



*Land of Cheese, Trees and Ocean Breeze*

**RIPARIAN EXCEPTION #851-25-000249-PLNG:  
SPATH/PACIFIC CITY PROPERTY TRUST**

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

October 17, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Riparian Exception Request on October 17, 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 in accordance with Article 10 of the TCLUO before **4:00 PM** on October 29, 2025. Unless appealed, the Effective Date of Decision shall be October 17, 2025.

- Request:** An exception request to reduce the required 50-foot riparian setback from the Nestucca River by 19-feet and establish a 31-foot riparian setback to allow for the construction of a residential structure (single-family dwelling).
- Location:** The subject property is accessed from Airport Way, a County local access road, and is designated as Tax Lot 6100, of Section 30BD of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Pacific City/Woods Medium Density Residential (PCW-R2)
- Applicant:** Ian Spath, 34635 Hill Street, Pacific City, OR 97135
- Property Owner:** Pacific City Property Trust, PO Box 305, Pacific City, OR 97135

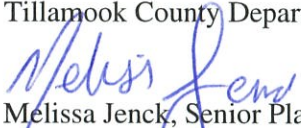


### **CONDITIONS OF APPROVAL:**

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

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain an approved consolidated Building/Zoning Permit from the Tillamook County Department of Community Development prior to siting the proposed dwelling.
3. A minimum 31-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.
4. The applicant/property owner shall submit a site plan, drawn to scale and indicating all required yard setbacks and reduced riparian setbacks, at the time of consolidated Building/Zoning Permit application submittal.
5. Development shall otherwise comply with the applicable standards and requirements of TCLUO Section 3.332: Pacific City/Woods Medium Density Residential (PCW-R2) Zone.
6. Development shall otherwise comply with the applicable standards and requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
7. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval.

Sincerely,  
Tillamook County Department of Community Development

  
Melissa Jenck, Senior Planner

Sarah Absher, CFM, Director  
Enc.: Vicinity & Assessor/Zoning Map





---

**Resource Zone Exception #851-25-000249-PLNG: SPATH/PACIFIC CITY PROPERTY TRUST  
Administrative Decision & Staff Report**

**Decision:** Approved with Conditions  
**Decision Date:** **October 17, 2025**  
**Report Prepared By:** **Melissa Jenck, CFM, Senior Planner**

---

**I. GENERAL INFORMATION:**

**Request:** An exception request to reduce the required 50-foot riparian setback from the Nestucca River by 19-feet and establish a 31-foot riparian setback to allow for the construction of a residential structure (single-family dwelling).

**Location:** The subject property is accessed from Airport Way, a County local access road, and is designated as Tax Lot 6100, of Section 30BD of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

**Zone:** Pacific City/Woods Medium Density Residential (PCW-R2)

**Applicant:** Ian Spath, 34635 Hill Street, Pacific City, OR 97135

**Property Owner:** Pacific City Property Trust, PO Box 305, Pacific City, OR 97135

**Description of Site and Vicinity:** The subject property encompasses 0.21 acres, was previously improved with a single-family dwelling, abuts the Nestucca River to the southwest, and is accessed via Airport Way, a local access road, to the northwest (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).

The area is a pocket of PCW-R2 zoned properties abut Nestucca river and are generally improved with single-family dwellings and their accessory structures. Properties zoned Pacific City/Woods Low Density



Residential are located to the northeast, and Pacific City/Woods Community Commercial to the northwest (Exhibit A).

Applicant is proposing to reduce the required 50-foot riparian setback from the Nestucca River riparian area boundary by 19-feet and establish a 31-foot riparian setback, for the replacement of a dwelling burned due to a fire (Exhibit B).

## **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 3.332: Pacific City/Woods Medium Density Residential (PCW-R2) Zone
- B. TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization

## **III. ANALYSIS:**

Notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on August 29, 2025. Comments were received from Oregon Department of Fish and Wildlife (ODFW) and Tillamook County Public Works (Exhibit C).

ODFW states the proposal is consistent with the existing footprint and the adjacent development (Exhibit C).

Analysis of the request in relation to the criteria that are the basis for the decision to grant or deny an exception request, including the requirement for a riparian habitat value assessment by Oregon Department of Fish and Wildlife (ODFW), are discussed in Section B below. ODFW provided comments stating they do not object to the proposal and included their previous findings identifying the location of the prior dwelling relative to the riparian area (Exhibit B & C).

### **A. Section 3.332: Pacific City/Woods Medium Density Residential (PCW-R2) Zone**

**Section 3.332(4) Standards:** *Land divisions and development in the PCW-R2 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

- ...
- (d) *The minimum front yard shall be 20 feet.*
- (e) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.*
- (f) *The minimum rear yard shall be 20 feet; on a corner lot it shall be 5 feet.*

**Findings:** The subject property is 0.21-acres in size and was previously improved with a residence which was burned due to a nearby fire in 2024 (Exhibit A & B). The proposed development of a single-family dwelling is proposed on PCW-R2 zoned property, to replace the previously fire damaged dwelling (Exhibit B). The applicant has proposed a 32-ft front yard setback, with a 16.42-ft side yard along the east boundary, a 12.83-ft side yard setback on the west boundary, and approximately 20-ft setback along the rear, riverward boundary (Exhibit B). Applicant site plan demonstrates (2) 8-ft by 20-ft parking spaces can be accommodated on-site, off-street (Exhibit B).

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



## **B. TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization**

TCLUO Section 4.140 identifies as areas of riparian vegetation that area within 50-feet of rivers, as measured from the more landward of the line of non-aquatic vegetation or the mean high-water line. TCLUO Section 4.140 also limits removal of vegetation and development within those areas of riparian vegetation.

TCLUO 4.140(2) requires all development to be located outside of riparian areas with some exceptions. Exceptions include the following:

...

- (c) Because of natural features such as topography, a narrower riparian area protects equivalent habitat values; or*
- (d) A minimal amount of riparian vegetation is present and dense development in the general vicinity significantly degrades riparian habitat values.*

TCLUO 4.140(2) also provides for an Exception process for certain types of development based on a determination to be made by ODFW that a narrower riparian area provides equivalent protection value or minimal vegetation is present and existing development degrades riparian values.

Applicant's Site Plan anticipates that the closest point of the proposed development of a dwelling will be 31-ft from the line of non-aquatic vegetation (Exhibit B).

Comments from Robert Bradley, ODFW, stated a minimum 27-ft setback should be maintained from the riparian boundary and they do not object to the proposal (Exhibit B & C).

Staff find that the determination by Mr. Bradley meets the criterion of TCLUO Section 4.140(2)(d). Staff find that an exception to allow the reduction of the riparian setback from 50-ft to 31-ft can be granted subject to Conditions of Approval requiring that the applicant/property owner to adhere to the recommendations stated by ODFW.

## **IV. DECISION: APPROVED WITH CONDITIONS**

Staff conclude that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, Staff approves this request for an exception to the riparian setback subject to the Conditions of Approval in Section V of this report. This approval does not address any additional development of the subject property.

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

**Appeal of this decision.** This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before **4:00 PM on October 29, 2025**.

## **V. CONDITIONS OF APPROVAL:**

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



1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain an approved consolidated Building/Zoning Permit from the Tillamook County Department of Community Development prior to siting the proposed dwelling.
3. A minimum 31-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.
4. The applicant/property owner shall submit a site plan, drawn to scale and indicating all required yard setbacks and reduced riparian setbacks, at the time of consolidated Building/Zoning Permit application submittal.
5. Development shall otherwise comply with the applicable standards and requirements of TCLUO Section 3.332: Pacific City/Woods Medium Density Residential (PCW-R2) Zone.
6. Development shall otherwise comply with the applicable standards and requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
7. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval.

**VI. EXHIBITS**

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

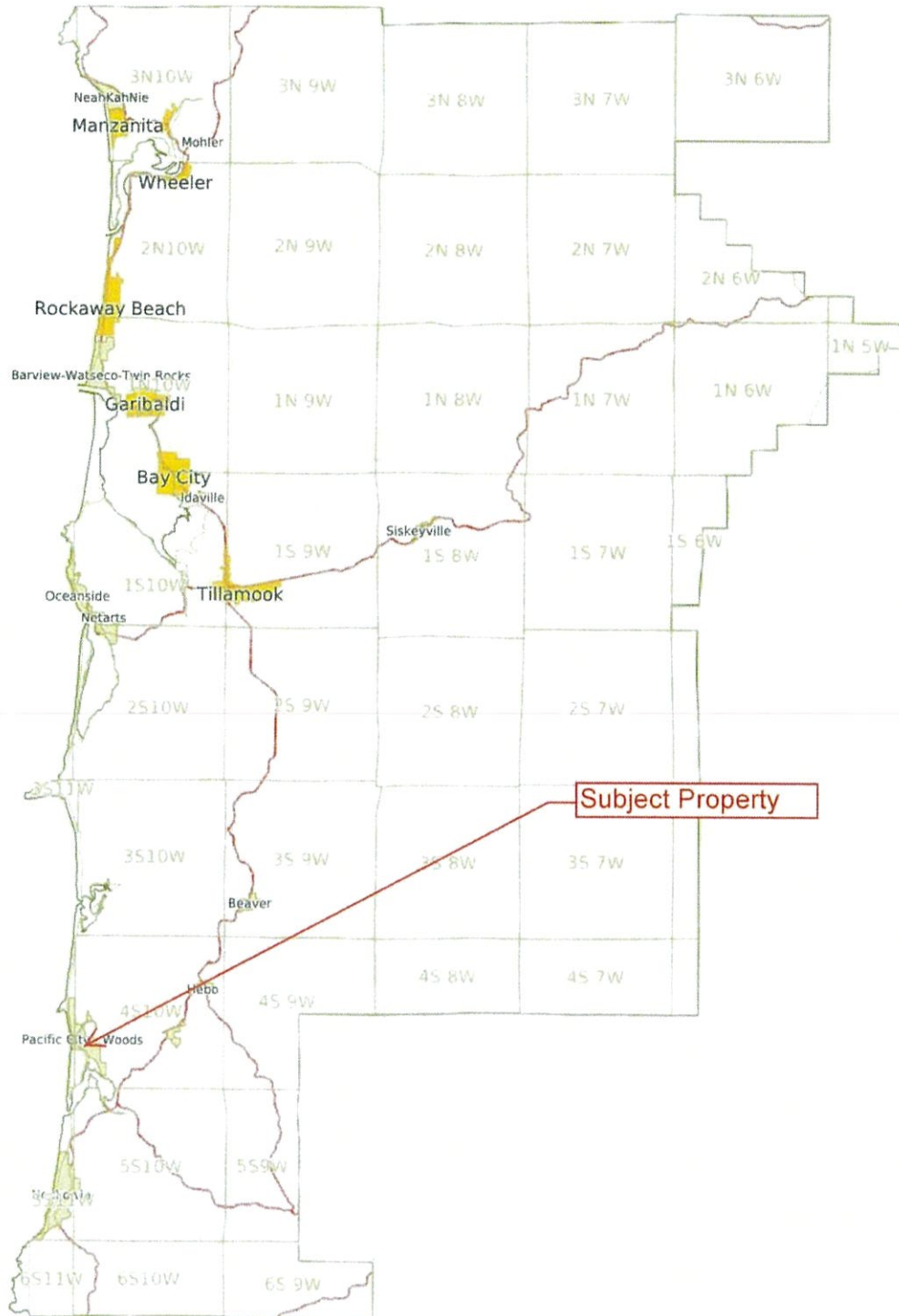
- A. Vicinity map, Assessor map, Zoning map, Assessor's Summary Report
- B. Applicant's submittal
- C. Public Comments



# **EXHIBIT A**

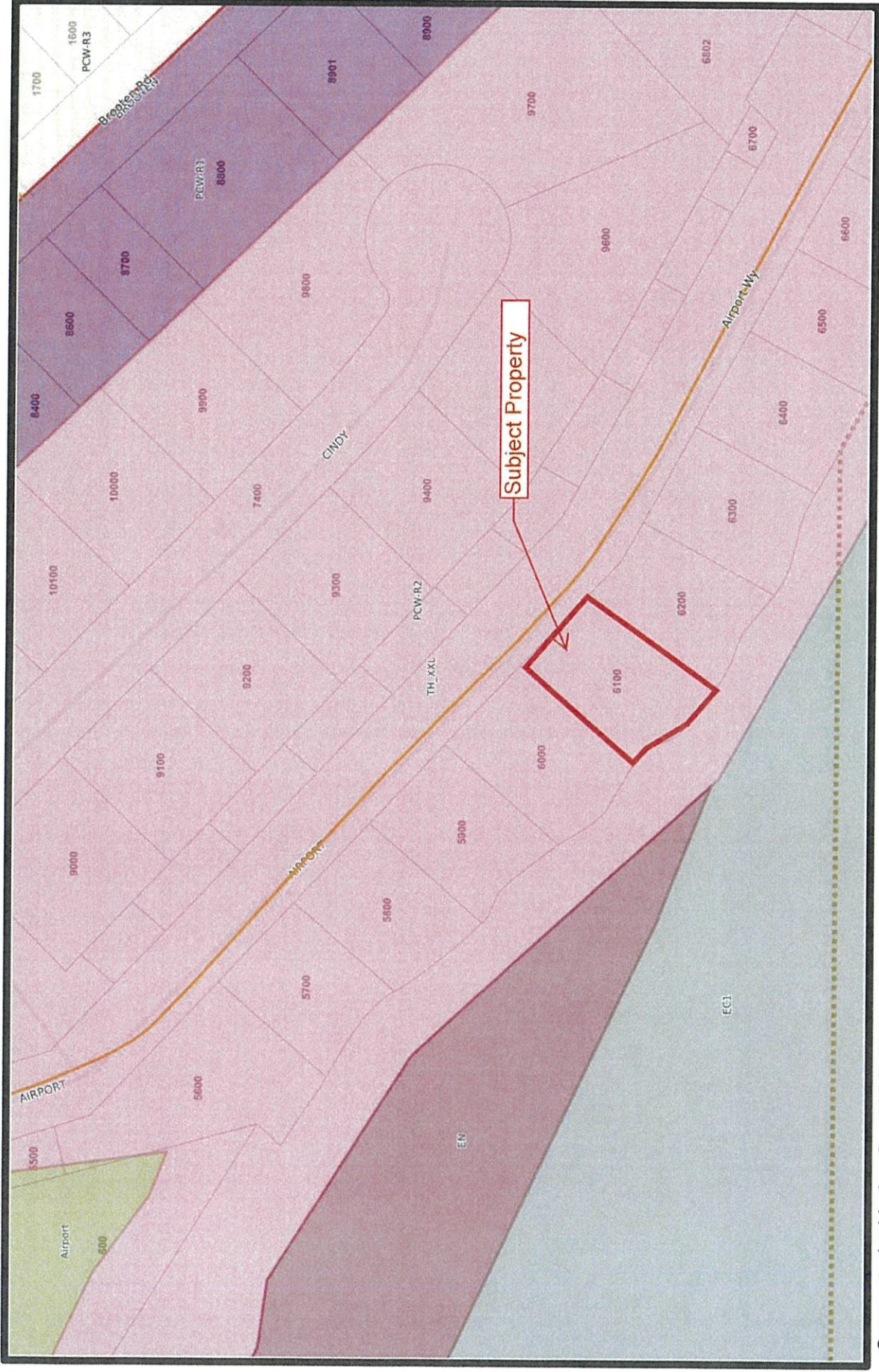


# Vicinity Map



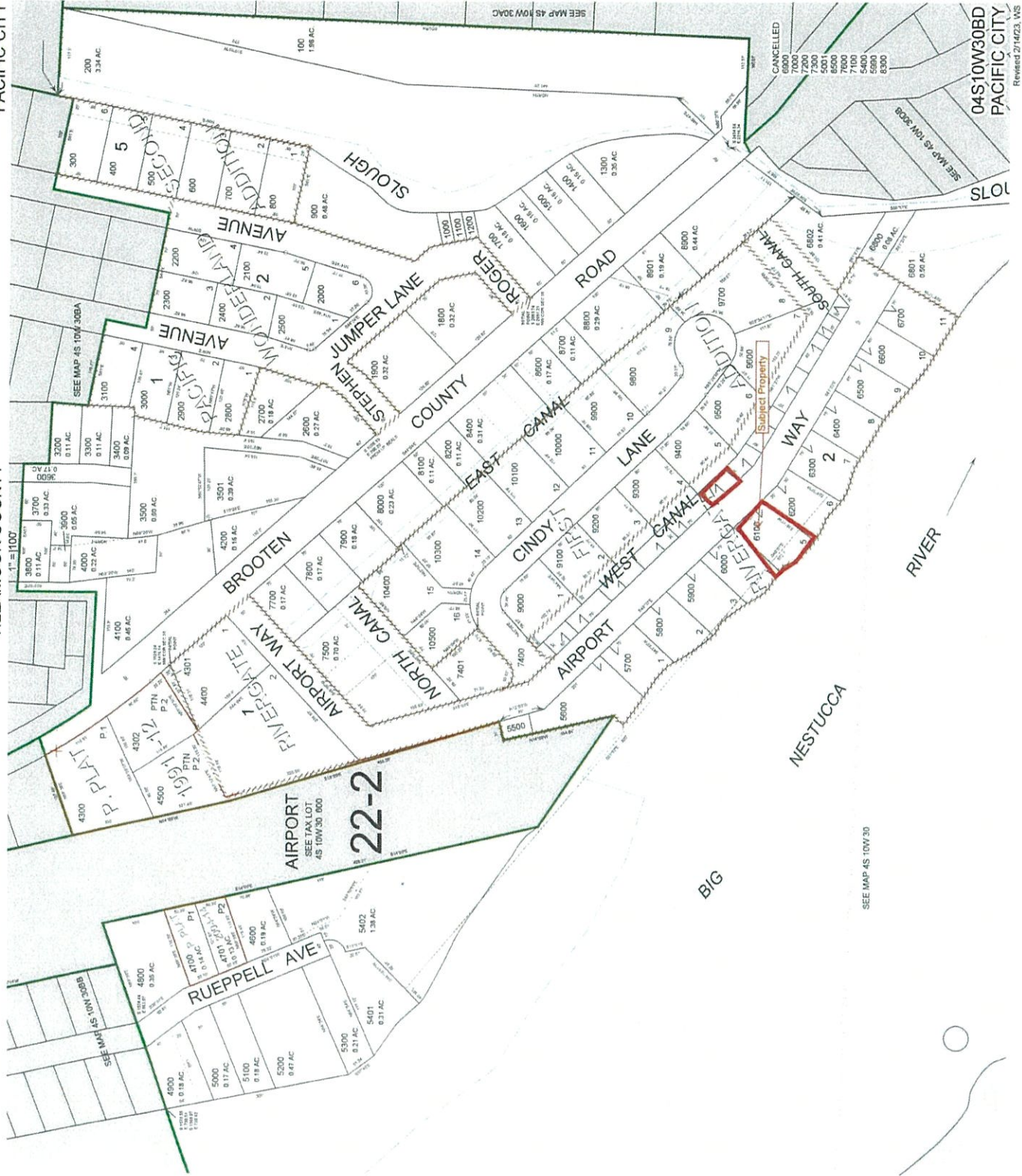


# Zoning Map





TILLAMOOK COUNTY



SEE MAP 4S 10W 30



**Tillamook County**  
**2024 Real Property Assessment Report**  
Account 240821

**Map** 4S1030BD06100  
**Code - Tax ID** 2202 - 240821

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** RIVERGATE

Block - 2 Lot - 5

**Mailing** MCREYNOLDS, MALI ANN TRUSTEE  
PO BOX 305  
PACIFIC CITY OR 97135

**Deed Reference #** 2023-2339  
**Sales Date/Price** 05-26-2023 / \$0  
**Appraiser** BRITTANY MCINTYRE

**Property Class** 100 **MA** **SA** **NH**  
**RMV Class** 100 09 WF 903

Site	Situs Address	City
1	35700 AIRPORT WAY	COUNTY

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
2202	Land	198,480		Land	0
	Impr	0		Impr	0
<b>Code Area Total</b>		198,480	92,140	92,140	0
<b>Grand Total</b>		198,480	92,140	92,140	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202	1	<input checked="" type="checkbox"/>		PCW-R2	Market	117	0.21 AC		168,480
					OSD - AVERAGE	100			30,000
<b>Code Area Total</b>							0.21 AC		198,480

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
<b>Notations</b>									
<ul style="list-style-type: none"> <li>DESTROYED OR DAMAGED PROPERTY, JULY 1 ASMT DATE 308.146(6) ADDED 2024</li> <li>ACT OF GOD RMV &amp; MAV ADJUSTED 308.146 ADDED 2024</li> <li>ACT OF GOD PRORATED 308.425 ADDED 2023</li> </ul>									

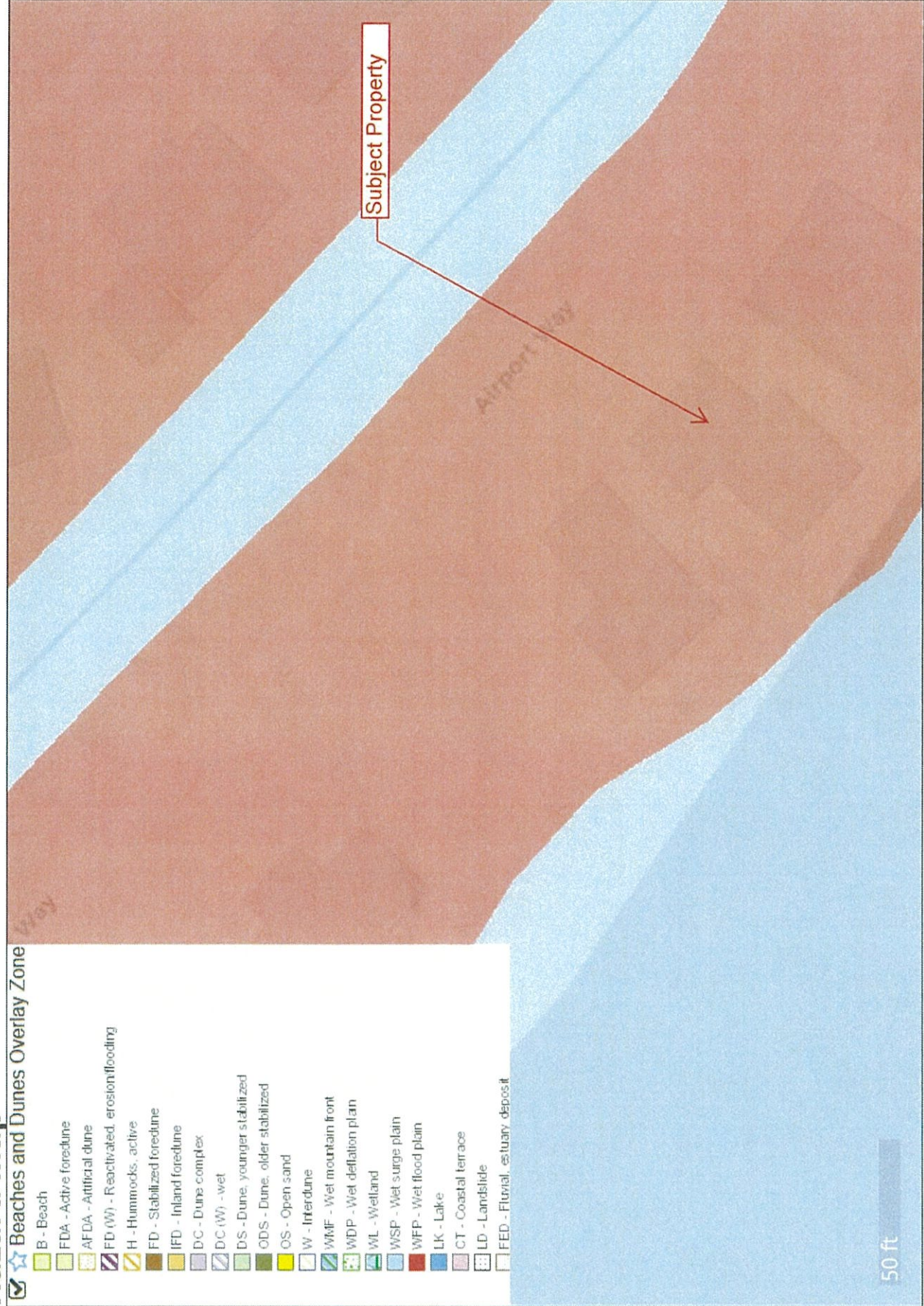
**Comments** 10/19/06 input inventory. gb 12/6/06 Added acreage. dv 01/29/14 Reappraised land; tabled values. RBB 7/8/24 July 1 Reassessment; Residence completely destroyed in fire in June. RMV and MAV adjusted. Taxes were prorated for the 2023-24 tax year. LM



# Hazard Map

☑ Beaches and Dunes Overlay Zone

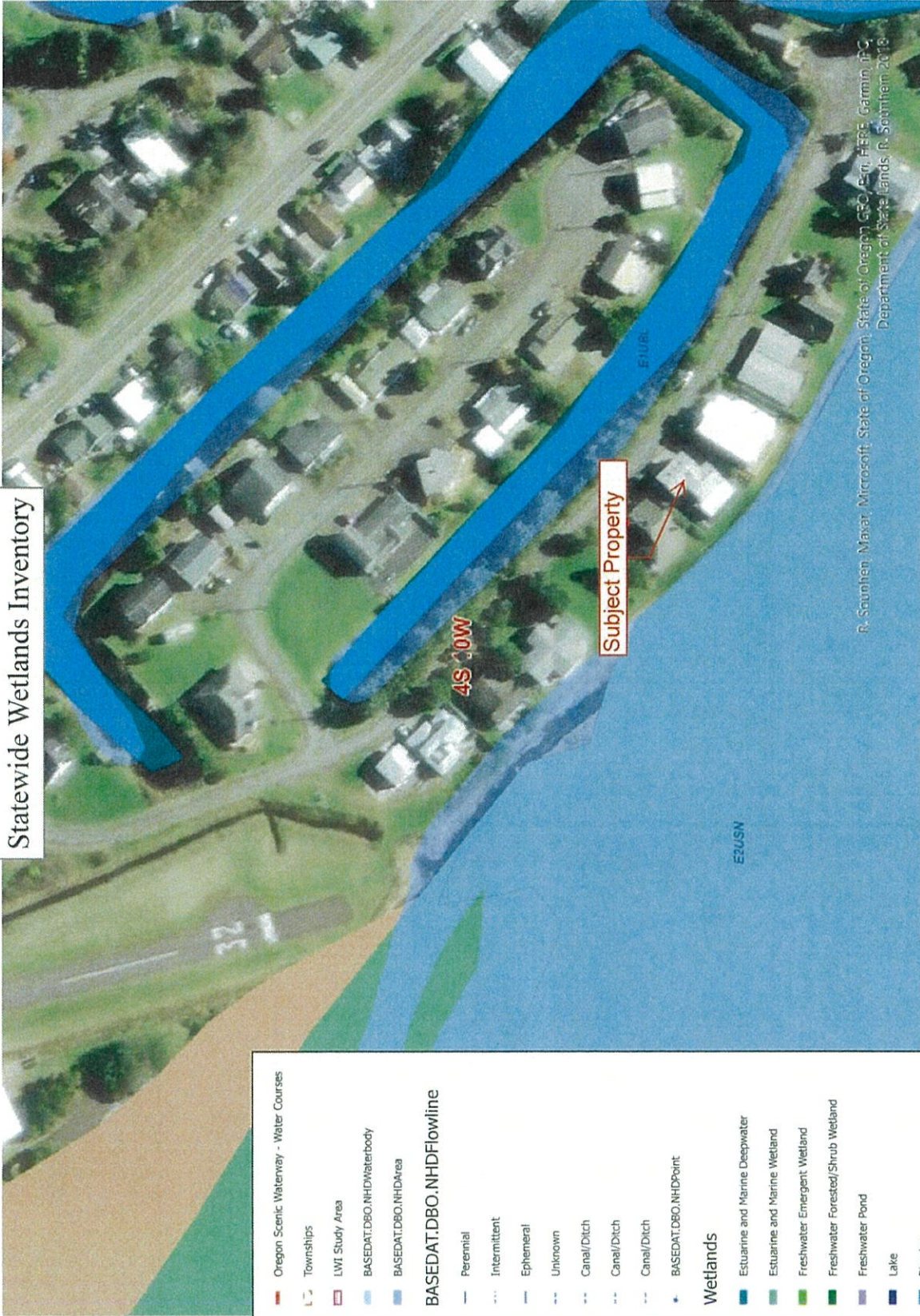
- B - Beach
- FDA - Active foredune
- AFDA - Artificial dune
- FD (W) - Reactivated, erosion/flooding
- H - Hummocks, active
- FD - Stabilized foredune
- IFD - Inland foredune
- DC - Dune complex
- DC (W) - wet
- DS - Dune, younger stabilized
- ODS - Dune, older stabilized
- OS - Open sand
- W - Interdune
- WMF - Wet mountain front
- WDP - Wet deflation plain
- WL - Wetland
- WSP - Wet surge plain
- WFP - Wet flood plain
- LK - Lake
- CT - Coastal terrace
- LD - Landslide
- FED - Fluvial, estuary deposit



50 ft



# Statewide Wetlands Inventory



- Oregon Scenic Waterway - Water Courses
- Townships
- LWI Study Area
- BASEDAT.DBO.NHDIWaterbody
- BASEDAT.DBO.NHDIArea
- BASEDAT.DBO.NHDIFlowline
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- Canal/Ditch
- Canal/Ditch
- BASEDAT.DBO.NHDIPoint
- Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Agate-Winilo Soils
- SWI Predominantly Hydric Soil Map Units

12,257  
0 0.01 0.03 0.05 0.08 0.1  
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). A more investigation by a wetland professional can verify actual field conditions.

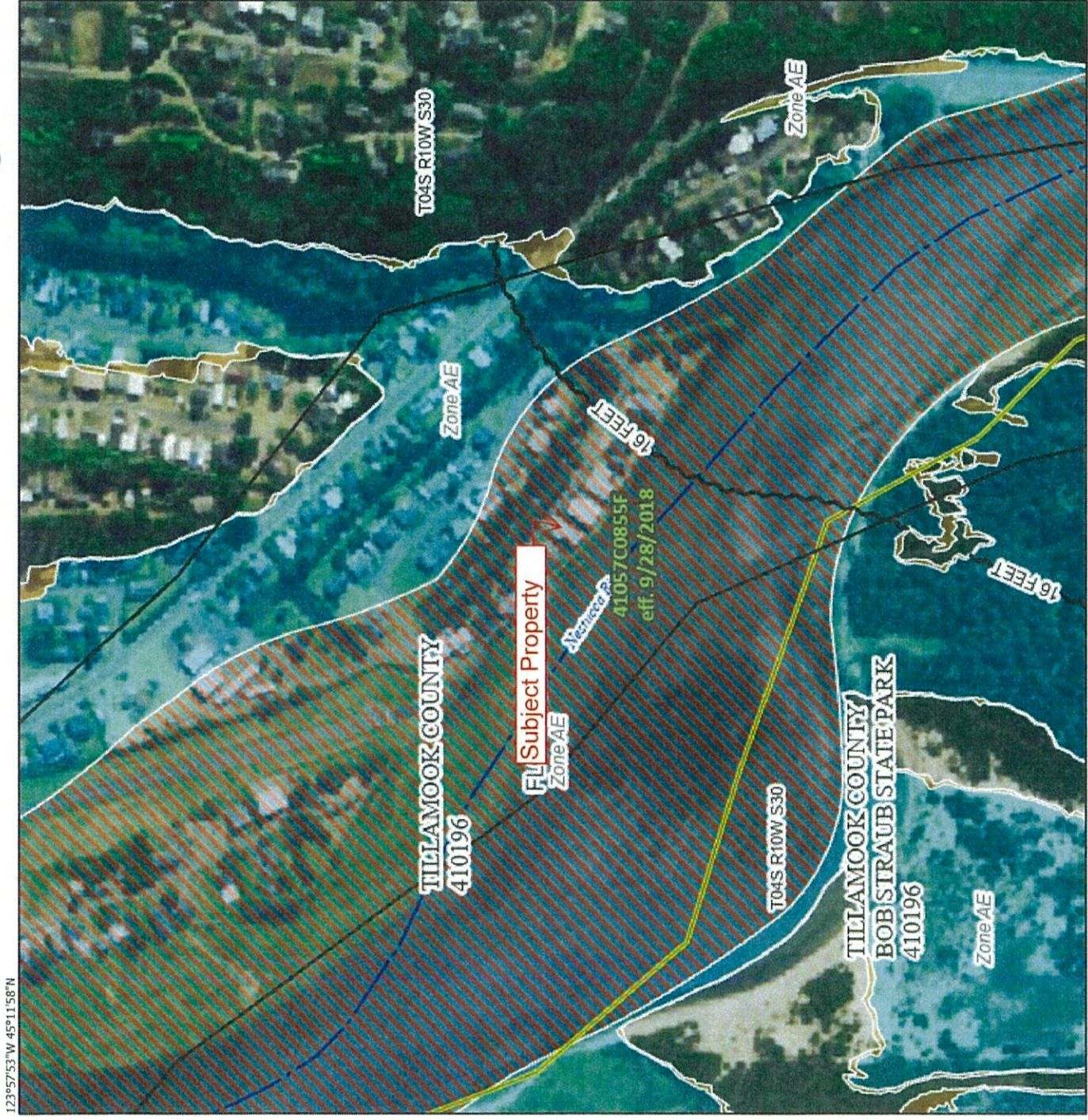
Date: 2/26/2025  
State of Oregon  
Department of Land  
775 Summer Street, NE, Ste 100  
Salem, OR 97301-1279



# National Flood Hazard Layer FIRMette



123°57'53"W 45°11'58"N



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

123°57'15"W 45°11'32"N

## Legend

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



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/26/2025 at 7:41 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.



# **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](http://www.co.tillamook.or.us)

## PLANNING APPLICATION

**Applicant** ☐ (Check Box if Same as Property Owner)

Name: IAN Smith Phone: 503 758 3124  
Address: PO Box 1087  
City: Pacific City State: OR Zip: 97135  
Email: ian@pacificcityhomes.com

**Property Owner**

Name: Mali McReynolds Phone: \_\_\_\_\_  
Address: 35700 Airport Way  
City: PL State: OR Zip: 97135  
Email: \_\_\_\_\_

OFFICE USE ONLY	
<b>RECEIVED</b>	
MAY 20 2025	
BY: <u>JS</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>JS</u>	
Receipt #:	
Fees: <u>1365.00</u>	
Permit No:	
<u>851-25-000249</u> -PLNG	

Request: \_\_\_\_\_

### Type II

- ☐ Farm/Forest Review
- ☐ Conditional Use Review
- ☐ Variance
- ☒ Exception to Resource or Riparian Setback
- ☐ Nonconforming Review (Major or Minor)
- ☐ Development Permit Review for Estuary Development
- ☐ Non-farm dwelling in Farm Zone
- ☐ Foredune Grading Permit Review
- ☐ Neskowin Coastal Hazards Area

### Type III

- ☐ Detailed Hazard Report
- ☐ Conditional Use (As deemed by Director)
- ☐ Ordinance Amendment
- ☐ Map Amendment
- ☐ Goal Exception
- ☐ Nonconforming Review (As deemed by Director)
- ☐ Variance (As deemed by Director)

### Type IV

- ☐ Ordinance Amendment
- ☐ Large-Scale Zoning Map Amendment
- ☐ Plan and/or Code Text Amendment

**Location:**

Site Address: 35700 Airport Way PL

Map Number: \_\_\_\_\_

Township

Range

Section

Tax Lot(s)

Clerk's Instrument #: \_\_\_\_\_

### 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)

Applicant Signature

Date

Date



## Melissa Jenck

---

**From:** BRADLEY Robert \* ODFW <Robert.BRADLEY@odfw.oregon.gov>  
**Sent:** Thursday, July 18, 2024 8:43 AM  
**To:** Melissa Jenck  
**Cc:** Sheila Shoemaker; Allison Chase; ian@pacificcityhomes.com  
**Subject:** EXTERNAL: 35700 Airport Way  
**Attachments:** 35700 Airport Way.jpg

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

I measured the estuary setback at this address in Pacific City earlier this week. On the attached aerial photo I marked the approximate 50 foot setback in red. The blue line is the edge of the existing footprint of the structure at about 27 feet. The green line shows the approximate 20 foot minimum setback. The current footprint setback aligns fairly close with the adjoining properties.

Note that the home shown in the aerial has burned down, so the site looks different currently than in the photo.

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)

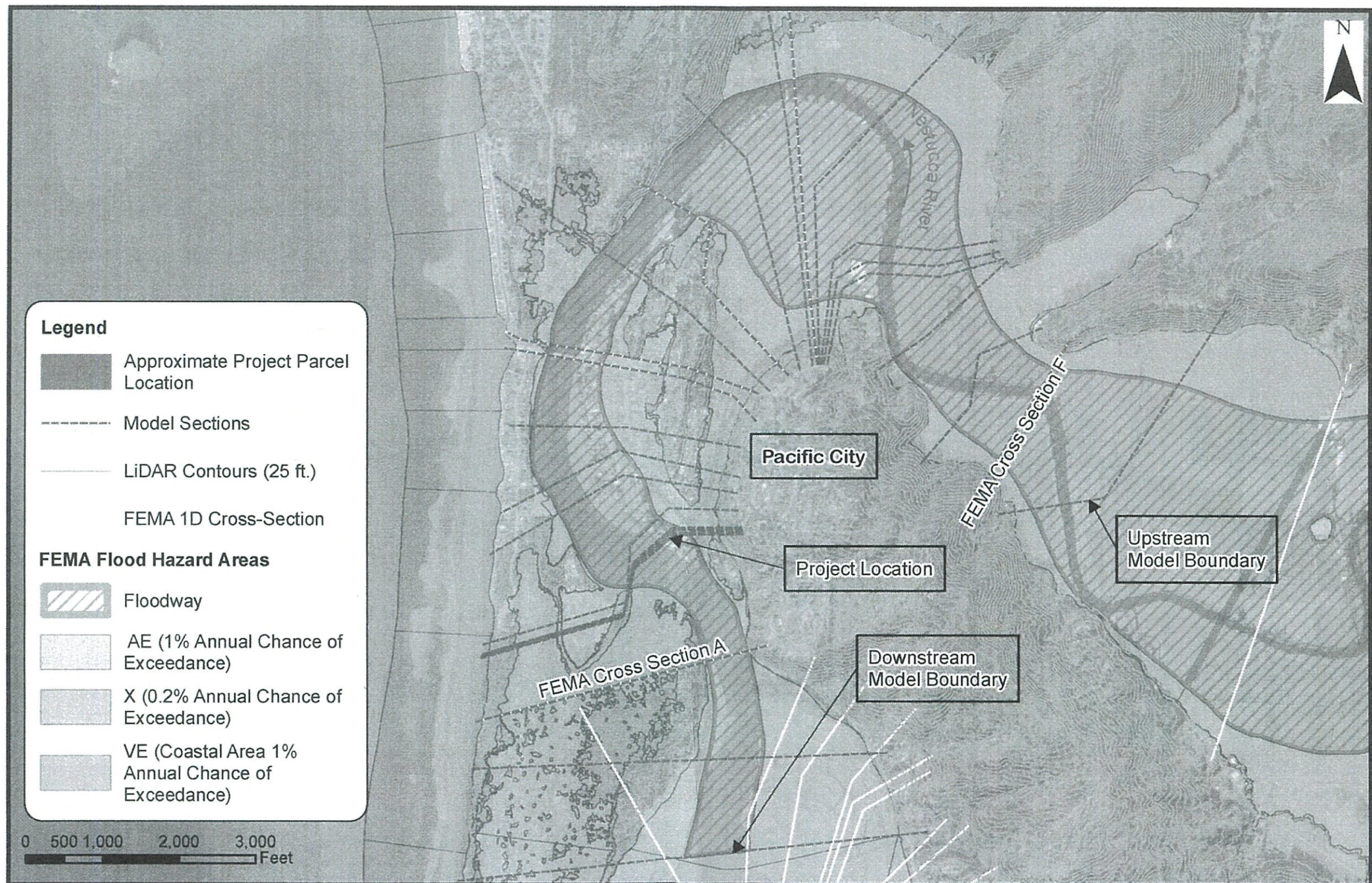












FIGURE

5

## Hydraulic Analysis Overview Map of Proposed Project

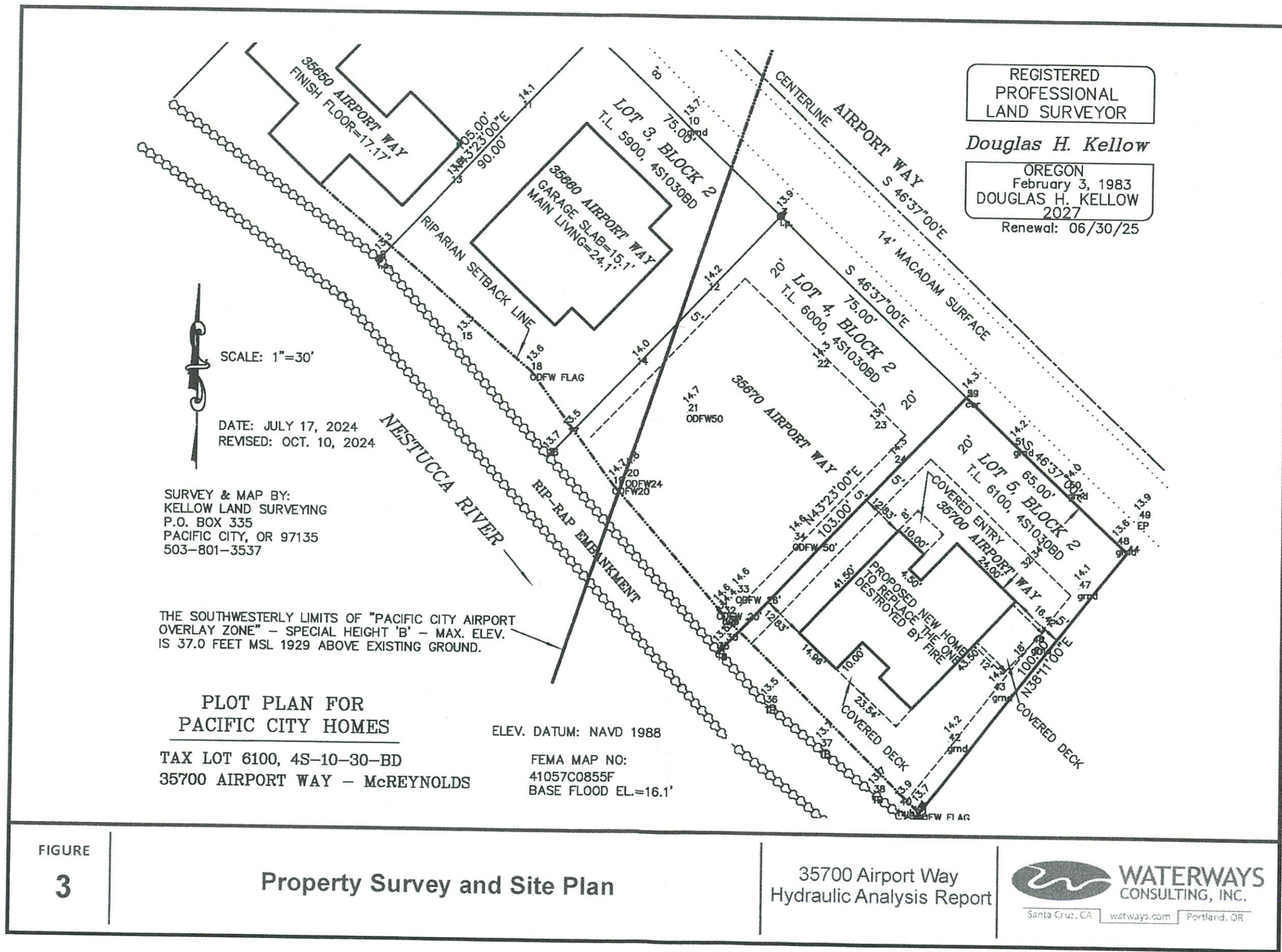
35700 Airport Way  
Hydraulic Analysis Report



**WATERWAYS**  
CONSULTING, INC.

Santa Cruz, CA watways.com Portland, OR





FIGURE

3

### Property Survey and Site Plan

35700 Airport Way  
Hydraulic Analysis Report



**ATTENTION FRAMER!  
CRITICAL!  
SEE "S" SHEETS FOR  
STRUCTURAL  
INFORMATION**

**The Design Department, Inc.**  
Creating Your Perfect Space  
1523 Boca Raton Dr.  
Lake Oswego, Oregon 97034  
(503) 332-3796

- NOTE:** Written dimensions on this drawing shall take precedence over scaled dimensions.  
Contractor shall verify all dimensions, conditions, etc.  
The Owner must be notified on any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to proceeding with the work. The Contractor shall accept full responsibility for cost to rework same.

## INDEX OF DRAWINGS

- Custom Home Plan for:**  
Mali McReynolds  
Pacific City, Oregon

## GOVERNING CODE

- 2021 OREGON RESIDENTIAL SPECIALTY CODE

ALL CONSTRUCTION SHALL CONFORM TO  
2021 OREGON RESIDENTIAL ENERGY CODE PER TABLE N1101.1(1)

Index of Drawings  
General Notes

REVISIONS	
09.01.24	
09.16.24	
09.26.24	
10.08.24	
ORIGIN DATE 08.20.24	
PROJECT NO 2524	

## PROGRESS DRAWINGS NOT FOR CONSTRUCTION

SHEET  
1

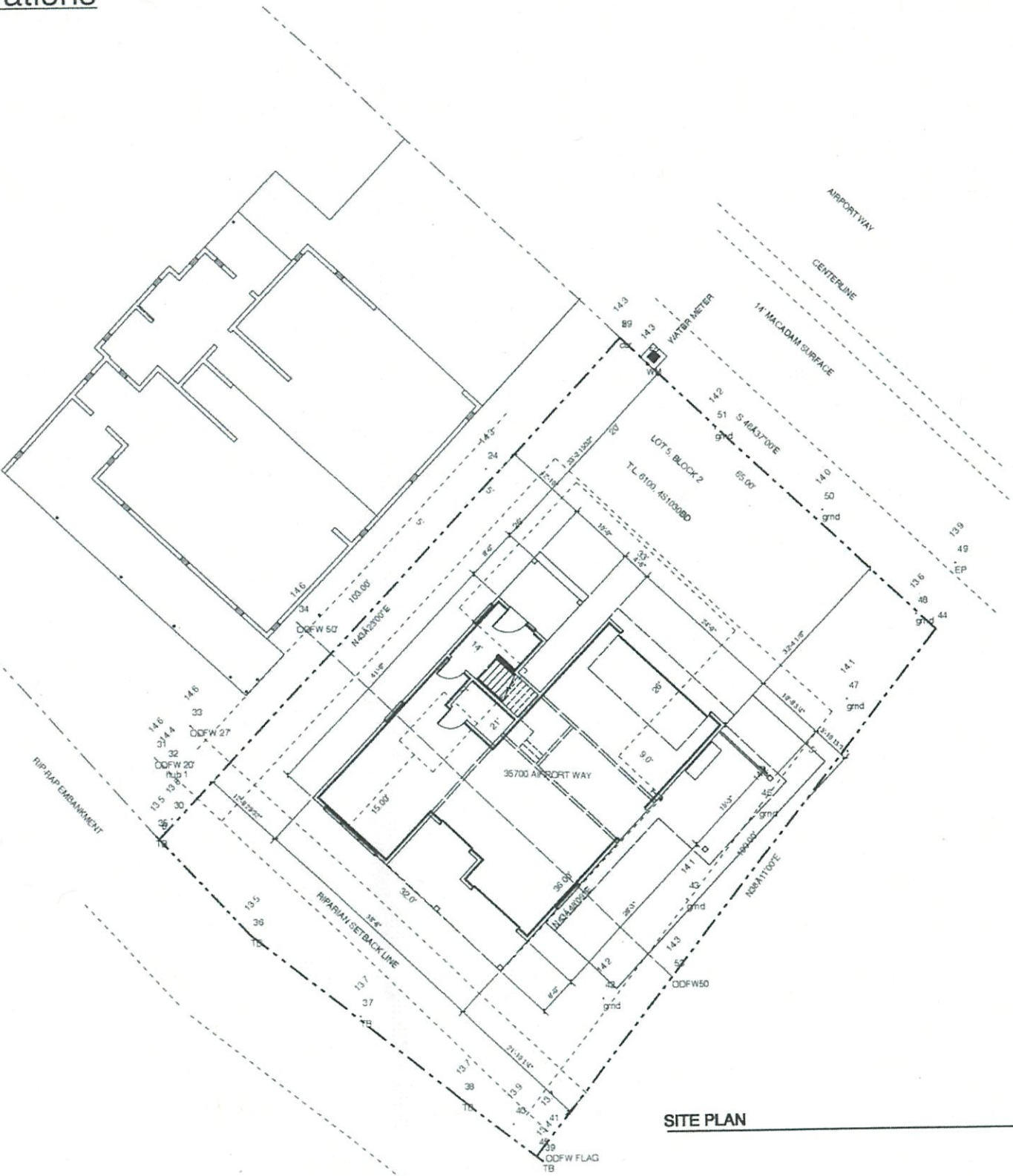


FIGURE 4: Proposed Plans and Elevations

TAX LOT 6100, 4S-19-30-BD

35700 AIRPORT WAY - McREYNOLDS

BASE FLOOD EL.=16.1'



SITE PLAN

SCALE: 1/8"=1'-0"

PROGRESS DRAWINGS NOT FOR CONSTRUCTION

Site Plan

REVISIONS	
09.01.24	
09.16.24	
09.26.24	
10.03.24	
10.06.24	
10.08.24	
ORIGIN DATE	
08.20.24	
PROJECT NO	
2524	

SHEET  
2

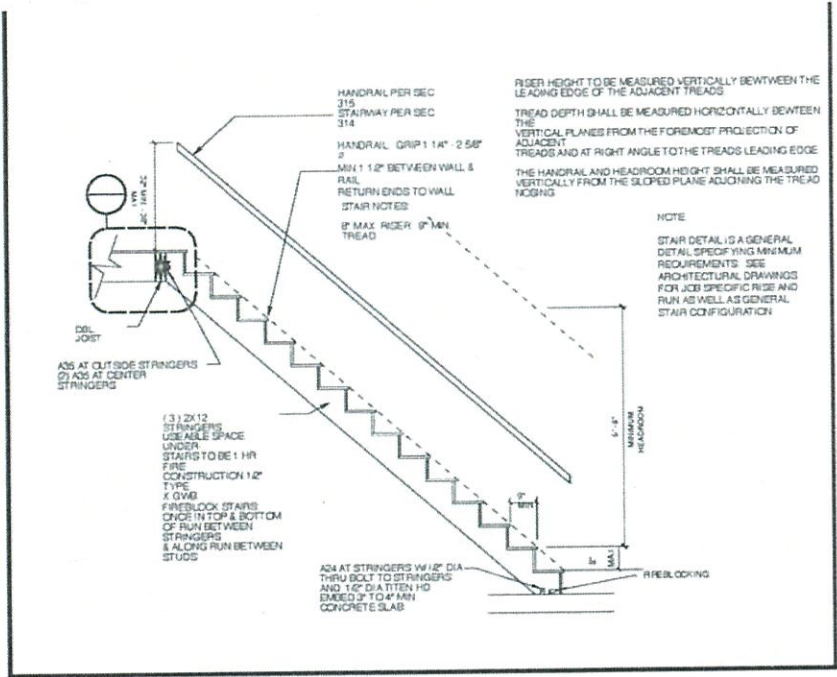
The Design Department, Inc.  
Creating Your Perfect Space  
1523 Boca Raton Dr.  
Lake Oswego, Oregon 97034  
(503) 332-3796

NOTE: Written dimensions on this drawing shall take precedence over elevations. Contractor shall verify all dimensions, conditions, etc. pertaining to this work before proceeding. Contractor shall be responsible for obtaining all necessary permits and approvals from the local jurisdiction. Any such variation shall be initiated by the Owner prior to proceeding with construction. Contractor shall accept full responsibility for coordination of all work and shall not be held responsible for any errors or omissions.

Custom Home Plan for:  
Mali McReynolds  
Pacific City, Oregon

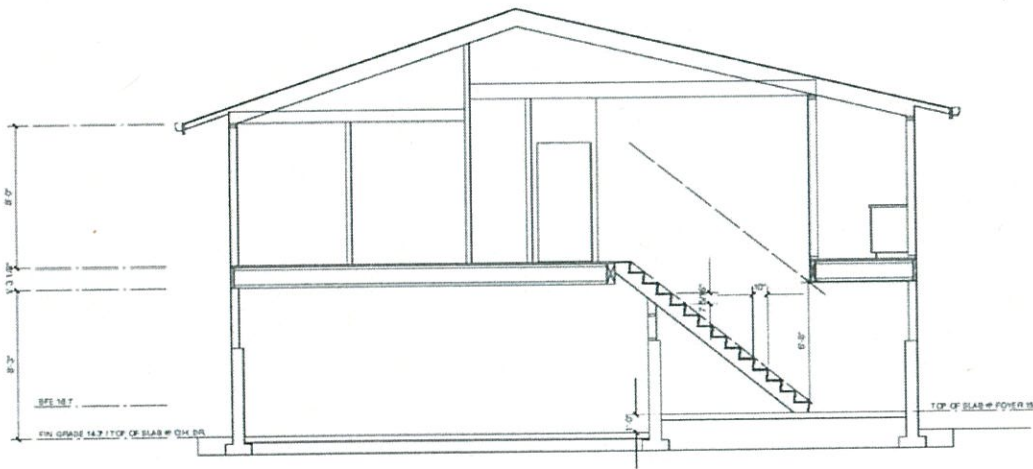


FIGURE 4: Proposed Plans and Elevations



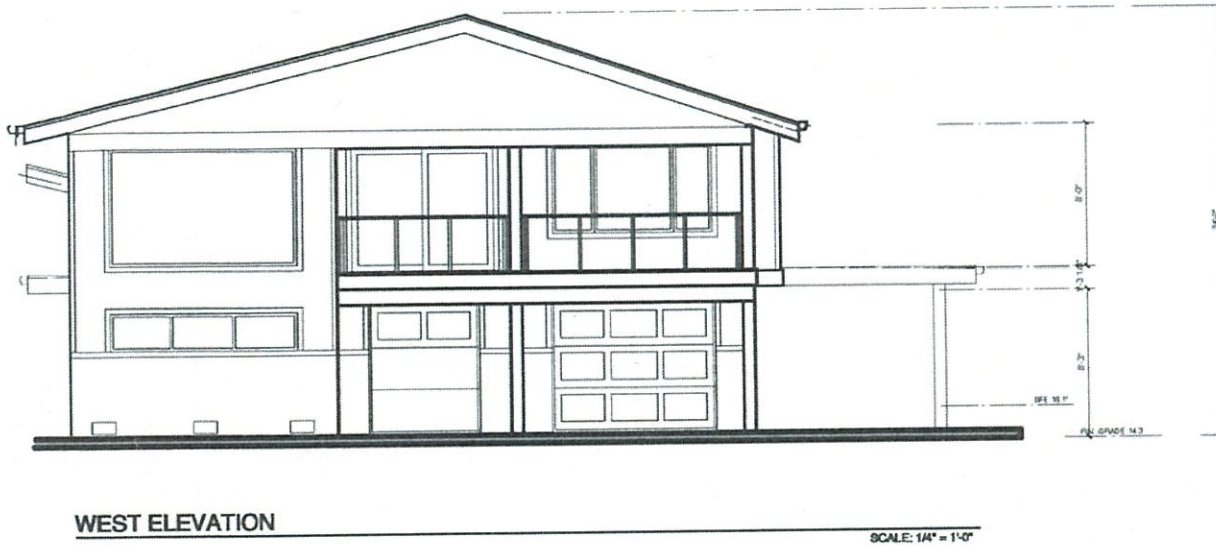
1 TYPICAL STAIR SECTION

SCALE: 1/2" = 1'-0"



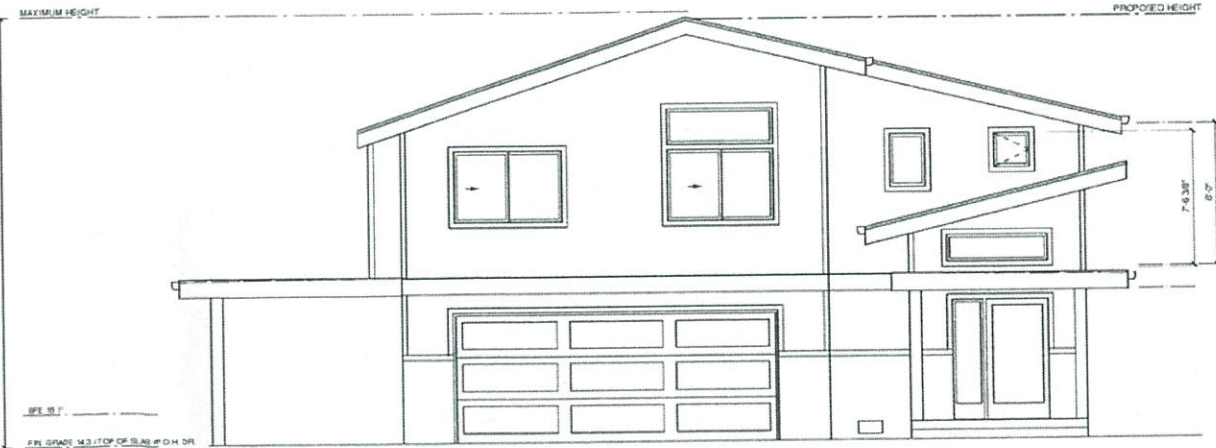
2 FRAMING SECTION @ STAIRWAY

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



WEST ELEVATION

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



EAST ELEVATION

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

ATTENTION FRAMER!  
CRITICAL!  
SEE "S" SHEETS FOR  
STRUCTURAL  
INFORMATION

The Design Department, Inc.  
Creating Your Perfect Space  
1523 Boca Raton Dr.  
Lake Oswego, Oregon 97034  
(503) 332-3796

NOTE: Dimensions on this drawing shall take precedence over scaled dimensions.  
Contractor shall verify all dimensions, conditions, etc. pertaining to the existing conditions on any variations from the dimensions and/or conditions shown on these drawings. Any such variation shall be resolved by the Owner prior to placing in construction. Contractor shall accept full responsibility for cost to rectify same.

Custom Home Plan for:  
Mati McReynolds  
Pacific City, Oregon

Exterior Elevations

REVISIONS	
09.02.24	
09.16.24	
09.26.24	
09.27.24	
10.04.24	
10.06.24	
10.07.24	
10.08.24	

ORIGIN DATE  
08.20.24

PROJECT NO  
2524

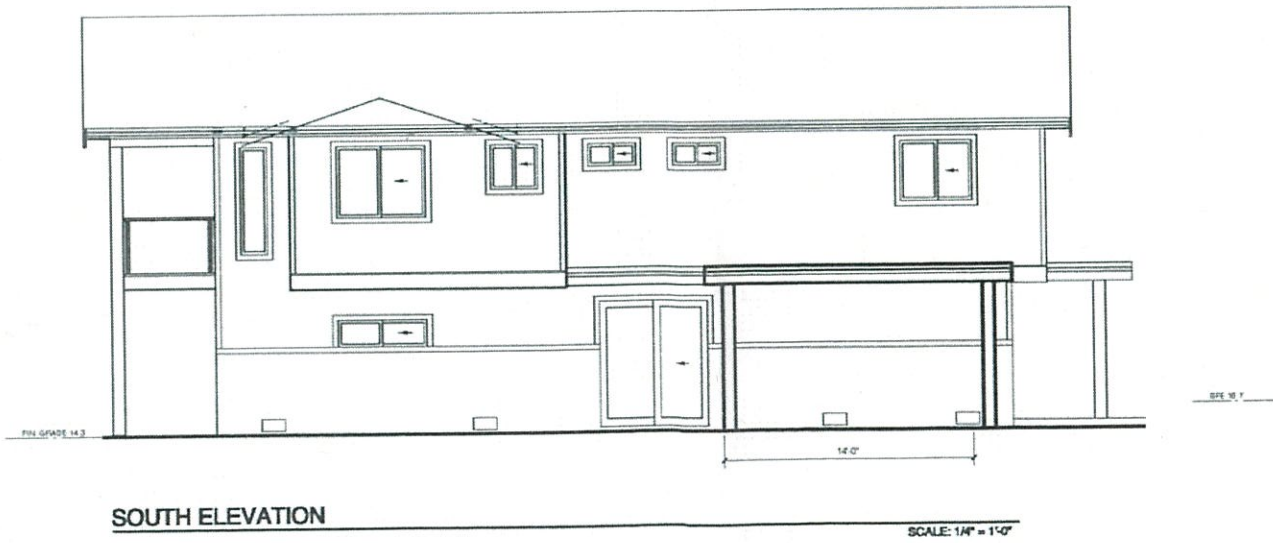
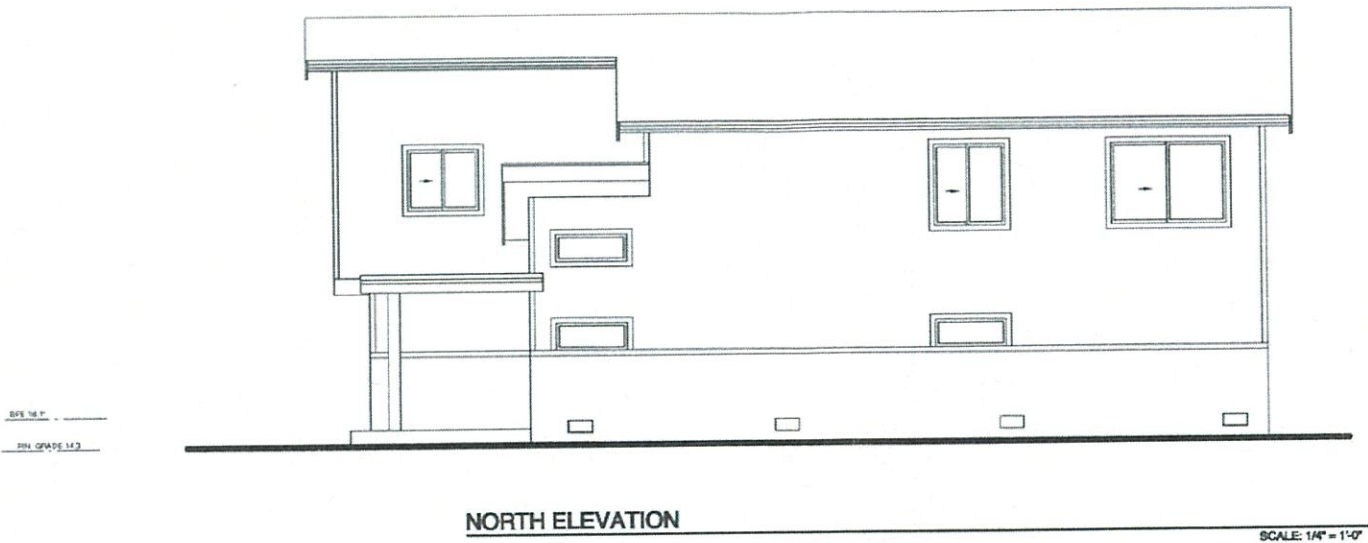
SHEET

3

PROGRESS DRAWINGS NOT FOR CONSTRUCTION



FIGURE 4: Proposed Plans and Elevations



ATTENTION FRAMER!  
CRITICAL!  
SEE "S" SHEETS FOR  
STRUCTURAL  
INFORMATION

The Design Department, Inc.  
Creating Your Perfect Space  
1523 Boca Raton Dr.  
Lake Oswego, Oregon 97034  
(503) 332-3796

NOTE: Written dimensions on this drawing shall take precedence over all other dimensions. Contractor shall verify all dimensions, conditions, etc. pertaining to the work before proceeding. Any discrepancy between the dimensions and/or conditions shown on these drawings and the actual conditions shall be resolved by the Owner prior to proceeding with the work. The Contractor shall accept full responsibility for any errors or omissions.

Custom Home Plan for:  
Mali McReynolds  
Pacific City, Oregon

Exterior Elevations

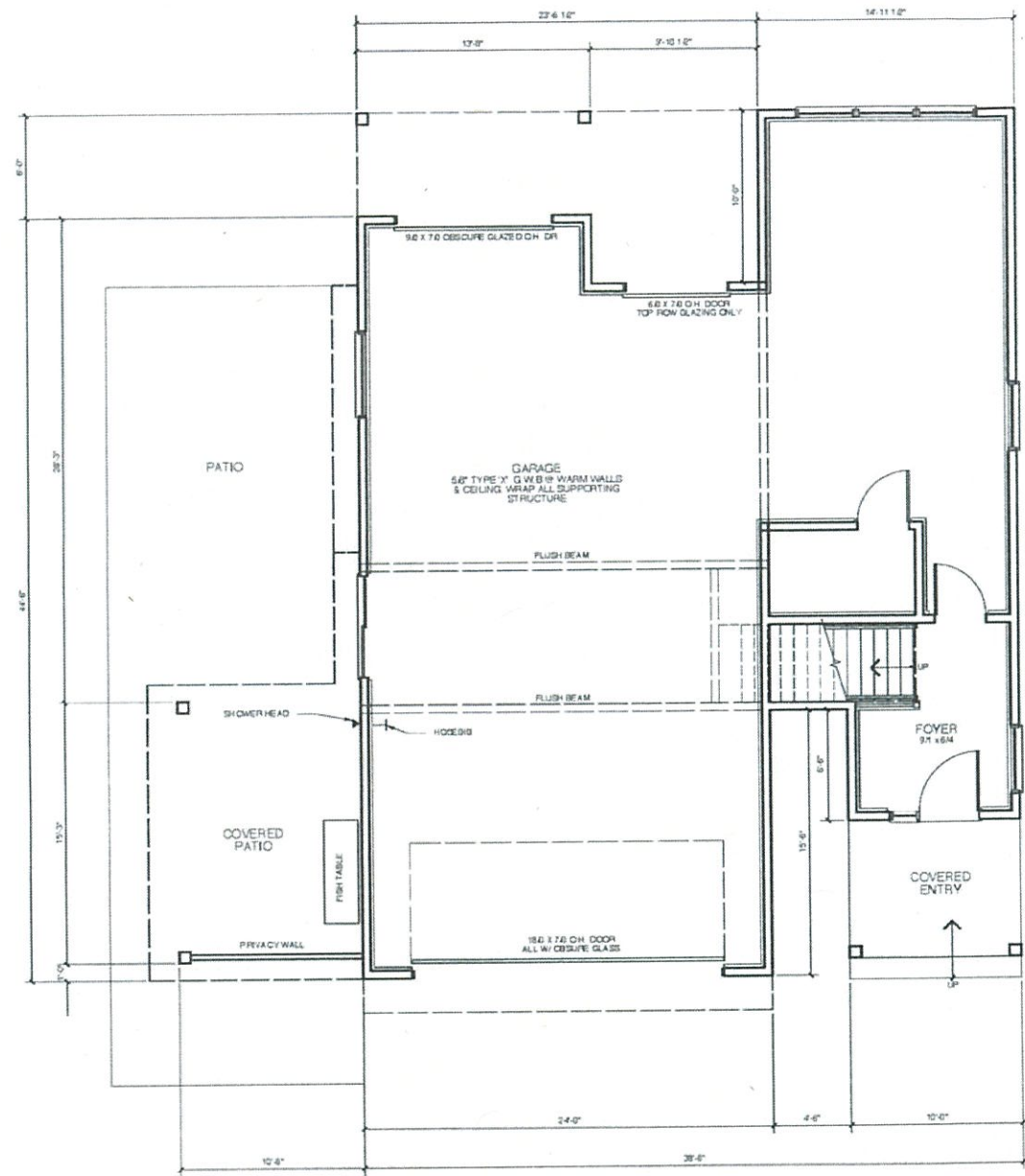
REVISIONS	
09.02.24	
09.16.24	
09.26.24	
09.26.24	
09.27.24	
10.04.24	
10.06.24	
10.08.24	
ORIGIN DATE	
08.20.24	
PROJECT NO	
2524	

SHEET  
4

PROGRESS DRAWINGS NOT FOR CONSTRUCTION



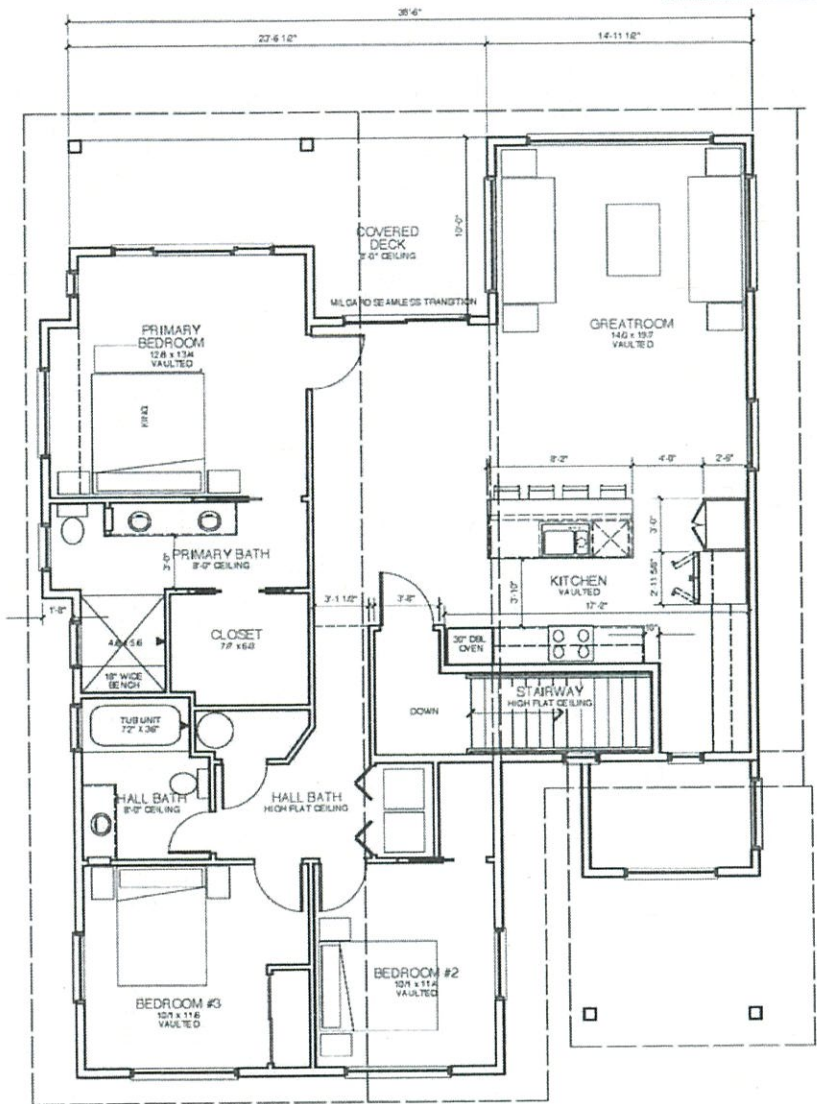
FIGURE 4: Proposed Plans and Elevations



GARAGE LEVEL FLOOR PLAN

90 SQ. FT. FOYER (INCLUDES EXTERIOR WALLS, EXCLUDES STAIRS)

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



MAIN FLOOR PLAN

1,608 SQ. FT. LIVING AREA INCLUDES EXTERIOR WALLS AND STAIRS

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

ATTENTION FRAMER!  
CRITICAL!  
SEE "S" SHEETS FOR  
STRUCTURAL  
INFORMATION

The Design Department, Inc.  
Creating Your Perfect Space  
1523 Boca Raton Dr.  
Lake Oswego, Oregon 97034  
(503) 332-3796

NOTE:  
Written dimensions on this drawing shall take precedence over  
all other dimensions.  
Contractor shall verify all dimensions, conditions, etc.  
pertaining to the work before proceeding.  
The Owner must be notified of any discrepancies from the  
drawings. Any such notification shall be received by the Owner prior to proceeding  
with the work or the Contractor shall accept full responsibility  
for cost to rectify same.

Custom Home Plan for:  
Mall McReynolds  
Pacific City, Oregon

Floor Plans

REVISIONS	
09.01.24	
09.16.24	
09.26.24	
09.27.24	
10.04.24	
10.06.24	
10.07.24	
10.08.24	

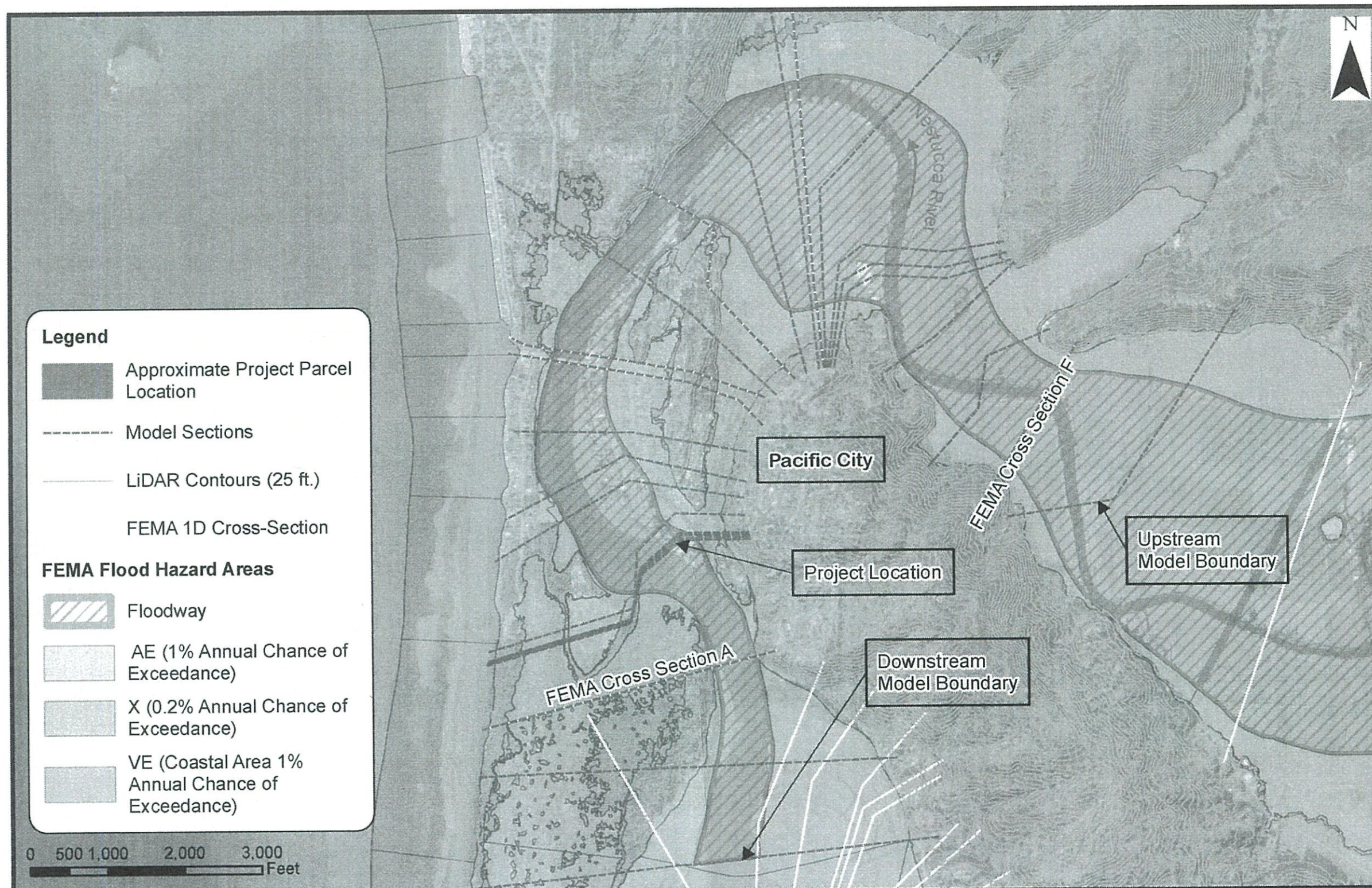
ORIGIN DATE  
08.20.24

PROJECT NO  
2524

SHEET

PROGRESS DRAWINGS NOT FOR CONSTRUCTION





FIGURE

5

## Hydraulic Analysis Overview Map of Proposed Project

35700 Airport Way  
Hydraulic Analysis Report



**WATERWAYS**  
CONSULTING, INC.

Santa Cruz, CA | [watways.com](http://watways.com) | Portland, OR



# EXHIBIT C



## Melissa Jenck

---

**From:** Brian Olle  
**Sent:** Tuesday, September 9, 2025 5:24 PM  
**To:** Sarah Thompson; Sarah Absher  
**Cc:** Melissa Jenck  
**Subject:** RE: #851-25-000249-PLNG

Hi Sarah,

Public Works has no comment or concern with the exception.

**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 29, 2025 3:15 PM  
**To:** Sarah Absher <Sarah.Absher@tillamookcounty.gov>  
**Cc:** Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>  
**Subject:** #851-25-000249-PLNG

Good afternoon,

Please see the link below for the Notice of Application for #851-25-000249-PLNG for a Riparian Exception request.

<https://www.tillamookcounty.gov/commdev/project/851-25-000249-plng>

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](mailto:Sarah.thompson@tillamookcounty.gov)



## Melissa Jenck

---

**From:** BRADLEY Robert \* ODFW <Robert.BRADLEY@odfw.oregon.gov>  
**Sent:** Friday, August 29, 2025 3:21 PM  
**To:** Sarah Thompson; Sarah Absher  
**Cc:** Melissa Jenck  
**Subject:** EXTERNAL: RE: #851-25-000249-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.]**

The proposed setback would be consistent with the existing footprint and similar to adjacent development.

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 29, 2025 3:15 PM  
**To:** Sarah Absher <Sarah.Absher@tillamookcounty.gov>  
**Cc:** Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>  
**Subject:** #851-25-000249-PLNG

Good afternoon,

Please see the link below for the Notice of Application for #851-25-000249-PLNG for a Riparian Exception request.

<https://www.tillamookcounty.gov/commdev/project/851-25-000249-plng>

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](mailto:Sarah.thompson@tillamookcounty.gov)