



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamookcounty.gov](http://www.tillamookcounty.gov)

Building (503) 842-3407  
Planning (503) 842-3408  
Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1(800) 488-8280

*Land of Cheese, Trees and Ocean Breeze*

## Estuary/Floodway Development Permit Request #851-25-000595-PLNG: Private Dock

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

### NOTICE OF ADMINISTRATIVE REVIEW Date of Notice: February 11, 2026

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

**#851-25-000595-PLNG:** An Estuary and Floodway Development Permit for the construction of a private dock on a property along the Nestucca River in the Unincorporated Community of Pacific City/Woods. The subject property and project location is 34100 Brooten Road, a County road, zoned Pacific City/Woods Medium Density Residential (PCW-R2) and Estuary Conservation 1 (EC1), and designated as Tax Lot 5201 in Section 19AC, Township 4 South, Range 10 West W.M., Tillamook County Oregon. The applicant is Amber B. Cowan and the property owners are Debbie Boone and Kevin Kilgore.

Written comments received by the Department of Community Development prior to 4:00 p.m. on February 25, 2026, will be considered in rendering a decision. Comments should address the standards upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, February 26, 2026.

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

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

If you have any questions about this application, please call the Department of Community Development at 503-842-3408. Comments can be emailed to Sarah Thompson, Office Specialist 2, at [Sarah.thompson@tillamookcounty.gov](mailto:Sarah.thompson@tillamookcounty.gov).

Sincerely,

A handwritten signature in blue ink that reads "Melissa Jenck".

Melissa Jenck, CFM, Senior Planner  
Sarah Absher, CFM, Director

Enc. Maps, Applicable Ordinance Standards

#851-25-000595-PLNG: Cowan/Boone Private Boat Dock

# **Applicable Ordinances & Development Standards**

## **Tillamook County Land Use Ordinance (TCLUO)**

<https://www.tillamookcounty.gov/commdev/page/land-use-ordinance-luo-zoning-ordinance>

- Section 3.106: Estuary Conservation 1 (EC1) Zone
- Section 3.120: Regulated Activities and Impacts Assessments
- Section 3.140: Estuary Development Standards
- Section 3.510: Flood Hazard Overlay (FH)
- Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization

## **ARTICLE III – ZONE REGULATIONS**

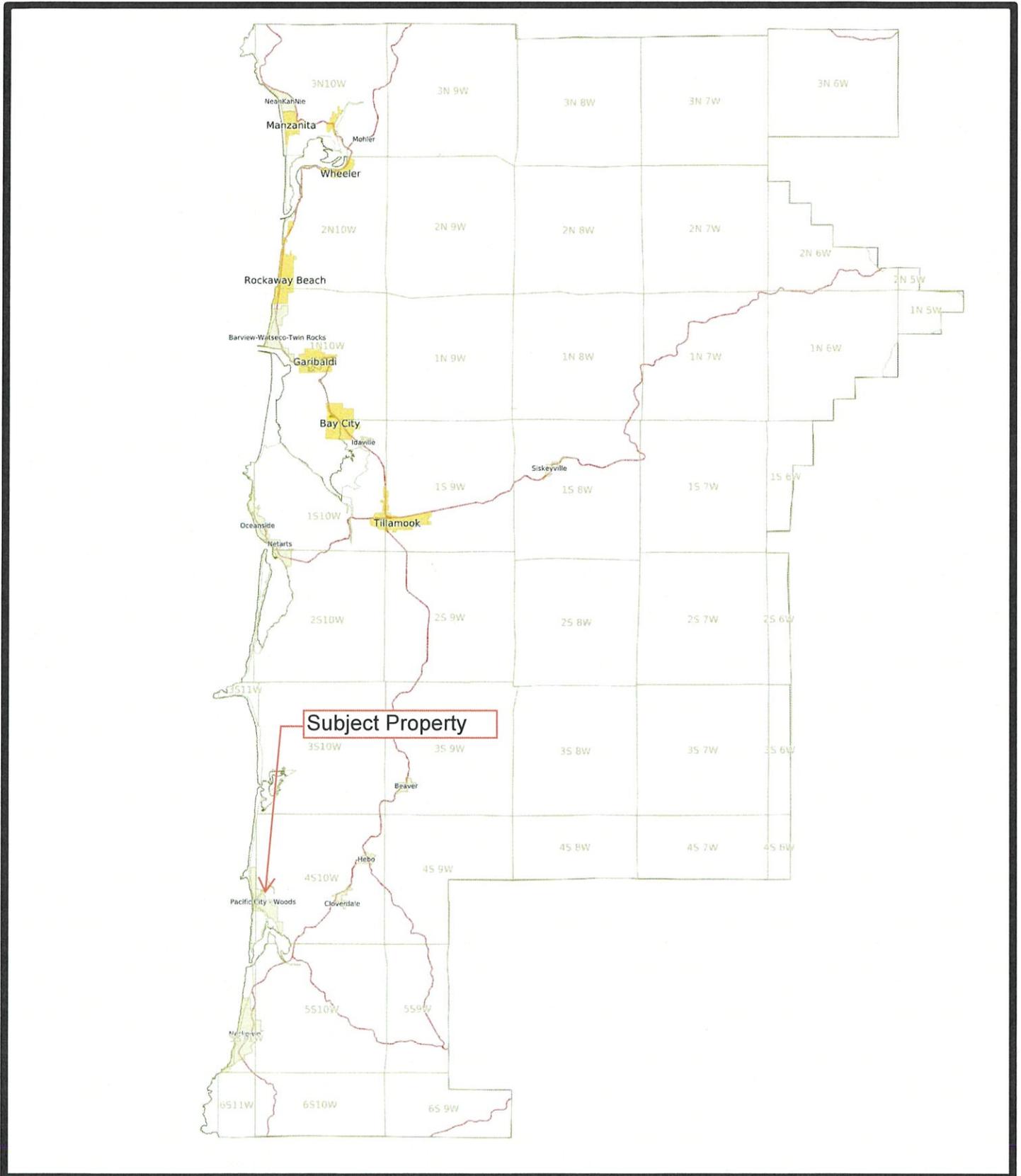
### **TCLUO SECTION 3.510: FLOOD HAZARD OVERLAY ZONE**

- (1) The fill is not within a Coastal High Hazard Area.
- (2) Fill placed within the Regulatory Floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge.
- (3) The fill is necessary for an approved use on the property.
- (4) The fill is the minimum amount necessary to achieve the approved use.
- (5) No feasible alternative upland locations exist on the property.
- (6) The fill does not impede or alter drainage or the flow of floodwaters.
- (7) If the proposal is for a new critical facility, no feasible alternative site is available.
- (8) For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5):
  - i. The fill is not within a floodway, wetland, riparian area or other sensitive area regulated by the Tillamook County Land Use Ordinance.
  - ii. The property is actively used for livestock and/or farm purposes,
  - iii. Maximum platform size = 10 sq ft of platform surface per acre of pasture in use, or 30 sq ft per animal, with a 10-ft wide buffer around the outside of the platform,
  - iv. Platform surface shall be at least 1 ft above base flood elevation,
  - v. Slope of fill shall be no steeper than 1.5 horizontal to 1 vertical,
  - vi. Slope shall be constructed and/or fenced in a manner so as to prevent and avoid erosion.

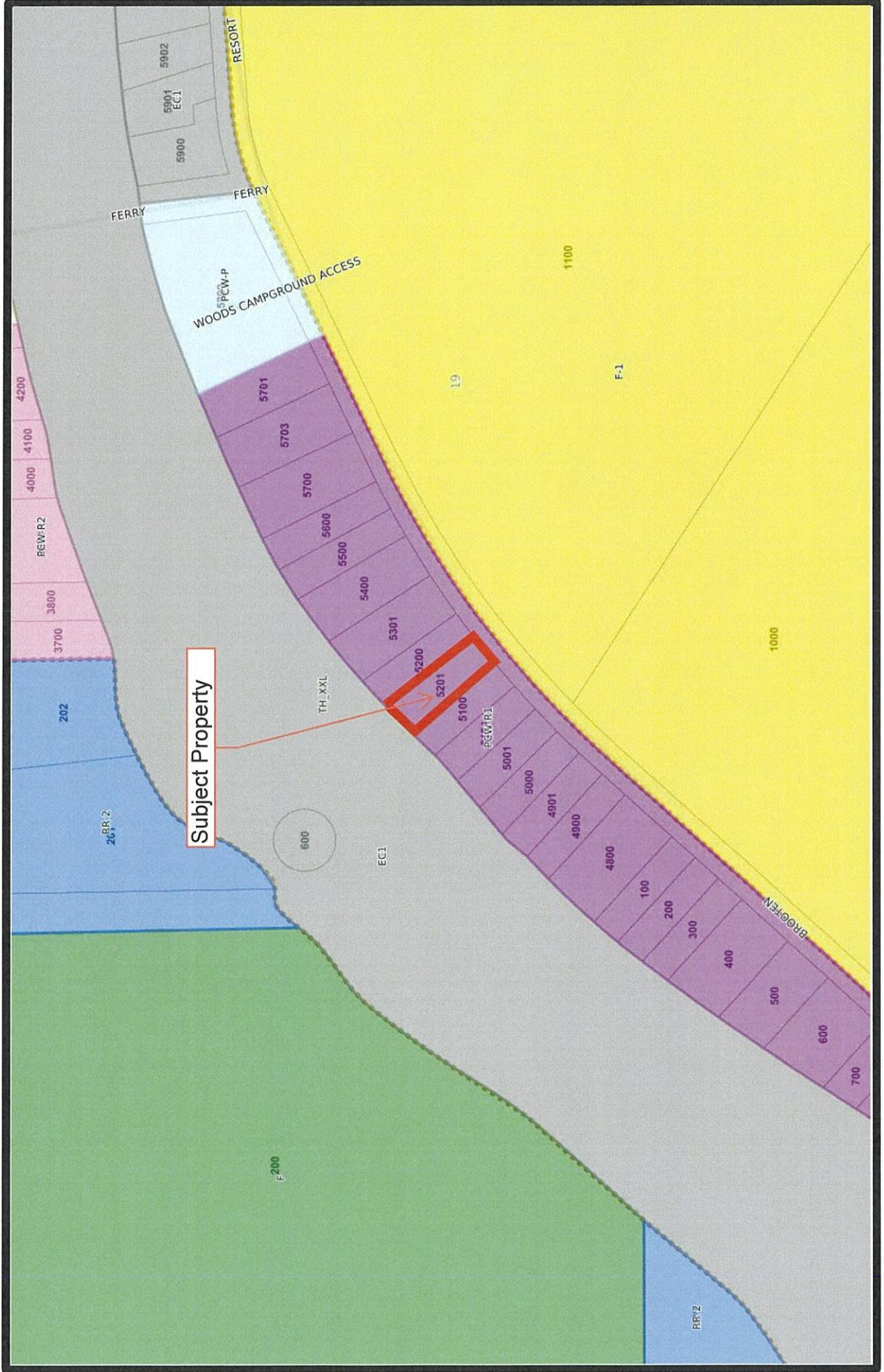
Conditions of approval may require that if the fill is found to not meet criterion (5), the fill shall be removed or, where reasonable and practical, appropriate mitigation measures shall be required of the property owner. Such measures shall be verified by a certified engineer or hydrologist that the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

# EXHIBIT A

# Vicinity Map



# Zoning Map



THIS MAP IS FOR ASSESSMENT AND TAXATION PURPOSES ONLY

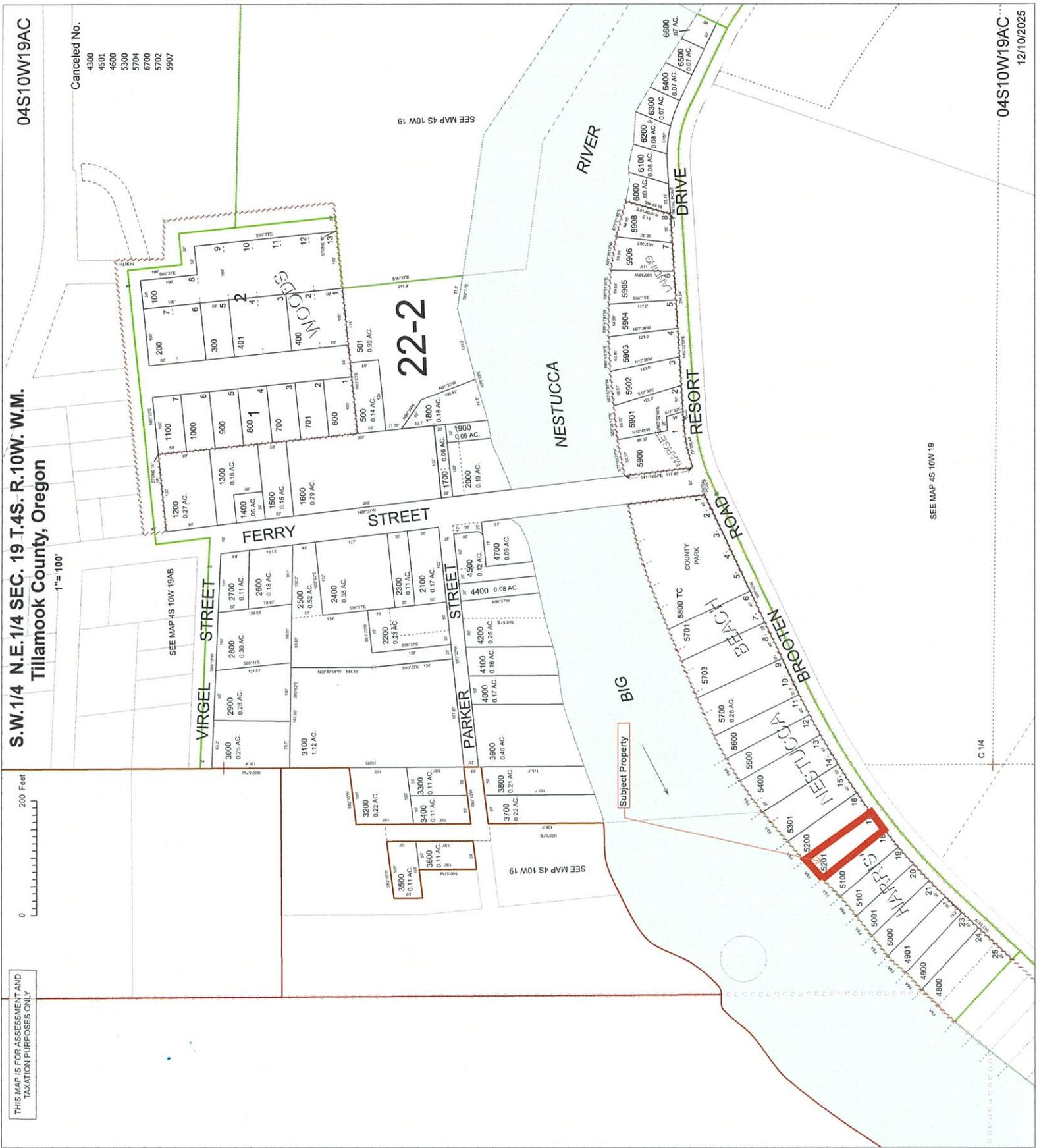


S.W.1/4 N.E.1/4 SEC. 19 T.4S. R.10W. W.M.  
Tillamook County, Oregon

04S10W19AC

- Canceled No.
- 4300
  - 4501
  - 4600
  - 5300
  - 5704
  - 5702
  - 5907

1"=100'



22-2

MOON

Subject Property

SEE MAP 4S 10W 19

C-14

04S10W19AC  
12/10/2025

**Tillamook County**  
**2025 Real Property Assessment Report**  
 Account 360157

**Map** 4S1019AC05201  
**Code - Tax ID** 2202 - 360157

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

**Legal Descr** See Record

**Mailing** BOONE, DEBBIE &  
 KILGORE, KEVIN  
 31523 SW WILDWOOD CT  
 WILSONVILLE OR 97070

**Deed Reference #** 2025-3359  
**Sales Date/Price** 08-08-2025 / \$470,000  
**Appraiser** BRITTANY MCINTYRE

**Property Class** 101 MA SA NH  
**RMV Class** 101 09 WF 903

Site	Situs Address	City
1	34100 BROOTEN RD	COUNTY

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
2202	Land	178,210		Land	0	50.3
	Impr	313,310		Impr	12,320	
<b>Code Area Total</b>		491,520	255,300	255,300	12,320	
<b>Grand Total</b>		491,520	255,300	255,300	12,320	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		PCW-R1	Market	103	0.13 AC		146,840
					OSD - AVERAGE	100			30,870
<b>Code Area Total</b>							0.13 AC		178,210

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2202	1	1981	139	Basement First Floor	117	1,224			313,310
<b>Code Area Total</b>						1,224			313,310

Exemptions / Special Assessments / Notations				
Code Area	Special Assessments		Amount	Year Used
2202	■ SOLID WASTE		12.00	2025

**Comments** 2/10/06 Pre-loaded inventory for phase 1. dv.  
 7/13 Owner requested review, Ext./Int. inspection completed, new pictures, adj. eff. age due to overall maint. issues w/structure. RCW  
 01/27/14 Reappraised land; tabled values. RBB  
 4/25/22 Added new ductless heat pump. KF  
 7/22/25 Listing Review - Increased EYB due to GOMAR as RMV change only. Added LC fin basement and updated square footage on 1st floor to include closet addition, updated inventory and accessories; applied exception. BDM

# National Flood Hazard Layer FIRMette



123°57'42"W 45°12'50"N

## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

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

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with 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*

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

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

**MAP PANELS**

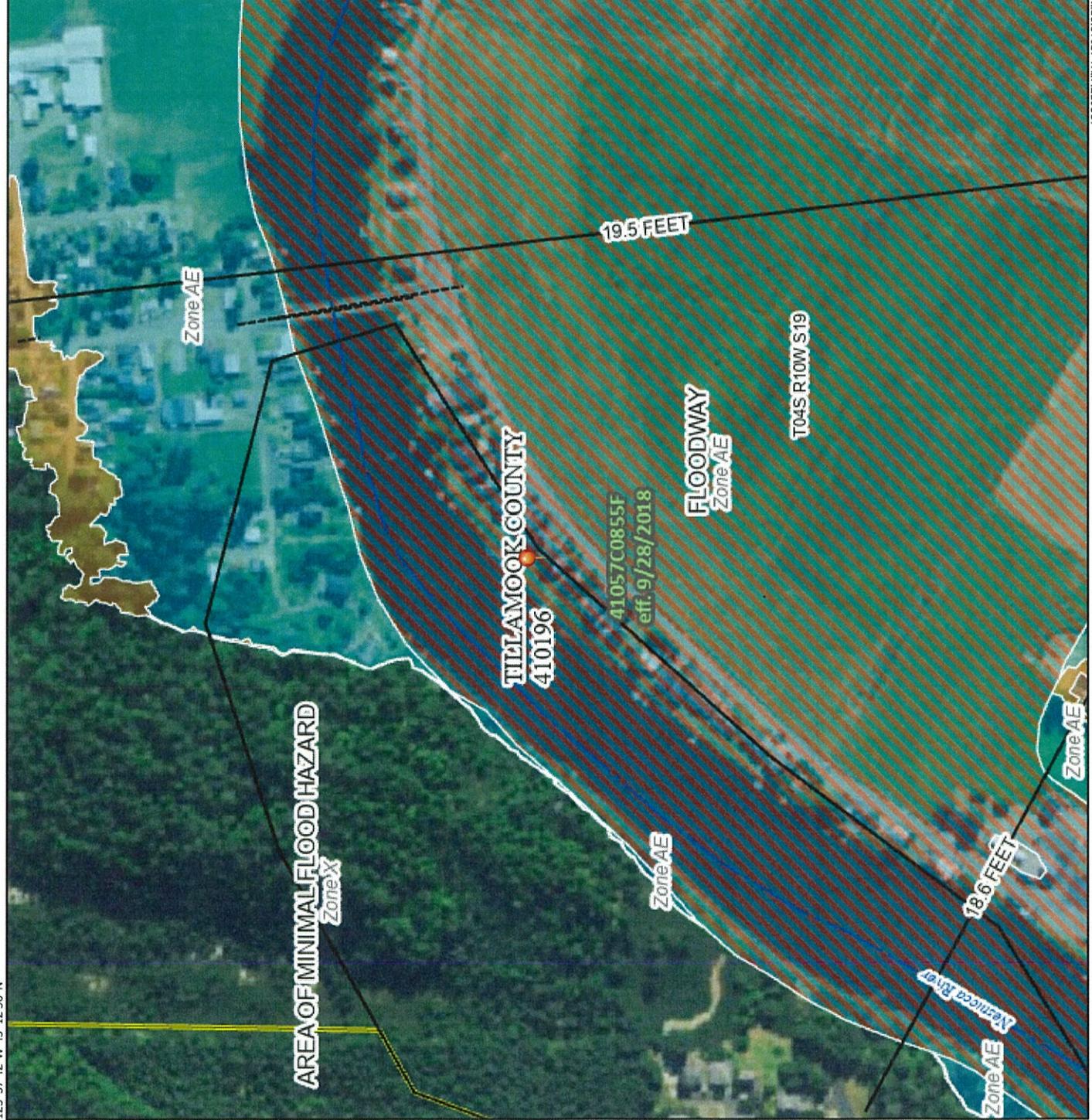
- Digital Data Available
- No Digital Data Available
- Unmapped

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 **2/11/2026 at 12:25 AM** 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.



123°57'42"W 45°12'25"N

1:6,000

2,000

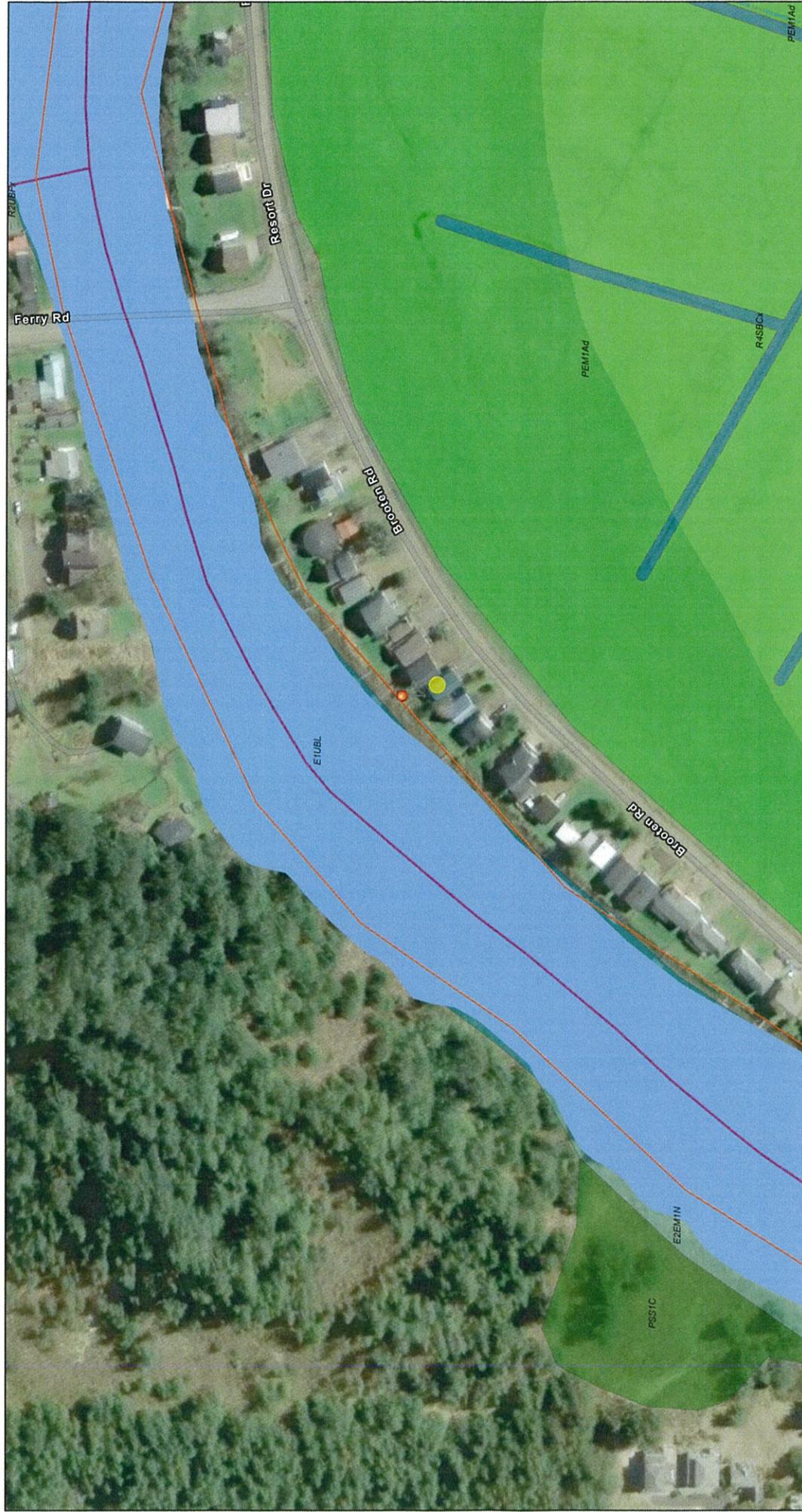
1,500

1,000

500

0

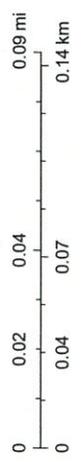
# Statewide Wetlands Inventory



2/10/2026, 4:32:05 PM

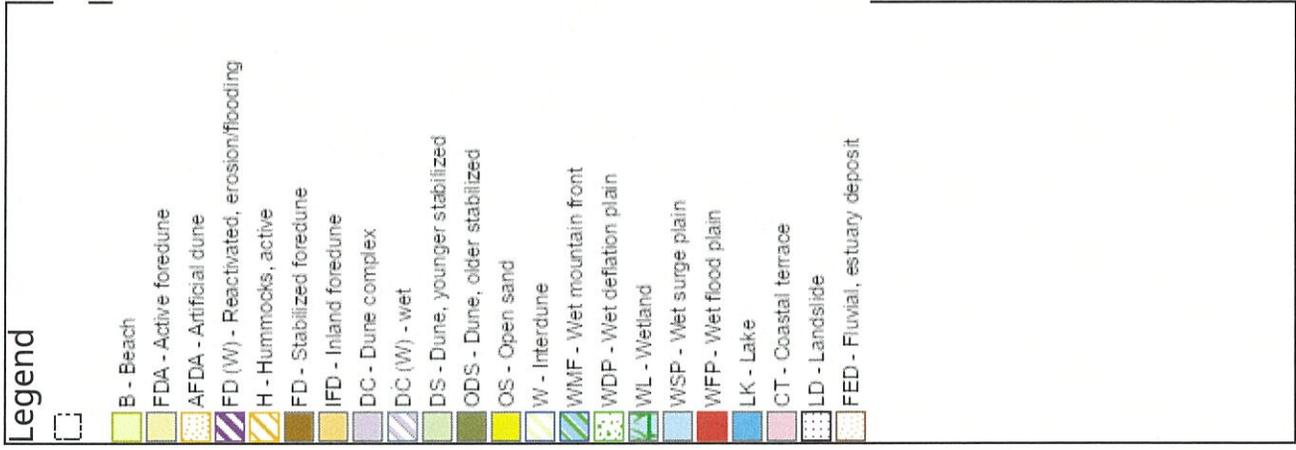
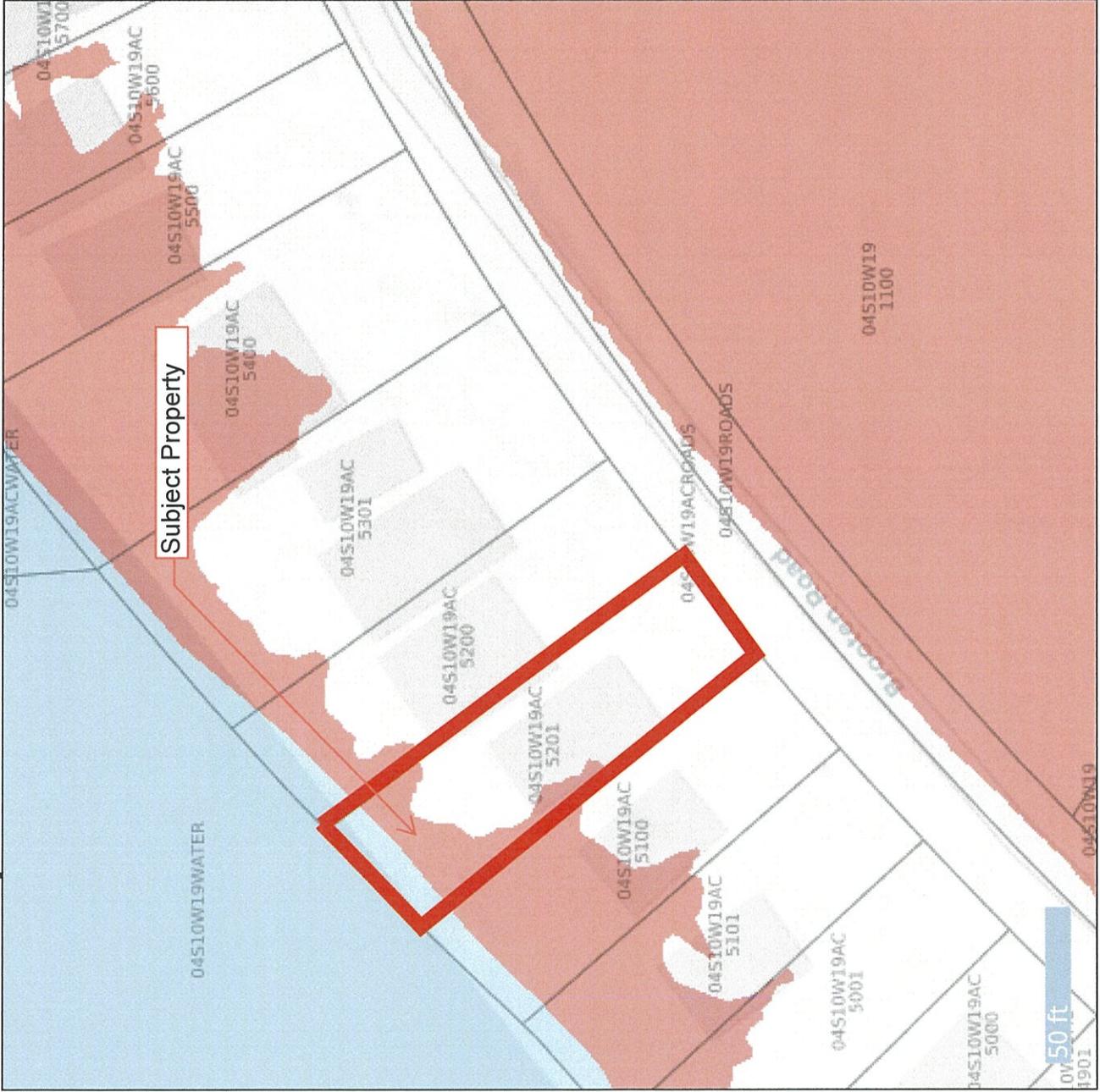
- Oregon Address
- Sections
- Large Scale
- Intermittent
- Artificial Path
- NHD Waterbody
- USFWS National Wetlands Inventory NWI
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine
- SWI Predominantly Hydric Map Units

1:2,597



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, USGS TNM - National Hydrography Dataset, Data Refreshed January, 2026.

# Hazard Map



# EXHIBIT B



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

## PLANNING APPLICATION

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

Name: Amber B. Cowan Phone: 971-409-3430

Address: 1198 NW Park Ave

City: Estacada State: OR Zip: 97023

Email: Permits@KCMarineLLC.com

**Property Owner**

Name: Debbie Boone Phone: N/A

Address: 34100 Brooten Rd

City: Cloverdale State: OR Zip: 97112

Email: DebbieBoone24@yahoo.com

OFFICE USE ONLY	
Date Stamp	
<b>RECEIVED</b>	
DEC 11 2025	
BY: .....	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees:	
Permit No:	
851-25-00595-PLNG	

**Request:** Floodplain Development / Estuary Development permit for the installation of a 144 sqft dock with GA approval. The purpose of the proposed dock is to increase access on parcel to the waterway for recreation. Permits were requested by Melissa Jenck. Relevant files, diagrams, and code responses will be submitted as well.

Type II	Type III	Type IV
<input type="checkbox"/> Farm/Forest Review	<input type="checkbox"/> Detailed Hazard Report	<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Conditional Use Review	<input type="checkbox"/> Conditional Use (As deemed by Director)	<input type="checkbox"/> Large-Scale Zoning Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Ordinance Amendment	<input type="checkbox"/> Plan and/or Code Text Amendment
<input type="checkbox"/> Exception to Resource or Riparian Setback	<input type="checkbox"/> Map Amendment	
<input type="checkbox"/> Nonconforming Review (Major or Minor)	<input type="checkbox"/> Goal Exception	
<input checked="" type="checkbox"/> Development Permit Review for Estuary Development	<input type="checkbox"/> Nonconforming Review (As deemed by Director)	
<input type="checkbox"/> Non-farm dwelling in Farm Zone	<input type="checkbox"/> Variance (As deemed by Director)	
<input type="checkbox"/> Fore-dune Grading Permit Review		
<input type="checkbox"/> Neskowin Coastal Hazards Area		

**Location:**

Site Address: 34100 Brooten Rd, Cloverdale OR 97112

Map Number: 04S	10W	19 & S.W. 1/4 N.E 1/4	5201
Township	Range	Section	Tax Lot(s)

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

**Authorization**

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

DocuSigned by: <i>10.B</i>	12/8/2025
Property Owner Signature (Required)	Date
Signed by: <i>Amber B. Cowan</i>	12/8/2025
Applicant Signature	Date



## OREGON DEPARTMENT OF STATE LANDS

### GENERAL AUTHORIZATION NOTIFICATION PACKET CONTENTS

A. Instructions for completing the General Authorization Notice, and Fee Explanation ....	Page 2
B. General Authorization Eligibility Verification Form Blocks 1-11 .....	Page 3
C. Resource Gains and Losses Sheet .....	Page 7
D. General Authorizations Supplemental Pages	
Minimal Disturbance Activities within ESH.....	Page 8
Over-Water Structures Fill and Removal .....	Page 9
Temporary Impact to Wetlands and Waterways .....	Page 10
Waterway Bank Stabilization Using Bioengineering.....	Page 11
Waterway Habitat Improvement.....	Page 12
Wetland Ecosystem Improvement .....	Page 13
Notice for Exemption of Certain Voluntary Habitat Restoration Activities .....	Page 14

## OREGON DEPARTMENT OF STATE LANDS INSTRUCTIONS FOR GENERAL AUTHORIZATION NOTICE

- Step 1.** Read OAR 141-089-0630 to OAR 141-089-0656, and the applicable [administrative rules](#) for the specific GA(s) you are seeking.
- Step 2.** Complete all information in application Blocks 1-7 for your project.
- Step 3.** Complete GA Specific Supplemental Pages(s) for each GA and exemptions (Notification for Voluntary Habitat Exemptions) that applies to your project (located after Block 11)
- Step 4.** Review and sign Block 8.
- Step 5.** Attach all information listed in application in Block 9.
- Step 6.** Attach all information listed on each applicable GA Specific Supplemental Pages(s), located after Block 11.
- Step 7.** If a fee is required (see below), submit \$250. Fee submittal instructions are in Block 11.
- Step 8.** Submit the entire notification package (Steps 2-7) to DSL. Submittal instructions are in Block 10.

### Project Fee Explanation

A \$250 flat fee is required for the following GAs, if there will be 50 cubic yards or more of removal and fill for the following GAs.

- Over-Water Structures Fill or Removal GA
- Temporary Impacts to Wetlands and Waterways GA

### Prohibited Areas for Using General Authorizations

- State Scenic Waterway (SSW), as defined by ORS 390.805 et seq.
- Willamette River between river miles 1.9 and 11.8.
- An Aquatic Resource of Special Concern (ARSC), as defined in OAR 141-085-0510, unless the project is for habitat improvement purposes.

### Combining Multiple General Authorizations for a Single Project

Any combination of GAs may be used for a single project when the combined activities result in no more than minimal impacts, except for the following.

- Minimal Disturbance Within ESH GA may only be combined with the Temporary Impacts to Wetlands and Waterways GA.
- Non-motorized In-stream Placer Mining in ESH GA cannot be combined with any other GA and cannot apply using this notification form.

### Entire Projects / Independent Utility

Projects eligible for GAs must rely solely on GAs for authorization and Notification for Exempt Voluntary Habitat Restoration Activities. The exception is Placer Mining GA, which cannot be combined with any other GA and cannot apply using this Notification Form. GAs may not be combined with any other form of removal-fill authorization.

### Acronyms Used in This Notification and/or GA Review Checklist

<b>ARSC</b>	Aquatic Resource of Special Concern	<b>MLLW</b>	Mean Lower Low Water
<b>cyd</b>	Cubic yards	<b>OHW</b>	Ordinary High Water
<b>DEQ</b>	Oregon Dept. of Environmental Quality	<b>OAR</b>	Oregon Administrative Rule
<b>DSL</b>	Oregon Department of State Lands	<b>ODFW</b>	Oregon Department of Fish and Wildlife
<b>ESA</b>	Endangered Species Act	<b>ORS</b>	Oregon Revised Statutes
<b>ESH</b>	Essential Indigenous Salmonid Habitat	<b>OSMB</b>	Oregon State Marine Board
<b>GA</b>	General Authorization	<b>OWRD</b>	Oregon Water Resource Department
<b>GP</b>	General Permit	<b>PW</b>	Permit Waiver
<b>HMT</b>	Highest Measured Tide	<b>SSW</b>	State Scenic Waterway
<b>IP</b>	Individual Permit	<b>NMFS</b>	U.S. National Marine Fisheries
<b>LWRMP</b>	Lower Willamette River Management Plan	<b>USFWS</b>	U.S. Fish and Wildlife Service
<b>MLW</b>	Mean Low Water		

## OREGON DEPARTMENT OF STATE LANDS GENERAL AUTHORIZATION ELIGIBILITY NOTIFICATION FORM

### Complete Blocks 1-9 Below for All GA Notifications

(1) PROJECT ACTIVITIES <i>(check all that apply)</i>	
<input type="checkbox"/> Minimal Disturbance within ESH	<input type="checkbox"/> Waterway Habitat Improvement
<input checked="" type="checkbox"/> Over-Water Structures Fill and Removal	<input type="checkbox"/> Wetland Ecosystem Improvement
<input type="checkbox"/> Temporary Impacts to Wetlands and Waterways	<input type="checkbox"/> Certain Voluntary Habitat Restoration Activities
<input type="checkbox"/> Waterway Bank Stabilization Using Bioengineering	

(2) CONTACT INFORMATION			
	Responsible Party	Property Owner <i>if different than Responsible Party</i>	Consultant / Contractor <i>optional</i>
<b>Contact Name:</b>	Debbie Boone		Amber B. Cowan
<b>Business Name:</b>			KC Marine LLC
<b>Mailing Address:</b>	34100 Brooten Rd		15150 S Henrici Rd
<b>City, State, Zip:</b>	Cloverdale, OR 97112		Oregon City, OR, 97045
<b>Phone Number:</b>			971-409-3430
<b>Email:</b>	Debbieboone24@yahoo.com		Permits@kcmarinellc.com

(3) PROJECT LOCATION INFORMATION		
<b>Project Name:</b> Debbie Boone Dock Project		
<b>Site Address or Location Description:</b> 34100 Brooten Road	<b>City:</b> Cloverdale	<b>County:</b> Tillamook

(4) PROJECT LEGAL DESCRIPTION <i>(only complete 4A or 4B below)</i>			
(4A) For Single and Multiple Removal Fill Sites <i>(provide information below for each site)</i>			
<b>Latitude, Longitude:</b> <i>(must be in decimal format (e.g., 44.123456, -123.123456))</i> 45.210514 , -123.956337			
<b>Township</b>	<b>Range</b>	<b>Section and ¼-¼ (e.g. AB)</b>	<b>Tax Lot(s)</b>
04S	10W	19 & S.W. ¼ N.E. ¼	5201
(4B) For Linear Projects			
<b>Latitude, Longitude</b> <i>(must be in decimal format (e.g., 44.123456, -123.123456))</i>			
<b>Start point:</b>		<b>End point:</b>	
<b>Start point:</b>			
<b>Township</b>	<b>Range</b>	<b>Section and ¼-¼ (e.g. AB)</b>	<b>Tax Lot(s)</b>
<b>End point:</b>			
<b>Township</b>	<b>Range</b>	<b>Section and ¼-¼ (e.g. AB)</b>	<b>Tax Lot(s)</b>

**(5) WETLAND AND WATERWAY INFORMATION**

- Check if designated as [Essential Indigenous Salmonid Habitat](#) (ESH).
- Check to confirm the project is **not** within the following areas.
  - [State Scenic Waterway](#) (SSW)
  - Willamette River miles 1.9-11.8
  - Aquatic Resource of Special Concern (ARSC).
- Check if you are aware of any contaminants within the project area.

Wetland Name(s) <sup>1</sup> (if applicable)	<a href="#">Cowardin Classification</a> <sup>2</sup>	<a href="#">HGM Classification</a> <sup>2</sup>
Waterway Name(s) <sup>1</sup> (if applicable)	River mile(s)	
Nestucca River	2 to 3	

<sup>1</sup> If there is no official name for the wetland or waterbody, create a unique name (such as "Wetland 1" or "Tributary A")  
<sup>2</sup> Only one [Cowardin Classification](#) and one [HGM Classification](#) per line. If impacts are proposed to more than one [Cowardin](#) or [HGM](#) classification, separate into different rows.

**(6) VOLUMES (for all work proposed within regulated wetlands and waterways)**

Note: Volumes do not include BMPs necessary to comply with general conditions (OAR 141-089-0650).

Fill (cyd)		Removal (cyd)		Total (cyd)
7.11	+	0	=	7.11

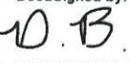
**(7) PROJECT DATES**

Anticipated Start Date (month/year): July 1<sup>st</sup> 2026      Anticipated Completion Date (month/year): July 10<sup>th</sup> 2026

**(8) SIGNATURE OF RESPONSIBLE PARTY**

- By signing below, I understand:
- The information provided herein is, to the best of my knowledge and belief, true, complete, and accurate.
  - I am responsible for complying with the requirements and conditions set forth in the applicable administrative rules for General Authorizations and for Certain Voluntary Habitat Restoration activities.
  - This approval does not authorize trespass on the lands of others. The responsible party shall obtain all necessary access permits or rights-of-way before entering lands owned by another.
  - If this is state-owned submerged or submersible land, there may be additional easements, royalties, and/or other requirements by the Department of State Lands' [Aquatic Resource Management Program](#).
  - This approval does not authorize any work that is not in compliance with local zoning or other local, state or federal regulation pertaining to the operations described herein. The responsible party shall obtain necessary approvals and permits before proceeding under this authorization.
  - All work done under this authorization must comply with OAR Chapter 340, Standards of Quality for Public Waters of Oregon.
  - When [state](#) or [federally](#) listed species are present, the responsible party must comply with the State Endangered Species Act and the Federal Endangered Species Act.
  - Violations of the terms and conditions of this authorization are subject to administrative and/or legal action, which may result in revocation of the approval, repair, or recovery of damages. The responsible party is responsible for the activities of all contractors or other operators involved in work done at the site or under this approval.
  - The Department of State Lands may, at any time, by notice to the responsible party, revoke or modify this approval if it determines the project scope or conditions of the General Authorization are insufficient to minimize individual or cumulative environmental effects in accordance with OAR 141-085 and 141-089.

- Employees of the Department of State Lands and all authorized representatives must be permitted access to the project area at all reasonable times for the purpose of inspecting work performed on the project.
- In issuing this authorization, the Department of State Lands makes no representation regarding the quality or adequacy of the approved project design, materials, construction, or maintenance except to approve the project's design and materials, as set forth herein, as satisfying the resource protection, scenic, safety, recreation, and public access requirements of ORS Chapter 196 and related administrative rules.
- Responsible party shall defend and hold harmless the State of Oregon, and its officers, agents, and employees from any claim, suit, or action for property damage or personal injury or death arising out of the design, material, construction, or maintenance of the approved improvements.
- A permit from the U.S. Army Corps of Engineers may also be required.
- Responsible Party will submit a post-project report to DSL within 90 days of rectification for a Temporary Impacts to Wetlands and Waterways GA.
- Responsible Party will submit a post-project report to OWEB at <http://www.oregon.gov/OWEB> upon completing the Waterway Habitat Improvement GA and Wetland Ecosystem Improvement GA.

DocuSigned by:  
  
ETC1FFZ2FE63456...  
**SIGNATURE** (Responsible Party listed in Block 2) **DATE** 11/5/2025

**(9) ATTACHMENTS** (For complete notification you must include the following.)

Note: Review the GA Notification Checklist for more details regarding each submittal requirement.

**Required for All Projects, Unless it States Otherwise**

- Applicable GA Specific Supplemental Page(s).** Located after Block 11.
- Applicable GA Specific Supplemental Page(s) Attachments.** The requirements are listed on each GA Specific Supplemental Page, located after Block 11.
- Resources Gains and Losses Sheet – Only for the following:** Temporary Impacts to Wetlands and Waterways GA, Waterway Habitat Improvement GA, Wetland Ecosystem Improvement GA, and Certain Voluntary Habitat Restoration Activities.
- Project Details**
  - Sufficient detail to demonstrate compliance** with the [project notification](#) (OAR 141-089-0640), [general condition](#) requirements (OAR 141-089-0650), and the [eligibility requirements](#), and [project-specific conditions](#) (OAR 141-089-0660 through 141-089-0815).
  - Description of project, materials, construction methods, and erosion control methods.**
  - Contaminated Materials.** *If* you are aware of contaminants, describe known contaminated material within the project area and discuss how the contaminants will be handled.
  - Request Deviation From Rule.** If the project proposes deviations from a standard stated in rule that states “unless other approved by the Department”, describe and demonstrate all the following.
    - Why the deviation is needed.
    - The deviation would cause no more than minimal individual and cumulative environmental impacts.
    - The deviation would not result in long-term harm to the water resources of this state.
  - ODFW In-water Work Window Variance.** If the project proposes work outside the [ODFW in-water work window](#), include a [variance request form](#).
  - Lower Willamette River Management Plan – Only for Willamette River miles 0-1.8 and 11.9-18.** Provide sufficient information for DSL to determine the project is compliant without the need for a minor exception, unless [preapproved by the Director](#), or a major exception.
  - Project Location Map.** Sufficient detail for someone to drive to the site from the nearest city/town or major highway intersection. Show boundaries of the entire project, which includes staging and access.

<p><input checked="" type="checkbox"/> <b>Recent Aerial(s) of the Project Area.</b></p> <p><input checked="" type="checkbox"/> <b>Project Area Photo(s) with Photo Location Map.</b> Photo(s) of existing conditions. <i>(optional)</i></p> <p><input checked="" type="checkbox"/> <b>Plan View Drawing(s).</b> <i>Do not use "typical" drawings, unless otherwise approved by DSL.</i></p> <ul style="list-style-type: none"><li>• Scale bar, north arrow, property boundaries.</li><li>• Entire project boundary, which includes construction access and staging.</li><li>• Existing and proposed contours. If proposed is the same as existing, state that.</li><li>• Existing and proposed jurisdictional boundaries (OHW, <a href="#">HMT</a>, wetland boundary, and compensatory mitigation boundary if any. If proposed is the same as existing, state that.</li><li>• Proposed temporary and permanent impact boundaries identified separately.</li><li>• Existing soil contamination boundary, if applicable.</li><li>• 100-year floodplain line - <i>Only for Wetland Ecosystem Improvement GA.</i></li><li>• Location of cross-section(s)</li></ul> <p><input checked="" type="checkbox"/> <b>Cross-section Drawing(s).</b> <i>Do not use "typical" drawings, unless otherwise approved by DSL.</i></p> <ul style="list-style-type: none"><li>• Horizontal and vertical scale bars.</li><li>• Existing and proposed contours. If proposed is the same as existing, state that.</li><li>• Existing and proposed jurisdictional boundaries (OHW, <a href="#">HMT</a>, wetland boundary, and compensatory mitigation boundary if any. If proposed is the same as existing, state that.</li></ul>
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<p><b>(10) HOW TO SUBMIT A NOTIFICATION</b></p> <p>A completed notification packet may be submitted to DSL by mail or online.</p> <p><b>Submit Online:</b> <a href="https://www.oregon.gov/dsl/wetlands-waters/Documents/uploadinstructions_removalfill.pdf">https://www.oregon.gov/dsl/wetlands-waters/Documents/uploadinstructions_removalfill.pdf</a></p> <p><b>Submit By Mail:</b> Oregon Department of State Lands, 775 Summer Street, Suite 100, Salem, OR 97301</p>
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<p><b>(11) HOW TO SUBMIT PAYMENT</b></p> <p>Payment may be submitted online or by mail.</p> <p><b>Pay Online:</b> After submitting the application online, you will receive an email confirming receipt. You will then receive a separate email approximately one business after confirmation with the application number and payment instructions. DSL recommends the payment be submitted online through our website payment portal. <a href="https://www.oregon.gov/dsl/Pages/payments.aspx">https://www.oregon.gov/dsl/Pages/payments.aspx</a>.</p> <p><b>Pay by Mail:</b> Use the same address listed in Block 10. Include completed Blocks 1-4 with the payment.</p>
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Only complete for:  
**General Authorization for  
Over-Water Structures Fill and Removal**  
OAR 141-089-0680 through 141-089-0695

**Project Activity (check all that apply)**

**Residential Dock and Associated Piling or Anchors**

- Check to confirm the project meets all [ODFW Residential Dock Guidelines](#).
- Check to confirm dock and grated surface will not be covered or enclosed (e.g., boat houses, sheds, fish cleaning stations, kayaks, canoes, hot tubs, and benches).
- Check to confirm ramp/gangway to the dock is 100% grated.
- Check to confirm dock has  $\geq 50\%$  of the float surface composed of grating containing  $\geq 60\%$  open space surface.
- Check to confirm no treated wood is proposed.

Total area of the dock on/above water: 144ft<sup>2</sup> square feet. ( $\leq 144$  square feet)

Dock dimensions: 6 feet long x 24 feet wide. ( $\leq 6$ -feet wide and  $\leq 24$ -feet long. Docks serving two or more adjacent homes can be 6-feet wide by 48-feet wide.)

Ramp width: 4 feet wide ( $\leq 5$ -feet)

Waterway width: ~300 feet wide (measure from [MLW or MLLW](#))

Distance ramp and dock extends out into waterway: ~30 feet (measure from [MLW or MLLW](#))

Depth of water under the dock: ~5ft feet (measure from [MLW or MLLW](#))

**Piling or Anchor Replacement for Existing Nonresidential Docks and Other Over-water Structures** ( $\leq 10$  piles or anchors total;  $\leq 24$ " diameter piles or H-piling HP24; steel, untreated wood, precast concrete, or plastic piling)

Number of piles and/or anchors to be replaced: \_\_\_\_\_

Diameter: \_\_\_\_\_ inches

Material(s): \_\_\_\_\_

**Seasonal Public Recreation Structures** (no new piles allowed,  $\leq 4$  cyd for anchors)

Materials: \_\_\_\_\_

Placement date: \_\_\_\_\_ Removal date: \_\_\_\_\_ (within 30 days after end of seasonal use)

**Navigational Aids** ( $\leq 10$  piles or anchors placed and  $\leq 10$  piles or anchors removed)

Number placed: \_\_\_\_\_ Number removed: \_\_\_\_\_

**Derelict and Abandoned Piling Removal** ( $\leq 50$  piles)

Number of piles to be removed: \_\_\_\_\_

**Volume**

Note: Pile volumes are calculated from OHW to the bottom of the pile. If the pile or anchor is hollow, the inside area is included in the volume calculations.

Note: Total cubic yards = cubic yards of removal + cubic yards of fill.

Total: \_\_\_\_\_ cubic yards

**For Complete Notification, Attach All The Following**

- ODFW Fish Passage Plan Approval – For all activities except derelict piling removal.** [Fish Passage Plan](#) authorization or no jurisdiction determination from ODFW.

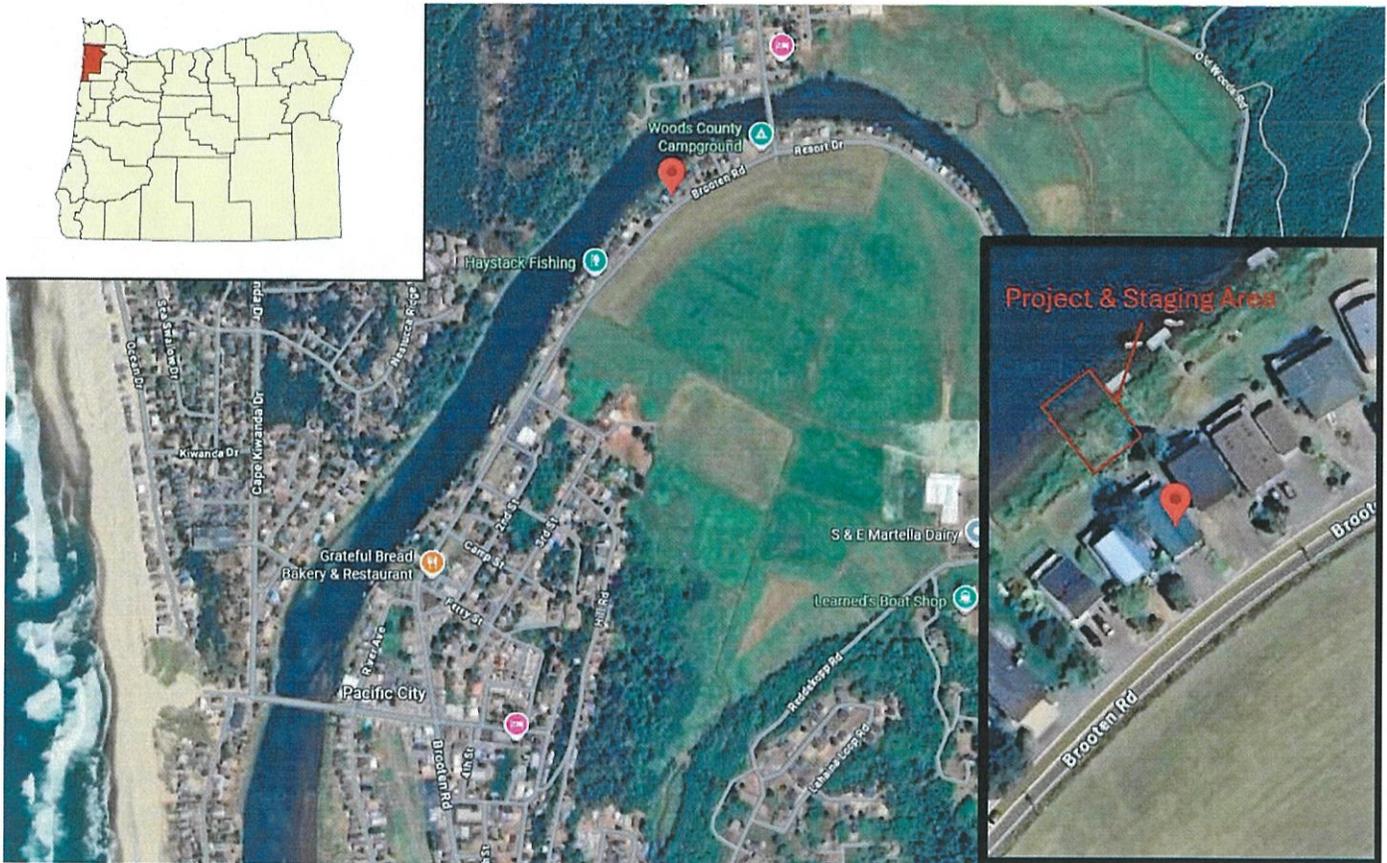
### Project Details:

This project proposes the installation of a 6' x 24' floating dock, accessible by a 4' x 32' gangway, secured by 2 cables to the shoreline. The dock is proposed for installation at 34100 Brooten Rd, Cloverdale, OR 97112 (tax lot: 5201). The proposed dock system will be prepared and constructed off site and then floated into place from the nearby boat ramp. From which point it will be assembled and secured at the proposed site. As much preparation as possible will be performed off site to minimize time spent working in the waterway.

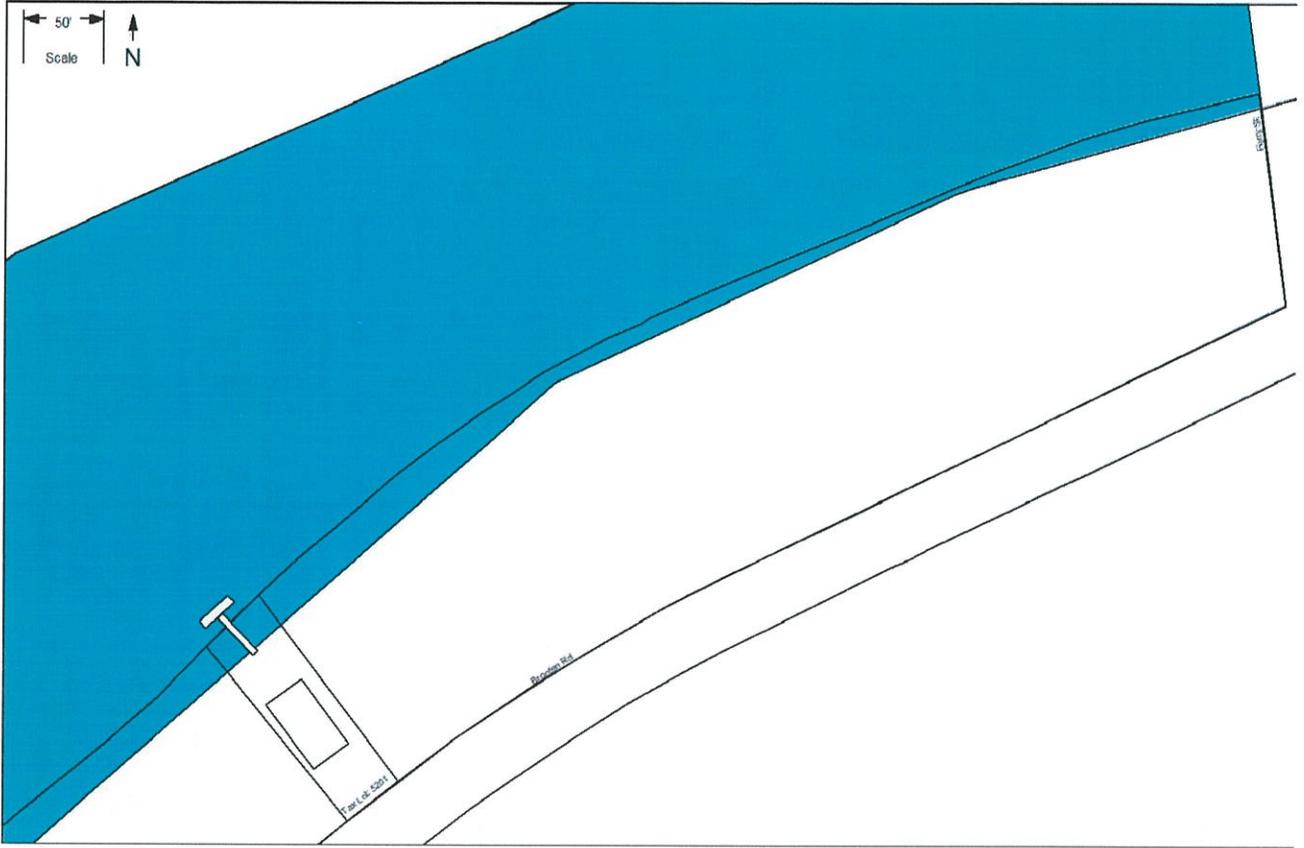
The dock will be constructed of ecologically compliant materials. Framing elements will be marine grade aluminum. Decking will be fiberglass and light penetrative in line with Oregon ecological standards. Flotation will be fully encapsulated foam flotation. The gangway will be 100% grated.

The proposed dock will be 100% grated in grating with 60% open space for the purpose of meeting DSL standards of light penetration. The proposed dock will be constructed of marine grade aluminum, fiberglass decking, and fully encapsulated flotation, all of which meet the requirements for dock construction materials set by DSL. All proposed work will be conducted during the in water work period for the Nestucca River Estuary (Nov 1<sup>st</sup> to Feb 15<sup>th</sup>)

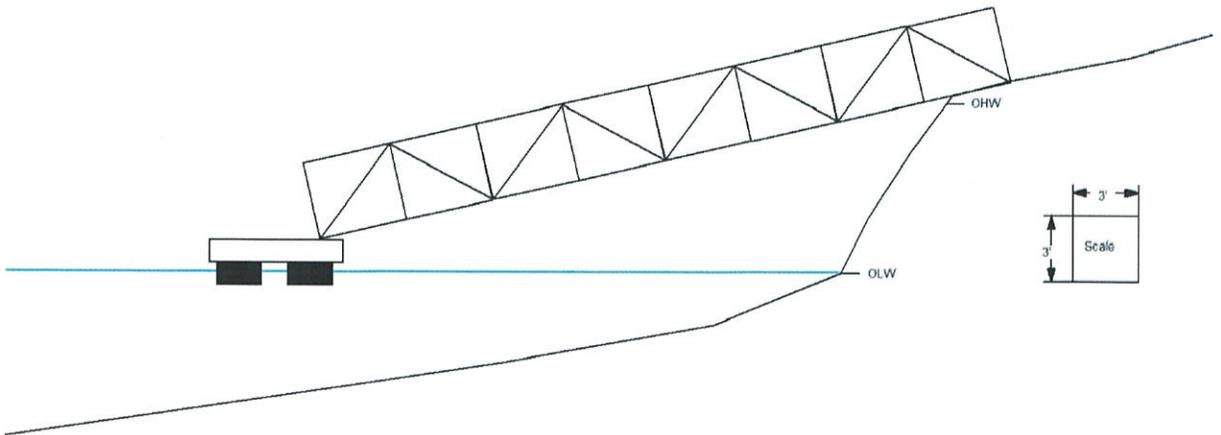
### Project Location Map:



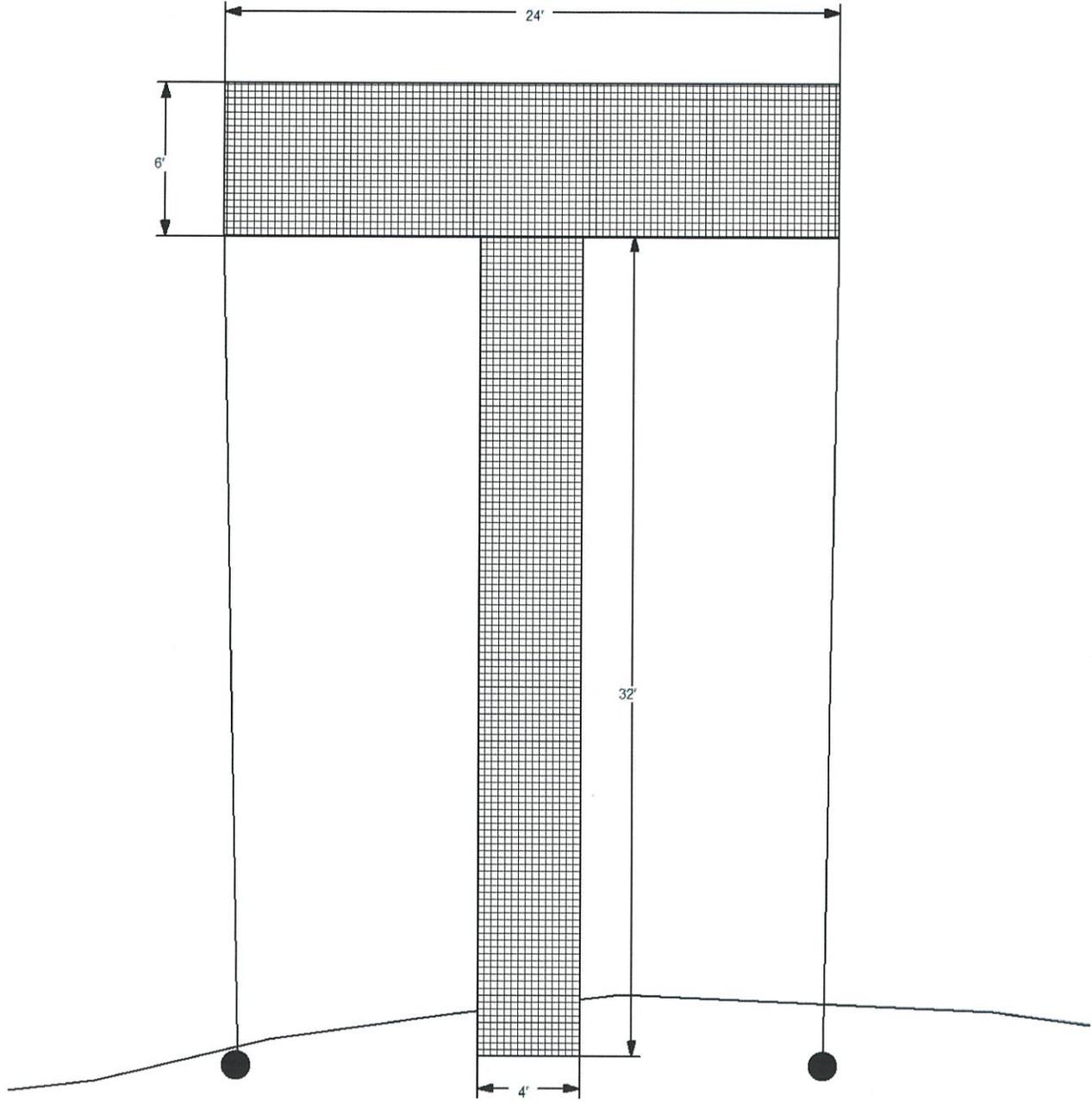
Plan View Map:



Cross Section:



Debbie Boone  
34100 Brooten Rd  
Cloverdale, OR 97112



**OREGON DEPARTMENT OF STATE LANDS  
GENERAL AUTHORIZATION ELIGIBILITY DETERMINATION**

DSL File #: 65833-GA County: Tillamook Notification Received Date: 11/10/2025  
Issue Date: 12/03/2025 Expiration Date: 12/03/2028 (cannot be renewed)

**Project Information**

Responsible Party: Debbie Boone  
Project Name: Debbie Boone Dock Project  
Project Address, or location description: 34100 Brooten Rd, Cloverdale, OR  
Legal Description: T04S, R10W, Section 19AC, Tax Lot(s) 5201  
Latitude, Longitude: 45.210514, -123.956337

**GA Activity Type(s)**

- |   |  |
|---|--|
| <input type="checkbox"/> Minimal Disturbance within ESH                         | <input type="checkbox"/> Waterway Habitat Improvement          |
| <input checked="" type="checkbox"/> Over-Water Structures Fill and Removal      | <input type="checkbox"/> Wetland Ecosystem Improvement         |
| <input type="checkbox"/> Temporary Impacts to Wetlands and Waterways Activities | <input type="checkbox"/> Certain Voluntary Habitat Restoration |
| <input type="checkbox"/> Waterway Bank Stabilization Using Bioengineering       |  |

**DSL Eligibility Determination Details**

**In-Water Work Period:** Nov 1 \_\_\_\_\_ to Feb 15 \_\_\_\_\_ and, if applicable, \_\_\_\_\_ to \_\_\_\_\_

**Activity on State-owned Waterway**

Short Term Access Agreement attached  Proprietary Auth in DSL File #: \_\_\_\_\_

**Further Action Required by Applicant BEFORE Starting Work**

- Obtain DSL Proprietary Authorization
- Registration  Lease/License  Other \_\_\_\_\_
- Contact DSL Proprietary Staff at: \_\_\_\_\_
- Contact DSL Registration Staff at: \_\_\_\_\_
- Contact ODFW to determine if you need Oregon Rescue/Salvage Permit: \_\_\_\_\_  
(Temporary Impacts to Wetlands and Waterways GA only)

**Post-Project Report Required from Applicant**

- Submit post-project report to DSL within 90 days of rectification (see OAR141-089-0715(9)).  
(Temporary Impacts to Wetlands and Waterways GA only)
- Submit post-project report to OWEB at <http://www.oregon.gov/OWEB> upon project completion.  
(Waterway Habitat Improvement & Wetland Ecosystem Improvement GAs only)

**Eligible if the project is constructed as proposed in the application notification received on the date stated above AND if project complies with all attached conditions.**

DSL Staff Signature & Date: \_\_\_\_\_

12/03/2025

## General Authorization Conditions

### 141-089-0650

The following conditions apply to all individual GAs, unless otherwise specified in an individual GA or a notification under OAR 141-089-0640(3)(a):

- (1) Copy of Approved Determination for Inspection. A copy of the determination under OAR 141-089-0640(3)(a) must be available at the work site whenever the project is being conducted.
- (2) **Local Government Approval Required Before Beginning Work.** Prior to the start of work, the responsible party must obtain local government land use approval, where applicable.
- (3) **Lower Willamette River Management Plan (LWRMP or Plan; OAR 141-080) Consistency.** For projects within the purview of the LWRMP, the project must comply with the LWRMP without the need for a minor exception, unless preapproved by the Director, or major exception as described in the Plan.
- (4) **Site Access Required. Employees of the Department and all authorized** representatives must be permitted access to the project area at all reasonable times for the purpose of inspecting work performed on the project.
- (5) **Hazards to Recreation, Navigation, and Fishing.** The project must be timed so as not to interfere with or create a hazard to recreational and commercial navigation and fishing.
- (6) **Work Period in Jurisdictional Areas.** Project activities below the ordinary high water line or highest measured tide line must be conducted consistent with “Oregon Guidelines for Timing of In-Water Work to Protect Fish and Wildlife Resources”, Oregon Department of Fish and Wildlife, March 2024, or other recommendations provided by ODFW included in a response to a notification. Project activities are prohibited when fish eggs are present at the project site.
- (7) **Preconstruction Resource Area Fencing or Flagging.** Prior to any site grading, the boundaries of any avoided wetlands, waterways, and riparian areas adjacent to the project site must be surrounded by noticeable construction fencing or flagging. There must be no vegetation removal or heavy equipment within marked areas. The marked areas must be maintained during construction of the project and be removed immediately upon project completion.

(8) **Erosion Control Methods.** The following erosion control measures must be installed at the project site prior to construction and maintained during and after construction to prevent erosion and minimize movement of soil into waters of this state:

(a) All exposed soils must be stabilized during and after construction in order to prevent erosion and sedimentation;

(b) Filter bags, sediment fences, sediment traps or catch basins, leave strips or berms, or other measures must be used to prevent movement of soil into waterways and wetlands;

(c) To prevent erosion, use of compost berms, impervious materials, or other equally effective methods, must be used to protect soil stockpiled during rain events or when the stockpile site is not moved or reshaped for more than 48 hours;

(d) Unless part of the permanent fill, all construction access points through, and staging areas in, riparian and wetland areas must use removable pads or mats to prevent soil compaction. However, in some wetland areas under dry summer conditions, this requirement may be waived upon approval by the Department. At project completion, disturbed areas with soil exposed by construction activities must be stabilized by mulching and native vegetative plantings/seeding. Sterile grass may be used instead of native vegetation for temporary sediment control if native vegetation is unavailable. If soils are to remain exposed for more than seven days after completion of the permitted work, they must be covered with erosion control pads, mats, or similar erosion control devices until vegetative stabilization is installed;

(e) Where vegetation is used for erosion control on slopes steeper than 2:1, tackified seed mulch must be used so the seed does not wash away before germination and rooting;

(f) Dredged or other excavated material must be placed on upland areas having stable slopes and must be prevented from eroding back into waterways and wetlands;

(g) Erosion control measures must be inspected and maintained as necessary to ensure their continued effectiveness until soils become stabilized; and

(h) All erosion control structures must be removed when the project is complete and soils stabilized and vegetated. If necessary, removal of erosion control structures may be performed after expiration of the approved OAR 141-089-0640(3)(a) determination.

(9) **Hazardous, Toxic, and Waste Material Handling.** Petroleum products, chemicals, fresh cement, sandblasted material and chipped paint, wood treated with leachable preservatives or other deleterious waste materials must not be allowed to enter waters of this state. Machinery refueling is to occur at least 150 feet from waters of this state and confined in a designated area to prevent spillage into waters of this state. Barges must have a containment system to effectively prevent petroleum products or other deleterious material from entering waters of this state. Project-related spills into waters of this state or onto land with a potential to enter waters of this state must be reported to the Oregon Emergency Response System (OERS) at 1-800-452-0311.

(10) **Archaeological Resources.** If any archaeological resources, artifacts, or human remains are encountered during construction, all construction activity must immediately cease, and the State Historic Preservation Office must be contacted. The responsible party may be contacted by a Tribal representative if it is determined by an affected Tribe that the project could affect Tribal cultural or archeological resources.

(11) **Construction Corridor.** There must be no removal of vegetation or heavy equipment operating or traversing outside the designated construction corridor or footprint.

(12) **Raising or Redirecting Water.** The project must not cause water to rise or be redirected and result in damage to structures or property.

(13) **Waste Disposal.** Old piling, spoil material, and other waste material discarded by the project must be disposed of in an appropriate disposal facility. There must be no temporary storage of piling, spoils, or other waste material below top of bank, in any wetland, Federal Emergency Management Administration designated floodway, or an area historically subject to landslides. For the purposes of this general condition, "spoil material" means any material displaced by construction (e.g., soil, sand, gravel, etc.) and is not intended to be re-incorporated into the project.

(14) **Operation of Equipment in the Water.**

(a) Heavy equipment may be positioned on or traverse the project area below ordinary high water line or highest measured tide line only when the project area is free of flowing or standing water or if the area is isolated from the waterway and aquatic organism salvage is completed. For the purposes of this general condition, "aquatic organism" means all fish species (including lamprey), freshwater mussels, clams, and crayfish; and any other species as may be identified in a Rescue/Salvage Permit.

(b) All machinery operated below ordinary high water line or highest measured tide line must use biodegradable hydraulic fluids, be steam cleaned and inspected for leaks prior to each use, and be diapered to prevent leakage of fuels, oils, or other fluids below ordinary high water line or highest measured tide line. Any equipment found to be leaking fluids must be immediately removed from and kept above the ordinary high water line or highest measured tide line until repaired.

(15) **Fish Passage Required.** The project must meet ODFW requirements for fish passage, ORS 509.585.

(16) **Temporary Ground Disturbances.** Unless otherwise approved by the Department, all temporarily disturbed project areas must be returned to original ground contours and seeded upon completion of ground disturbing actions, and planted with woody vegetation, as appropriate, by March of the year following construction completion.

(17) **Nonnative Species.** The project will not involve the introduction of nonnative plants other than for temporary soil stabilization. Native seed mixes are preferred. When native seed mix is not available, nonnative seed mix that will hold the soil and not persist may be used if certified free of noxious weeds.

(18) **Irrigation.** Where power and irrigation water can be made available, irrigation must be provided as necessary until vegetation is established. Irrigation structures must be removed when no longer needed. Invasive weed control must additionally be provided until native vegetation is established.

(19) **Invasive Species.** Persons must control invasive species and comply with Oregon's weed laws (ORS Chapters 452, 561, and 570).

(20) **DSL May Halt or Modify.** DSL retains the authority to temporarily halt or modify the project in case of unforeseen damage to natural resources.

## Over Water Structures GA

### 141-089-0680

#### Over-Water Structures Fill and Removal– Purpose

OAR 141-089-0680 to 141-089-0695 set forth the conditions under which a person may, without an individual removal-fill permit, general removal-fill permit, or DEQ remedial action permit waiver from the Department, conduct fill and removal for certain over-water structures and piling in waters of this state. Temporary impacts to wetlands or waterways associated with a project may be authorized by combining this GA (OAR 141-089-0680, et seq.) with the Temporary Impacts to Wetlands and Waterways GA (OAR 141-089-0700, et seq.).

### 141-089-0685

#### Over-Water Structures Fill and Removal – Eligibility Requirements

##### Project activities must adhere to the following:

- (1) Purpose. Fill and removal for certain over-water structures as further defined in OAR 141-089-0690 and piling or anchors placed for over-water structure support or stabilization, navigational aids (e.g., channel markers, mooring and turning piles or dolphins) without footings or other support structure as approved by the Department.
- (2) Limited Placement. Over-water structures, piling, and anchors must be placed:
  - (a) So as not to form headwalls or other bank treatment structures;
  - (b) So as not to impede normal water flow into or within wetlands or deflect water in a manner that causes erosion;
  - (c) So as not to create new uplands; and
  - (d) In nonwetland waters.

### 141-089-0690

#### Over-Water Structures Fill and Removal – Authorized Projects

Project activities are limited to the following. For (1), (2) and (3), docks and structures may be affixed or anchored below or above the ordinary high water line or highest measured tide line:

- (1) Fill and removal for residential docks and associated piling or anchors.
- (2) Piling or anchor replacement for existing nonresidential docks and other over-water structures.
- (3) Seasonal fill and removal for public recreation structures. For the purposes of this section, “public recreation structures” mean non-commercial swimming, viewing and fishing platforms, water slides, water ski ramps or similar structures, and including

floating restrooms, deployed for the benefit of the general public. It does not include structures used as boat docks.

(4) Fill and removal for navigational aids (e.g., channel markers, mooring, turning piles or dolphins).

(5) Derelict and abandoned piling removal.

#### **141-089-0695**

#### **Over-Water Structures Fill and Removal – Project-Specific Conditions**

(1) Project activities must adhere to the general conditions in OAR 141-089-0650 and the following specific conditions, as applicable:

(2) Fill and Removal for Residential Docks and Associated Piling or Anchors. The project is conditioned as follows:

(a) Fill for placement of a new dock, modification of an existing dock, or relocation of an existing dock to a new site must be consistent with ODFW Residential Dock Guidelines, February 2016.

(b) No permanent impact to wetlands is authorized.

(3) Piling or Anchor Replacement for Existing Nonresidential Docks and Other Over-Water Structures. The project is conditioned as follows:

(a) The project must not include any expansion of the existing structure's over-water footprint;

(b) No more than 10 piling or anchors may be replaced for a project;

(c) The project may include placement or replacement of dock floats. If polystyrene is used, an Encapsulated Foam Certification is required from the OR State Marine Board. The project cannot result in a reduced amount of light penetration through the dock; and

(d) No permanent impact to wetlands is authorized.

(4) Seasonal Fill and Removal for Public Recreation Structures. The project is conditioned as follows:

(a) No placement of new piling is authorized;

(b) Fill of up to four cubic yards total anchor volume is allowed. Anchors must be inert material and may not include solid waste as defined in OAR 340-093-0030;

(c) Recreational structure must be seasonally removed within 30 days after the end of the seasonal use (anchors do not need to be removed); and,

(d) No permanent impact to wetlands is authorized.

(5) Fill and Removal for Navigational Aids. The project is conditioned as follows:

(a) Fill of up to 10 piling or anchors and removal of up to 10 piling or anchors per project is authorized; and

(b) No permanent impact to wetlands is authorized.

(6) Derelict and Abandoned Piling Removal. The project is conditioned as follows:

(a) Removal of up to 50 piling per project is authorized;

(b) Authorization includes the backfilling of native sand or other native material into holes left by piling removal; and

(c) No permanent impact to wetlands is authorized.

(7) Conditions for Piling or Anchor Replacement and Removal. Projects involving the fill or removal of piling or anchors are conditioned as follows:

(a) Piling Material. Piling is limited to round steel piling 24 inches in diameter or smaller, steel H-piling designated as HP24 (depth of section 24 inches or less) or smaller, or untreated wood, precast concrete, or plastic piling.

(b) Anchor Material. Anchor material is limited to nonleachable, inert material and cannot include solid waste.

(c) Minimum Necessary. Number of piling or anchors placed must be the minimum necessary to fulfill the essential purpose.

(d) Sound Attenuation for Pile Driving. A vibratory hammer must be used whenever feasible. If an impact hammer must be used to drive or proof steel piles, sound attenuation measures including cushion blocks (wood blocks between pile and hammer) and bubble curtains operated to distribute air bubbles around 100 percent of the piling for the full depth of the water column must be used:

(A) If water velocity is 1.7 miles per hour or less, an unconfined bubble curtain may be used; or

(B) If water velocity is greater than 1.7 miles per hour, a confined bubble curtain (e.g., bubble ring surrounded by fabric or metal sleeve) must be used.

(e) Method for Removal of Piling. Removal of piling must be conducted using a vibratory method:

(A) Piling must not intentionally be broken by twisting or bending;

(B) Upon removal, piling must be handled to effectively contain all adhering sediment. All return flows must meet state water quality standards; and

(C) Piling and containment materials must be disposed in an approved upland disposal site.

(f) Piling Removal Problems in Uncontaminated Sediment. If wood piling breaks above or below the bed surface within an area of uncontaminated sediment, piling must be cut at least three feet below the bed surface or otherwise pushed into that depth, then covered with a cap of clean substrate.

(g) Piling Removal Problems in Contaminated Sediment. If wood piling breaks above the bed surface within an area of known contaminated sediment, piling must be cut at the bed surface or otherwise pushed to that depth. If piling breaks in contaminated sediment below the bed surface, no further attempt at removal may be made and the hole must be covered with a cap of clean substrate.

(h) Prevent Perching. Piling extending above dock or railing level must be fitted with devices to effectively prevent perching by fish-eating bird species.

(i) Barge or Top of Bank Position. Piling must be placed or removed from a barge-mounted or above top-of-bank position. If barge-mounted, barge must not at any time be grounded in the bed or banks.

(j) Backfilling. Placement of native sand or other native materials is required in holes left by the removal of piling unless otherwise approved by the Department.

(k) Where needed, temporary placement of containment booms is allowed. Containment booms must be removed immediately following the completion of the project.

**TLCUO SECTION 3.510(14)(b) Development Permit Review Criteria:**

- (1) The fill is not within a Coastal High Hazard Area.
  - a. The proposed fill is not within the Coastal High Hazard Area.
- (2) Fill placed within the Regulatory Floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge.
  - a. The proposed dock will displace minimal water and will not be pile supported. As such it will not increase flood levels during the occurrence of the base flood discharge.
- (3) The fill is necessary for an approved use on the property.
  - a. The fill is necessary for the approved use of increasing access to the waterway for the purpose of recreation by the parcel owner.
- (4) The fill is the minimum amount necessary to achieve the approved use.
  - a. Proposed dock is 144ft<sup>2</sup> in size, and is within size guidelines set by DSL for General Authorization Permit approval. The proposed dock is of a size necessary to obtain stability, and meet all intended uses, without being any larger.
- (5) No feasible alternative upland locations exist on the property.
  - a. Due to the small size of the parcel, as well as the water dependent use, no other location on site would be practicable for the proposed dock.
- (6) The fill does not impede or alter drainage or the flow of floodwaters.
  - a. Proposed fill is an overwater structure which will be 100% grated per Oregon code. As such all waters passing through the proposed fill will not be impeded or meaningfully altered.
- (7) If the proposal is for a new critical facility, no feasible alternative site is available.
  - a. This is not a proposal for a new critical facility.
- (8) For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5):
  - a. The proposed work is not for creation of a new, or modification of an existing Flood Refuge Platform. As such none of the following apply to the proposed work.
    - i. The fill is not within a floodway, wetland, riparian area or other sensitive area regulated by the Tillamook County Land Use Ordinance.

### SECTION 3.140: ESTUARY DEVELOPMENT STANDARDS

(3) DOCKS AND MOORAGES: Siting, design, construction, maintenance or expansion of new docks and moorages in estuary zones, Water-Dependent Development (WWD) Shoreland Zones or other areas within the Shoreland Overlay Zone shall be subject to the following standards:

(a) Docks and moorages policy requirements in the Tillamook County Comprehensive Plan shall be met.

(b) When new construction or expansion of docks and moorages is proposed, evidence shall be provided by the applicant and findings made by the County that:

(1) The size of the facility is the minimum necessary to accommodate the number and size of boats using the facility. The maximum size limit for a single purpose private dock (excluding walkways) shall be 200 square feet. Larger docks may be permitted subject to the Conditional Use provisions of Article VI of this Ordinance.

a. The proposed dock is 144 ft<sup>2</sup>, the minimum size needed to achieve stability and facilitate all intended uses.

(2) Alternatives such as dryland storage, launching ramps or mooring buoys are impracticable.

a. Due to the size and shape of the subject parcel, as well as intended use for recreational access to the waterway, other alternatives were impracticable.

(c) To ensure that consideration is given to the beneficial economic and social impacts of moorages on local communities, proposals for new or expanded moorages should include statements on the impacts to local communities derived from increases in employment or increases in commercial or recreational activity

a. Proposed work is a private dock for a single-family residence, It will not have a sustained benefit to the above criteria due to the private nature.

(d) Open pile piers or secured floats shall be used for dock construction. Piers and floats shall extend no further out into the water than is needed to provide navigational access.

a. Proposed dock will be secured to shore by cables, no pile will be driven in the waterway. Dock is placed as close to shore as feasible while maintaining sufficient depth beneath the dock in low water conditions.

(e) Floating docks shall be designed so that they do not rest on the bottom at low water.

a. Proposed dock will have ~ 5ft water depth beneath it at ordinary low water conditions.

(f) Single purpose docks shall be permitted if evidence is provided by the applicant and findings made by the County that cooperative use facilities (marinas or community docks or mooring buoys) are unavailable, impractical or will not satisfy the need.

a. The parcel is not near enough to a marina or community dock for them to provide the homeowner with practical use of their services. Additionally as the primary purpose of this dock is to provide recreational access to the water i.e. swimming, fishing, ect at the parcel in question, a mooring buoy will not suffice for meeting the needs which a floating dock would.

**RE: Fish Passage Plan GA Approval - KC Marine LLC**

**APKE Greg D \* ODFW** <Greg.D.APKE@odfw.oregon.gov >

Mon, 10 Nov 2025 8:22:57 AM -0800

To "Amber Cowan"<permits@kcmarinellc.com>

Cc "SINNOTT Michael \* ODFW"<Michael.SINNOTT@odfw.oregon.gov>,"APKE Greg D \* ODFW"<Greg.D.APKE@odfw.oregon.gov>

Amber –

ODFW has reviewed the proposed action you submitted on behalf of Mrs. Debbie Boone and located at 34100 Brooten Rd. in Cloverdale OR. 97112 to install a new boat dock along the lower Nestucca River. We have determined the action will not impair the passage of native migratory fish. Thank you for confirming the work will be completed during the ODFW.

If you need further assistance, please reach out to Mike Sinnott, ODFW Assistant District Fish Biologist (cc'd on this correspondence).

Thanks, Greg

**Greg Apke**

ODFW Fish Screens & Passage Program Manager

503-947-6228 (wk)

503-931-4361 (cell)

[greg.d.apke@odfw.oregon.gov](mailto:greg.d.apke@odfw.oregon.gov)

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**From:** Amber Cowan <[permits@kcmarinellc.com](mailto:permits@kcmarinellc.com)>

**Sent:** Monday, November 10, 2025 8:09 AM

**To:** APKE Greg D \* ODFW <[Greg.D.APKE@odfw.oregon.gov](mailto:Greg.D.APKE@odfw.oregon.gov)>

**Subject:** RE: Fish Passage Plan GA Approval - KC Marine LLC

Hello Greg,

A firm date for installation has not been selected yet, as there are scheduling logistics to be figured out still. That being said, the project will be installed within the in water work period DSL has set of Nov 1st to Feb 15th. No variance will be needed at this time. Please let me know if any further information is needed.

Sincerely,

Amber Cowan  
KC Marine LLC, Permit Coordinator  
971-409-3430

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----- On Fri, 07 Nov 2025 17:04:23 -0800 **APKE Greg D \* ODFW**  
<[Greg.D.APKE@odfw.oregon.gov](mailto:Greg.D.APKE@odfw.oregon.gov)> wrote ---

Amber,

When does the applicant plan to install the boat ramp? There is an ODFW in-water work timing restriction and for this area is limited to Nov 1 to Feb 15. Please follow up with me on this and how the applicant plans implement the project to align with these dates. Proposals to work outside this window will need to pursue a variance from DSL, who then will coordinate with ODFW on this request.

Thanks, Greg

**Greg Apke**  
ODFW Fish Screens & Passage Program Manager  
503-947-6228 (wk)  
503-931-4361 (cell)  
[greg.d.apke@odfw.oregon.gov](mailto:greg.d.apke@odfw.oregon.gov)

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**From:** Amber Cowan <[permits@kcmarinellc.com](mailto:permits@kcmarinellc.com)>  
**Sent:** Thursday, November 6, 2025 8:07 AM  
**To:** APKE Greg D \* ODFW <[Greg.D.APKE@odfw.oregon.gov](mailto:Greg.D.APKE@odfw.oregon.gov)>  
**Subject:** RE: Fish Passage Plan GA Approval - KC Marine LLC

Hello Greg,

Thank you for your patience. Attached to this email is a signed copy of the documentation. Please let me know if anything else is needed.

Sincerely,  
Amber Cowan  
KC Marine LLC, Permit Coordinator  
971-409-3430

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---- On Sun, 02 Nov 2025 09:19:17 -0800 **APKE Greg D \* ODFW**  
<[Greg.D.APKE@odfw.oregon.gov](mailto:Greg.D.APKE@odfw.oregon.gov)> wrote ---

I will forward this information along to the ODFW District staff in Tillamook once we have the signed information.

Thanks, Greg

**Greg Apke**  
ODFW Fish Screens & Passage Program Manager  
503-947-6228 (wk)  
503-931-4361 (cell)  
[greg.d.apke@odfw.oregon.gov](mailto:greg.d.apke@odfw.oregon.gov)

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**From:** APKE Greg D \* ODFW <[Greg.d.apke@odfw.oregon.gov](mailto:Greg.d.apke@odfw.oregon.gov)>  
**Sent:** Sunday, November 2, 2025 9:10 AM  
**To:** Amber Cowan <[permits@kcmarinellc.com](mailto:permits@kcmarinellc.com)>  
**Cc:** APKE Greg D \* ODFW <[Greg.D.APKE@odfw.oregon.gov](mailto:Greg.D.APKE@odfw.oregon.gov)>  
**Subject:** RE: Fish Passage Plan GA Approval - KC Marine LLC

Amber –

I'm not seeing any formal signature from Debbie Boon on this DLS application. Has the application been signed by the applicant and if so, we will need a final & signed application to ensure this is the final version and represents the applicant's proposed action?

Please let me know.

Thanks, Greg

**Greg Apke**  
ODFW Fish Screens & Passage Program Manager  
503-947-6228 (wk)  
503-931-4361 (cell)  
[greg.d.apke@odfw.oregon.gov](mailto:greg.d.apke@odfw.oregon.gov)

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**From:** Amber Cowan <[permits@kcmarinellc.com](mailto:permits@kcmarinellc.com)>  
**Sent:** Friday, October 31, 2025 10:52 AM  
**To:** APKE Greg D \* ODFW <[Greg.d.apke@odfw.oregon.gov](mailto:Greg.d.apke@odfw.oregon.gov)>  
**Subject:** Fish Passage Plan GA Approval - KC Marine LLC

You don't often get email from [permits@kcmarinellc.com](mailto:permits@kcmarinellc.com). [Learn why this is important](#)

Hello Greg,

Thank you again for returning my call this morning. Attached to this email is the current draft copy of the GA we discussed which is in need of approval for fish passage. Please let me know if any further information is needed.

Sincerely,  
Amber Cowan  
KC Marine LLC, Permit Coordinator  
971-409-3430