

FPDP #: 2020-01



City of Nehalem

35900 8th Street - P.O. Box 143
Nehalem, OR 97131
Tel. (503) 368-5627
Fax. (503) 368-4175

Floodplain Development Permit Application

SECTION 1: General Provisions

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
 - a. If revoked, all work must cease until permit is reissued.
3. Development shall not be used or occupied until a Certificate of Compliance is issued.
4. The permit will expire if no work is commenced within six (6) months of issuance.
5. Applicant is hereby informed that other permits may be required to fulfill local, state and/or federal regulatory requirements.
6. Applicant hereby gives consent to the City and/or its representatives to make reasonable inspections required to verify compliance.
7. THE APPLICANT(S) CERTIFY THAT ALL STATEMENTS HEREIN AND IN ATTACHMENTS TO THIS APPLICATION ARE, TO THE BEST OF THEIR KNOWLEDGE, TRUE AND ACCURATE.

Applicant Signature: *[Signature]* Date: 3-19-20

SECTION 2: Proposed Development (to be completed by APPLICANT)

Riverview Meadows Development, LLC 23765 SE Hwy 212 Damascus OR, 97089 503-805-8741

Applicant's Name	Address	Phone
Riverview Meadows Development, LLC	23765 SE Hwy 212 Damascus OR, 97089	503-805-8741

Builder's Name (if different)	Address	Phone
Morgan Civil Engineering, Inc.	P.O. Box 358 Manzanita, OR 97130	503-801-6016

Engineer's Name (if applicable)	Address	Phone
Morgan Civil Engineering, Inc.	P.O. Box 358 Manzanita, OR 97130	503-801-6016

Engineer's Name (if applicable)	Address	Phone
Morgan Civil Engineering, Inc.	P.O. Box 358 Manzanita, OR 97130	503-801-6016

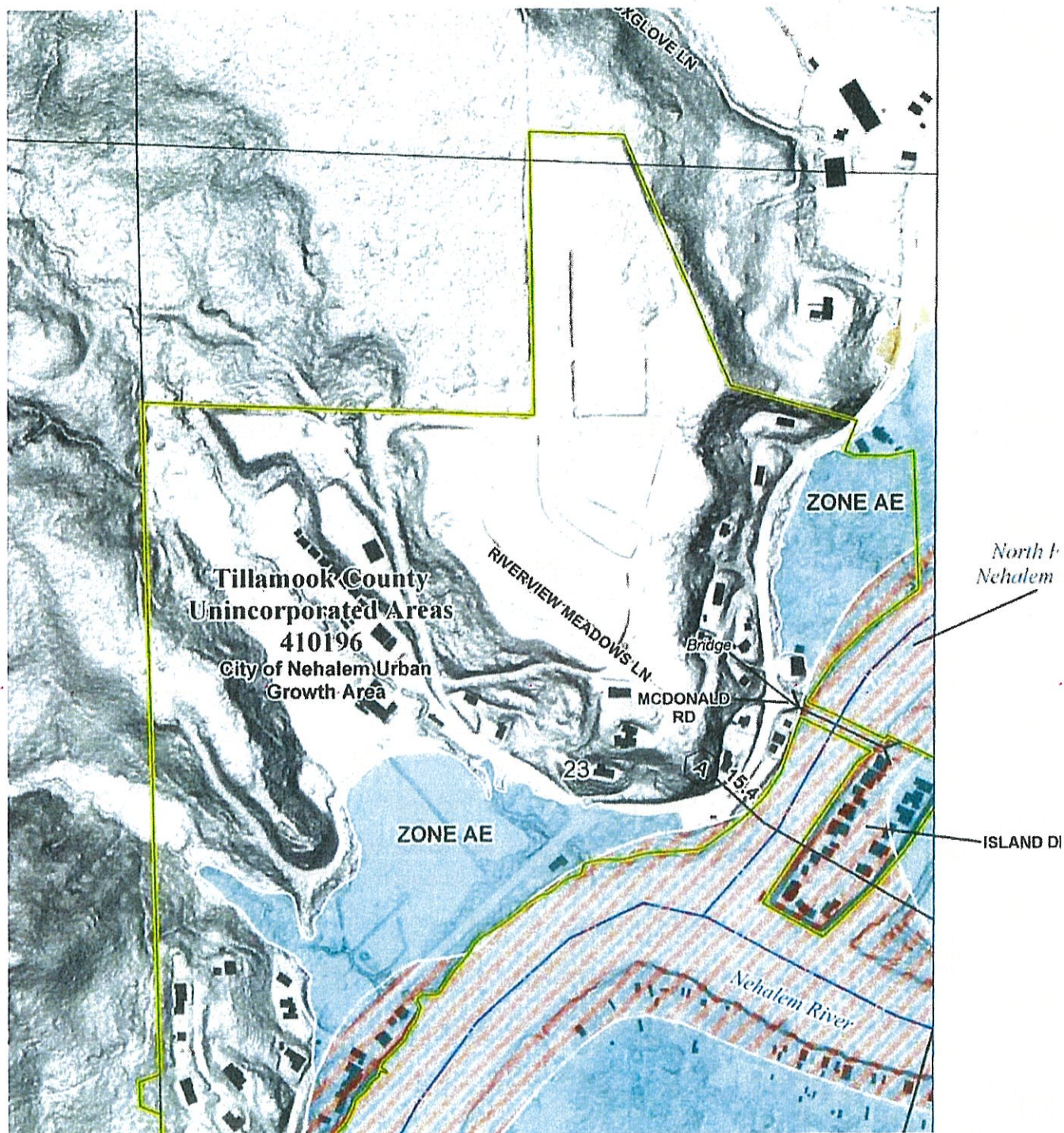
Project Location: Riverview Meadows Drive and Northfork Road

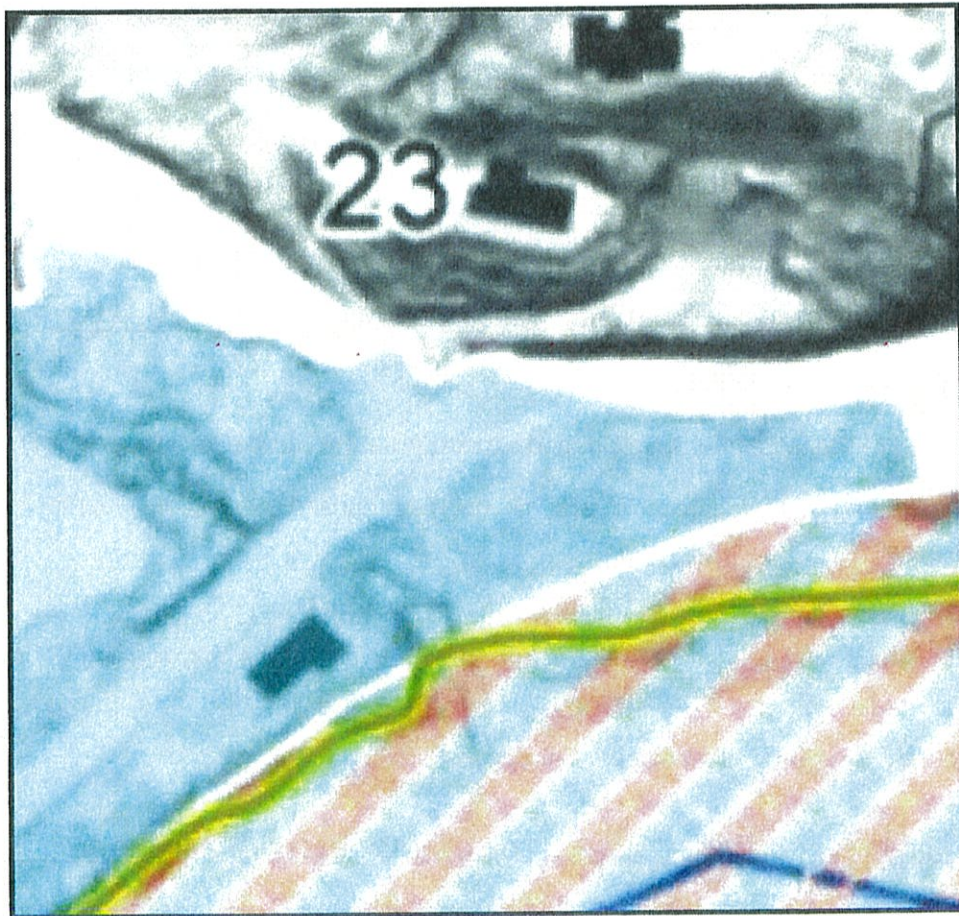
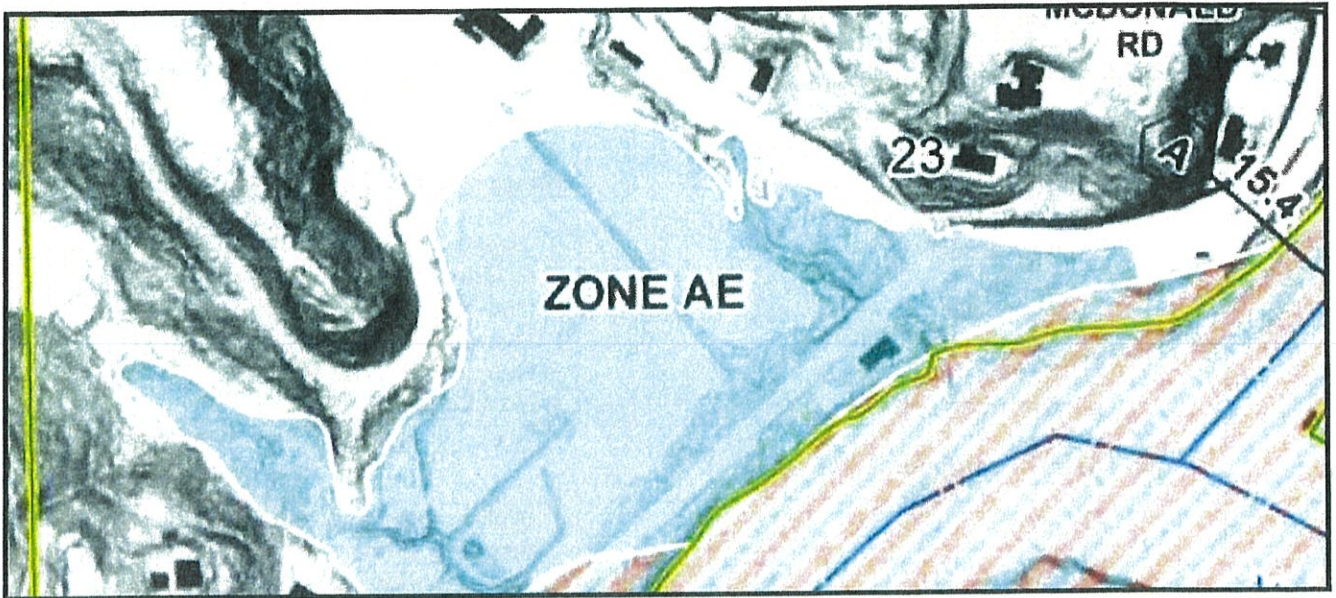
Description of Work to be Performed: Construct a small portion of Riverview Meadows Drive

at the intersection of Riverview Meadows Drive and Northfork Road within a FEMA mapped

Zone AE floodplain. This road has existed for many years and the current improvements were made as required to provide access for the Riverview Meadows Subdivision.

FEMA Flood Insurance Rate Map
Map Panel 207 of 1075
Number 41557C0207F
9/28/2018





SECTION 2: (continued)

DESCRIPTION OF WORK (Check all applicable boxes):

A. Structural Development

Activity

- New Structure
- Addition
- Alteration
- Relocation
- Demolition
- Replacement

Structure Type

- Residential (1-2 Family)
- Residential (Multifamily)
- Commercial
- Mixed-Use (Commercial & Residential)
- Manufactured Home

B. Other Development Activities

- Clearing
- Fill
- Fill Removal
- Grading
- Mining
- Drilling
- Excavation (except for structural development checked above)

- Watercourse Alteration (Including dredging & channel modification)
- Drainage Improvements (Including culvert work)
- Road, Street or Bridge Construction
- Subdivision (New or Expansion)
- Individual Water or Sewer System

Please Describe Work to be Performed: Construct a small portion of Riverview Meadows Drive.

SECTION 3: Floodplain Determination (to be completed by CITY)

FIRM Panel No. 41057C0207F Dated 9-28-18

The Proposed Development:

- Is NOT located in a Special Flood Hazard Area. (No further review required).
- Is PARTIALLY located in the SFHA, but the proposed building/development is NOT.
- Is located in an SFHA.
 - o FIRM Zone Designation is: AE
 - o Base Flood Elevation (avg) is: _____ ft. NGVD (MSL)
- See Section 4 for additional instructions

Signed: Ken Langella Title: City Manager Date: 6-5-21

SECTION 4: Additional Information Required (to be completed by CITY)

The applicant must submit the documents checked below, along with this application, before approval by the City can be made.

- A site plan showing the location of all existing structures, water bodies, drainage, adjacent roads, lot dimensions/lot lines, and the proposed development.
- Development plans, drawn to scale, and specifications including where applicable: Details for anchoring structures, proposed elevation of the lowest floor (including basements), types of water-resistant materials used below the first floor, details of floodproofing of utilities located below the first floor, and details of any enclosures below the first floor.
- Subdivision or other development plans.
- Plans showing the extent of watercourse relocation and/or landform alterations.
- Pre-construction Elevation Certificate completed by a registered engineer. Please note, upon completed construction, a final and complete Elevation Certificate must be delivered to the City.
- Type of new compacted fill _____ and its final elevation _____ ft. NGVD (MSL)
- Floodproofing protection level (non-residential only) _____ ft. NGVD (MSL). For floodproofed structures, applicant must attach certification from registered engineer or architect.
- Certification from a registered engineer that the proposed activity in a regulated floodway will not result in any increase in the height of the "100-year" flood. A copy of all data and hydraulic/hydrologic calculations supporting this finding must also be submitted.

Other: DSL letter, Mitigation Plan, ODFW letter

SECTION 5: Permit Approval (to be completed by CITY)

I have determined that the proposed activity

- Is in conformance
- Is NOT in conformance

with applicable provisions of the City's Zoning Ordinance and/or SFHA flood regulations. If the application is found to not be in compliance, applicant may revise and resubmit an application to the City Manager or his/her representative or may request a hearing before the City's Planning Commission.

Signed: Lee Longfellow Title: City Manager Date: 6-5-20



Oregon

Tina Kotek, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

October 8, 2025

State Land Board

Riverview Meadows Development LLC

Attn: Carey Sheldon

PO Box 883

Fairview, OR 97024

Tina Kotek

Governor

Tobias Read

Secretary of State

Elizabeth Steiner

State Treasurer

Re: **WD # 2025-0252 Approved**

Wetland Delineation Report for the Riverview Meadows Lane Improvements

Tillamook County; T3N R10W S23B Portions of TLs 502, 503, and North Fork Road and Riverview Meadows Lane ROWs

Dear Carey Sheldon:

The Department of State Lands has reviewed the wetland delineation report prepared by Environmental Science & Assessment LLC for the site referenced above. Please note that the study area includes only a portion of the tax lots and rights-of-way described above (see the attached maps). Based upon the information presented in the report, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in revised Figures 6A-B of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the study area, one wetland (Wetland A), totaling approximately 0.20 acres, and Bob Creek were identified. The wetland and creek are subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined). However, Bob Creek is an essential salmonid stream. Therefore, fill or removal of any amount of material within the OHWL and hydrologically-connected wetland (Wetland A) may require a state permit.

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of impacts to waters of this state. Because measures to avoid and minimize impacts to waters of this state 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 are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact Chris Stevenson, PWS, the Wetland Ecologist for Tillamook County at (503) 798-7622.

Sincerely,

Daniel Evans Digitally signed by Daniel Evans
Date: 2025.10.08 16:04:01 -07'00'

Daniel Evans, PWS
Wetland Ecology Specialist

Enclosures

ec: Jack Dalton, Environmental Science & Assessment LLC
Tillamook County Planning Department
Corps of Engineers
Jessalynn Spears, DSL
Jasper Lind, Tillamook County
Oregon Coastal Management Program

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with applicable review fee, are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

Ways to submit report:

- ❖ Under 50MB - A single unlocked PDF can be emailed to: wetland.delineation@dsl.oregon.gov.
- ❖ 50MB or larger - A single unlocked PDF can be uploaded to DSL's Box.com website. After upload notify DSL by email at: wetland.delineation@dsl.oregon.gov.
- ❖ OR a hard copy of the unbound report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

Ways to pay review fee:

- ❖ By credit card on DSL's epayment portal after receiving the unique file number from DSL's emailed confirmation.
- ❖ By check payable to the Oregon Department of State Lands attached to the unbound mailed hardcopy OR attached to the complete signed cover form if report submitted electronically.

Contact and Authorization Information

<input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Owner Name, Firm and Address: Carey Sheldon Riverview Meadows Development LLC PO Box 883 Fairview, OR 97024	Business phone # Mobile phone # (optional) E-mail: careysheldon17@yahoo.com
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<input checked="" type="checkbox"/> Authorized Legal Agent, Name and Address (if different): Jack Dalton Environmental Science & Assessment LLC 4831 NE Fremont St STE 2B Portland, OR 97213	Business phone # (503) 478-0424 Mobile phone # (optional) E-mail: jack@esapdx.com
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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: Jack Dalton Signature:
 Date: 04/30/2025 Special instructions regarding site access: _____

Project and Site Information

Project Name: <u>Nehalem River View</u>	Latitude: <u>45.732639</u> Longitude: <u>-123.880193</u> decimal degree - centroid of site or start & end points of linear project
Proposed Use: <u>Riverview Meadows Lane Improvements</u>	Tax Map # <u>03N10W23B</u> Tax Lot(s) <u>ROW</u> Tax Map # _____
Project Street Address (or other descriptive location): <u>Riverview Meadows Ln & Northfork Road Intersection</u>	Tax Lot(s) <u>North Fork Rd, Riverview Meadows Ln, TL 502, 503 and 700</u> Township <u>3N</u> Range <u>10W</u> Section <u>23</u> <u>QQ NW 1/4</u> Use separate sheet for additional tax and location information
City: <u>Nehalem</u> County: <u>Tillamook</u>	Waterway: <u>NA</u> River Mile: <u>NA</u>

Wetland Delineation Information

Wetland Consultant Name, Firm and Address: Jack Dalton Environmental Science & Assessment LLC 4831 NE Fremont St STE 2B Portland, OR 97213	Phone # (503) 478-0424 Mobile phone # (if applicable) E-mail: jack@esapdx.com
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The information and conclusions on this report are true and correct to the best of my knowledge.
 Consultant Signature: Jack Dalton Digitally signed by Jack Dalton
ou, email=jack@esapdx.com, c=US Date: 2024.05.01 14:38:16 -0700 Date: 04/28/2025

Primary Contact for report review and site access is Consultant Applicant/Owner Authorized Agent

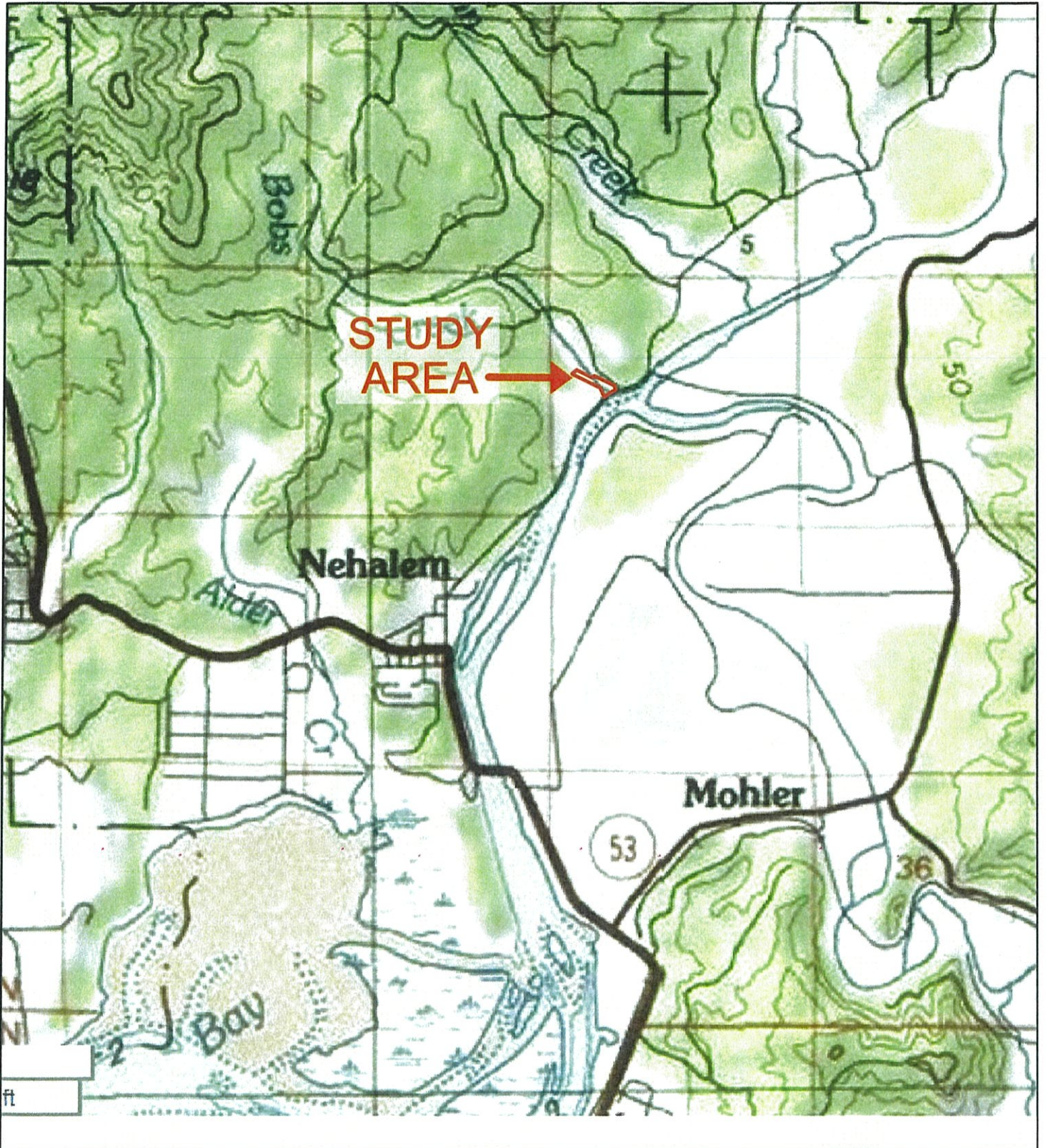
Wetland/Waters Present? Yes No Study Area size: 2.4 1.12 Total Wetland Acreage: 0.6490 0.202

Check Applicable Boxes Below



<input type="checkbox"/> R-F permit application submitted	<input type="checkbox"/> Fee payment submitted \$ _____
<input type="checkbox"/> Mitigation bank site	<input type="checkbox"/> Resubmittal of rejected report (\$100)
<input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____	<input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee)
<input type="checkbox"/> Wetland restoration/enhancement project (not mitigation)	DSL # _____ Expiration date _____
<input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # _____	<input type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____

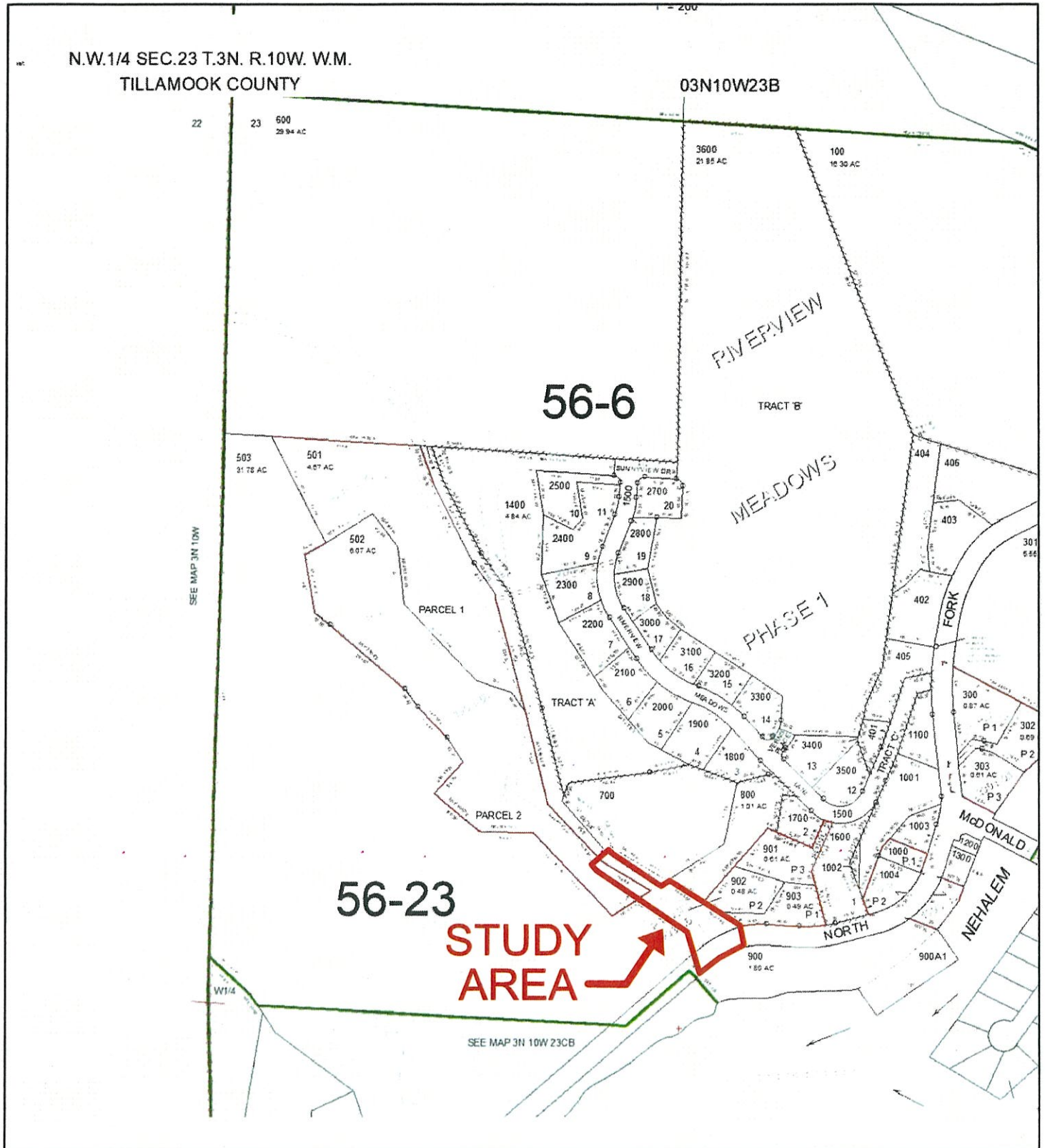
For Office Use Only

DSL Reviewer: _____ Fee Paid Date: ____/____/____ DSL WD # _____
 Date Delineation Received: ____/____/____ DSL App.# _____



Source: Metro Maps gis.oregonmetro.gov

<p>Environmental Science & Assessment, LLC</p> 	<p>Vicinity Map Riverview Meadows - Road Improvements Tillamook County, Oregon</p>	<p>Figure 1</p> 
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Source: www.ormap.net

Environmental
Science &
Assessment, LLC

Tax Lot Map
Riverview Meadows - Road Improvements
Tillamook County, Oregon











Figure 2

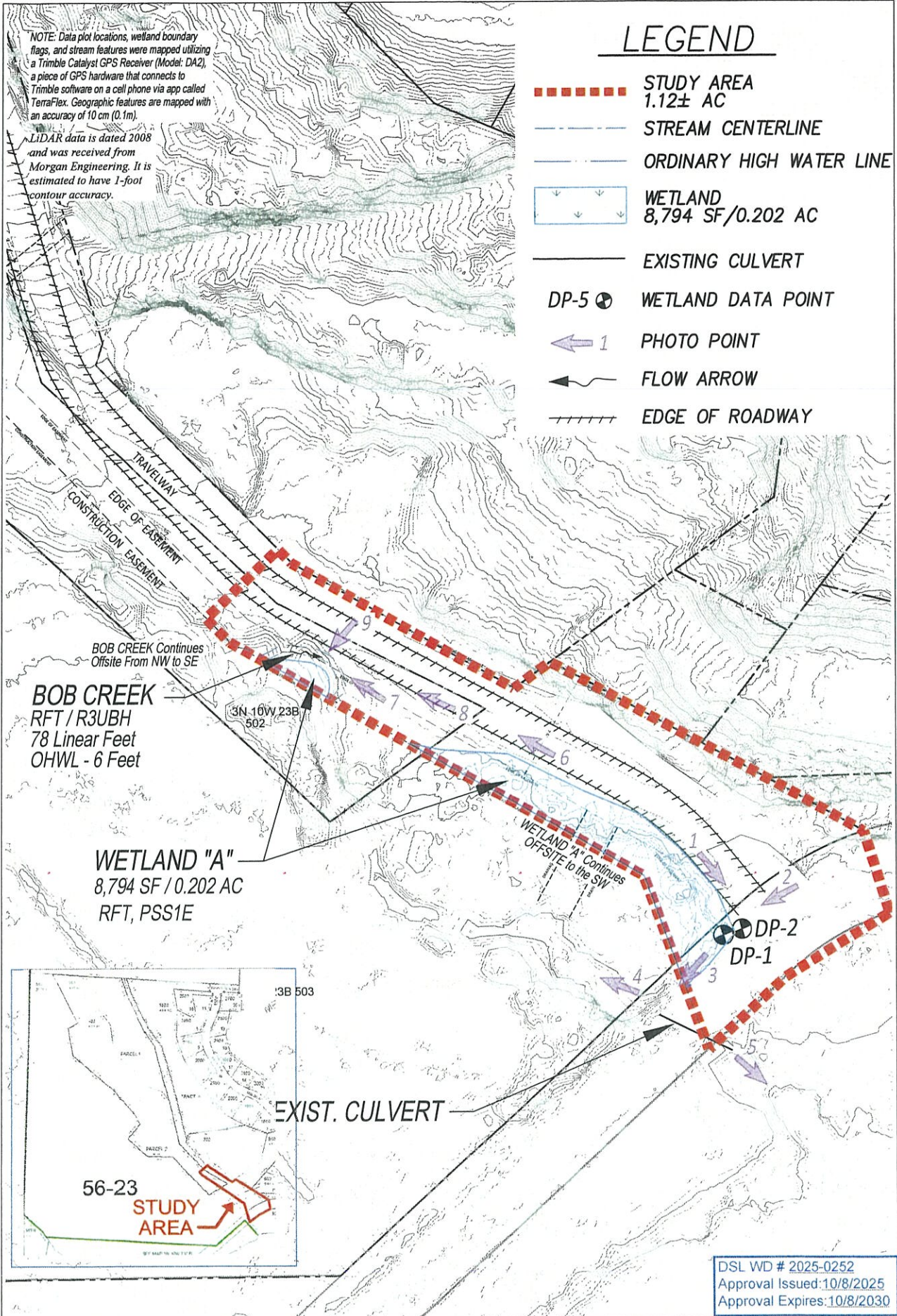


NOTE: Data plot locations, wetland boundary flags, and stream features were mapped utilizing a Trimble Catalyst GPS Receiver (Model: DA2), a piece of GPS hardware that connects to Trimble software on a cell phone via app called TerraFlex. Geographic features are mapped with an accuracy of 10 cm (0.1m).

LiDAR data is dated 2008 and was received from Morgan Engineering. It is estimated to have 1-foot contour accuracy.

LEGEND

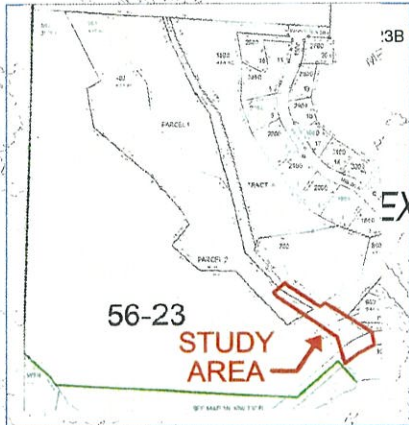
-  STUDY AREA
1.12± AC
-  STREAM CENTERLINE
-  ORDINARY HIGH WATER LINE
-  WETLAND
8,794 SF / 0.202 AC
-  EXISTING CULVERT
-  DP-5  WETLAND DATA POINT
-  1 PHOTO POINT
-  FLOW ARROW
-  EDGE OF ROADWAY



BOB CREEK Continues Offsite From NW to SE

BOB CREEK
RFT / R3UBH
78 Linear Feet
OHWL - 6 Feet

WETLAND "A"
8,794 SF / 0.202 AC
RFT, PSS1E

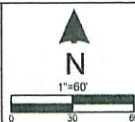


EXIST. CULVERT

DSL WD # 2025-0252
Approval Issued: 10/8/2025
Approval Expires: 10/8/2030

FIGURE 6A

Base Map Source:
Morgan Civil
Engineering, Inc.
Mod By: PD
Date: 4-28-2025
Job: 24006
Rev: 10-3-2025



EXISTING CONDITIONS
Riverview Meadows - Road Improvements
City of Nehalem, Oregon



Environmental Science
&
Assessment, LLC
4831 NE Fremont St.,
Suite 29
Portland, OR 97213
Phone: 503.478.0424
www.esapdx.com

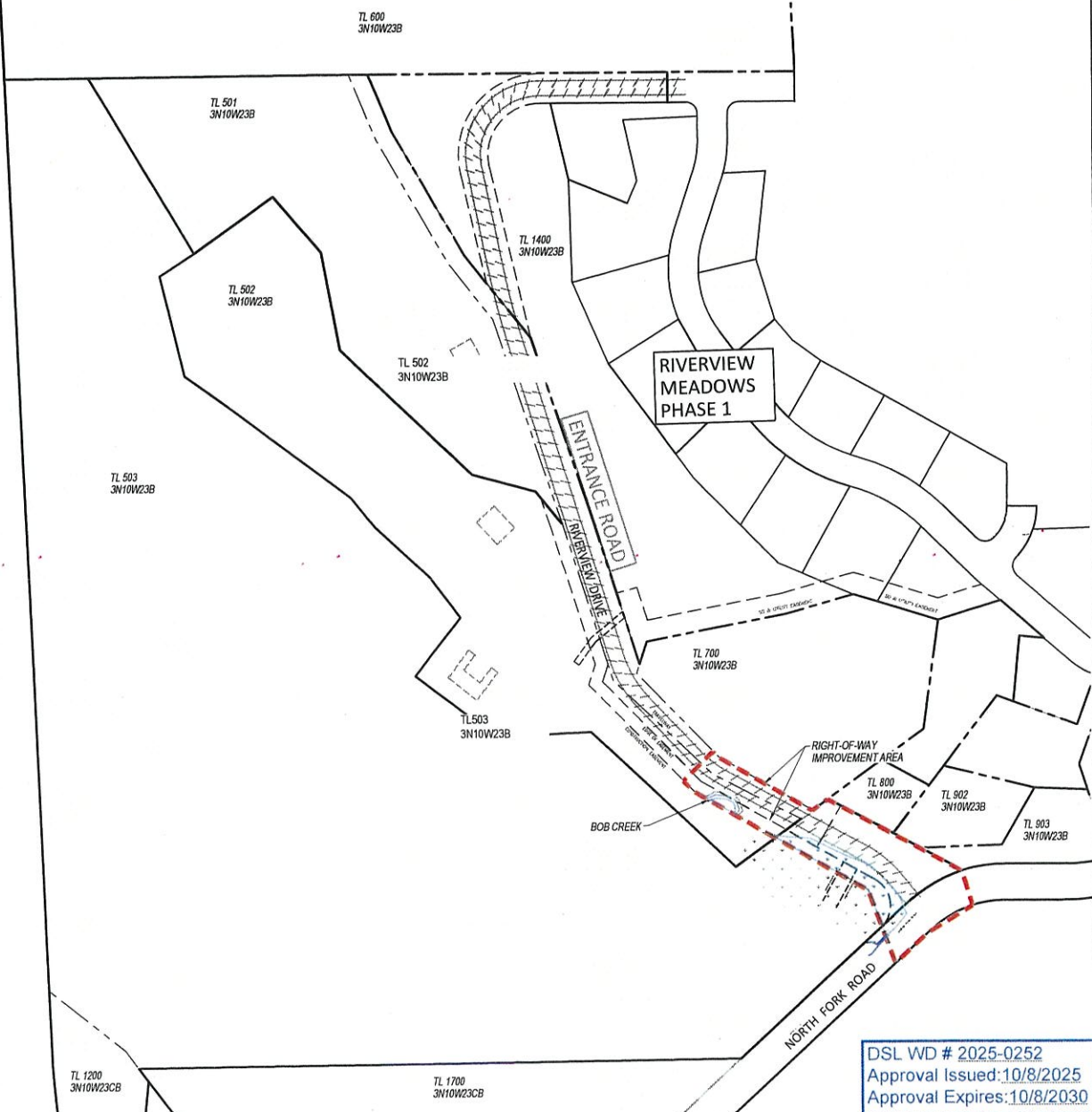
14
12

NOTE: Data plot locations, wetland boundary flags, and stream features were mapped utilizing a Trimble Catalyst GPS Receiver (Model: DA2), a piece of GPS hardware that connects to Trimble software on a cell phone via app called TerraFlex. Geographic features are mapped with an accuracy of 10 cm (0.1m).

LiDAR data is dated 2008 and was received from Morgan Engineering. It is estimated to have 1-foot contour accuracy.

LEGEND

- ■ ■ ■ ■ STUDY AREA
1.12± AC
- — — — — STREAM CENTERLINE
- — — — — ORDINARY HIGH WATER LINE
- ▼ ▼ ▼ ▼ WETLAND
8,794 SF/0.202 AC
- — — — — EXISTING CULVERT
- /////// EDGE OF ROADWAY



DSL WD # 2025-0252
Approval Issued: 10/8/2025
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FIGURE 6B

Rev: 10-3-2025
Job: 24006
Date: 4-28-2025
Mod. By: PD
Base Map Source: Morgan Civil Engineering, Inc.

N
1"=60'
0 30 60

EXISTING CONDITIONS

Riverview Meadows - Road Improvements

City of Nehalem, Oregon

Environmental Science & Assessment, LLC
4831 NE Fremont St., Suite 2B
Portland, OR 97213
Phone: 503.478.0424
www.esapdx.com

Sarah Thompson

From: Sarah Absher
Sent: Wednesday, June 10, 2026 9:07 AM
To: Sarah Thompson
Subject: FW: Riverview Meadows Condition of Approval

Please print for Planning Commission presentation on Thursday evening.

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

From: Chris Laity <Chris.Laity@tillamookcounty.gov>
Sent: Tuesday, June 9, 2026 4:46 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Brian Olle <brian.olle@tillamookcounty.gov>
Subject: Riverview Meadows Condition of Approval

Sarah,

As discussed, please add the following condition of approval.

Applicant must submit field inspection reports for all completed portions of the subdivision. Tillamook County Public Works may require post construction inspections including but not limited to core hole samples and potholing. Final plat approval will be contingent on satisfactory inspections approved by Tillamook County Public Works.

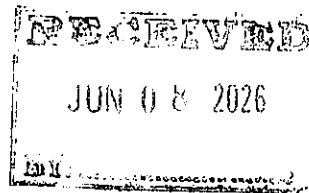
Thanks,



Chris Laity, P.E. | Director
TILLAMOOK COUNTY | Public Works
503 Marolf Loop Road
Tillamook, OR 97141
Phone (503) 842-3419
Chris.Laity@tillamookcounty.gov (NEW)

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Sarah Thompson
Community Development
Tillamook County



May 25, 2026

On Thursday June 11 a hearing is scheduled regarding approval of a plat for Riverview Meadows Phase 2. I received notice because I own an adjoining property at Phase 1 #13.

At the time I purchased my lot there, I was aware of the subdivision known as Phase 2. I was aware of the project and was told it would be single family homes. That is not in dispute. What is in dispute is that the rules were changed to require mixed density, multi family structures to be built after the infrastructure was already in place for single family houses. Culverts and driveways were constructed and water and sewer hookups were stubbed to each lot. The lots had been platted and constructed according to zoning which was shown on the city map as RM. Now it is being designated NH-RM to include higher density structures.

It is my understanding that the developer, Mr. Sheldon had been approved for this development of single family homes but the project was delayed because of water pressure issues which should be resolved with the new reservoir. Now he must go through approval process again and the rules have changed. He may also be required, if this change is allowed, to dig up existing utilities and reroute some to accommodate structures different from the ones already planned. This will significantly increase costs to the end user homeowners.

As I stated, it was not disclosed at the time I purchase Lot 13 that the single family homes that were planned may now be something entirely different. Given that my life savings are tied up in developing my lot, I could have legal redress if the plans for the neighboring property were not accurately disclosed. The listing agents I worked with may have been misled about what the county and city were planning. They assured me it would be all single family homes.

My position is that you can't change the rules once the plans have been submitted and construction has begun. If higher density housing is needed and required then that information must be disclosed before any land sales or construction is started. Thank you for your consideration.

David Dunne
Nehalem Or

