



Land of Cheese, Trees and Ocean Breeze

**PARTITION REQUEST #851-26-000012-PLNG:
PORT OF TILLAMOOK BAY / ZWALD**
*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

March 6, 2026

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on March 6, 2026. 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 March 18, 2026**. This decision will become final on March 18, 2026, after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

GENERAL INFORMATION

Request: Partition request to create two (2) parcels (Exhibit B).

Location: Located southeast of the Incorporated City of Tillamook and part of the Port of Tillamook Bay, the subject property is located at the intersection of Long Prairie Road and Brickyard Road, both county roads, and designated as Tax Lot 600 of Section 04, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon (Exhibit A).

Zone: The subject property is primarily zoned General Industrial (M-1) (Exhibit A).

Applicant: Zwald Property Management, LLC, 9980 South Prairie Road, Tillamook, OR. 97141

Property Owner: Port of Tillamook Bay, 4000 Blimp Blvd., Tillamook, OR. 97141

This approval is subject to the following conditions:

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. Prior to development activities of each parcel, an updated wetland delineation and Oregon Department of State Lands concurrence letter shall be submitted to the Department at the time of zoning and building permit application submittal. Development activities within wetlands are subject to State of Oregon fill/removal laws and permitting where applicable.

3. Prior to development of each parcel, the applicant/property owner shall obtain an approved Road Approach Permit from the Tillamook County Public Works Department and submit a traffic impact study upon request by the Tillamook County Public Works Director. A copy of the approved Road Approach Permit shall be provided to the Department at the time of zoning and building permit application submittal for development of each parcel.
4. Future development of each parcel is subject to standards required by TCLUO Section 3.032: General Industrial (M-1) zone, TCLUO Section 3.550 Freshwater Wetland (FW) Overlay Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. Demonstration of compliance with applicable standards is required at the time of zoning and building permit application submittal.
5. A notation shall be placed on the final plat stating that the allowance of the partition does not warrant that sewer or site evaluation approval is or will be available to the approved parcels.
6. All easements necessary to serve the parcels shall be depicted on the final plat.
7. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
8. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
9. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.

Sincerely,
Tillamook County Department of Community Development



Angela Rimoldi, Planning Permit Technician

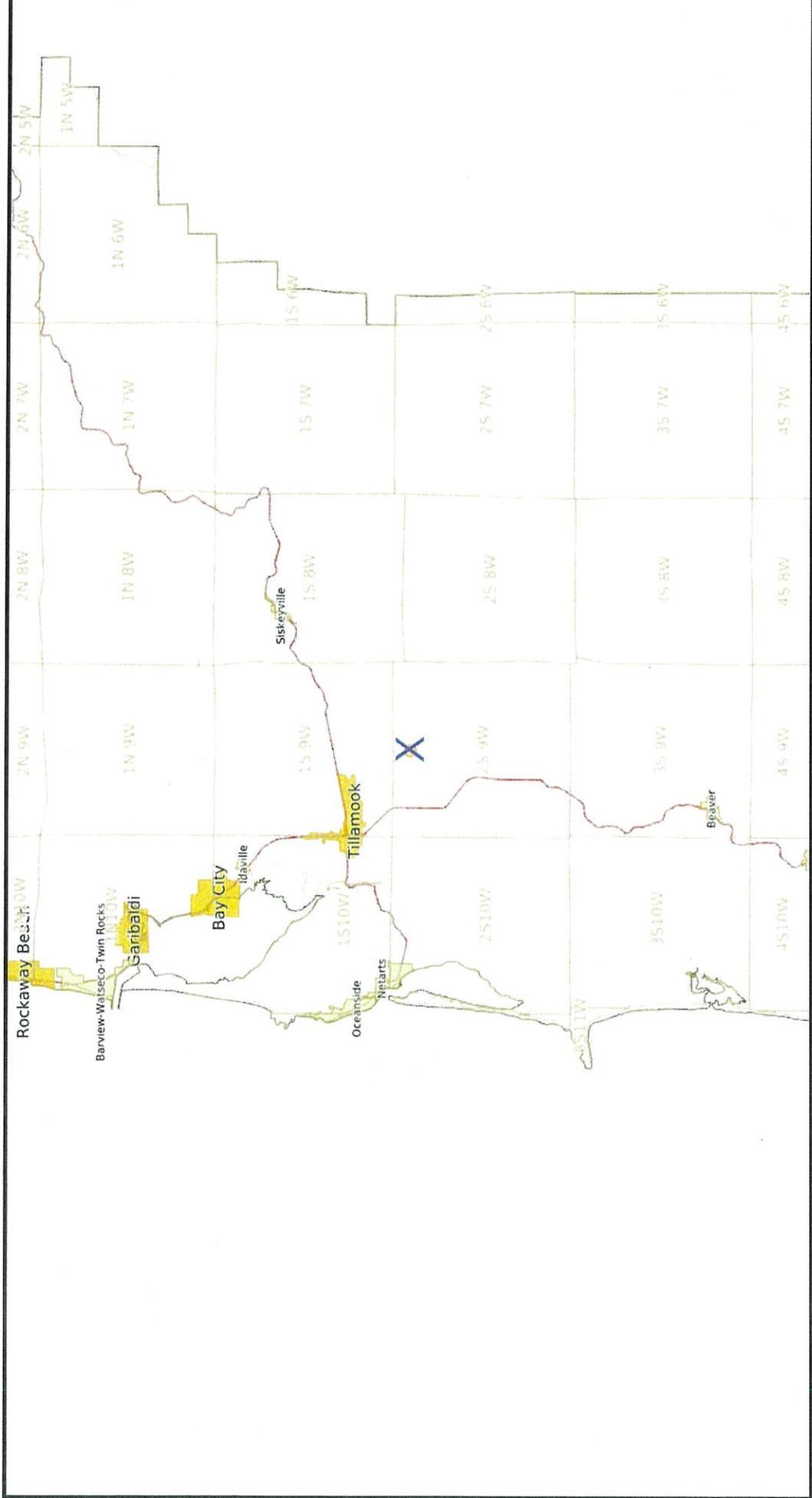


Sarah Absher, CFM, Director

*Enclosed: Property Identification Maps
Preliminary Plat Map*



Tillamook County GIS



Created: Thu Jan 22 2026-14:32:15
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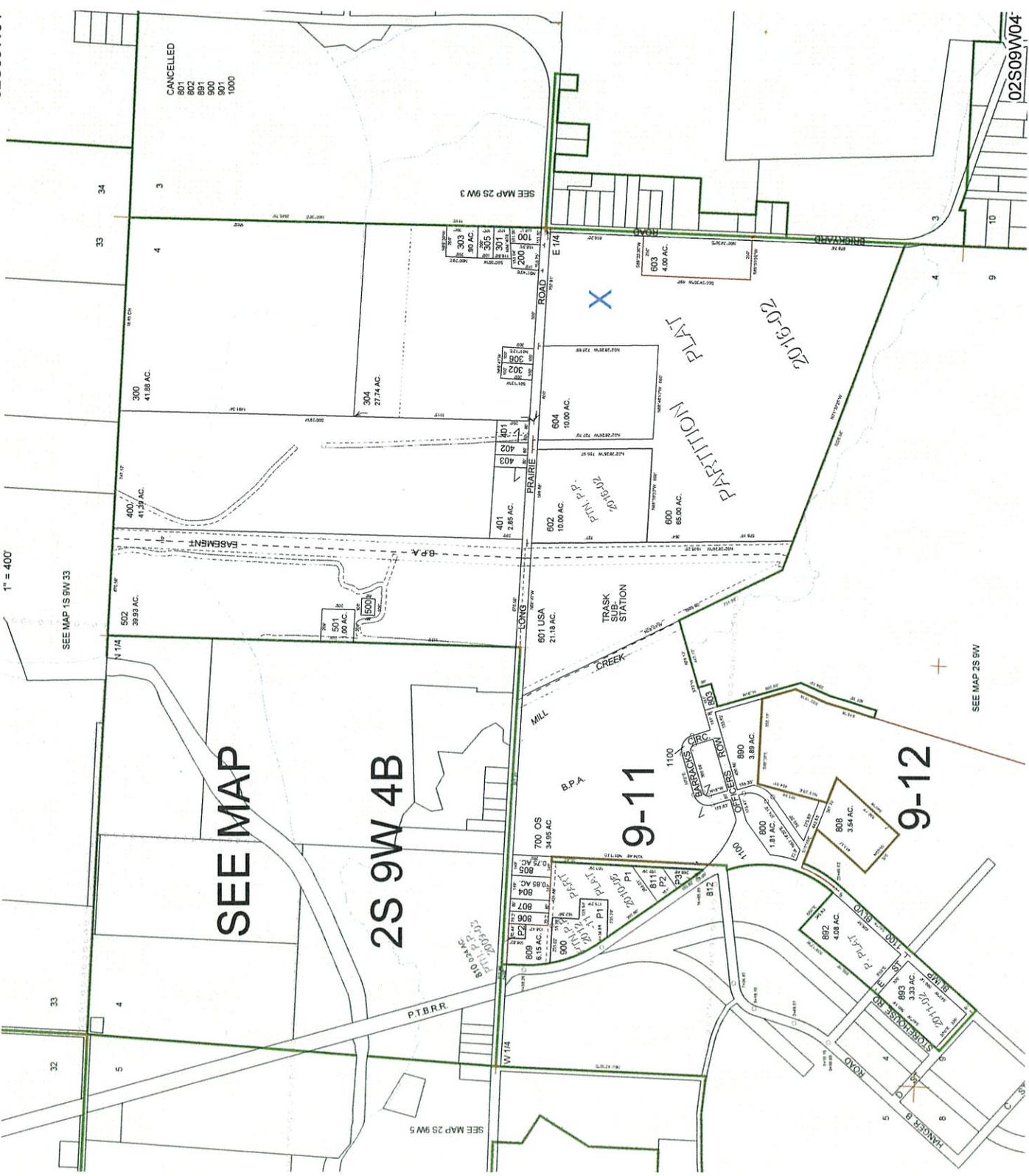
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 4 T.2S. R.9W. W.M.
TILLAMOOK COUNTY

02S09W04

02S09W04

Revised 8/12/22, WS



SEE MAP

2S 9W 4B

9-11

9-12

CANCELLED
801
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SEE MAP 25 9W 3

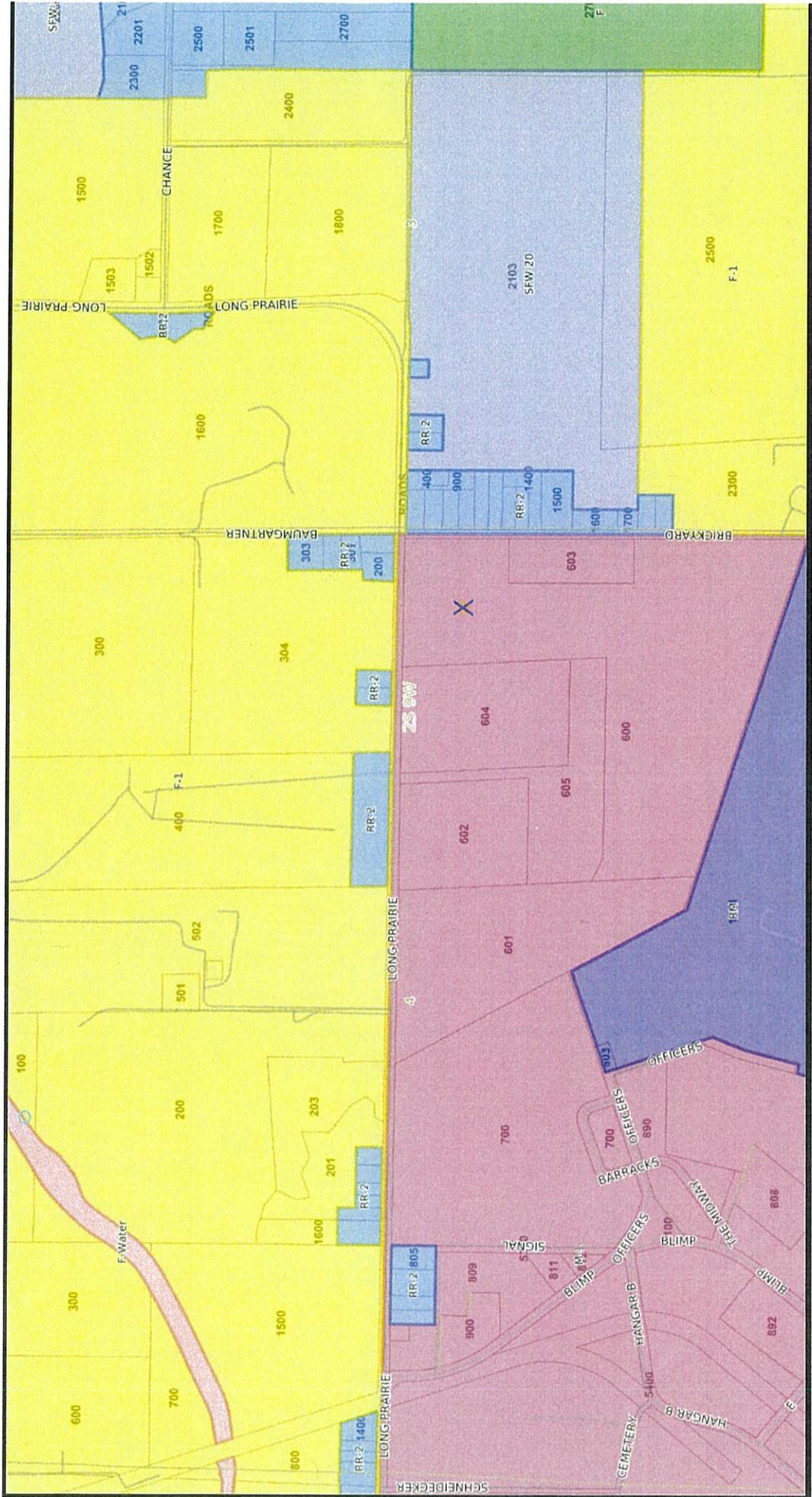
SEE MAP 1S 9W 33

SEE MAP 2S 9W 5

SEE MAP 2S 9W



Tillamook County GIS



Created: Thu Jan 22 2026-14:29:33
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DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

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

PARTITION #851-26-000012-PLNG:
PORT OF TILLAMOOK BAY / ZWALD
Administrative Decision & Staff Report

Decision: Approved with Conditions
Decision Date: March 6, 2026
Report Prepared By: Angela Rimoldi, Planning Permit Technician
Sarah Absher, CFM, Director

I. GENERAL INFORMATION:

- Request:** Partition request to create two (2) parcels (Exhibit B).
- Location:** Located southeast of the Incorporated City of Tillamook and part of the Port of Tillamook Bay, the subject property is located at the intersection of Long Prairie Road and Brickyard Road, both county roads, and designated as Tax Lot 600 of Section 04, Township 2 South, Range 09 West of the Willamette Meridian, Tillamook County Oregon (Exhibit A).
- Zone:** The subject property is primarily zoned General Industrial (M-1) (Exhibit A).
- Applicant:** Zwald Property Management, LLC, 9980 South Prairie Road, Tillamook, OR. 97141
- Property Owner:** Port of Tillamook Bay, 4000 Blimp Blvd., Tillamook, OR. 97141

Description of Site and Vicinity: The subject property is part of the larger Port of Tillamook Bay industrial area and is located at the intersection of Long Prairie Road and Brickyard Road, both County roads. The subject property is irregular in shape, approximately 50+ acres in size, holds no improvements, is relatively flat topography and is vegetated with grass and other types of understory vegetation (Exhibit A).

Properties to the north, east and west are zoned General Industrial (M-1), Rural Residential (RR-2) and Farm (F-1). Properties to the south are zoned Recreational Management (RM) and Rural Residential (RR-2) (Exhibit A). The subject property is located within an area predominantly devoted to industrial use, with surrounding agricultural, recreational and residential uses.

The subject property contains some mapped wetlands or natural features as indicated on the Oregon Statewide Wetlands map, and is located within Zone X, an Area of Minimal Flood Hazard, as depicted on FEMA Flood Insurance Rate Map (FIRM 41057C0595F) (Exhibit A).

The subject property is within an area of geologic hazard. Given the size and topography of the subject property and subsequent parcels, Staff finds the standards of TCLUO Section 4.130: Development

Requirements for Geologic Hazard Areas are not applicable at this time. A Condition of Approval has been made to require relevant standards of this section to be adhered to at the time of development.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The request 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:

- Land Division Ordinance Section 070: Preliminary Plat Approval Criteria
- TCLUO Section 3.032: General Industrial (M-1) zone
- TCLUO Section 3.550: Freshwater Wetlands Overlay (FW) Zone
- Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and agencies on January 28, 2026. Comments received during the public comment period are included in “Exhibit C” of this report and are summarized as follows:

- Concerns related to incompatibility of future industrial development of the subject property given its proximity to residential uses.
- Concerns related to impacts on adjacent residential properties resulting from future industrial use of property, including impacts of noise and light pollution.
- Concerns related to environmental impacts on identified wetland areas resulting from future industrial use and development of the property.
- Concerning traffic and transportation safety impacts resulting from future development of the property, specifically in relation to where access points are to be developed and increased traffic from trucks.
- Request for public hearing.

In addition to the summarization of public comments received during the public comment period, below is a summary of comments received from local and state agencies:

- Oregon Department of State Lands
 - A copy of the offsite wetland delineation (WLUN) was submitted to DSL as required for properties with wetlands identified. The WLUN was submitted to DSL on January 28, 2026. A copy of the report is included in “Exhibit C”.
 - DSL understands a more recent wetland delineation has been completed, and the delineation should be submitted.
 - A new wetland delineation can be completed jointly by owners for the subject area, or a separate delineation can be completed by the property owner for the subject property.
 - DSL cannot require submittal of a wetland delineation.
 - Industrial Site Certification was completed in 2005 for a wetland delineation. Delineation has expired.
 - Development in wetlands requires a state fill/removal permit and mitigation for removal and/or fill impacts that exceed 50 cubic yards.
 - The 2005 wetland delineation provides information on the extent of wetlands on the subject property.
- Tillamook County Public Works Department
 - Tillamook County Public Works has no concern with the partition request.
 - A Road Approach Permit is required for development.

- A Traffic Impact Study may be required at the time of Road Approach Permit application submittal.
- The Port of Tillamook Bay confirms development of the subject property and future Parcels 1 and 2 is not subject to the requirements of the Tillamook Airport Obstruction Overlay (TAO) Zone.

Staff have reviewed the comments, and comments relevant to the land division criteria are addressed in the report. It should be noted that the criteria applicable to this land use application and decision are limited to the land division criteria.

Article 10 of the TCLUO lists a preliminary partition plat review as a Type II review process. Review of this application has been completed in accordance with the Type II provisions outlined in Article 10.

A. TCLUO Section 3.032: General Industrial (M-1) Zone

(4) STANDARDS: Land development in the M-1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum yard adjacent to a residential use or zone shall be 20 feet.*
- (b) Building heights shall not exceed 75 feet.*
- (c) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.*
- (d) Off-street parking and loading areas shall be provided as specified in Section 4.030.*

Findings: Applicant has provided a preliminary plat proposing a partition to create two (2) parcels, with Parcel 1 proposed to be 11.86 acres and Parcel 2 carrying the remainder of the acreage at approximately 39.74 acres in size (Exhibit B). In review of the development standards for the General Industrial (M-1) Zone, there are no standards for minimum lot size and lot dimensions. A Condition of Approval has been made to ensure future development of the proposed parcels adheres to applicable development standards of the General Industrial (M-1) Zone.

B. TCLUO Section 3.550: Freshwater Wetlands Overlay (FW) Zone

The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:

- (a) Significant Goal 5 Wetlands: wetlands identified as “significant” in the Goal 5 Element of the Comprehensive Plan;*
- (b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).*

Findings: The wetlands identified on the Oregon State Wetland Inventory Map (Exhibit A) are not inventoried as Significant Goal 5 Wetlands in the County’s Comprehensive Plan. Because the wetlands identified on the subject property are not inventoried as significant wetlands, they are determined to be “notification wetlands” as specified above.

Uses permitted in the underlying zone are also permitted on classified notification wetlands, provided notice of development activities, permits and land-use decisions is sent to the Oregon Department of State Lands. Notice of the proposed development and review of this land use application was provided to the Oregon Department of State Lands through the wetland notification process (WLUN) established by this agency. Notice was provided via the WLUN process on January 28, 2026. Comments received from the Oregon Department of State Lands (DSL) are included in “Exhibit C”.

C. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (a) The land division application shall conform to the requirements of this ordinance;*
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;*

Findings: In review of the land division application, staff find the required information has been submitted with the application (Exhibit B). TCLUO Section 3.032: General Industrial (M-1) zone establishes the uses permitted outright and conditionally for properties zoned M-1, and outlines implementing development standards that must be satisfied at the time of development. Allowable uses and development standards uphold the regulatory framework of this zone and implement applicable goals and policies contained within the County’s comprehensive plan. TCLUO Section 3.032(1) contains several factors that have determined the subject property is suitable to be zoned General Industrial (M-1).

Demonstration of compliance with permitted uses and applicable development standards outlined in the General Industrial (M-1) Zone is required at the time of zoning permit application submittal. A Condition of Approval has been made to require future development of Parcels 1 and 2 to adhere to the development standards of the General Industrial (M-1) zone, including any requirements for screening of allowable uses adjacent to a residential zone.

- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;*
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;*
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County’s adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;*
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;*
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;*

Findings: The standards contained in Sections 150 and 160 primarily pertain to construction of new facilities needed to serve a land division where road and utility services and improvements do not currently exist and contain standards for design of roads and utility infrastructure, road construction, construction of stormwater improvements and installation of utility infrastructure. Utility infrastructure exists within the road rights of way of Long Prairie Road and Brickyard Road, and given the frontage to developed county roads, the construction of no new roads.

In review of the applicable standards contained in Sections 150 and 160, staff find the following:

- A water availability letter from the Long Prairie Water District confirming the proposed parcels can be served by a public domestic water supply system is included in “Exhibit B”.

- The proposed parcels are outside of a sewer district and individual subsurface sewage disposal systems are required to be approved by the County Sanitarian, considering soil and water conditions and the nature of the water supply. Site evaluations were not completed at the time of preliminary plat submittal; however, a notation is then required to be placed on the plat stating that the allowance of the partition does not warrant that sewer or site evaluation approval is or will be available to the approved parcels.
- Comments received from the Tillamook County Public Works Department specifically for this proposal do not include requirements for improvements to existing roads.
- The proposed parcels exceed the minimum 25-foot fronting and abutting requirement for development of future access.
- Comments received from the Tillamook County Public Works Department specifically for this proposal do not include requirements for improvements to or development of storm drainage facilities.
- This review request is for a partition, not a subdivision where lots are generally developed in blocks.
- No special building setback lines are proposed.
- There was no public land interests declared during the public comment period.
- No dedications are proposed
- A Condition of Approval is made to require any easements be noted on the final plat.
- Minimum lot size and lot dimension standards are not required for land divisions of properties zoned General Industrial (M-1). In review of the preliminary plat, each proposed parcel exceeds 10-acres (Exhibit B).
- A grading plan is not required for this review.

Staff conclude the above standards and the standards in Sections 150 and 160 of the Land Division Ordinance have been met or can be met through the Conditions of Approval.

- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and*
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:*
 - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.*
 - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.*

Findings: As stated earlier in this report, wetlands have been identified on the subject property. A Condition of Approval has been made to require a wetland delineation with DSL concurrence be submitted to the Department prior to commencement of development activities. A Condition of Approval has also been made requiring all local, state and federal permits be obtained prior to commencement of development activities, and that copies of any permits be submitted to the Department at the time of zoning permit application submittal.

The subject property is served by Long Prairie Water District; a water availability letter is included with the applicant's submittal (Exhibit B). As mentioned previously in this report, a notation can be placed on the plat stating that the allowance of the partition does not warrant that site evaluation approval is or will be available to the approved parcels if site evaluation approval has not yet been obtained.

The subject property is also served by the Tillamook Fire District, Tillamook County Sheriff's Office, and the Tillamook County Public Works Department.

Based upon the findings provided in this report, staff conclude the land division criteria outlined in Section 70 have been met, or can be met through compliance with the Conditions of Approval.

D. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

(1) The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:

...
(b) Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;

...
(3) A GEOLOGIC HAZARD report is required prior to approval of planned developments, coast resorts, subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:

- (a) For building or mobile home or manufactured home permits in areas identified in (1)*
- (b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies.*

Findings: The proposed partition is located within a geologic hazard area (Exhibit A). Future development of the subject property will be subject to development standards of the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes, based on the findings of fact and other relevant information in the record, the Applicant has satisfied or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore approves the request subject to the provisions in Section V below.

By accepting this approval, the applicants/property owners agree 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 applicants/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

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 **4:00 PM on March 18, 2026**.

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 shall obtain all Federal, State, and Local permits, as applicable.
2. Prior to development activities of each parcel, an updated wetland delineation and Oregon Department of State Lands concurrence letter shall be submitted to the Department at the time of zoning and building permit application submittal. Development activities within wetlands are subject to State of Oregon fill/removal laws and permitting where applicable.
3. Prior to development of each parcel, the applicant/property owner shall obtain an approved Road Approach Permit from the Tillamook County Public Works Department and submit a traffic impact study upon request by the Tillamook County Public Works Director. A copy of the approved Road

Approach Permit shall be provided to the Department at the time of zoning and building permit application submittal for development of each parcel.

4. Future development of each parcel is subject to standards required by TCLUO Section 3.032: General Industrial (M-1) zone, TCLUO Section 3.550 Freshwater Wetland (FW) Overlay Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. Demonstration of compliance with applicable standards is required at the time of zoning and building permit application submittal.
5. A notation shall be placed on the final plat stating that the allowance of the partition does not warrant that sewer or site evaluation approval is or will be available to the approved parcels.
6. All easements necessary to serve the parcels shall be depicted on the final plat.
7. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
8. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.
9. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.

VI. EXHIBITS:

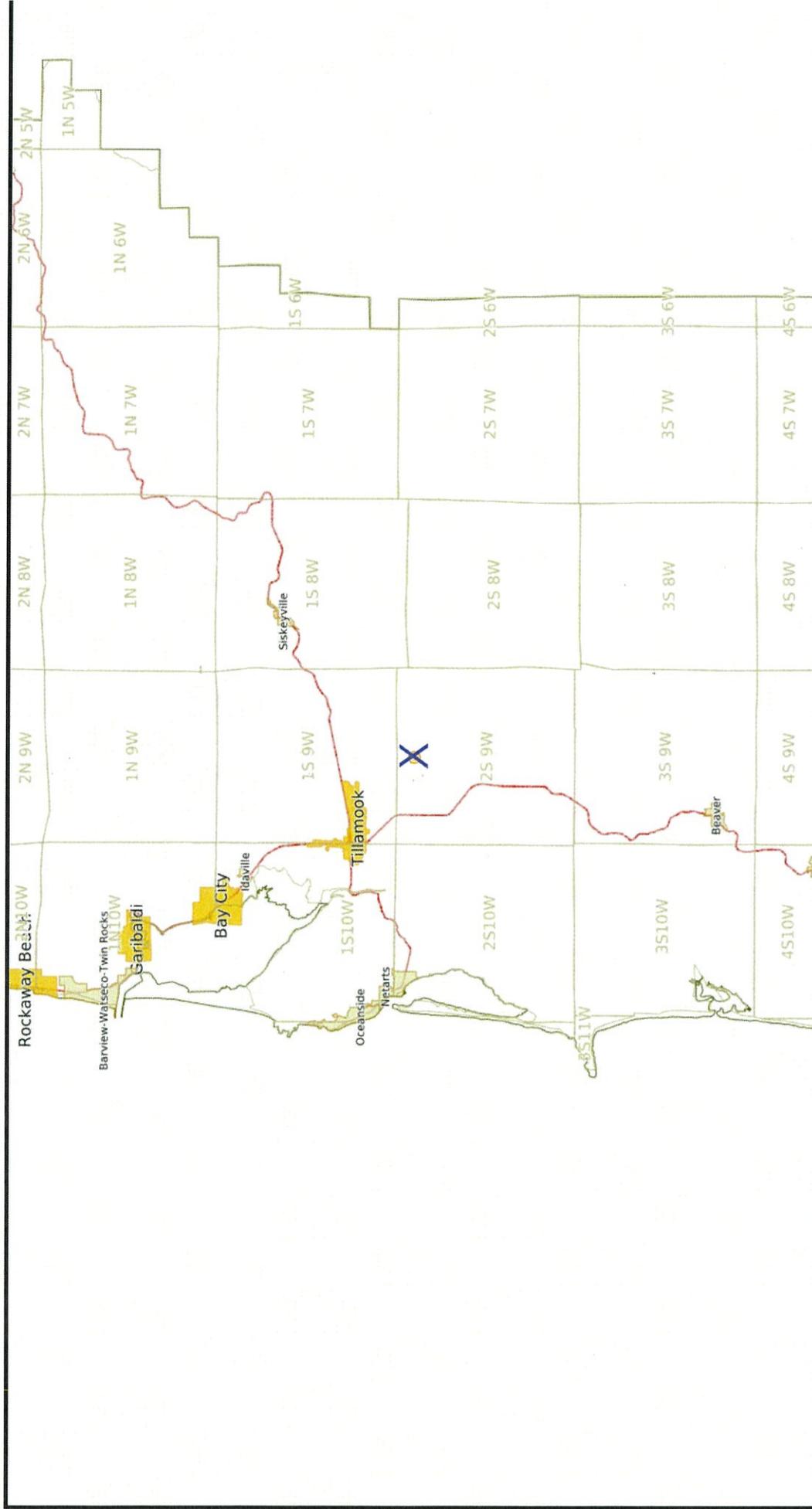
All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Property Identification Maps and Assessor's Summary Report
- B. Applicant's Submittal
- C. Public & Agency Comments

EXHIBIT A



Tillamook County GIS

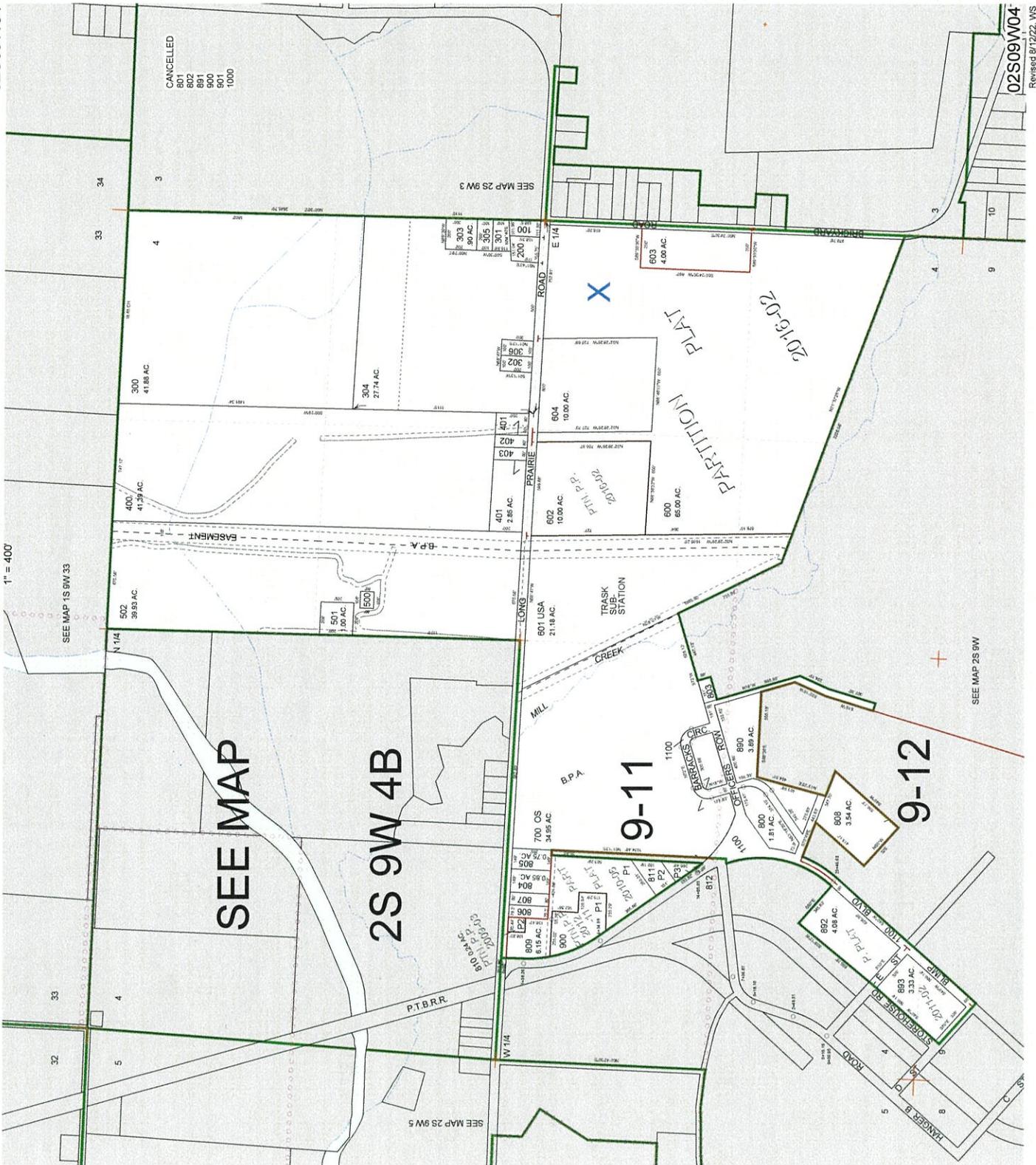
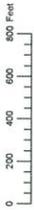


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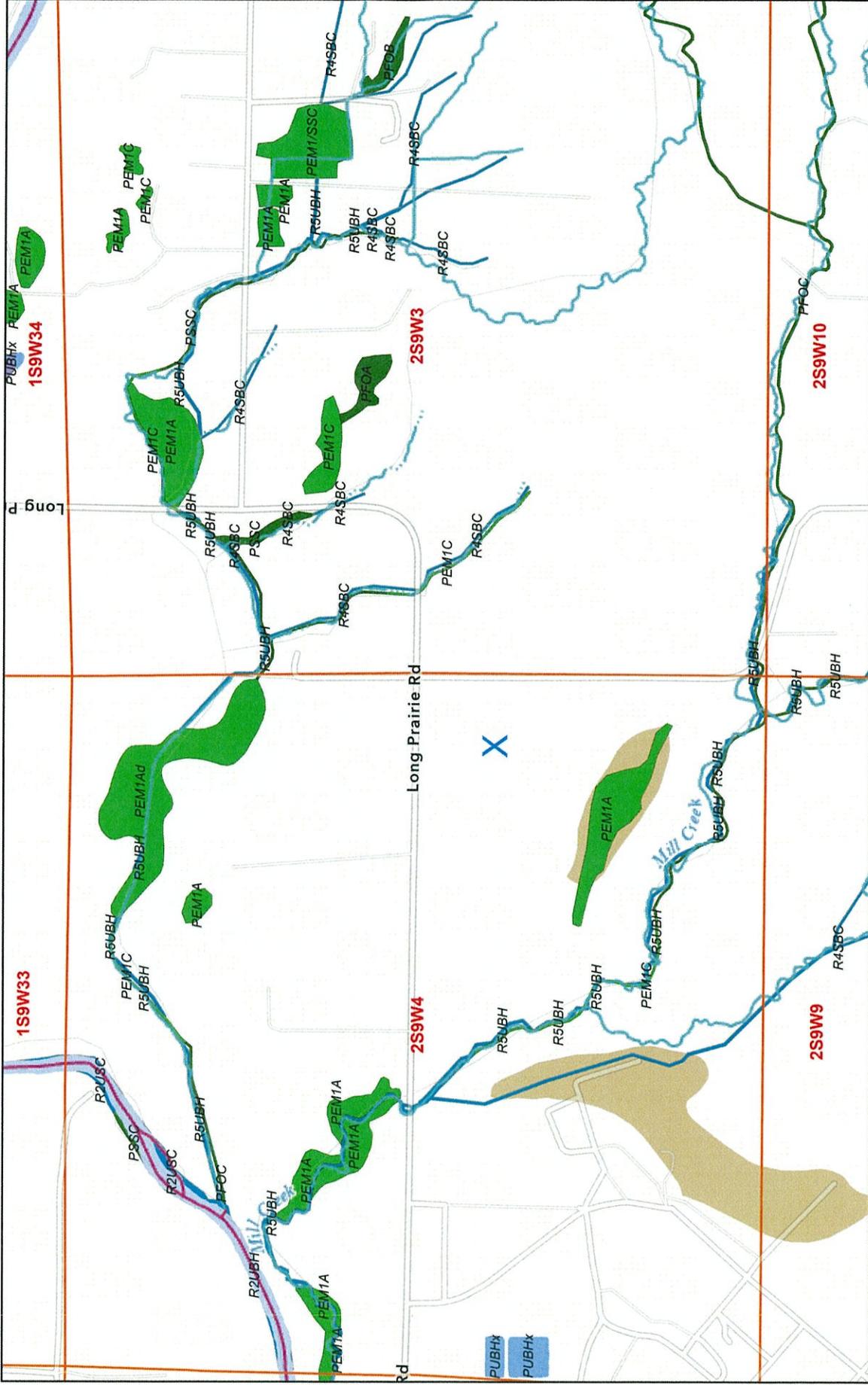
SECTION 4 T.2S. R.9W. WM.
TILLAMOOK COUNTY

02S09W04



02S09W04
Revised 9/12/22, WS

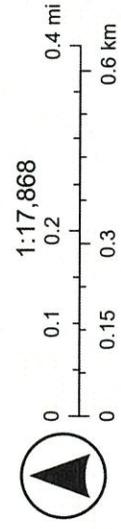
Statewide Wetlands Inventory



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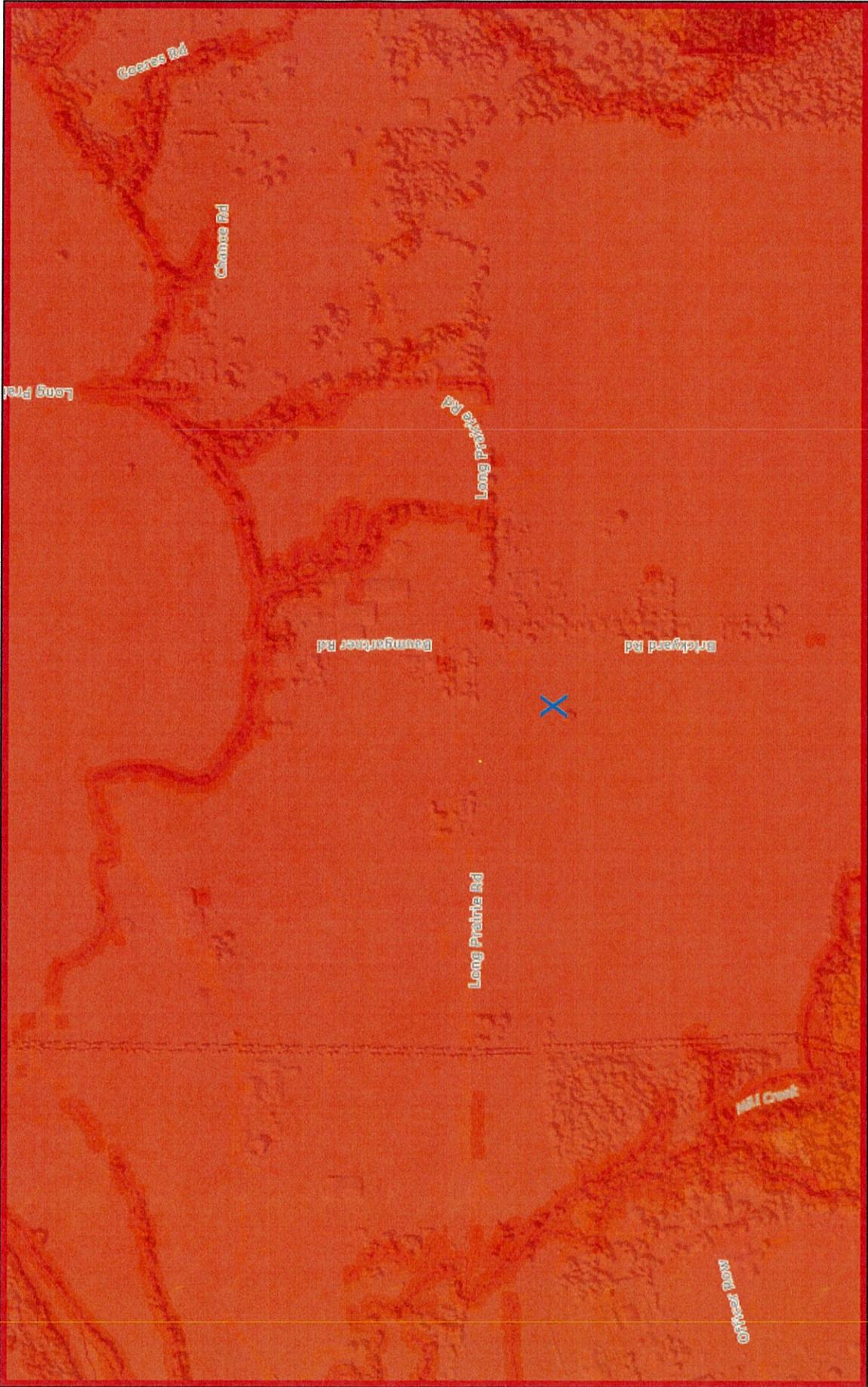
- Sections
- Large Scale
- Perennial
- Intermittent
- Artificial Path
- NHD Area
- NHD Waterbody
- USFWS National Wetlands Inventory NWI
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- SWI Predominantly Hydric Map Units

1:17,868



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, USGS TNM - National

PARTITION #851-26-000012-PLNG



February 23, 2026

Cascadia Earthquake Expected Shaking Earthquake_Epicenter_1841_2022

- 0 - 1
- 1 - 2
- 2 - 3
- 3 - 4
- 4 - 5
- 5 - 6

Active Faults 6 - 7

P2475_Instrumental_Intensity_Map

- Moderate (V)
- Strong (VI)
- Very Strong (VII)

Severe (VIII)

- Violent (IX)
- Extreme (X)

Detailed Susceptibility Reference Maps

- Deep Susceptibility
- Low susceptibility to deep landslides
- Moderate susceptibility to deep landslides

Shallow Susceptibility

- High susceptibility to deep landslides
- Low susceptibility to shallow landslides
- Moderate susceptibility to shallow landslides
- High susceptibility to shallow landslides

Statewide Landslide Susceptibility Overview Map

- Low
- Moderate
- High
- Very High

11244

-21

Scale: 1:12,000

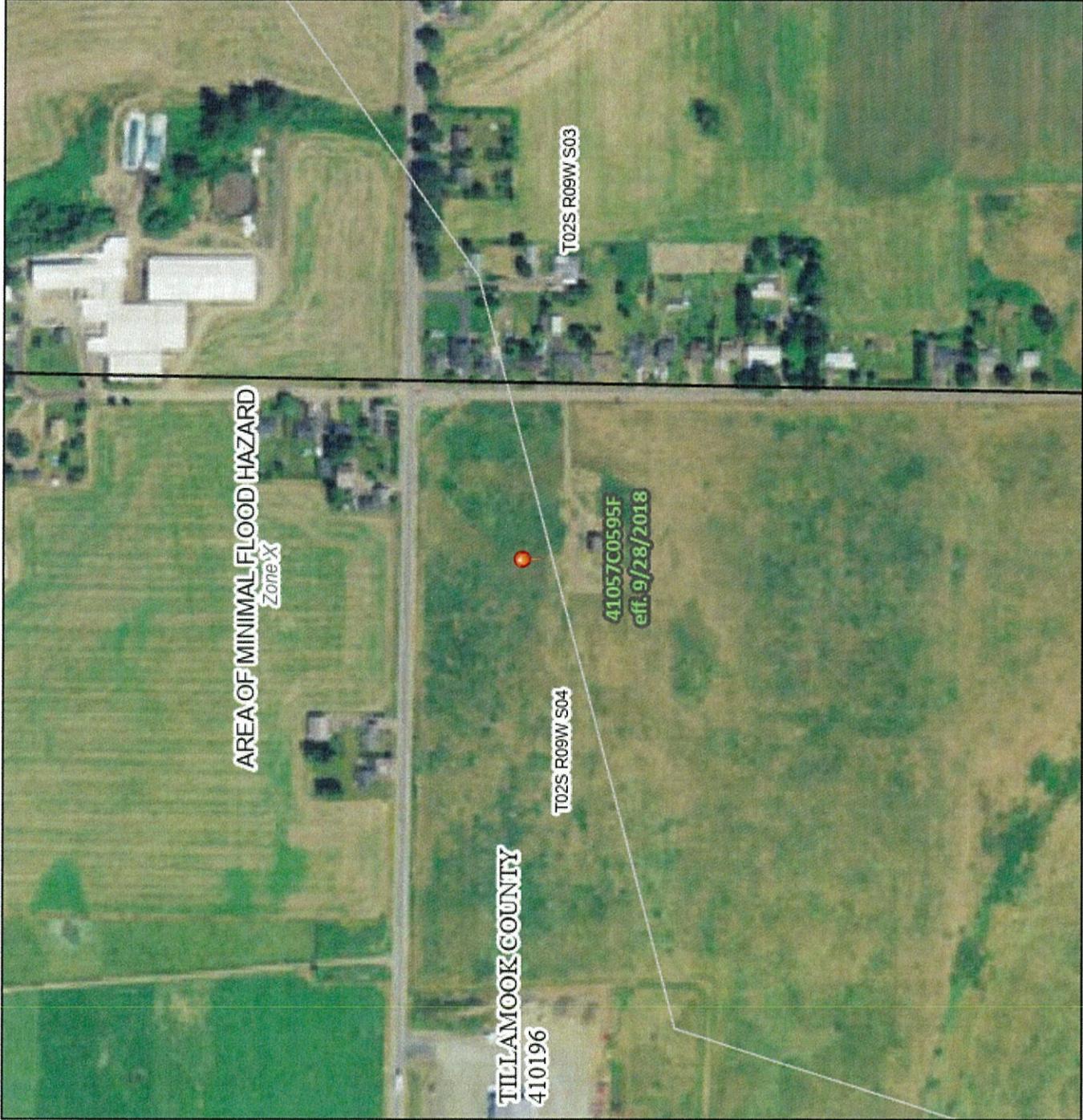
0 0.05 0.1 0.2 0.4 km

0 0.1 0.2 0.4 mi

National Flood Hazard Layer FIRMette



123°47'22"W 45°25'46"N



Basemap Imagery Source: USGS National Map 2023

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. 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
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

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

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
- 17.5 Coastal Transect
- 8 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

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 2/23/2026 at 5:33 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



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Zwald Property Management LLC Phone: (503)842-1005
 Address: 9980 South Prairie Rd
 City: Tillamook State: OR Zip: 97141
 Email: Heather@zwaldtransport.com

Property Owner

Name: Port of Tillamook Bay Phone: (503)354-8043
 Address: 4000 Blimp Blvd
 City: Tillamook State: OR Zip: 97141
 Email: mbradley@potb.org

Location:

Site Address: Corner of Long Prairie Rd and Brickyard ~~Country~~ Rd

Map Number: 2S 09 04 600
Township Range Section Tax Lot(s)

Land Division Type: Partition (Two or Three Lots, Type II) Subdivision (Four or More Lots, Type III)
 Preliminary Plat (Pages 1-2) Final Plat (Page 3)

PRELIMINARY PLAT (LDO 060(1)(B))

- For subdivisions, the proposed name.
- Date, north arrow, scale of drawing.
- Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site.

- Existing streets with names, right-of-way, pavement widths, access points.
- Width, location and purpose of existing easements
- The location and present use of all structures, and indication of any that will remain after platting.
- Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- Location of all existing subsurface sewerage systems, including drainfields and associated easements

General Information

- Parcel zoning and overlays
- Title Block
- Clear identification of the drawing as "Preliminary Plat" and date of preparation
- Name and addresses of owner(s), developer, and engineer or surveyor

Existing Conditions

- Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor
- The location and elevation of the closest benchmark(s) within or adjacent to the site
- Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps

OFFICE USE ONLY

Date Stamp
RECEIVED
 JAN 08 2026
 BY: D. Proff

Approved Denied

Received by: WJ

Receipt #: 1,627.50

Fees: 1467.95

Permit No:

851-26-00012 -PLNG

Proposed Development

- Proposed lots, streets, tracts, open space and park land (if any); location, names, right-of-way dimensions, approximate radius of street curves; and approximate finished street center line grades. All streets and tracts that are being held for private use and all reservations and restrictions relating to private tracts identified
- Location, width and purpose of all proposed easements
- Proposed deed restrictions, if any, in outline form
- Approximate dimensions, area calculation (in square feet), and identification numbers for all proposed lots and tracts
- Proposed uses of the property, including all areas proposed to be dedicated as public right-of-way or reserved as open space
- On slopes exceeding an average grade of 10%, as shown on a submitted topographic survey, the preliminary location of development on lots demonstrating that future development can meet minimum required setbacks and applicable engineering design standards
- Preliminary utility plans for sewer, water and storm drainage when these utilities are to be provided
- The approximate location and identity of other utilities, including the locations of street lighting fixtures, as applicable
- Evidence of compliance with applicable overlay zones, including but not limited to the Flood Hazard Overlay (FH) zone
- Evidence of contact with the applicable road authority for proposed new street connections
- Certificates or letters from utility companies or districts stating that they are capable of providing service to the proposed development

Additional Information Required for Subdivisions

- Preliminary street layout of undivided portion of lot
- Special studies of areas which appear to be hazardous due to local geologic conditions
- Where the plat includes natural features subject to the conditions or requirements contained in the County's Land Use Ordinance, materials shall be provided to demonstrate that those conditions and/or requirements can be met
- Approximate center line profiles of streets, including extensions for a reasonable distance beyond the limits of the proposed Subdivision, showing the proposed finished grades and the nature and extent of construction
- Profiles of proposed drainage ways
- In areas subject to flooding, materials shall be submitted to demonstrate that the requirements of the Flood Hazard Overlay (FHO) zone of the County's Land Use Ordinance will be met
- If lot areas are to be graded, a plan showing the nature of cuts and fills, and information on the character of the soil
- Proposed method of financing the construction of common improvements such as street, drainage ways, sewer lines and water supply lines

- FINAL PLAT (LDO 090(1))**
- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

Certificates:

- Title interest & consent
- Dedication for public use
- Engineering/Survey
- Water
- Public Works

Additional Information:

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. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Dorchee Bradley, Port of Sillamook Bay
 Property Owner (*Required) _____ Date 11/14/25
Kevin Zwerger, Evered Transport
 Applicant Signature _____ Date 1/4/2026

PARTITION PLAT 2025-

OF
A PORTION OF THE
SE 1/4, SECTION 4, T.2S., R.9W. W.M.,
TILLAMOOK COUNTY, OREGON

JOB NO. 3713
DATA COLLECT: 12-4-2025
DRAWING DATE: 12-8-2025
SHEET 2 OF 2

LEGEND:

- () INDICATES RECORD DATA
- () INDICATES RECORD DATA PER SURVEY REFERENCE NO. 7
- () INDICATES BREAK LINE SYMBOL
- () INDICATES RIGHT OF WAY CENTERLINE
- () INDICATES MONUMENT FOUND AS NOTED
- () INDICATES CALCULATED POSITION
- () INDICATES 4" IRON ROD WITH YELLOW PLASTIC CAP INScribed "THOMPSON 100616" SET

SURVEY REFERENCES

- 561 PARTITION FOR JOHN MEAD, TERRY JONES, LS 2507, B-117, TILLAMOOK COUNTY SURVEY RECORDS.
- 562 SURVEY FOR MARCUS MEAD, TERRY JONES, LS 2507, B-161, TILLAMOOK COUNTY SURVEY RECORDS.
- 563 PARTITION FOR PORT OF TILLAMOOK BAY, BAYSIDE SURVEYING, LS 2507, P-1673, TILLAMOOK COUNTY SURVEY RECORDS
- 564 SURVEY FOR PORTA WEMER, TERRY JONES, LS 2507, B-442, TILLAMOOK COUNTY SURVEY RECORDS.
- 565 PARTITION FOR PORT OF TILLAMOOK, BAYSIDE SURVEYING, LLC, LS 2507, P-1653, TILLAMOOK COUNTY SURVEY RECORDS.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

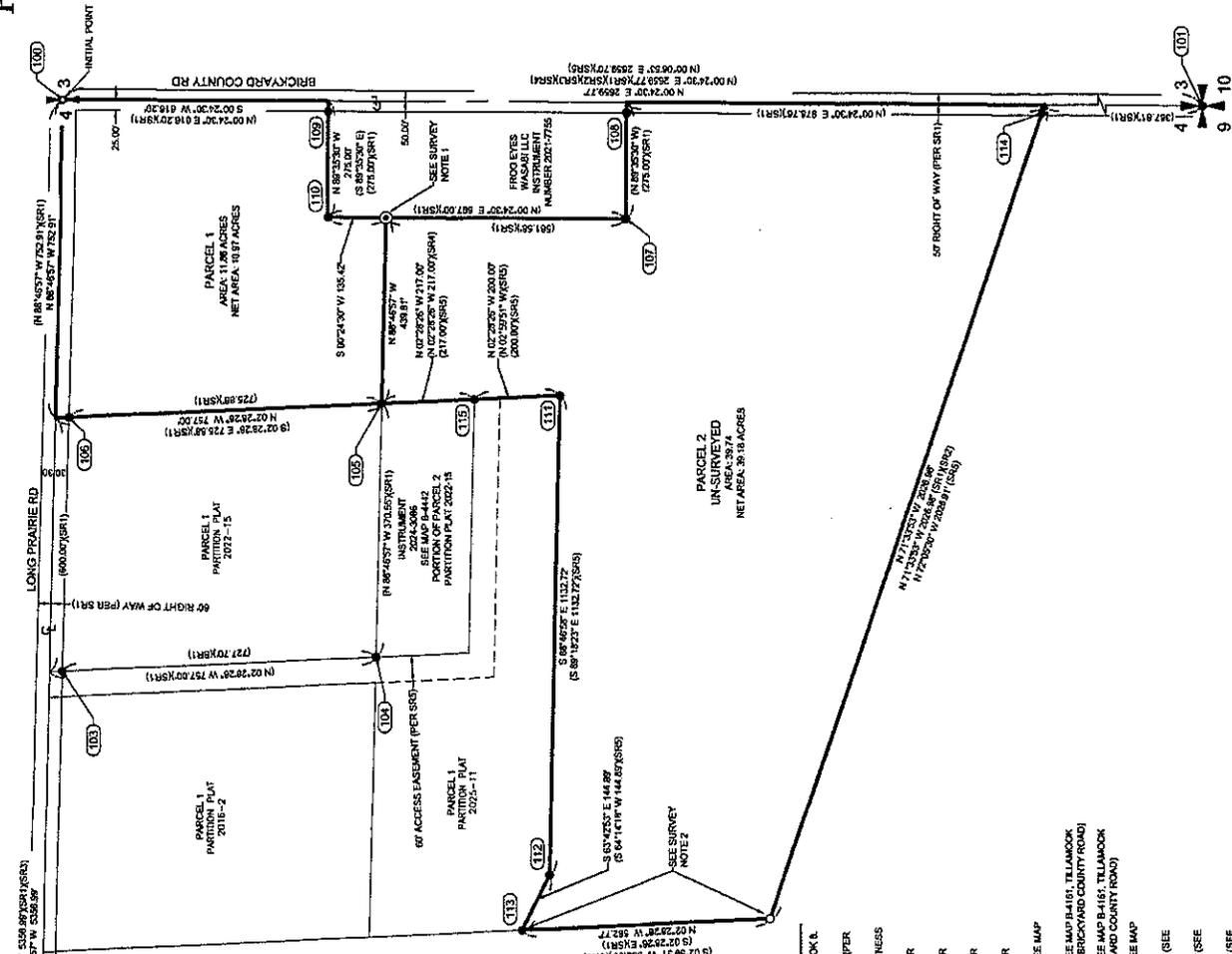
OREGON
JANUARY 10TH, 2023
ADAM B. THOMPSON
PLS 000516

Expires 08-30-2028



PLS ENGINEERING

Engineering - Surveying - Planning
604 W. Evergreen Blvd., Vancouver, WA 98660
PH: (360) 944-6519 Fax: (360) 944-6539



SURVEY NOTES

1. MONUMENT SET PROBABLY USING 4 TRIANGLES OF CONCRETE OR TIE BARS LOCATED ON MONUMENT (10) WITH THE SUBSIST SET ON 107, AND SET ON LINE AT A DISTANCE OF 135.42 FEET FROM 110.
2. CALCULATED MONUMENT NOT VISITED DURING THIS SURVEY. FOUND MONUMENT (115) IS CALCULATED MONUMENT HOLDING THE PROBABLY RELATIONSHIP AT 54.0 CALCULATED MONUMENT AND 561.

MONUMENT NOTES

- (100) FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "JUN 24 53 2015" (PER REWITNESS BOOK 1, PAGE 47, TILLAMOOK COUNTY SURVEY RECORDS) (FIELD)
- (101) FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "T25 R9W S4 S3 S9 S10 R2 E8 187Z" (PER REWITNESS BOOK 1, PAGE 615, TILLAMOOK COUNTY SURVEY RECORDS) (FIELD)
- (102) FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "JUN 17 54 2005" (PER REWITNESS BOOK 7, PAGE 497, TILLAMOOK COUNTY SURVEY RECORDS) (FIELD)
- (103) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (FIELD)
- (104) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (FIELD)
- (105) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (FIELD)
- (106) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (FIELD)
- (107) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (FIELD)
- (108) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (FIELD)
- (109) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (FIELD)
- (110) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (FIELD)
- (111) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DALLAS ESPULIN LS 2507" (FIELD)
- (112) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DALLAS ESPULIN LS 2507" (FIELD)
- (113) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DALLAS ESPULIN LS 2507" (FIELD)
- (114) FOUND 5/8" IRON ROD, 0.87" ABOVE GROUND (SEE MAP B-508, TILLAMOOK COUNTY SURVEY RECORDS) (AT POSITION)
- (115) FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LS 2507" (SEE MAP B-442, TILLAMOOK COUNTY SURVEY RECORDS) (AT POSITION)

NARRATIVE

THIS IS A DEPENDENT SURVEY OF A PORTION OF PARCEL 2, PARTITION PLAT 2022-15, THE PARCELS OF THIS SURVEY IS TO BE PLAT THAT PORTION OF PARCEL 2 INTO TWO PARCELS AS SHOWN HEREON.

BASIS OF BEARING

THE LINE BETWEEN FOUND MONUMENTS 101 AND 102, PARTITION PLAT 2022-15, AND MAP B-508, TILLAMOOK COUNTY RECORDS, BEARING FROM 101-117, 1-117A, AND MAP B-508, TILLAMOOK COUNTY RECORDS.

Clyde Wagner
Wagner Waterworks
clyde@wagnerwaterworks.com
7155 Vaughn Road
Tillamook, Oregon 97141
503-812-9751



November 14, 2025
Andrew Gunther
PLS Engineering
andrew@plsengineering.com

Re: Water Availability

Dear Mr. Gunther,

This letter is to inform you that water service is available from Long Prairie Water District to Tillamook County tax lot **2S09040 00600**.

Please contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "Clyde Wagner".

Clyde Wagner
Operator
Long Prairie Water District
503-812-9751
clyde@wagnerwaterworks.com

FIRST AMERICAN 3924769

AFTER RECORDING RETURN TO:

Jordan Ramis PC
Two Centerpointe Dr Ste 600
Lake Oswego OR 97035
(43075-79955 – JXS)

UNTIL A CHANGE IS REQUESTED
SEND TAX STATEMENTS TO:

Port of Tillamook Bay
Attn: Michele Bradley
4000 Blimp Blvd Ste 100
Tillamook OR 97141-9695

Tillamook County, Oregon
08/15/2022 11:23:01 AM **2022-05165**
DEED-DBS
\$20.00 \$11.00 \$10.00 \$61.00 - Total = \$102.00
I hereby certify that the within instrument was received
for record and recorded in the County of Tillamook,
State of Oregon.
Tassi O'Neil, Tillamook County Clerk



This space is reserved for recorder's use.

**BARGAIN AND SALE DEED
(Resultant Lot 2)**

Port of Tillamook Bay, an Oregon Port District, Grantor, conveys to Port of
Tillamook Bay, an Oregon Port District, Grantee, the following described real property
("Property"):

See Exhibit A attached hereto and incorporated herein by this
reference.

This Deed is to confirm the legal description of the Property following completion
of the partition approved by the Tillamook County Department of Community
Development in Partition, 851-22-000147-PLNG.

The true consideration for this conveyance is \$-0-; however, the actual
consideration consists of other good and valuable consideration, which is the whole
thereof.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS,
IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5
TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17,
CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8,
OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE
PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE
LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS

INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 12 day of August, 2022.

GRANTOR

Port of Tillamook Bay,
an Oregon Port District

By: *Sierra*
Name: SIERRA E LAUDER
Title: PRESIDENT

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me this 12th day of August, 2022, by Sierra Lauder, President of Port of Tillamook Bay, an Oregon Port District, on behalf of such entity, as its voluntary act and deed.



Mary J Ceballos
NOTARY PUBLIC FOR OREGON
My Commission Expires: May 3, 2024

[Acceptance and Acknowledgment follow on next page]

ACCEPTED BY:

**Port of Tillamook Bay,
an Oregon Port District**

By: Sierra E. Lauder
Name: SIERRA E LAUDER
Title: PRESIDENT

STATE OF OREGON)
) ss.
County of Tillamook)

This instrument was acknowledged before me this 12th day of August, 2022, by Sierra Lauder, President of Port of Tillamook Bay, an Oregon Port District, on behalf of such entity, as its voluntary act and deed.



Mary J Ceballos
NOTARY PUBLIC FOR OREGON
My Commission Expires: May 3, 2024

Exhibit A
Legal Description

Parcel 2, Partition Plat No. 2022-15, Tillamook County, Oregon, as recorded July 28, 2022
in Plat Cabinet B-1363, Partition Plat Records, Tillamook County, Oregon.

Letter of Transmittal

PLS ENGINEERING
Engineering • Surveying • Planning
604 W Evergreen Blvd
Vancouver, WA 98660
360-944-6519

Date: 1/07/2026	Job#: 3713
Attn:	Melissa Jenck
Regarding:	Port/Zwald Partition Plat
PLS Transmittal Tech:	Andrew Gunther

To:
Tillamook County Community Development
1510-B Third St.
Tillamook, OR 97141

Copies	Date	No.	Description
1		3	Land Division Application
1	12/8/25	2	Partition Plat drawings
1	12/19/25	6	Deed
1	11/14/25	1	Water Availability Letter from Long Prairie Water District

- For your use For review/comment For approval
 Approved as submitted As requested Approved as noted

Melissa,
Here are application documents related to the proposed partition plat at the Port of Tillamook Bay for the Port and Zwald Transport.
Please let me know if anything else is needed.
Thanks,

Copy To: _____ Signed: Andrew Gunther

EXHIBIT C

Angela Rimoldi

From: Michele Bradley <mbradley@potb.org>
Sent: Thursday, March 5, 2026 8:34 AM
To: Sarah Absher; Shad Coulson
Cc: Angela Rimoldi
Subject: EXTERNAL: RE: Zwald & POTB Partition

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

Hi Sarah –

No conflict in this area with the airport overlay.

Thank you.

Michele Bradley
Port of Tillamook Bay
mbradley@potb.org
C 503.812.5100
DD 503.354.8043
www.potb.org

Note: office closes at noon on Friday

From: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Sent: Thursday, March 5, 2026 8:31 AM
To: Michele Bradley <mbradley@potb.org>; Shad Coulson <Scoulson@potb.org>
Cc: Angela Rimoldi <Angela.Rimoldi@tillamookcounty.gov>
Subject: Zwald & POTB Partition

Good Morning Michele and Shad,

Is the Zwald partition located within the Tillamook Airport Obstruction Overlay Zone? Are there any requirements from the POTB for airport overlay compliance?

Thank You,



Sarah Absher, CBO, CFM, Director
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3412
Sarah.Absher@tillamookcounty.gov

Angela Rimoldi

From: Brian Olle
Sent: Wednesday, March 4, 2026 3:42 PM
To: Angela Rimoldi
Cc: Sarah Absher; Chris Laity
Subject: RE: Tillamook County: Administrative Review - Partition

Hi Angela,

Public Works has no concern with the partition request. However, based on zoning for this property (Industrial), Tillamook County Public Works may require a Traffic Impact Study (TIS) upon receiving a road approach application.

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

From: Angela Rimoldi <Angela.Rimoldi@tillamookcounty.gov>
Sent: Wednesday, January 28, 2026 9:24 AM
To: Michael R. Rice <Michael.Rice@tillamookcounty.gov>; Travis Porter <Travis.Porter@tillamookcounty.gov>; Chris Chiola <Chris.Chiola@tillamookcounty.gov>; Chris Laity <Chris.Laity@tillamookcounty.gov>; Brian Olle <brian.olle@tillamookcounty.gov>; Kasandra Larson <KaSandra.Larson@tillamookcounty.gov>; clyde@zwald.org; nonda@zwald.org; mbradley@potb.org; firechief@tillamookfire.com; achristensen@tillamookfire.com; Tiffany Miller <tmiller@tillamook911.com>; doryfreshfish@embarqmail.com; york.johnson@deq.oregon.gov; brett.estes@dlcd.oregon.gov
Subject: Tillamook County: Administrative Review - Partition

[851-26-000012-PLNG | Tillamook County OR](#)

RE: Planning File 851-26-000012-PLNG / Map ID 2S09 0400 00600

Hello,

Attached is the weblink for the Administrative Review notice regarding a Partition application received. There is a 14-day comment period open for this notice.

Best Regards,



Angela Rimoldi | Permit Technician

TILLAMOOK COUNTY | Department of Community Development

1510-B Third Street, Tillamook, OR 97141

Phone: (503) 842-3408

angela.rimoldi@tillamookcounty.gov

My working hours are 8:00am to 5:30pm, Monday thru Thursday, and 8:00am-12:00pm on Friday.

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

Any opinion or advice provided herein is informational only and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of Tillamook County's Land Use Ordinance, Land Division Ordinance and Comprehensive Plan, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

Angela Rimoldi

From: STEVENSON Chris * DSL <Chris.STEVENSON@dsl.oregon.gov>
Sent: Monday, February 23, 2026 2:21 PM
To: Angela Rimoldi; Melissa Jenck
Subject: EXTERNAL: RE: EXTERNAL: WN2026-0062 FW: Wetland Delineation Repor- Port of Tillamook 7285 Long Prairie Rd, Tillamook OR
Attachments: WD20200511 AgencyDecision.pdf; WD2005-0409final.pdf

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

Angela,

I have heard there was a more recent delineation done but it was not submitted to the Department for review and concurrence. I understand one if not more parcels have been sold. It is possible to have multiple parties on a delineation submittal if the work was done in the last 2 years.

The only delineation we have is from the Industrial Site Certification done in 2005. This delineation has expired. It looks like Michelle reached out to Daniel Evans in 2020 and he did an offsite assessment saying it needs to be redelineated.

Please let me know if you have any further questions.

Chris

Chris Stevenson, PWS (she/her)
Wetland Ecologist
Oregon Dept State Lands
(503) 798-7622



From: Angela Rimoldi <angela.rimoldi@tillamookcounty.gov>
Sent: Thursday, February 19, 2026 4:24 PM
To: STEVENSON Chris * DSL <Chris.STEVENSON@dsl.oregon.gov>; Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Subject: RE: EXTERNAL: WN2026-0062 FW: Wetland Delineation Repor- Port of Tillamook 7285 Long Prairie Rd, Tillamook OR

You don't often get email from angela.rimoldi@tillamookcounty.gov. [Learn why this is important](#)

Hello, Chris,

Is it possible for us to get a copy of that updated delineation map you referenced? Hoping to include that into our review.

Best Regards,



Angela Rimoldi | Permit Technician

TILLAMOOK COUNTY | Department of Community Development

1510-B Third Street, Tillamook, OR 97141

Phone: (503) 842-3408

angela.rimoldi@tillamookcounty.gov

My working hours are 8:00am to 5:30pm, Monday thru Thursday, and 8:00am-12:00pm on Friday.

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

Any opinion or advice provided herein is informational only and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of Tillamook County's Land Use Ordinance, Land Division Ordinance and Comprehensive Plan, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

From: STEVENSON Chris * DSL <Chris.STEVENSON@dsl.oregon.gov>

Sent: Tuesday, February 3, 2026 11:04 AM

To: Angela Rimoldi <angela.rimoldi@tillamookcounty.gov>

Subject: EXTERNAL: WN2026-0062 FW: Wetland Delineation Repor- Port of Tillamook 7285 Long Prairie Rd, Tillamook OR

You don't often get email from chris.stevenson@dsl.oregon.gov. [Learn why this is important](#)

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

Angela,

I just wanted you to have a copy of the email that I sent over to Chance a couple of weeks ago. It's my understanding that Pacific Habitat Services has completed a delineation for this site ? It should be sent in to the Department for review and concurrence.

Please let me know if you have any questions.

Chris

Chris Stevenson, PWS (she/her)

Wetland Ecologist
Oregon Dept State Lands
(503) 798-7622



From: STEVENSON Chris * DSL
Sent: Wednesday, January 21, 2026 2:21 PM
To: 'Chance Steffey' <csteffey@potb.org>
Cc: jvs@pacifichabitat.com; LOISELLE Rebecca * DSL <Rebecca.Loiselle@dsl.oregon.gov>
Subject: RE: Wetland Delineation Repor- Port of Tillamook 7285 Long Prairie Rd, Tillamook OR

Chance,

Thanks for getting back to me.

The Department can not require someone to turn in a delineation. However, development on the property(ies) would require a permit and mitigation for removal and/or fill impacts that are 50 cubic yards or greater in wetlands/waters so having an approved (concurred) delineation would allow us to properly assess the impacts of development. The 2005 delineation gives us a good idea of the extent of wetlands on the property and I have some photos, and aerials showing that wetlands remain on the property. My recommendation would be that the wetland delineation is submitted. It can be done jointly with the owner of the piece that sold off. Alternatively, they can get their own delineation.

Please don't send over the maps, or GIS outside of a delineation submittal because unless it goes through the standard review process, it can not be used for permitting purposes.

Chris

Chris Stevenson, PWS (she/her)
Wetland Ecologist
Oregon Dept State Lands
(503) 798-7622



From: Chance Steffey <csteffey@potb.org>
Sent: Wednesday, January 21, 2026 1:09 PM
To: STEVENSON Chris * DSL <Chris.STEVENSON@dsl.oregon.gov>
Cc: jvs@pacifichabitat.com
Subject: Wetland Delineation Report

You don't often get email from csteffey@potb.org. [Learn why this is important](#)

Hi Chris,

Michele, forward me your email regarding wetland delineation that we recently done on the site on the corner of Brickyard and Long Prairie Rd. We had Consultant prepare the mapping but didn't do a report because we didn't pursue developing the site for an interior road. We did sell a portion of the available lot and are working on another sale. Do we need to submit wetland delineation report or would the organization that bought the property and plan to develop need to submit? I can send you copies of the mapping in PDF, CADD and GIS formats if that would be helpful.

Thanks,

Chance Steffey, PE, CWRE
District Engineer
Port of Tillamook Bay
503-354-8044
503-457-8219 (cell)
csteffey@potb.org

OFFSITE WETLAND DETERMINATION REPORT
OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem OR 97301-1279 Phone: (503) 986-5200

WD#: 2020-0511

At your request, an offsite wetland determination has been conducted on the property described below.

County: Tillamook

City: Tillamook

Owner Name & Address: Michele Bradley, General Manager, Port of Tillamook bay, 4000 Blimp Blvd., Suite #100, Tillamook, OR 97141

Township: 2S

Range: 9W

Section: 04

Q/Q: Tax Lot(s): 600, 603

Project Name: K1-K8

Site Address/Location: Long Prairie Road and Brickyard Road

- The National Wetlands Inventory shows a wetland/waterway on the property.
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- It is unlikely that there are jurisdictional wetlands or waterways on the property based upon a review of wetlands maps, the county soil survey and other information. An onsite investigation by a qualified professional is the only way to be certain that there are no wetlands.
- There are wetlands or waterways on the property that are subject to the state Removal-Fill Law.
 - A state permit is required for ≥ 50 cubic yards of fill, removal, or ground alteration in the wetlands or waterways.
 - A state permit may be required for any amount of fill, removal, or other ground alteration in the Essential Salmonid Habitat and hydrologically associated wetlands.
 - A state permit may be required for any amount of fill, removal, or other ground alteration in a compensatory wetland mitigation site.
- A state permit will not be required for project because
- The proposed parcel division may create a lot that is largely wetland and thus create future development problems.
- A wetland determination or delineation is needed prior to site development; the wetland delineation report should be submitted to the Department of State Lands for review and approval.
- A permit may be required by the Army Corps of Engineers: (503) 808-4373

Note: This report is for the state Removal-Fill Law only. City or County permits may be required for the proposed activity.

Comments: Approximately 12.25 acres of wetlands were mapped here in the now expired WD2005-0409. A new wetland delineation prior to project development is recommended in order to determine if a Joint Permit Application for wetland removal/fill would be needed. Any quantity of fill or removal on wetlands adjacent to Mill Creek would require a state permit as Mill Creek is an ESH waterbody.

Determination by: Daniel Evans, PWS Daniel Evans Date: 10/28/2020

This jurisdictional determination is valid for five years from the above date, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months from the above date.

This is a preliminary jurisdictional determination and is advisory only.

Copy To: Owner/Agent/Other Email: mbradley@potb.org; scoulson@potb.org Enclosures:

Tillamook County Planning Department

Mike DeBlasi (DSL)

Daniel Evans (DSL)

FOR OFFICE USE ONLY

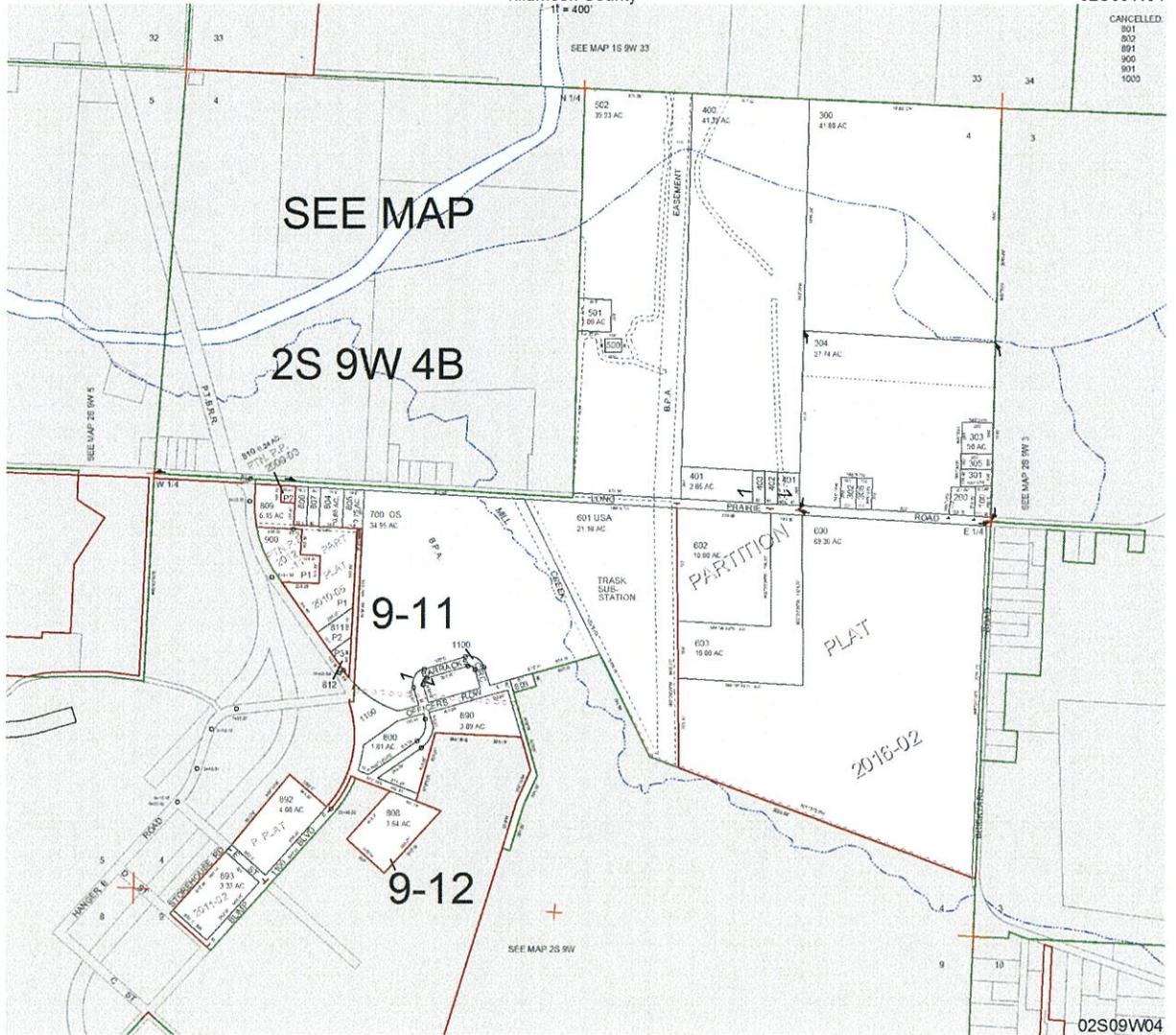
Entire Lot(s) Checked? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Waters Present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	Request Received: 10/02/2020
LWI Area: <u>N/A</u> LWI Code:	Latitude: <u>45.422715</u> Longitude: <u>123.786726</u> Related DSL File #: <u>WD2005-0409, WD2004-0521, WN2015-0331</u>	
Has Wetlands? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unk	ESH? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Wild & Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
State Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
Coast Zone? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unk		
Adjacent Waterbody: Mill Creek		

FOR ASSESSMENT AND TAXATION ONLY NOT SUITABLE FOR
LEGAL ENGINEERING OR SURVEY PURPOSES

SECTION 4 T.2S. R.9W. W.M.
Tillamook County

02S09W04

CANCELLED
801
802
891
900
901
1000



02S09W04
REVISED 5/2016, WS



Oregon

Theodore R. Kulongoski, Governor

Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
(503) 378-3805
FAX (503) 378-4844
www.oregonstatelands.us.

October 3, 2005

State Land Board

Michael Burton
OECDD
775 Summer Street NE, Suite 200
Salem, OR 97301-1279

Theodore R. Kulongoski
Governor

Bill Bradbury
Secretary of State

Randall Edwards
State Treasurer

Re: Wetland Delineation Report for Port of Tillamook Industrial Site,
Tillamook County; T2S R9W Sec. 5, 8, 9, Tax Lot 5300 (Parcels 1,3,4)
and Sec. 4, Tax Lot 600 (Parcel 2); WD #05-0409.

Dear Mr. Burton:

The Department of State Lands has reviewed the wetland delineation report prepared by Pacific Habitat Services, Inc. for the site referenced above. Please note that the study area only includes a portion of the tax lots stated above. Based on the information presented in the report and my site visit on September 12, we concur with the wetland and waterway boundaries as mapped in Figures 9-12 of the report. Within the study area of Parcel 1, Wetlands A-E were identified totaling 0.74 acres. Within the study area of Parcel 2, Wetlands F-N and one Mill Creek wetland bench were identified, totaling 12.25 acres, and the approximate location of Mill Creek was mapped. Before site preparation for development, the top of bank of Mill Creek within the study area needs to be surveyed. The ditch connecting Wetland I and Mill Creek is non-jurisdictional. Within the study area of Parcel 3, Wetlands O-R were identified totaling 4.84 acres. The roadside ditches within the study area are non-jurisdictional. Within the study area of Parcel 4, Wetland S was identified totaling 6.69 acres.

The wetlands and waterways (with the exception of non-jurisdictional ditches noted above) are subject to the permit requirements of the state Removal-Fill Law. A state permit is required for fill or excavation of 50 cubic yards or more in a wetland area or below the ordinary high water line of a waterway (the 2 year recurrence interval flood elevation, if OHWL cannot be determined). However, Mill Creek is an essential salmonid stream; therefore, fill or removal of any amount of material within the OHWL may require a state permit.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

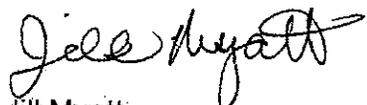
Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within 60 calendar days of the date of this letter.

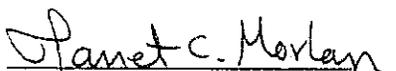
By way of this letter, the Department is also approving the wetland functional assessment results and conclusions included in the wetland delineation report.

Thank you for having the site evaluated. Please phone me at extension 252 if you have any questions.

Sincerely,



Jill Myatt
Wetlands Specialist

Approved by 
Janet C. Morlan, PWS
Wetlands Program Manager

cc: Jennifer Goodridge, Pacific Habitat Services, Inc.
City of Tillamook, Planning Department
Kathryn Harris, Corps of Engineers
Kirk Jarvie, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form constitutes a request for a jurisdictional determination by the Department of State Lands. It must be fully completed and signed, and attached to the front of reports submitted to the Department for review and approval.

Wetlands Program Manager/Oregon Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Oregon Economic and Community Development Department Attn: Michael Burton 775 Summer Street NE, Suite 200 Salem, OR 97301-1279	Business phone # 503-986-0123 Home phone # (optional) FAX # 503-581-5115 E-mail:
<input type="checkbox"/> Authorized Legal Agent, Name and Address:	Business phone # FAX # E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact. Typed/Printed Name: <u>Bruce Thacker</u> Signature: Date: _____ Special instructions regarding site access: _____	

Project and Site Information (for latitude & longitude, use centroid of site or start & end points of linear project)

Project Name: Port of Tillamook Industrial Site	Latitude: 44° 25' 60" N	Longitude: 123° 48' 85" W
Proposed Use: Industrial Development	Tax Map # 2S9W Sections 4, 5, 8, 9	
Project Street Address (or other descriptive location): Long Prairie Road, Hwy 101, Brickyard Road, Sorenson Street, Blimp Blvd	Township 2S Range 9W Section 4, 5, 8, 9 QQ	
	Tax Lot (s) 2S9W Sections 5, 8, 9 Tax lot 5300 2S5W4 Tax lot 600	
City: Tillamook County: Tillamook	Waterway:	River Mile:
	NWI Quad(s): Tillamook	

Wetland Delineation Information

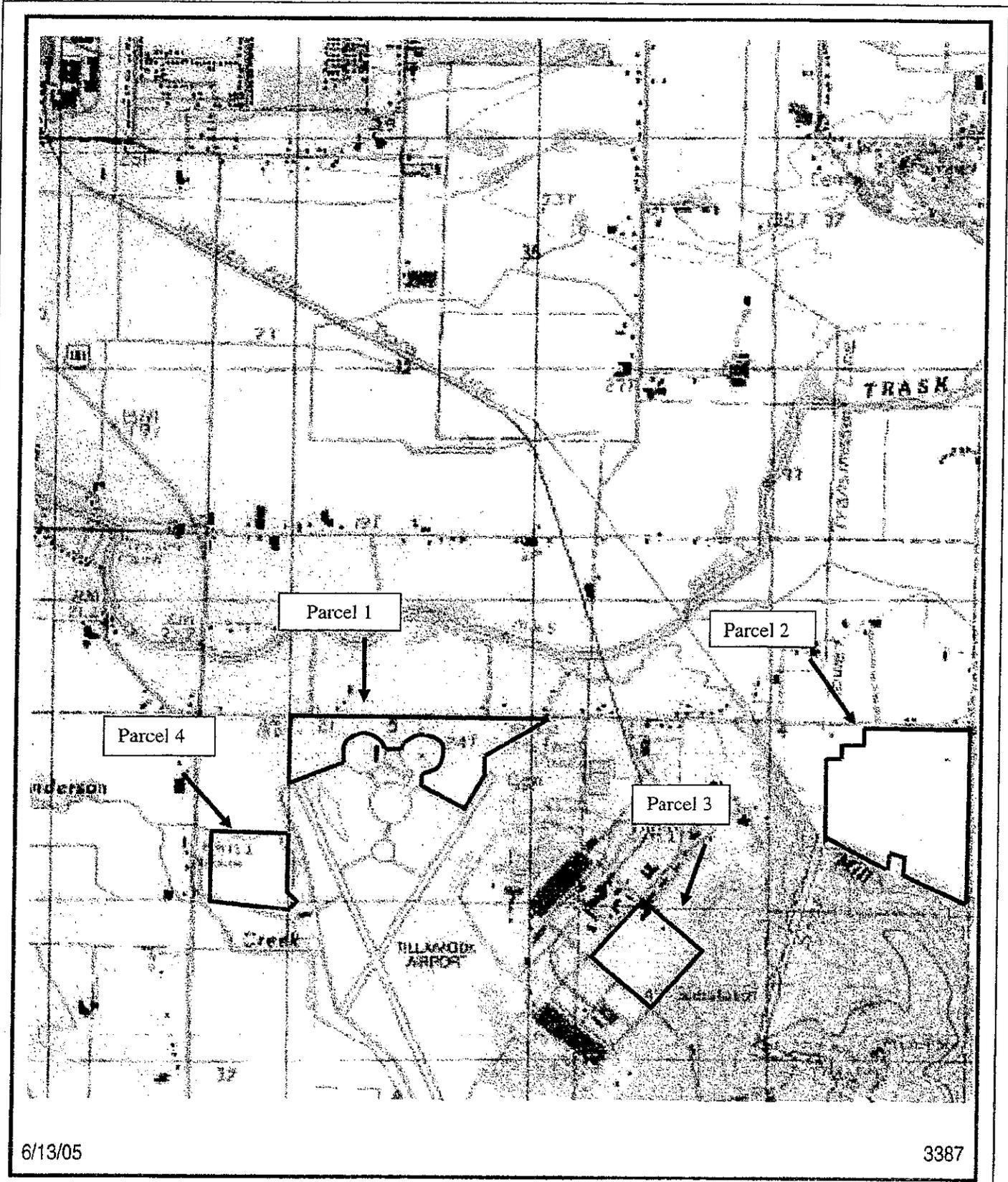
Wetland Consultant Name, Firm and Address: Jennifer Goodridge Pacific Habitat Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070	Phone # 503-570-0800 FAX # 503-570-0855 E-mail address: kg@pacifichabitat.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature:	Date: <u>6/30/05</u>
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Total Wetland Acreage: 24.6 acres	

Delineation Purpose:

<input type="checkbox"/> R-F permit application submitted with delineation <input type="checkbox"/> Mitigation bank site <input checked="" type="checkbox"/> Industrial Land Certification Program site <input type="checkbox"/> R-F application will be submitted within 90 days	<input type="checkbox"/> Sale, purchase, lease etc. <input type="checkbox"/> Partition, re-plat, lot line adjustment <input type="checkbox"/> Habitat restoration project <input type="checkbox"/> Other:
Other Information:	
Has previous delineation/application been made on parcel? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> If known, previous DSL #
Does LWI, if any, show wetland on parcel? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input checked="" type="checkbox"/> LWI wetland code:

For Office Use Only

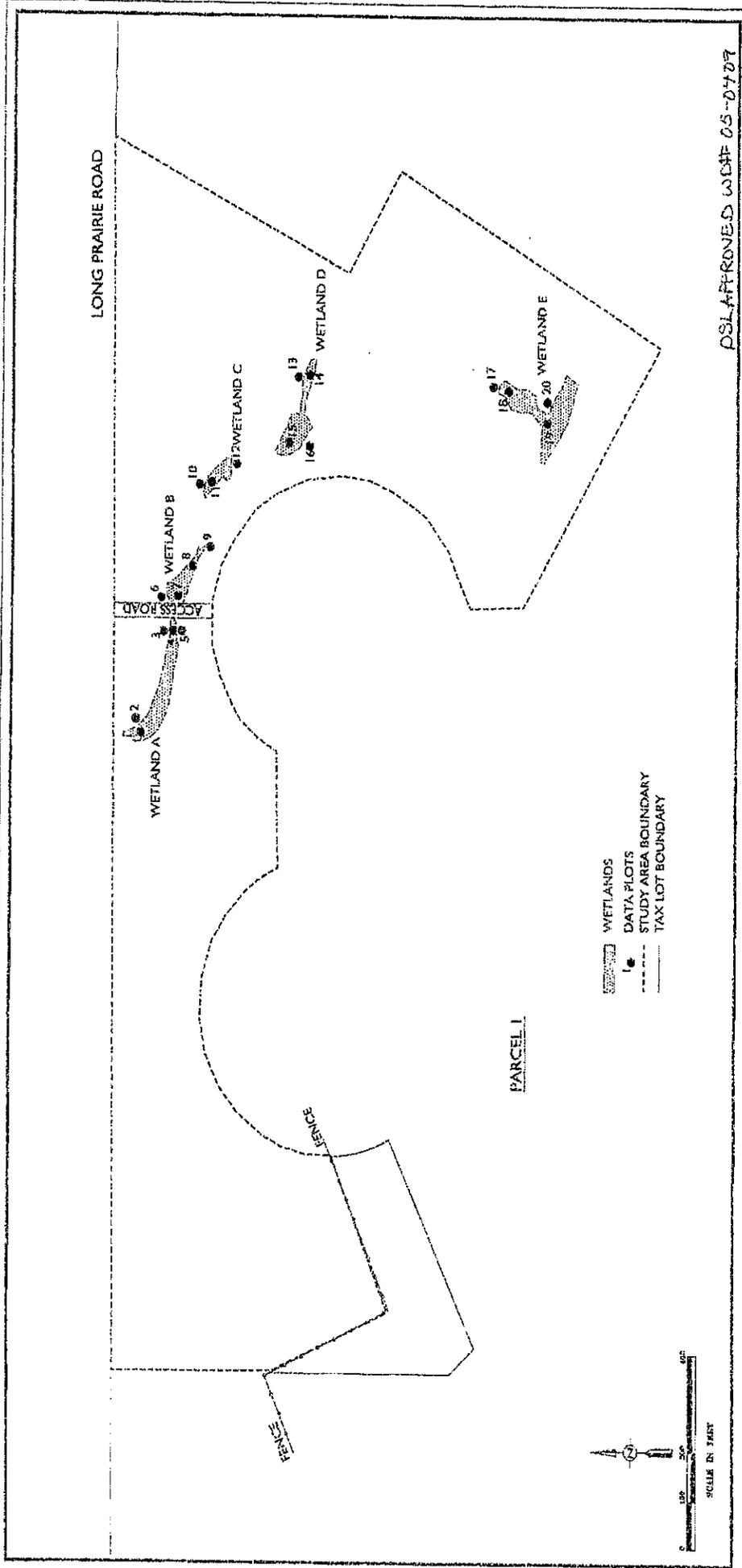
DSL Reviewer: <u>Jill</u>	Report Tier: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	DSL WD # <u>2005-0409</u>
Date Delineation Received: ___/___/___	DSL Project # _____	DSL Site # _____
Scanned: <input type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WN # _____	DSL App. # _____



Location and general topography for Parcels 1-4 at the Port of Tillamook Industrial Site in Tillamook County, Oregon (USGS, Tillamook, Oregon, quadrangle, 1994; Topozone, 2005).

FIGURE
1





DSL APPROVED WDAE 05-0707

- WETLANDS
- DATA PLOTS
- STUDY AREA BOUNDARY
- TAX LOT BOUNDARY

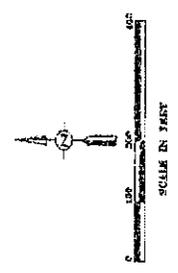


FIGURE
9

Location of wetlands A-E and sample points for Parcel 1 at the Port of Tillamook Industrial site in Tillamook County, Oregon (survey provided by H.B. & Associates, 2005). Survey accuracy is +/- 0.1 foot for wetland boundaries and +/- 5 feet for data plots.

Pacific Habitat Services, Inc.



3/8/07

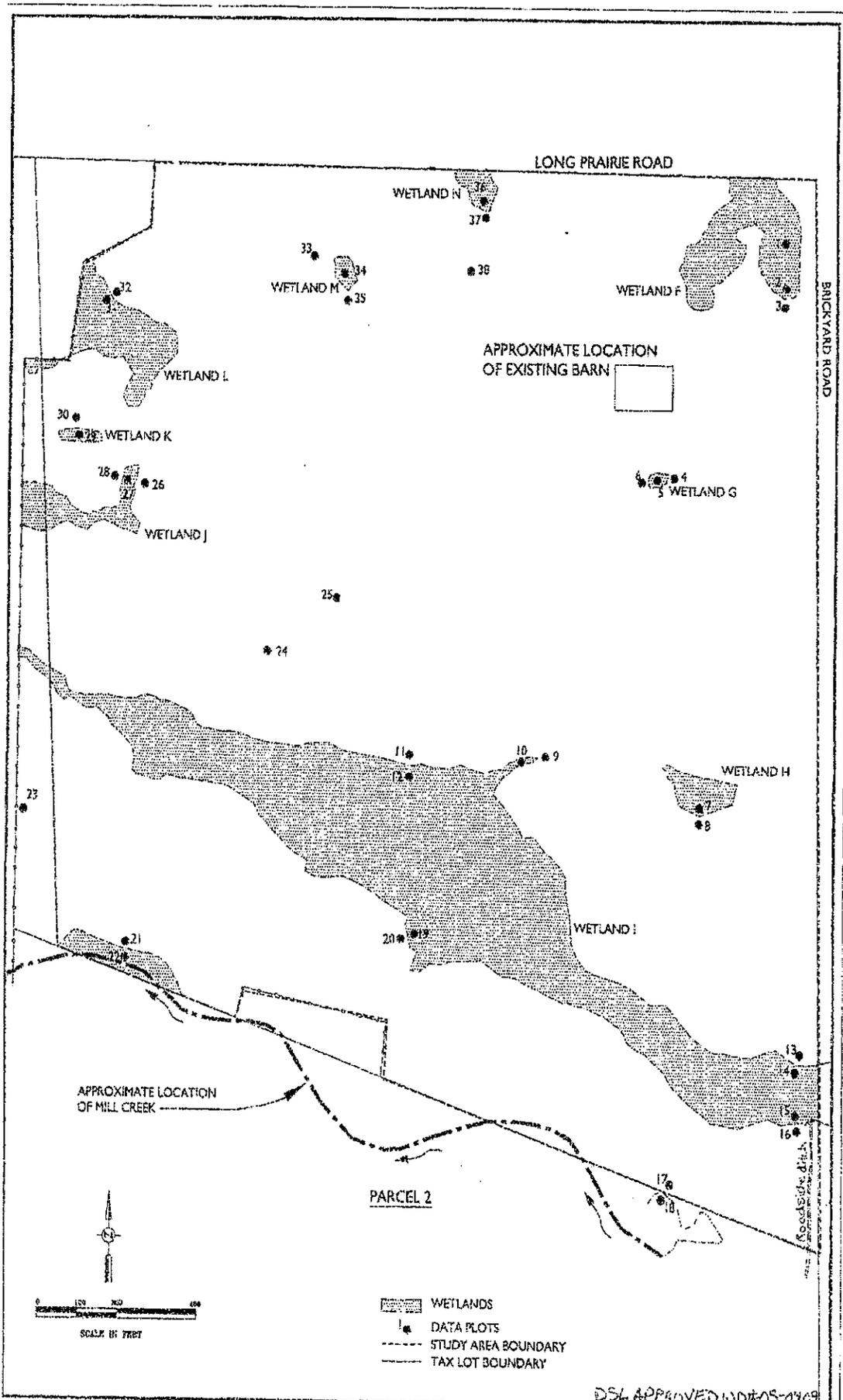
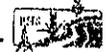
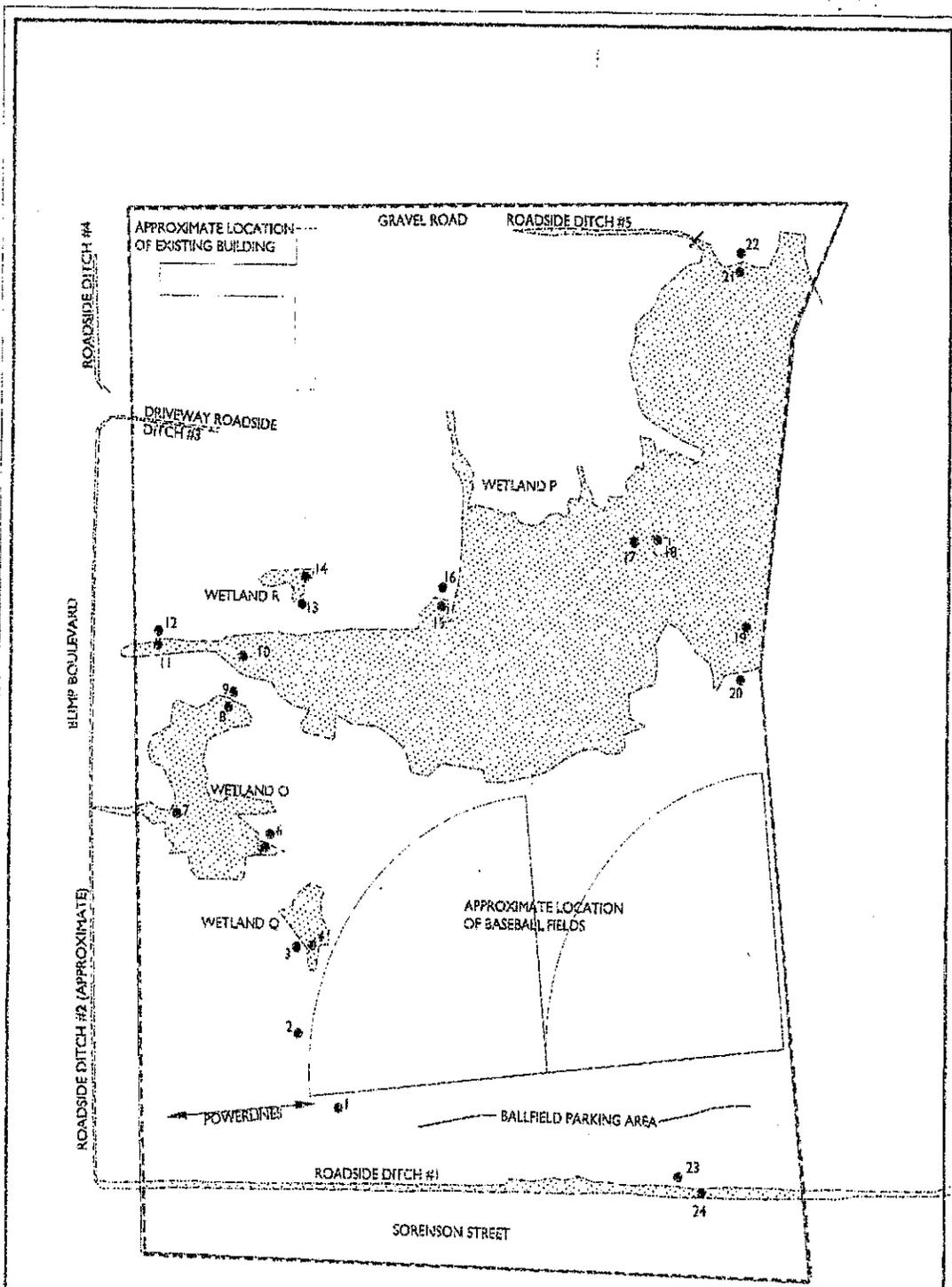


FIGURE
10

Location of wetlands F-N and sample points for Parcel 2 at the Port of Tillamook Industrial site in Tillamook County, Oregon (survey provided by HLB & Associates, 2005). Survey accuracy is +/- 0.1 foot for wetland boundaries and +/- 5 feet for data plots.

3367
6/13/05





PARCEL 3

-  WETLANDS
-  DATA PLOTS
-  STUDY AREA BOUNDARY
-  TAX LOT BOUNDARY

DSL APPROVED WD#05-0409

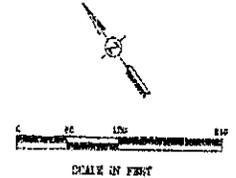


FIGURE
11

Location of wetlands O-R and sample points for Parcel 3 at the Port of Tillamook Industrial site in Tillamook County, Oregon (survey provided by HLB & Associates, 2005) Survey accuracy is +/- 0.1 foot.

3307
6/23/05

Pacific Habitat Services, Inc.



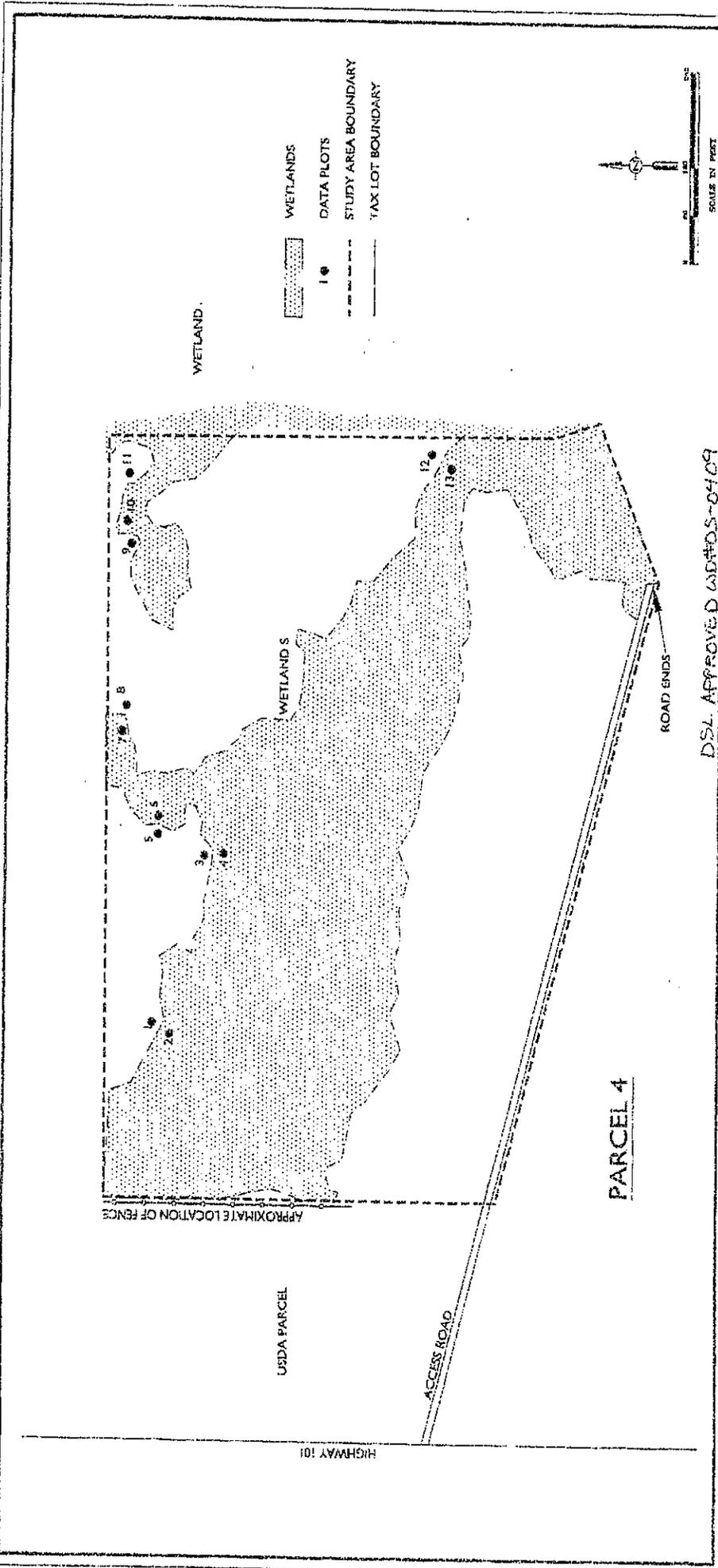


FIGURE
12

Location of wetland S and sample points for Parcel 4 at the Port of Tillamook industrial site in Tillamook County, Oregon (survey provided by HLB & Associates, 2005). Survey accuracy is +/- 0.1 feet for wetland boundaries and +/- 5 feet for data plots.

Pacific Habitat Services, Inc.



3387

9/13/05

Angela Rimoldi

From: STEVENSON Chris * DSL <Chris.STEVENSON@dsl.oregon.gov>
Sent: Tuesday, February 3, 2026 11:04 AM
To: Angela Rimoldi
Subject: EXTERNAL: WN2026-0062 FW: Wetland Delineation Repor- Port of Tillamook 7285 Long Prairie Rd, Tillamook OR

You don't often get email from chris.stevenson@dsl.oregon.gov. [Learn why this is important](#)

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

Angela,

I just wanted you to have a copy of the email that I sent over to Chance a couple of weeks ago. It's my understanding that Pacific Habitat Services has completed a delineation for this site ? It should be sent in to the Department for review and concurrence.

Please let me know if you have any questions.

Chris

Chris Stevenson, PWS (she/her)
Wetland Ecologist
Oregon Dept State Lands
(503) 798-7622



From: STEVENSON Chris * DSL
Sent: Wednesday, January 21, 2026 2:21 PM
To: 'Chance Steffey' <csteffey@potb.org>
Cc: jvs@pacifichabitat.com; LOISELLE Rebecca * DSL <Rebecca.Loiselle@dsl.oregon.gov>
Subject: RE: Wetland Delineation Repor- Port of Tillamook 7285 Long Prairie Rd, Tillamook OR

Chance,

Thanks for getting back to me.

The Department can not require someone to turn in a delineation. However, development on the property(ies) would require a permit and mitigation for removal and/or fill impacts that are 50 cubic yards or greater in wetlands/waters so having an approved (concurred) delineation would allow us to properly assess

the impacts of development. The 2005 delineation gives us a good idea of the extent of wetlands on the property and I have some photos, and aerials showing that wetlands remain on the property. My recommendation would be that the wetland delineation is submitted. It can be done jointly with the owner of the piece that sold off. Alternatively, they can get their own delineation.

Please don't send over the maps, or GIS outside of a delineation submittal because unless it goes through the standard review process, it can not be used for permitting purposes.

Chris

Chris Stevenson, PWS (she/her)
Wetland Ecologist
Oregon Dept State Lands
(503) 798-7622



From: Chance Steffey <csteffey@potb.org>
Sent: Wednesday, January 21, 2026 1:09 PM
To: STEVENSON Chris * DSL <Chris.STEVENSON@dsl.oregon.gov>
Cc: jvs@pacifichabitat.com
Subject: Wetland Delineation Report

You don't often get email from csteffey@potb.org. [Learn why this is important](#)

Hi Chris,

Michele, forward me your email regarding wetland delineation that we recently done on the site on the corner of Brickyard and Long Prairie Rd. We had Consultant prepare the mapping but didn't do a report because we didn't pursue developing the site for an interior road. We did sell a portion of the available lot and are working on another sale. Do we need to submit wetland delineation report or would the organization that bought the property and plan to develop need to submit? I can send you copies of the mapping in PDF, CADD and GIS formats if that would be helpful.

Thanks,

Chance Steffey, PE, CWRE
District Engineer
Port of Tillamook Bay
503-354-8044
503-457-8219 (cell)
csteffey@potb.org

Angela Rimoldi

From: Stefanie.Lane@dsl.oregon.gov
Sent: Tuesday, February 3, 2026 11:23 AM
To: Angela Rimoldi
Subject: EXTERNAL: WN2026-0062 Response to Local Case File #851-26-000012-PLNG
Attachments: Wetland Land Use Notice.pdf; Wetland Land Use Notice Response.pdf

You don't often get email from stefanie.lane@dsl.oregon.gov. [Learn why this is important](#)

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

Hi there,

Cities and Counties are required by statute (ORS 215.418 & 227.350) to submit notice to DSL of any projects that may impact wetlands and waterways, according to the Statewide Wetlands Inventory. DSL has completed review of the Wetland Land Use Notification that was prepared for Tillamook Bay Port of (WN2026-0062).

Please see attached for the results and conclusions of this review. To request paper copies please contact support.services@dsl.oregon.gov. Otherwise, please review the attachments carefully and if you have questions regarding this response, contact Stefanie Lane, Stefanie.Lane@dsl.oregon.gov. Questions regarding the local permit should be directed to your Planner: Angela Rimoldi, angela.rimoldi@tillamookcounty.gov.

[Planning for Local Governments Page](#)

[Removing or Filling Material Page](#)

[DSL Staff Contact List](#)

[Current Removal-Fill permit and/or Wetland Delineation report fee schedule](#)

Thank you,

Aquatic Resource Management Program
Oregon Department of State Lands
775 Summer St. NE, Ste. 100
Salem, OR 97301-1279
www.oregon.gov/dsl



Response Page

Department of State Lands (DSL) WN#*

WN2026-0062

Responsible Jurisdiction

Staff Contact

Angela Rimoldi

Jurisdiction Type

County

Municipality

Tillamook

Local case file #

851-26-000012-PLNG

County

Tillamook

Activity Location

Township

02S

Range

09W

Section

04

QQ section

Tax Lot(s)

600

Street Address

Corner of Long Prairie Rd and Brickyard Rd

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Tillamook

Latitude

45.423517

Longitude

-123.785680

Wetland/Waterway/Other Water Features



- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The National Hydrography Dataset shows wetland, waterway or other water features on the property
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- The property includes or is adjacent to designated Essential Salmonid Habitat.

Your Activity



An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the site has wetlands or other waters that may be regulated. The determination or delineation report should be submitted to DSL for review and approval. Approved maps will have a DSL stamp with approval date and expiration date.

The proposed parcel division may create a lot that is largely wetland and thus create future development problems.

Applicable Oregon Removal-Fill Permit Requirement(s)



A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

DSL Review



Wetland Ecologist Comments

The Industrial Site Certification review done in 2005 showed more wetlands than are mapped on the national wetland inventory. Wetlands are present throughout the site (WD2005-0409). This delineation has expired. A permit and associated mitigation will be required for removal and/or fill activities that are 50 cubic yards or greater.

Prior communication with the Port of Tillamook indicated that a recent wetland delineation/survey has been conducted. This wetland delineation should be submitted for review by the Department. It is my understanding that some of the parcels may have been sold off. This delineation can be used by multiple parties if they all sign off on the single submittal.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

A Federal permit may be required by The Army Corps of Engineers: 541-600-7644

Contact Information

For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county.

Response Date

2/3/2026

Response by:

Stefanie Lane

Response Phone:

971-701-0321



PROPERTY OWNERS ON LONG PRAIRIE & BRICKYARD ROADS

Tillamook, OR |brickyardsprairieneighbors@yahoo.com

February 11, 2026

Angela Rimoldi
Planning Permit Technician
Department of Community Development
1510-B Third Street
Tillamook, OR 97141

Dear Angela Rimoldi:

Please find the written comments from the neighboring land owners regarding the partition request #851-26-000012-PLNG to create two parcels located Southeast of the Incorporated City of Tillamook, Via Long Prairie Road and Brickyard Road. The subject property is designated as Tax Lot 600 of Section 04. The Property owner is Port of Tillamook Bay and the Applicant is Zwald Property Management LLC.

Property owners on Long Prairie & Brickyard Roads

Subject
Formal Response to Notice of Administrative Review – Zwald Property

February 11, 2026

To Angela Rimoldi & Sarah Absher,

This letter serves as a formal response to the “Notice of Administrative Review” dated January 28, 2026, regarding the Zwald property. We are the adjoining and nearby property owners along Long Prairie Road and Brickyard Road and are the directly affected parties.

While we acknowledge that the subject property is zoned M-1 (General Industrial), any approval or development must strictly comply with the Tillamook County Zoning Ordinance. Specifically, Section 3.032(1)(d) of the M-1 zoning ordinance requires that land be **“buffered from residential areas so as not to create conflict.”** Based on the information available to date, it is unclear how this mandatory standard could be met under the proposed use. Accordingly, we raise the following objections and formal requests.

1. Access, Traffic, and Public Safety

We demand written clarification identifying all proposed access and egress points to the property, including whether Brickyard Road and/or Long Prairie Road will be used.

Any access point from Brickyard Road and Long Prairie Road in close proximity to any existing residences is unacceptable and would constitute a direct conflict with nearby residential use. The anticipated level of truck traffic—potentially involving dozens of diesel semi-trucks with trailers operating at all hours, including starting as early as 2:00 a.m.—poses significant safety, noise, and livability impacts.

Both Long Prairie Road and Brickyard Road are posted at 55 mph and are designated passing zones. This area has a documented history of traffic accidents. Given the scale and intensity of the proposed industrial trucking operation, a comprehensive traffic impact study is required prior to any approval. Approval without such a study would be premature and legally deficient.

2. Noise, Light, and Operational Impacts

The continuous operation, staging, idling, and maneuvering of up to 50 or more diesel trucks and trailers will generate substantial noise and light pollution. These impacts are incompatible with adjacent residential uses and cannot reasonably be mitigated without substantial buffering measures. Absent enforceable buffering and operational limitations, the proposal fails to meet the requirements of Section 3.032(1)(d).

3. Wetlands and Environmental Compliance

The subject property contains regulated wetlands. We have confirmed through the Oregon Department of State Lands (DSL), including correspondence from Chris Stevenson, that the most recent approved wetland delineation for this property dates to 2005. We have also obtained the Offsite Wetland Determination Report dated October 28, 2020.

DSL has confirmed that an approved wetland delineation is valid for five years, with a limited extension period contingent upon reissuance following a site assessment. No current, valid wetland delineation exists for this property. Accordingly, any development approval absent a current DSL-approved wetland delineation would be improper.

Mapping associated with the 2005 delineation (see Figure 10, attached) identifies at least two substantial wetland areas, including multiple acres in the northeastern portion of the property that retain standing water throughout much of the year and provide critical habitat for wildlife. This area is routinely observed by Audubon Society members and supports frogs, birds, and other species. Photo is attached and video documentation can be provided.

Mill Creek lies in close proximity to the site and carries an Essential Salmon Habitat designation. Coho salmon, listed under the Endangered Species Act, are known to utilize this waterway. The proposed use—

including truck maintenance, repair operations, and wash-down facilities—raises serious concerns regarding contaminated runoff during high-water events. Any discharge or indirect impact to wetlands or Mill Creek would expose the County and applicant to regulatory enforcement and legal challenge.

4. Request for Public Hearing

Given the magnitude of the proposed use, its direct adjacency to established residences, and the significant unresolved land use and environmental issues, we formally request a public hearing before the Planning Commission. This proposal represents a material and permanent change to our living environment and property values. A public process is necessary to ensure transparency, compliance with applicable law, and meaningful participation by affected residents.

5. Reservation of Rights

We are not opposed to lawful and appropriately sited development. However, we will actively challenge any approval that fails to comply with the Tillamook County Zoning Ordinance, including but not limited to Section 3.032(1)(d), environmental regulations, and public safety requirements. All legal rights and remedies are expressly reserved.

Please provide written responses addressing each of the issues raised herein and distribute such responses to all undersigned property owners.

Sincerely,

The Undersigned Neighboring Property Owners
(Long Prairie Road and Brickyard Road)

Don & Julie Dun
4075 BRICKYARD RD.

Greg Hansen
4565 Brickyard Rd


7740 Long Prairie Rd
Sharon Ross
4445 Brickyard Rd


4455 Brickyard Rd
Ashley Reynolds
4455 Brickyard Rd.
Kaitlyn Sislo
4365 Brickyard Rd
Patricia R. Abel
4295 BRICKYARD RD.


7910 Long Prairie Rd., Tillamook, OR.
Tim & Patricia Strong
7910 Long Prairie Rd.
Tillamook, OR 97141

Patricia A Hogevoel Jepson
Patricia Hogevoel Jepson
7750 Long Prairie Rd.
Tillamook, OR 97141

Tim & Shana Quang
4025 Brickyard Rd

Evelyn Krustke
4125 Brickyard Rd

Mary L. Christofferson
4095 Brick yard Rd.
Ronald S. Pust
4185 Brickyard Rd 97141

February 10, 2026

Tillamook County Department of Community Development
Building, Planning & On-Site Sanitation Sections
ATTN: Angela Rimoldi, Planning Permit Technician
1510 - B Third Street
Tillamook, OR 97141

RE: Partition Request #851-26-000012-PLNG:
Port of Tillamook Bay/Zwald

In reference to Section 3.032: General Industrial Zone (M-1) (1) Purpose: (d) "Is buffered from residential areas so as not to create conflicts". There are many conflicts regarding the request to create two parcels for the purpose of a large trucking company use. The conflicts comes from the following:

1. Traffic concerns: With the addition of the three businesses in my section of the road with a 55 plus speed limit, there could be traffic concerns. On this section of the road there is a passing zone whereas by the Port entrance has a reduce speed limit of 45, and is in a no passing zone. With an entrance/exit right across from my property near my mail box, it will be very hazardous for not only for our mail carrier but also for us. It is not acceptable to have an entry/exit directly across from my property. This should require a traffic study on Long Prairie as well as Brickyard Road.

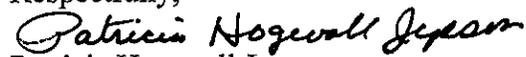
2. Light and Noise concerns: If the business operates after 10 p.m. and before 8 a.m., the continuous activity would adversely affect ones ability to sleep. The process of warming up large trucks starting at 2 a.m., milk trucks entering and exiting all hours of the day, the idling of these trucks and the constant noise from refrigerated truck/trailers would adversely cause a major change to the quality of life for all our neighbors . Another concern is that with bedrooms facing the port property, the light and noise from the activity of these trucks would create a conflict, which would interrupt the use or enjoyment of surrounding properties.

3. Air Pollution concerns: The exhaust from those trucks entering the property across from my house would reduce our quality of life.

4. Environmental concerns: There are wet lands that need to be protected. There should be an Environmental study.

I am not only concerned with my safety, quality of life, but also how this will impact my property value. In closing, I hope the Planning Commission considers all of our concerns. Due to the severity of these concerns, I want to inform you that we will be prepared to pursue any/all legal measures to ensue compliance with all applicable laws and ordinances including the Tillamook County Zoning Ordinance Section 3.032(1)(d) of the M-1 (General industrial).

Respectfully,


Patricia Hogevoll Jepsen
7750 Long Prairie Rd.
Tillamook, OR 97141
cc Sarah Absher, CFM, Director

February 9, 2026

To Angela Rimoldi and Sarah Absher,

As an addendum to the letter provided by the group on Long Prairie and Brickyard Rd, we are part of the property owners.

We live on Long Prairie Rd and are one of the oldest houses in this neighborhood. That being said we are also the only house with a full basement. Our house is located at 7910 Long Prairie Rd, located directly across the street from wetland F on the map provided.

If the subject property across from us is allowed to be developed on those wetlands, where is that water going to be displaced to?

When the subject property is full of water, we have ground water that seeps into our basement 24 hours a day 7 days a week. We can generally empty 55 gallons of water from our tank in the basement every 15-20 minutes all day long, everyday.

If this development proceeds how much ground water will be allowed to be displaced through our house's basement? We are not in favor of this development.

Thank you,
Tim and Pattie Strong

Handwritten signatures of Tim and Pattie Strong. The signature 'Tim' is on the left, 'Pattie' is in the middle, and 'Strong' is on the right with a long horizontal flourish extending to the right.





Oregon

Theodore R. Kulongoski, Governor

Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
(503) 378-3805
FAX (503) 378-4844
www.oregonstatelands.us.

October 3, 2005

State Land Board

Michael Burton
OECDD
775 Summer Street NE, Suite 200
Salem, OR 97301-1279

Theodore R. Kulongoski
Governor

Bill Bradbury
Secretary of State

Randall Edwards
State Treasurer

Re: Wetland Delineation Report for Port of Tillamook Industrial Site,
Tillamook County; T2S R9W Sec. 5, 8, 9, Tax Lot 5300 (Parcels 1,3,4)
and Sec. 4, Tax Lot 600 (Parcel 2); WD #05-0409.

Dear Mr. Burton:

The Department of State Lands has reviewed the wetland delineation report prepared by Pacific Habitat Services, Inc. for the site referenced above. Please note that the study area only includes a portion of the tax lots stated above. Based on the information presented in the report and my site visit on September 12, we concur with the wetland and waterway boundaries as mapped in Figures 9-12 of the report. Within the study area of Parcel 1, Wetlands A-E were identified totaling 0.74 acres. Within the study area of Parcel 2, Wetlands F-N and one Mill Creek wetland bench were identified, totaling 12.25 acres, and the approximate location of Mill Creek was mapped. Before site preparation for development, the top of bank of Mill Creek within the study area needs to be surveyed. The ditch connecting Wetland I and Mill Creek is non-jurisdictional. Within the study area of Parcel 3, Wetlands O-R were identified totaling 4.84 acres. The roadside ditches within the study area are non-jurisdictional. Within the study area of Parcel 4, Wetland S was identified totaling 6.69 acres.

The wetlands and waterways (with the exception of non-jurisdictional ditches noted above) are subject to the permit requirements of the state Removal-Fill Law. A state permit is required for fill or excavation of 50 cubic yards or more in a wetland area or below the ordinary high water line of a waterway (the 2 year recurrence interval flood elevation, if OHWL cannot be determined). However, Mill Creek is an essential salmonid stream; therefore, fill or removal of any amount of material within the OHWL may require a state permit.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and make a determination of jurisdiction for purposes of the Clean Water Act at the time that a permit application is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

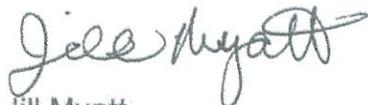
Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within 60 calendar days of the date of this letter.

By way of this letter, the Department is also approving the wetland functional assessment results and conclusions included in the wetland delineation report.

Thank you for having the site evaluated. Please phone me at extension 252 if you have any questions.

Sincerely,



Jill Myatt
Wetlands Specialist

Approved by 
Janet C. Morlan, PWS
Wetlands Program Manager

cc: Jennifer Goodridge, Pacific Habitat Services, Inc.
City of Tillamook, Planning Department
Kathryn Harris, Corps of Engineers
Kirk Jarvie, DSL

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

This form constitutes a request for a jurisdictional determination by the Department of State Lands. It must be fully completed and signed, and attached to the front of reports submitted to the Department for review and approval.

**Wetlands Program Manager/Oregon Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279**

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Oregon Economic and Community Development Department Attn: Michael Burton 775 Summer Street NE, Suite 200 Salem, OR 97301-1279	Business phone # 503-986-0123 Home phone # (optional) FAX # 503-581-5115 E-mail:
<input type="checkbox"/> Authorized Legal Agent, Name and Address:	Business phone # FAX # E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Kevin Thacker</u> Signature: <u>[Signature]</u>	
Date: _____ Special instructions regarding site access: _____	

Project and Site Information (for latitude & longitude, use centroid of site or start & end points of linear project)

Project Name: Port of Tillamook Industrial Site	Latitude: 44° 25' 60" N	Longitude: 123° 48' 85" W
Proposed Use: Industrial Development	Tax Map # 2S9W Sections 4, 5, 8, 9	
Project Street Address (or other descriptive location): Long Prairie Road, Hwy 101, Brickyard Road, Sorenson Street, Blimp Blvd	Township 2S Range 9W Section 4, 5, 8, 9 QQ	
	Tax Lot (s) 2S9W Sections 5, 8, 9 Tax lot 5300 2S5W4 Tax lot 600	
City: Tillamook County: Tillamook	Waterway:	River Mile:
	NWI Quad(s): Tillamook	

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Jennifer Goodridge Pacific Habitat Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070	Phone # 503-570-0800 FAX # 503-570-0855 E-mail address: jg@pacifichabitat.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: <u>Jennifer Goodridge</u>	Date: <u>6/30/05</u>
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Total Wetland Acreage: 24.6 acres	

Delineation Purpose:

<input type="checkbox"/> R-F permit application submitted with delineation <input type="checkbox"/> Mitigation bank site <input checked="" type="checkbox"/> Industrial Land Certification Program site <input type="checkbox"/> R-F application will be submitted within 90 days	<input type="checkbox"/> Sale, purchase, lease etc. <input type="checkbox"/> Partition, re-plat, lot line adjustment <input type="checkbox"/> Habitat restoration project <input type="checkbox"/> Other:
Other Information:	
Has previous delineation/application been made on parcel?	Y N <input type="checkbox"/> <input checked="" type="checkbox"/>
Does LWI, if any, show wetland on parcel?	<input type="checkbox"/> <input checked="" type="checkbox"/> LWI wetland code:

For Office Use Only

DSL Reviewer: <u>Jill</u>	Report Tier: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	DSL WD # <u>2005-0409</u>
Date Delineation Received: ___/___/___	DSL Project # _____	DSL Site # _____
Scanned: <input type="checkbox"/> Final Scan: <input type="checkbox"/>	DSL WN # _____	DSL App. # _____

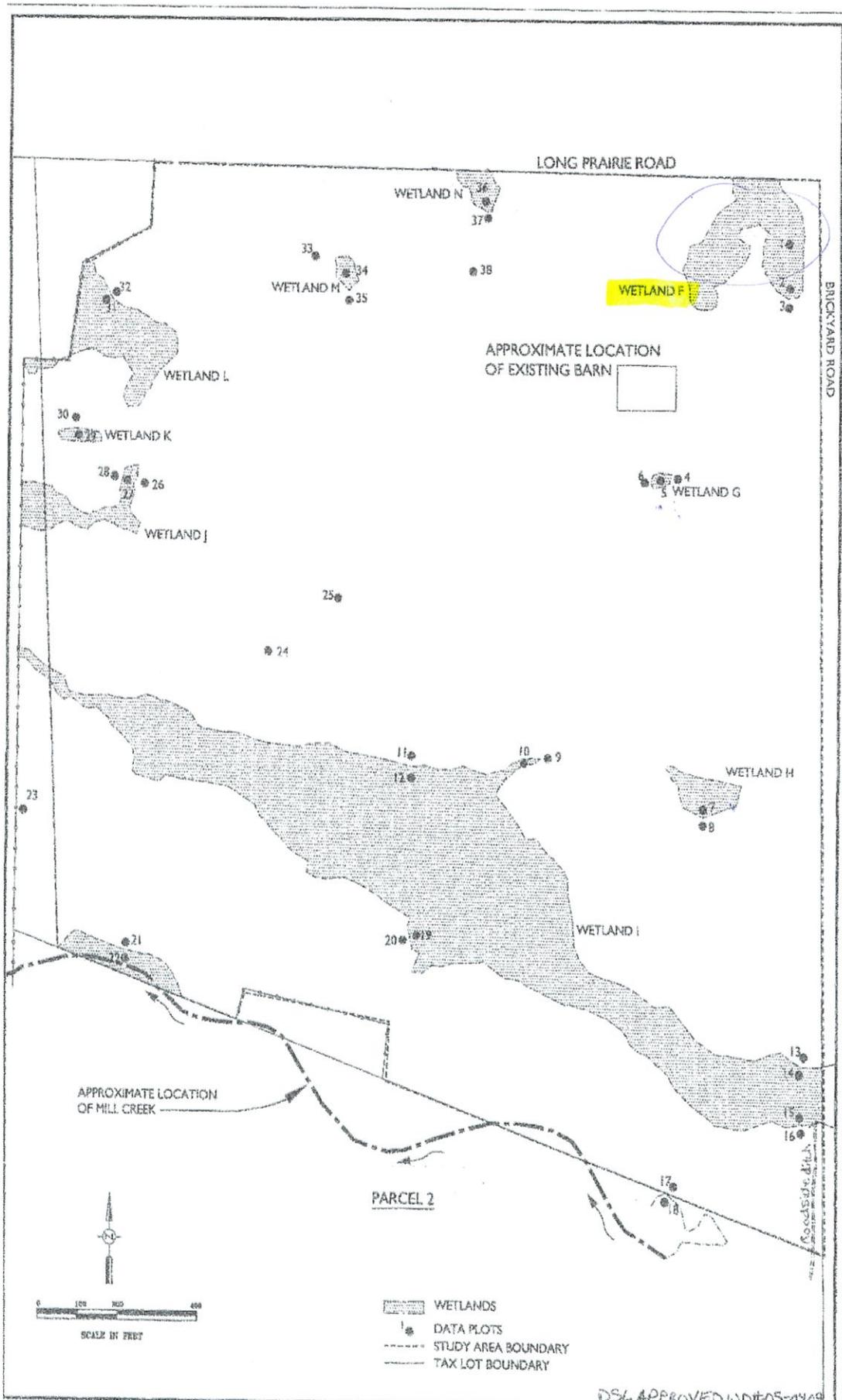


FIGURE
10

Location of wetlands F-N and sample points for Parcel 2 at the Port of Tillamook Industrial site in Tillamook County, Oregon (survey provided by HLB & Associates, 2005). Survey accuracy is +/- 0.1 foot for wetland boundaries and +/- 5 feet for data plots.

3387
6/23/05



OFFSITE WETLAND DETERMINATION REPORT
OREGON DEPARTMENT OF STATE LANDS

WD#: 2020-0511

775 Summer Street NE, Suite 100, Salem OR 97301-1279 Phone: (503) 986-5200

At your request, an offsite wetland determination has been conducted on the property described below.

County: Tillamook

City: Tillamook

Owner Name & Address: Michele Bradley, General Manager, Port of Tillamook bay, 4000 Blimp Blvd., Suite #100, Tillamook, OR 97141

Township: 2S

Range: 9W

Section: 04

Q/Q: Tax Lot(s): 600, 603

Project Name: K1-K8

Site Address/Location: Long Prairie Road and Brickyard Road

- The National Wetlands Inventory shows a wetland/waterway on the property.
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- It is unlikely that there are jurisdictional wetlands or waterways on the property based upon a review of wetlands maps, the county soil survey and other information. An onsite investigation by a qualified professional is the only way to be certain that there are no wetlands.
- There are wetlands or waterways on the property that are subject to the state Removal-Fill Law.
 - A state permit is required for ≥ 50 cubic yards of fill, removal, or ground alteration in the wetlands or waterways.
 - A state permit may be required for any amount of fill, removal, or other ground alteration in the Essential Salmonid Habitat and hydrologically associated wetlands.
 - A state permit may be required for any amount of fill, removal, or other ground alteration in a compensatory wetland mitigation site.
- A state permit will not be required for project because
- The proposed parcel division may create a lot that is largely wetland and thus create future development problems.
- A wetland determination or delineation is needed prior to site development; the wetland delineation report should be submitted to the Department of State Lands for review and approval.
- A permit may be required by the Army Corps of Engineers: (503) 808-4373

Note: This report is for the state Removal-Fill Law only. City or County permits may be required for the proposed activity.

Comments: Approximately 12.25 acres of wetlands were mapped here in the now expired WD2005-0409. A new wetland delineation prior to project development is recommended in order to determine if a Joint Permit Application for wetland removal/fill would be needed. Any quantity of fill or removal on wetlands adjacent to Mill Creek would require a state permit as Mill Creek is an ESH waterbody.

Determination by: Daniel Evans, PWS *Daniel Evans* _____ Date: 10/28/2020

This jurisdictional determination is valid for five years from the above date, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months from the above date.

This is a preliminary jurisdictional determination and is advisory only.

Copy To: Owner/Agent/Other Email: mbradley@potb.org; scoulson@potb.org Enclosures:

Tillamook County Planning Department

Mike DeBlasi (DSL)

Daniel Evans (DSL)

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Entire Lot(s) Checked? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Waters Present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	Request Received: 10/02/2020
LWI Area: <u>N/A</u> LWI Code:	Latitude: <u>45.422715</u> Longitude: <u>-123.786726</u> Related DSL File #: <u>WD2005-0409, WD2004-0521, WN2015-0331</u>	
Has Wetlands? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unk	ESH? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Wild & Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Adjacent Waterbody: <u>Mill Creek</u>	State Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Coast Zone? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unk