



*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 PUBLIC HEARINGS
TILLAMOOK COUNTY PLANNING COMMISSION
POTB/ZWALD – PARTITION APPEAL**

Date of Notice: April 15, 2026

A public hearing will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, May 14, 2026, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

#851-26-000012-PLNG-01: An appeal of the Director’s decision to approve a Partition request to create two (2) parcels. Located southeast of the Incorporated City of Tillamook, at the intersection of Long Prairie Road and Brickyard Road, both County Roads. The subject property is zoned General Industrial (M-1) and is designated as Tax Lot 600 of Section 4, Township 2 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The Appellant is Jordan S. Reyes, et al. The Applicant is Zwald Property Management LLC. The property owner is Port of Tillamook Bay.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250 feet of the exterior boundary of the subject property for which application has been made at least 28 days prior to the date of the hearing.

Applicable criteria are contained within the Tillamook County Land Division Ordinance (TCLDO) Section 070: Preliminary Plat Approval Criteria. Only comments relevant to the approval criteria are considered relevant evidence. Relevant standards include and may not be limited to applicable standards contained within Tillamook County Land Use Ordinance (TCLUO) Section 3.032: General Industrial (M-1) Zone, TCLUO Section 3.550: Freshwater Wetland (FW) Overlay zone and Section 4.130: Development Requirements for Geologic Hazard Areas.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the May 14, 2026,, hearing and hearing protocol, please visit the Tillamook County Community Development Planning Commission page at <https://www.tillamookcounty.gov/bc-pc> or email Sarah Thompson, Office Specialist, at sarah.thompson@tillamookcounty.gov. The virtual meeting link can be found at the bottom of the Community Development Department homepage as well as a dial in number for those who wish to participate via teleconference.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the May 14, 2026, Planning Commission hearing. Testimony submitted by 4:00pm on Tuesday, May 5, 2026, will be included in the packet mailed to the Planning Commission the week prior to the May 14, 2026, hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Sarah Thompson, Office Specialist, Tillamook County Department of Community Development, sarah.thompson@tillamookcounty.gov as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

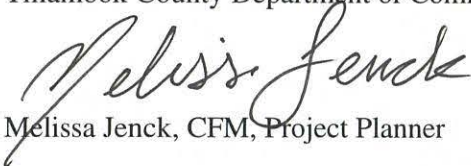
Documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.tillamookcounty.gov/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon, 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection seven days prior to the hearing. Please contact Sarah Thompson for additional information sarah.thompson@tillamookcounty.gov or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance, Tillamook County Comprehensive Plan, and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is accessible to persons with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearings, call 1-800-488-8280 ext. 3423 or email sarah.thompson@tillamookcounty.gov at least 24 hours prior to the hearing so that the appropriate communications assistance can be arranged.

If you need additional information, please contact Sarah Thompson, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email sarah.thompson@tillamookcounty.gov.

Sincerely,
Tillamook County Department of Community Development



Melissa Jenck, CFM, Project Planner

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria (Already in Record)
 Maps (Already in Record)
 Preliminary Plat (Already in Record)
 Tips for Citizen Testimony (Already in Record)
 Procedures for conduct at a public hearing (Already in Record)

REVIEW CRITERIA & DEVELOPMENT STANDARDS

TILLAMOOK COUNTY LAND USE ORDINANCE

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

SECTION 3.032: GENERAL INDUSTRIAL (M-1)

(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.

TILLAMOOK COUNTY LAND DIVISION ORDINANCE

https://www.tillamookcounty.gov/sites/default/files/fileattachments/community_development/page/104106/final_land_division_ordinance_2025.pdf

Section 060: Preliminary Plat Submission Requirements, including Section 060(1)(a), Section 060(1)(b)(i)(1) through (7), Section 060(1)(b)(ii)(1) through (8), (10) and (11), Section 060(1)(b)(iii)(1) and (3) through (12), Section 060(1)(c)(ii) through (v), (vii) and (viii). And Section 060(1)(d).

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;
- (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;
- (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.

Section 150: Development Standards for Land Divisions, including Section 150(1) through (5), (7), (10) and (11).

Section 160: Street Improvements, including Section 160(1) through (3), (5), (7) and (8).

Tips for Citizen Testimony

Before the hearing

Learn about the issue:

Take the time before the Planning Commission hearing to learn about the issue of concern. County staff is available to help answer your questions. The files for an application are available for public review at the County Courthouse. Copies can be made for a reasonable fee.

Learn about the decision criteria:

The Planning Commission must make its decision based on the applicable review criteria. If the applicant meets the criteria, the Planning Commission will approve the application. Conversely, if the applicant does not meet the criteria, the Planning Commission will deny the application.

Make your testimony with knowledge of the criteria. In your testimony, address a specific criterion or criteria. It is helpful for the Planning Commission to understand how your testimony applies to the criteria.

Submit written testimony early:

The earlier you can submit your written testimony, the better. If you are able to submit your written testimony 10 days before the date of the hearing, staff will be able to send copies of your testimony to the Planning Commission so they can read it before the hearing.

At the hearing there will be a lot of testimony to hear, so it is best to give the Planning Commission a chance to read your testimony beforehand.

Submit clear testimony:

Your written testimony should be written clearly, preferably typed. Staff will make photocopies of your testimony for the Planning Commission, so black & white testimony on letter-sized paper works best. The Planning Commission reviews a lot of material, so please make your testimony short and to the point, addressing specific criteria.

At the hearing

Testifying at the public hearing:

The public hearing is a way for the Planning Commission to get more information on the decision they must make, based on the review criteria. This is not the time for asking questions of the applicant, staff, or Planning Commission.

Please sign up if you wish to make oral testimony at the public hearing. There is a specific procedure to the hearing, these conform to State law for public meetings. Please come to the podium and state your name and address for the record when you are called. Speak loudly and clearly so you can be heard.

Tips for written testimony go for oral testimony as well. You may be given a designated amount of time for your oral testimony; this can be as short as three minutes. There is no need to read written testimony aloud, written testimony may be submitted and entered into the record before the hearing. Please do not repeat testimony that has already been heard by the Commission at the hearing.

If you choose to bring written testimony to the public hearing, please bring nine (9) copies. If you bring written testimony or other materials, expect the Planning Commission to keep the materials for the record.

For the audience:

The public is always welcome at Planning Commission hearings. However, please remain quiet during the meeting; it can be difficult to hear what is happening. Please have a seat and do not stand in the main aisle during the meeting.

Tillamook County Department of Community Development - Planning Section

201 Laurel Avenue, Tillamook, OR 97141

(503) 842-3408 - FAX (503) 842-1819

**WELCOME TO THE
TILLAMOOK COUNTY PLANNING COMMISSION/
BOARD OF COMMISSIONERS MEETING**

Meeting Length

The Commission's meeting is scheduled to close no later than 12:00 midnight. At 11:00, the Commission will review the status of the agenda and reschedule any items which cannot be heard this evening.

Public Hearings

Many matters before the Planning Commission/Board of Commissioners are dealt with as a public hearing. The purpose of a hearing is to ensure that interested parties can offer relevant evidence in a timely and orderly manner.

Scheduled public hearings are itemized on the agenda available at the rear of the room. The Chairman will identify the subject, announce when the public hearing is open and request anyone interested to state his or her feelings regarding the matter to be considered.

If you wish to speak for, against, or comment in any way, we request that you: Please print your name, mailing address, and affiliations on the "Hearing Sign-In Sheet" at the back of the room. When called to speak, please come forward to the podium, give your name, address, and make your statement.

The following Hearing format will be used:

- A. Public hearing will be opened
- B. Staff report and recommendation, questions from Commission of Staff
- C. Applicant's/Appellant's presentation
- D. Public testimony (pro first, then con)
- E. Rebuttal
- F. Further comments from Staff

The hearing will then be closed to all testimony. The Commission may discuss the issue amongst themselves. They will then either make a decision at that time, or continue the public hearing until a specific time, or take the matter under advisement and announce their recommendation at a specified time.

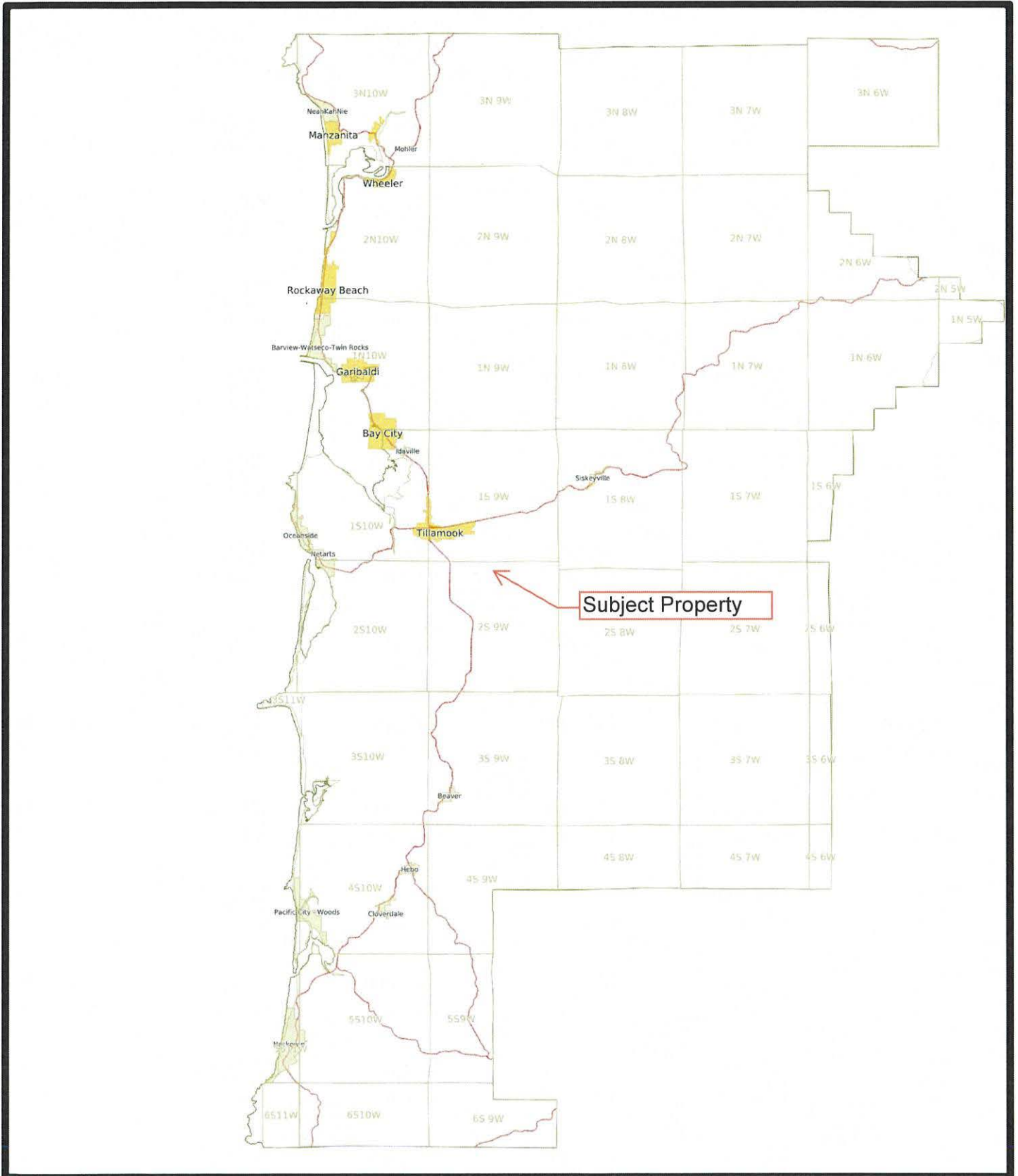
Failure to raise an issue in person or by letter at some point prior to the close of the hearing on the request, or failure to provide statements or evidence sufficient to afford the decisionmaker an opportunity to respond to the issue prior to the close of the hearing on the request, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

If your testimony would be repetitious, but you would like the opportunity to appeal the Commission's decision, you must sign the "Hearing Sign-In Sheet" located at the rear of the room. Only those who have appeared before the Commission in person, or have indicated their interest in writing, will be allowed to appeal.

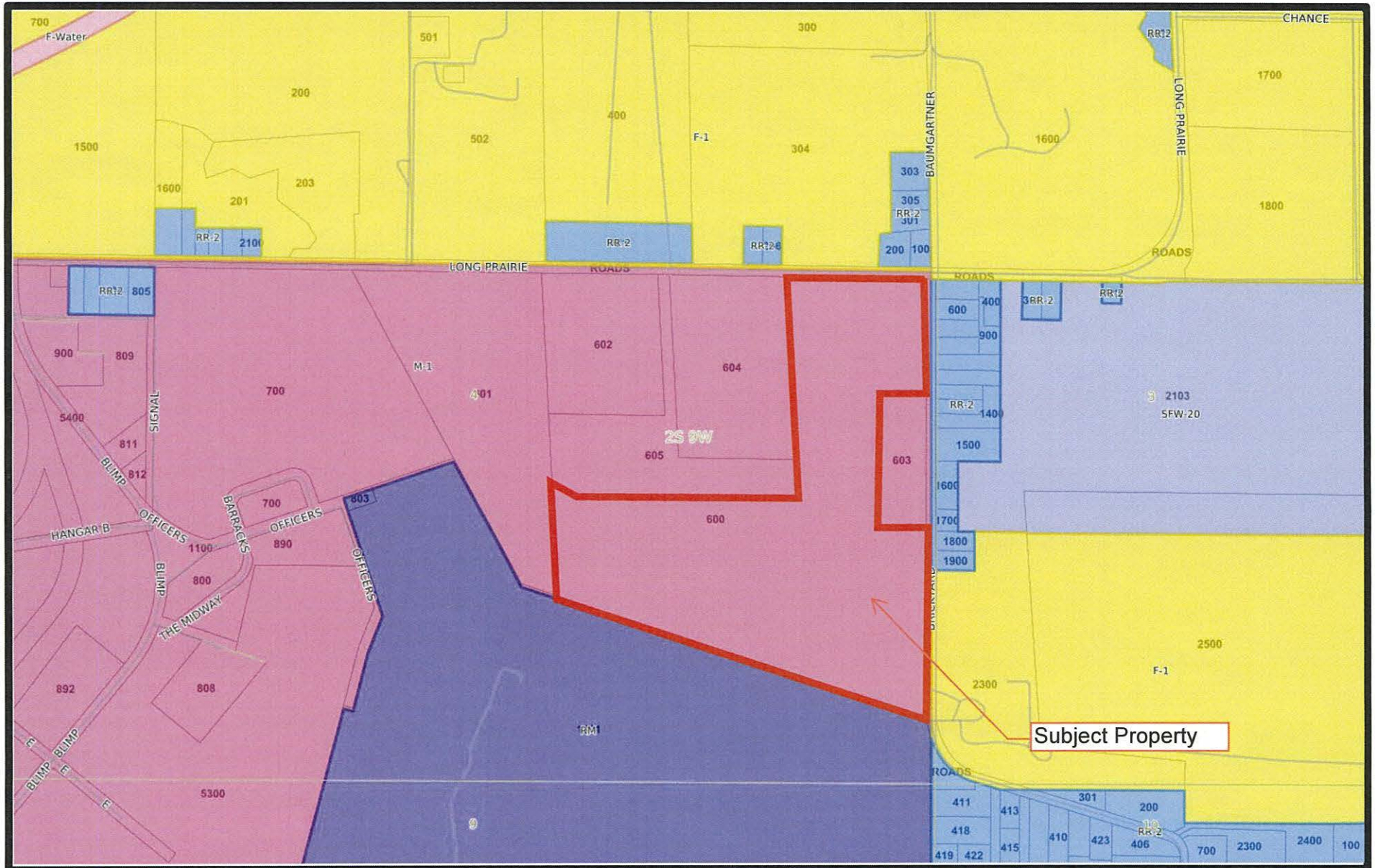
EXHIBIT A

MAPS

Vicinity Map



Zoning Map



Tillamook County
2025 Real Property Assessment Report
 Account 328951

Map	2S09040000600	Tax Status	Non-Assessable
Code - Tax ID	0911 - 328951	Account Status	Active
		Subtype	NORMAL
Legal Descr	PARTITION PLAT 2025-11 Lot - PARCEL 2		
Mailing	PORT OF TILLAMOOK BAY 4000 BLIMP BLVD SUITE 100 TILLAMOOK OR 97141	Deed Reference #	2025-3729
		Sales Date/Price	08-29-2025 / \$0
		Appraiser	EVA FLETCHER
Property Class	991	MA	SA
RMV Class	301	07	AC 402

Site Situs Address	City
7285 LONG PRAIRIE RD	COUNTY

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0911	Land 344,020		Land	0	
	Impr 0		Impr	0	
Code Area Total	344,020	0	0	0	
Grand Total	344,020	0	0	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0911	1	<input checked="" type="checkbox"/>		M-1	Industrial Site	96	13.81	AC	344,020
Code Area Total							13.81	AC	344,020

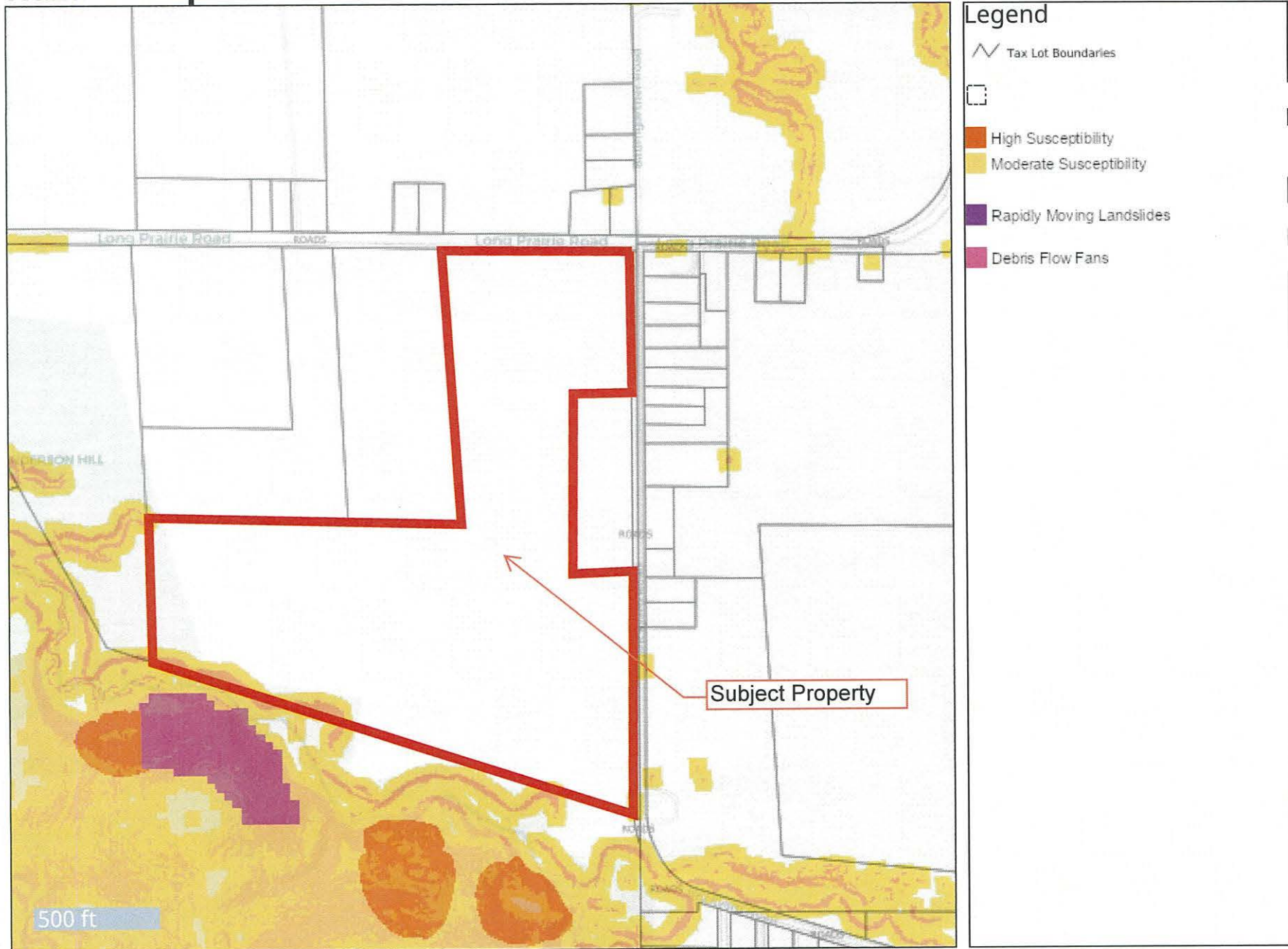
Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0911	1	1942	560	Public - Misc. Buildings	106	2,400			0
Code Area Total							2,400		0

Exemptions / Special Assessments / Notations	
Code Area 0911	
Exemptions (AV)	Amount
■ PORTS OR OTHER MUNICIPAL CORP - OWNED 307.090	0

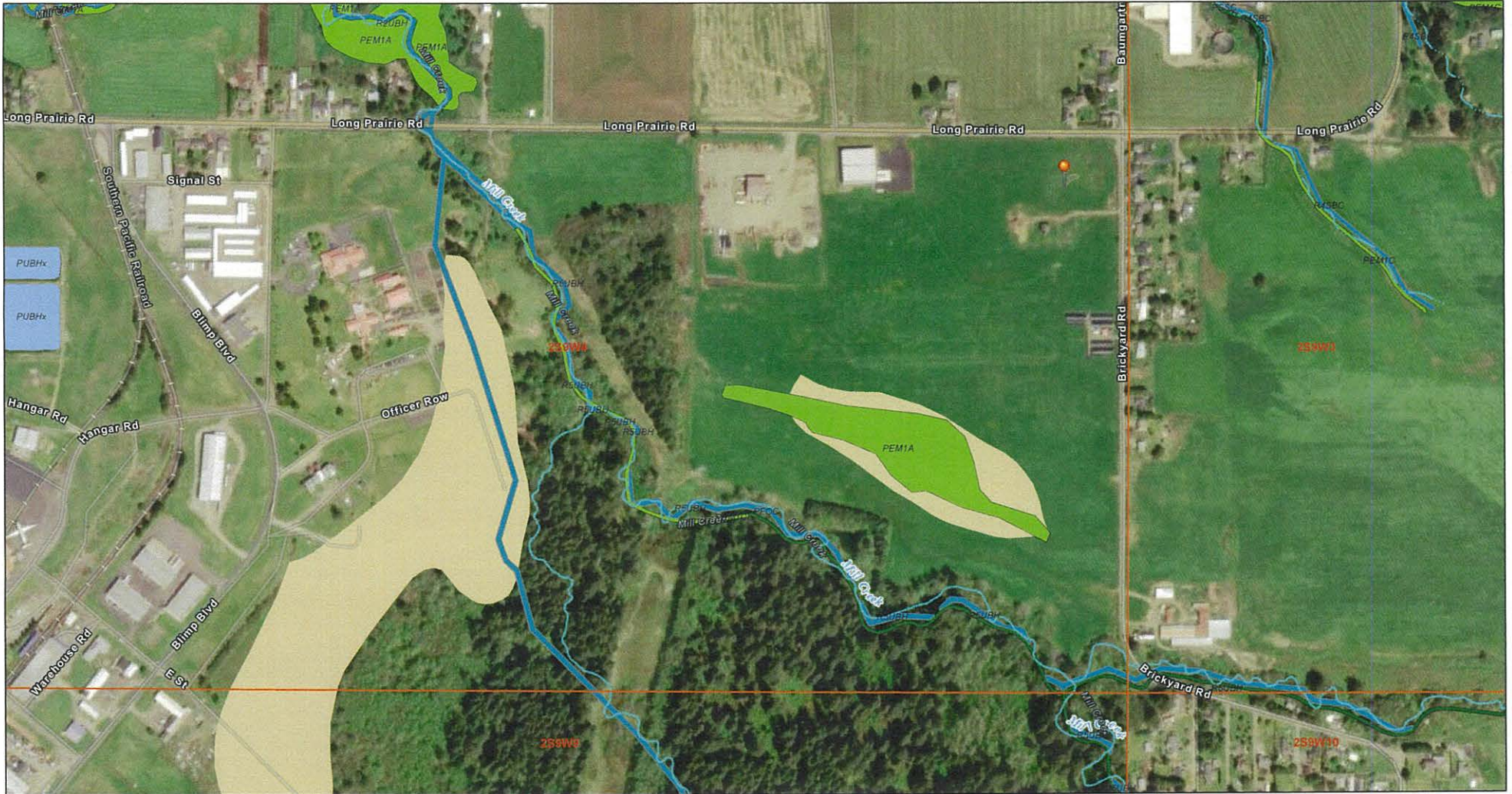
Contig Accts 162077

Comments 7/18/11 Reappraised RMV for 2011/12. Corrected tax code to 9.11 and acreage per GIS. KF
 1/17/12 Tabled land. KF
 6/28/16 Apportioned values after P. Plat 2016-02 created TL 602 and TL 603 from TL 600. KF
 7/15/16 Adjusted land to reflect land no longer leased. KF
 2/3/2022 Due to a lot line adjustment a portion of TL 603 is now carried in TI 600 S2. Size change for TL 600. Apportioned MAV. All acreage remains specially assessed. KF
 8/20/24 - Due to a lot line adjustment, a portion of taxlot 2S9 4 600S2 will now be carried in taxlot 604. 3.37 acres of Non-EFU land moved to TL 604, apportioned MAV. This LLA was originally worked incorrectly (JV 24-3169516), with acreage coming out of 2S9 4 600; that work has been undone (JV 24-3169657) to reflect correct acreage on accounts. EL
 08/02/25 Due to a lease agreement addendum, moved 0.19 acres to S2 account.ef

Hazard Map



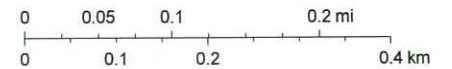
Statewide Wetlands Inventory



4/14/2026, 5:13:46 PM

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

1:7,619

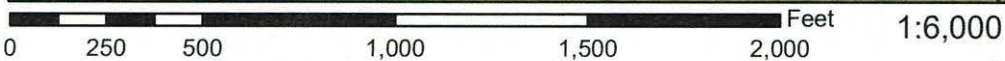
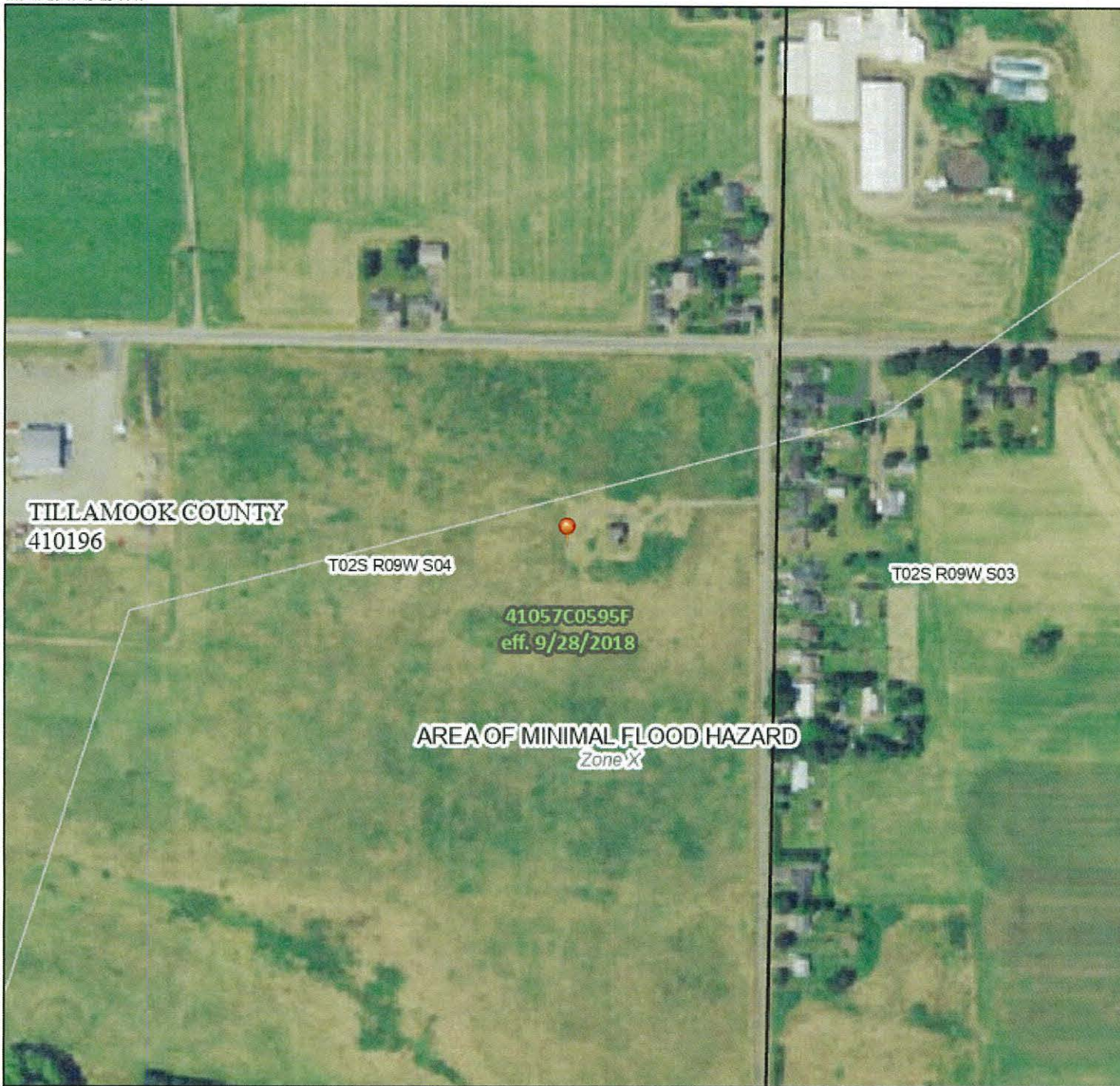


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, USGS TNM - National Hydrography Dataset. Data Refreshed April, 2026. Source: Esri, Vantor, Earthstar Geographics, and the GIS User

National Flood Hazard Layer FIRMMette



123°47'23"W 45°25'44"N



Legend

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

- | | | |
|------------------------------------|------------------|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | 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 <i>Zone</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| | | Area of Undetermined Flood Hazard <i>Zone</i> |
| 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 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 | |
| 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 4/16/2026 at 12:08 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.

EXHIBIT B

APPELLANTS SUBMITTAL

NOTICE OF APPEAL
TO TILLAMOOK COUNTY



OFFICE USE ONLY

Hearing Scheduled _____
Public Notice Completed _____
Property Owner Notice Completed _____
Fee Paid \$250⁰⁰ 3/18/24

APPELLANT:

1. Name Jordan S. Reyes
Only personal names. If you are also representing an organization, place its name on line number 4.
2. Address 4455 Brickyard Rd. Tillamook OR 97141
3. Telephone (Daytime) (503) 805-9123
4. Representing Long Prairie & Brickyard Rd. Property Owners
Place your organizations name here IF you are an official representative of an organization that has authorized this appeal. Proof of such authorization must be shown by the time of the public hearing. (You need not represent an organization in order to file an appeal.)

5. Date of Decision

March 6, 2026

6. Action Appealed

Partition request #851-26-000012-PLNG Port of Tillamook Bay/ Zwald

7. Decision Appealed (*Denied, Granted*) Granted
8. Name of Applicant Zwlad Property Management
9. Additional Comments See Attached

You will be notified by mail of the date and time set for the public hearing before the appeal body.

Date 3/18/2026 Signature 

Attachment for the Appeal of March 6, 2026 decision for partition request #851-26-000012-PLG
port of Tillamook Bay / Zwald

This is an appeal to the directors conditional approval for the merging of the two parcels on
Tillamook Bay Port Property for the purpose of a major trucking company purchasing this
property.

Here are the reasons for this appeal;

Traffic/Public safety issues

Environmental issues

Property owners livability issues

I Jordan S. Reyes will be the designated single contact representative for all of the
undersigned neighboring property owners.

Patricia A. Jepson

3/11/26 Patricia A. Jepson, 7750 Long Prairie Rd., Tillamook, OR 97141

Richard A. Jepson

3/11/26 Richard A. Jepson 7750 Long Prairie Rd., Tillamook, OR 97141

3.11.26 Patricia E. Strong

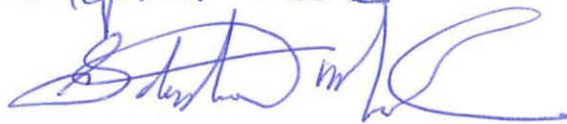
Patricia E. Strong
Tim G. STRONG -

7910 Long Prairie Rd.
Tillamook, OR 97141

~~Tim G. Strong~~

7910 Long Prairie Rd
Tillamook OR 97141

3/11/2026 Stephen Meek



7970 Long Prairie Rd.
Tillamook, OR. 97141

3/11/2026 Shana Suarez



2025 Brickyard Rd

Tillamook, OR 97141

3/11/2026

~~Shana Suarez~~
Tim Suarez
Shana Suarez

4025 BRICKYARD RD

TILLAMOOK, OR 97141

3/11/2026

Greg Hancock
Greg Hancock

4565 Brickyard Rd Tillamook, OR 97141

3/14/2026

Sharon W. Ross
SHARRON W-ROSS

4445 Brickyard Rd Tillamook 97141

3/15/2026

Joscar Reyes

4455 Brickyard rd Tillamook, OR

3/15/16

~~Ronny Ross~~
Ronny Ross

4485 Brickyard Rd

3/16/26

Julie Durr

Julie Durr 4075 Brickyard Rd

3/16/26

DONALD L. DURR
Donald L Durr

4075 BRICKYARD RD, TILLAMOOK, OR

3/16/26

PATRICK R. ABEL
Patrick R. Abel

4295 BRICKYARD RD. TILLAMOOK, OR

EXHIBIT C

ORIGINAL RECORD FOR

#851-26-000012-PLNG



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

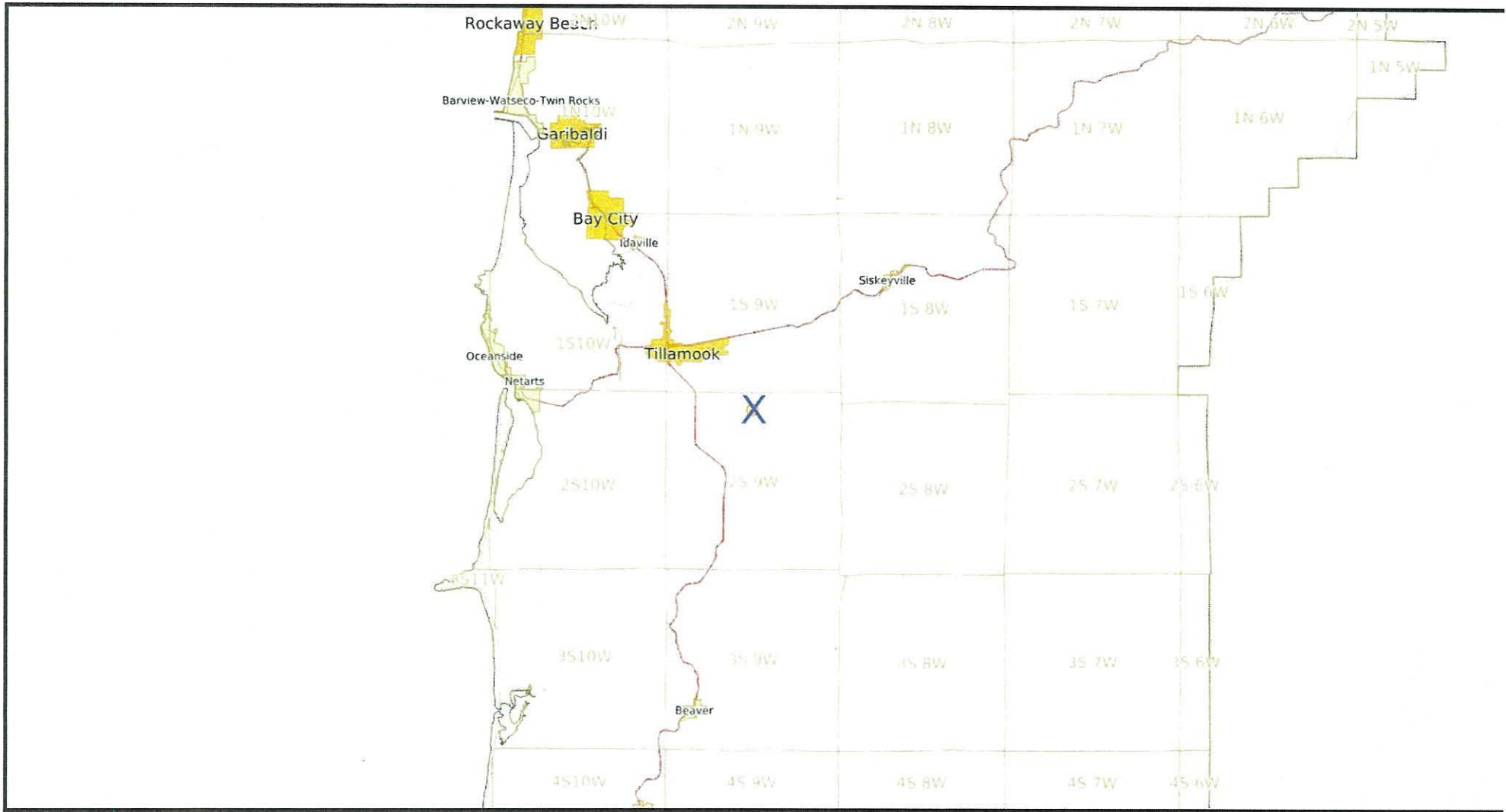


Sarah Absher, CFM, Director

*Enclosed: Property Identification Maps
Preliminary Plat Map*



Tillamook County GIS



Created: Thu Jan 22 2026-14:32:15

Active Layers:County_Boundary, Fed_state highways, citylimit, community_polygon, TaxlotOwner, Township_Range_Section, Road_Centerline

Extent:-13837457.750401, 5657889.4068634, -13714623.445963, 5719956.2738224



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:

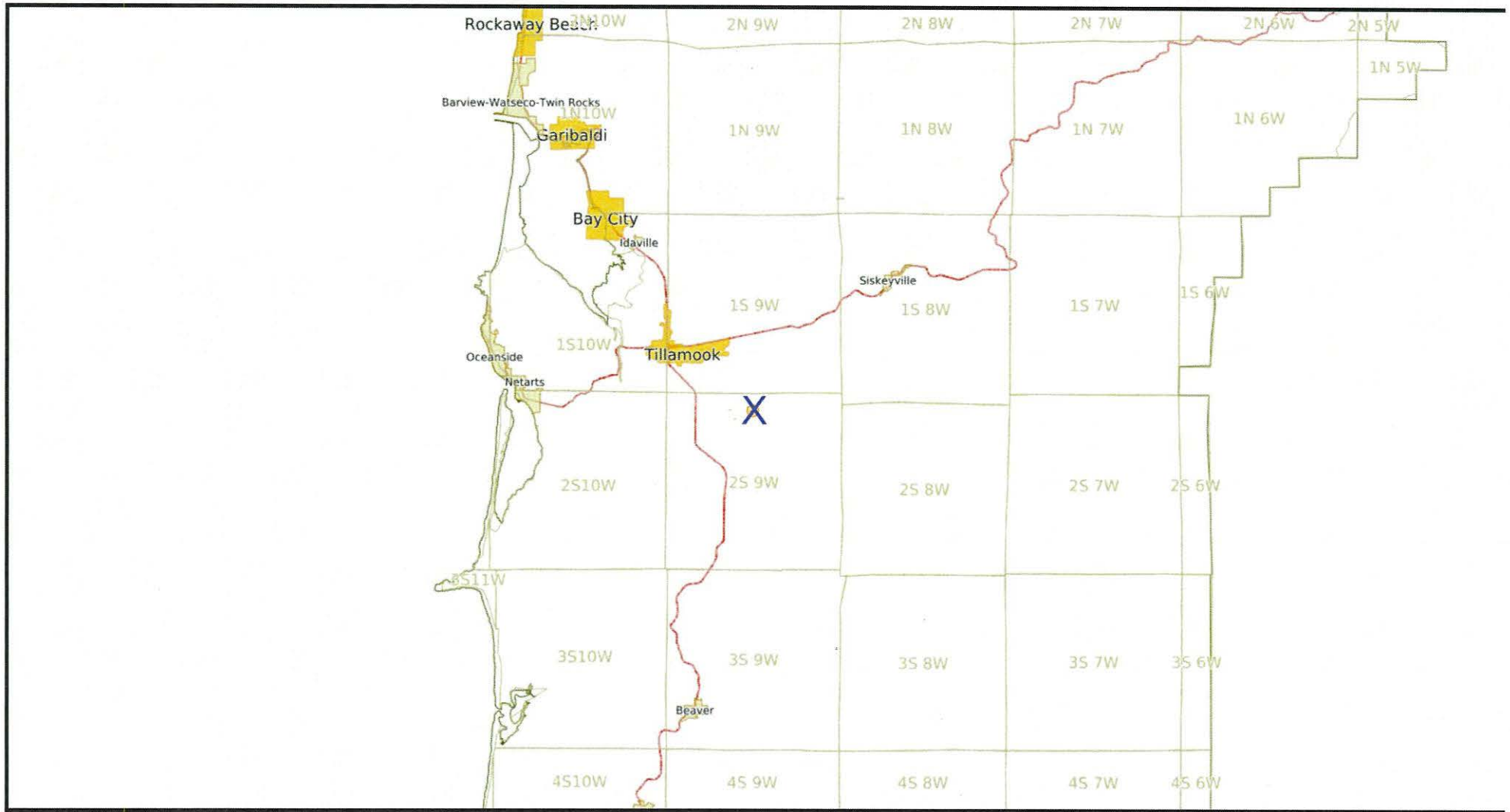
All Exhibits referenced herein are, by this reference, made a part hereof:

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

EXHIBIT A



Tillamook County GIS

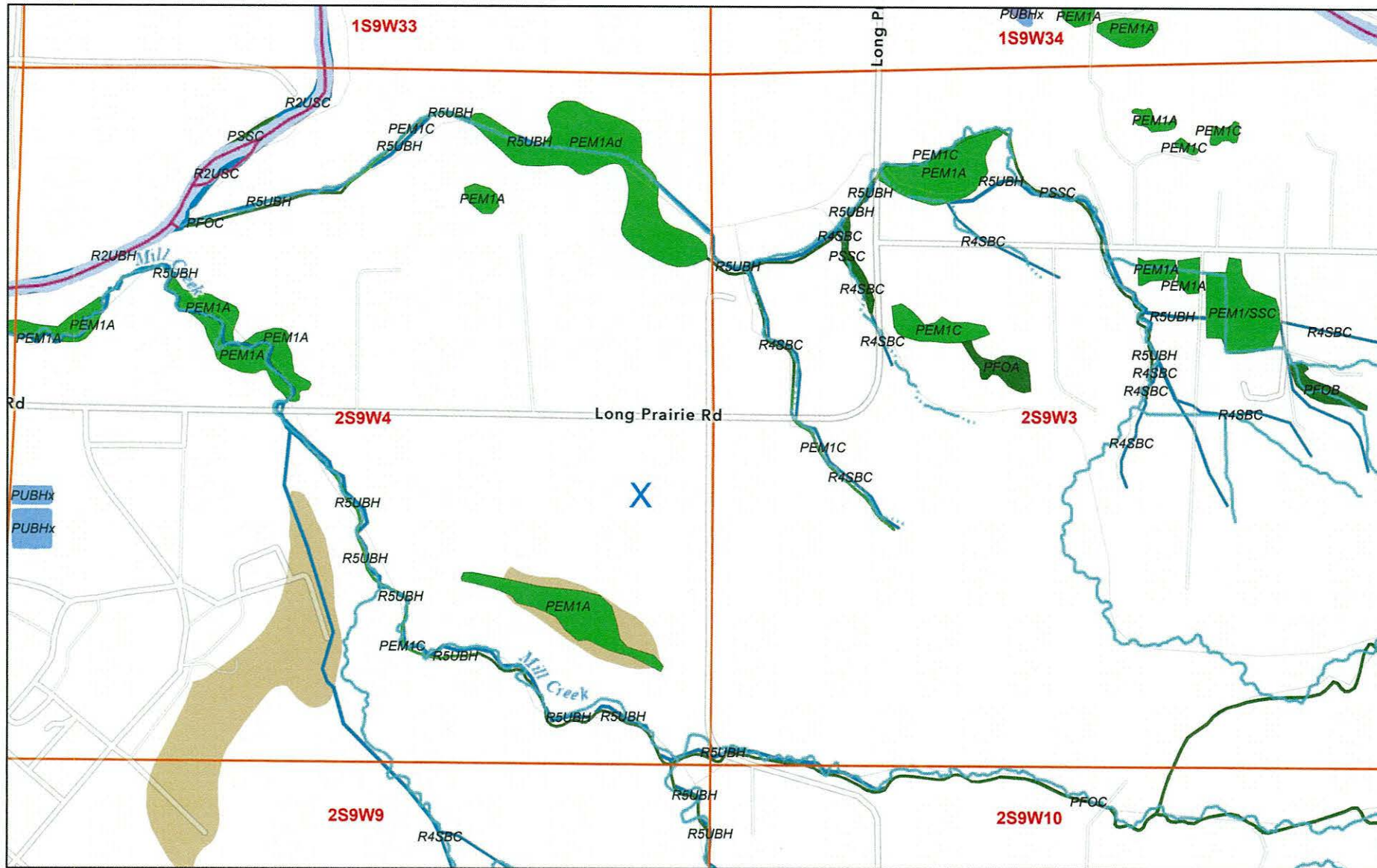


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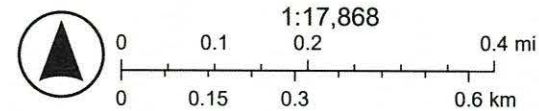
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Statewide Wetlands Inventory



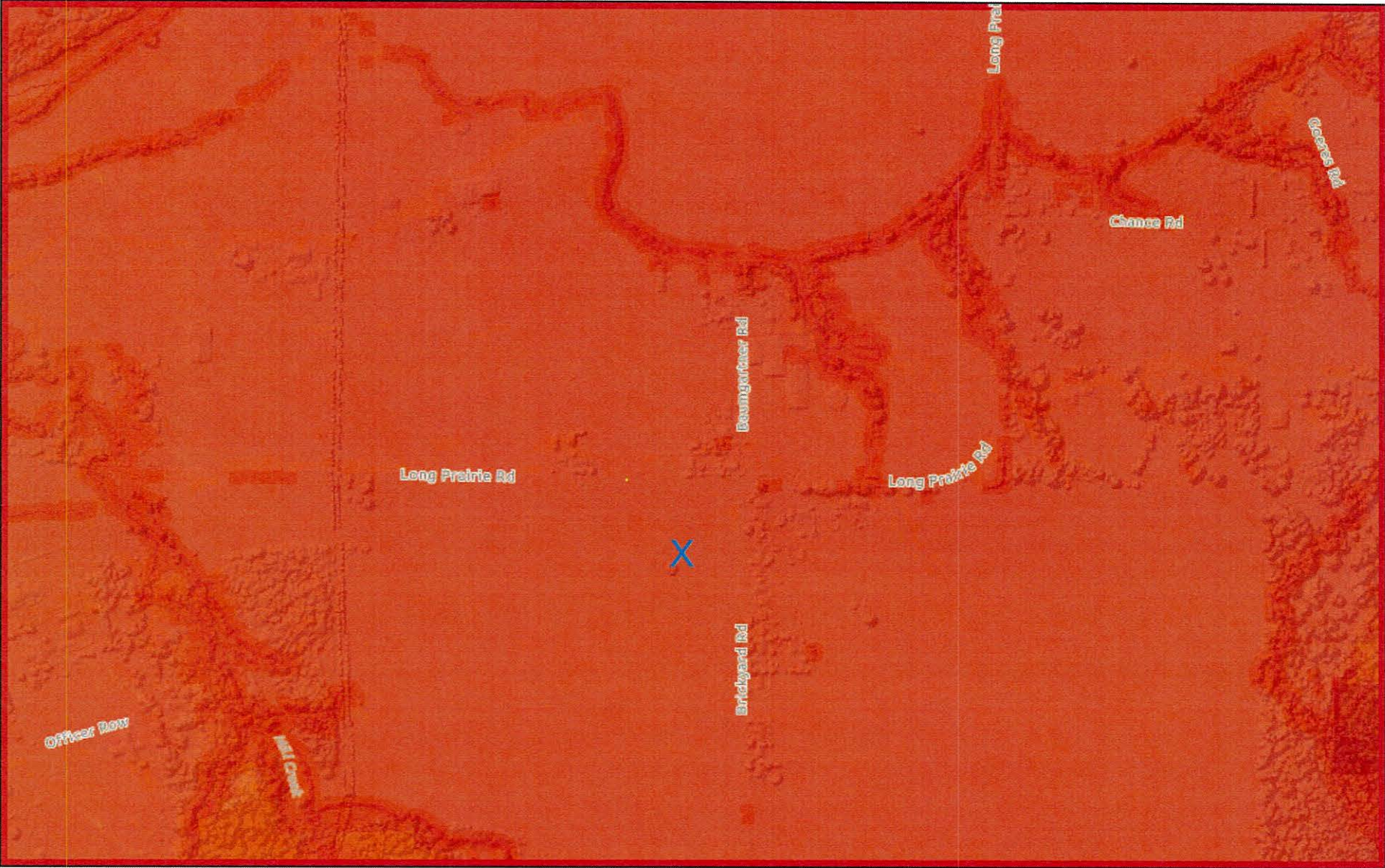
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- | | | |
|-----------------|---------------------------------------|------------------------------------|
| Sections | NHD Area | Freshwater Pond |
| Large Scale | NHD Waterbody | Riverine |
| Perennial | USFWS National Wetlands Inventory NWI | SWI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

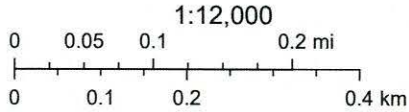
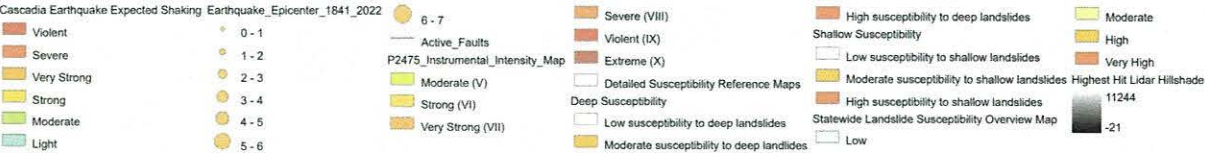


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, USGS TNM - National

PARTITION #851-26-000012-PLNG



February 23, 2026



National Flood Hazard Layer FIRMette



























123°47'22"W 45°25'46"N



Legend

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

- | | | |
|------------------------------------|---|--|
| SPECIAL FLOOD HAZARD AREAS |  | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| |  | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| |  | 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 <i>Zone X</i> |
| |  | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| |  | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| |  | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS |  | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| |  | Effective LOMRs |
| |  | Area of Undetermined Flood Hazard <i>Zone D</i> |
| 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 Cross Sections with 1% Annual Chance Water Surface Elevation |
| |  | Coastal Transect |
| |  | Base Flood Elevation Line (BFE) |
| |  | Limit of Study |
| |  | Jurisdiction Boundary |
| MAP PANELS |  | Coastal Transect Baseline |
| |  | Profile Baseline |
| |  | Hydrographic Feature |
| |  | 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.

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

123°46'45"W 45°25'20"N

Basemap Imagery Source: USGS National Map 2023

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. Duff

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 Water
- Dedication for public use Public Works
- Engineering/Survey

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.

Dorchele Bradley, Port of Tillamook Bay _____ Date *11/14/25*
Property Owner (*Required)

Kevin Zuercher, Zuercher Transport _____ Date *1/6/2026*
Applicant Signature

SURVEYOR'S CERTIFICATE

I, ADAM B THOMPSON, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCEL 1, PARCEL 2 BEING UN-SURVEYED), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, THE WHOLE AS DEPICTED AS UNSURVEYED PARCEL 2 OF PARTITION PLAT 2025-11, TILLAMOOK COUNTY PLAT RECORDS, THE NEW PARTITIONED PARCEL 1 BEING DESCRIBED AS FOLLOWS;

A PORTION OF PARCEL 2, OF THAT PARTITION PLAT 2025-11, RECORDED AUGUST 29TH, 2025 IN PLAT CABINET B-1446, OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER BETWEEN SECTION 3 AND 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, OF THE WILLAMETTE MERIDIAN, BEING MONUMENTED WITH A TILLAMOOK COUNTY BRASS CAP STAMPED "1/4 S4 S3 2015";

THENCE ALONG THE EAST LINE OF SAID PARCEL 2, SOUTH 0°24'30" WEST 616.20 FEET, TO THE NORTHEAST CORNER OF THAT FROG EYES WASABI LLC TRACT DESCRIBED IN INSTRUMENT NUMBER 2021-7755;

THENCE ALONG THE NORTH LINE OF SAID TRACT, NORTH 89°35'30" WEST, 275.00 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE ALONG THE WEST LINE OF SAID TRACT, SOUTH 0°24'30" WEST, 135.42 FEET TO THE INTERSECTION OF THE WEST BOUNDARY LINE OF SAID FROG EYES WASABI LLC TRACT, AND THE EASTERLY PROLONGATION OF THE SOUTH BOUNDARY LINE OF PARCEL 1 OF THAT PARTITION PLAT 2022-15, RECORDED JULY 28TH, 2022 IN PLAN CABINET B-1383, PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON;

THENCE, LEAVING SAID POINT OF INTERSECTION AND WEST BOUNDARY LINE, ALONG SAID PROLONGATED SOUTH BOUNDARY LINE, NORTH 88°46'57" WEST, FOR A DISTANCE OF 439.81 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 1;

THENCE ALONG THE EAST LINE OF SAID PARCEL 1, NORTH 2°28'26" WEST, FOR A DISTANCE OF 757.00' TO THE NORTH LINE OF SAID PARCEL 2;

THENCE ALONG SAID NORTH LINE, SOUTH 88°46'57" EAST, FOR A DISTANCE OF 752.91 FEET TO THE POINT OF BEGINNING;

CONTAINING 11.86 MORE OR LESS ACRES.



ACKNOWLEDGMENT

STATE OF OREGON >
>S.S.
COUNTY OF TILLAMOOK >

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2025 BY
(JACK MULDER, PRESIDENT OF THE BOARD OF COMMISSIONERS, PORT OF TILLAMOOK BAY)

SIGN _____ PRINT _____

NOTARY PUBLIC - OREGON

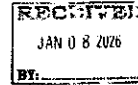
COMMISSION NO. _____

MY COMMISSION EXPIRES: _____ DAY OF _____, 20_____

EASEMENTS LISTED IN THE PROVIDED TITLE REPORT NOT SHOWN HEREON

BOOK 185, PAGE 195 GRANTED TO: TILLAMOOK PEOPLE'S UTILITY DISTRICT
RIGHT OF WAY TO CONSTRUCT AND MAINTAIN AN ELECTRIC TRANSMISSION OF DISTRIBUTION LINE OF SYSTEM
RECORDED: MAY 29TH, 1963

BOOK 217, PAGE 277 GRANTED TO: PACIFIC NORTHWEST BELL TELEPHONE COMPANY
RIGHT OF WAY TO CONSTRUCT AND MAINTAIN A TELEPHONE LINE
RECORDED: OCTOBER 6TH, 1969



PARTITION PLAT 2025-
RE-PLAT OF A PORTION PARCEL 2,
PARTITION PLAT 2025-11
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 1 OF 2

APPROVALS

APPROVED _____, 2025 AS PARTITION, _____

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT _____ DATE _____

APPROVED THIS _____ DAY OF _____, 2025.

TILLAMOOK COUNTY SURVEYOR _____

TAXES HAVE BEEN PAID IN FULL TO _____, 2025.

TILLAMOOK COUNTY TAX COLLECTOR _____

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE PORT OF TILLAMOOK BAY, A MUNICIPAL CORPORATION, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS, AS SHOWN ON THE ANNEXED MAP.

JACK MULDER, PRESIDENT OF THE BOARD OF COMMISSIONERS, PORT OF TILLAMOOK BAY

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
>S.S.

COUNTY OF TILLAMOOK >
I, CHRISTY NYSETH, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. _____ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B - _____ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED _____, 2025 AT _____ O'CLOCK, AS INSTRUMENT NO. _____

CHRISTY NYSETH _____

I, ADAM B THOMPSON, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

ADAM B THOMPSON, PLS 100516

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

PARTITION PLAT 2025-

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

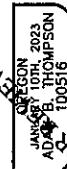
JOB NO: 3713
DATA COLLECT: 12-4-2025
DRAWING DATE: 12-8-2025
SHEET 2 OF 2

LEGEND:

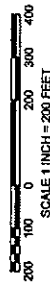
- () INDICATES RECORD DATA
- () INDICATES RECORD DATA PER SURVEY REFERENCE NO. 7
- () INDICATES BREAKLINE SYMBOL
- () INDICATES RIGHT OF WAY CENTERLINE
- () INDICATES MONUMENT FOUND AS NOTED
- () INDICATES CALCULATED POSITION
- () MONUMENTS ARE IRON ROD WITH YELLOW PLASTIC CAP INScribed
- () "THOMPSON 100016" SET

SURVEY REFERENCES

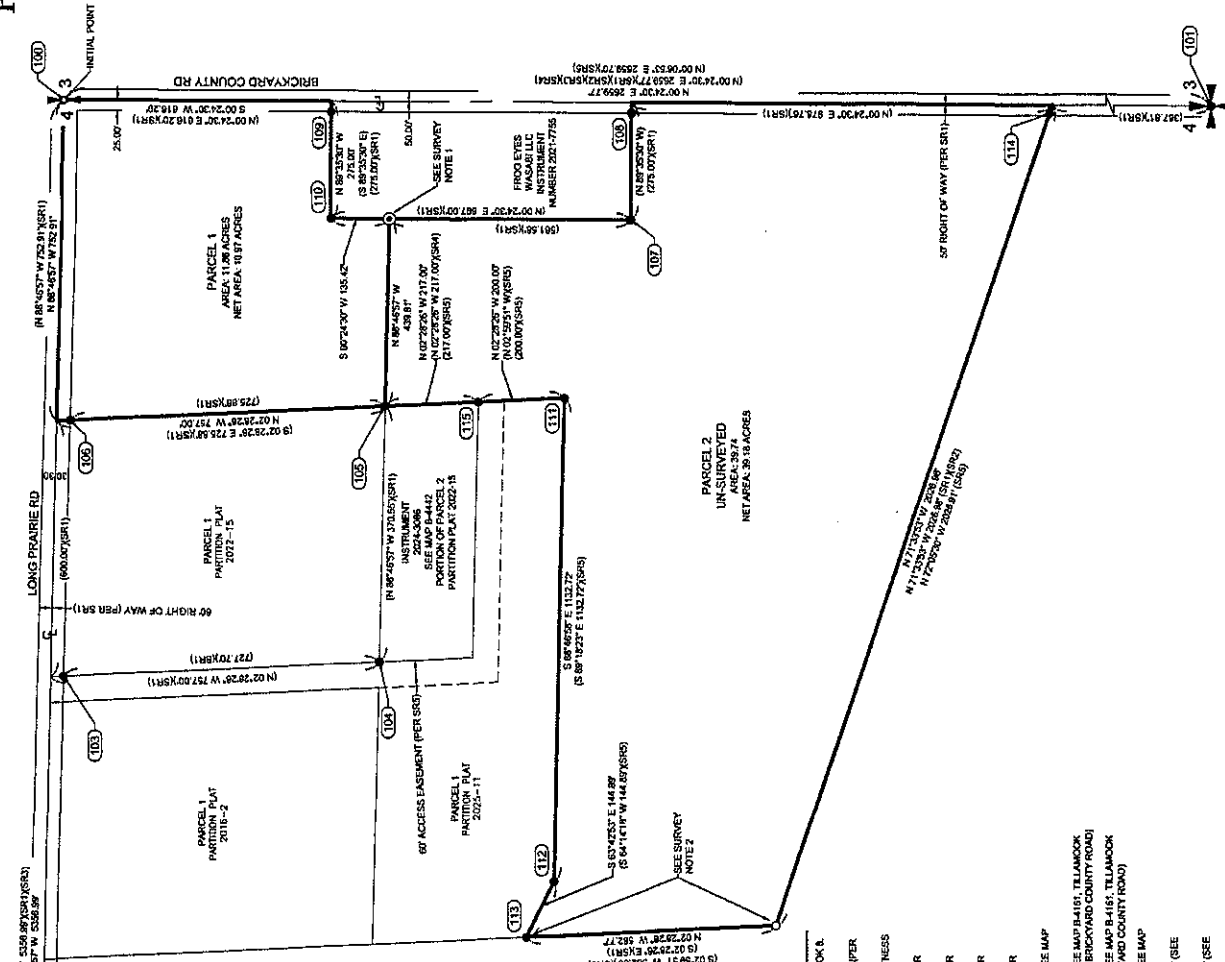
- S81 PARTITION FOR POTTSMEYER, TERRY JONES, LS 2507, B-117, TILLAMOOK COUNTY SURVEY RECORDS.
- S82 SURVEY FOR MARCUS BEAD, TERRY JONES, LS 2507, B-4161, TILLAMOOK COUNTY SURVEY RECORDS.
- S83 PARTITION FOR PORT OF TILLAMOOK BAY, BAYSIDE SURVEYING, LS 2507, P-1073, TILLAMOOK COUNTY SURVEY RECORDS
- S84 SURVEY FOR POTTSMEYER, TERRY JONES, LS 2507, B-4442, TILLAMOOK COUNTY SURVEY RECORDS.
- S85 PARTITION FOR PORT OF TILLAMOOK, BAYSIDE SURVEYING, LLC, LS 2507, P-1053, TILLAMOOK COUNTY SURVEY RECORDS.



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 FOR PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
2. CALCULATED MONUMENT NOT VISITED DURING THIS SURVEY. FORMS MONUMENT 115 IS CALCULATED MONUMENT HOLDING THE ADJACENT RELATIONSHIP AT 54.0 CALCULATED MONUMENT AND S81.

MONUMENT NOTES

- (100) FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "1/4 S4 S3 2015" (PER REWITNESS BOOK 1, PAGE 47, TILLAMOOK COUNTY SURVEY RECORDS) (FIELD)
- (101) FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "T2S R9W S4 S3 S9 S10 R2 E2 181Z" (PER REWITNESS BOOK 1, PAGE 615, TILLAMOOK COUNTY SURVEY RECORDS) (FIELD)
- (102) FOUND TILLAMOOK COUNTY BRASS CAP STAMPED "1/4 T2S R9W S4 S4 2005" (PER REWITNESS BOOK 7, PAGE 197, TILLAMOOK COUNTY SURVEY RECORDS) (FIELD)
- (103) FOUND S8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (PER PARTITION PLAT 2022-15) (AT POSITION)
- (104) FOUND S8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (PER PARTITION PLAT 2022-15) (AT POSITION)
- (105) FOUND S8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (PER PARTITION PLAT 2022-15) (FIELD)
- (106) FOUND S8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (PER PARTITION PLAT 2022-15) (FIELD)
- (107) FOUND S8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (SEE MAP B-4161, TILLAMOOK COUNTY SURVEY RECORDS) (AT POSITION)
- (108) FOUND S8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (SEE MAP B-4161, TILLAMOOK COUNTY SURVEY RECORDS) (AT POSITION ON LINE WITH WESTERLY RIGHT OF WAY OF BRICKYARD COUNTY ROAD)
- (109) FOUND S8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (SEE MAP B-4161, TILLAMOOK COUNTY SURVEY RECORDS) (FIELD ON LINE WITH WESTERLY RIGHT OF WAY OF BRICKYARD COUNTY ROAD)
- (110) FOUND S8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TERRY JONES LS 2507" (SEE MAP B-4161, TILLAMOOK COUNTY SURVEY RECORDS) (FIELD)
- (111) FOUND S8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DALLAS ESPULIN LS 8367" (SEE PARTITION PLAT 2025-11) (AT POSITION)
- (112) FOUND S8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DALLAS ESPULIN LS 8367" (SEE PARTITION PLAT 2025-11) (AT POSITION)
- (113) FOUND S8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "DALLAS ESPULIN LS 8367" (SEE PARTITION PLAT 2025-11) (AT POSITION)
- (114) FOUND S8" IRON ROD, 0.87" ABOVE GROUND (SEE MAP B-508, TILLAMOOK COUNTY SURVEY RECORDS) (AT POSITION)
- (115) FOUND S8" 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, UN-SURVEYED, (SEE MAP B-508, TILLAMOOK COUNTY SURVEY RECORDS) (AT POSITION) 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 BEARING FROM P-117, P-118, 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". The signature is written in a cursive, flowing style.

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.

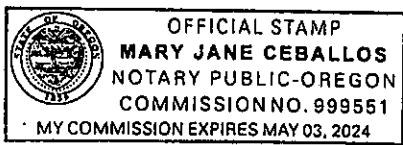
GRANTOR

Port of Tillamook Bay,
an Oregon Port District

By: *Sierra*
Name: SIERRA F 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]

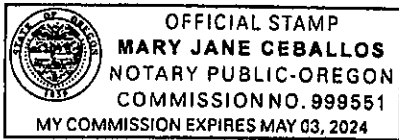
ACCEPTED BY:

**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.

Page 1 - EXHIBIT A

43075-79955 4855-1134-3660.1

REPLAT OF PARCEL 2 AND A PORTION OF PARCEL 3 OF PARTITION PLAT 2016-2

SURVEYOR'S CERTIFICATE

I, TERRY L. JONES, CERTIFY THAT: I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (CORNERS, PARCEL 2 BEING UN-SURVEYED), THE LAND REPRESENTED ON THE ATTACHED TRACT DESCRIBED IN INSTRUMENT NUMBER 2022-115, TILLAMOOK COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE METAL POINT, BEING THE QUARTER CORNER BETWEEN SECTION 12 AND SECTION 13, T4S, R3W, W1/4, TILLAMOOK COUNTY, OREGON, AND CORNER BEING MONUMENTED WITH A TILLAMOOK COUNTY TRUSS CAP STAMPED "1/4 S4 S3 2016"; THENCE SOUTH 072°20' WEST 618.00 FEET TO THE POINT OF BEGINNING, BEING THE POINT OF BEGINNING OF TRUSS EYES WADSWORTH TRACT DESCRIBED IN INSTRUMENT NUMBER 2021-1756; THENCE NORTH 89°30'30" WEST, 275.00 FEET; THENCE SOUTH 072°30' WEST 687.00 FEET; THENCE SOUTH 89°30'30" EAST 275.00 FEET; THENCE NORTH 024°30' EAST 697.00 FEET TO THE POINT OF BEGINNING.

REGISTERED PROFESSIONAL LAND SURVEYOR Terry L. Jones TERRY L. JONES No. 12345 EXPIRES 12/31/2025

ACKNOWLEDGMENT

STATE OF OREGON COUNTY OF TILLAMOOK THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 07/11/2022 BY (SIGNED) [Signature] (PRINT) [Name] NOTARY PUBLIC - OREGON COMMISSION NO. 01580147 MY COMMISSION EXPIRES 21 DAY OF 07/2022

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT THE PORT OF TILLAMOOK MAY, A MUNICIPAL CORPORATION IN THE COUNTY OF TILLAMOOK, OREGON, HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO PARCELS, AS SHOWN ON THE ATTACHED MAP.

SONIA LANDRO, PRESIDENT OF BOARD OF COMMISSIONERS

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON COUNTY OF TILLAMOOK I, TERRY L. JONES, DO HEREBY CERTIFY THAT I AM THE QUARANTER CLERK OF TILLAMOOK COUNTY, OREGON, AND THAT THE COPY OF PARTITION PLAT NO. 2022-115, AS RECORDED IN PLAT BOOK 8 - 12345, OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON, IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS RECORDED IN INSTRUMENT NUMBER 2022-115, TILLAMOOK COUNTY DEED RECORDS AS INSTRUMENT NO. 2022-115.

[Signature] Christy Biggs, Chief Deputy TERRY L. JONES, CLERK



RECORDING INFORMATION: TERRY JONES, 11765 HWY 101 SOUTH, TILLAMOOK, OR 97141, (503) 801-0887. PARTITION FROM: POTB - WERNER, GOURMET MEAT SMOKES INC, PARCELS 2 AND 3 OF PARTITION PLAT 2016-2, TILLAMOOK COUNTY PLAT RECORDS, SE 1/4 SECTION 4, T2S, R3W, W1/4, 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 Report- 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

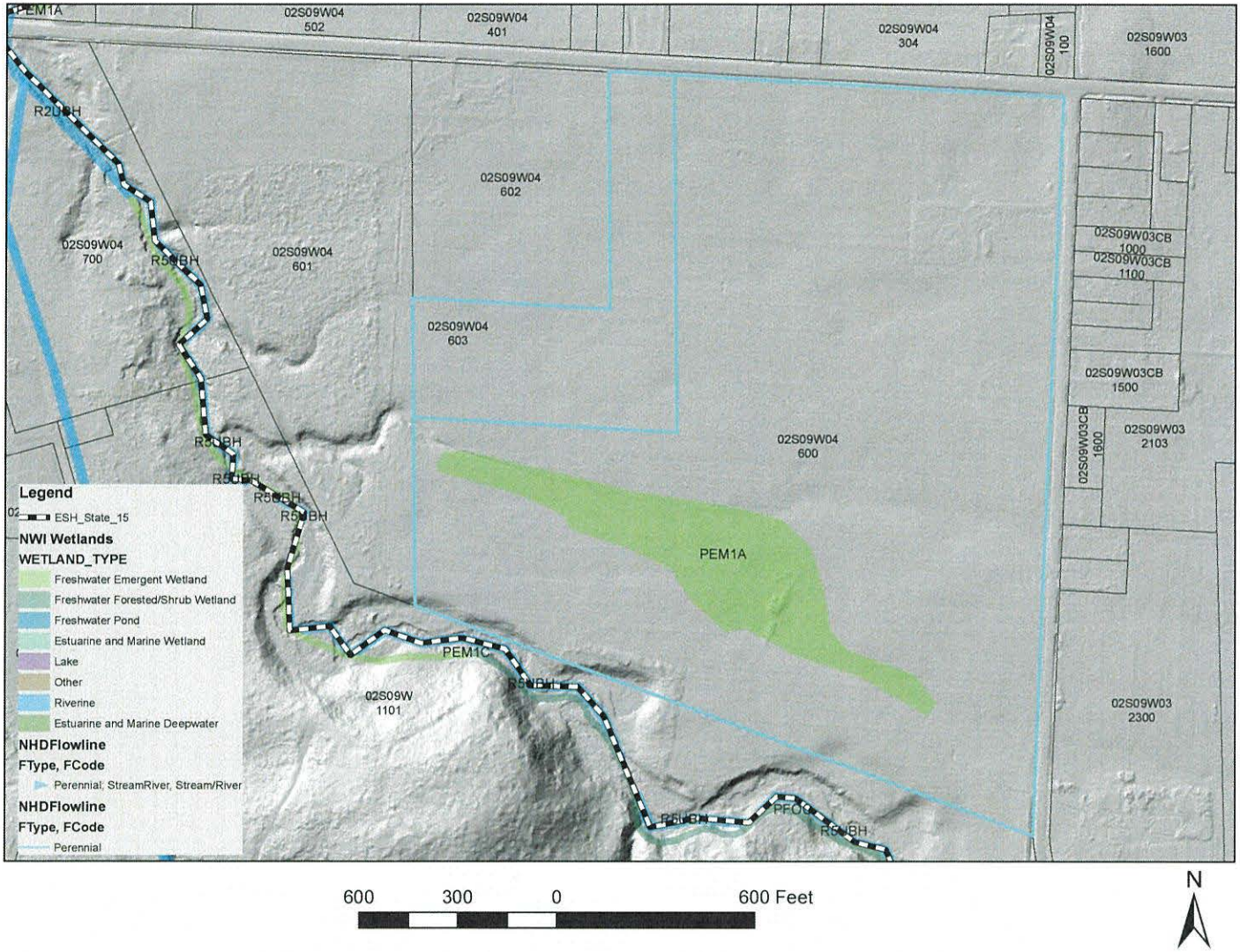
Mike DeBlasi (DSL)

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		

WD20200511 NwiNhdEshLidar

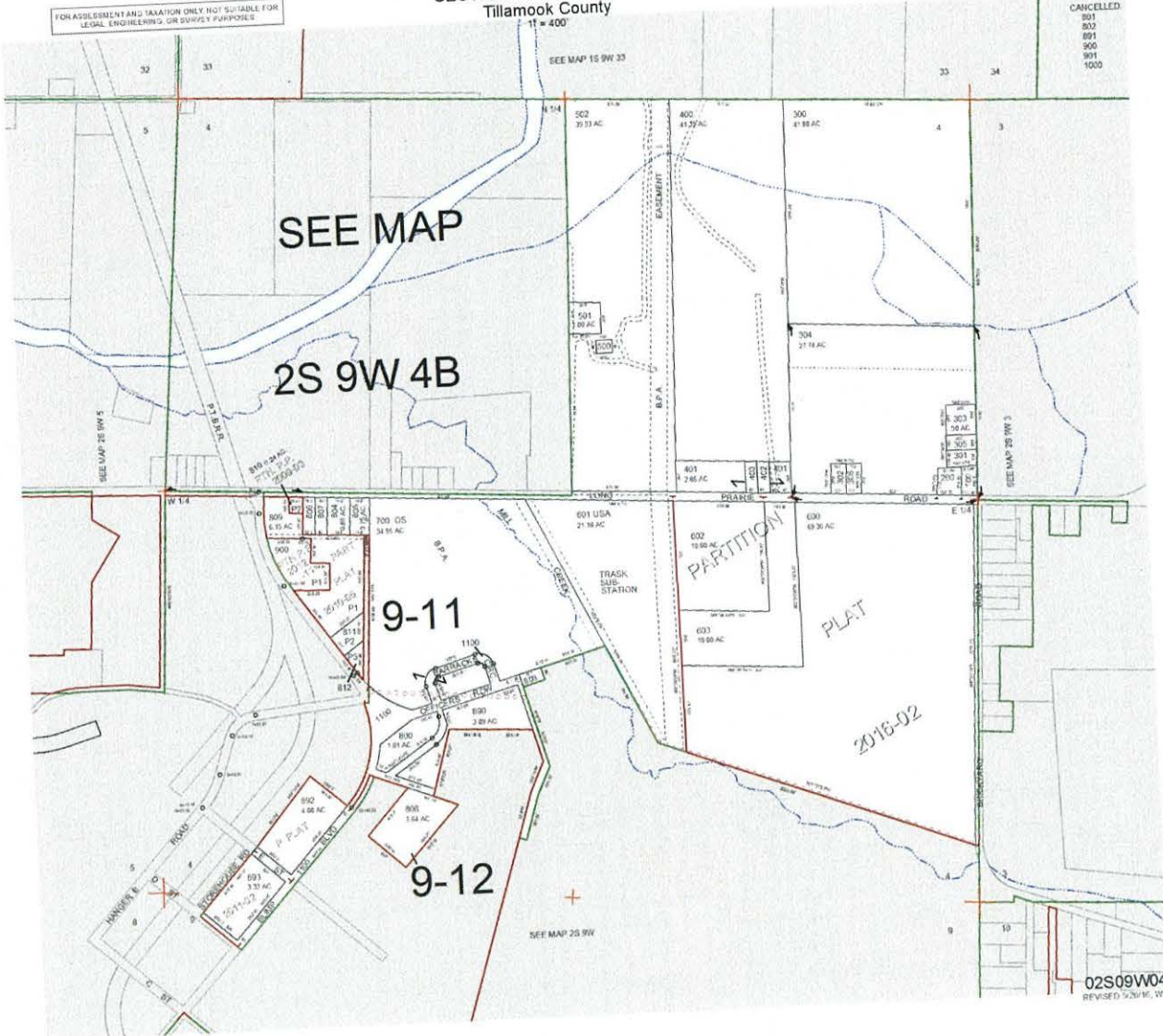


SECTION 4 T.2S. R.9W. W.M.
Tillamook County

02S09W04

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

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02S09W04
REVISED 5/26/16, 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.

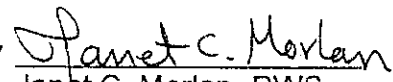
This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an 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>Kevin Thacher</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

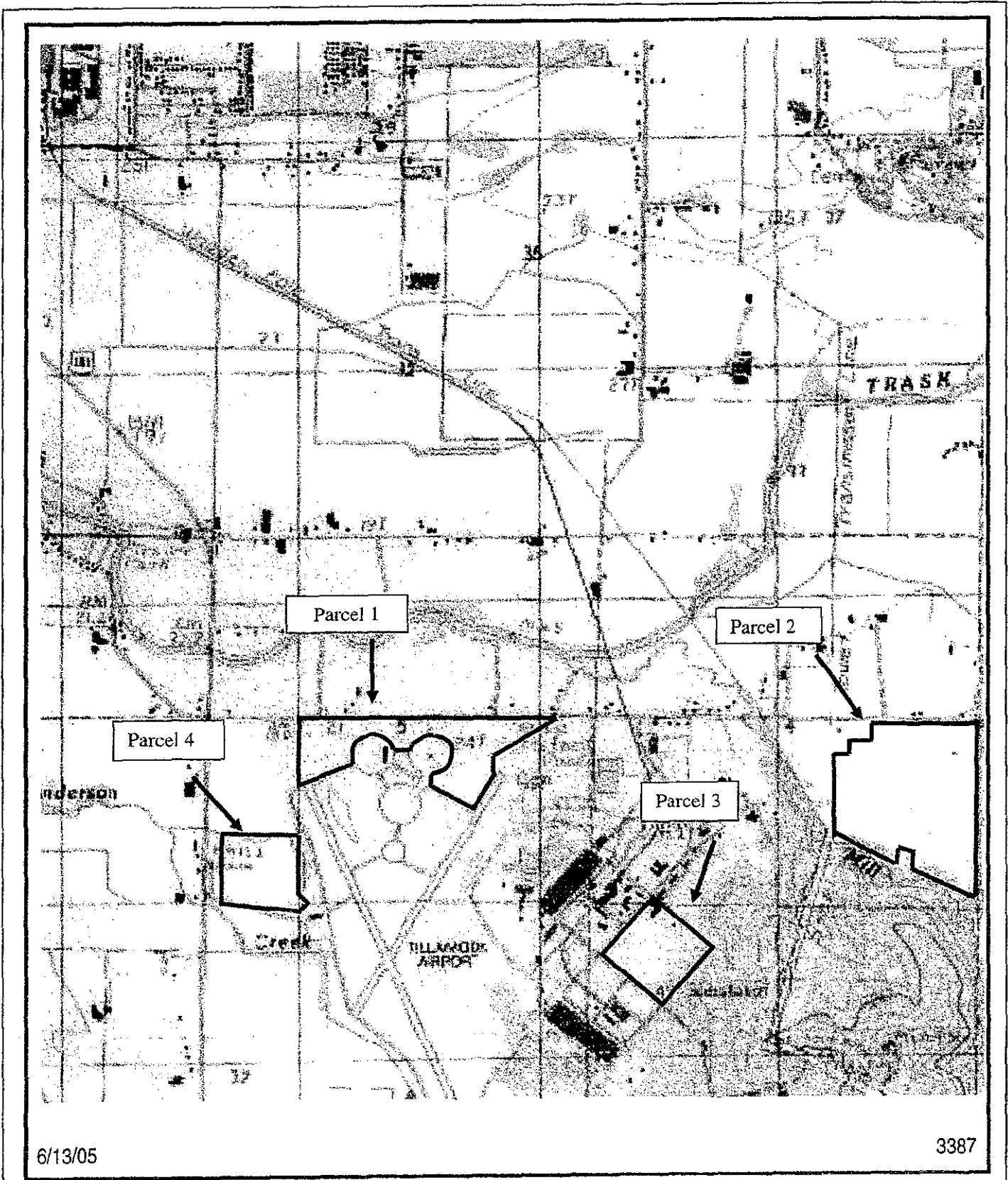
Wetland Consultant Name, Firm and Address: Jennifer Goodridge Pacific Habitat Services, Inc. 9450 SW Commerce Circle, Suite 180 Wilsonville, OR 97070	Phone # 503-570-0800 FAX # 503-570-0855 E-mail address: jg@pacifichabitat.com
The information and conclusions on this form and in the attached report are 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: Y N Has previous delineation/application been made on parcel? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N If known, previous DSL # _____ Does LWI, if any, show wetland on parcel? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N LWI wetland code: _____	

For Office Use Only

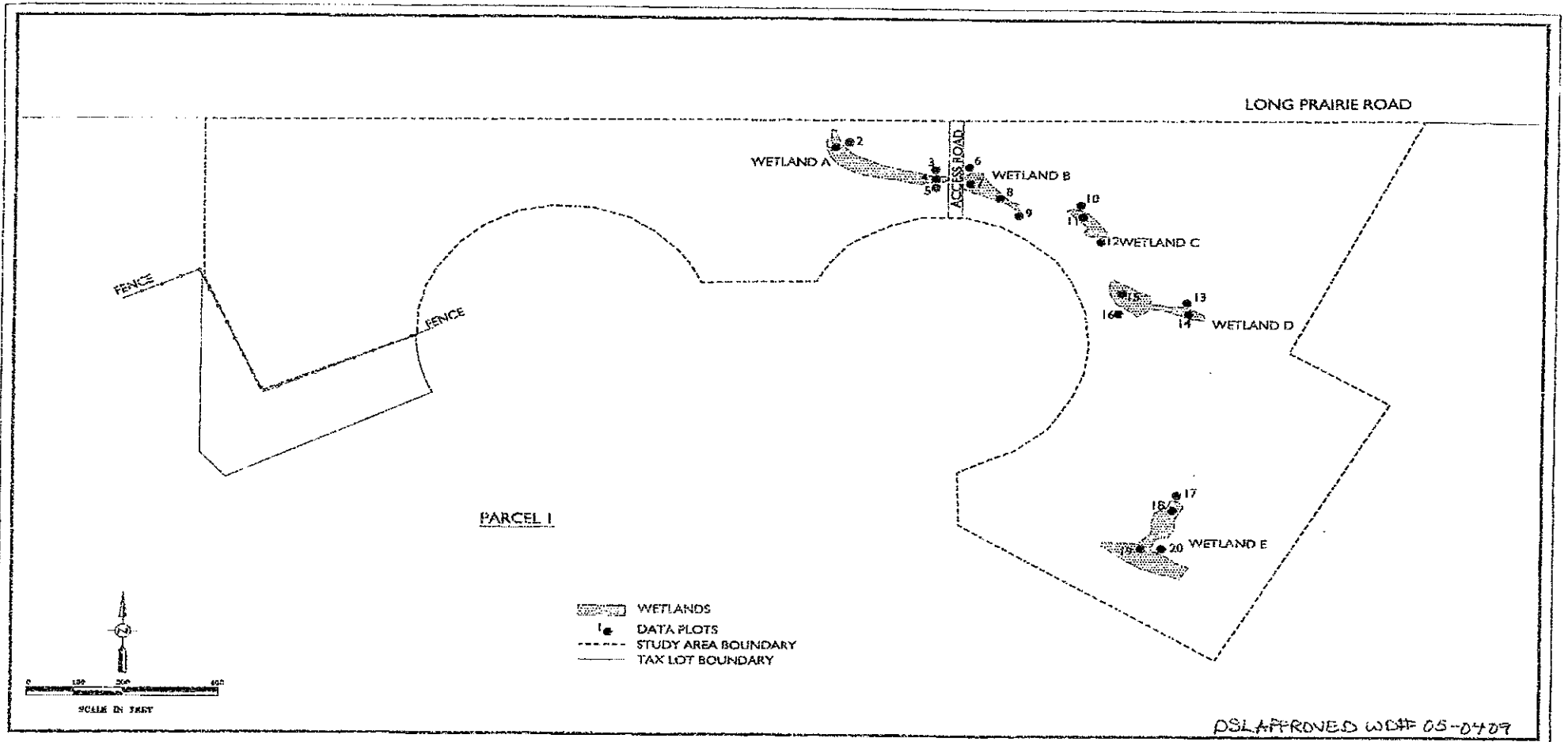
DSL Reviewer: <u>Jill</u>	Report Tier: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3	DSL WD # <u>2005-0409</u>
Date Delineation Received: ___/___/___	DSL Project # _____	DSL Site # _____
Scanned: <input type="checkbox"/> Final Scan: <input type="checkbox"/>	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 WDA# 05-0707

3287

2/23/05

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 HLB & Associates, 2005). Survey accuracy is +/- 0.1 foot for wetland boundaries and +/- 5 feet for data plots.



Pacific Habitat Services, Inc.

FIGURE
9

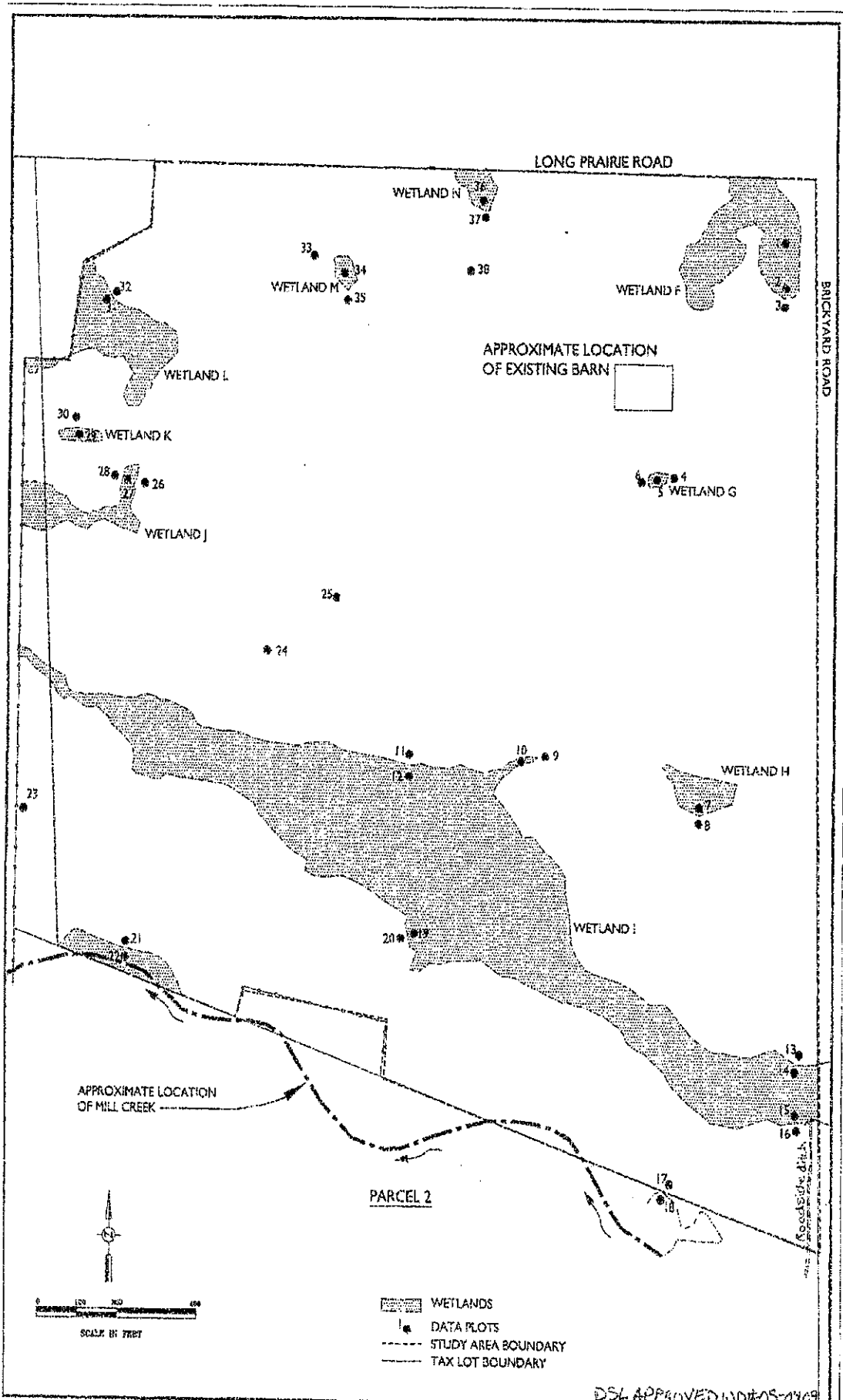
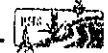
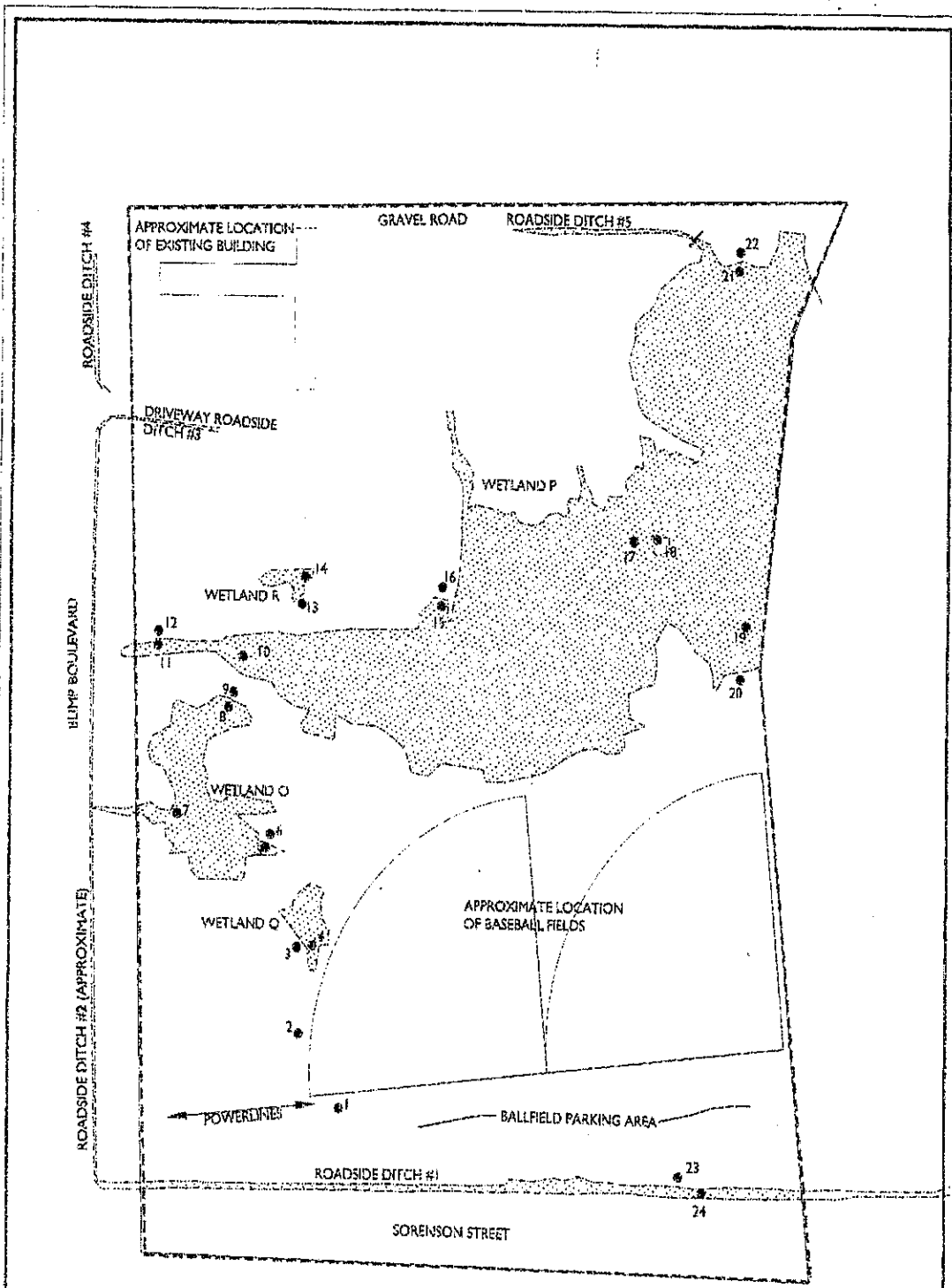


FIGURE
10





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

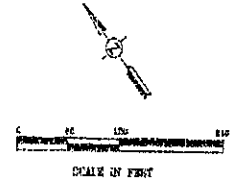


FIGURE
11

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.



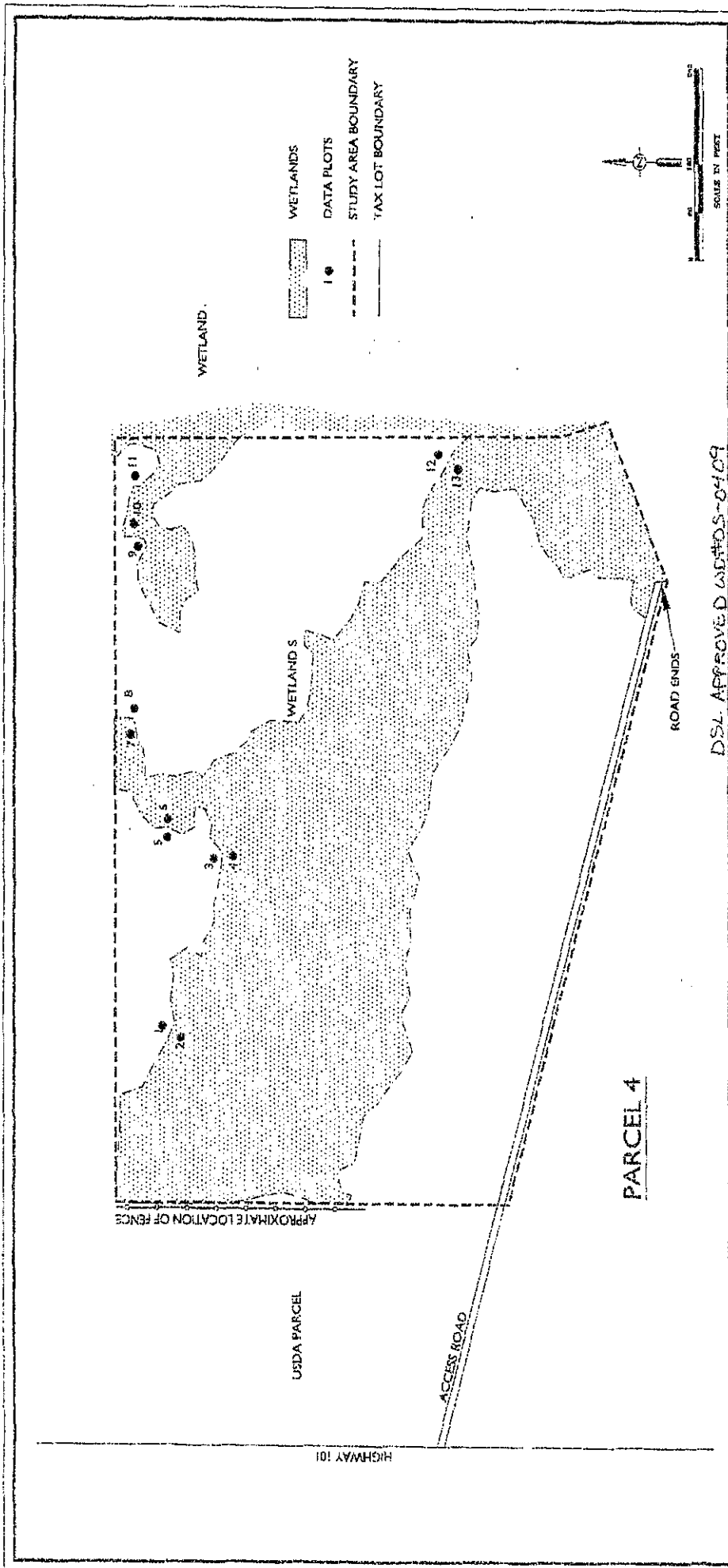


FIGURE
12

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

Pacific Habitat Services, Inc.



387
6/13/05

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



Wetland Land Use Notice Response

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

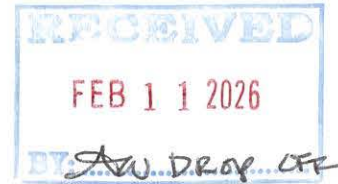
2/3/2026

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 Rose
4445 Brickyard Rd


4455 Brickyard Rd

Audrey Reyes
4455 Brickyard Rd.

Kaitlyn Sisuo
4365 Brickyard Rd

Paul R. Abel
4295 BRICKYARD RD.


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

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

Tim & Shana Quanz
4025 Brickyard Rd

Evelyn Krustopf
4125 Brickyard Rd

Mary L. Christofferson
4095 Brick yard Rd.

Ronald S. Puest
4485 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.

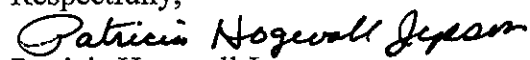
2. Light and Noise concerns: If the business operates after 10 p.m. and before 8 a.m., the continuous activity would adversely affect ones ability to sleep. The process of warming up large trucks starting at 2 a.m., milk trucks entering and exiting all hours of the day, the idling of these trucks and 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.

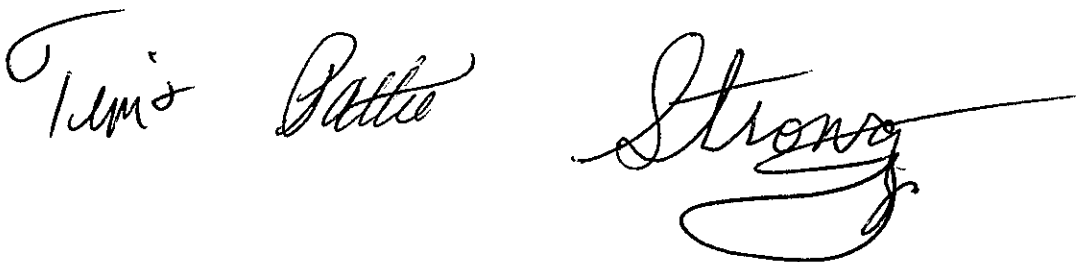
We live on Long Prairie Rd and are one of the oldest houses in this neighborhood. That being said we are also the only house with a full basement. Our house is located at 7910 Long Prairie Rd, located directly across the street from wetland F on the map provided.

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.

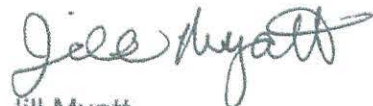
Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before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

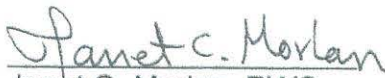
By way of this letter, the Department is also approving the wetland functional assessment results and conclusions included in the wetland delineation report.

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:

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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. # _____

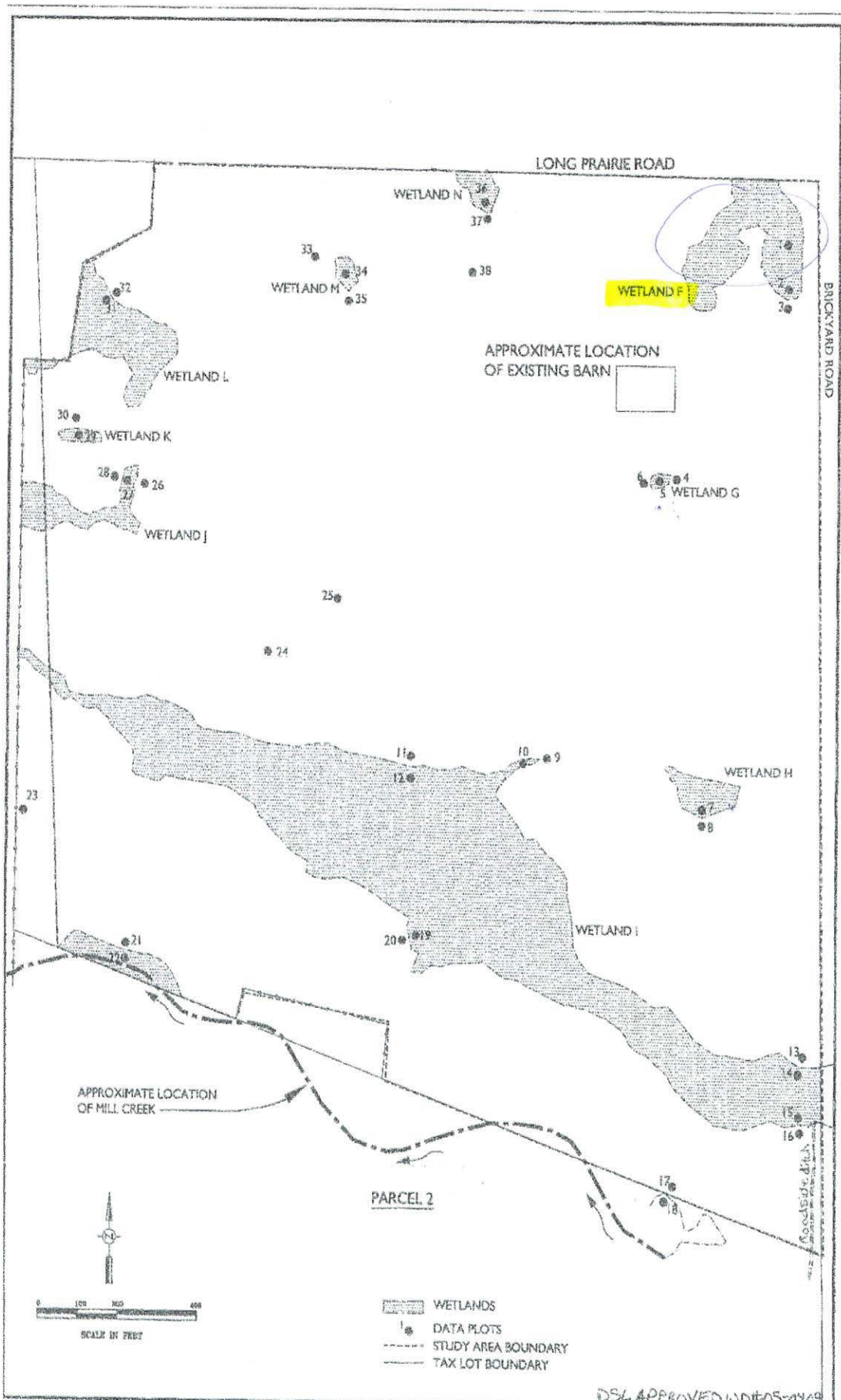


FIGURE
10

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
8/23/05



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

- Wetland determination checkboxes including National Wetlands Inventory, county soil survey, and state permit requirements.

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...

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

This jurisdictional determination is valid for five years from the above date, unless new information necessitates a revision.

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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Form with fields: Entire Lot(s) Checked?, Waters Present, Request Received, LWI Area, Latitude, Longitude, Related DSL File #, Has Wetlands?, ESH?, Wild & Scenic?, State Scenic?, Coast Zone?, Adjacent Waterbody: Mill Creek