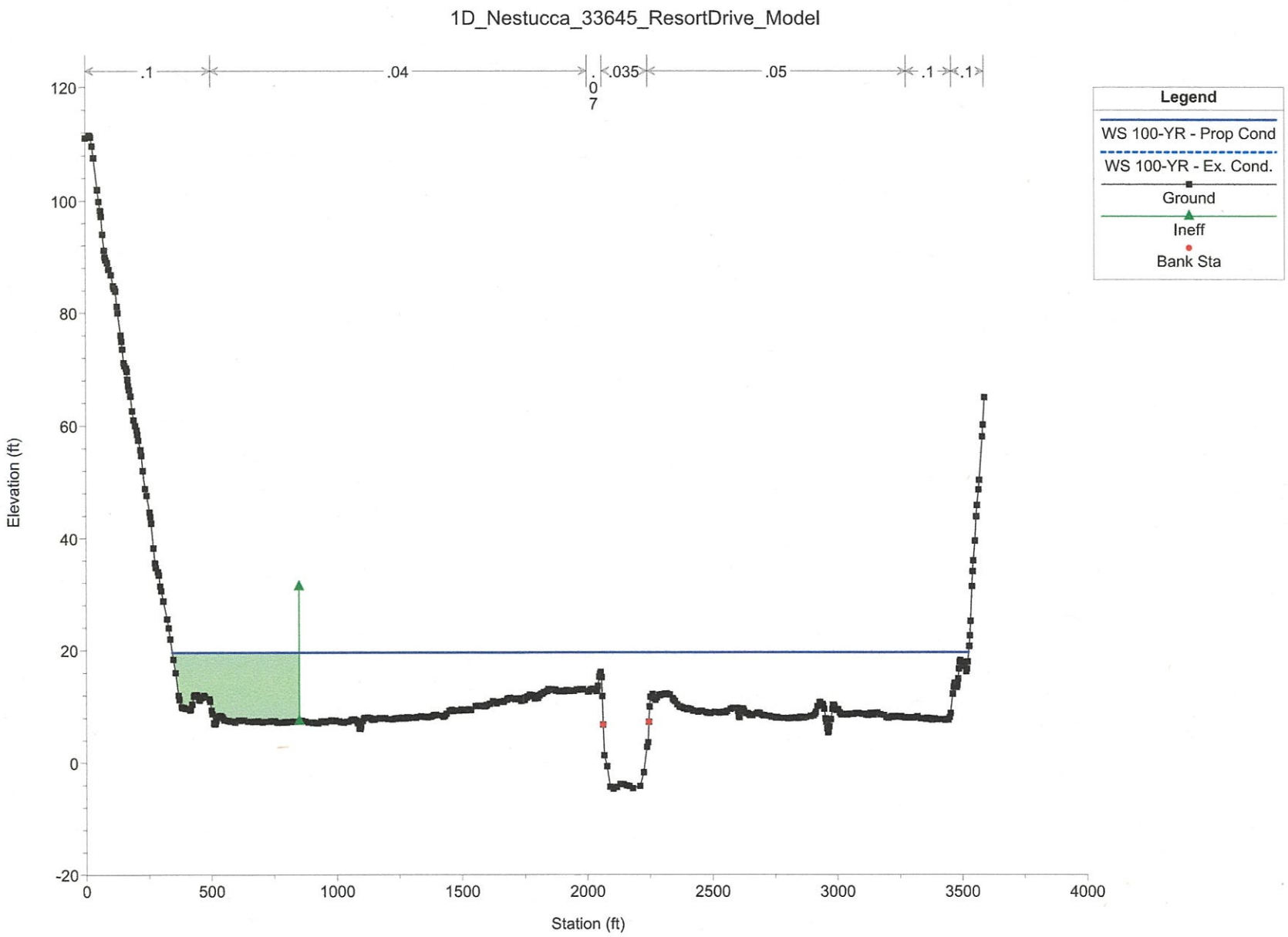
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Legend
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WS 100-YR - Ex. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
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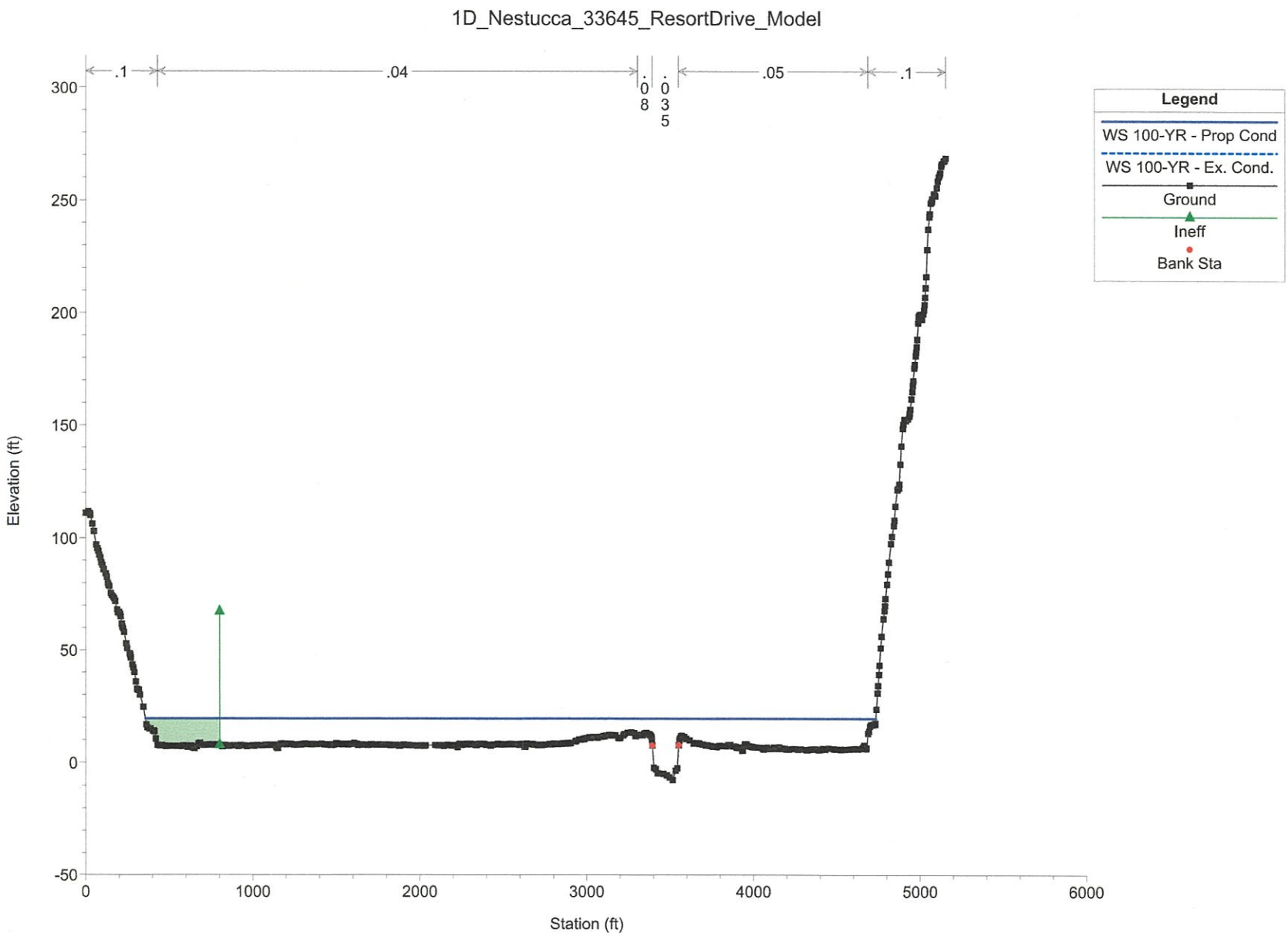
Station (ft)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WS 100-YR - Ex. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
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250
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-50
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1000
2000
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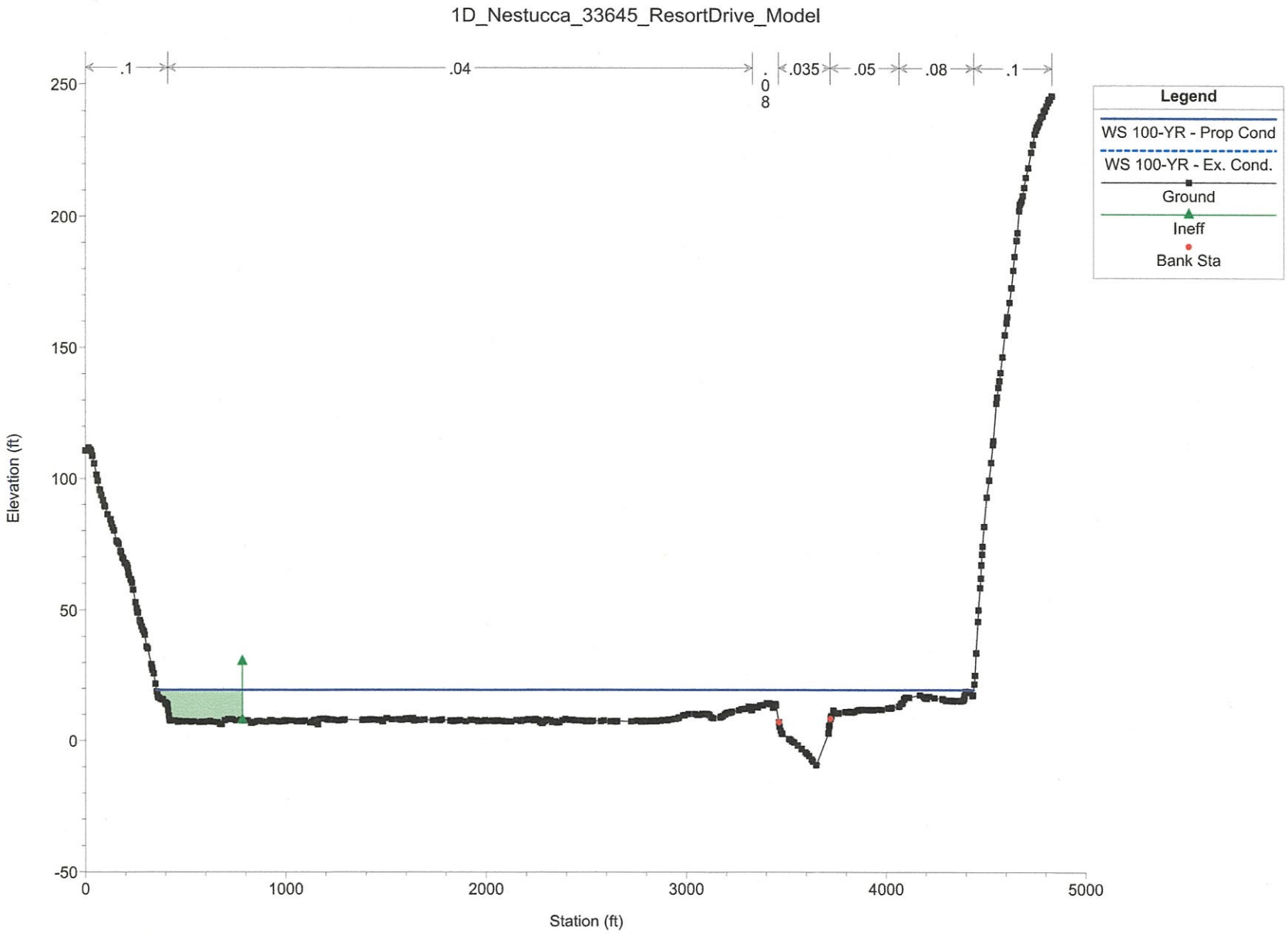
4000
5000
6000
Station (ft)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Legend
WS 100-YR - Prop Cond
WS 100-YR - Ex. Cond.
Ground
Ineff
Bank Sta
Elevation (ft)
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100
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-50
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1000
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4000
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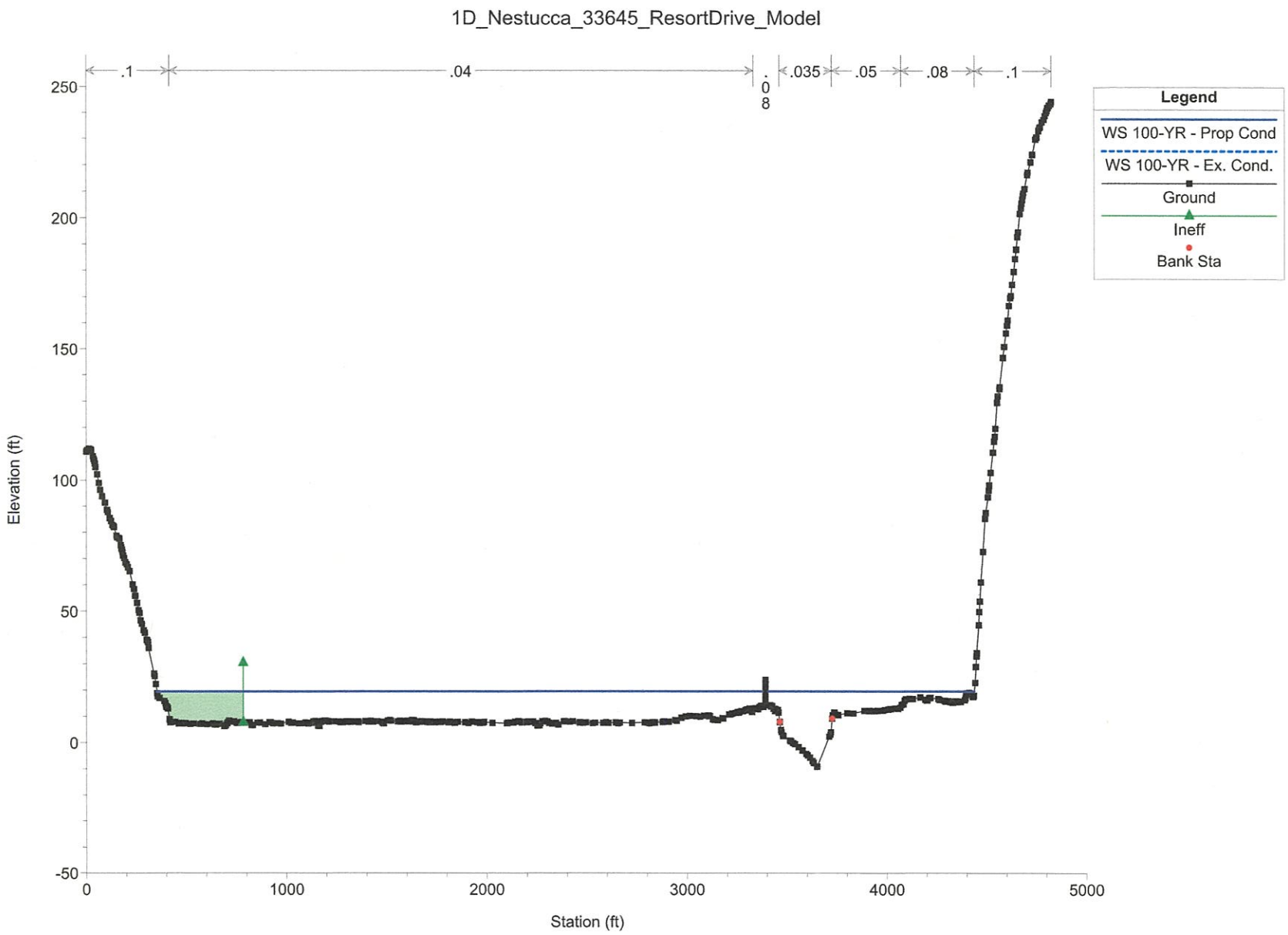
Station (ft)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WS 100-YR - Prop Cond
WS 100-YR - Ex. Cond.
Ground
Ineff
Bank Sta
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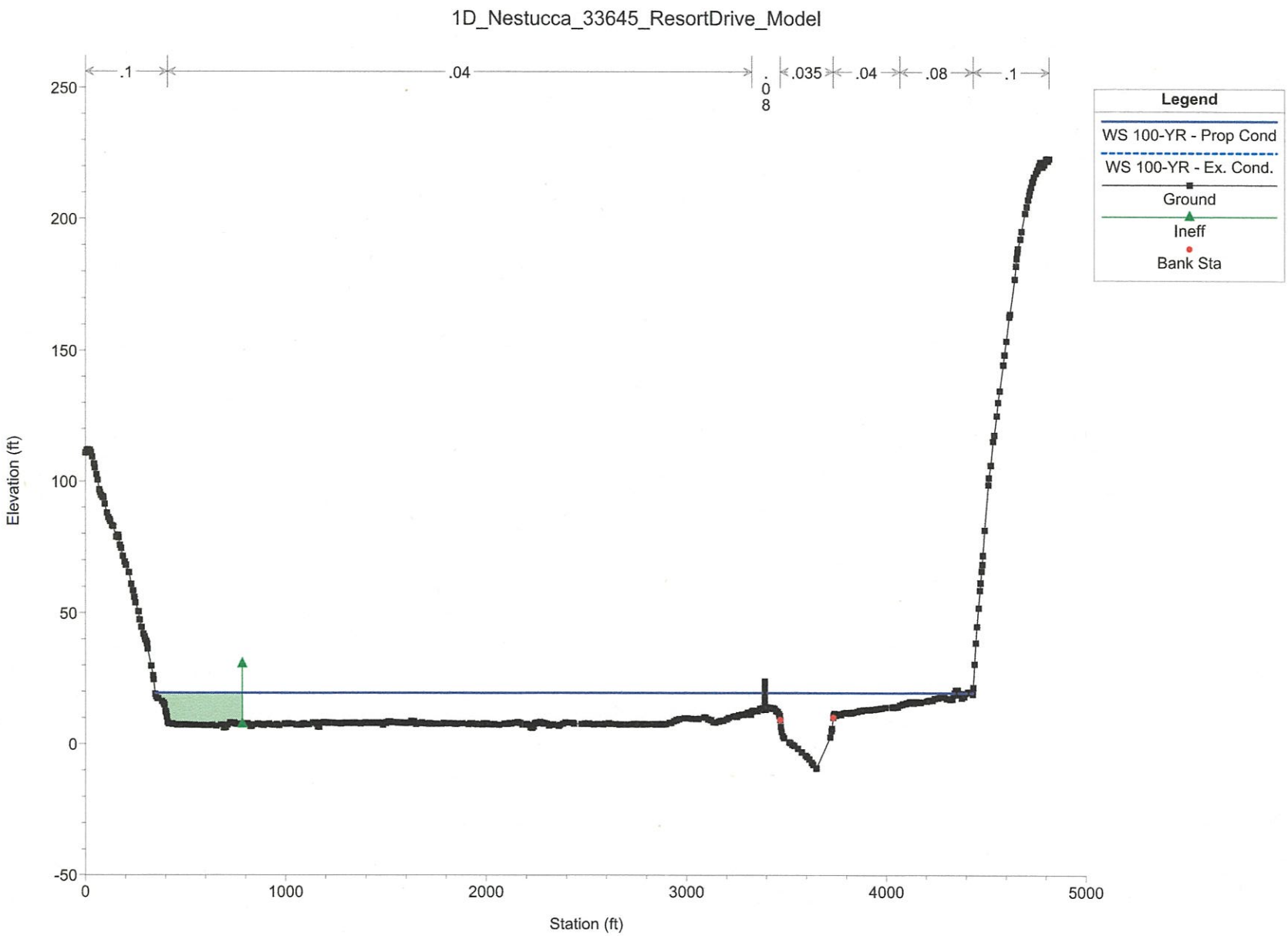
Station (ft)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Legend
WS 100-YR - Prop Cond
WS 100-YR - Ex. Cond.
Ground
Ineff
Bank Sta
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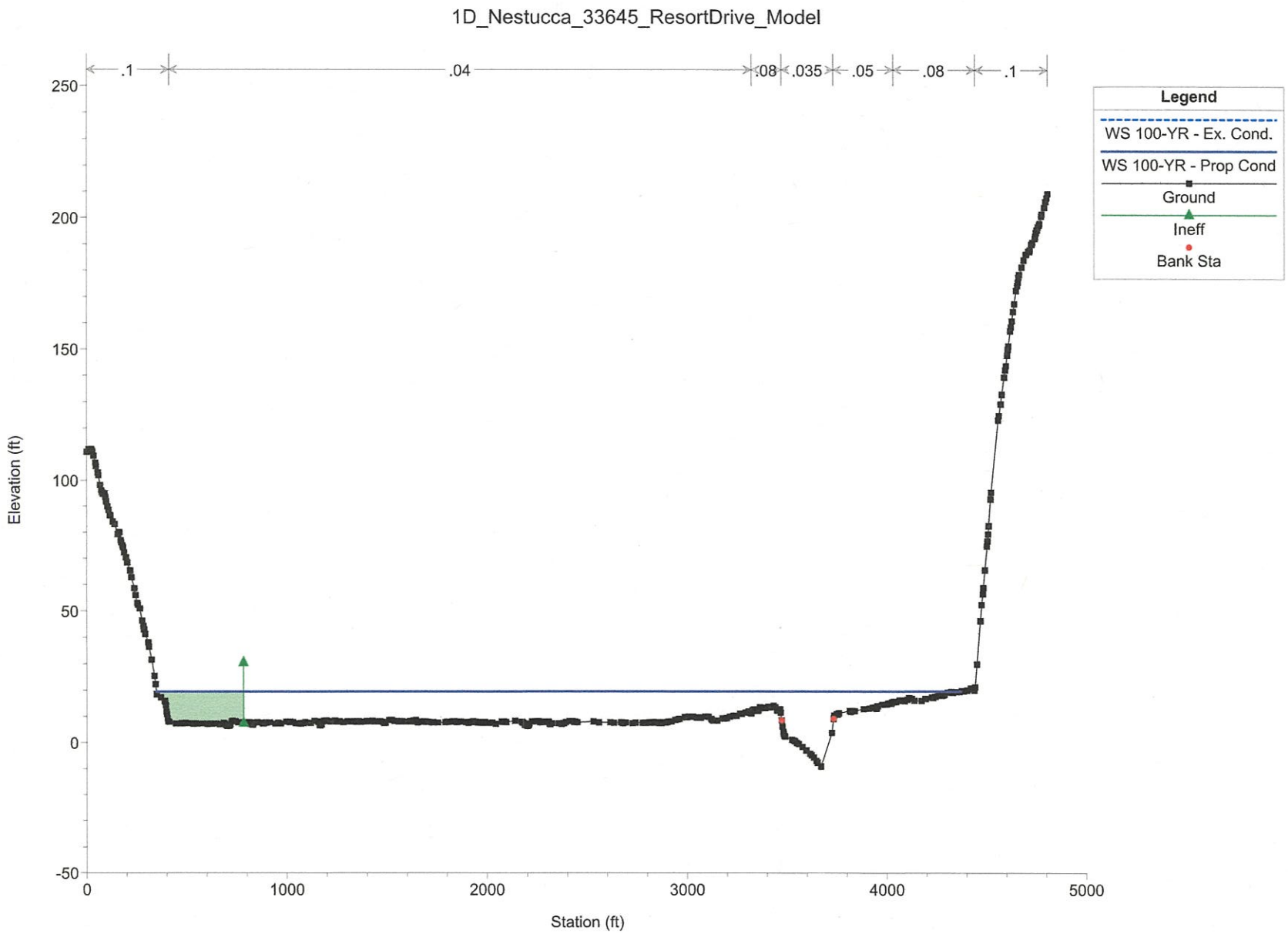
Station (ft)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Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
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1000
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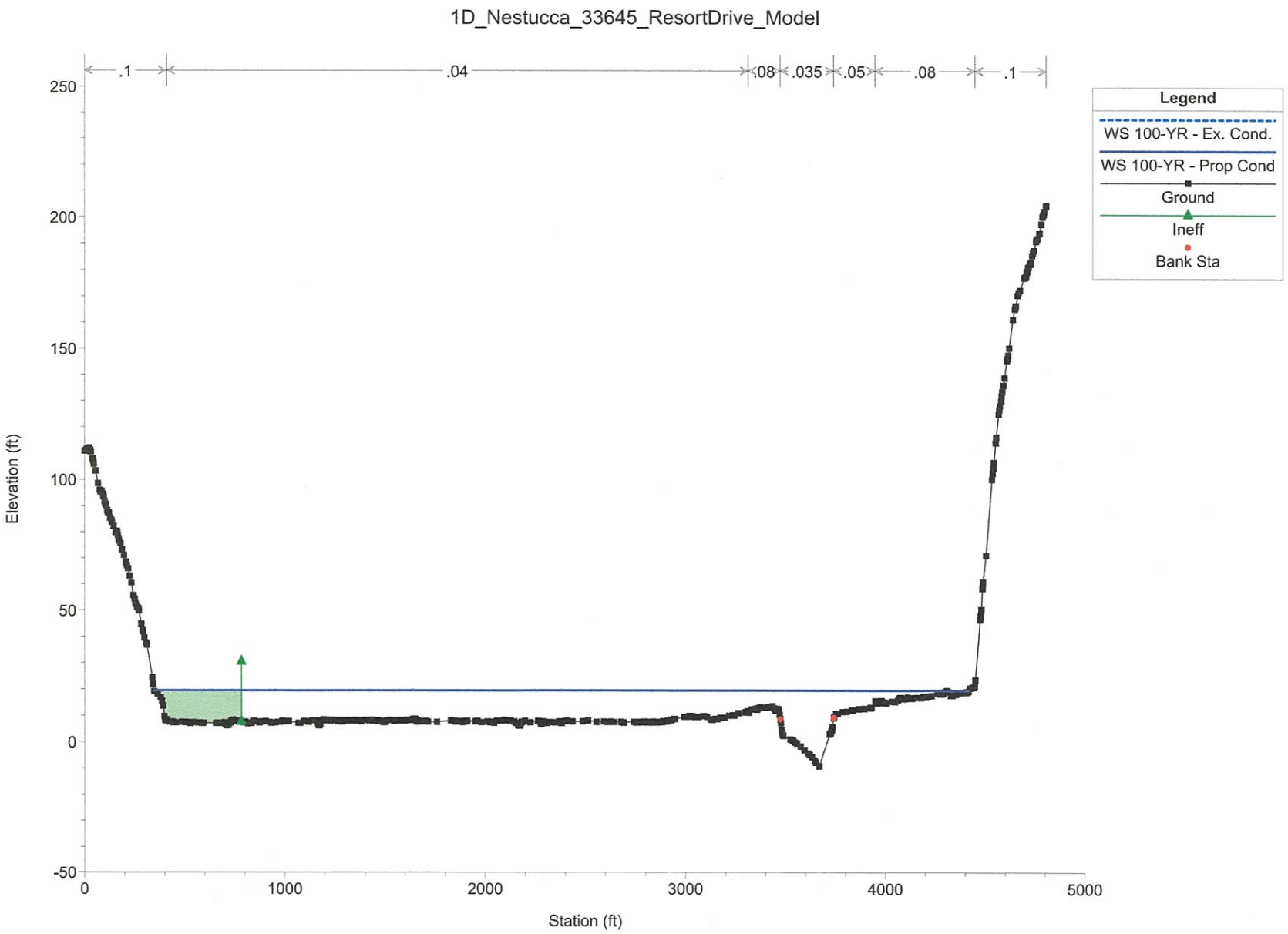
5000
Station (ft)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Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
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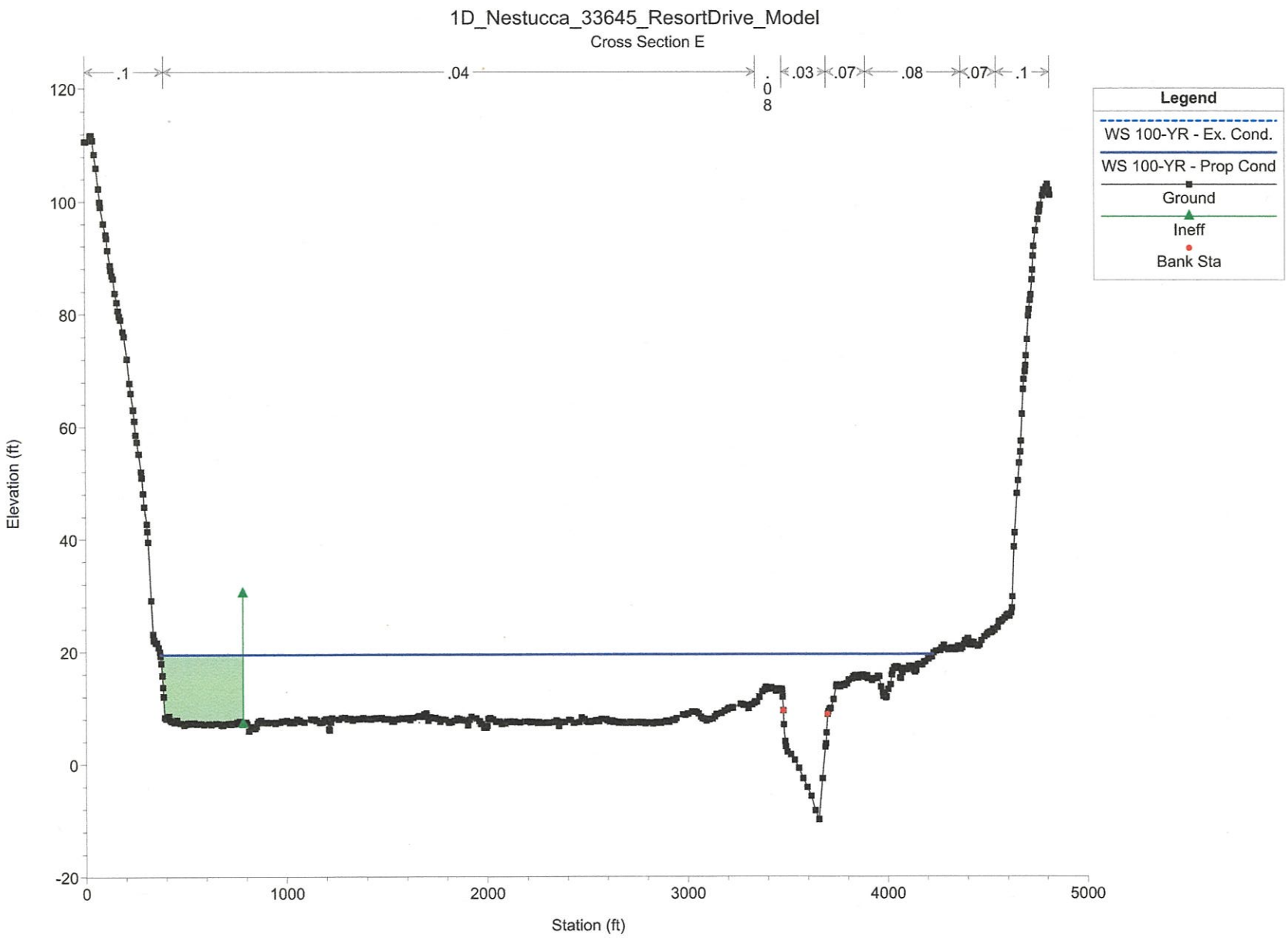
200
150
100
50
0
-50
0
1000
2000
3000
4000
5000
Station (ft)


1D_Nestucca_33645_ResortDrive_Model
Cross Section E
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.03
.07
.08
.07
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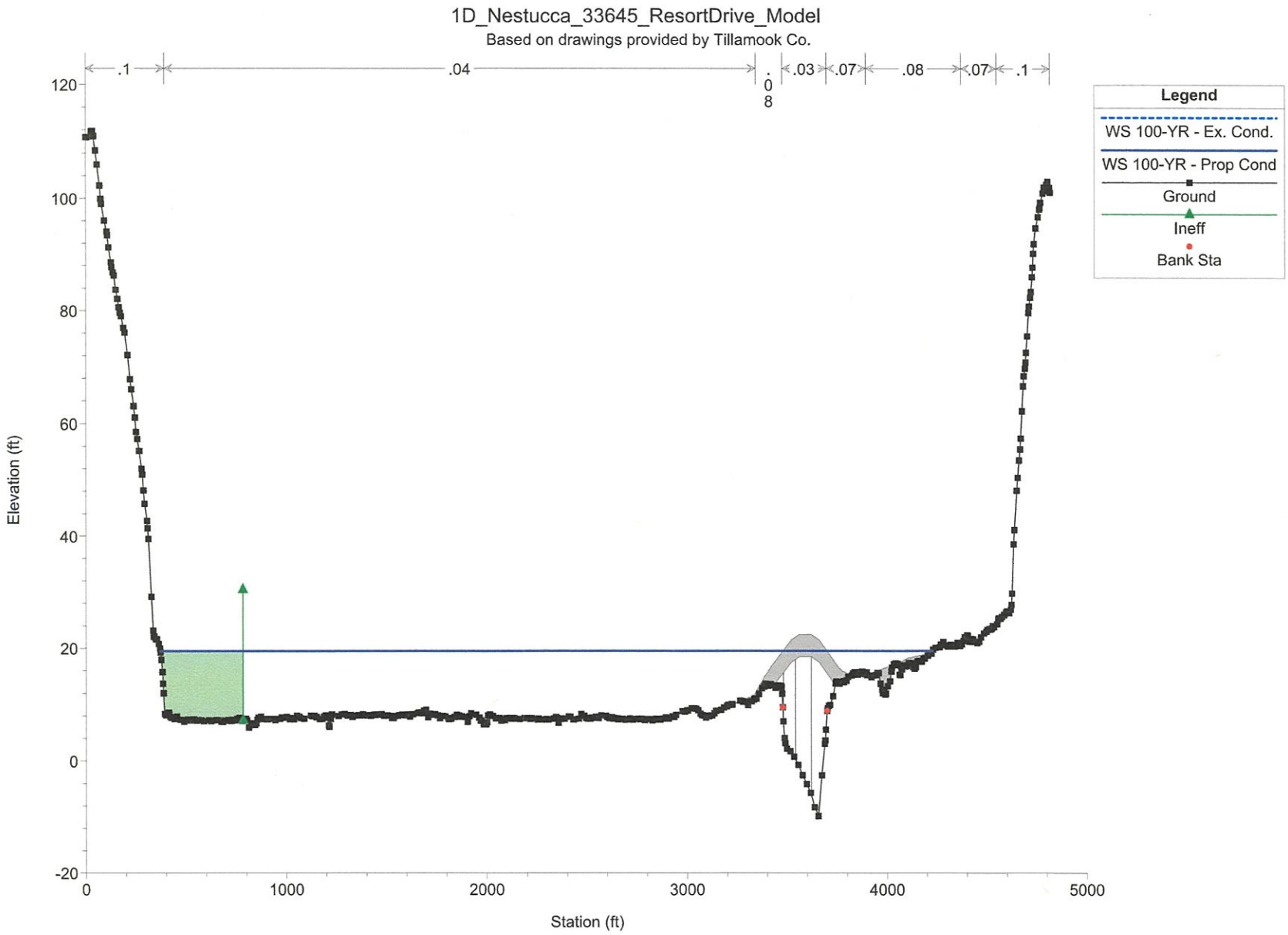
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000
Station (ft)


1D_Nestucca_33645_ResortDrive_Model
Based on drawings provided by Tillamook Co.
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.04
.08
.03
.07
.08
.07
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
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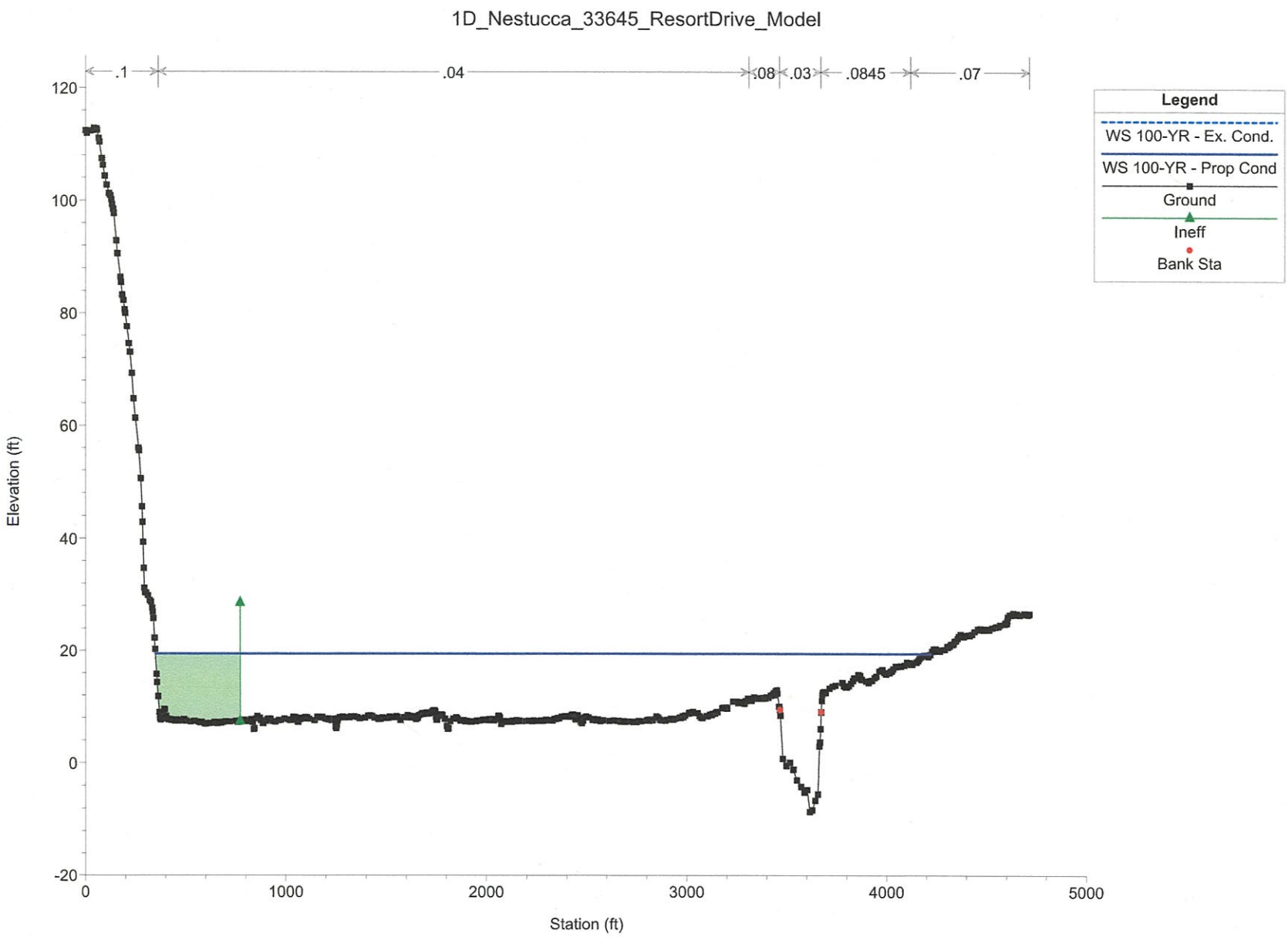
0
-20
0
1000
2000
3000
4000
5000
Station (ft)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.03
.0845
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Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
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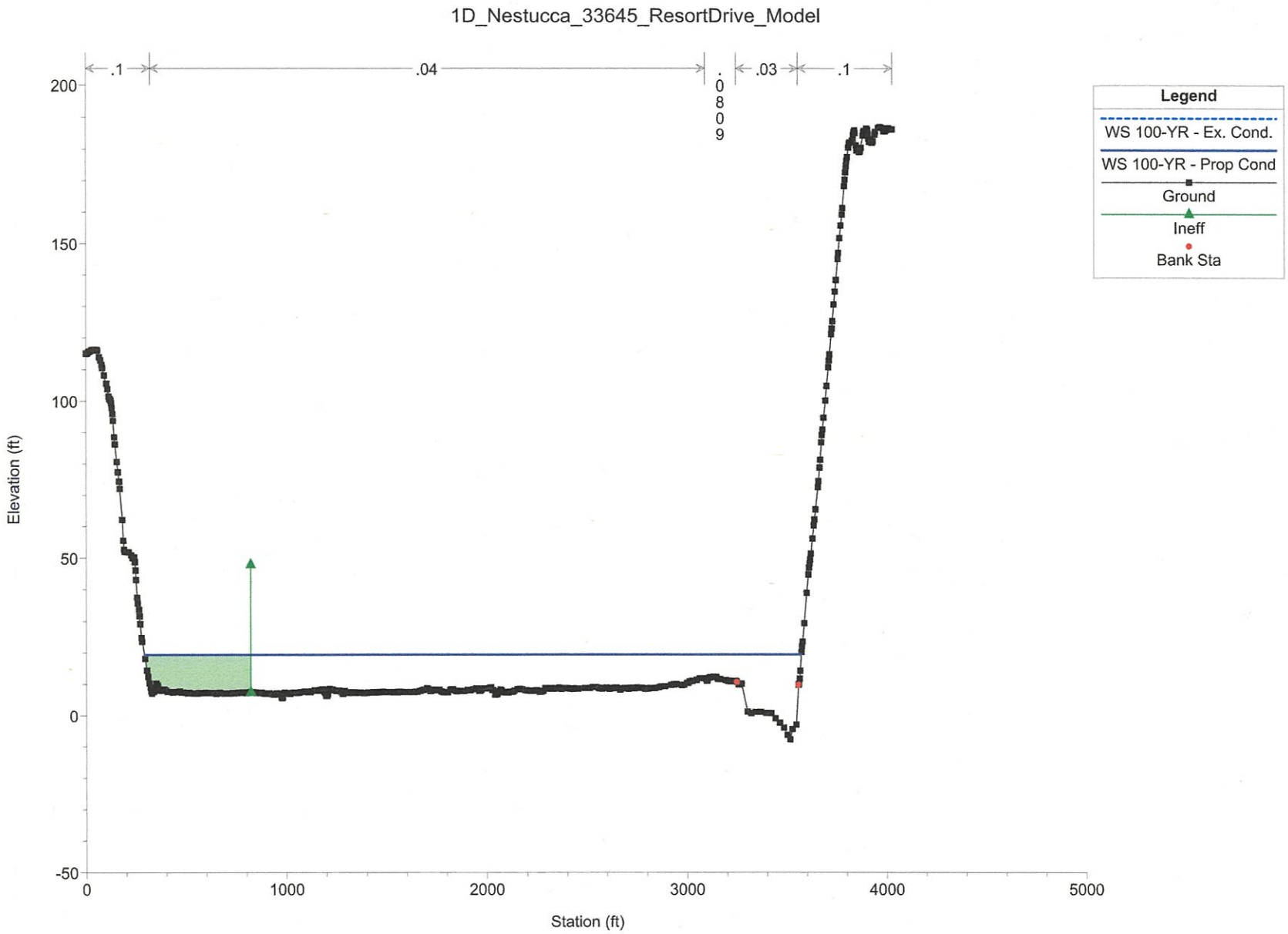
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000
Station (ft)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Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
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0
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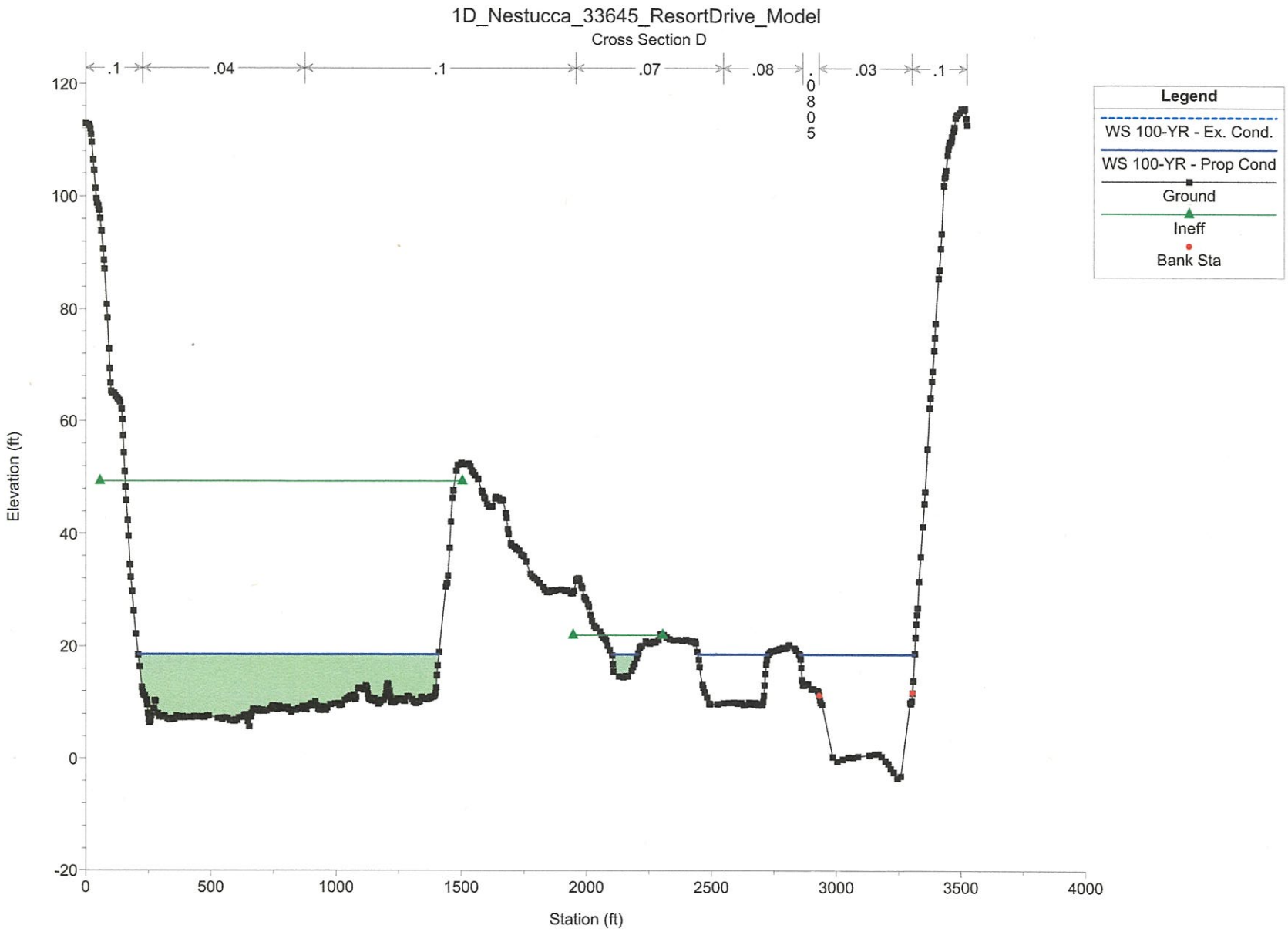
1000
2000
3000
4000
5000
Station (ft)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.03
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Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
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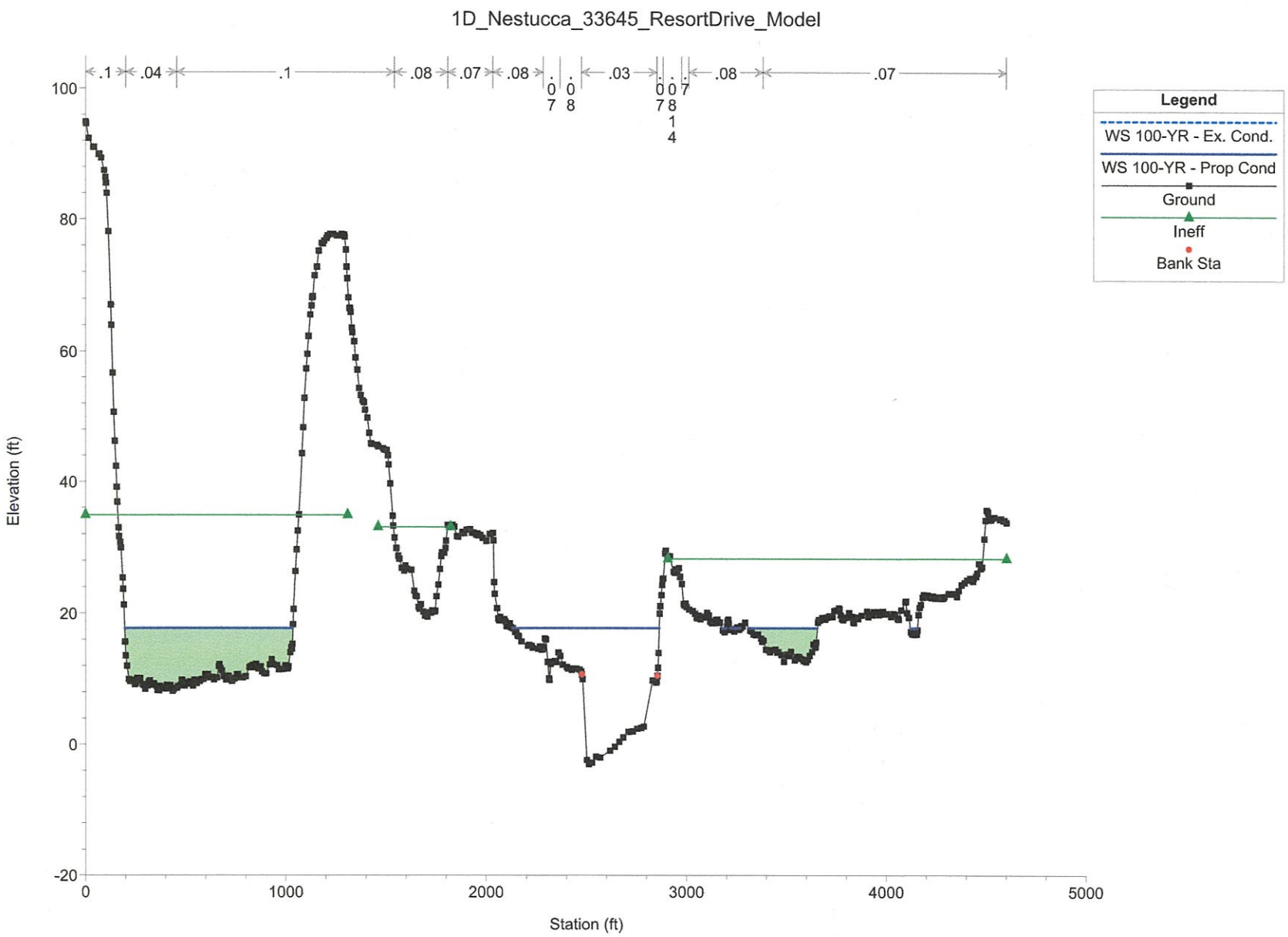
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
4000
Station (ft)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.08
.14
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Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
Station (ft)
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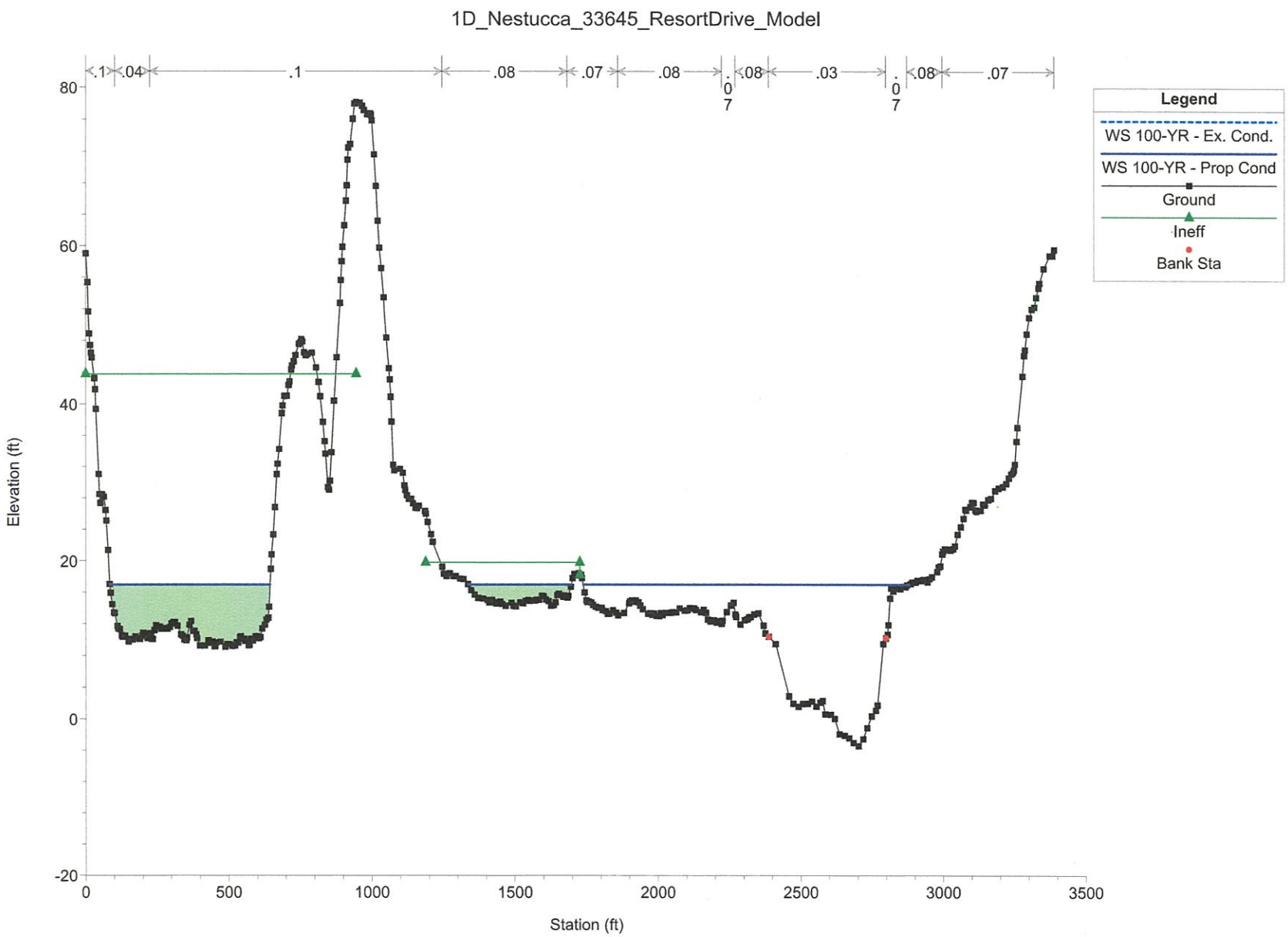
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000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Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
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40
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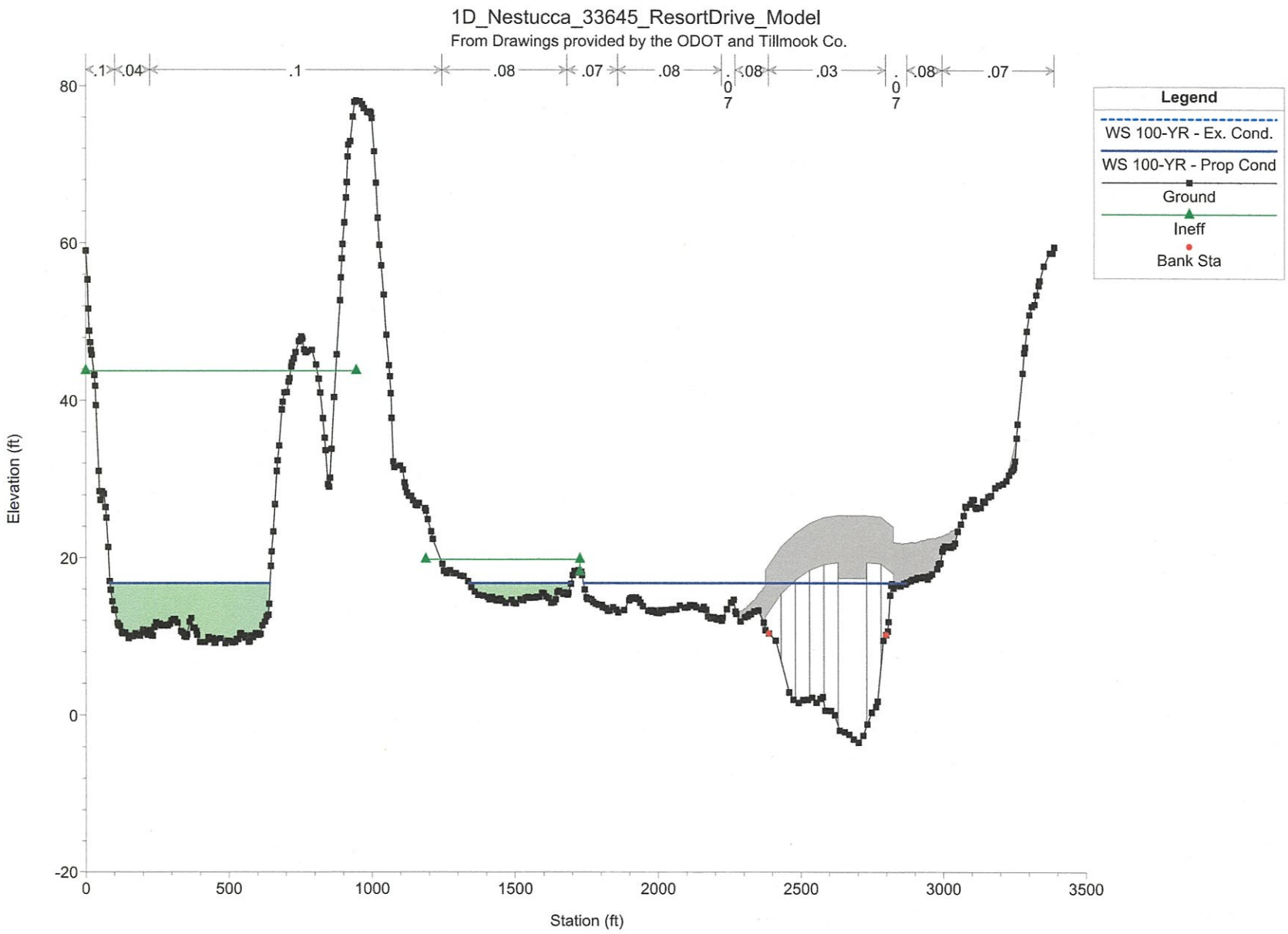
0
-20
0
500
1000
1500
2000
2500
3000
3500
Station (ft)


1D_Nestucca_33645_ResortDrive_Model
From Drawings provided by the ODOT and Tillmook Co.
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.04
.1
.08
.07
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.03
.08
.07
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
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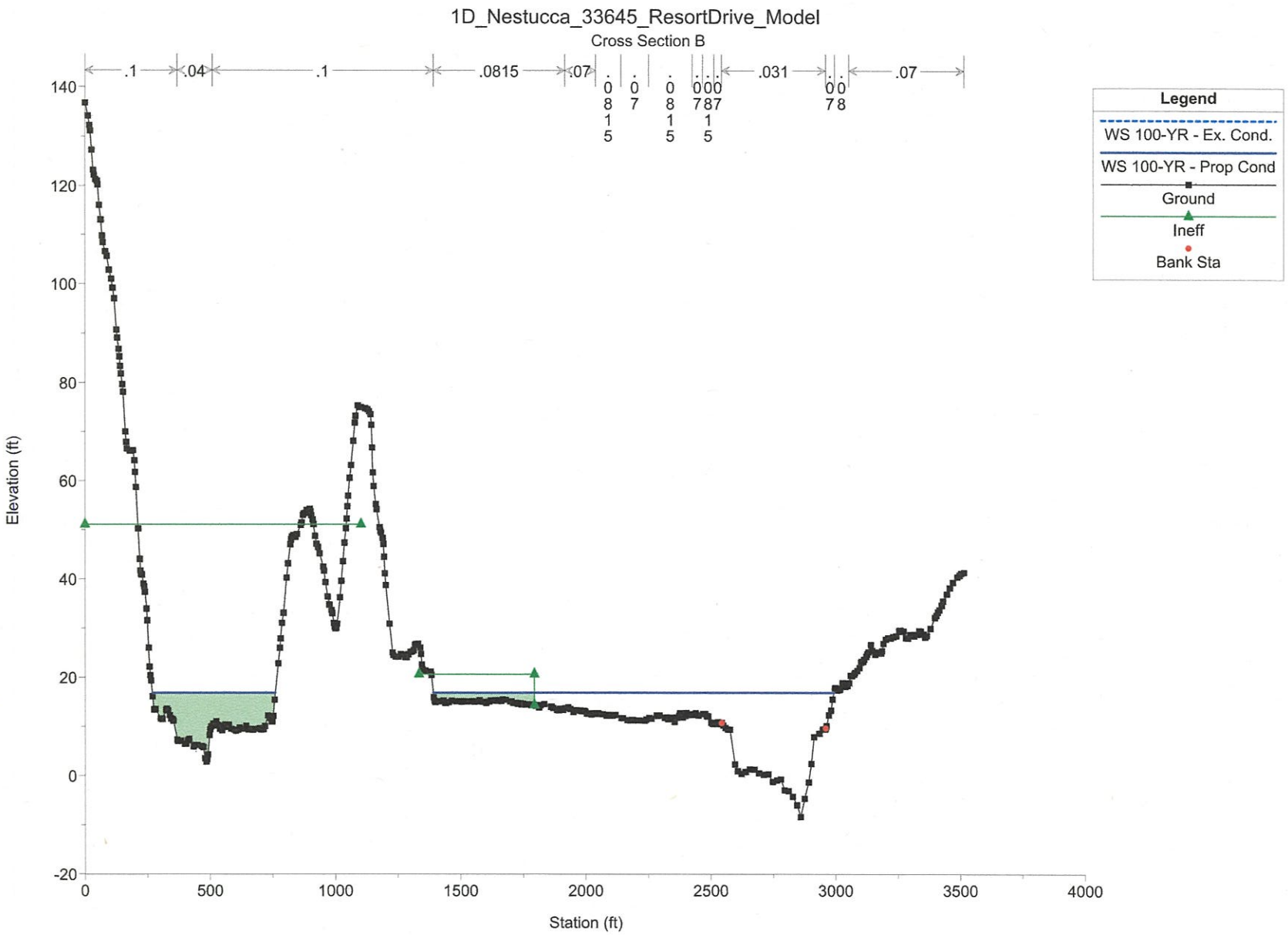
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
Station (ft)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Cross Section B
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.04
.1
.0815
.07
.031
.07
Legend
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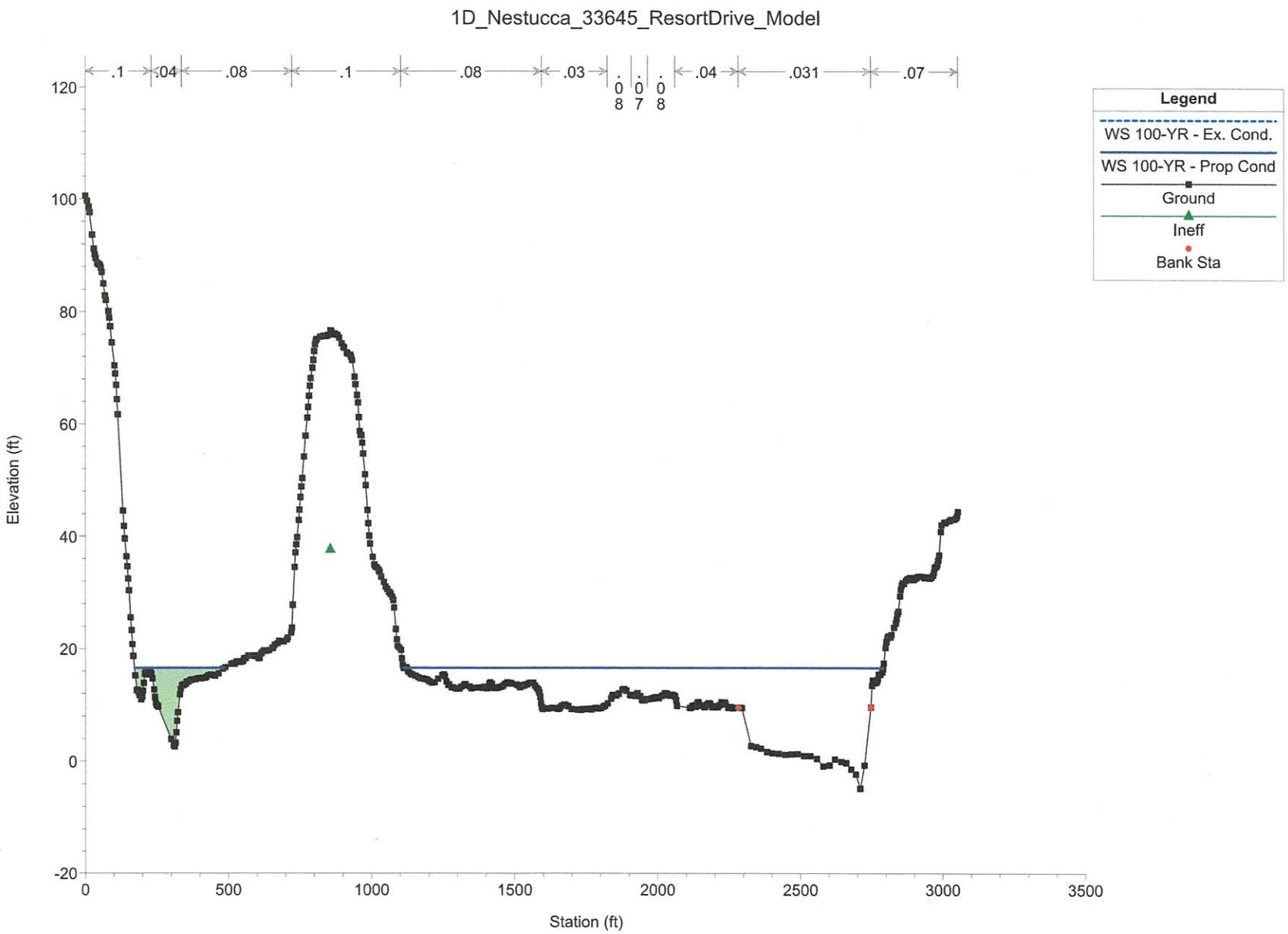
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
Station (ft)
140
120
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
4000


1D_Nestucca_33645_ResortDrive_Model
.1
.04
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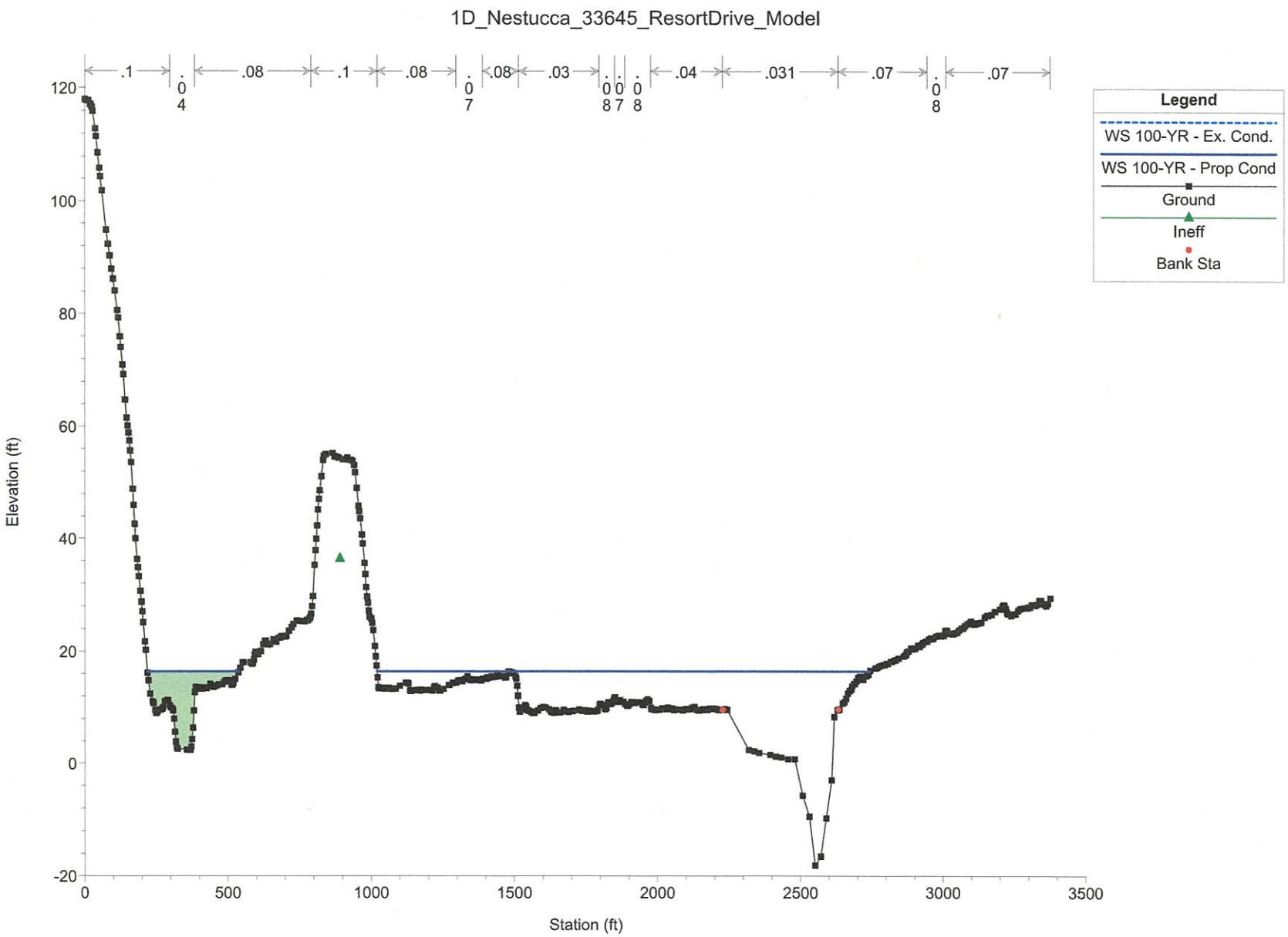
.08
.07
.04
.031
.07
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
Station (ft)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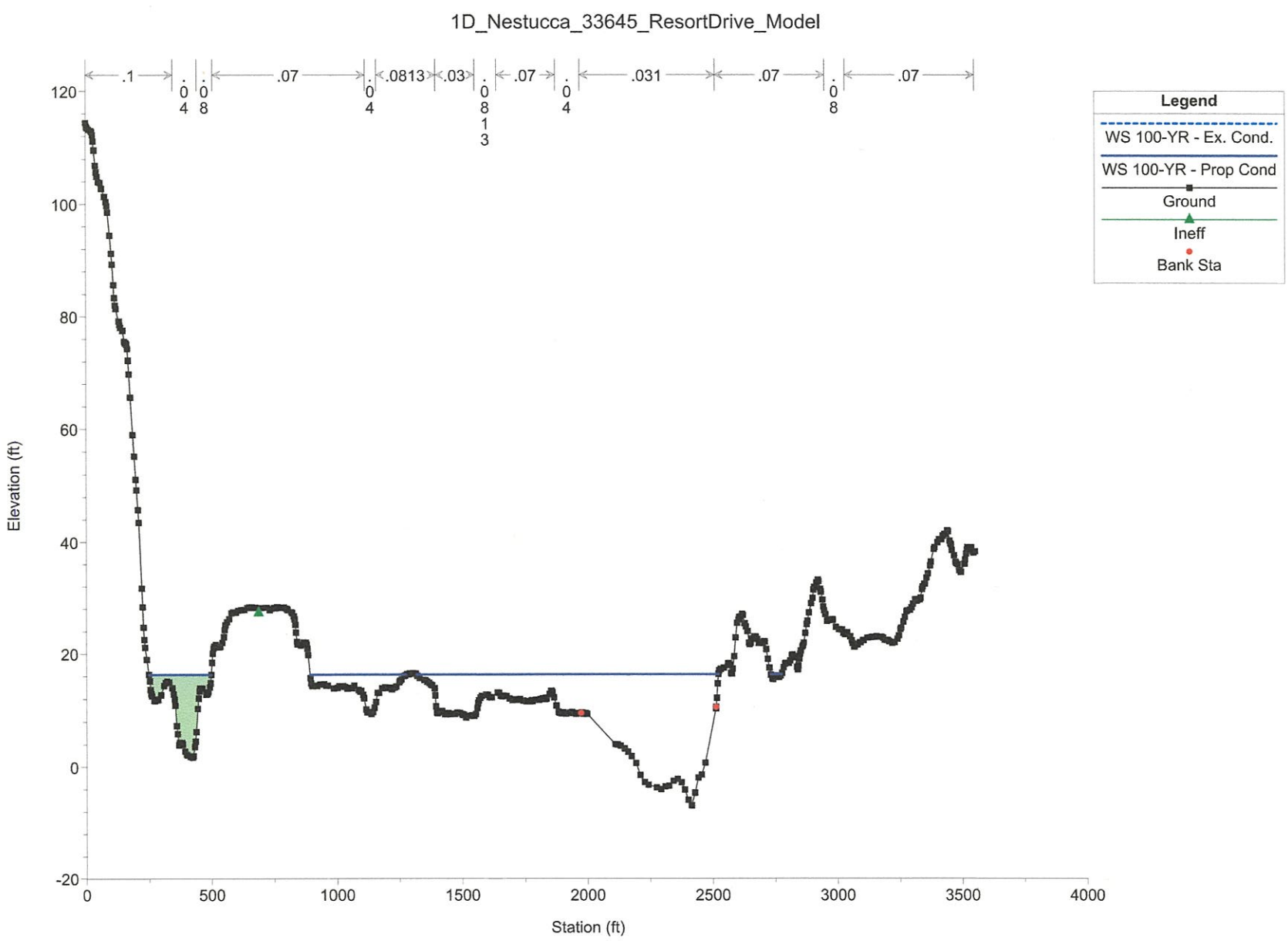
.1
.04
.08
.1
.08
.07
.08
.03
.08
.07
.08
.04
.031
.07
.08
.07
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
Station (ft)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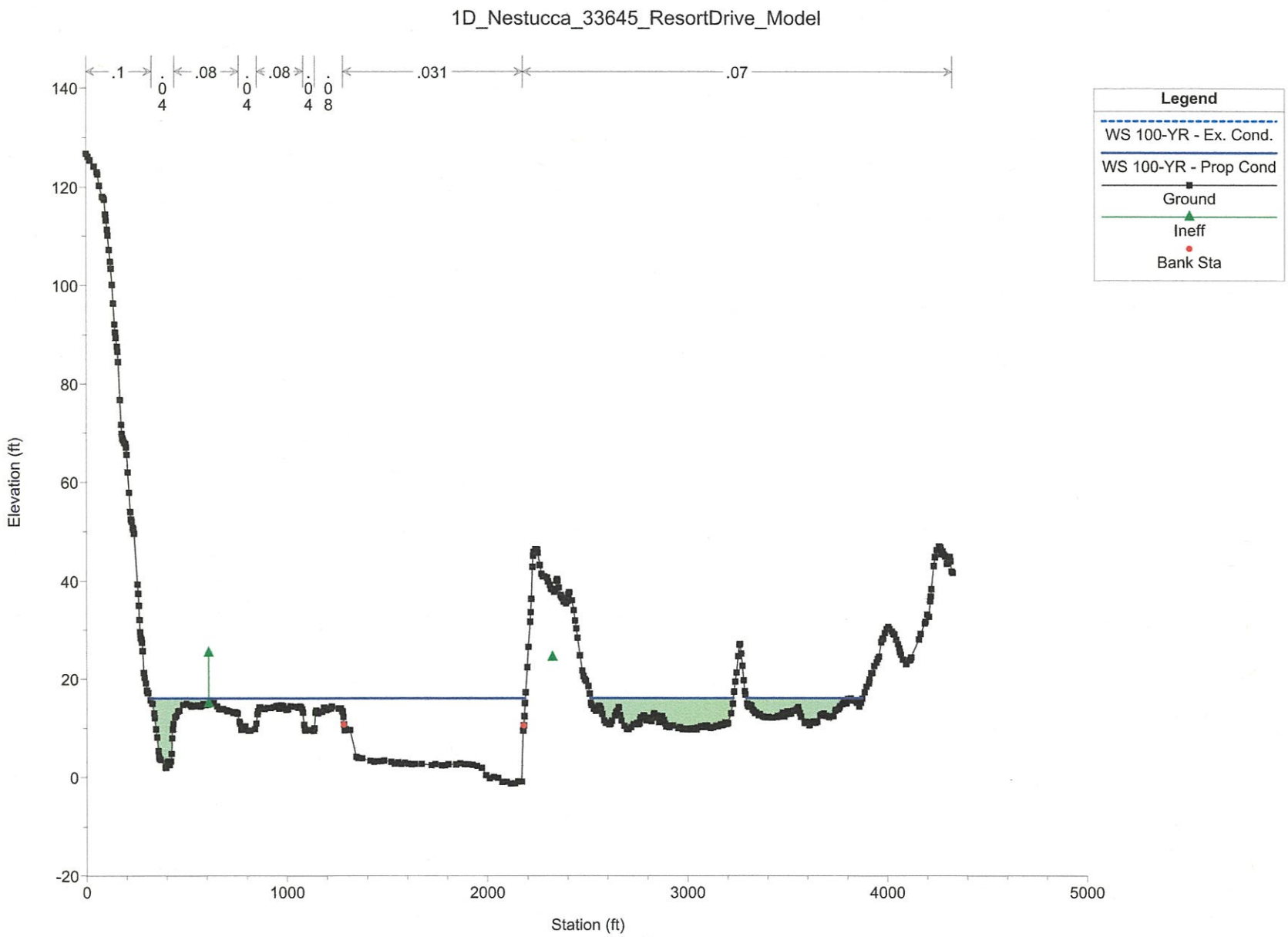
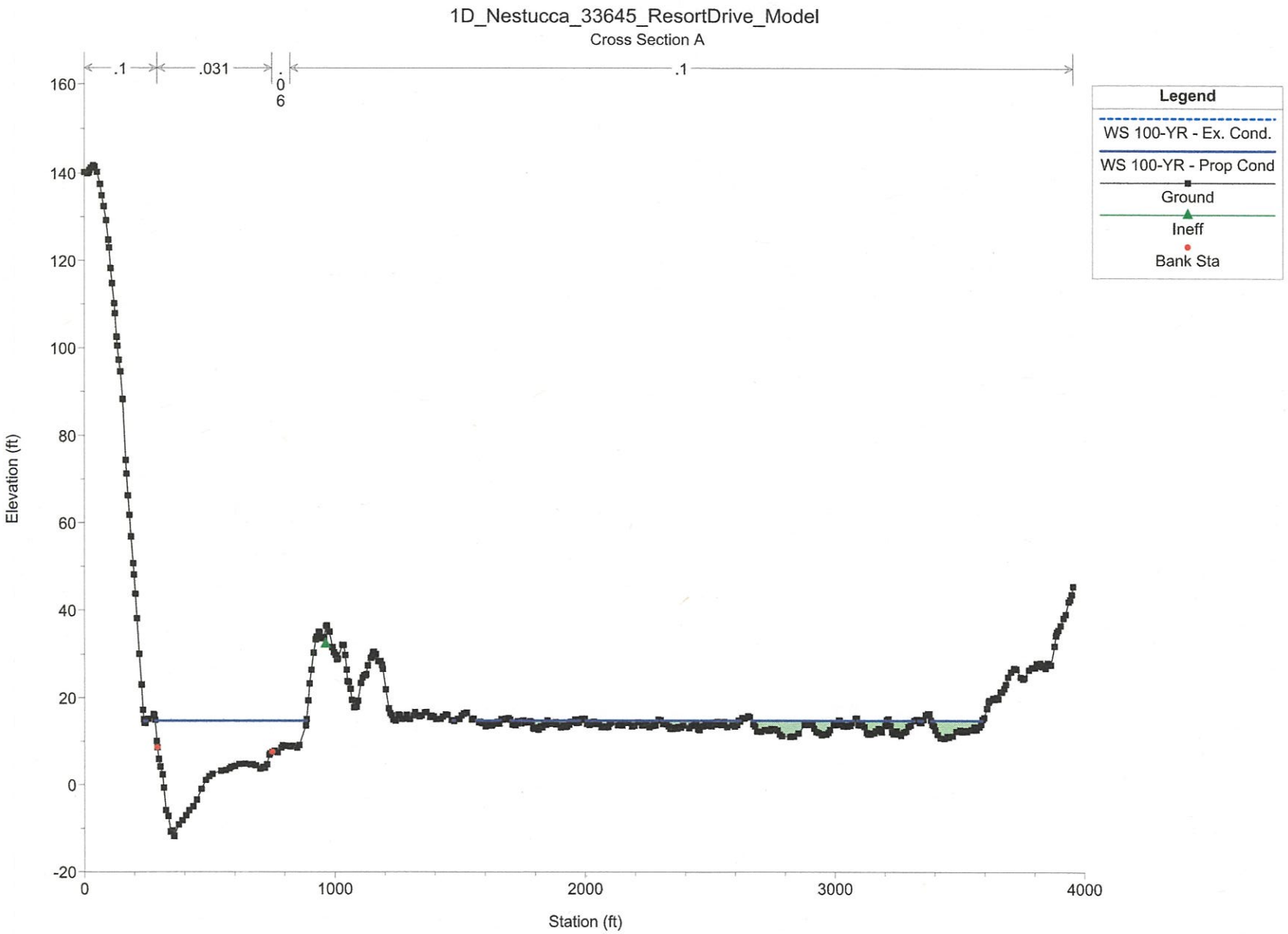
.04
.08
.07
.04
.0813
.03
.0813
.07
.04
.031
.07
.08
.07
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
120
100
80
60
40
20
0
-20
0
500
1000
1500
2000
2500
3000
3500
4000
Station (ft)


1D_Nestucca_33645_ResortDrive_Model
.1
.04
.08
.04
.08
.04
.08
.031
.07
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
140
120
100
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000
Station (ft)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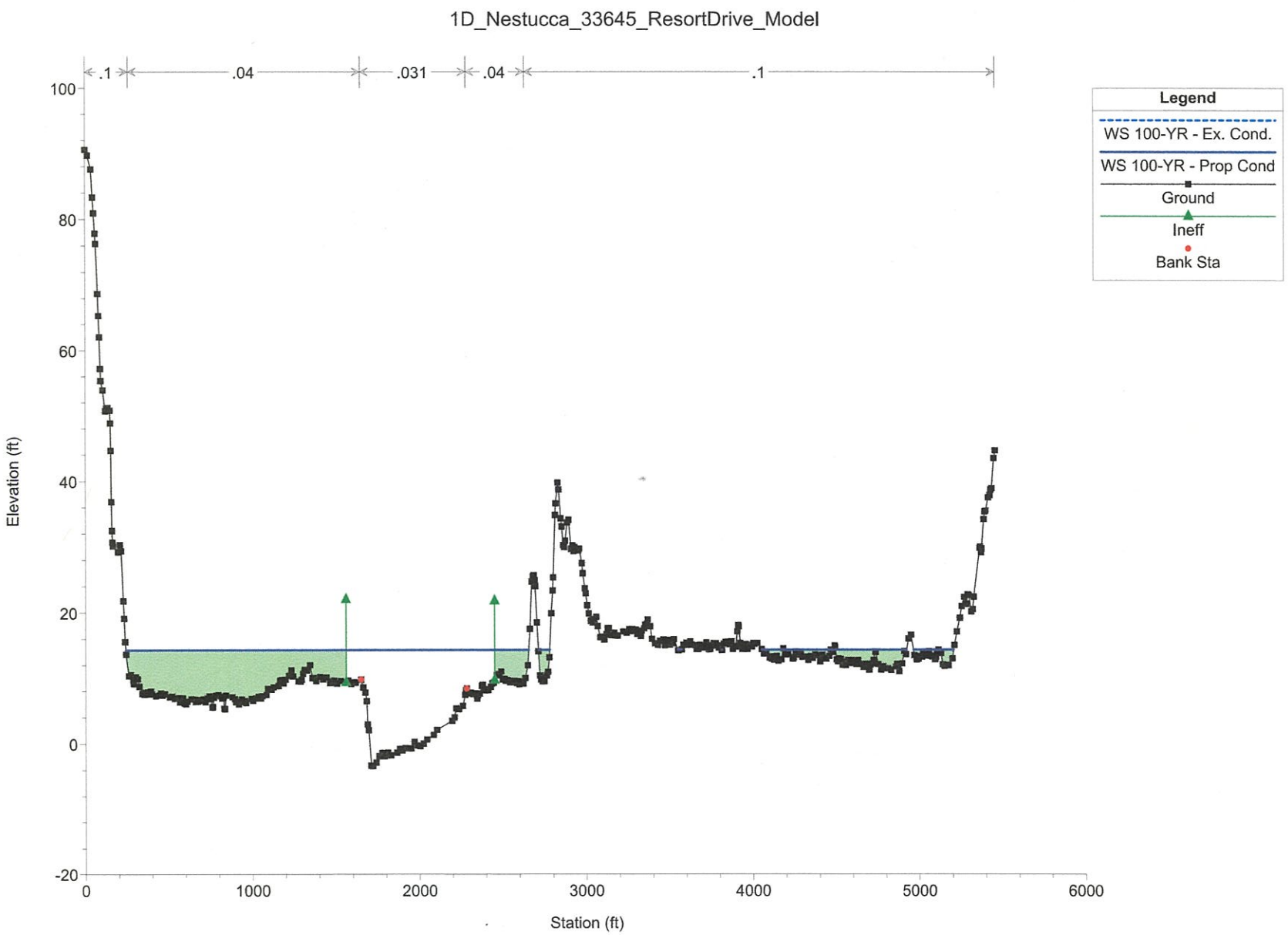
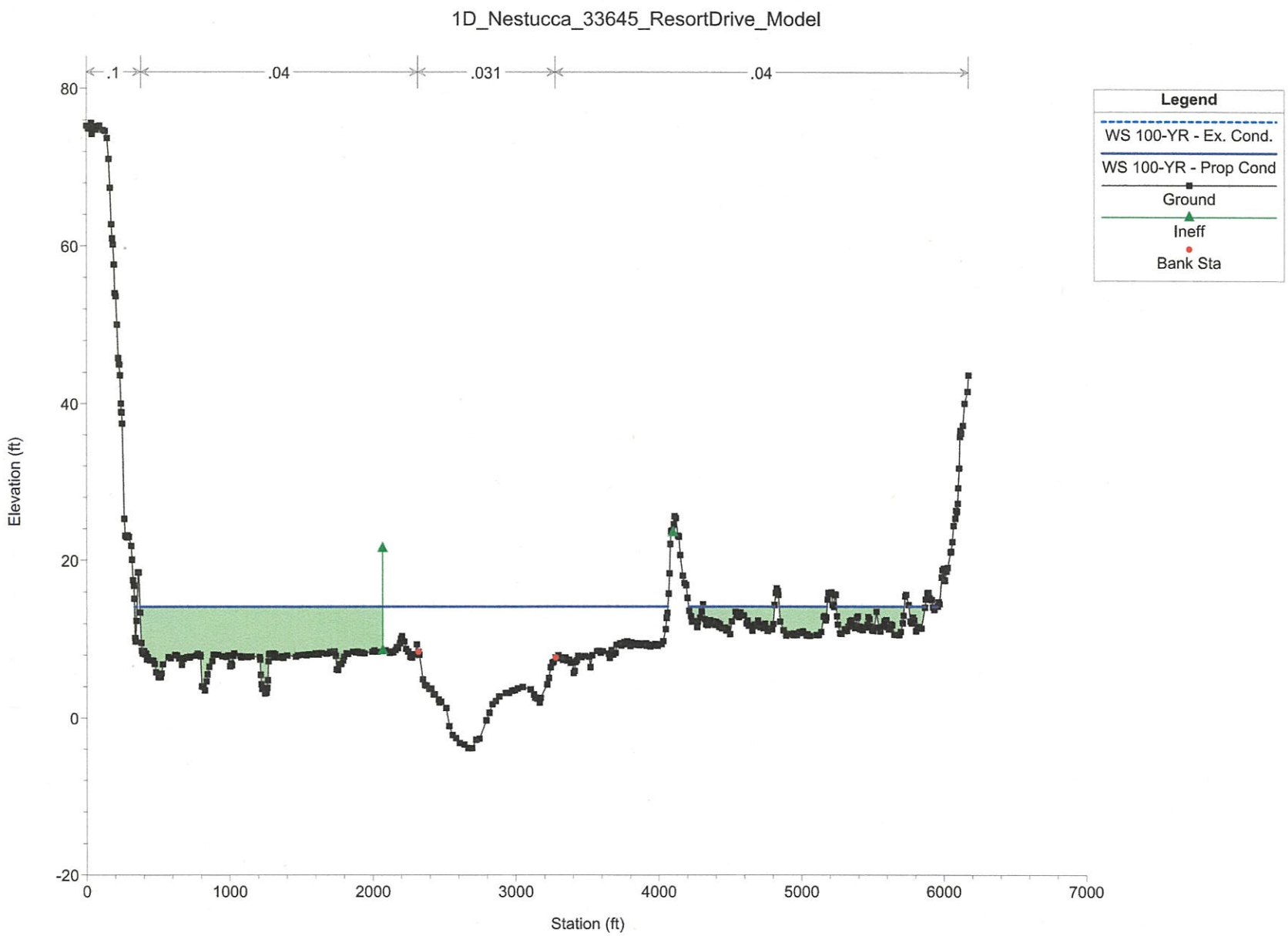
Cross Section A
.1
.031
.06
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
160
140
120
100
80
60
40
20
0
-20
0
1000
2000
3000
4000
Station (ft)


1D_Nestucca_33645_ResortDrive_Model
.1
.04
.031
.04
.1
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
100
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000
6000
Station (ft)


1D_Nestucca_33645_ResortDrive_Model
.1
.04
.031
.04
Legend
WS 100-YR - Ex. Cond.
WS 100-YR - Prop Cond
Ground
Ineff
Bank Sta
Elevation (ft)
80
60
40
20
0
-20
0
1000
2000
3000
4000
5000
6000
7000
Station (ft)

HEC-RAS River: Nestucca River Reach: Lower Profile: 100-YR (Continued)

Reach	River Sta	Profile	Plan	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
				(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Lower	14621.23			Bridge									
Lower	14544.91	100-YR	Ex. Cond.	49700.00	-8.62	19.41	10.32	19.46	0.000045	2.54	36890.85	3870.99	0.10
Lower	14544.91	100-YR	Prop Cond	49700.00	-8.62	19.41	10.32	19.46	0.000045	2.54	36890.85	3870.99	0.10
Lower	13541.26	100-YR	Ex. Cond.	49700.00	-7.81	19.37	10.21	19.41	0.000052	2.50	32776.72	3280.36	0.10
Lower	13541.26	100-YR	Prop Cond	49700.00	-7.81	19.37	10.21	19.41	0.000052	2.50	32776.72	3280.36	0.10
Lower	12396	100-YR	Ex. Cond.	49700.00	-3.59	18.50		19.22	0.000463	7.06	9092.90	2049.84	0.30
Lower	12396	100-YR	Prop Cond	49700.00	-3.59	18.50		19.22	0.000463	7.06	9092.90	2049.84	0.30
Lower	11367.2	100-YR	Ex. Cond.	49700.00	-3.05	17.73	9.51	18.65	0.000621	7.83	7532.37	2017.23	0.34
Lower	11367.2	100-YR	Prop Cond	49700.00	-3.05	17.73	9.51	18.65	0.000621	7.83	7532.37	2017.23	0.34
Lower	10048.77	100-YR	Ex. Cond.	49700.00	-3.49	16.97	9.18	17.81	0.000619	7.53	8675.08	2062.23	0.34
Lower	10048.77	100-YR	Prop Cond	49700.00	-3.49	16.97	9.18	17.81	0.000619	7.53	8675.08	2062.23	0.34
Lower	9942.323			Bridge									
Lower	9904.361	100-YR	Ex. Cond.	49700.00	-8.44	16.82	8.05	17.51	0.000542	6.93	10023.92	2094.07	0.31
Lower	9904.361	100-YR	Prop Cond	49700.00	-8.44	16.82	8.05	17.51	0.000542	6.93	10023.92	2094.07	0.31
Lower	8988.11	100-YR	Ex. Cond.	49700.00	-4.80	16.61	8.14	16.97	0.000329	5.36	12949.13	1986.55	0.24
Lower	8988.11	100-YR	Prop Cond	49700.00	-4.80	16.61	8.14	16.97	0.000329	5.36	12949.13	1986.55	0.24
Lower	8192.259	100-YR	Ex. Cond.	49700.00	-18.19	16.35	6.30	16.72	0.000308	5.47	12921.58	2041.81	0.23
Lower	8192.259	100-YR	Prop Cond	49700.00	-18.19	16.35	6.30	16.72	0.000308	5.47	12921.58	2041.81	0.23
Lower	7839.108	100-YR	Ex. Cond.	49700.00	-6.96	16.25	6.76	16.61	0.000310	5.16	12464.76	1879.15	0.23
Lower	7839.108	100-YR	Prop Cond	49700.00	-6.96	16.25	6.76	16.61	0.000310	5.16	12464.76	1879.15	0.23
Lower	6628.945	100-YR	Ex. Cond.	49700.00	-1.36	16.04	6.84	16.27	0.000208	3.91	14212.35	3171.30	0.19
Lower	6628.945	100-YR	Prop Cond	49700.00	-1.36	16.04	6.84	16.27	0.000208	3.91	14212.35	3171.30	0.19
Lower	4746.314	100-YR	Ex. Cond.	49700.00	-11.72	14.76	7.45	15.56	0.000672	7.30	7417.23	2442.34	0.34
Lower	4746.314	100-YR	Prop Cond	49700.00	-11.72	14.76	7.45	15.56	0.000672	7.30	7417.23	2442.34	0.34
Lower	3370.732	100-YR	Ex. Cond.	49700.00	-3.40	14.28	6.63	14.73	0.000430	5.53	9803.55	3594.57	0.27
Lower	3370.732	100-YR	Prop Cond	49700.00	-3.40	14.28	6.63	14.73	0.000430	5.53	9803.55	3594.57	0.27

HEC-RAS River: Nestucca River Reach: Lower Profile: 100-YR (Continued)

Reach	River Sta	Profile	Plan	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
				(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Lower	2099.855	100-YR	Ex. Cond.	49700.00	-3.90	14.15	5.85	14.31	0.000175	3.42	17693.71	5262.50	0.17
Lower	2099.855	100-YR	Prop Cond	49700.00	-3.90	14.15	5.85	14.31	0.000175	3.42	17693.71	5262.50	0.17

Melissa Jenck

From: Cole Herschbach <cole@mikeriddleconstruction.com>
Sent: Thursday, August 7, 2025 1:45 PM
To: Melissa Jenck
Cc: Jake Sladick
Subject: EXTERNAL: #851-24-000638-PLNG

To clarify the value of the #851-24-000638-PLNG addition at address 33645 Resort Dr. Pacific City is $223,000.00.

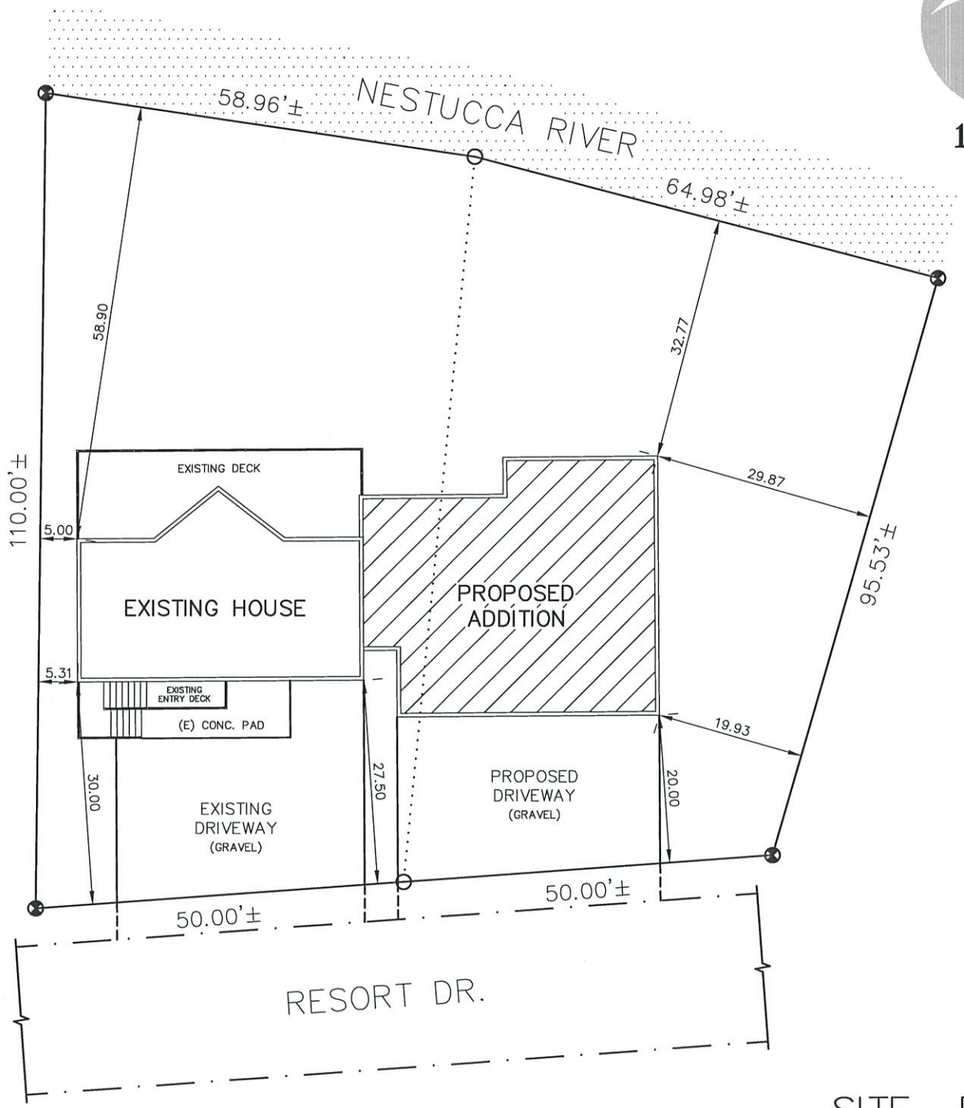
Cole Herschbach | Project Manager
Mike Riddle Construction

Mobile: (503) 877-8259
Office: (971) 241-4291
Cole@mikeriddleconstruction.com
Web: mikeriddleconstruction.com
315 NE Evans St. Suite 1, McMinnville, OR, 97128

SITE PLAN

CONTRACTOR:

MIKE RIDDLE CONST.
(971) 237-3445



* CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD*

* ALL UTILITY LOCATIONS ARE TO BE DETERMINED BY CONTRACTOR.*

* ALL PROPERTY ELEVATIONS ARE TO BE DETERMINED BY CONTRACTOR.*

SITE PLAN
33645 RESORT DR.
PACIFIC CITY, OREGON
SCALE: 1" = 20.00'

SUBDIVISION: _____ LOT: ___ BLK: ___
NAME: _____ PH. #_____
ADDRESS: _____ CDA: _____
ASBUILT # _____ MAP # _____
STORM DRAINAGE: _____
WATER SERVICE LEVEL: _____ CODE: ___ PS: ___
SIDEWALK: _____

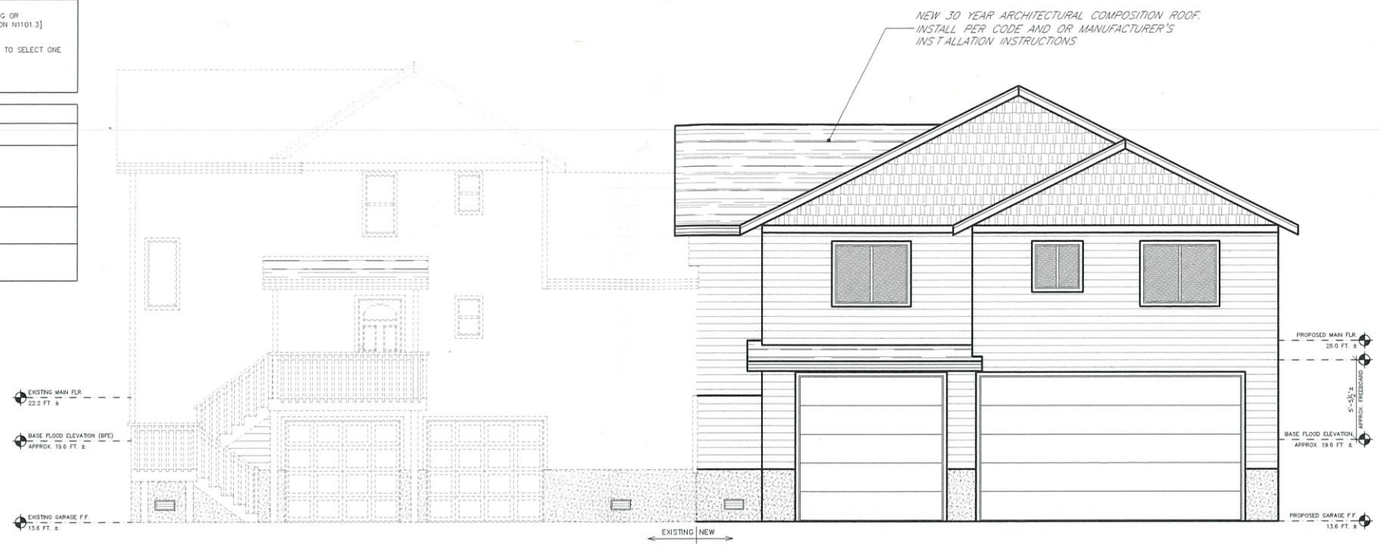
APPROVAL STAMPS

2023 OREGON RESIDENTIAL BUILDING CODE
☒ ADDITIONS: ADDITIONS TO EXISTING BUILDINGS OR STRUCTURES MAY BE MADE WITHOUT MAKING THE ENTIRE BUILDING OR STRUCTURE COMPLY IF THE NEW ADDITIONS COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER. [SEE ORSC SECTION N1101.3]
☒ LARGE ADDITIONS: ADDITIONS THAT ARE EQUAL TO OR MORE THAN 600 SQUARE FEET IN AREA ARE REQUIRED TO SELECT ONE MEASURE FROM TABLE N1101.1(2). ENTER THE SELECTED TABLE N1101.1(2) ADDITIONAL MEASURE #5

TABLE N1101.1(2) ADDITIONAL MEASURES	
MEASURE NUMBER	MEASURE DESCRIPTION
5	DUCTLESS HEAT PUMP (DWELLING UNITS WITH ALL-ELECTRIC HEAT) A. PROVIDE DUCTLESS HEAT PUMP OF MINIMUM HSPF 10.0 OR HSPF2 9.0 IN PRIMARY ZONE REPLACES ZONAL ELECTRIC HEAT SOURCES, AND B. PROVIDE PROGRAMMABLE THERMOSTAT FOR ALL HEATERS IN BEDROOMS
WALL BRACING: ENGINEERED	
HOUSE WRAP: WEATHER SMART	

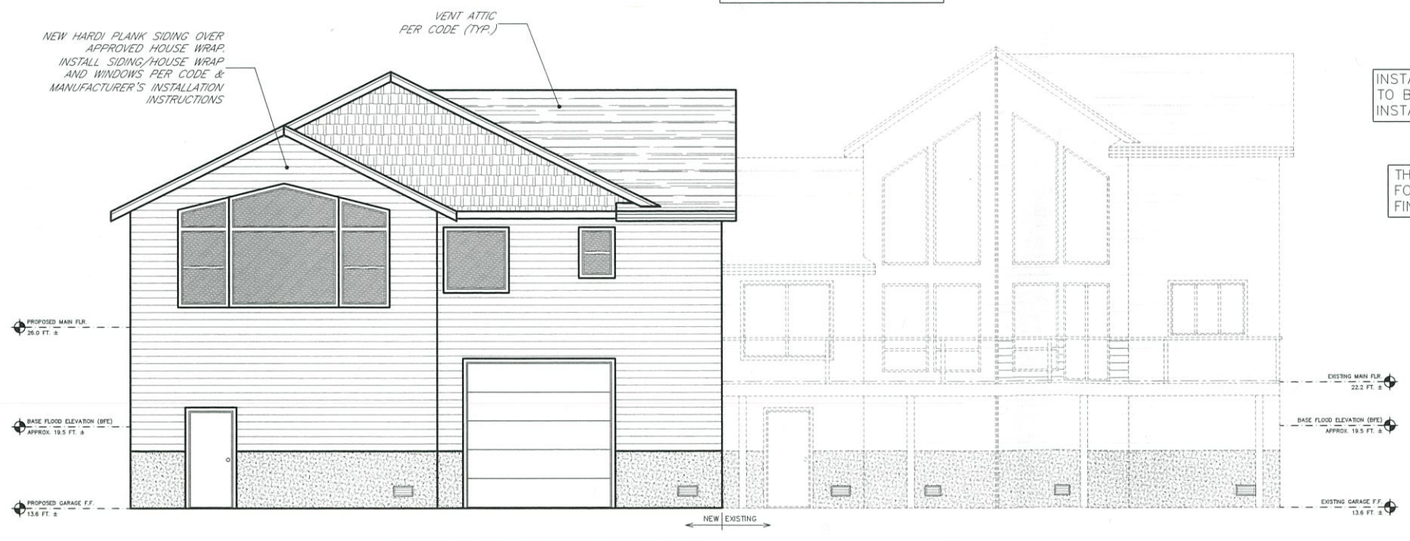
NOTE:

DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS. THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A QUALIFIED CONSTRUCTION PROFESSIONAL. THESE PLANS ARE INTENDED TO BE GUIDELINES FOR CONSTRUCTION THE CONTRACTOR RESERVES THE RIGHT TO MAKE SUCH MINOR DEVIATIONS AS DEEMED NECESSARY AS LONG AS SUCH DEVIATIONS PROMOTE THE OVERALL EFFICACY AND AESTHETICS OF THE PLAN CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES OR VARIATIONS OF AND FROM THESE DRAWINGS PRIOR TO WORK ON THE JOB.



PROPOSED FRONT ELEVATION SCALE: 1/4" = 1'-0"

ELEVATIONS ARE ARTISTIC RENDERINGS ONLY



PROPOSED REAR ELEVATION SCALE: 1/4" = 1'-0"

INSTALLATION OF SIDING, HOUSE WRAP, AND WINDOWS TO BE PER CODE REQUIREMENTS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.

THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CORRECT INSTALLATION OF ALL EXTERIOR FINISHES AND WEATHERPROOFING.

N O T I C E

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

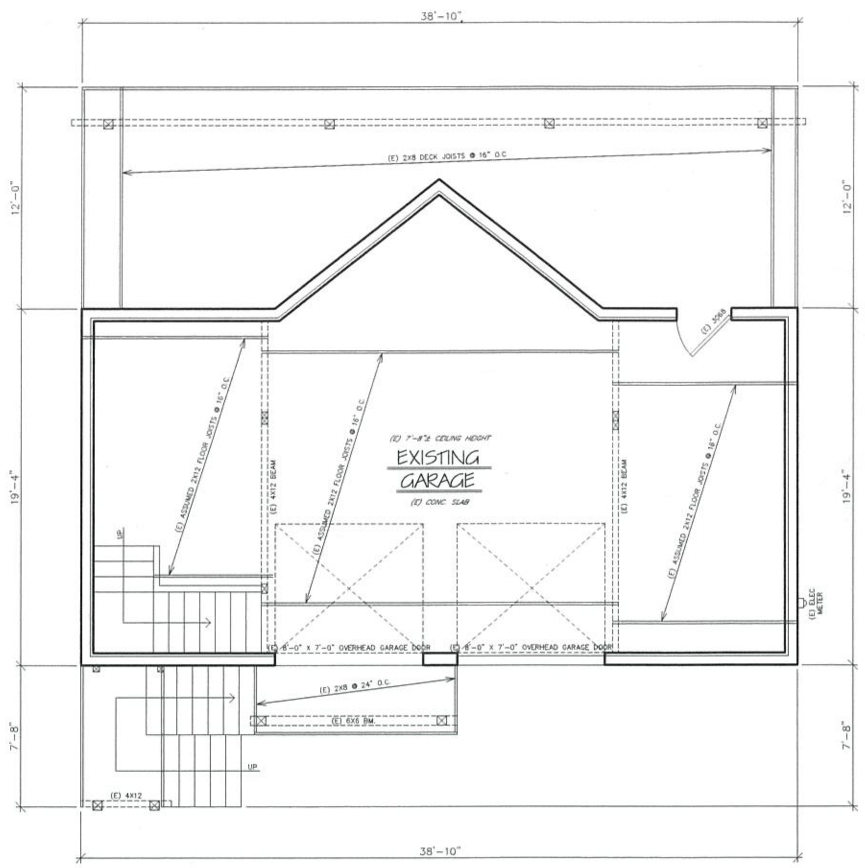
BEFORE & AFTER
ARCHITECTURAL, LLC

PECK RESIDENCE ADDITION
33645 RESORT DR.,
CLOVERDALE, OREGON

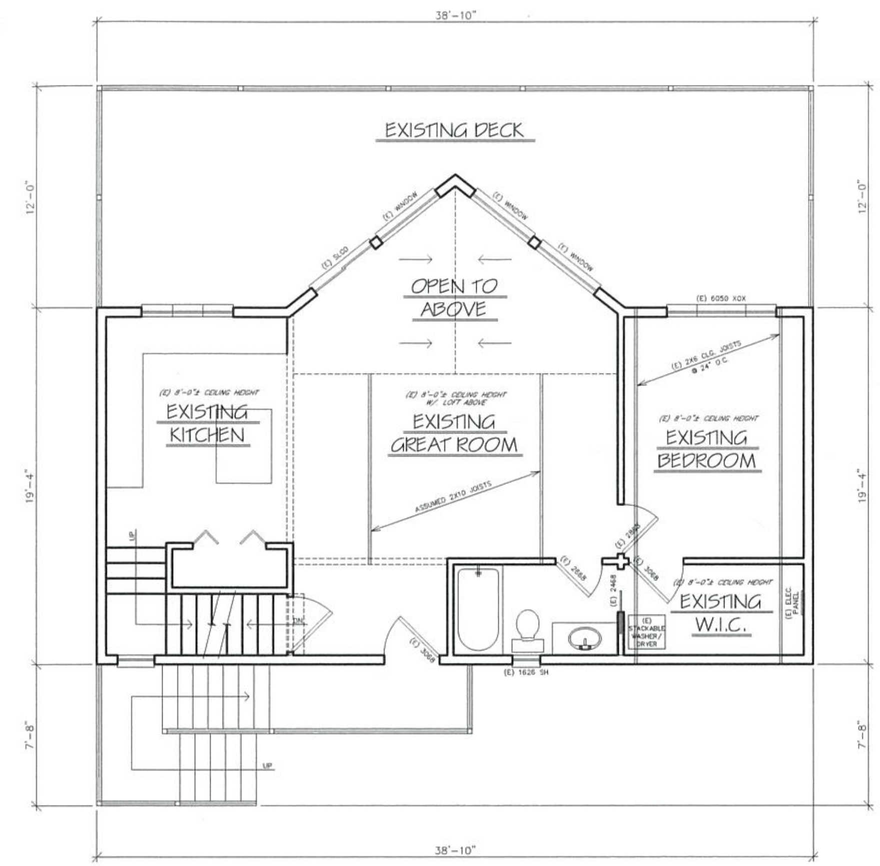
CONTRACTOR: MIKE RIDDLE CONST.
(971) 237-3445

DATE: 07-31-25
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE #: 503-508-5773
SHEET: 1 OF 9
PROPOSED ELEVATIONS

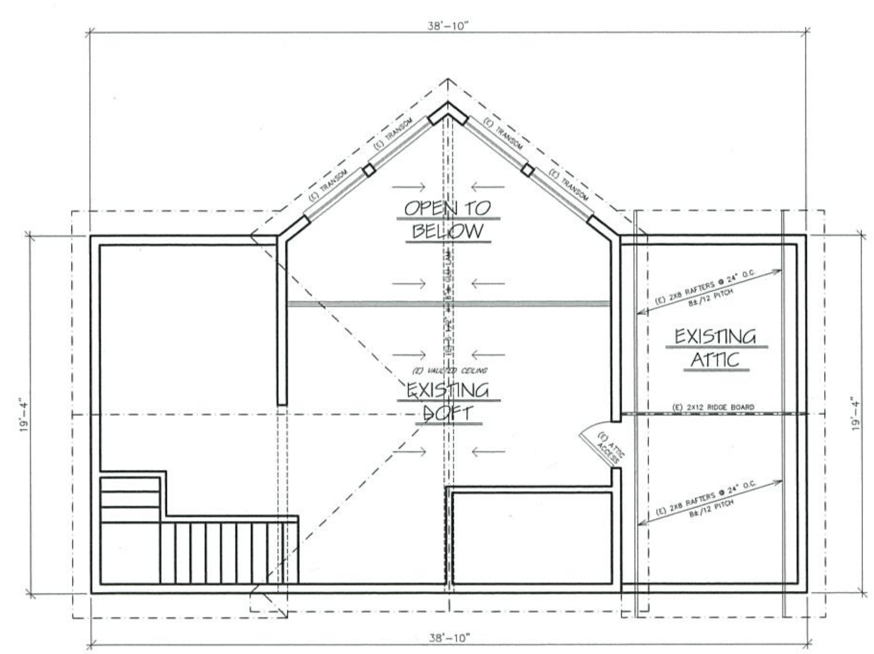
(symbol)	EXISTING WALL
(symbol)	DEMO. WALL
(symbol)	PROPOSED WALL
(E)	EXISTING
(N)	NEW



EXISTING/ DEMO LOWER FLOOR PLAN SCALE: 1/4" = 1'-0"



EXISTING/ DEMO MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"



PARTIAL EXISTING UPPER FLOOR PLAN SCALE: 1/4" = 1'-0"

DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR

-NOTICE-
ALL FEDERAL, STATE, AND LOCAL CODES, ORDIANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

BEFORE & AFTER

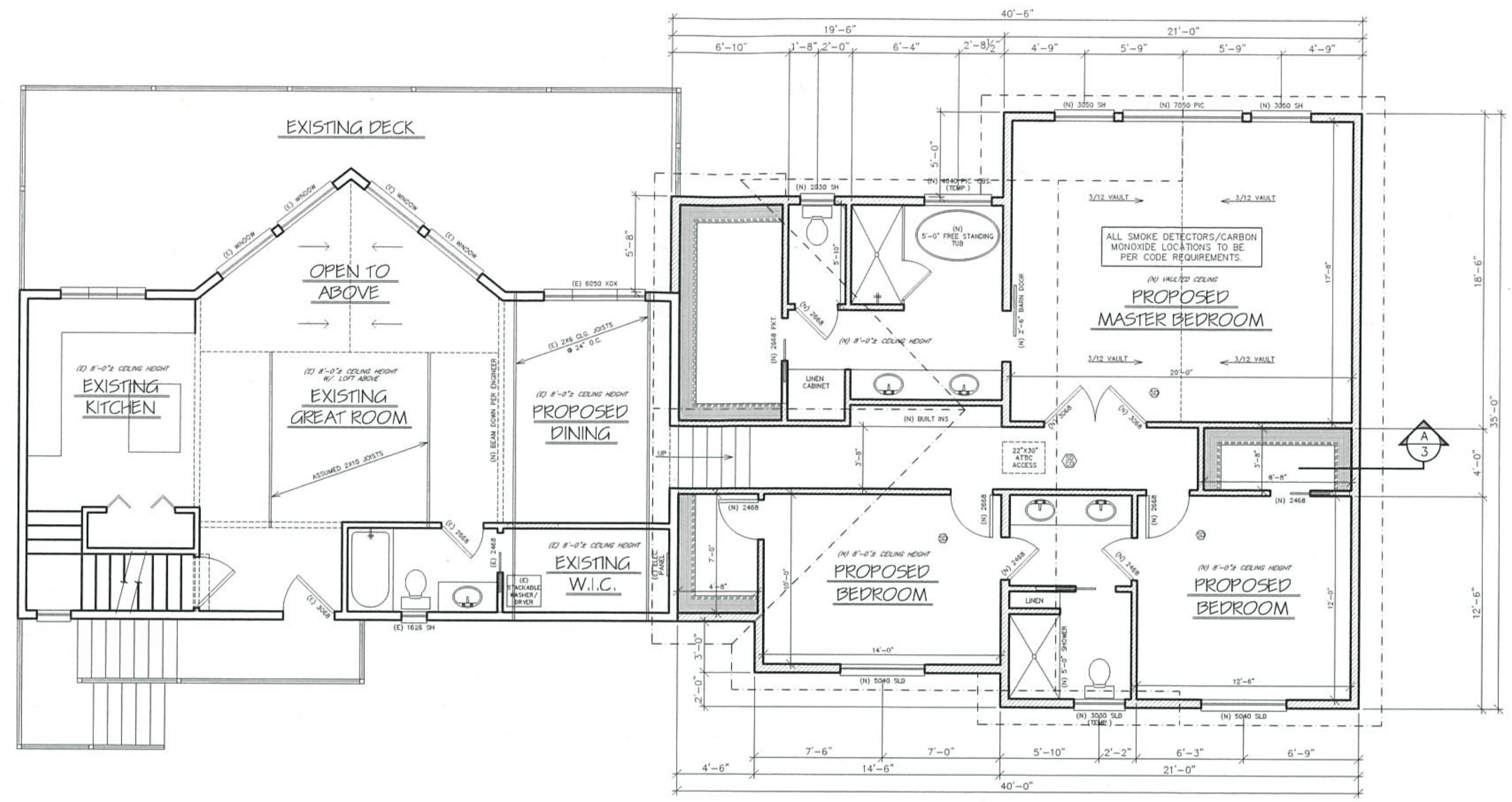
PECK RESIDENCE ADDITION
33645 RESORT DR,
CLOVERDALE, OREGON

CONTRACTOR: MIKE RIDDLE CONST.
(971) 237-3445

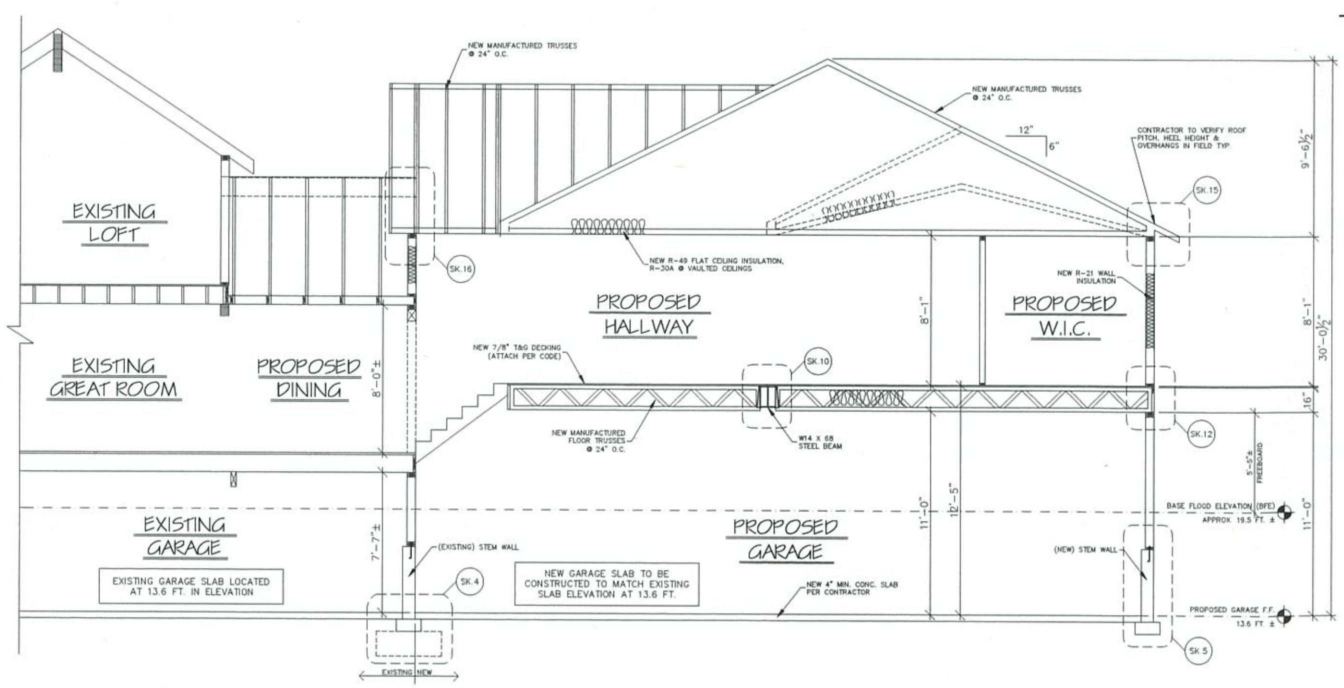
DATE: 07-31-25
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE # 503-508-5773
SHEET: 2 OF 9
EXISTING FLOOR PLANS

ROOF VENTILATION PER SECTION R806
THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.
VENT LOCATIONS TO BE DETERMINED BY CONTRACTOR IN FIELD AND BE INSTALLED PER CODE REQUIREMENTS

	EXISTING WALL
	DEMO. WALL
	PROPOSED WALL
(E)	EXISTING
(N)	NEW



PROPOSED MAIN FLOOR PLAN SCALE: 1/4" = 1'-0"



BUILDING SECTION "A" SCALE: 1/4" = 1'-0"

PROPOSED ADDITION AREA	
PROPOSED MAIN FLOOR	1256 SQ. FT.
PROPOSED LOWER FLOOR (GARAGE)	1254 SQ. FT.

DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR

FOR ENGINEERING DETAILS SEE SHEET 7 & 8

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

N O T I C E

ALL FEDERAL, STATE, AND LOCAL CODES, ORDIANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

BEFORE & AFTER

PECK RESIDENCE ADDITION
33645 RESORT DR,
CLOVERDALE, OREGON

CONTRACTOR: MIKE RIDDLE CONST.
(971) 237-3445

DATE: 07-31-25

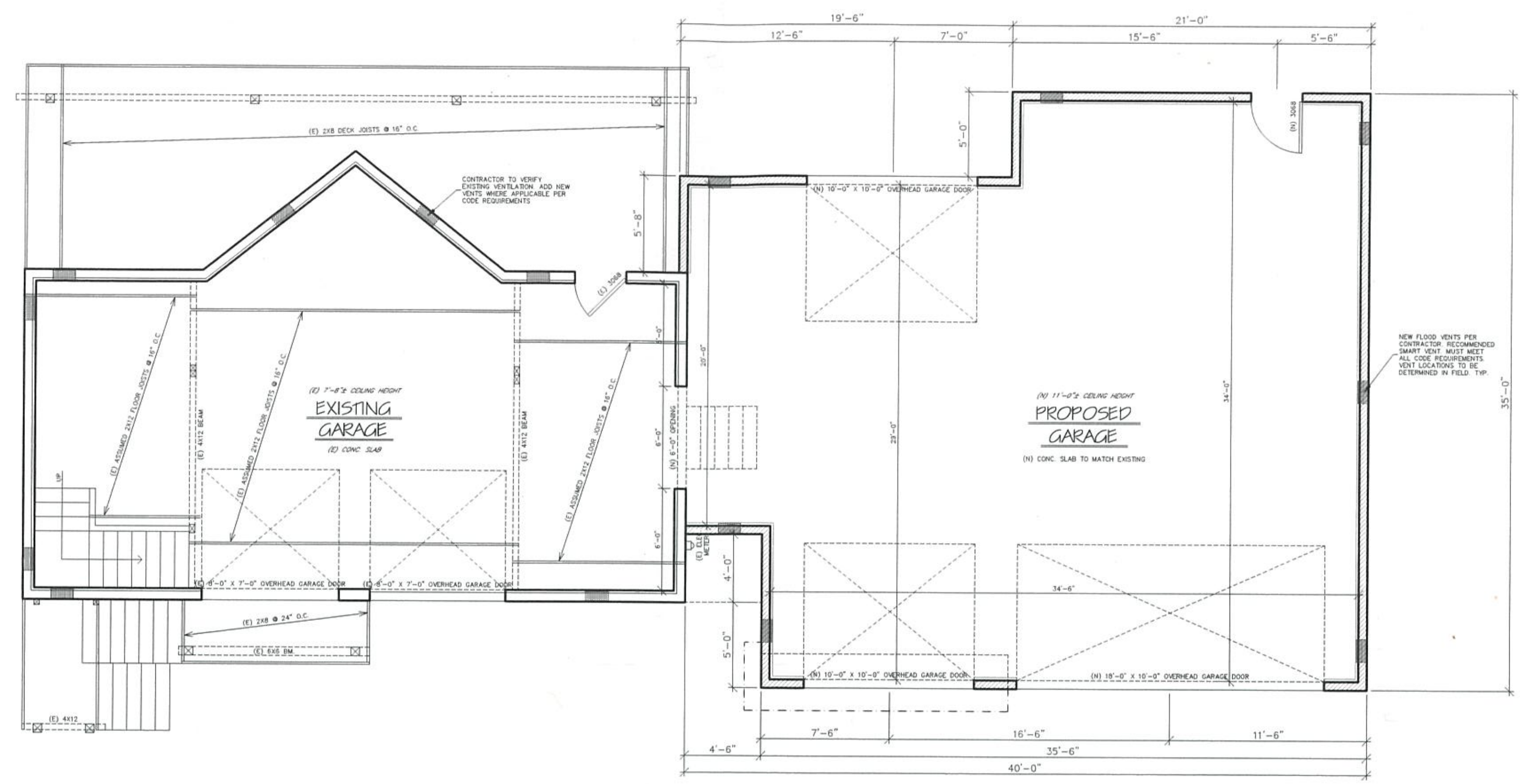
SCALE: 1/4" = 1'-0"

DRAWN BY: ALEX VEGA
PHONE # 503-508-5773

SHEET: 3 OF 9

PROPOSED MAIN FLOOR

	EXISTING WALL
	DEMO. WALL
	PROPOSED WALL
(E)	EXISTING
(N)	NEW



PROPOSED LOWER FLOOR PLAN SCALE: 1/4" = 1'-0"

BUILDING COMPONET	STANDARD BASE CASE		LOG HOMES ONLY	
	REQUIRED PERFORMANCE	EQUIV. VALUE^B	REQUIRED PERFORMANCE	EQUIV. VALUE^B
WALL INSULATION–ABOVE GRADE	U–0.059^c	R–21 INTERMEDIATE^c	NOTE d	NOTE d
WALL INSLATION–BELOW GRADE^e	C–0.063	R–15 c.i./R–21	C–0.063	R–15/R–21
FLAT CEILINGS^f	U–0.021	R–49	U–0.020	R–49 A^h
VAULTED CEILING^g	U–0.033	R–30 RAFTER OR R–30A^g,h SCISSOR TRUSS	U–0.027	R–38A^h
UNDERFLOORS	U–0.033	R–30	U–0.033	R–30
SLAB–EDGE PERIMETER^m	F–0.520	R–15	F–0.520	R–15
HEATED SLAB INTERIOR^i	N/A	R–10	N/A	R–10
WINDOWS^j	U–0.27	U–0.27	U–0.27	U–0.27
SKYLIGHTS	U–0.50	U–0.50	U–0.50	U–0.50
EXTERIOR DOORS^k	U–0.20	U–0.20	U–0.54	U–0.54

FOR SI: 1 INCH = 25.4 MM, 1 SQUARE FOOT = 0.0929 M^2, 1 DEGREE = 0.0175 RAD, N/A = NOT APPLICABLE.

a. AS ALLOWED IN SECTION N1104.1, THERMAL PERFORMANCE OF A COMPONENT MAY BE ADJUSTED PROVIDED THAT OVERALL HEAT LOSS DOES NOT EXCEED THE TOTAL RESULTING FROM CONFORMANCE TO THE REQUIRED U–FACTOR STANDARDS. CALCULATIONS TO DOCUMENT EQUIVALENT HEAT LOSS SHALL BE PERFORMED USING THE PROCEDURE AND APPROVED U–FACTORS CONTAINED IN TABLE N1104.1(1).

b. R–VALUES USED IN THIS TABLE ARE NOMINAL FOR THE INSULATION ONLY IN STANDARD WOOD FRAMED CONSTRUCTION AND NOT FOR THE ENTIRE ASSEMBLY.

c. WALL INSULATION REQUIREMENTS APPLY TO ALL EXTERIOR WOOD FRAMED, CONCRETE OR MASONRY WALLS THAT ARE ABOVE GRADE. THIS INCLUDES CRIPPLE WALLS AND RIM JOIST AREAS. NOMINAL COMPLIANCE WITH R–21 INSULATION AND INTERMEDIATE FRAMING (N1104.5.2) WITH INSULATED HEADERS.

d. THE WALL COMPONENT SHALL BE A MINIMUM SOLID LOG OR TIMBER WALL THICKNESS OF 3.5 INCHES.

e. BELOW–GRADE WOOD, CONCRETE OR MASONRY WALLS INCLUDE ALL WALLS THAT ARE BELOW GRADE AND DO NOT INCLUDE THOSE PORTIONS OF SUCH WALL THAT EXTEND MORE THAN 24 INCHES ABOVE GRADE. R–21 FOR INSULATION IN FRAMED CAVITY; R–15 CONTINUOUS INSULATION.

f. INSULATION LEVELS FOR CEILINGS THAT HAVE LIMITED ATTIC/RAFTER DEPTH SUCH AS DORMERS, BAY WINDOWS OR SIMILAR ARCHITECTURAL FEATURES TOTALING NOT MORE THAN 150 SQUARE FEET IN AREA MAY BE REDUCED TO NOT LESS THAN R–21. WHEN REDUCED, THE CAVITY SHALL BE FILLED (EXCEPT FOR REQUIRED VENTILATION SPACES). R–49 INSULATION INSTALLED TO MINIMUM 6–INCHES DEPTH AT TOP PLATE AT EXTERIOR OF STRUCTURE TO ACHIEVE U–FACTOR.

g. VAULTED CEILING SURFACE AREA EXCEEDING 50 PERCENT OF THE TOTAL HEATED SPACE FLOOR AREA SHALL HAVE A U–FACTOR NO GREATER THAN U–0.026 (EQUIVALENT TO R–38 RAFTER OR SCISSOR TRUSS WITH R–38 ADVANCED FRAMING).

h. A = ADVANCED FRAME CONSTRUCTION. SEE SECTION N1104.6.

i. HEATED SLAB INTERIOR APPLIES TO CONCRETE SLAB FLOORS (BOTH ON AND BELOW GRADE) THAT INCORPORATE A RADIANT HEATING SYSTEM WITHIN THE SLAB. INSULATION SHALL BE INSTALLED UNDERNEATH THE ENTIRE SLAB IN ADDITION TO PERIMETER INSULATION.

j. GLASS DOORS SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS. WINDOWS EXEMPT FROM TESTING IN ACCORDANCE WITH SECTION N1104.4 SHALL COMPLY WITH WINDOW PERFORMANCE REQUIREMENTS IF CONSTRUCTED WITH ALUMINUM WITH THERMAL BREAK, WOOD, VINYL, REINFORCED VINYL ALUMINUM–CLAD WOOD, OR INSULATED FIBERGLASS FRAMES, AND DOUBLE–PANE GLAZING WITH LOW–EMISSIVITY COATINGS OF 0.10 OR LESS. BUILDINGS DESIGNED TO INCORPORATE PASSIVE SOLAR ELEMENTS MAY INCLUDE GLAZING WITH A U–FACTOR GREATER THAN 0.35 BY USING TABLE N1104.1(1) TO DEMONSTRATE EQUIVALENCE TO BUILDING ENVELOPE REQUIREMENTS.

NOTICE

ALL FEDERAL, STATE, AND LOCAL CODES, ORDIANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR

BEFORE & AFTER

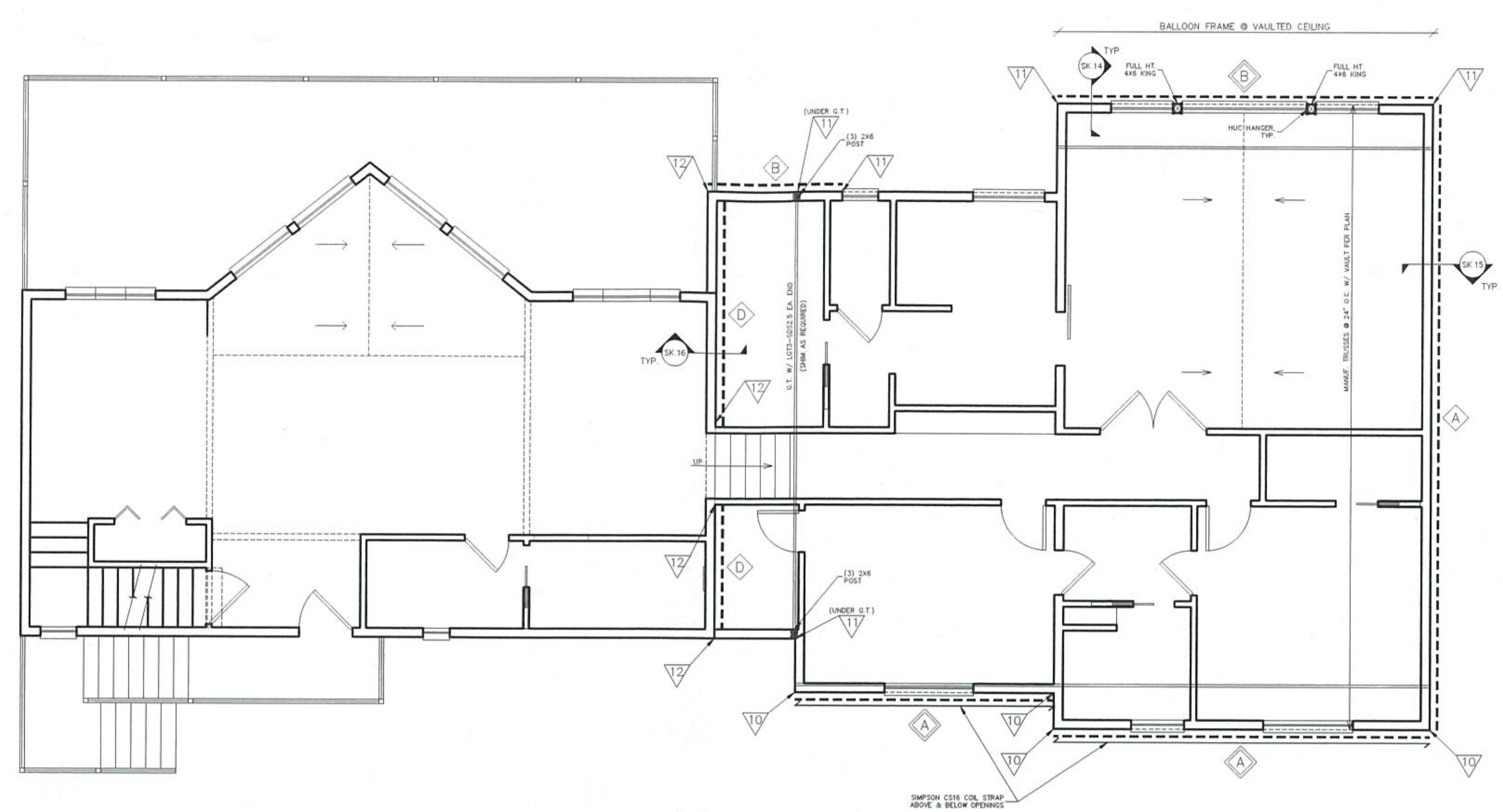
PECK RESIDENCE ADDITION
33645 RESORT DR.
CLOVERDALE, OREGON

CONTRACTOR: MIKE RIDDLE CONST.
(971) 237-3445

DATE: 07-31-25
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE #: 503-508-5773
SHEET: 4 OF 9
PROPOSED LOWER FLOOR

Legend	
(dashed line / box)	SHEARWALL
(hatched box)	INTERIOR BEARING WALL
(double diamond #)	SHEATH ENTIRE WALL ABOVE & BELOW OPENINGS PER SHEARWALL SCHEDULE
(diamond #)	SHEARWALL TYPE
(triangle #)	HOLDOWN TYPE/LOCATION

NOTES:
- TYP. RAFTER/WALL CONN. TO BE SIMPSON H1 CLIP U.O.N.
- TYP. NEW FRAMING TO BE DF-L#2 U.O.N.
- TYP. HDR. TO BE 4X8 U.O.N.



FOR ENGINEERING DETAILS
SEE SHEET 7 & 8

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

MSC Engineers, Inc.
Job # 240810 Date: 10/9/2024 Sheet # T.1
Project: Peck Residence Designer: KDC Client: Mike Riddle Const.

SHEARWALL CONSTRUCTION SCHEDULE[1,2,3,4,6,7,8,9]

(NOT ALL WALL TYPES SHOWN MAY BE USED ON PROJECT)

Wall Type	Structural Panel Sheathing	Edge Nailing[4]	Field Nailing	Remarks	A 35 Clip Double Top Plate Conn.[5]	Sill Plate Connection (A.B.) 1/2" Dia. X 10" Long	Sill Plate Connection (A.B.) 5/8" Dia x 10" Long	Sole Plate Connection	Shear Value (plf) Seismic	Shear Value (plf) Wind
A	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 6" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	n/a	24" O.C.	2' - 8" O.C.[10]	4' - 0" O.C.[10]	16d Nails @ 6" O.C.	260	325
B	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 4" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	n/a	16" O.C.	1' - 4" O.C.[10]	2' - 8" O.C.[10]	16d Nails @ 4 1/2" O.C.	380	488
C	7/16" OSB or 15/32" Plywood[11]	0.131" Dia x 2.5" Nails @ 3" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	n/a	12" O.C.	1' - 4" O.C.[10]	2' - 0" O.C.[10]	16d Nails @ 3 1/2" O.C.	490	650
D	15/32" Plywood[12]	0.148" Dia x 3" Nails @ 3" O.C.	0.148" Dia x 3" Nails @ 12" O.C.	n/a	9" O.C.	N/A	1' - 4" O.C.[10]	(2) Rows 16d Nails @ 6" O.C.	600	840
E	15/32" Plywood[12]	0.148" Dia x 3" Nails @ 2" O.C.	0.148" Dia x 3" Nails @ 12" O.C.	n/a	7" O.C.	N/A	1' - 4" O.C.[10]	(2) Rows 16d Nails @ 5" O.C.	770	1032
F	1/2" GWB Min.	5d cooler nails @ 4"O.C.	5d cooler nails @ 12"O.C.	Unblocked	24" O.C.	4' - 0" O.C.	4' - 0" O.C.	16d Nails @ 8" O.C.	125	125
G	1/2" GWB Min.	No. 6x1 1/4" Screws @ 4"O.C.	No. 6x1 1/4" Screws @ 12"O.C.	Blocked	24" O.C.	4' - 0" O.C.	4' - 0" O.C.	16d Nails @ 8" O.C.	160	160

Notes:
1. Block all edges of sheathing. U.O.N.
2. Do not break sheathing skin by over driving nails.
3. Pre-drill as required to avoid splitting sills, etc.
4. Nails should be located 3/8" clear of panel edges.
5. Use Simpson A35 clips to attach blocking or gable to top plate At roof line use Simpson H-1 clips in place of the A35 clips at each truss (U.C.N.)
6. Values of other standard construction fasteners will require spacing adjustments and must be approved by the engineer-of-record.
7. Use hot dipped galvanized nails at all exterior applications.
8. C-D, C-C sheathing, plywood panel siding, and other grades covered in APA Plywood Design Specification.
9. Sheathing face grain can be applied perpendicular or parallel to wall studs, provided studs are spaced a maximum of 16" o.c.
10. 3" x 3" x 1/4" washer required at each A.B. (Extend to within 1/2" of sheathed side)
11. All framing members receiving edge nailing from abutting panels shall not be less than a 3" nominal or thicker member or (2) 2" nominal members nailed with 10d nails 4" o.c. staggered. Panel joint nailing shall be staggered.
12. Framing at adjoining panel edges shall be 3" nominal member or wider and nails shall be staggered where nails are spaced 2" or less o.c., or where 10d nails have penetration into framing of more than 1 1/2" are spaced 3" or less o.c.

MSC Engineers, Inc.
Job # 240810 Date: 10/10/2024 Sheet # T.2
Project: Peck Residence Addition Designer: KDC Client: Mike Riddle Const.

HOLDOWN SCHEDULE[1,2,3,4,5]

(Not all holdown types shown may be used on project)

Mark	Holdown	Anchor Bolt	Anchor Diameter	Embedment Length	Minimum Stemwall Width	Minimum Boundary Member	Connection to Boundary Member	Remarks	Allowable Loads (Wind) Mid-Wall	Allowable Loads (Wind) Corner/End	Allowable Loads (Seismic) Mid-Wall	Allowable Loads (Seismic) Corner/End
1	HDU2	SSTB16	5/8"	12 5/8"	6"	(2) 2x6[6]	(6) 1/4" x 2 1/2"[7]		3075#	3075#	2550#	2550#
2	HDU4	SSTB20	5/8"	16 5/8"	6"	(2) 2x6[6]	(10) 1/4" x 2 1/2"[7]		4145#	3880#	3145#	2960#
3	HDU5	SSTB24	5/8"	20 5/8"	6"	(2) 2x6[6]	(14) 1/4" x 2 1/2"[7]		4825#	4295#	3740#	3325#
4	HDU8	SSTB28	7/8"	24 7/8"	8"	4x6	(20) 1/4" x 2 1/2"[7]		6970#	6970#	6970#	6395#
5	HDQ8	SSTB28	7/8"	24 7/8"	8"	4x6[8]	(20) 1/4" x 3"[7]		7630#	7310#	7630#	6395#
6	HDQ8	SSTB28	7/8"	24 7/8"	8"	6x6	(20) 1/4" x 3"[7]		9230#	7310#	8315#	6395#
7	HD19	PAB9	1 1/8"	12 1/2"	3'-6"[10]	6x6	(5) 1" A307 Machine Bolts	Note 10	16725#	16725#	12690#	12690#
8	HDU2	N/A	5/8"[9]	N/A	N/A	(2) 2x6[6]	(6) 1/4" x 2 1/2"[7]	Note 9	3075#		3075#	
9	MSTC28	N/A	N/A	N/A	N/A	(2) 2x6[6]	(12) - 10d Common		1150#		1150#	
10	MSTC40	N/A	N/A	N/A	N/A	(2) 2x6[6]	(28) - 10d Common		2690#		2690#	
11	MSTC52	N/A	N/A	N/A	N/A	(2) 2x6[6]	(44) - 10d Common		4225#		4225#	
12	MST72	N/A	N/A	N/A	N/A	4x6	(62) - 16d Common		6730#		6730#	

Notes:
1. Holdowns by Simpson Strong-Tie Company, Inc. See Simpson catalog for proper installation.
2. Hardmount all holdown anchors prior to concrete pour.
3. Edge nail sheathing to all posts or boundary members at holdowns.
4. Locate HD within 6" of end of shear panel.
5. Install holdown minimum 5" clear from corner.
6. Laminate studs with 16d nails at 12" on center staggered. Clinch tips of nails.
7. Use Simpson SDS 1/4" diameter wood screws.
8. Assumes a DF sill or sole plate. 6x6 boundary member required with HF sole plate.
9. 5/8" Threaded rod through floor to HDU2 at top of lower wall
10. Anchor bolt to be embedded in new footing. Undermine existing footing and drill through existing footing and stemwall. See Detail SK.4.

BEFORE & AFTER DRAFTING SERVICES, LLC
960 LIBERTY ST. SE SUITE 150, 97302 SALEM, OREGON

PECK RESIDENCE ADDITION
33645 RESORT DR.
CLOVERDALE, OREGON

CONTRACTOR: MIKE RIDDLE CONST.
(971) 237-3445

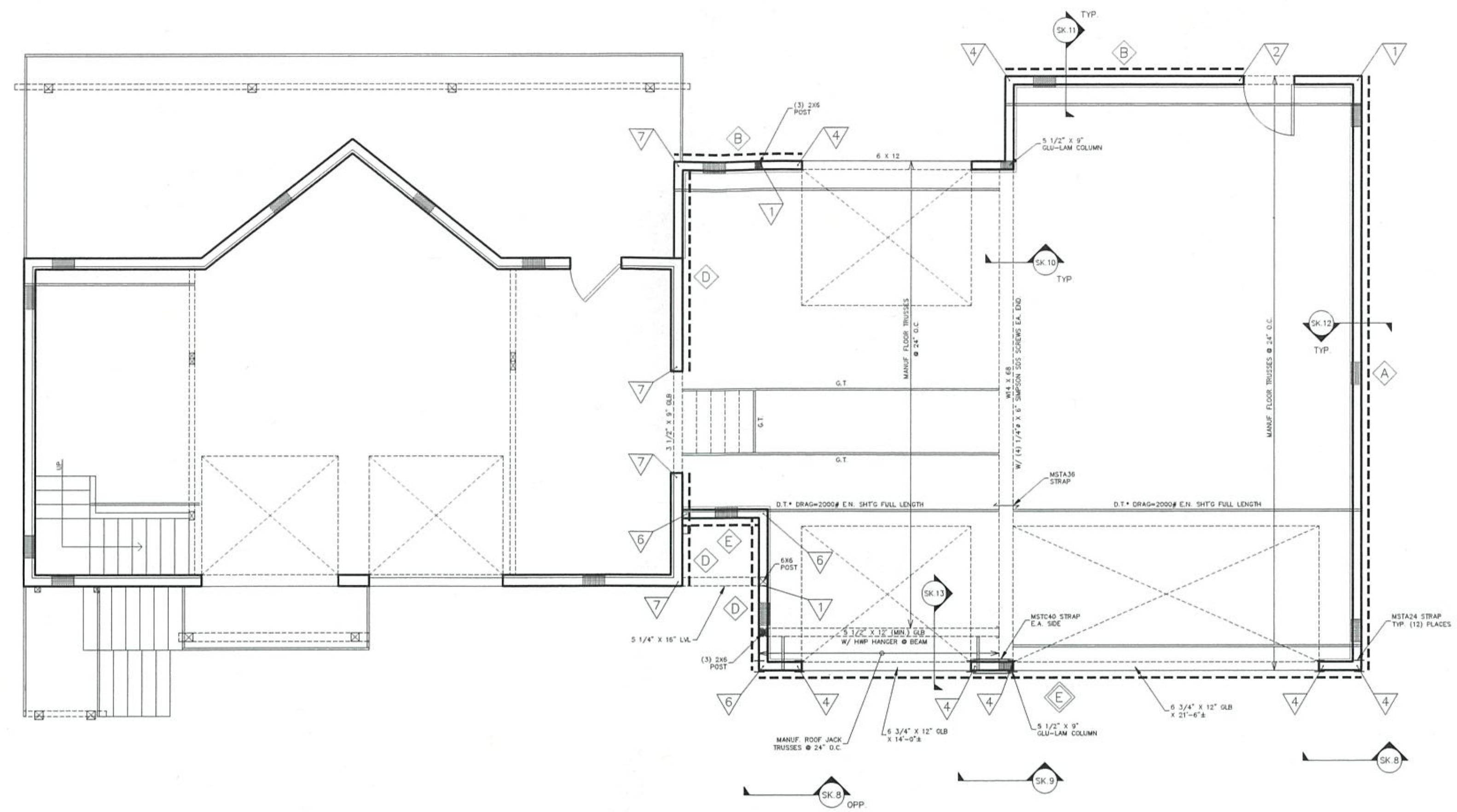
DATE: 07-31-25
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE #: 503-508-5773
SHEET: 5 OF 9

ENGINEERING ROOF FRM'G PLAN

SHEARWALL
INTERIOR BEARING WALL
SHEATH ENTIRE WALL ABOVE & BELOW OPENINGS PER SHEARWALL SCHEDULE
SHEARWALL TYPE
HOLDOWN TYPE/LOCATION

NOTES:
-TYP. RAFTER/WALL CONN. TO BE SIMPSON H1 CLIP U.O.N.
-TYP. NEW FRAMING TO BE DF-L#2 U.O.N.
-TYP. HDR. TO BE 4X8 U.O.N.

*NOTE: A 1 3/4" LSL MAY BE USED IN LEIU OF MANUF. DRAG TRUSS



FOR ENGINEERING DETAILS SEE SHEET 7 & 8

SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

MSC Engineers, Inc.
Job # 240810
Project: Peck Residence
Date: 10/9/2024
Designer: KDC
Sheet # T.1
Client: Mike Riddle Const.

SHEARWALL CONSTRUCTION SCHEDULE[1,2,3,4,6,7,8,9]
(NOT ALL WALL TYPES SHOWN MAY BE USED ON PROJECT)

Wall Type	Structural Panel Sheathing	Edge Nailing[4]	Field Nailing	Remarks	A 35 Clip Double Top Plate Conn.[5]	Sill Plate Connection (A.B.) 1/2" Dia. X 10" Long	Sill Plate Connection (A.B.) 5/8" Dia x 10" Long	Sole Plate Connection	Shear Value (plf) Seismic	Shear Value (plf) Wind
A	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 6" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	n/a	24" O.C.	2' - 8" O.C.[10]	4' - 0" O.C.[10]	16d Nails @ 6" O.C.	260	325
B	7/16" OSB or 15/32" Plywood	0.131" Dia x 2.5" Nails @ 4" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	n/a	16" O.C.	1' - 4" O.C.[10]	2' - 8" O.C.[10]	16d Nails @ 4 1/2" O.C.	380	488
C	7/16" OSB or 15/32" Plywood[11]	0.131" Dia x 2.5" Nails @ 3" O.C.	0.131" Dia x 2.5" Nails @ 12" O.C.	n/a	12" O.C.	1' - 4" O.C.[10]	2' - 0" O.C.[10]	16d Nails @ 3 1/2" O.C.	490	660
D	15/32" Plywood[12]	0.148" Dia x 3" Nails @ 3" O.C.	0.148" Dia x 3" Nails @ 12" O.C.	n/a	9" O.C.	N/A	1' - 4" O.C.[10]	(2) Rows 16d Nails @ 6" O.C.	600	840
E	15/32" Plywood[12]	0.148" Dia x 3" Nails @ 2" O.C.	0.148" Dia x 3" Nails @ 12" O.C.	n/a	7" O.C.	N/A	1' - 4" O.C.[10]	(2) Rows 16d Nails @ 5" O.C.	770	1032
F	1/2" GWB Min.	5d cooler nails @ 4"O.C.	5d cooler nails @ 12"O.C.	Unblocked	24" O.C.	4' - 0" O.C.	4' - 0" O.C.	16d Nails @ 6" O.C.	125	125
G	1/2" GWB Min.	No. 6x1 1/4" Screws @ 4"O.C.	No. 6x1 1/4" Screws @ 12"O.C.	Blocked	24" O.C.	4' - 0" O.C.	4' - 0" O.C.	16d Nails @ 6" O.C.	160	160

Notes:
1. Block all edges of sheathing. U.O.N.
2. Do not break sheathing skin by over driving nails.
3. Pre-drill as required to avoid splitting sills, etc.
4. Nails should be located 3/8" clear of panel edges.
5. Use Simpson A35 clips to attach blocking or gable to top plate At roof line use Simpson H-1 clips in place of the A35 clips at each truss (U.O.N.)
6. Values of other standard construction fasteners will require spacing adjustments and must be approved by the engineer-of-record.
7. Use hot dipped galvanized nails at all exterior applications.
8. C-D, C-C sheathing, plywood panel siding, and other grades covered in APA Plywood Design Specification.
9. Sheathing face grain can be applied perpendicular or parallel to wall studs, provided studs are spaced a maximum of 16" o.c.
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11. All framing members receiving edge nailing from abutting panels shall not be less than a 3" nominal or thicker member or (2) 2" nominal members nailed with 10d nails 4" o.c. staggered. Panel joint nailing shall be staggered.
12. Framing at adjoining panel edges shall be 3" nominal member or wider and nails shall be staggered where nails are spaced 2" or less o.c., or where 10d nails have penetration into framing of more than 1 1/2" are spaced 3" or less o.c.

MSC Engineers, Inc.
Job # 240810
Project: Peck Residence Addition
Date: 10/10/2024
Designer: KDC
Sheet # T.2
Client: Mike Riddle Const.

HOLDOWN SCHEDULE [1,2,3,4,5]
(Not all holdown types shown may be used on project)

Mark	Holdown	Anchor Bolt	Anchor Diameter	Embedment Length	Minimum Stemwall Width	Minimum Boundary Member	Connection to Boundary Member	Remarks	Allowable Loads (Wind) Mid-Wall	Allowable Loads (Wind) Corner/End	Allowable Loads (Seismic) Mid-Wall	Allowable Loads (Seismic) Corner/End
1	HDU2	SSTB16	5/8"	12 5/8"	6"	(2) 2x6	(6) 1/4" x 2 1/2"		3075#	3075#	2550#	2550#
2	HDU4	SSTB20	5/8"	16 5/8"	6"	(2) 2x6	(10) 1/4" x 2 1/2"[7]		4145#	3880#	3145#	2960#
3	HDU5	SSTB24	5/8"	20 5/8"	6"	(2) 2x6[6]	(14) 1/4" x 2 1/2"[7]		4825#	4295#	3740#	3325#
4	HDU8	SSTB28	7/8"	24 7/8"	8"	4x6	(20) 1/4" x 2 1/2"[7]		6970#	6970#	6970#	6395#
5	HDQ8	SSTB28	7/8"	24 7/8"	8"	4x6[8]	(20) 1/4" x 3"		7630#	7310#	7630#	6395#
6	HDQ8	SSTB28	7/8"	24 7/8"	8"	6x6	(20) 1/4" x 3"[7]		9230#	7310#	8315#	6395#
7	HD19	PAB9	1 1/8"	12 1/2"	3'-6"[10]	6x6	(5)-1" A307 Machine Bolts	Note 10	16725#	16725#	12690#	12690#
8	HDU2	N/A	5/8"[9]	N/A	N/A	(2) 2x6[6]	(6) 1/4" x 2 1/2"[7]	Note 9	3075#		3075#	
9	MSTC28	N/A	N/A	N/A	N/A	(2) 2x6[6]	(12) - 10d Common		1150#		1150#	
10	MSTC40	N/A	N/A	N/A	N/A	(2) 2x6[6]	(28) - 10d Common		2690#		2690#	
11	MSTC52	N/A	N/A	N/A	N/A	(2) 2x6[6]	(44) - 10d Common		4225#		4225#	
12	MST72	N/A	N/A	N/A	N/A	4x6	(62) - 16d Common		6730#		6730#	

Notes:
1. Holdowns by Simpson Strong-Tie Company, Inc. See Simpson catalog for proper installation.
2. Hardmount all holdown anchors prior to concrete pour.
3. Edge nail sheathing to all posts or boundary members at holdowns.
4. Locate HD within 6" of end of shear panel.
5. Install holdown minimum 5" clear from corner.
6. Laminate studs with 16d nails at 12" on center staggered. Clinch tips of nails.
7. Use Simpson SDS 1/4" diameter wood screws.
8. Assumes a DF sill or sole plate. 6x6 boundary member required with HF sole plate.
9. 5/8" Threaded rod through floor to HDU2 at top of lower wall
10. Anchor bolt to be embedded in new footing. Undermine existing footing and drill through existing footing and stemwall. See Detail SK.4.

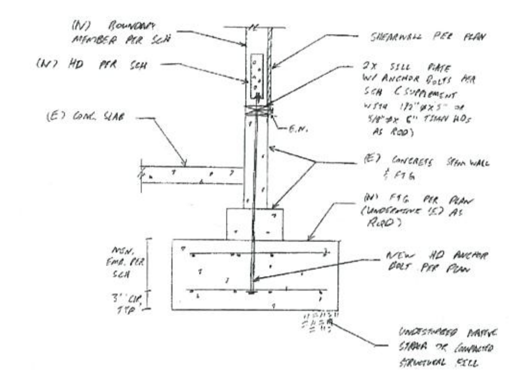
BEFORE & AFTER

PECK RESIDENCE ADDITION
33645 RESORT DR.
CLOVERDALE, OREGON

CONTRACTOR: MIKE RIDDLE CONST.
(971) 237-3445

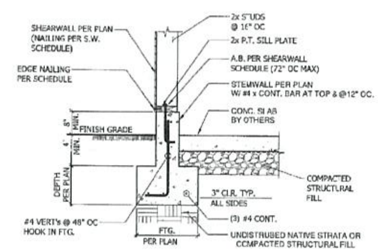
DATE: 07-31-25
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE #: 503-508-5773
SHEET: 6 OF 9

ENGINEERING
2ND FLR. FRM'G PLAN



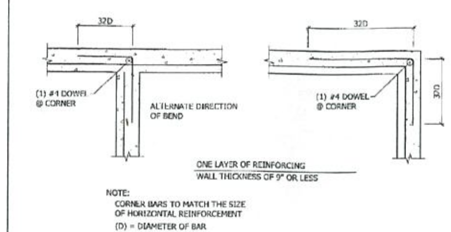
NEW FTG FOR HD
3/4" = 1'-0"

MSC ENGINEERS — FILE NO. 240810 — DATE: 10/15/24 — PROJECT: PECK RESIDENCE ADDITION — MADE BY: KDC — CLIENT: MIKE RIDDLE CONST. — SHEET NO. SK.4



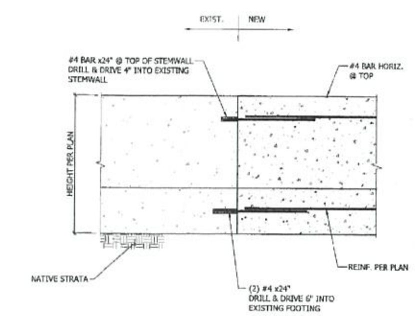
TYPICAL EXTERIOR GARAGE PERIMETER FOOTING
3/4"=1'-0"
SK.5

MSC ENGINEERS — PROJECT: PECK ADDITION — CLIENT: MIKE RIDDLE CONSTRUCTION — JOB No: 240810 — BY: KDC — DATE: 10/15/24



TYPICAL CONCRETE CORNER REBAR DETAILS
N.T.S.
SK.6

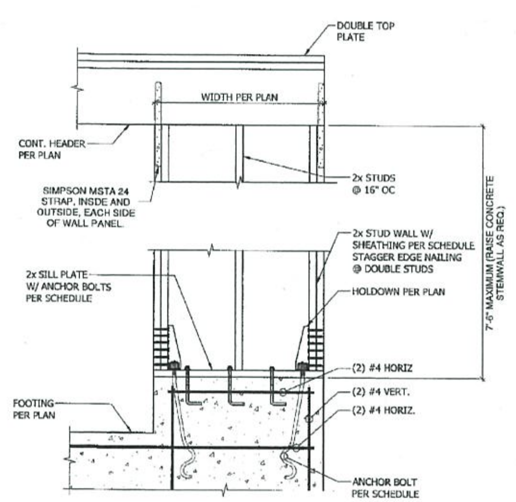
MSC ENGINEERS — PROJECT: PECK ADDITION — CLIENT: MIKE RIDDLE CONSTRUCTION — JOB No: 240810 — BY: KDC — DATE: 10/15/24



NEW FOOTING @ EXISTING FOUNDATION
3/4"=1'-0"
SK.7

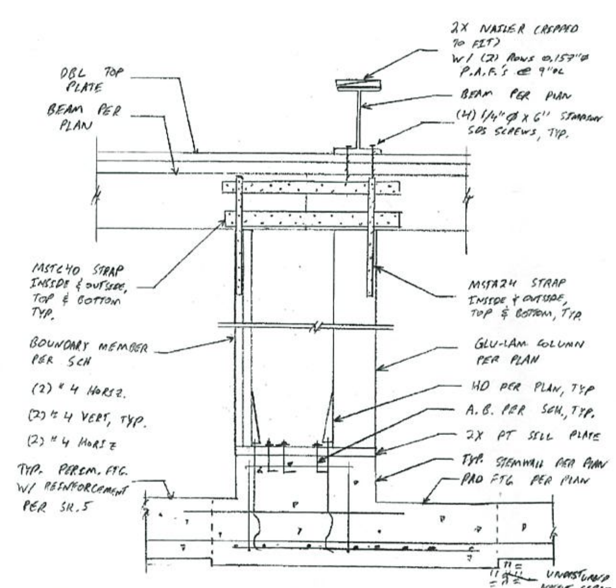
MSC ENGINEERS — PROJECT: PECK ADDITION — CLIENT: MIKE RIDDLE CONSTRUCTION — JOB No: 240810 — BY: KDC — DATE: 10/15/24

DETAILS NOT TO SCALE, FOR SCALED DRAWINGS, REFER TO ENGINEERING PACKET



GARAGE PIER ELEVATION
3/4"=1'-0"
SK.8

MSC ENGINEERS — PROJECT: PECK ADDITION — CLIENT: MIKE RIDDLE CONSTRUCTION — JOB No: 240810 — BY: KDC — DATE: 10/15/24



CENTER PIER @ GARAGE
3/4" = 1'-0"

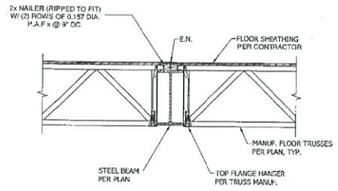
MSC ENGINEERS — FILE NO. 240810 — DATE: 10/15/24 — PROJECT: PECK RESIDENCE ADDITION — MADE BY: KDC — CLIENT: MIKE RIDDLE CONSTRUCTION — SHEET NO. SK.9

BEFORE & AFTER

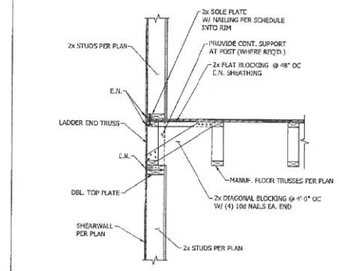
PECK RESIDENCE ADDITION
33645 RESORT DR.
CLOVERDALE, OREGON

CONTRACTOR: MIKE RIDDLE CONST.
(971) 237-3445

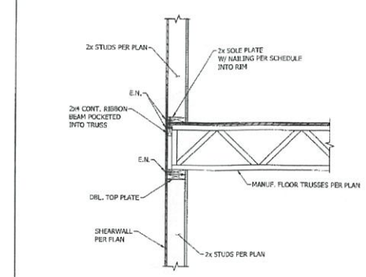
DATE: 07-31-25
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE # 503-508-5773
SHEET: 7 OF 9
ENGINEERING DETAILS



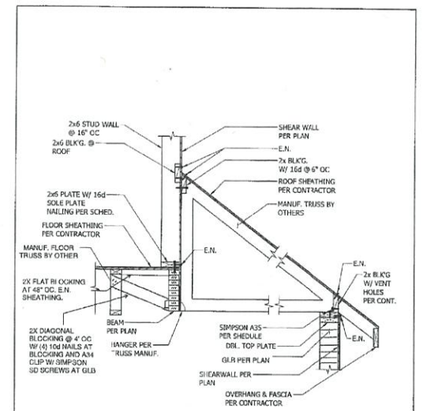
FLOOR TRUSS
CONNECTION @ STEEL FLOOR BEAM
3/4"=1'-0" SK.10



TYPICAL PARALLEL
FLOOR TRUSS CONNECTION @ EXTERIOR WALL
3/4"=1'-0" SK.11

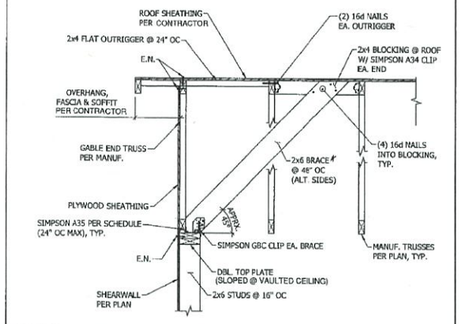


TYPICAL PERPENDICULAR
FLOOR TRUSS CONNECTION @ EXTERIOR WALL
3/4"=1'-0" SK.12



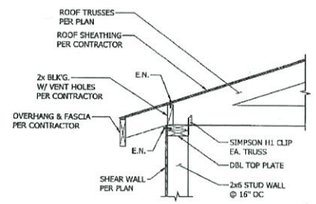
SHEAR TRANSFER
3/4"=1'-0" SK.13

DETAILS NOT TO SCALE, FOR SCALED DRAWINGS,
REFER TO ENGINEERING PACKET

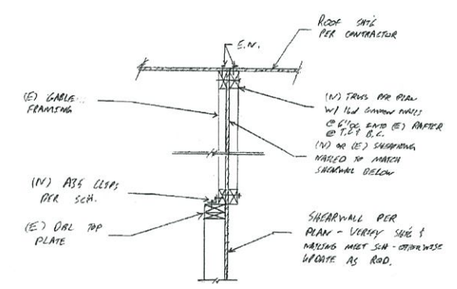


GABLE END WALL TRUSS @ EXT. WALL
3/4"=1'-0" SK.14

* IF BRACE LENGTH IS GREATER THAN 6', USE 2X6 ON TOP OR BOTTOM TO MAKE "T" BRACE.



ROOF TRUSS @ EXT. WALL
3/4"=1'-0" SK.15



NEW TO EXISTING @ ROOF

MSC ENGINEERS

FILE NO. 246810 DATE: 10/15/24
PROJECT: PECK RESIDENCE ADDITION MADE BY: KDL
CLIENT: MIKE RIDDLE CONST. SHEET NO. SK.16

BEFORE & AFTER
NORTHWEST LLC

PECK RESIDENCE ADDITION
33645 RESORT DR.
CLOVERDALE, OREGON

CONTRACTOR: MIKE RIDDLE CONST.
(971) 237-3445

DATE: 07-31-25
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE #: 503-508-5773
SHEET: 8 OF 9
ENGINEERING DETAILS

(#) SHEARWALL TYPE

(#) HOLDOWN TYPE/LOCATION

NOTES:
-TYP. RAFTER/WALL CONN. TO BE SIMPSON H1 CLIP U.O.N.
-TYP. NEW FRAMING TO BE DF-L#2 U.O.N.
-TYP. HDR. TO BE 4X8 U.O.N.

MARK	FOOTING SIZE	FOOTING REINFORCEMENT
(A)	3'-6" X 3'-6" X 16"	(4) #4 X 3'-0" EA. WAY, TOP & BOTTOM
(B)	4'-6" X 4'-6" X 13"	(7) #4 X 4'-0" EA. WAY
(C)	5'-0" X 5'-0" X 14"	(8) #4 X 4'-6" EA. WAY

NOTICE

ALL FEDERAL, STATE, AND LOCAL CODES, ORDINANCES, REGULATIONS ECT. SHALL BE CONSIDERED AS PART OF SPECIFICATIONS FOR THIS BUILDING AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED, OR IMPLIED IN THESE BUILDING PLANS. COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.

NOTE:
-LOCATE FOUNDATION VENTS 12" CLR. FROM HOLDOWN ANCHOR BOLTS TYP.

2023 OREGON RESIDENTIAL SPECIALTY CODE

SECTION R322 FLOOD-RESISTANT CONSTRUCTION

R322.1 GENERAL

BUILDINGS AND STRUCTURES CONSTRUCTED IN WHOLE OR IN PART IN FLOOD HAZARD AREAS, INCLUDING A OR V ZONES AND COASTAL A ZONES AS ESTABLISHED BY THE FLOODPLAIN ADMINISTRATOR, AND SUBSTANTIAL IMPROVEMENT AND REPAIR OF SUBSTANTIAL DAMAGE OF BUILDINGS AND STRUCTURES IN FLOOD HAZARD AREAS, SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THIS SECTION. BUILDINGS AND STRUCTURES THAT ARE LOCATED IN MORE THAN ONE FLOOD HAZARD AREA SHALL COMPLY WITH THE PROVISIONS ASSOCIATED WITH THE MOST RESTRICTIVE FLOOD HAZARD AREA. BUILDINGS AND STRUCTURES LOCATED IN WHOLE OR IN PART IN DESIGNATED FLOODWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ASCE24.

R322.2.2 ENCLOSED AREA BELOW REQUIRED ELEVATION.

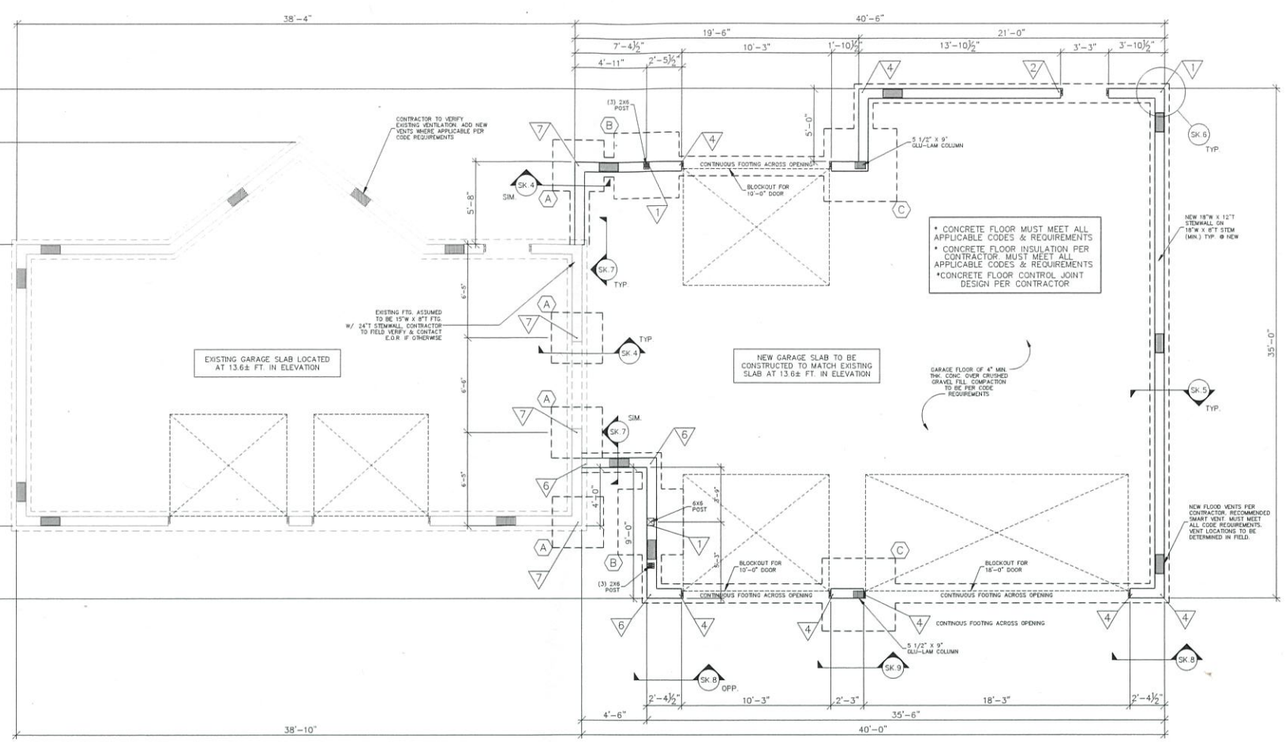
ENCLOSED AREAS, INCLUDING CRAWL SPACES, THAT ARE BELOW THE ELEVATION AS ESTABLISHED BY THE FLOODPLAIN ADMINISTRATOR SHALL:

1. BE USED SOLELY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE.
2. BE PROVIDED WITH FLOOD OPENINGS THAT MEET THE FOLLOWING CRITERIA AND ARE INSTALLED IN ACCORDANCE WITH SECTION R322.2.2.1:
   - 2.1. THE TOTAL NET AREA OF OPENINGS SHALL BE NOT LESS THAN 1 SQUARE INCH FOR EACH SQUARE FOOT OF ENCLOSED AREA WHERE THE ENCLOSED AREA IS MEASURED ON THE EXTERIOR OF THE ENCLOSURE WALLS, OR THE OPENINGS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R301.1.3 AND THE CONSTRUCTION DOCUMENTS SHALL INCLUDE A STATEMENT THAT THE DESIGN OF THE OPENINGS WILL PROVIDE FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS AS SPECIFIED IN SECTION 2.7.2.2. OF ASCE24.
   - 2.2. OPENINGS SHALL BE NOT LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
   - 2.3. THE PRESENCE OF LOUVERS, BLADES, SCREENS AND FACEPLATES OR OTHER COVERS AND DEVICES SHALL ALLOW THE AUTOMATIC FLOW OF FLOODWATER INTO AND OUT OF THE ENCLOSED AREAS AND SHALL BE ACCOUNTED FOR IN THE DETERMINATION OF THE NET OPEN AREA.

R322.2.2.1 INSTALLATION OF OPENINGS.

THE WALLS OF ENCLOSED AREAS SHALL HAVE OPENINGS INSTALLED SUCH THAT:

1. THERE SHALL BE NOT LESS THAN TWO OPENINGS ON DIFFERENT SIDES OF EACH ENCLOSED AREA; IF A BUILDING HAS MORE THAN ONE ENCLOSED AREA, EACH AREA SHALL HAVE OPENINGS.
2. THE BOTTOM OF EACH OPENING SHALL BE NOT MORE THAN 1 FOOT ABOVE THE HIGHER OF THE FINAL INTERIOR GRADE OR FLOOR AND THE FINISHED EXTERIOR GRADE IMMEDIATELY UNDER EACH OPENING.
3. OPENINGS SHALL BE PERMITTED TO BE INSTALLED IN DOORS AND WINDOWS. DOORS AND WINDOWS WITHOUT INSTALLED OPENINGS DO NOT MEET THE REQUIREMENTS OF THIS SECTION.



PROPOSED FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

MSC Engineers, Inc.
Job # 240810 **Date: 10/10/2024**
Project: Peck Residence Addition **Designer: KDC**

Sheet # T.2
Client: Mike Riddle Const.

HOLDOWN SCHEDULE [1,2,3,4,5]

(Not all holdown types shown may be used on project)

Mark	Holdown	Anchor Bolt	Anchor Diameter	Embedment Length	Minimum Stemwall Width	Minimum Boundary Member	Connection to Boundary Member	Remarks	Allowable Loads (Wind) Mid-Wall	Allowable Loads (Wind) Corner/End	Allowable Loads (Seismic) Mid-Wall	Allowable Loads (Seismic) Corner/End
1	HDU2	SSTB16	5/8"	12 5/8"	8"	(2) 2x6	(6) 1/4" x 2 1/2"		3075#	3075#	2550#	2550#
2	HDU4	SSTB20	5/8"	16 5/8"	8"	(2) 2x6	(10) 1/4" x 2 1/2"		4145#	3850#	3145#	2960#
3	HDU5	SSTB24	5/8"	20 5/8"	8"	(2) 2x6	(14) 1/4" x 2 1/2"		4825#	4295#	3740#	3325#
4	HDU8	SSTB28	7/8"	24 7/8"	8"	4x6	(20) 1/4" x 2 1/2"		6970#	6970#	6970#	6395#
5	HDQ8	SSTB28	7/8"	24 7/8"	8"	4x6	(20) 1/4" x 3"		7830#	7310#	7830#	6395#
6	HDQ8	SSTB28	7/8"	24 7/8"	8"	6x6	(20) 1/4" x 3"		9230#	7310#	8315#	6395#
7	HD19	PAB9	1 1/8"	12 1/2"	8"	6x6	(5)-1" A307 Machine Bolts	Note 10	16725#	16725#	12690#	12690#
8	HDU2	N/A	5/8" [9]	N/A	N/A	(2) 2x6	(6) 1/4" x 2 1/2"	Note 9	3075#		3075#	
9	MSTC28	N/A	N/A	N/A	N/A	(2) 2x6	(12) - 10d Common		1150#		1150#	
10	MSTC40	N/A	N/A	N/A	N/A	(2) 2x6	(28) - 10d Common		2690#		2690#	
11	MSTC52	N/A	N/A	N/A	N/A	(2) 2x6	(44) - 10d Common		4225#		4225#	
12	MST72	N/A	N/A	N/A	N/A	4x6	(62) - 16d Common		6730#		6730#	

Notes:
1. Holdowns by Simpson Strong-Tie Company, Inc. See Simpson catalog for proper installation.
2. Hardmount all holdown anchors prior to concrete pour.
3. Edge nail sheathing to all posts or boundary members at holdowns.
4. Locate HD within 8" of end of shear panel.
5. Install holdown minimum 5" clear from corner.
6. Laminate studs with 16d nails at 12" on center staggered. Clinch tips of nails.
7. Use Simpson SDS 1/4" diameter wood screws.
8. Assumes a DF sill or sole plate. 6x6 boundary member required with HF sole plate.
9. 5/8" Threaded rod through floor to HDU2 at top of lower wall
10. Anchor bolt to be embedded in new footing. Undermine existing footing and drill through existing footing and stemwall. See Detail SK.4.

FOR ENGINEERING DETAILS SEE SHEET 7 & 8

DIMENSIONS TO BE VERIFIED IN FIELD BY CONTRACTOR

THIS DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND ASSUMES NO LIABILITY FOR THE PLANS IN PART OR WHOLE AND/OR THE CONSTRUCTION OF THE WORK CONTAINED HERE IN. A QUALIFIED PROFESSIONAL SHOULD REVIEW PLANS FOR ERRORS AND OMISSIONS.

EXPANSIVE SOILS OR OTHER SOIL ISSUES MAY BE PRESENT ON YOUR PROPERTY (BUILDING SITE). THE OWNER OR PERMIT HOLDER IS RESPONSIBLE TO VERIFY IF ANY SOIL CONDITIONS ARE PRESENT PRIOR TO FOUNDATION/ FOOTING INSTALLATION.

ALL CONNECTIONS & FASTENER'S TO BE PER CODE REQUIREMENTS

BEFORE & AFTER ARCHITECTURE

PECK RESIDENCE ADDITION
33645 RESORT DR.
CLOVERDALE, OREGON

CONTRACTOR: MIKE RIDDLE CONST.
(971) 237-3445

DATE: 07-31-25
SCALE: 1/4" = 1'-0"
DRAWN BY: ALEX VEGA
PHONE #: 503-508-5773
SHEET: 9 OF 9
PROPOSED FOUNDATION PLAN

PLAN SHEETS TOO LARGE FOR ONLINE SCANNING.

PLANS ARE AVAILABLE FOR REVIEW AT COMMUNITY DEVELOPMENT OFFICES UPON REQUEST.

EXHIBIT C

Melissa Jenck

From: Brian Olle
Sent: Wednesday, August 20, 2025 5:05 PM
To: Sarah Thompson; Sarah Absher
Cc: Melissa Jenck
Subject: RE: #851-24-000638-PLNG

All,

Public Works has no comment pertaining to the Floodway Permit. I will note there is an existing permit for the existing structure, but in either of the proposed changes (addition to existing structure or a new structure) an additional road approach will be required.

Thank you.

Brian Olle, P.E. | Engineering Project Manager
TILLAMOOK COUNTY | Public Works
Cell: (503)812-6569

From: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Sent: Friday, August 15, 2025 2:22 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Subject: #851-24-000638-PLNG

Good afternoon,

Please see the link below for the Notice of Application for #851-24-000638-PLNG for a Development Permit.

https://www.tillamookcounty.gov/commdev/project/851-24-000638-plng-0

Thanks,

Sarah Thompson (she/her) | Office Specialist 2
TILLAMOOK COUNTY | Surveyor Department
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3423
Sarah.thompson@tillamookcounty.gov

Melissa Jenck

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Friday, August 29, 2025 9:42 AM
To: Sarah Thompson; Sarah Absher
Cc: Melissa Jenck
Subject: EXTERNAL: RE: #851-24-000638-PLNG

Looks like the proposed building location is within the range of adjacent homes and is located further than the minimum allowed. ODFW supports this approach for this well developed area.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x18613 (w)
503-842-8385 (fax)

From: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Sent: Friday, August 15, 2025 2:22 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
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Thanks,

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