



Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Fax: 503-842-6473

Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Chris Laity, P.E., Director

July 1, 2021

TO: Tillamook County Department of Community Development
Melisa Jenk, Senior Planner

FROM: Chris Laity, PE, Director

RE: Second Addition to Avalon Heights Subdivision, LLC / Bill Hughes
T01S, R10W Section 30, Tax Lot #200
Application #851-21-000095

This document replaces the engineering staff report dated June 10, 2021.

Tillamook County Public Works Engineering staff received email notice for the above noted Land Division Application which intends to create up to 58 single-family dwelling units. Following are Public Works staff comments and recommendations.

ENGINEERING STAFF PROVIDES THE FOLLOWING OBSERVATIONS AND COMMENTS:

General Comments:

1. This review is based on the submitted documents and does not imply approval of Final Construction Plans.
2. The design plans do not indicate any improvements to off-site infrastructure to support the development.
3. Highland Drive is identified in various submitted documents as Highland Drive W, NW Highland Dr, and potentially other similar names. All requirements will be on Highland Drive located in the vicinity of subdivision regardless of naming discrepancies.
4. Comments in this document address changes that have occurred since June 10, 2021

Ownership & Responsibilities:

1. The reviewed documents identify right of ways and easements but does not state who the owner will be.
2. Tillamook County does not accept new roads into the system and does not accept new drainage easements as an owner/operator.

Preliminary Stormwater Report dated March 31, 2021:

1. Design parameters identified in the report are acceptable to Public Works.
2. Report on Page 6 under "Additional considerations to be addressed with final design"
 - a. June 8th email from Erik Hoovestol, P.E.; Firwood Design Group states that the construction plan design will reduce the size of the infiltration basin by providing additional upstream infiltration. This is discussed in the Report on Page 6 under "Additional considerations to be addressed with final design"
 - b. Public Works will require that the infiltration basin emergency overflow elevation be listed on the plans and that each lot in proximity to the basin be noted that the finished floor elevation is required to be higher than the emergency overflow elevation as recommended in the report.



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Transportation Impact Study dated April 1, 2021:

1. The report is based on 60 single-family housing units and that the development will generate up to 618 additional site trips on a typical weekday. This is conservative as the proposal is for 58 units.
2. The Executive Summary states "Adequate sight distance is available or can be made available (with proper maintenance or removal of roadside vegetation along Highland Drive W), to ensure safe operation for northbound and southbound approaching vehicles at the site access intersection."
3. Table 1: Vicinity Roadway Descriptions
 - a. Highland Drive W is listed with a 20-mph designated speed (statutory).
4. Site Trips
 - a. The listed Residential Rate Reduction of 5% is acceptable based on the assumptions listed. The Study compared data from a Saturday in 2006 and added a linear growth factor to a count taken on Tuesday in June with a COVID adjustment factor and a Seasonal Adjustment Factor to obtain what appears to be a conservative value.
 - b. Trip Distribution estimates that 50% of site trips will travel from OR-131 from the north to the arrive at the subdivision. This results in a conservative estimate of impacts at the intersection of OR-131 and Highland Drive. The Oceanside-Netarts area is consistently seeing a rise in vacation rental business. Currently, there is no restriction, to the best of my knowledge, to constructing vacation rental business or converting homes to vacation rental business. Should this occur, Tillamook County Public Works assumes that more vehicles will travel to Oceanside and back, thus altering the assumptions used in the report or at the minimum, altering the distribution pattern. Consideration to imposing a cap on vacation rental business should be included in the planning review.
 - c. This section states: "While some site trips coming to and from the north could potentially use Grand Avenue to access the proposed subdivision, Grand Avenue has deteriorated due to small creeks of water carving their way throughout the road. Highland Drive W, while an unpaved gravel roadway, is shorter and offers a smoother ride. In addition, the applicant plans to pave Highland Drive W as part of the proposed development. Based on these observed roadway characteristics, it is assumed that all site trips would use Highland Drive W as the main roadway to access the Second Avalon Heights subdivision." The document does not identify impacts when Grand Avenue is improved. After driving Grand Avenue from each direction on different days, it is likely that simply grading the road will alter this assumption.



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d. Grand Avenue Impacts

a. Assumptions

- i. Trip Generation for a residential lot is assumed to be 10 trips per day (note that this is less than the 10.83 trips identified in the report). The Transportation Impact Study identifies a distribution of 50% of trips will arrive/depart the subdivision from the north.

b. Existing Conditions.

- i. Public Works estimates that Grand Avenue has 140 vehicle trips per day in its current condition. (14 homes * 10 trips)
- ii. Grading Grand Avenue with no subdivision may see up to 6 existing homes on Highland Drive use Grand Avenue to travel northbound on OR-131. An additional 30 trips (6 homes * 10 trips with 50% traveling on Grand Avenue)
- iii. Total estimated existing trips on Grand Avenue after it is graded = 170

c. Proposed Conditions

- i. Public Works estimates that Lots 21-25 and Lots 44-51 (a total of 13 lots or 22% of the proposed units) will use Grand Avenue to travel north when Grand Avenue is graded.
- ii. Public Works estimates that Grand Avenue may see up to 65 vehicle trips per day (13 lots*10 trips with 50% traveling to Oceanside) that could be generated by the proposed subdivision when it is improved.
- iii. Total estimated new trips on Grand Avenue after it is graded generated by the subdivision = 65

d. Impacts to Grand Avenue

- i. Total trips after Grand Avenue is graded and the subdivision is constructed = 235 trips.
- ii. The development of the subdivision and grading Grand Avenue could increase traffic loading by 38% (65/170).
- iii. Assuming that vacation rental business tenants and/or second homeowners in the aforementioned lots will travel more frequently to Oceanside the impacts will be greater, it is estimated that trips will increase up to 80 trips or 47% (80/170) increase in traffic.



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Tillamook County Land Ordinance Section 150: Development Standards for Land Divisions:

1. (3) Streets, General
 - a. Curbing has been required in other subdivisions in the vicinity.
2. (4) Access
 - a. "Road A" is identified between lots 5, 9 & 10.
3. (5) Storm Drainage Systems
 - a. Refer to comments provided for the Preliminary Stormwater Report provided in this document.

Tillamook County Land Ordinance Section 160: Street Improvements

1. (1) Streets-General
 - a. The basis for design regarding ADT, Design Speed, and Vertical Curves for the different roads shown on the plans dated March 31, 2021 are acceptable and meet the appropriate standards.
 - b. Tillamook County Public Works prefers to connect the existing and proposed Grand Avenue and requests that the local Fire Department and others comment. This will result in additional traffic on Grand Avenue.
2. (2) Roadway Width and Alignment Standards
 - a. The road widths shown in the typical sections meet standards
 - b. All subdivision roads are shown to be paved.
 - c. The horizontal alignments are acceptable.
3. (7) Improvements to Existing Streets
 - a. See comments/requires in other sections of this document.
4. (8) Street Names
 - a. "Road A" will need to be named.

Please feel free to call if you have questions.

Sincerely,

Chris Laity, PE, Director
Tillamook County Public Works

Encl: Conditions of Approval



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TILLAMOOK COUNTY PUBLIC WORKS HAS NO OBJECTIONS TO THE LAND DIVISION APPLICATION PROVIDING THE FOLLOWING REQUIREMENTS ARE MET:

1. Final approval of this Land Division Application shall require that all proposed roadways and storm drainage systems shall remain in private ownership and be the sole responsibility of the landowners or a recorded Home-Owners Association
2. The applicant complies with Tillamook County Public Works requirements for Final Construction Plans. Tillamook County reserves the right to provide additional requirements for construction after reviewing the construction plans when they become available. Construction activities are not permitted until the Final Construction Plans have been approved by Tillamook County Public Works and the water & sewer districts.
3. It is the sole responsibility of the applicant to ensure that they establish and maintain appropriate land use and environmental permits as may be required from all other Federal, State and Local jurisdictions.
4. With these conditions Tillamook County in no way authorizes the use or development of land in contradiction to any Federal, State or Local Law.
5. Tillamook County Public Works reserves the right to review any future changes in parcel boundary or roadway location as may be required to complete any development or building permit applications.
6. Off-Site Improvements:
 - a. Highland Drive is classified as a Local Access Road and has not been accepted into the County system. Subsequently, it is not maintained by Tillamook County Public Works.
 - b. Public Works requires Highland Drive to be paved as part of this project, including drainage improvements as needed. Improvements to Highland Drive may be completed in phases to coincide with the subdivision phasing.
 - i. Phase 1: Highland Drive Improvements consisting of paving and storm drainage improvements from the intersection with Highway 131 to the intersection with the proposed Roaring Tides Loop will be completed by the developer prior to County approval of the Final Plat for Phase 1.
 1. The developer shall provide construction plans prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction.
 2. Prior to construction, the developer shall provide the county a bond or similar instrument for the construction costs agreed to by the county and the developer to ensure that the county has the financial resources to construct the improvements should the developer default on his improvements.
 - ii. Phase 2: Highland Drive Improvements consisting of paving and storm drainage improvements for the remainder of Highland Drive, between the north and south ends of the proposed Roaring Tides Loop will be completed by the developer prior to County approval of the Final Plat for Phase 2.
 1. The developer shall provide construction plans prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction.



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2. Prior to construction, the developer shall provide the county a bond or similar instrument for the construction costs agreed to by the county and the developer to ensure that the county has the financial resources to construct the improvements should the developer default on his improvements.
- c. It is required that the developer remove roadside vegetation to improve sight distance as identified in the Transportation Impact Study:
 - i. From the intersection of Hwy 131 to the proposed intersection of Highland Drive and Roaring Tide Loop.
 - ii. At the intersection of Highland Drive and Grand Avenue
 - iii. Where Roaring Tide Loop connects to Highland Drive at the north end of the proposed development.
 - iv. It is also required that the developer provide unobstructed vertical clearance of not less than 13-feet 6 inches along Highland Drive and Grand Avenue to comply with the Tillamook County Fire Defense Board Single, Multi-Family and Residential Development Road Access Guidelines Updated in 2020.
- d. Grand Avenue
 - i. Improvements to Grand Avenue from Highland Drive to Hwy 131 are required to be completed by the developer. The following are to be completed prior to County approval of the Final Plat for Phase 2:
 1. The developer shall provide construction plans of the proposed work prepared by a licensed engineer. The plans shall be reviewed and approved by the County prior to construction. The work shall consist of road surface grading, a three-inch overlay and minor storm drainage improvements limited to ditching and culverts. Work may include costs associated with diverting storm water away from Grand Avenue. A cost estimate will be prepared for an engineer to design the work and an independent contractor to perform the work. All costs are to be determined based on the conditions documented in StreetPix Viewer with photos dated September 29, 2020. <http://tillamook.streetpixweb.com/>
 2. The developer shall provide the county a bond or similar instrument for a minimum of 47% of the construction costs described above and agreed to by the county and the developer to ensure that the county has the financial resources to construct the improvements should the developer default on his improvements. The bonding amount can be reduced based on work done in advance of the Final Plat for Phase 2.
 3. All work done on Grand Avenue requires a permit from Public Works in advance of construction.
7. "Road A" will need to be named.
8. Other comments/questions/requirements listed in this letter are addressed and accepted by Tillamook County Public Works.

Melissa Jenck

From: EVANS Daniel * DSL <Daniel.Evans@dsl.state.or.us>
Sent: Wednesday, July 7, 2021 5:08 PM
To: eh@firwooddesign.com
Cc: Melissa Jenck; Skip Urling; Bill Hughes; DEBLASI Michael * DSL
Subject: EXTERNAL: RE: WN2021-0585 Avalon Heights Wetland Land Use Notice

Importance: High

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

Thanks for forwarding this Erik. I've added Mike's email from April 2019 to this WLUN file and will add my correspondence as well. No further DSL review required and the recommendation for a delineation is withdrawn.

Regards,

Daniel Evans, PWS

Jurisdictional Coordinator

Columbia, Clatsop, Marion, Polk, Tillamook, Yamhill,

Gilliam, Grant, Jefferson, Morrow, Sherman, Wasco & Wheeler Counties

[Oregon Department of State Lands](#)

Desk: 503-986-5271 | Cell: 503-428-8188 | Fax: 503-378-4844

From: eh@firwooddesign.com <eh@firwooddesign.com>
Sent: Wednesday, July 7, 2021 11:42 AM
To: EVANS Daniel * DSL <Daniel.Evans@dsl.state.or.us>
Cc: 'Melissa Jenck' <mjenck@co.tillamook.or.us>; Skip Urling <skip@urlingplanning.com>; Bill Hughes <bchexc@gmail.com>
Subject: WN2021-0585 Avalon Heights Wetland Land Use Notice

Daniel,

We are in receipt of the Wetland Land Use Notice Response dated 6/14/2021 you provided for the Second Avalon Heights Subdivision (WN2021-0585, Locale case file 851-21-000095-PLNG). I understand your evaluation is preliminary and based on available information without a site visit. Attached is an email to Tillamook County regarding the same site by Michael Deblasi with the DSL who conducted a site visit in April of 2019 and verified there were no wetlands on the site. We had included this email in our land use submittal package we submitted to the County in early March. The site is underlain with porous paleo-sand dunes and there are no streams.

We hope you will provide clarification so that the County or DSL does not impose additional and unnecessary project requirements such as needing to provide a qualified wetland consultant report to DSL or providing a wetland delineation with DSL concurrence.

The next (and hopefully final) planning commission hearing is tomorrow night at 6:30 (Thursday 7/8/2021) so a timely response would be appreciated, if possible, to clarify this.

Thank you.

Erik Hoovestol, P.E.



359 E. Historic Columbia River Highway
Troutdale, OR 97060

P:503-668-3737
C:503-706-6557

From: Melissa Jenck
Sent: Wednesday, April 10, 2019 2:08 PM
To: DEBLASI Michael; 'mark@meadeng.com'; 'bchexc@gmail.com'
Cc: Sarah Absher
Subject: RE: Avalon Heights 2nd Addition

Michael,

Thank you for the update!

Melissa Jenck

From: DEBLASI Michael <michael.deblasi@state.or.us>
Sent: Wednesday, April 10, 2019 1:44 PM
To: 'mark@meadeng.com' <mark@meadeng.com>; 'bchexc@gmail.com' <bchexc@gmail.com>; Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: Avalon Heights 2nd Addition

Melissa,

I visited the site on April 5th to determine if there were any jurisdictional Waters of the State. During my inspection of the site, I did not determine any portion of the waterway or adjacent lands to be jurisdictional to the Department of State Lands. The waterway is ephemeral and no wetlands were observed where the project impacts are proposed to occur.

Michael De Blasi
Aquatic Resources Coordinator
Marion, Polk, Tillamook & Yamhill Counties

Oregon Department of State Lands
775 Summer St NE, Suite 100
Salem, Ore 97303
503.986.5226
<http://www.oregon.gov/DSL/Pages/index.aspx>

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