



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REVIEW REQUEST #851-25-000542-PLNG:
TILLAMOOK SCHOOL DISTRICT
TILLAMOOK HIGH SCHOOL FIELD BUILDING REPLACEMENT PROJECT**

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

**NOTICE OF ADMINISTRATIVE REVIEW
Date of Notice: December 17, 2025**

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

#851-25-000542-PLNG: Conditional Use request for expansion/alteration of an existing non-conforming use to replace the existing field building with a new field building on that portion of the Tillamook High School campus zoned Farm (F-1). The subject property is primarily located in the City of Tillamook Urban Growth Boundary, UGB, at 2605 Twelfth Street and designated as Tax Lot 400 in Section 31B of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The subject property is predominantly located in the Tillamook Public and Semi-Public (P & S-P) Zone, with that portion of the campus east of the UGB boundary zoned Farm (F-1). The applicant and property owner is Tillamook School District #9. *Applicant seeks approval for this request by way of a conditional use permit and, in the alternative, approval of the project by way of non-conforming minor review.*

Written comments received by the Department of Community Development prior to 4:00p.m. on December 31, 2025, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, January 2, 2026.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 750 feet of the exterior boundaries of the subject parcel for which an application has been made and other appropriate agencies at least 14 days prior to this Department rendering a decision on the request.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3301 or sarah.thompson@tillamookcounty.gov.

Sincerely,

Sarah Absher, Director, CFM

Enc. Applicable Ordinance Criteria, Maps

ARTICLE VI - CONDITIONAL USE PROCEDURES AND CRITERIA

SECTION 6.040: REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

SECTION 3.002: FARM ZONE (F-1)

(5) **CONDITIONAL USE REVIEW CRITERIA** An applicant for a use permitted in Table 1 must demonstrate compliance with the following criteria and with the Conditional Use Criteria in Article 6 Subsection 040, or in Article 6 Subsection 060 if the proposed use is for the restoration, enhancement or creation of a wetland as defined in 3.002(2).

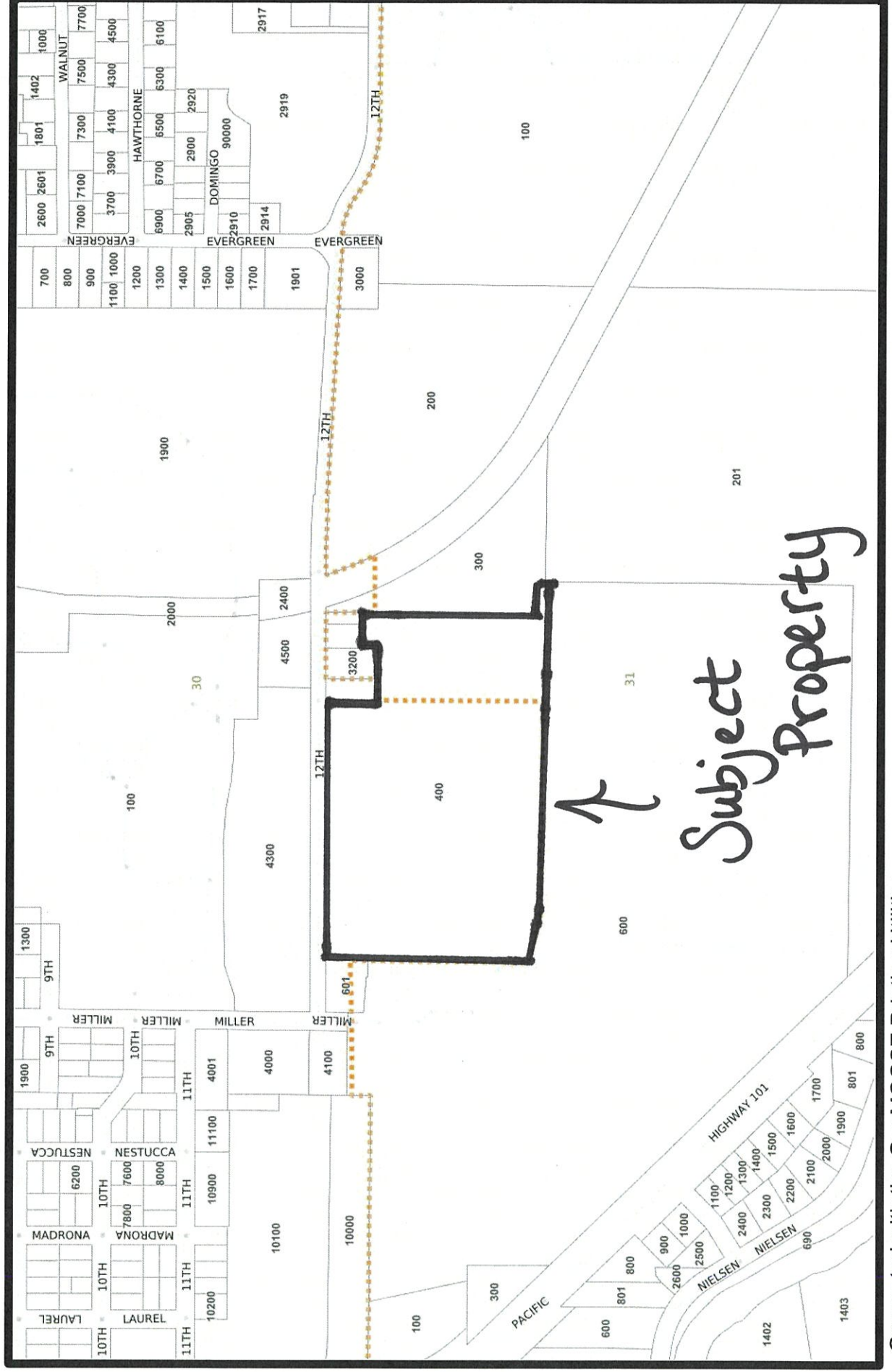
- (a) The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
- (b) The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

ARTICLE VII - NONCONFORMING USES AND STRUCTURES

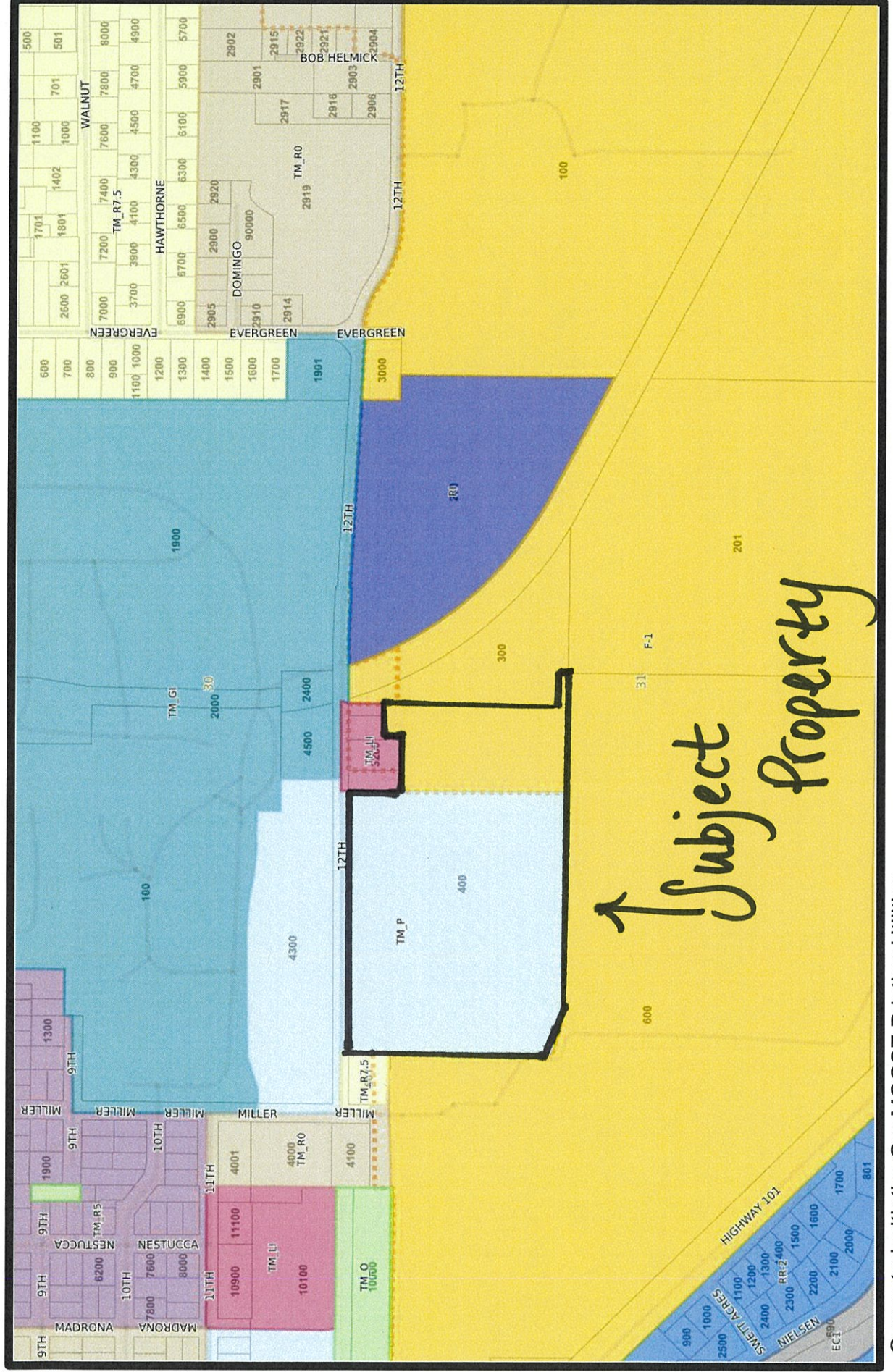
(11) **MINOR REVIEW:** Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:

- (a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:
 - i. A comparison of existing use or structure with the proposed change using the following factors:
 1. Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;
 2. Numbers and kinds of vehicular trips to the site;
 3. Amount and nature of outside storage, loading and parking;
 4. Visual impact;
 5. Hours of operation;
 6. Effect on existing vegetation;
 7. Effect on water drainage and water quality;
 8. Service or other benefit to the use or structure provides to the area; and
 9. Other factors relating to conflicts or incompatibility with the character or needs of the area.
 - ii. The character and history of the use and of development in the surrounding area.
- (b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.

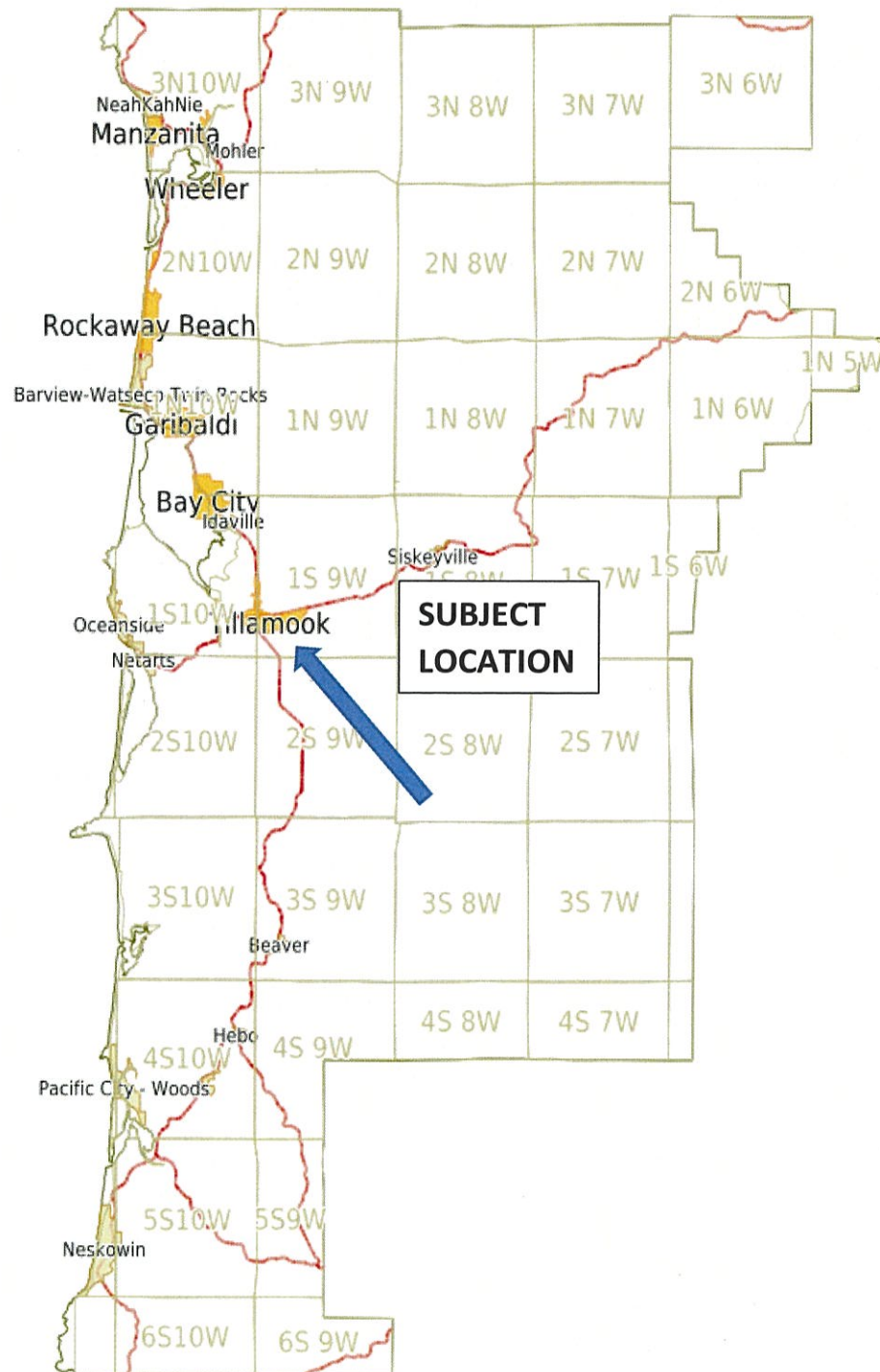
Map



Map



VICINITY MAP



#851-25-000542-PLNG: TILLAMOOK HIGH SCHOOL
FIELD BUILDING REPLACEMENT PROJECT



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

PLANNING APPLICATION

Applicant ☒ (Check Box if Same as Property Owner)

Name: **Tillamook SD #9**

Phone: _____

Address: **2510 1st Street**

City: **Tillamook**

State: **OR**

Zip: **97141**

Email: **c/o Michael Kittell: michael@breakwater-law.com**

Property Owner

Name: **Tillamook School District**

Phone: **503-842-4414**

Address: **2510 1st Street**

City: **Tillamook**

State: **OR**

Zip: **97141**

Email: **schonbroda@tillamook.k12.or.us**

OFFICE USE ONLY	
Date Stamp	RECEIVED
	NOV 06 2025
BY: <i>SAT</i>	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees:	
Permit No:	
851-25-00542	-PLNG

Request: Conditional use permit or, in the alternative, nonconforming minor review approval

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
- ☐ Fore-dune 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: **2605 Twelfth Street, Tillamook, Oregon**

Map Number:

1S

09

31B

400

Township

Range

Section

Tax Lot(s)

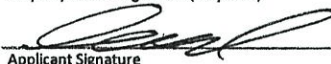
Clerk's Instrument #: **Book 112, Page 330**

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

11/4/25

Date

11/4/25

Date

**APPLICATION STATEMENT
(Conditional Use Permit)
(Expansion/Alteration of Existing Nonconforming Use)**

**Part 1
GENERAL INFORMATION**

Applicant:

Tillamook School District #9 is the applicant and owner of the Property (defined below) ("**Applicant**"). The Applicant had a pre-application conference with Director Absher prior to submission of this Application.

Property:

The Property is identified as map and tax lot 1S0931-B0-00400 (2025), with the situs address of 2605 Twelfth Street, Tillamook, Oregon ("**Property**"). The Property is comprised of 17.08 acres, and is predominately located within the City of Tillamook's urban growth boundary ("**UGB**"); however, approximately 3.7 acres is located outside of the UGB and is zoned Farm (F-1) ("**EFU Portion**"). The Applicant acquired the Property in or about 1948, pursuant to the vesting deed is recorded at Book 112, Page 330, Deed Records of Tillamook County. The Property is comprised of one contiguous parcel.

The Property has been committed to the operation of the school – in particular, high school education for residents in the surrounding urban and rural areas – since at least 1951, and is accordingly improved with various buildings essential or helpful for that purpose. In addition to the main school building, located inside the UGB and served by City water and sewer, the Property is currently improved with two outbuildings relevant to this Application: (1) an enclosed structure used for school sports purposes ("**Wrestling Building**"), located entirely on the EFU Portion and served by City water and sewer, and (2) an enclosed field house located at the east end of the football field, located inside the UGB ("**Existing Field Building**").

With the exception of the Wrestling Building, the EFU Portion of the Property has been maintained and used for many decades as a field area in conjunction with school operations and sports. This area is generally level. A riverine traverses the southern boundary of the EFU Portion, and freshwater emergent wetland are located on the very SE corner of the EFU Portion. The EFU Portion is generally free of flood hazards except on its southern end.

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Request:

The Applicant desires to remove the Existing Field Building and replace it with a new field building ("**New Field Building**") positioned immediately (roughly 100') to the east of the current footprint of the Existing Field Building (this footprint area is insufficiently wide enough to permit the placement of the slightly larger New Field Building), which location would be outside of the UGB. The New Field Building is currently expected to have a footprint of approximately 50x100', would be enclosed and heated, would be committed to storage and athletics purposes, with boys' and girls' locker rooms and restrooms, and would be served by City water and sewer. The anticipated capacity of the New Field Building is slightly over 100 people. No increase in sanitation or water usage is expected, as the New Field Building is expected to simply result in a minor reallocation of existing utility demands between the school's buildings.

Concept plans depicting the proposed location and design of the New Field Building are attached in Exhibit A. As suggested in Exhibit A, the New Field Building would be constructed in an area partially encumbered by flood hazard (.02% annual chance flood hazard) and outside any wetland area. The inventoried soils in the vicinity of the proposed location of the New Field Building are Class II soils.

Upon approval, the Applicant will obtain all required building permits from Tillamook County, and sewer/water approvals from the City of Tillamook.

This Application seeks approval for the request by way of a conditional use permit and, in the alternative, approval of the request by way of nonconforming minor review. This request is supported by the Affidavit of Randy Schild, attached hereto as Exhibit B.

APPLICATION FOR CONDITIONAL USE PERMIT

1. The Use is Allowed under Applicable Law.

Tillamook County Land Use Ordinance ("TCLUO") § 3.002(4)(t) permits the expansion of a school that was in existence as of January 1, 2009 if the conditional use criteria in § 3.002(5) are satisfied and "the expansion occurs on the tax lot on which the use was established on or before January 1, 2009 or a tax lot that is contiguous to the tax lot that was owned by the applicant on January 1, 2009."

The Use Table in TCLUO Article 3.002 provides that, "[p]ublic or private schools for kindergarten through grade 12, *including all buildings essential to the operation of a school*, primarily for residents of the rural area in which the school is located" are permitted on non-

high-value farmland, subject to the general standards in TCLUO § 3.002(4)(w) (emphasis supplied).

Preliminarily, it appears that the terms permitting *expansion* of school facilities under § 3.002(4)(t) are separate and distinct from the terms permitting placement of schools under the Article 3.002 Use Table. Consequently, the request herein is permitted under § 3.002(4)(t), irrespective of the fact that it does not appear to be facially allowed under the TCLUO Article 3.002 Use Table's prohibition regarding placement of schools on high-value farmland.

However, as discussed below, the prohibition on placement of schools on high-value farmland is inconsistent with state law, and is therefore unenforceable. ORS 215.283(1)(aa) permits placement of "[p]ublic or private schools for kindergarten through grade 12, including all buildings essential to the operation of a school, primarily for residents of the rural area in which the school is located" on EFU land. However, more applicable to this Application, ORS 215.135(1) requires a local government to permit the *expansion* of school facilities on EFU land, as follows (emphasis supplied)¹:

Notwithstanding ORS 215.130, 215.213 or 215.283 or any local zoning ordinance or regulation, a public or private school, including all buildings essential to the operation of the school, formerly allowed pursuant to ORS 215.213 (1)(a) or 215.283 (1)(a), as in effect before January 1, 2010, may be expanded provided:

- (a) The expansion complies with ORS 215.296;**
- (b) The school was established on or before January 1, 2009;**
- (c) The expansion occurs on a tax lot:
 - (A) On which the school was established; or**
 - (B) Contiguous to and, on January 1, 2015, under the same ownership as the tax lot on which the school was established; and****
- (d) The school is a public or private school for kindergarten through grade 12.**

This statute controls "notwithstanding" ORS 215.130 (nonconforming uses), ORS 215.213 (EFU uses in marginal lands counties), ORS 215.283 (EFU uses in non-marginal lands counties), "any local zoning ordinance," or any "regulation" to the contrary. In other words, *even if* the high-value farmland prohibition in the TCLUO Article 3.002 Use Table applies, ORS 214.135(1) controls and supersedes such prohibition.

Applying the ORS 215.135(1) elements to the present request, the New Field Building constitutes a building essential for the operation of Tillamook High School, the expansion complies with ORS 215.296 (discussed more below), Tillamook High School was established prior to January 1, 2009, the expansion will occur on the same tax lot on which the school is established, and the school is a public school with grades between kindergarten and grade 12.

¹ The terms in ORS 215.135(1) are copied word-for-word in OAR 660-033-0130(18).

All elements of ORS 215.135(1) are therefore satisfied, and the requested use is therefore permitted.

2. **The Use is Not Prohibited by the Three-Mile Setback in TCLUO § 3.002(4)(w) and OAR 660-033-0130(2)(a) and Otherwise Complies with the General Use Standards in TCLUO § 3.002(4)(w).**

TCLUO § 3.002(4)(w) and OAR 660-033-0130(2)(a) both facially prohibit the placement of an enclosed structure with a design capacity of over 100 people within three miles of an urban growth boundary. These same provisions also prohibit the placement of enclosed structures with a design capacity of over 100 people being placed within one-half mile of similar structures. However, these prohibitions as applied to this particular Application are invalid due to their inconsistency with ORS 215.135(1), which has priority over the local code and State regulations, and contains no such limitation relative to expansion of school facilities. *Chu v. SAIF Corp.*, 290 Or. App. 194, 201 (2018) (“[a]n administrative rule that is inconsistent with the provisions of a statute is invalid”). *City of Corvallis v. Pi Kappa Phi*, 293 Or. App. 319, 324 (2018) (“[i]f a statute permits conduct that a local ordinance prohibits, the laws conflict and the statute displaces the ordinance”).

The requested use otherwise complies with the general standards in TCLUO § 3.002(4)(w).

3. **Application of Condition Use Criteria.**

ORS 215.296(1) and TCLUO § 3.002(5) each provide that a use may be permitted if the governing body finds that the use will not (a) [f]orce a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; or (b) [s]ignificantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

The New Field Building will not force a significant – or, more accurately, *any* – change in accepted farm or forest practices on surrounding lands devoted to farm or forest use. The location of the New Field Building is on area that has been committed to school purposes for many decades, and is accessed the same way as the Existing Field Building – i.e. through school property. The location of the proposed building is:

- To the east, adjacent to vacant property owned by the Applicant (map and tax lot 1S0931-00-00300 (2025), which is next to rail lines and a lumber yard.
- To the north, adjacent to the school property owned by the Applicant, and the City of Tillamook city limits.
- To the west, adjacent to school property owned by the Applicant, including the track and field.

- To the south, adjacent to farm property but separated by a large riverine and associated vegetation, as well as flood and wetland areas.

Indeed, the New Field Building will replace a similar use building (the Existing Field Building) and be located only about 100' to the east of the Existing Field Building. There will be no expected increase in student or non-student activity on the Applicant's property as a result of the New Field Building – i.e. the building will not increase the usage of the Applicant's property, but will instead enhance the facilities available to the school's existing and future students. Consequently, no material offsite changes are anticipated due to the New Field Building.

For the same reasons, the New Field Building will not result in a significant increase – or, more accurately, *any increase* – in the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

4. Extension of Sewer and Water to the New Field Building is not prohibited by Goal 11.

Goal 11 generally provides limitations on the extension of sewer outside of urban growth or unincorporated community boundaries. The primary regulation in this regard is OAR 660-011-0060, which prohibits the extension of sewer lines from within a UGB to lands outside of the UGB, or from land outside of the UGB currently served by sewer to serve uses that were not served by the system on July 28, 1998. *See* OAR 660-011-0060(2). However, as discussed above, the New Field House is not a new "use" – instead, it is part of an existing use (i.e. school facilities, including buildings necessary for school purposes) that was in place and served by the sewer system long before July 28, 1998.

Given that (i) the school has been connected to the City's sewer system long before July 28, 1998, (ii) the City's sewer system already serves school buildings outside of the UGB (namely, the Wrestling Building), and (iii) the New Field House constitutes the same type of use (school buildings) to which the Property has been committed for many decades, connection of the New Field Building to the existing sewer system is not prohibited by OAR 660-011-0060 or any other regulation statute enacting or applying Goal 11.

The City of Tillamook Public Works Department has indicated that they would approve the connection of sewer and water to the New Field Building, notwithstanding their current moratorium on new connections, because the connection would not increase any burden on the existing system (i.e. it would only "move around" the Property's existing burden on the system).

5. The Use is Not Inconsistent with the Comprehensive Plan.

The Tillamook County Comprehensive Plan does not contain specific terms relating to placement of school facilities on Farm-zoned land. However, Section 1.6 of Goal 11 of the Comprehensive Plan envisions requests similar to that in this Application, with the language: “[t]he Tillamook School District is most likely to need facilities expansion.” There is no discussion in Goal 3 that would indicate that the expansion of school facilities is inconsistent with the purposes or terms of that goal. The TCLUO enacts and applies the policies embodied in the Comprehensive Plan, and that ordinance includes the above-cited provisions permitting placement of schools on Farm-zoned property.

Additionally, the connection of the New Field Building to the existing sewer lines that serve the Property, including the Non-UGB Portion, is consistent with the Comprehensive Plan. Section 3.5 of Goal 11 provides that sewer expansion “will be allowed” outside of an urban growth boundary if there is a guaranteed limit to a specific area of concern. In this case, there is already sewer service outside of the UGB – serving the Wrestling Building – and this Application only seeks approval limited to connect the existing sewer service to the New Field Building – about 80-100’ feet away. No further connections are envisioned, and in any event any future connections would be necessarily limited given the riverine, wetlands, flood hazard area, and rail line which box in the Applicant’s property on the south and east (i.e. there is a guaranteed limit to the extent of the sewer expansion because of natural and legal limitations).

This Application is consistent with the Tillamook County Comprehensive Plan.

**ALTERNATIVE APPLICATION FOR EXPANSION/ALTERATION OF
NONCONFORMING USE**

The request herein can alternatively be permitted under the nonconforming use provisions of TCLUO Article 7. Notably, case law indicates that expansions of nonconforming uses in EFU land are processed under the governing body’s nonconforming ordinances. *See Marquam Farms Corp. v. Multnomah Cnty.*, 147 Or. App. 368 (1997).

The Applicant’s use of the EFU Portion of the Property for school purposes, including the Wrestling Building, is a “nonconforming use” under TCLUO § 7.002(1)(a) as it has been in place and continuous since at least 1951. As per TCLUO § 7.002(4)(b), “ALTERATION or EXPANSION of a NONCONFORMING USE shall be subject to Minor Review under Section 7.020(11).” AS per TCLUO § 7.002(5)(b), “[i]f a NONCONFORMING USE involving a structure is replaced or a new use is added to the existing use, the new use shall conform to the current requirements of this ordinance, unless it is determined that the structure is suitable only for

nonconforming uses. Such determination shall be made as part of the procedure and criteria of Minor Review under Section 7.020(11)."

The minor review criteria in TCLUO § 7.002(11) are satisfied. For the reasons discussed above, the proposed New Field Building will have "no greater adverse impact on neighboring areas" than the existing use or structure. In particular, there is anticipated to be (after construction is complete): (1) no material increase in noise, vibration, dust, odor, fumes, glare or smoke detectable at or beyond the property line; (2) no increase or change in the number of vehicles trips to the Property; (3) no change in outside storage, loading or parking that would be noticeable offsite; (4) no aesthetic degradation to neighboring properties; (5) no material change in the hours of operation; (6) no material change on existing vegetation; (7) no material change in water drainage or water quality; (8) an enhancement of the benefit to the local community by enhancing publicly owned school facilities; (9) and no other or different negative offsite impacts. Additionally, the New Field Building is consistent with the character and use of the Property and surrounding area, and will maintain at least 6' between structures and comply with the clear vision area of TCLUO § 4.010.

Connection to existing sewer is addressed above.

Therefore, the request should be approved by way of the minor review process in TCLUO Article 7.

CONCLUSION

The Applicant respectfully requests that the County approve the Applicant's requests herein. Any questions or concerns regarding this application should be addressed to Michael Kittell, 9900 SW Wilshire St., Suite 200, Portland, Oregon or via email at michael@breakwater-law.com.

EXHIBIT A



TI LAMOOK HIGH SCHOOL

Tillamook High School Field House Concept Design



+ **NZCS**

Executive Summary

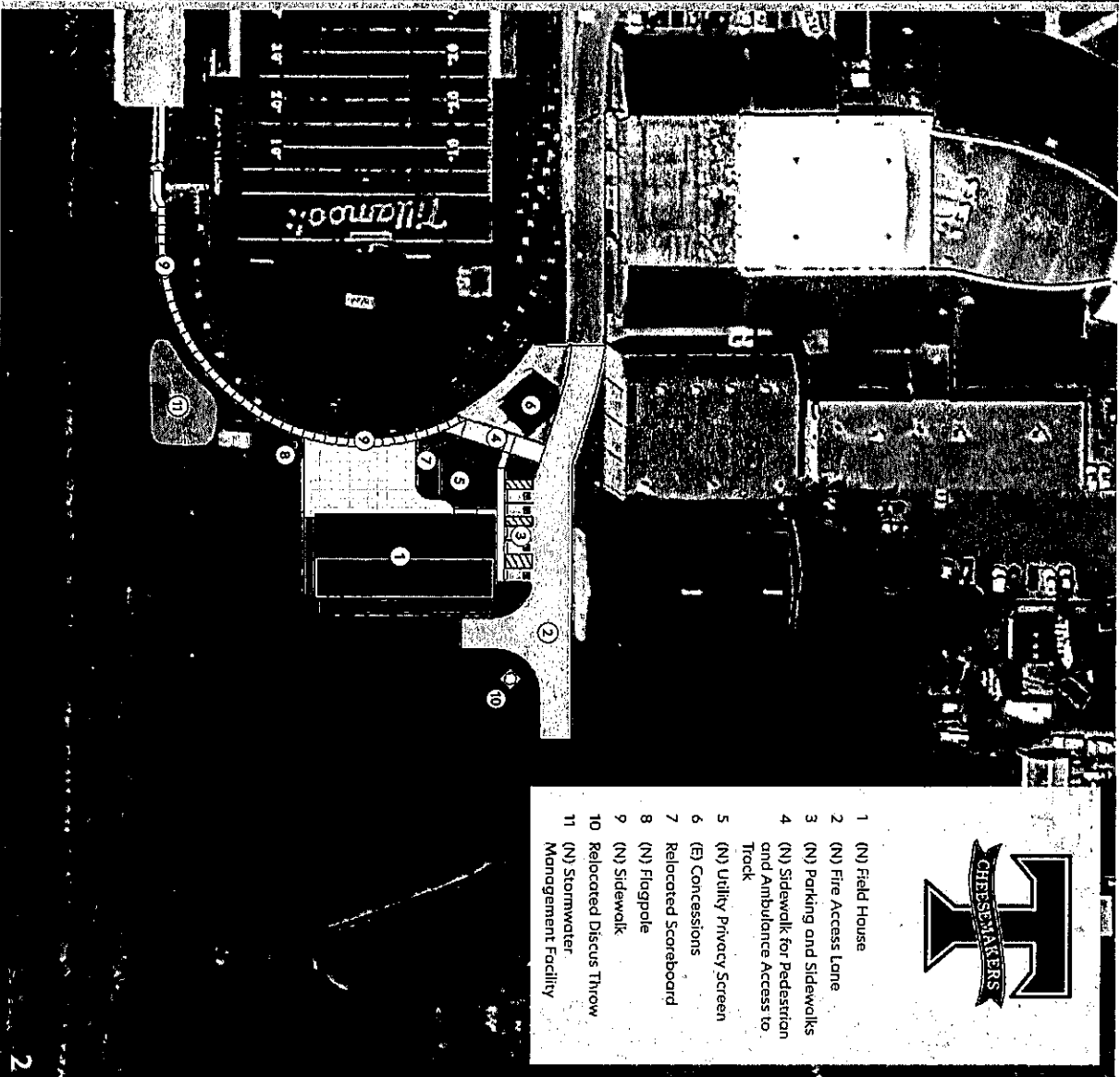
The Tillamook School District has developed conceptual plans to create a new field house adjacent to the Tillamook High School track and field at 2605 12th Street in Tillamook, Oregon. The new 5,500 SF field house replaces an existing dilapidated and undersized field house with non-accessible restrooms. The new field house is designed as a multipurpose sports facility with one large flexible space. Additionally, the building will have accessible restrooms used to serve spectators during sporting events and separate facilities to serve students. A new sidewalk will connect the field house to the grandstands. Concurrent site improvements include a new fire access lane, accessible parking, and improved pedestrian and ambulance access to the track.

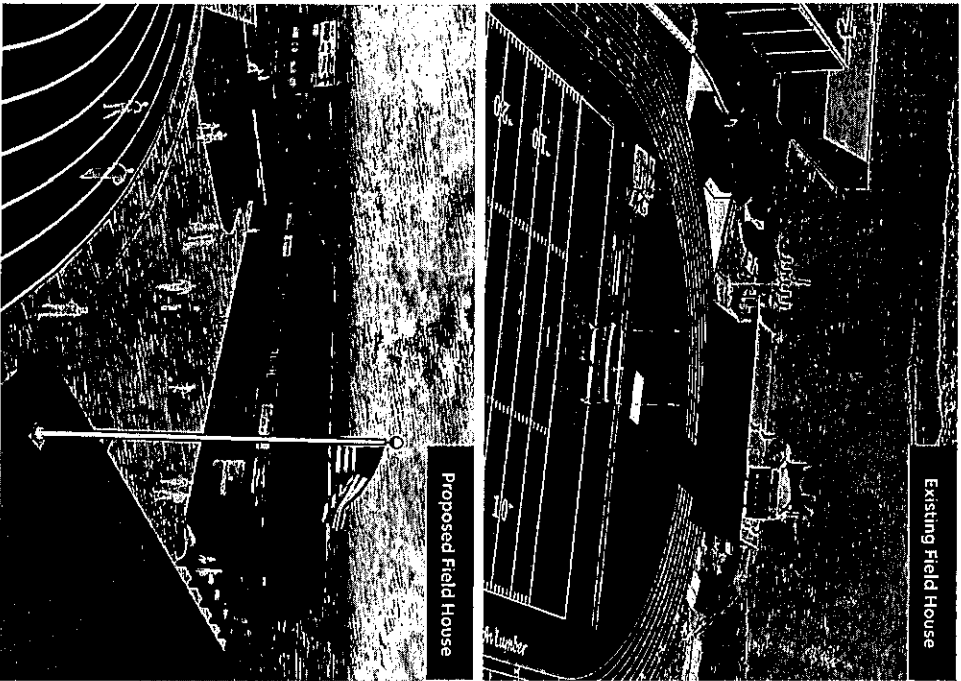
Program Elements

- 110' x 50' Pole barn structure with a concrete plaza facing the field. The structure will include a lean-to covered and fenced area along the eastern facade for outdoor storage, and a covered area on the south side for restroom access.
- New accessible ADA compliant restrooms. Separate restrooms are proposed for public use during sporting events and for student use. Changing rooms will be included in student restrooms.
- Wood accent screen enclosure for existing utilities.
- Relocation of existing scoreboard (on new supports) and new flag pole.
- Fire access lane with homestead turn around area for fire apparatus.
- Concrete sidewalk for pedestrian and ambulance access to track.
- Five accessible parking stalls and accessible pedestrian paths to track.
- Relocated discus pod and netting system.
- Relocated boulder-plaque installation adjacent to existing concessions stand.

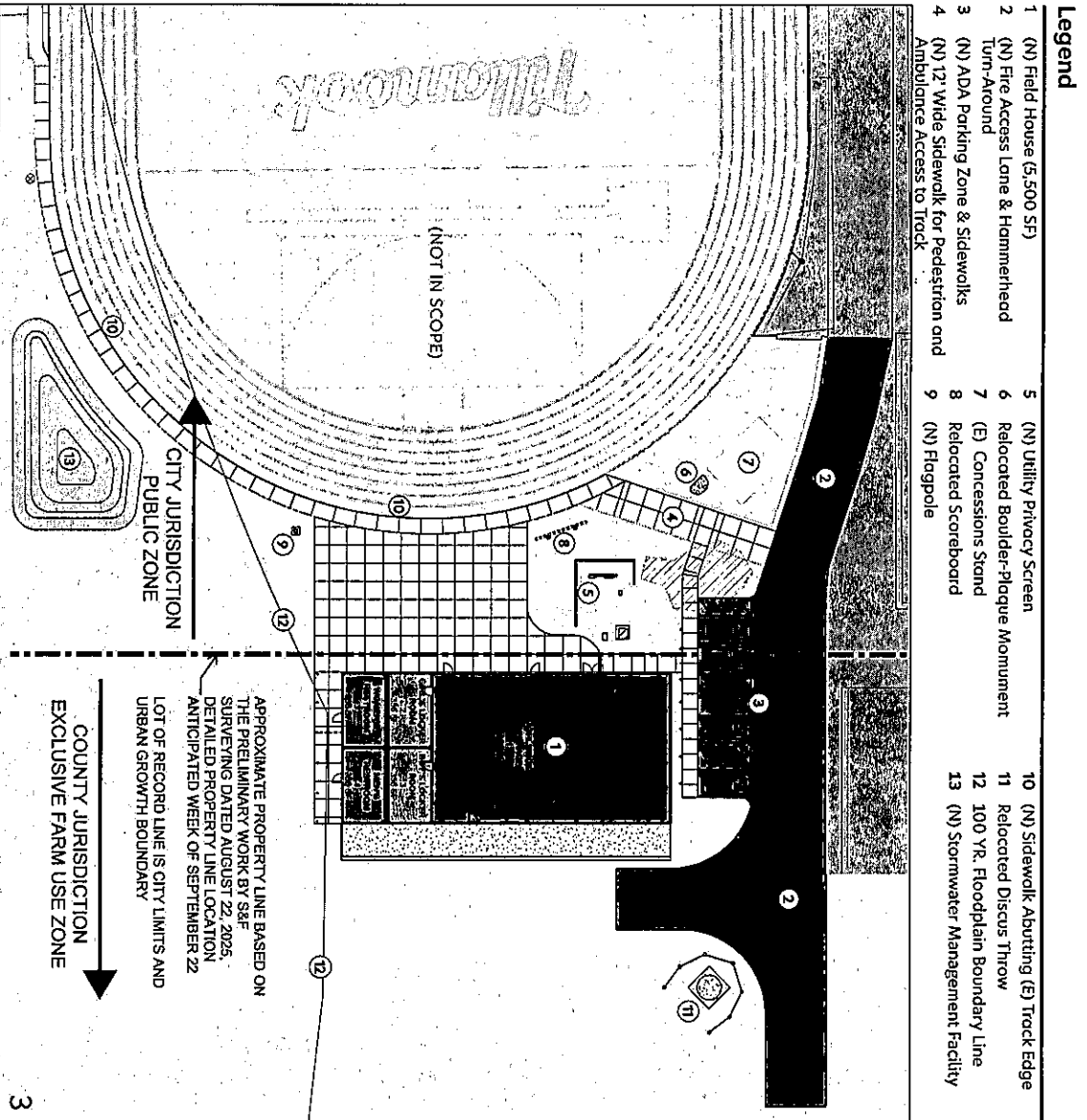
Cost Estimate

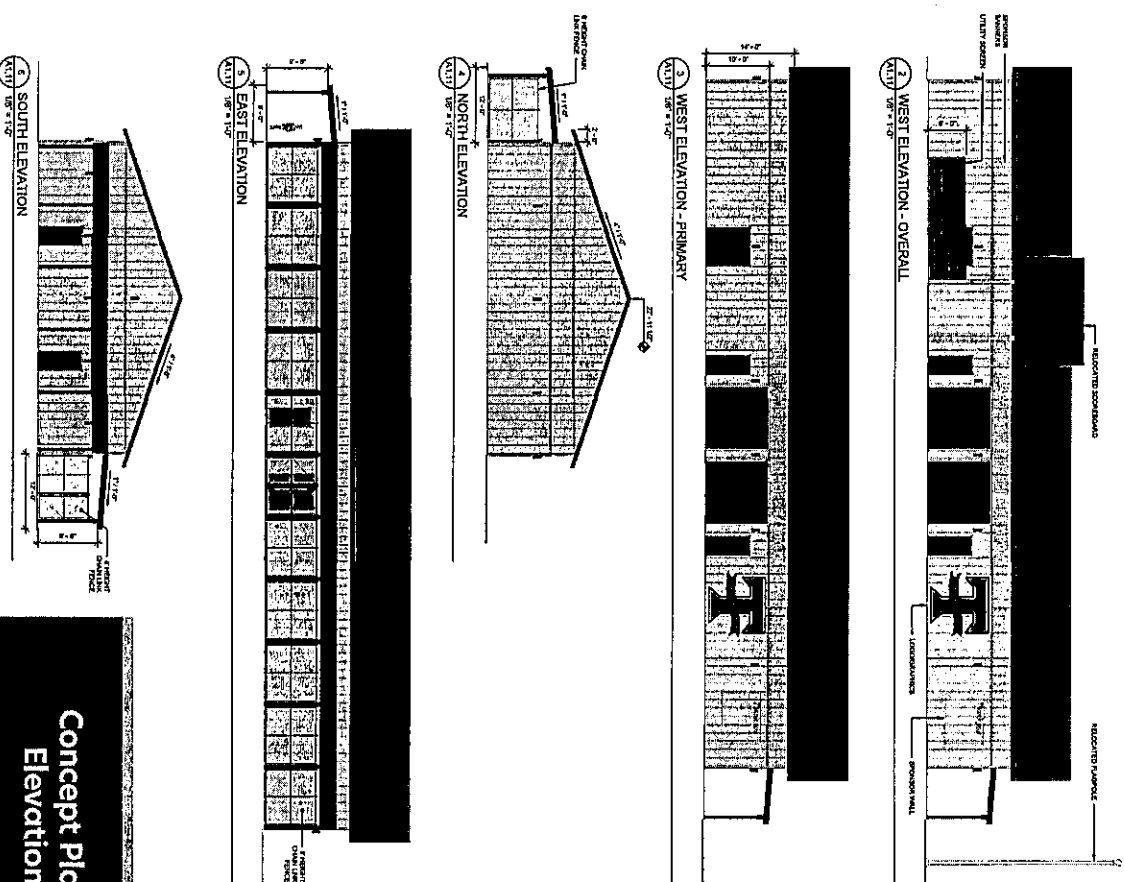
DESCRIPTION	LOW	HIGH
General Conditions	\$60,000	\$80,000
Sitework and Excavation	\$100,000	\$120,000
Concrete Flatwork	\$105,000	\$130,000
Field house structure	\$75,000	\$95,000
Privacy Screen	\$120,000	\$150,000
Relocated Scoreboard & Flagpole	\$25,000	\$35,000
Signage Allowance	\$20,000	\$25,000
Plumbing and Fixtures	\$44,000	\$60,000
Electrical and Lighting	\$75,000	\$90,000
Overhead and Profit	\$31,200 (5%)	\$39,250 (5%)
Bidding Contingency	\$93,600 (15%)	\$117,750 (15%)
TOTALS	\$748,800	\$942,000

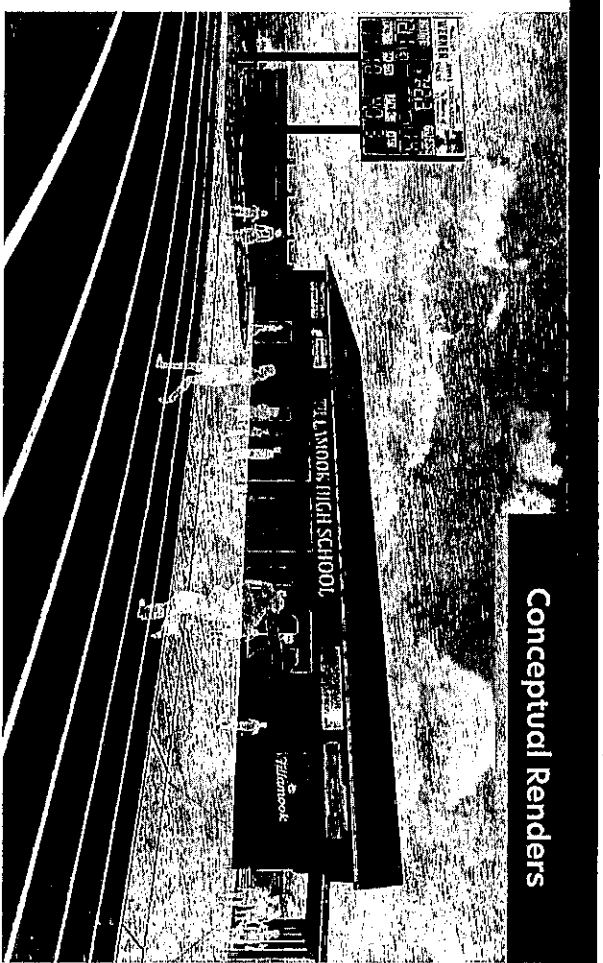
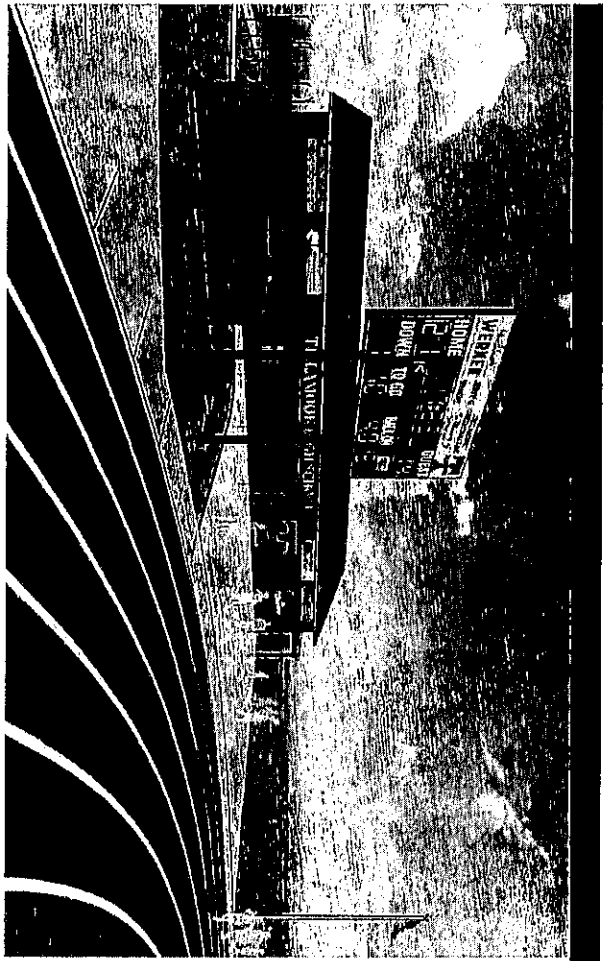




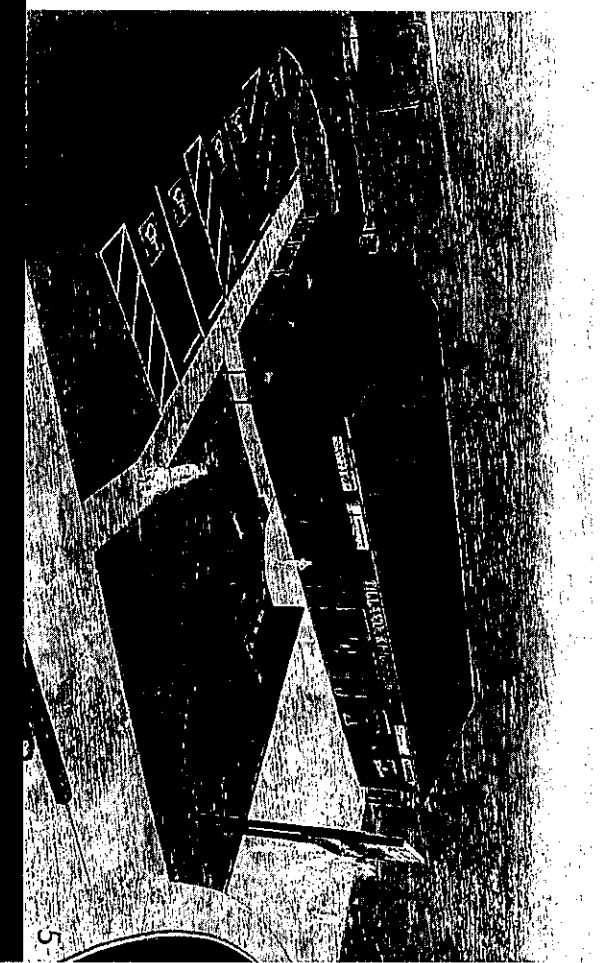
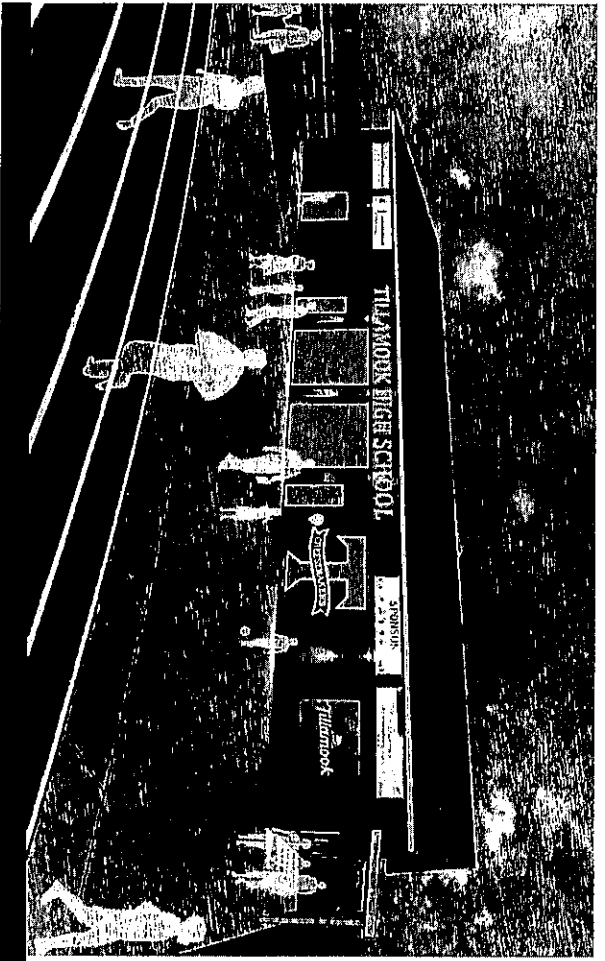
Tillamook High School Field House Concept Site Plan

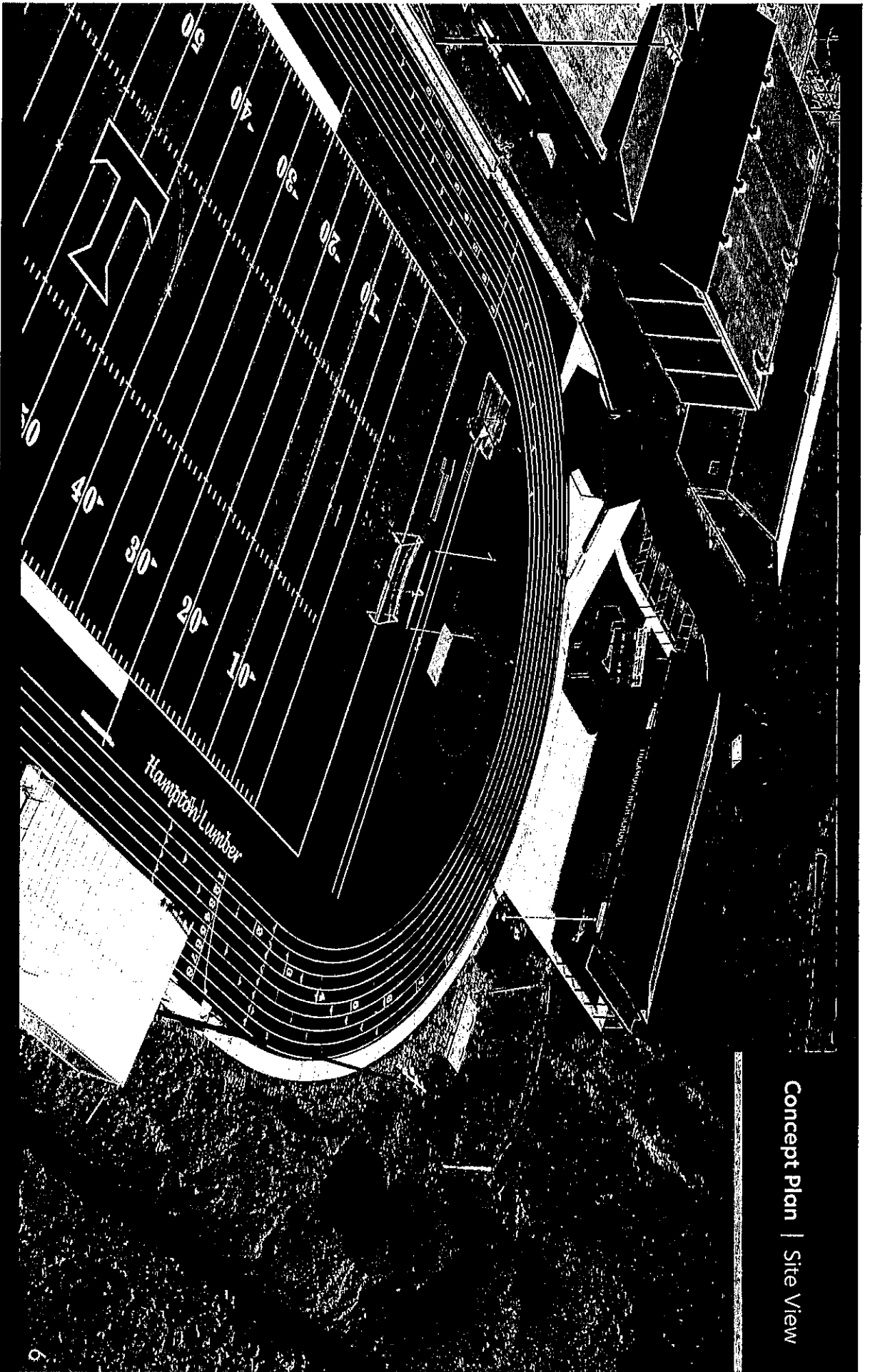




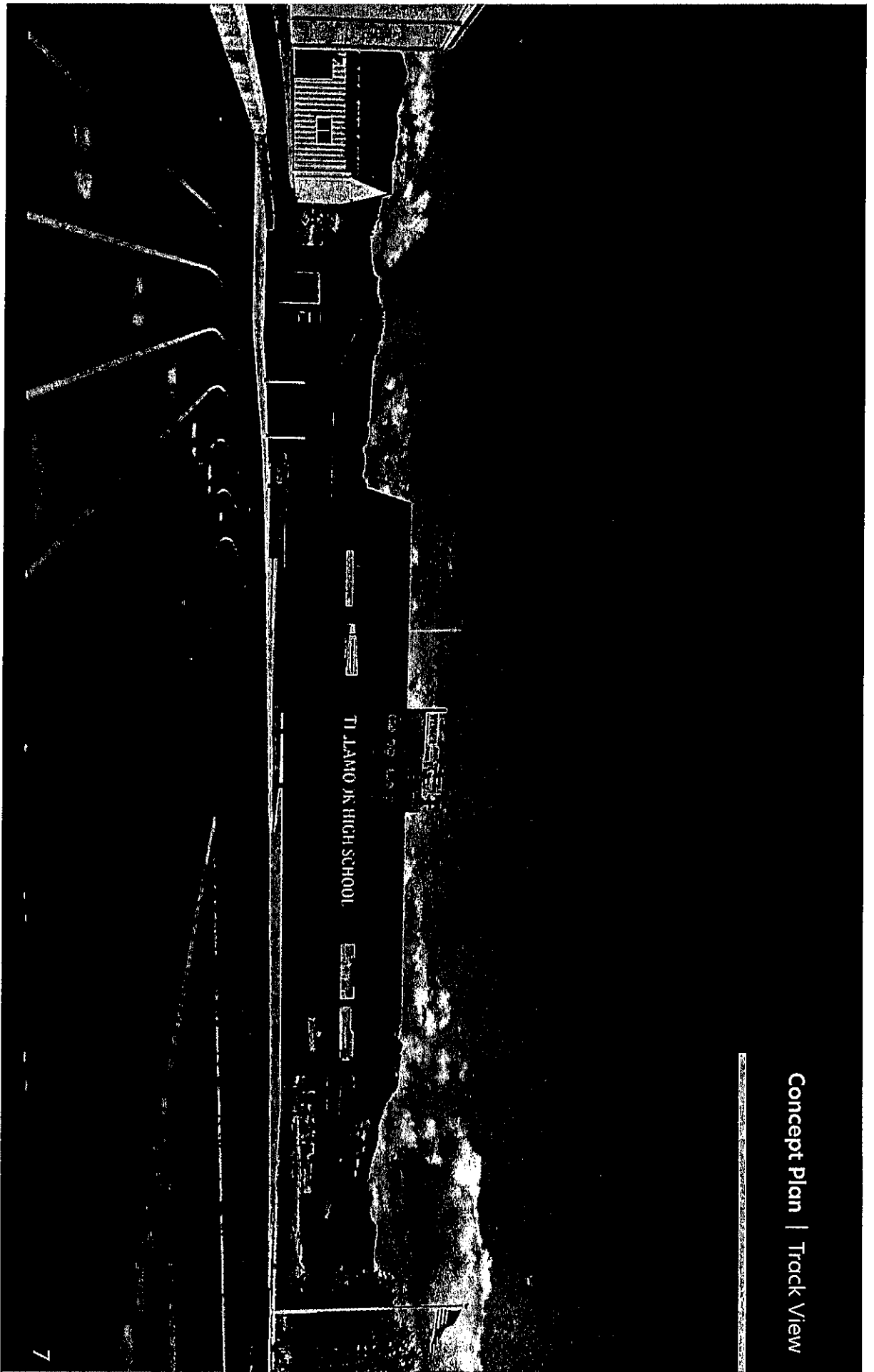


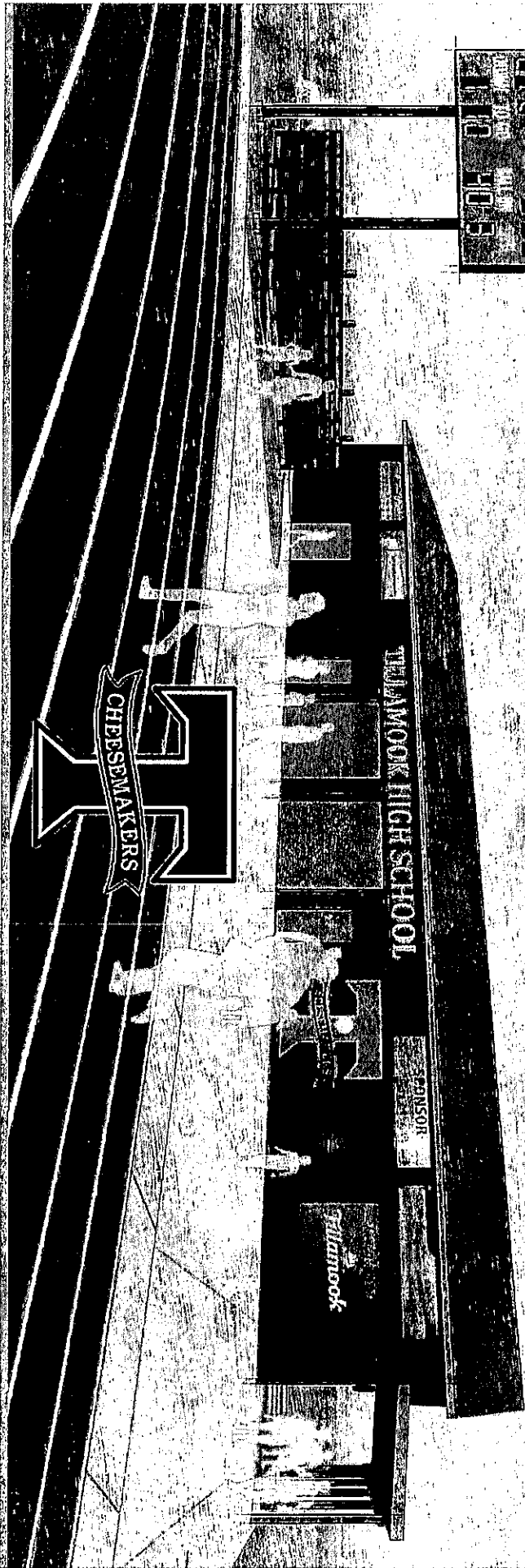
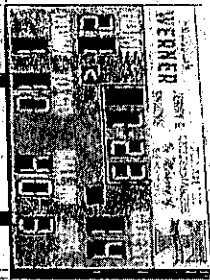
Conceptual Renders





Concept Plan | Site View





ZZCS

Klamath Falls
900 Klamath Avenue
Klamath Falls, OR 97601

Grants Pass
127 NW D Street
Grants Pass, OR 97526

Medford
45 Hawthorne Street
Medford, OR 97504

Oregon City
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EXHIBIT B

Affidavit of Randy Schild

I, Randy Schild, do depose and say:

1. I am the previous superintendent of Tillamook School District #9 ("**District**"), between the years of 2001 to 2019. I currently assist the District as an advisor, and have been assigned with the task of overseeing the approval and construction of the New Field Building (defined in the Application Statement).
2. The District owns the property on which the Tillamook High School is located, with the situs address of 2605 Twelfth Street, Tillamook, Oregon and identified as map and tax lot 1S0931-B0-00400 (2025) ("**Property**"), as well as a few adjacent properties. The District has owned this property and operated a public school thereon since essentially time immemorial, and certainly since at least 1951. The school has been a high school since that same time.
3. The Wrestling Building is located on the Property, outside of the City of Tillamook's UGB, and is connected to City sewer and water.
4. The Existing Field Building (defined in the Application Statement) is old and insufficient for the current sports and storage needs of the school. The District has received a very generous donation from a local foundation for the construction of the New Field Building, and intends to obtain the remainder of the construction costs from bonds. However, the New Field Building cannot be located in the same footprint as the Existing Field Building because of dimensional limitations – i.e. it does not fit. Consequently, the District, with the assistance of its design team, has determined that the best location for the New Field House is about 100' to the east of the Existing Field House, in the school's field. This would place the New Field House outside of the City of Tillamook's UGB, but nevertheless on the same property on which the Existing Field House is located.
5. Like the Wrestling Building and essentially all other school-related buildings on the Property, the New Field House would be connected to the City's sewer and water systems. The City of Tillamook Public Works Department has indicated that they would approve the connection of sewer and water to the New Field Building, notwithstanding their current moratorium on new connections, because the connection would not increase any burden on the existing system (i.e. it would only "move around" the Property's existing burden on the system).
6. The New Field Building is currently intended to be used for girls' wrestling and storage of school equipment, and would have one or more locker rooms and bathrooms.

7. If approved, the District intends to construct the New Field Building in the 2026 calendar year, with the hope that it would be completed by the beginning of the 2026-2027 school year.
8. I submit this Affidavit in support of the District's application for conditional use permit approval or, in the alternative, nonconforming minor review approval for the New Field Building.

Randy Schild 10/30/25
Randy Schild ~~xxxxxxx~~ Date

SUBSCRIBED and sworn before me this 30 day of October, 2025.

mj
Notary Public for Oregon

