



Land of Cheese, Trees and Ocean Breeze

**PARTITION REQUEST #851-21-000034-PLNG:
AVALON HEIGHTS LLC/HUGHES**
*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

July 23, 2021

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited partition on July 23, 2021. 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.co.tillamook.or.us/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 August 4, 2021**. This decision will become final on August 4, 2021 after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

GENERAL INFORMATION

Request: A Partition request to create three (3) parcels on a property located in the unincorporated community of Oceanside.

Location: The subject property is accessed off Highland Drive, a County local access road, and is designated as Tax Lot 200 of Section 30DC in Township 1 South, Range 10 West, W.M., Oregon

Zone: Residential Oceanside (ROS)

Applicant: Bill Hughes, 41901 Old Hwy 30, Astoria, OR 97103

Property Owner: Avalon Heights LLC, 41910 Old Hwy 30, Astoria, OR 97103

CONDITIONS OF APPROVAL:

Staff concludes that the applicant and property owner have satisfied the minimum application requirements and can satisfy all applicable requirements outlined in the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance and ORS Chapter 92. The Preliminary Partition Plat is hereby tentatively **APPROVED**, subject to the conditions listed below.

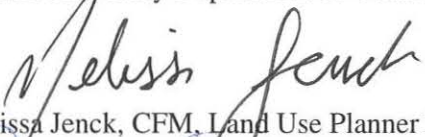
This approval is subject to the following conditions:

1. The property owner shall obtain all Federal, State, and Local permits, as applicable.
2. All easements necessary to serve the parcels for access and utilities shall be clearly identified on the final plat.
3. The applicant and property owner shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant and property owner 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 tentative plat approval.
5. The applicant and property owner shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
6. Future development of the subject property shall comply with the development standards required by TCLUO Section 3.310, 'Residential Oceanside Zone' (ROS)'.
7. Future development of the subject property is subject to the standards required by TCLUO Section 4.130, 'Development Requirements for Geologic Hazard Areas.
8. In accepting this approval, the property owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. The property owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. The property owner acknowledges the residential use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, the property owner understands preference will be given to farm and forest practices.

A covenant to the deed shall be required for all Proposed Lots, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as 'Exhibit D' shall be provided at the time of Final Plat approval for all lots adjacent to resource zoned land.

9. A topographic survey of the pre-existing elevations of the site shall be included on the Final Plat.

Sincerely,
Tillamook County Department of Community Development


Melissa Jenck, CFM, Land Use Planner II


Sarah Absher, CFM, Director

Encl.: Assessor & Zoning Maps,
Preliminary Partition Plat



Land of Cheese, Trees and Ocean Breeze

PARTITION REQUEST #851-21-000034-PLNG: AVALON HEIGHTS LLC/HUGHES

ADMINISTRATIVE DECISION AND STAFF REPORT

DECISION: Approved with Conditions

DECISION DATE: July 23, 2021

REPORT PREPARED BY: Melissa Jenck, CFM, Land Use Planner II

I. GENERAL INFORMATION:

Request: A Partition request to create three (3) parcels on a property located in the unincorporated community of Oceanside.

Location: The subject property is accessed off Highland Drive, a County local access road, and is designated as Tax Lot 200 of Section 30DC in Township 1 South, Range 10 West, W.M., Oregon

Zone: Residential Oceanside (ROS)

Applicant: Bill Hughes, 41901 Old Hwy 30, Astoria, OR 97103

Property Owner: Avalon Heights LLC, 41910 Old Hwy 30, Astoria, OR 97103

Description of Site and Vicinity: The subject property consists of approximately 20 acres and is undeveloped (Exhibit A). Access is provided by Highland Drive, a County local access road. The subject property is located in Flood Zone X (outside of the Area of Special Flood Hazard) per FEMA Flood Insurance Rate Map (FIRM) Panel #41057C0555F (Exhibit A). The subject property is within the community boundary of Oceanside (Exhibit A).

There are eight (8) privately owned properties abutting located south and west of the subject property, most of which are residentially improved and are also zoned Residential Oceanside (ROS). The Netarts-Oceanside Sanitary District facilities are located approximately 500-feet to the northeast of the subject property (Exhibit A). A water tower operated by Oceanside Water District is located approximately 200-feet north of the subject property (Exhibit B).

Service providers include the Netarts Water District, Netarts-Oceanside Sanitary District, Netarts-Oceanside Fire District, Tillamook PUD, Tillamook School District, and the Tillamook County Sheriff's Office.

Applicant states the request is to create three (3) parcels. This property is under review with a Subdivision request in this Department with application #851-21-00095-PLNG, for the Proposed Parcel 1 in this partition request to create a 58-lot subdivision.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following sections of the Tillamook County Land Use Ordinance (TCLUO) and Land Division Ordinance (TCLDO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. Land Division Ordinance Section 060: Preliminary Plat Submission Requirements
- B. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria
- C. Land Use Ordinance Section 3.310: Residential Oceanside (ROS) Zone
- D. 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 other agencies on April 2, 2021. Comments received included Oregon Department of State Lands (DSL), Oregon Department of Fish and Wildlife (ODFW), Tillamook Environmental Health and other neighboring property owners included in 'Exhibit C'. Concerns included conditions of Highland Drive and Grande Avenue, as well as utility and public facility impacts to the proposed and adjacent lands (Exhibit C).

A. Land Division Ordinance Section 060: Preliminary Plat Submission Requirements

This section specifies what general information is required on a preliminary plat, information about existing conditions of the site, information about the proposed development allows the Department to require certain additional information to supplement the proposed plan of the subdivision.

Findings: Information required under this section is included on the preliminary plat or as supplemental information including service availability letters, existing and proposed easements, and locations of natural features (Exhibit B).

Staff finds that the submitted plat meets the requirements of Land Division Ordinance Section 060 and is subject to the following approval criteria in Section 070.

B. 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: The Preliminary Partition Plat (Exhibit B) proposes the creation of three (3) parcels. Minimum lot width, depth and size requirements for parcels created in the Residential Oceanside (ROS) zone are as follows:

TCLUO Section 3.310(4) STANDARDS: Land divisions and development in the ROS zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size for permitted uses shall be 7,500 square feet where the slope averages less than 19 percent. Where the slope averages from 19 to 29 percent the minimum lot size shall be 10,000 square feet, and where the slope averages greater than 29 percent, the minimum lot size shall be 20,000 square feet, except that in both of these sloped areas and in unsewered or geologic hazard areas, a larger minimum may be required.*
- (b) The minimum lot width shall be 60 feet.*
- (c) The minimum lot depth shall be 75 feet.*

...

- (j) A property survey of the lot shall be performed including elevations, and all corners shall be monumented by a registered surveyor prior to land division and/or submittal of a permit for construction/location on lots containing less than 7,500 square feet. A copy of the survey shall be submitted with the application and other required material.*

...

(l) New uses authorized within the community growth boundary shall not adversely affect farm or forest management practices conducted in accordance with federal and state laws. Authorization to create a parcel or construct a dwelling adjacent to land zoned for farm or forest use shall require a notarized declaratory statement signed by all current property owners who appear on the property deed or contract. This statement shall serve as a covenant that runs with the land binding heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. Those signing the statement acknowledge that they “do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses”. The signed and notarized covenant must be approved by the County Planning Director and recorded with the Tillamook County Clerk.

The Preliminary Plat depicts the size, lot width and lot depth of each proposed parcel (Exhibit B). Parcel 1 is 20.06 acres (873,997 square feet), is irregular in shape with a width between approximately 980-feet along the northerly boundary and 602-feet along the southerly boundary, and a depth of approximately 1,200-feet (Exhibit B). Proposed Parcel 2 is 12,173 square feet, is irregular in shape, a slope of 23.6%, an average lot width of approximately 98-feet and an average lot depth of approximately 113-feet (Exhibit B). Proposed Parcel 3 is irregular in shape, is 11,726 square feet in size, a slope of 29%, an average lot width of approximately 90-feet and an average lot depth of approximately 105-feet (Exhibit B).

The proposed parcels abut Forest (F) zoned land along the northerly property line and will be required to record a declaratory statement that affirms that residents of the parcel may be subject to farm or forest management practices. A Condition of Approval is required that those proposed lots adjacent to Forest (F) zoned property record a declaratory statement accepting potential impact from farm and forest practices, prior to issuance of Final Plat approval. An example of such a declaratory statement is included in ‘Exhibit D’ of this report.

Staff finds the proposed preliminary plat includes elevations (Exhibit B). A Condition of Approval is required that a topographic survey providing elevations are included on the Final Plat prior to Final Plat approval.

Staff finds that with conformance to the Conditions of Approval, the proposed partition meets the criteria outlined in (a) and (b) above.

- (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;*
- (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 applicant’s submittal included as “Exhibit B” of this report demonstrates that the above criteria are satisfied. Staff finds that the proposed partition maintains frontage on the existing County Road, Highland Drive. Utilities are discussed under criterion (i). The subject property is within the Netarts-Oceanside Sanitary District and the Netarts Water District, of which service letters were provided in the Applicant’s submittal (Exhibit B).

Staff finds that these criteria have been met.

- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and*

Findings: Comments were received from the Oregon Department of State Lands (DSL) stating that a partition does not require a state permit (Exhibit C). DSL finds that proposed parcel 3 may have potential for wetlands and a recommendation for a wetland delineation is recommended prior to any further site development (Exhibit C).

Staff finds that this criterion can be met through the Conditions of Approval which requires the property owner to obtain all Federal, State, and Local permits, as applicable.

- (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.

Findings: The subject property is served by the Netarts Water District and the Netarts-Oceanside Sanitary District. Service letters were provided in the Applicant's submittal, confirming service availability to the area. The subject property is served by the Netarts-Oceanside Rural Fire District, Tillamook County Public Works and Tillamook People's Utility District.

Staff finds that these criteria have been met.

C. Land Use Ordinance Section 3.310: Residential Oceanside (ROS) Zone

The minimum lot size for permitted uses shall be: 7,500 square feet where the slope averages less than 19 percent, 10,000 square feet where the slope averages from 19 to 29 percent and 20,000 square feet where the slope averages greater than 29 percent. The minimum lot width shall be 60-feet and depth shall be 75-feet.

Findings: The minimum lot size, width, depth, along with additional development standards were discussed in Subsection B of this report, above. Staff find these development standards can be met through compliance with 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. LIDAR data and elevation data on the Applicant's submittal depict varying slopes along the subject property (Exhibit A & B). Future development of the subject property will be subject to development standards of the TCLUO Section 4.130.

IV. DECISION: APPROVED WITH CONDITIONS:

Staff concludes that the applicant and property owner have satisfied the minimum application requirements, and can satisfy all applicable requirements outlined in the Tillamook County Land Use Ordinance and Tillamook County Land Division Ordinance. The Preliminary Partition Plat is hereby tentatively **APPROVED**, subject to the Conditions of Approval listed below.

By accepting this approval the applicant and 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. The applicant and property owner shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed Partition and building site or sites.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before **4:00 PM on August 4, 2021.**

V. CONDITIONS OF APPROVAL:

This approval is subject to the following conditions:

1. The property owner shall obtain all Federal, State, and Local permits, as applicable.
2. All easements necessary to serve the parcels for access and utilities shall be clearly identified on the final plat.
3. The applicant and property owner shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant and property owner 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 tentative plat approval.
5. The applicant and property owner shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
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A covenant to the deed shall be required for all Proposed Lots, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as 'Exhibit D' shall be provided at the time of Final Plat approval for all lots adjacent to resource zoned land.

9. A topographic survey of the pre-existing elevations of the site shall be included on the Final Plat.

VI. EXHIBITS

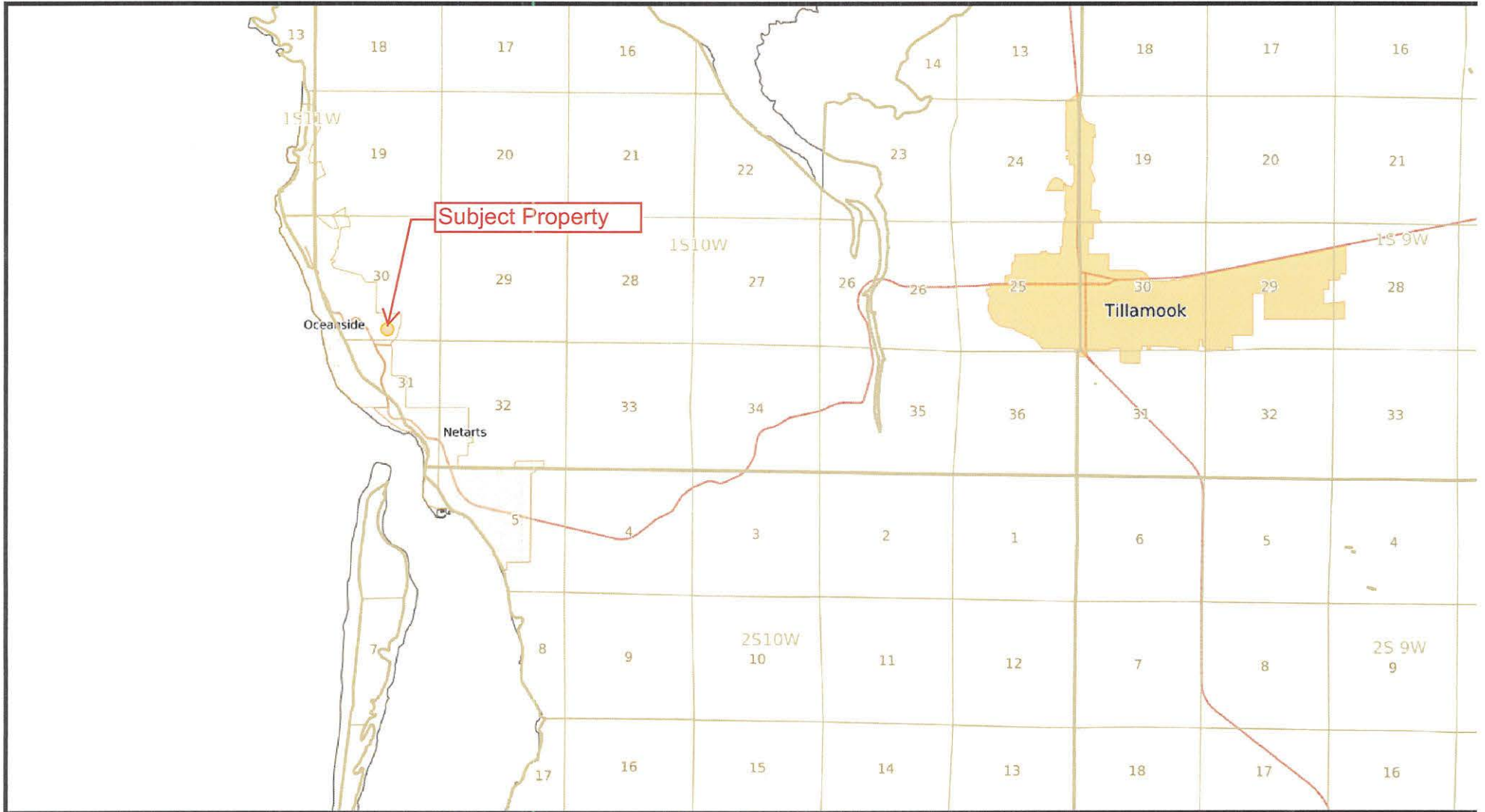
- A. Vicinity map, Assessor's map, Zoning map, FEMA FIRM
- B. Applicant's Submittal
- C. Public Comments
- D. Farm/Forest Restrictive Covenant

EXHIBIT A



Tillamook County GIS

Avalon Heights Vicinity Map



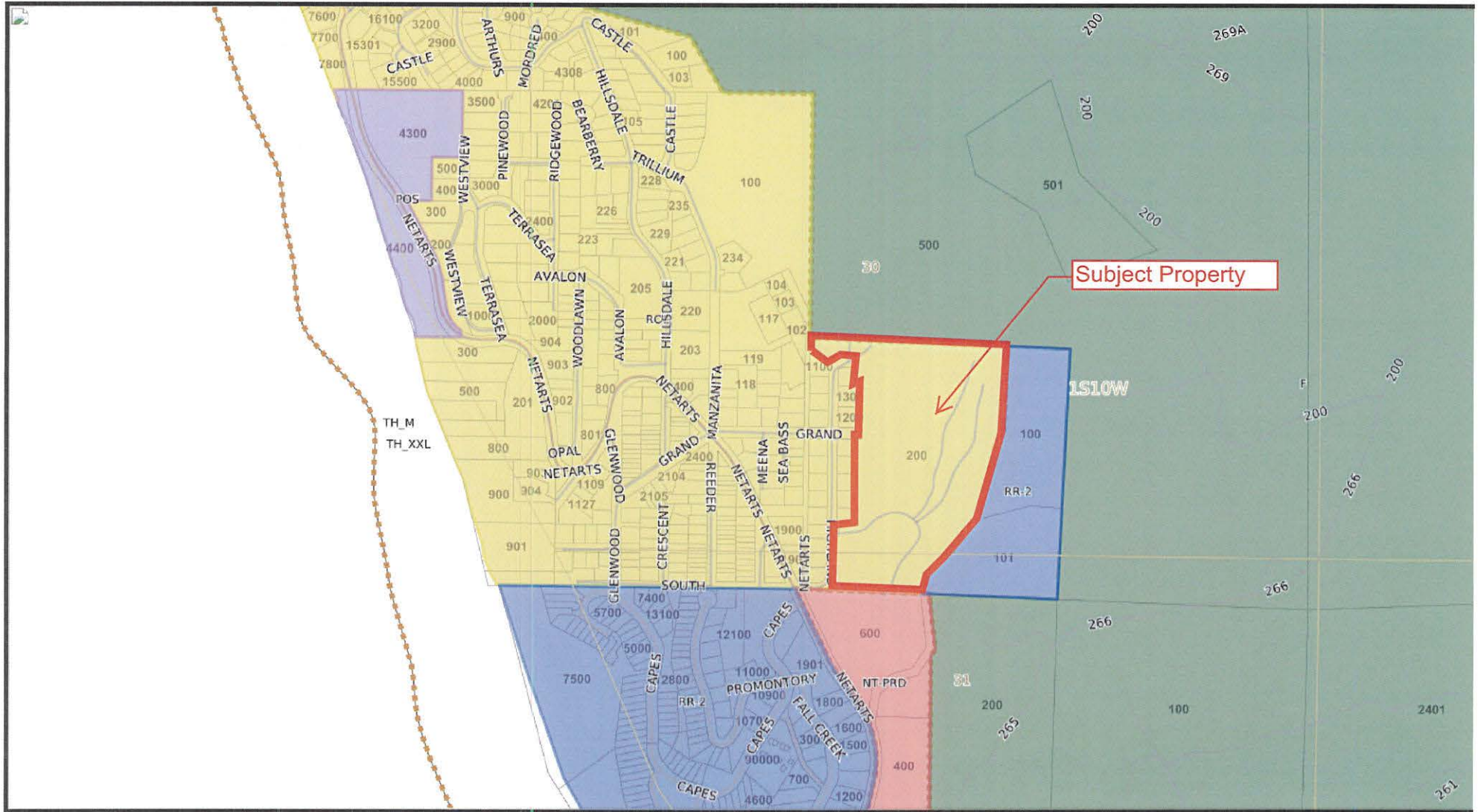
Created: Fri Apr 02 2021-15:18:32

Active Layers: County_Boundary, Fed_state_highways, citylimit, community_polygon, Township_Range_Section, Road_Centerline

Extent: -13805586.481487, 5684067.8807737, -13774725.031321, 5698743.7902025



Avalon Heights Zoning Map

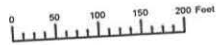


Created: Fri Apr 02 2021-15:15:59

Active Layers:County_Boundary, Fed_state_highways, citylimit, community_polygon, TaxlotOwner, highlight, Tillamook_County_Zoning, Township_Range_Section, Road_Centerline

Extent:-13800761.023318, 5692045.4560955, -13796903.342048, 5693879.9447741

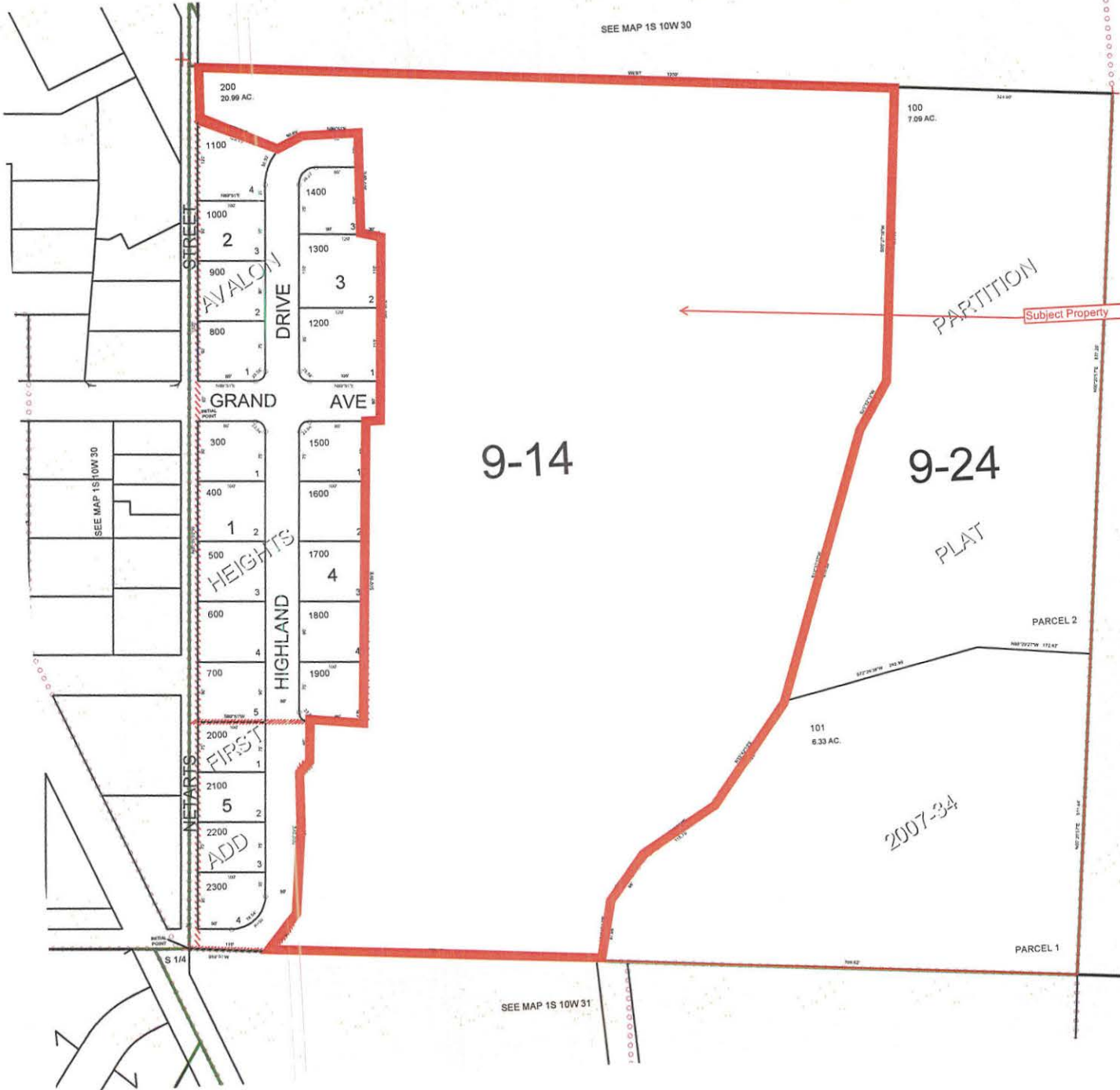
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



S.W.1/4 S.E.1/4 SEC.30 T.1S. R.10W. W.M.
TILLAMOOK COUNTY
1" = 100'

01S10W30DC
AVALON HEIGHTS

SEE MAP 1S 10W 30



SEE MAP 1S 10W 30

01S10W30DC
AVALON HEIGHTS
Revised 4/11/19, WS

Map



National Flood Hazard Layer FIRMette



123°57'46"W 45°27'22"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 Coastal Transect
		513 Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
	Hydrographic Feature	
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/2/2021 at 6:17 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.











Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020



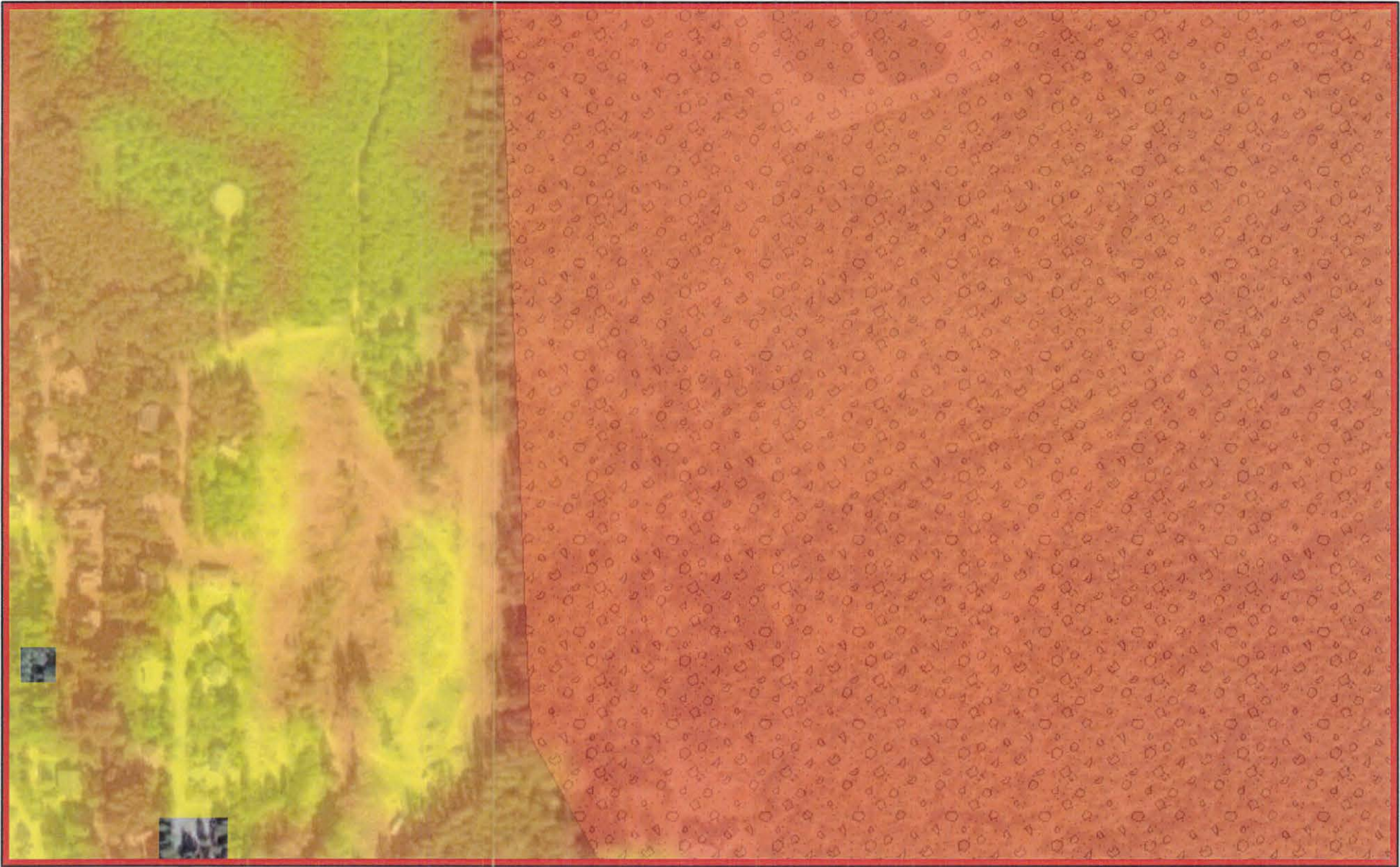
April 2, 2021

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Avalon Heights



April 2, 2021

Landslide Hazard

- Low - Landsliding Unlikely
- Moderate - Landsliding Possible

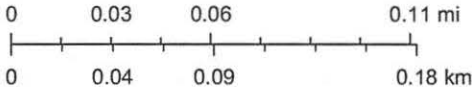
- High - Landsliding Likely
- Very High - Existing Landslide
- Scarp

Head Scarp

Deposits

- Talus-Colluvium

1:4,800



State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, IPC, USDA

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

April 2, 2021 3:21:01 pm

Account # 179176 Map # 1S1030DC00200 Code - Tax # 0935-179176 Legal Descr See Record Mailing Name AVALON HEIGHTS LLC Agent In Care Of Mailing Address 41901 OLD HWY 30 ASTORIA, OR 97103 Prop Class 400 MA SA NH Unit RMV Class 400 08 OV 805 9965-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2017-5253 Sales Date/Price 08-31-2017 / \$300,000.00 Appraiser EVA FLETCHER
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Situs Address(s)		Situs City			
Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0935	Land 302,640			Land 0	
	Impr. 0			Impr. 0	
Code Area Total		302,640	373,360	302,640	0
Grand Total		302,640	373,360	302,640	0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
0935	0	<input type="checkbox"/>		ROS	Market	97	A	21.00	302,640
Grand Total								21.00	302,640

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
Grand Total										0	0

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
0935		FIRE PATROL:								
		■ FIRE PATROL NORTHWEST	Amount	21.88	Acres	21	Year	2020		

Comments: 2/27/12 Land reappraisal, tabled land, size change per cartographer, split FPNW w/U2.LM
 8/1/17 - Updated FP values after PA conversion - changed to entered values. EJ.
 02/22/18 Combined U2 account into U1 account. U1 account was retaxlotted into TL 200. Canceled U2 account.ef
 06/11/19 Changed land back to trendable.ef

EXHIBIT B



LAND DIVISION APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Bill Hughes Phone: 503-741-6704
 Address: 41901 Old Highway 30
 City: Astoria State: OR Zip: 97103
 Email: bchexc@gmail.com

Property Owner

Name: Avalon Heights LLC Phone: 503-741-6704
 Address: 41901 Old Highway 30
 City: Astoria State: OR Zip: 97103
 Email: bchexc@gmail.com

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	SS
Receipt #:	48746
Fees:	409
Permit No:	851-2100034-PLNG

Location:

Site Address: not yet assigned

Map Number: T1S R10W 30DC TL 200

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))

General Information

- 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.

- 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

- Fifteen (15) legible "to scale" hard copies
- One digital copy

Existing Conditions

- 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

- 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

Other information:

TIS

Geotechnical Assessment

- 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.

	1-22-2021
Property Owner (*Required)	Date
	1-22-2021
Applicant Signature	Date

**Urling Planning Associates
2366 West Hills Drive
Longview WA 98632**

January 25, 2021

Melissa Jenck
Tillamook County Department of Community Development
1510-B Third Street
Tillamook OR 97141

Re: Avalon Heights LLC Partition Application—Bill Hughes

Attached is an application package for a three-lot partition of Tax lot 01S10W30DC00200 which consists of approximately 21 acres. The lot sizes would be 20 acres, 12,173 square feet and 11,726 square feet. Lots 2 and 3 will be sold and developed shortly after recording; it is the intent of the applicant to apply for preliminary plat approval for Lot 1 as soon as possible and develop it in phases.

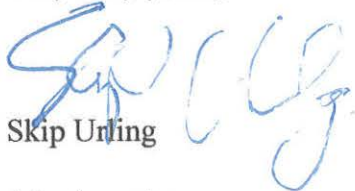
Included in this application package is an application form, survey and civil engineering drawings, a geo-hazard analysis, utility supply letters for water, sanitary sewer and power, a title report for the parent parcel, and a check for \$409 for the application fee. In addition to the hard copies I have also included a thumb drive with PDFs of all documents.

Upon your determination of the application being complete, I will provide you with 14 more copies of the drawing set.

Should you have questions, please contact me at 360.431.5117 or skip@urlingplanning.com.

Thank you.

Very truly yours,


Skip Urling

Attachments



**PUBLIC RECORD REPORT
FOR NEW SUBDIVISION
OR LAND PARTITION**

THIS REPORT IS ISSUED BY THE ABOVE-NAMED COMPANY ("THE COMPANY") FOR THE EXCLUSIVE USE OF THE FOLLOWING CUSTOMER:

S&F Land Services
Phone No.:

Date Prepared: December 19, 2020
Effective Date: December 17, 2020 / 08:00 AM
Charge: \$300.00
Order No.: 360420009017
Reference:

The information contained in this report is furnished to the Customer by Ticor Title Company of Oregon (the "Company") as an information service based on the records and indices maintained by the Company for the county identified below. This report is not title insurance, is not a preliminary title report for title insurance, and is not a commitment for title insurance. No examination has been made of the Company's records, other than as specifically set forth in this report ("the Report"). Liability for any loss arising from errors and/or omissions is limited to the lesser of the fee paid or the actual loss to the Customer, and the Company will have no greater liability by reason of this report. This report is subject to the Definitions, Conditions and Stipulations contained in it.

REPORT

- A. The Land referred to in this report is located in the County of Tillamook, State of Oregon, and is described as follows:
As fully set forth on Exhibit "A" attached hereto and by this reference made a part hereof.
- B. As of the Effective Date, the tax account and map references pertinent to the Land are as follows:
As fully set forth on Exhibit "B" attached hereto and by this reference made a part hereof.
- C. As of the Effective Date and according to the Public Records, we find title to the land apparently [vested in:](#)
As fully set forth on Exhibit "C" attached hereto and by this reference made a part hereof.
- D. As of the Effective Date and according to the Public Records, the Land is subject to the following liens and encumbrances, which are not necessarily shown in the order of priority:
As fully set forth on Exhibit "D" attached hereto and by this reference made a part hereof.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360420009017

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

NO THIRD PARTY IS PERMITTED TO USE OR RELY UPON THE INFORMATION SET FORTH IN THE REPORT, AND NO LIABILITY TO ANY THIRD PARTY IS UNDERTAKEN BY THE COMPANY.

CUSTOMER AGREES THAT, TO THE FULLEST EXTENT PERMITTED BY LAW, IN NO EVENT WILL THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS, AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES AND SUBCONTRACTORS BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, INDIRECT, PUNITIVE, EXEMPLARY, OR SPECIAL DAMAGES, OR LOSS OF PROFITS, REVENUE, INCOME, SAVINGS, DATA, BUSINESS, OPPORTUNITY, OR GOODWILL, PAIN AND SUFFERING, EMOTIONAL DISTRESS, NON-OPERATION OR INCREASED EXPENSE OF OPERATION, BUSINESS INTERRUPTION OR DELAY, COST OF CAPITAL, OR COST OF REPLACEMENT PRODUCTS OR SERVICES, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, STRICT LIABILITY, BREACH OF WARRANTIES, FAILURE OF ESSENTIAL PURPOSE, OR OTHERWISE AND WHETHER CAUSED BY NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF CONTRACT, BREACH OF WARRANTY, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE OR ANY OTHER CAUSE WHATSOEVER, AND EVEN IF THE COMPANY HAS BEEN ADVISED OF THE LIKELIHOOD OF SUCH DAMAGES OR KNEW OR SHOULD HAVE KNOWN OF THE POSSIBILITY FOR SUCH DAMAGES.

END OF THE LIMITATIONS OF LIABILITY

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360420009017

IF CUSTOMER (A) HAS OR WILL HAVE AN INSURABLE INTEREST IN THE SUBJECT REAL PROPERTY, (B) DOES NOT WISH TO LIMIT LIABILITY AS STATED HEREIN AND (C) DESIRES THAT ADDITIONAL LIABILITY BE ASSUMED BY THE COMPANY, THEN CUSTOMER MAY REQUEST AND PURCHASE A POLICY OF TITLE INSURANCE, A BINDER, OR A COMMITMENT TO ISSUE A POLICY OF TITLE INSURANCE. NO ASSURANCE IS GIVEN AS TO THE INSURABILITY OF THE TITLE OR STATUS OF TITLE. CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES IT HAS AN INDEPENDENT DUTY TO ENSURE AND/OR RESEARCH THE ACCURACY OF ANY INFORMATION OBTAINED FROM THE COMPANY OR ANY PRODUCT OR SERVICE PURCHASED.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
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EXHIBIT "A"
(Land Description)

The Southwest quarter of the Southeast quarter of Section 30, Township 1 South, Range 10 West of the Willamette Meridian, in the County of Tillamook, State of Oregon.

EXCEPTING THEREFROM the Plat of Avalon, and the Plat of First Addition to Avalon Heights.

ALSO EXCEPTING THEREFROM that tract conveyed to Carlton Nursery Company, Incorporated by Deed recorded June 29, 1953 in Book 139, page 130, Tillamook County Records.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
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EXHIBIT "B"
(Tax Account and Map)

[APN/Parcel ID\(s\) 179176 as well as Tax/Map ID\(s\) 1S1030DC00200](#)

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360420009017

EXHIBIT "C"
(Vesting)

Avalon Heights LLC, an Oregon limited liability company, which acquired title as Avalon Heights, LLC, an Oregon limited liability company

LIMITATIONS OF LIABILITY

"CUSTOMER" REFERS TO THE RECIPIENT OF THIS REPORT.

CUSTOMER EXPRESSLY AGREES AND ACKNOWLEDGES THAT IT IS EXTREMELY DIFFICULT, IF NOT IMPOSSIBLE, TO DETERMINE THE EXTENT OF LOSS WHICH COULD ARISE FROM ERRORS OR OMISSIONS IN, OR THE COMPANY'S NEGLIGENCE IN PRODUCING, THE REQUESTED REPORT, HEREIN "THE REPORT." CUSTOMER RECOGNIZES THAT THE FEE CHARGED IS NOMINAL IN RELATION TO THE POTENTIAL LIABILITY WHICH COULD ARISE FROM SUCH ERRORS OR OMISSIONS OR NEGLIGENCE. THEREFORE, CUSTOMER UNDERSTANDS THAT THE COMPANY IS NOT WILLING TO PROCEED IN THE PREPARATION AND ISSUANCE OF THE REPORT UNLESS THE COMPANY'S LIABILITY IS STRICTLY LIMITED. CUSTOMER AGREES WITH THE PROPRIETY OF SUCH LIMITATION AND AGREES TO BE BOUND BY ITS TERMS

THE LIMITATIONS ARE AS FOLLOWS AND THE LIMITATIONS WILL SURVIVE THE CONTRACT:

ONLY MATTERS IDENTIFIED IN THIS REPORT AS THE SUBJECT OF THE REPORT ARE WITHIN ITS SCOPE. ALL OTHER MATTERS ARE OUTSIDE THE SCOPE OF THE REPORT.

CUSTOMER AGREES, AS PART OF THE CONSIDERATION FOR THE ISSUANCE OF THE REPORT AND TO THE FULLEST EXTENT PERMITTED BY LAW, TO LIMIT THE LIABILITY OF THE COMPANY, ITS LICENSORS, AGENTS, SUPPLIERS, RESELLERS, SERVICE PROVIDERS, CONTENT PROVIDERS AND ALL OTHER SUBSCRIBERS OR SUPPLIERS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS FOR ANY AND ALL CLAIMS, LIABILITIES, CAUSES OF ACTION, LOSSES, COSTS, DAMAGES AND EXPENSES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES, HOWEVER ALLEGED OR ARISING, INCLUDING BUT NOT LIMITED TO THOSE ARISING FROM BREACH OF CONTRACT, NEGLIGENCE, THE COMPANY'S OWN FAULT AND/OR NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY, BREACH OF WARRANTY, EQUITY, THE COMMON LAW, STATUTE OR ANY OTHER THEORY OF RECOVERY, OR FROM ANY PERSON'S USE, MISUSE, OR INABILITY TO USE THE REPORT OR ANY OF THE MATERIALS CONTAINED THEREIN OR PRODUCED, **SO THAT THE TOTAL AGGREGATE LIABILITY OF THE COMPANY AND ITS AGENTS, SUBSIDIARIES, AFFILIATES, EMPLOYEES, AND SUBCONTRACTORS SHALL NOT IN ANY EVENT EXCEED THE COMPANY'S TOTAL FEE FOR THE REPORT.**

CUSTOMER AGREES THAT THE FOREGOING LIMITATION ON LIABILITY IS A TERM MATERIAL TO THE PRICE THE CUSTOMER IS PAYING, WHICH PRICE IS LOWER THAN WOULD OTHERWISE BE OFFERED TO THE CUSTOMER WITHOUT SAID TERM. CUSTOMER RECOGNIZES THAT THE COMPANY WOULD NOT ISSUE THE REPORT BUT FOR THIS CUSTOMER AGREEMENT, AS PART OF THE CONSIDERATION GIVEN FOR THE REPORT, TO THE FOREGOING LIMITATION OF LIABILITY AND THAT ANY SUCH LIABILITY IS CONDITIONED AND PREDICATED UPON THE FULL AND TIMELY PAYMENT OF THE COMPANY'S INVOICE FOR THE REPORT.

THE REPORT IS LIMITED IN SCOPE AND IS NOT AN ABSTRACT OF TITLE, TITLE OPINION, PRELIMINARY TITLE REPORT, TITLE REPORT, COMMITMENT TO ISSUE TITLE INSURANCE, OR A TITLE POLICY, AND SHOULD NOT BE RELIED UPON AS SUCH. THE REPORT DOES NOT PROVIDE OR OFFER ANY TITLE INSURANCE, LIABILITY COVERAGE OR ERRORS AND OMISSIONS COVERAGE. THE REPORT IS NOT TO BE RELIED UPON AS A REPRESENTATION OF THE STATUS OF TITLE TO THE PROPERTY. THE COMPANY MAKES NO REPRESENTATIONS AS TO THE REPORT'S ACCURACY, DISCLAIMS ANY WARRANTY AS TO THE REPORT, ASSUMES NO DUTIES TO CUSTOMER, DOES NOT INTEND FOR CUSTOMER TO RELY ON THE REPORT, AND ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE ON THE REPORT OR OTHERWISE.

DEFINITIONS, CONDITIONS AND STIPULATIONS

1. **Definitions.** The following terms have the stated meaning when used in this report:
 - (a) "Customer": The person or persons named or shown as the addressee of this report.
 - (b) "Effective Date": The effective date stated in this report.
 - (c) "Land": The land specifically described in this report and improvements affixed thereto which by law constitute real property.
 - (d) "Public Records": Those records which by the laws of the state of Oregon impart constructive notice of matters relating to the Land.
2. **Liability of Company.**
 - (a) This is not a commitment to issue title insurance and does not constitute a policy of title insurance.
 - (b) The liability of the Company for errors or omissions in this public record report is limited to the amount of the charge paid by the Customer, provided, however, that the Company has no liability in the event of no actual loss to the Customer.
 - (c) No costs (including without limitation attorney fees and other expenses) of defense, or prosecution of any action, is afforded to the Customer.
 - (d) In any event, the Company assumes no liability for loss or damage by reason of the following:
 - (1) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records.
 - (2) Any facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
 - (3) Easements, liens or encumbrances, or claims thereof, which are not shown by the Public Records.
 - (4) Discrepancies, encroachments, shortage in area, conflicts in boundary lines or any other facts which a survey would disclose.
 - (5) (i) Unpatented mining claims; (ii) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (iii) water rights or claims or title to water.
 - (6) Any right, title, interest, estate or easement in land beyond the lines of the area specifically described or referred to in this report, or in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
 - (7) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (8) Any governmental police power not excluded by 2(d)(7) above, except to the extent that notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the Public Records at the effective date hereof.
 - (9) Defects, liens, encumbrances, adverse claims or other matters created, suffered, assumed, agreed to or actually known by the Customer.
3. **Report Entire Contract.** Any right or action or right of action that the Customer may have or may bring against the Company arising out of the subject matter of this report must be based on the provisions of this report. No provision or condition of this report can be waived or changed except by a writing signed by an authorized officer of the Company. By accepting this form report, the Customer acknowledges and agrees that the Customer has elected to utilize this form of public record report and accepts the limitation of liability of the Company as set forth herein.
4. **Charge.** The charge for this report does not include supplemental reports, updates or other additional services of the Company.

Ticor Title Company of Oregon
Public Record Report for New Subdivision or Land Partition
Order No. 360420009017

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

BOUNDARY DEEDS:

First Addition to Avalon Heights, Plat Book 3, Page 37
Avalon Heights, Plat Book 3, Page 12
Property Line Adjustment Deed, Document No. 2017-007247
Warranty Deed, Document No. 2011-005156
Quitclaim Deed, Document No. 2019-007699

EXHIBIT "D"
(Liens and Encumbrances)
(continued)

8. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$195,000.00
Dated: August 22, 2017
Trustor/Grantor: Avalon Heights, LLC
Trustee: Ticor Title Insurance Company
Beneficiary: Wauna Federal Credit Union
Recording Date: September 1, 2017
Recording No.: 2017-05254

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Avalon Heights, LLC and Wauna Credit Union (formerly known as Wauna Federal Credit Union)
Recording Date: November 5, 2018
Recording No.: 2018-06592

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Avalon Heights, LLC and Wauna Credit Union (formerly known as Wauna Federal Credit Union)
Recording Date: July 29, 2019
Recording No.: 2019-04407

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Avalon Heights, LLC and Wauna Credit Union (formerly known as Wauna Federal Credit Union)
Recording Date: July 21, 2020
Recording No.: 2020-04531

END OF EXCEPTIONS

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2020-2021
Amount: \$3,337.42
Levy Code: 0935
Account No.: 179176
Map No.: 1S1030DC00200

EXHIBIT "D"
(Liens and Encumbrances)

1. Regulations, levies, liens, assessments, rights of way and easements of Netarts-Oceanside Sanitary District.
2. Regulations, levies, liens, assessments, rights of way and easements of Netarts Water District.
3. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, and highways.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John Aschim and Henry Morris
Purpose: Water pipeline
Recording Date: September 11, 1909
Recording No: Book 10, page 410
Affects: Reference is hereby made to said document for full particulars
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Netarts Water District
Purpose: Public utilities
Recording Date: November 19, 1973
Recording No: Book 234, page 509
Affects: Reference is hereby made to said document for full particulars
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Oceanside Water District
Purpose: Public utilities
Recording Date: July 14, 1983
Recording No: Book 288, page 70
Affects: Reference is hereby made to said document for full particulars
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Netarts Water District
Purpose: Public utilities
Recording Date: June 20, 2012
Recording No: 2012-003343
Affects: Reference is hereby made to said document for full particulars



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

201 Laurel Av
Tillamook, Oregon 9

Land of Cheese, Trees and Ocean Breeze

Building (503) 842-
Planning (503) 842-
On-Site Sanitation (503) 842-
FAX (503) 842-
Toll Free 1-(800) 488-

DATE: January 21, 2021
TO: Tillamook County One-Stop Permit Counter
FROM: NETARTS WATER DISTRICT
RE: ~~Sewer~~ Water Availability (Circle)
WATER AVAILABILITY VALID FOR SIX MONTHS

Dear Sir:

I confirm that ~~sewer~~ Water is available to the following lot(s) within our district:

Township: 1S Range 10W Section 30 DC Tax Lot 00200

According to our records, the legal owner is: AVALON HEIGHTS LLC
41901 OLD HWY 30, ASTORIA OR 97103

COMMENTS: Tax Lot 200 is part of the Netarts Water District
Water is available. SDC's and fees are required.

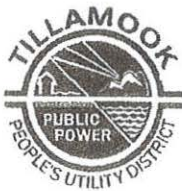
This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.

Patricia Penney Business Manager
Signature and Title of Authorized Representative

(503) 842-9405
Phone
(503) 842-9380 FAX

cc: Property Owner

G:\Planning\Forms\Sewer-Water.Ltr



Tillamook People's Utility District

Directors
Harry E. Hewitt
David Burt
Doug Olson
Mike Gardner
Barbara A. Trout

A Customer-Owned Electric Utility

Office: 503.842.2535 • Toll-free: 800.422.2535 • Fax: 503.842.4161

www.tpud.org

Todd Simmons
GENERAL MANAGER

February 12, 2019

Bill Hughes
41901 Old HWY 300
Astoria, OR 97103

RE: Work Order No. 117790
Subdivision at Avalon Heights, Netarts

Dear Mr. Hughes:

This letter is to certify that Tillamook People's Utility District will extend electrical service to the above referenced subdivision in accordance with PUD Policy 4-2 which is in effect at the time service is extended.

Sincerely,

TILLAMOOK PEOPLE'S UTILITY DISTRICT
Scott Schiminesky
Engineering Field Representative
503-815-8629

SS;at

Enclosure

NETARTS-OCEANSIDE SANITARY DISTRICT
1755 CAPE MEARES LP. RD. W.
TILLAMOOK, OR. 97141
PHONE (503)842-8231
FAX (503)842-3759

Tillamook Co. Department
of Community Development
1510 Third St., Suite B
Tillamook, OR. 97141
(503) 842-3408

DATE: January 21, 2021

TO: TILLAMOOK COUNTY ONE-STOP PERMIT COUNTER

RE: SEWER AVAILABILITY

I confirm that sanitary sewer service is available to the following lot(s) within our District:
Tax Lot 1S10 30DC 00200

Availability letter is void after 12 months from the date of issuance.

According to our records, the legal owner is: Avalon Heights, LLC. Bill Hughes, 41901 Old Hwy. 30 Astoria, OR. 97103.

Sanitary Sewer service is available to the above Tax Lot, but the District does not guarantee that a stub is provided. However, according to the District As-Built map, a stub should be provided.

If the service lateral is to be installed, all at the property owner's expense, the District will require the following:

- (a) Secure a permit for utility work in a public road right-of-way.
- (b) Minimum 24-hour notice prior to start of work.
- (c) Representative of Sanitary District present to inspect installation of the new service lateral.
- (d) Notification of all emergency services if road is closed or blocked during installation of the new main service lateral.
- (e) Coordinate work with any effected neighboring property owners, so as to minimize inconvenience if road is closed or blocked.
- (f) The use of 4" diameter PVC ASTM-3034 pipe for the new service lateral.
- (g) The use of a Romac Sanitary Sewer Saddle. Attached, please find Cut-sheet #418 from our Design Standards, in regards to service saddle connection to existing sewers.

For the lateral from the house to the **new stub**, the following applies:


1. District requires that property owner/contractor follow APWA Specifications.
2. District requires a Clean-out on the property line, using Schedule 3034 ASTM Pipe with a **screw on cap**. The Clean-out shall be permanently identified. Attached, please find Cut-sheet #416.
3. District requires a protective cover if in driveway or a parking zone.
4. It is the responsibility of the property owner to ensure that a copy of the Sewer Availability letter is given to the Contractor.
5. Inspection and testing of the installation shall be done by the Tillamook County Plumbing Inspector in accordance with County requirements.
6. Contractor is responsible for contacting the Tillamook County Inspector to inspect the service lateral.
7. Contractor is responsible for notifying the District to inspect the service lateral connection prior to backfilling. An Inspection Fee will be billed to the property owner at that time.
8. Contractor is responsible for notifying the District office within 5 working days of the service lateral inspection (that is done by Tillamook County Inspector). Failure to notify the District in the allotted time will result in a \$10.00 per working day fine on the Contractor.

Failure to notify the District for an inspection of the connection, prior to backfilling, will result in one or all of the following fines and/or fees, per District Ordinances:

- \$500.00 Fine for Illegal Connection to the sanitary sewer system.
- \$10.00 per working day fine on the Contractor (as stated up above).
- A regular User Fee shall be charged to the account plus an amount equal to the regular User Fee, so that the total amount will be double the current established charge for the type of service provided. This charge shall be effective on the date of connection to the public sewer system and shall continue until such time as the account is brought current.

The current System Development Charge fee of \$9,869.00 per Single Family Dwelling will be **due to the Netarts-Oceanside Sanitary District upon issuance of an approved Building Permit** by the Tillamook County Department of Community Development. The District requires that a copy of the approved building permit be sent to the Netarts-Oceanside Sanitary District.

This letter shall not create a liability on the part of Tillamook County, or by an officer, or employee thereof, for the services described above.



Daniel A. Mello, District Superintendent
cc: Property Owner

NOTE: NO VERTICAL OR HORIZONTAL BENDS GREATER THAN 22-1/2° WITHIN RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENT (IE. FROM MAINLINE TO CLEANOUT).

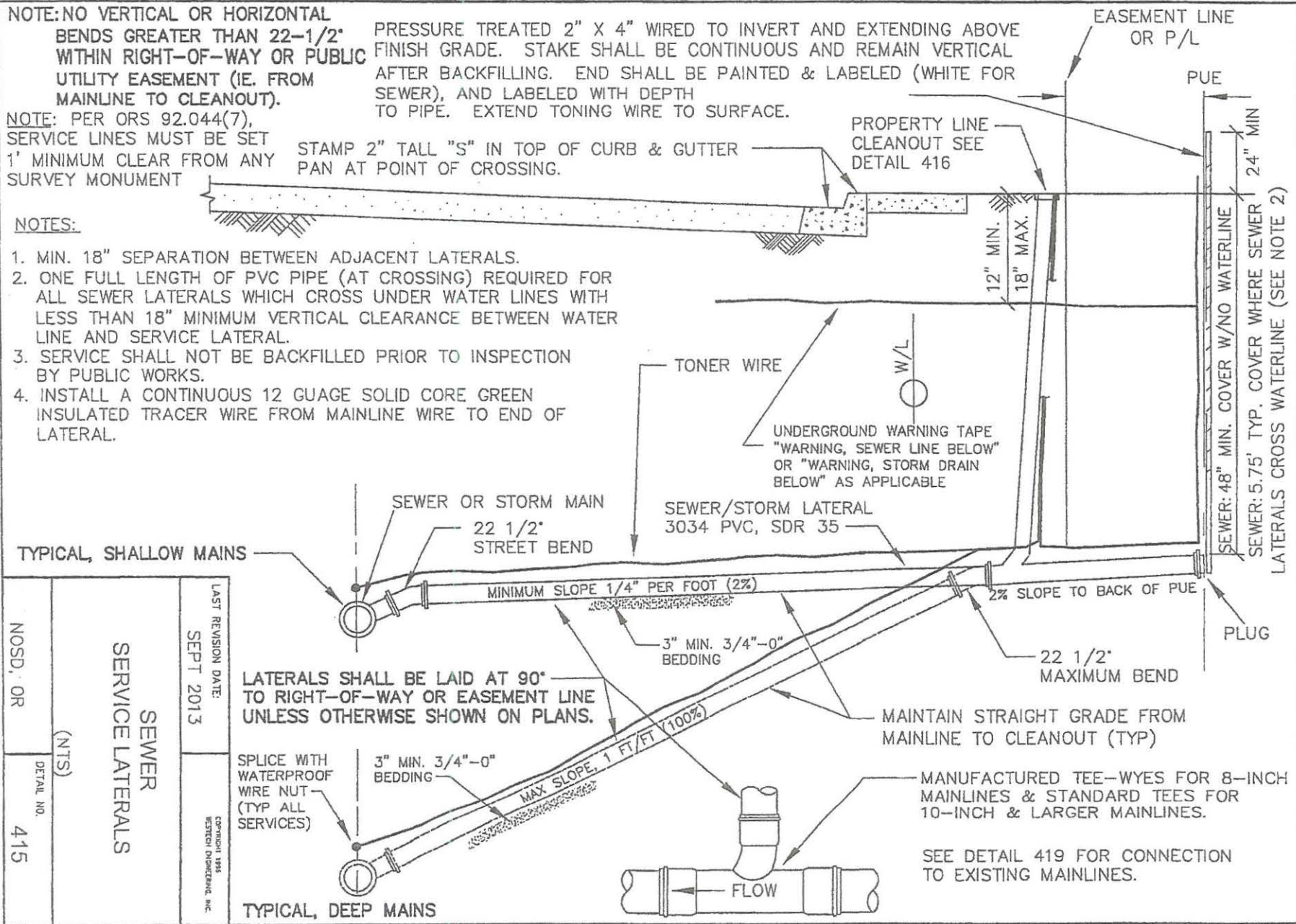
NOTE: PER ORS 92.044(7), SERVICE LINES MUST BE SET 1' MINIMUM CLEAR FROM ANY SURVEY MONUMENT

PRESSURE TREATED 2" X 4" WIRED TO INVERT AND EXTENDING ABOVE FINISH GRADE. STAKE SHALL BE CONTINUOUS AND REMAIN VERTICAL AFTER BACKFILLING. END SHALL BE PAINTED & LABELED (WHITE FOR SEWER), AND LABELED WITH DEPTH TO PIPE. EXTEND TONING WIRE TO SURFACE.

STAMP 2" TALL "S" IN TOP OF CURB & GUTTER PAN AT POINT OF CROSSING.

NOTES:

1. MIN. 18" SEPARATION BETWEEN ADJACENT LATERALS.
2. ONE FULL LENGTH OF PVC PIPE (AT CROSSING) REQUIRED FOR ALL SEWER LATERALS WHICH CROSS UNDER WATER LINES WITH LESS THAN 18" MINIMUM VERTICAL CLEARANCE BETWEEN WATER LINE AND SERVICE LATERAL.
3. SERVICE SHALL NOT BE BACKFILLED PRIOR TO INSPECTION BY PUBLIC WORKS.
4. INSTALL A CONTINUOUS 12 GAUGE SOLID CORE GREEN INSULATED TRACER WIRE FROM MAINLINE WIRE TO END OF LATERAL.

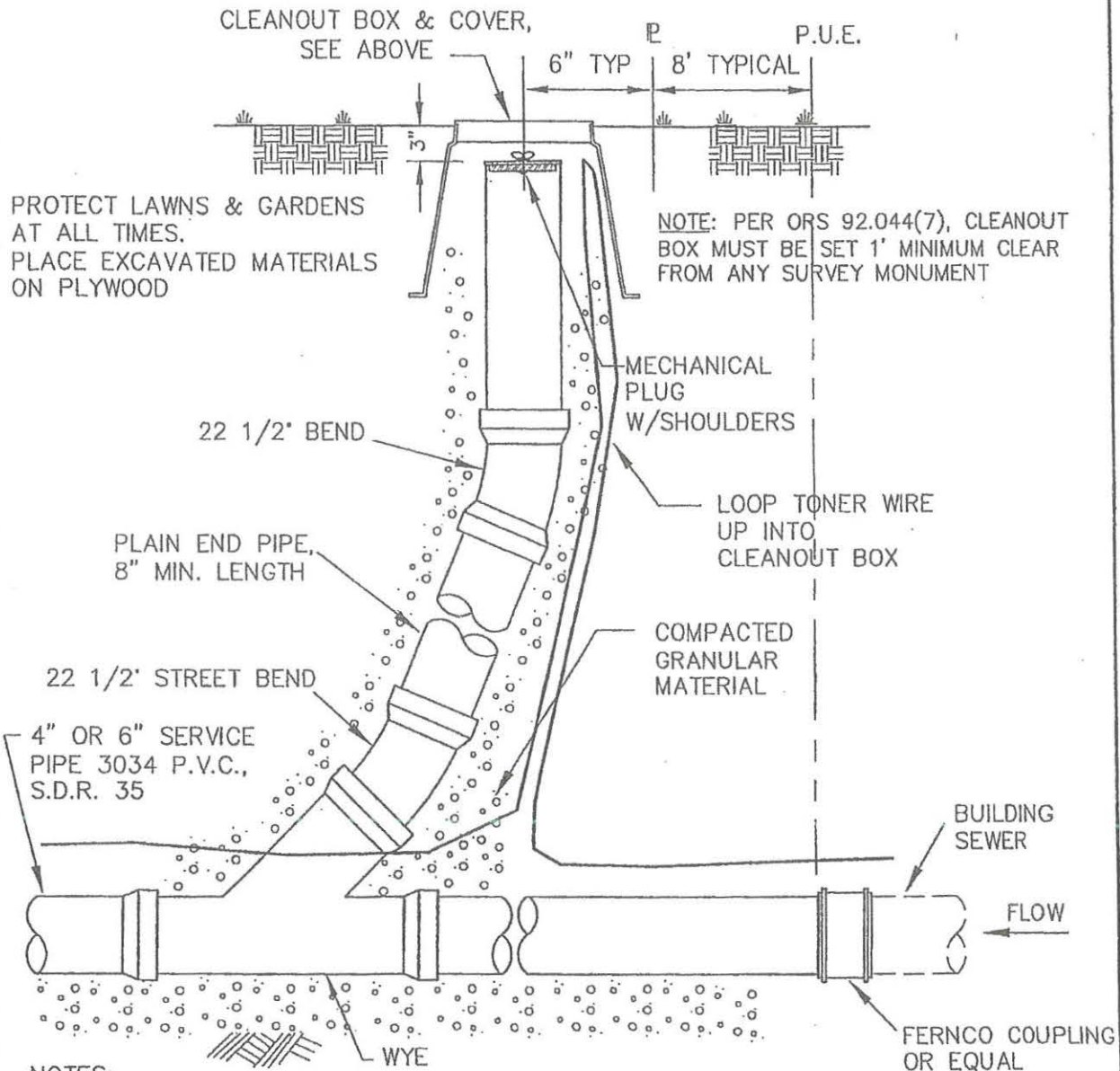


NOSD, OR	(NTS)	SEWER SERVICE LATERALS	LAST REVISION DATE:
			SEPT 2013
DETAIL NO.			COPYRIGHT 1988 WESTERN ENGINEERING, INC.
415			

SEE DETAIL 419 FOR CONNECTION TO EXISTING MAINLINES.

CLEANOUT COVERS: ALL SEWER CLEANOUT LIDS TO READ "SEWER"

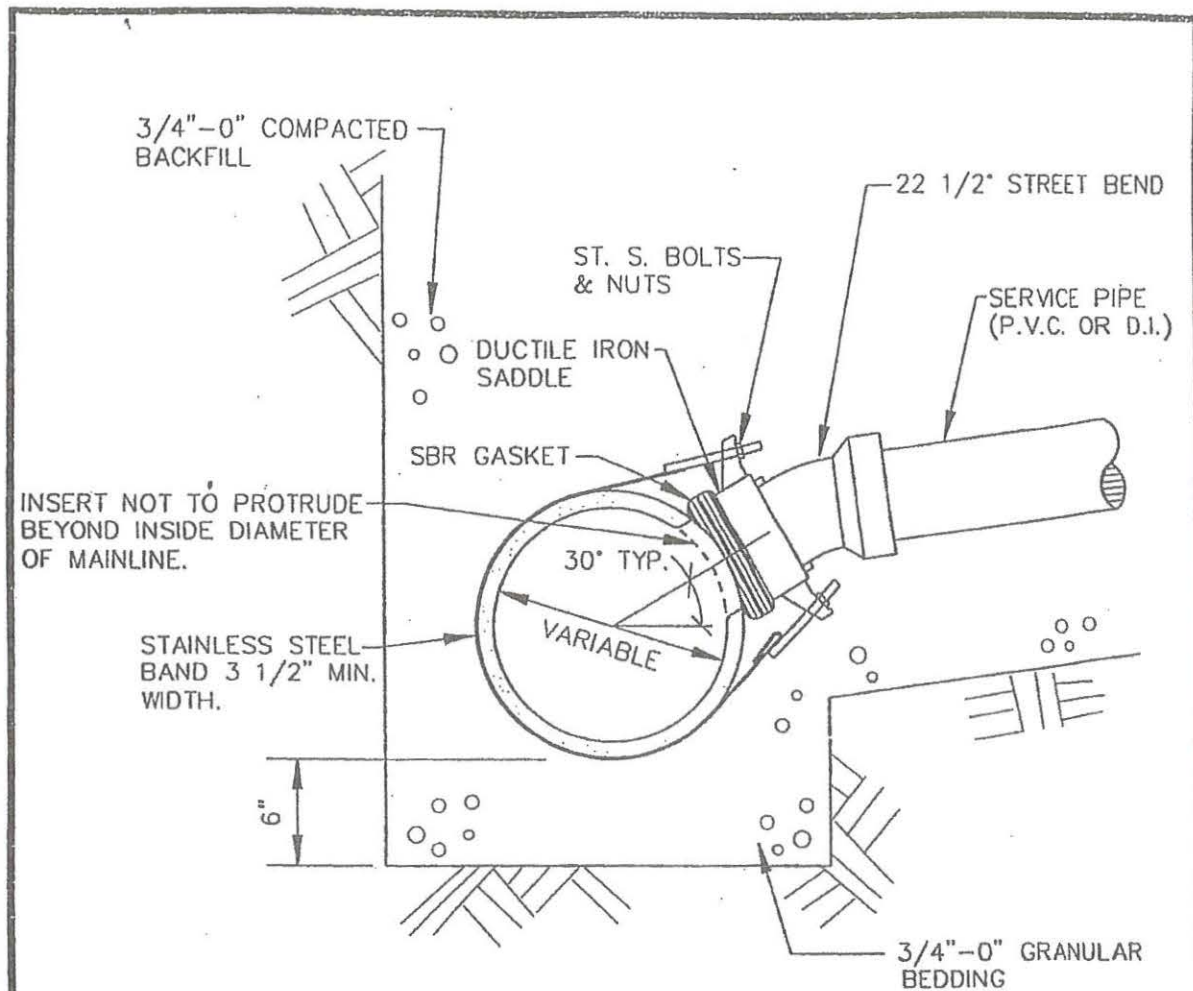
1. NON-TRAFFIC AREAS:
CARSON MODEL 910 T-COVER OR EQUAL (GREEN FOR SEWER, GREY FOR STORM).
2. TRAFFIC AREAS, INCLUDING DRIVEWAYS:
8" X 4" CAST IRON FRAME & COVER, OLYMPIC M1007 OR EQUAL.



NOTES:

1. CLEANOUT RISER SHALL BE SAME SIZE AND MATERIAL AS LATERAL PIPE.
2. PROVIDE CASTING FOR CLEANOUTS LOCATED IN DRIVEWAYS.
3. CLEANOUT PIPE SHALL BE LEFT A MINIMUM OF 18" ABOVE EXISTING GRADE UNTIL ALL CURBING IS INSTALLED AND ALL PRIVATE UTILITY TRENCHES ARE BACKFILLED. CLEANOUTS SHALL THEN BE SET FLUSH WITH FINISH GRADE.

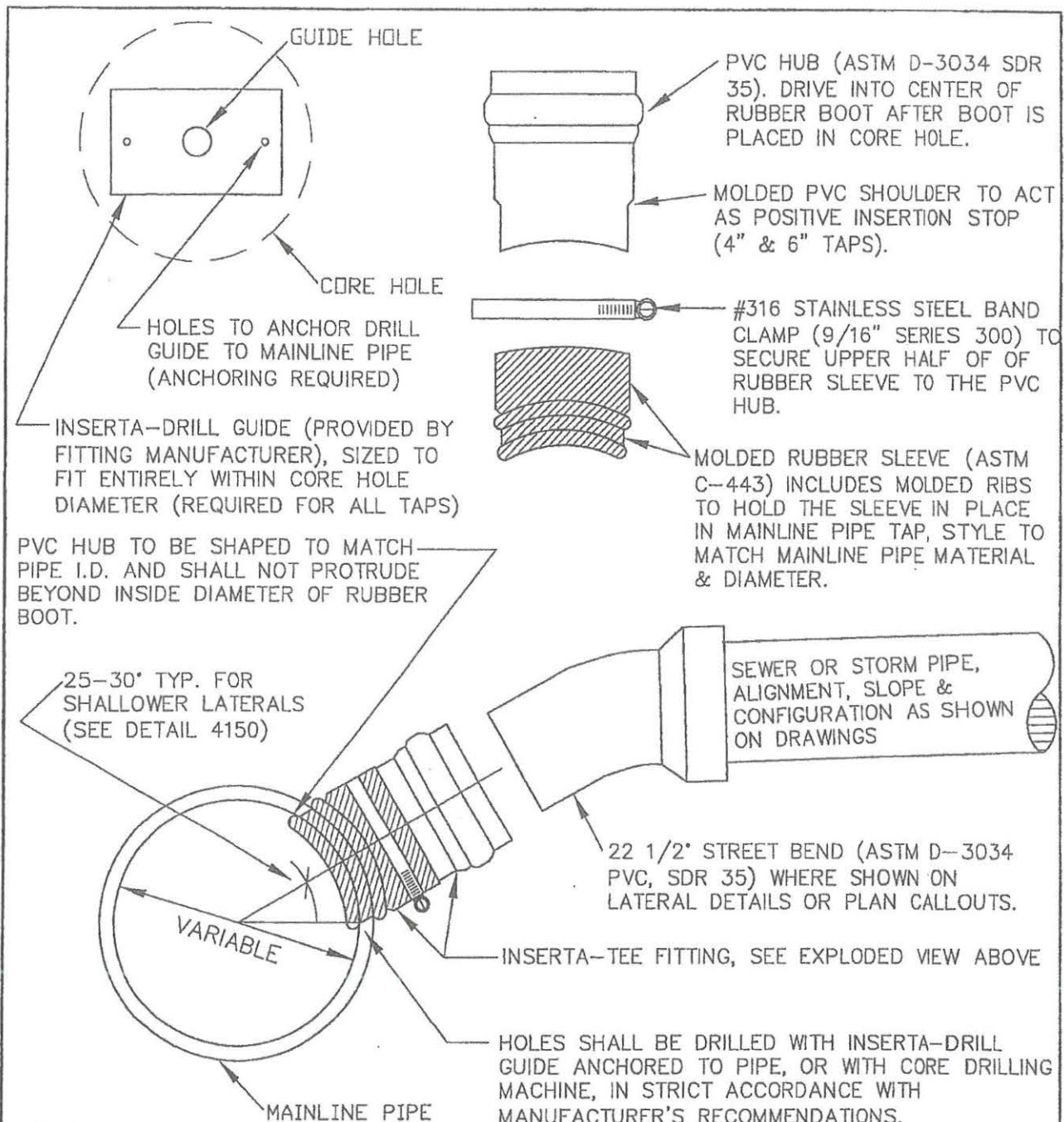
LAST REVISION DATE: MAR 2008	COPYRIGHT 1995 WESTERN ENGINEERING, INC.
STANDARD SERVICE LATERAL CLEANOUT	
(NTS)	
NOSD, OR	DETAIL NO. 416



NOTES:

1. SERVICE SADDLES ALLOWED ON EXISTING SEWER MAINS ONLY. MANUFACTURED TEE-WEES FITTINGS SHALL BE USED ON ALL NEW MAINLINES.
2. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A DISTRICT INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT DISTRICT APPROVAL.
3. SERVICE SADDLES SHALL BE ROMAC STYLE "CB" OR EQUAL W/ VIRGIN SBR GASKET PER ASTM D2000 MBA 710.
4. HOLE IN MAIN SHALL BE CORE DRILLED.
5. ϕ OF TAP SHALL BE ABOVE SPRINGLINE.

LAST REVISION DATE: FEBRUARY 1997		COPYRIGHT 1998 WESTON ENGINEERING, INC.	
SERVICE SADDLE CONNECTION TO EXISTING SEWERS			
CITY: NOSD, OR		DRAWING NO. 418	



NOTES:

1. SANITARY SEWERS -- INSERTA-TEES ALLOWED ON EXISTING PVC OR DUCTILE IRON SEWER MAINS. USE ON OTHER PIPE TYPES IS SUBJECT TO CITY APPROVAL AND ACCEPTABLE PIPE CONDITION. MANUFACTURED TEE-WYE FITTINGS SHALL BE USED ON ALL NEW SEWER MAINLINES.
2. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A NOSD INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT NOSD APPROVAL.
3. CENTERLINE OF TAP SHALL BE ABOVE SPRINGLINE.

INSERTA-TEE "FATBOY" FITTING SHALL BE USED FOR ALL 4" & 6" TAPS. IN ORDER TO ALLOW 95% MANDREL TESTING OF MAINLINES.

LAST REVISION DATE:	JO #
DEC 2012	STANDARD
INSERTA-TEE CONNECTION TO EXISTING SEWER	
(NTS)	
NOSD, OR	DETAIL NO. 419



ENVIRONMENTAL
MANAGEMENT
SYSTEMS, INC.

OR: 503-353-9691
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April 12th, 2018
EMS Report #18-0005

Bill Hughes
Avalon Heights LLC
41901 Old Highway 30
Astoria, OR 97103

REGARDING: Geohazard Report, Proposed Avalon Heights Subdivision, Oceanside, Tillamook County, Oregon, T: 1S, R: 10W, Sec: 30, TL:200.

Project Description

Environmental Management Systems, Inc. (EMS) has prepared this Geological Hazard Report for the proposed residential subdivision to be developed on the 21.20-acre tax lot listed above. This report has been prepared to satisfy Tillamook County Land Use Ordinance Article IV, Section 4.130. EMS reviewed aerial photographs, Oregon Department of Geology and Mineral Industries (DOGAMI) LIDAR imagery, geologic hazard maps, landslide inventory data, US Geological Survey (USGS) geologic maps, Natural Resource Conservation Service (NRCS) soil maps, and a previous geohazard report prepared by EMS in 2005. On February 3rd, 2018 EMS conducted an onsite geologic hazard reconnaissance to visually evaluate surface conditions at the project site. The attached Figures 1 through 10 are maps of the site and vicinity including: 1) Tax Lot Map, 2) 2017 Aerial Map, 3) USGS Topographic Map, 4) USGS Geology Map, 5) NRCS Soil Map, 6) LIDAR Map, 7) SLIDO Landslide Map, 8) Coastal Dune Hazard Map, 9) Existing Conditions and 10) Conceptual Site Plan. Selected photographs showing site features are also attached. Conditions during the site reconnaissance were cloudy with light precipitation and temperatures around 55 degrees Fahrenheit.

The subject property, referred to in this report as the "site" is a 21.20-acre lot located near the unincorporated town of Oceanside, Oregon. It is identified as Tax Lot 200 in Section 30DC, Township 1 South and Range 10 West in Tillamook County (see Figure 1 – Tax Lot Map).

The site is currently undeveloped, but a 67-lot subdivision is proposed. See Figure 10 – Conceptual Site Plan. The subject property is zoned as ROS – Residential Oceanside Zone, which permits single-family dwellings, public parks, and on-site manufactured homes. Lot sizes are dictated by Tillamook County Zoning ordinance and depend on existing grades. Lots with average slopes of less than 19% must be at least 7,500 square feet; lots with slopes 20-29% must be at least 10,000 square feet; lots with slopes greater than 29% must be at least 20,000 square feet. Public sanitary sewer, water and electric utilities are available.

Landscape Setting and Land Use

As mentioned above, the site is undeveloped but has been used for timber cultivation and harvest as recently as 2007. The site is situated less than a mile southeast of Oceanside's town

center and about 1-mile northwest of Netarts. Neighboring lots along the site's western property line are all developed with single family residences, but areas to the north, east, and west are mostly undeveloped forestland. There is one large single-family residence to the east that is accessed by a private road that runs through the lot. The Netarts-Oceanside Sanitary District wastewater treatment plant is approximately 0.25 miles northeast of the site. Directly south of the southwest portion of the parcel are remnant foundation supports for a large above ground water storage tank, on top of which is a new smaller tank. The Oceanside Water District water tower is directly north of the site near Highland Drive and is accessed via an easement through the site. Both tanks can be seen in the Figure 2 – Aerial Map. A Netarts Water District water line runs across the northern part of the site (see Image 1).

The site is in Land Resource Region 4A-Sitka Spruce Belt which is typically dominated by Sitka spruce, western hemlock, western red cedar, Douglas-fir, salal, huckleberry, and swordfern¹. The average annual precipitation is 52 – 60 inches which is evenly distributed throughout the fall, winter and spring, in contrast to a relatively dry summer. The average annual temperature is 45 – 55 degrees Fahrenheit. This site is covered by Scotch Broom, heavy brush, and stands of mixed evergreen trees. The site was logged sometime around 2007 so trees are < 24" diameter.

The elevation for the subject parcel varies between 300 and 430 feet above sea level with higher elevations in the north part of the parcel. Most of the site is made up of rolling, gentle to moderate slopes aside from the far eastern part of the lot which is much steeper ranging between approximately 40 and 60 percent and descending down to perennial stream. According to the USGS Topo map for the Netarts Quadrangle, this stream appears to be a tributary of Fall Creek which runs along the east property line from northeast to southwest and drains into the Pacific Ocean. An unnamed, intermittent drainageway runs through the center of the lot from north to south. Topographic features including nearby waterways can be seen in Figure 3 – Topographic Map. Figure 9 – Site Plan depicts the topographic survey of the property from 2005.

Analysis

Bedrock and soils

The gentle to moderately sloped terrain that extends about a mile inland from the coast is primarily underlain by unconsolidated Quaternary-age beach, dune, marine terrace and river deposits of variable thickness of up to over 100 feet. These deposits in the site region are mapped by Schlicker and others (1972)² as being a stable sand dune formation. Later mapping of the region by Wells and others (1995)³ identifies the area as beach and dune deposits (map unit Qb; Figure 4 – USGS Geology Map). This unit is described as unconsolidated moderately well sorted, fine to medium grained beach sand and well sorted, cross bedded fine grained sand comprising active and inactive dune ridges; locally includes basalt gravel and boulder deposits derived from rocky headlands and fine fluvial and lacustrine mud behind coastal dune ridges.

The Quaternary deposits overly Miocene age sedimentary and volcanic bedrock in the site region. Bedrock units include the Grande Ronde Basalt flows mapped north and east from the site as well as in isolated cliff-forming areas along the coast west from the site (map unit Tgr; Figure 4 0 USGS Geology Map). Miocene-age sedimentary rock units include the Astoria

¹ United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land Resource Regions and Major Land Resource Areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296

²Schlicker, H.G., Deacon, R.J., Beaulieu, J.D. and G.W. Olcott. 1972, Engineering Hazard Map of the Nehalem Quadrangle, Oregon, Scale 1:62,500 in: Environmental Geology of the Coastal Region of Tillamook and Clatsop Counties, Oregon, Oregon Department of Geology and Mineral Industries, Bulletin 74.

³ Wells, R. E., Snively, P. D., MacLeod, N. S., Kelly, M. M., Parker, M. J., Fenton, J. S., and Felger, T. J., 1995. Geologic map of the Tillamook Highlands, northwest Oregon Coast Range; a digital database; Reston, Va., U.S. Geological Survey Open-File Report 95-670, scale 1:48,000.

Formation (map unit Tac) to the southeast and Sandstone of Cape Mears (map unit Tcm) to the northeast. Review of the geologic map by Wells and others (1995) suggest bedrock beneath the Quaternary deposits at the site is more likely to be basalt flows, however marine sedimentary rocks may be present (see Figure 4). The dune sand may also overly old marine terrace deposits that have been uplifted and formed on the eroded bedrock surface. The thickness of the dune deposits and depth to bedrock is not known at this time. Subsurface explorations are recommended to evaluate soil and bedrock conditions across the site.

The Wells and others (1995) geologic map shows bedrock faults are present in the region and provides some altitudes of bedding in the sedimentary rocks and joints or interflow zones in the basalt lava flows. Bedding in the Astoria Formation is generally dipping westerly between 10 and 25 degrees and generally northerly dips of between 8 and 15 degrees in the Sandstone of Cape Mears and the basalt flows (Figure 4)

According to USDA Natural Resource Conservation Service, soils on the subject property are Netarts fine sandy loam⁴ – 5-30 percent slopes in the western half of the lot, and 30-60 percent slopes in the eastern half of the lot (see map units 11D and 11E in Figure 6 – NRCS Soils Map). The landform for Netarts fine sandy loam is dunes on marine terraces. It is not rated as hydric and is in hydrological soil Group A. NRCS describes Netarts fine sand as being well drained with depth to restrictive feature or water table being more than 80 inches from the surface.

The typical soil profile for the Netarts fine sandy loam is as follows:

- Oi - 0 to 2 inches: slightly decomposed plant material
- A - 2 to 5 inches: fine sandy loam
- E - 5 to 9 inches: loamy fine sand
- ABs - 9 to 15 inches: loamy fine sand
- Bs1 - 15 to 19 inches: fine sand
- Bs2 - 19 to 37 inches: fine sand
- BCs - 37 to 54 inches: fine sand
- C - 54 to 67 inches: fine sand

During a site reconnaissance in November 2005, a 3-inch diameter, 60-inch-long AMS soil auger was used to excavate and expose the soils to maximum depth of the soil auger. Four excavations were completed within the boundary limits of the parcels. No restrictive layer or water table was reached down to 60 inches (maximum depth of the auger). Borings 1 and 2 were found to be fine sand down to 56" which weak to moderate structure and slight to moderate cementation. 16-40" was slightly restrictive to groundwater percolation with a non-restrictive layer beneath. Borings 3 and 4 were silt loam from 0" to 30" and 0" to 32", respectively, followed by silty clay to 60". The structure was weak, friable, and slightly plastic in the silt loam layer and moderate to strong blocky and not restrictive in the silty clay layer. Data from that investigation including boring locations are attached at the end of this report.

No subsurface explorations were made during this recent site assessment, but surface conditions appeared unchanged since 2005. 1 to 2 feet of soil (fine sand) was exposed at a road cut near the east side of the property (see Image 2). Discontinuous iron-cemented sand also observed in some places (see Image 3). Iron cemented layers may be laterally extensive where seasonal or perennial perched water tables may form. Perched groundwater may also be present where silty clay soils are present. As noted later in this report we recommend

⁴ Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture, Web Soil Survey. Available online at: <https://websoilsurvey.sc.egov.usda.gov/>

subsurface explorations and testing to provide geotechnical data to further evaluate grading plans (cuts and fills), compaction, storm water systems, and slope stability, for example.

Slope and water drainage patterns

Figure 9 shows existing topographic contours. Slopes generally descend from north to south and include broad north to south oriented ridges and swales. The majority upper, western part of the site is fairly flat but with rolling hill topography (see Images 4 and 5). Approximately 100 feet from the east property line slopes increase to 45-60% (see Image 4). According to the USGS Topographic Map for the area, a perennial stream is at the bottom of this steep slope which extends off site.

Based on LIDAR imagery (Figure 6) and on-site observations of site topography, water appears to flow from northeast to southwest toward the Pacific Ocean and Netarts Bay. The USGS Topo 7.5-minute map for Netarts, Oregon indicates the presence of an unnamed stream or creek runs that through the center of the subject property from north to south. A broad north-south oriented valley-like depression or seasonal swale was observed there during the site assessment but no water present. Another unnamed creek is mapped at the foot of the slope just east of the property. This appears to be a tributary of the north branch of Fall Creek which drains into the Pacific Ocean to the southwest. No standing or flowing water was observed anywhere on site during the site assessment. The National Flood Insurance program maps this area "undetermined by possible flood hazard"⁵. The site does not appear to be prone to flooding.

Landslide inventory and identification of visible landslide activity in the immediate area

According to DOGAMI Statewide Landslide Information Layer for Oregon (SLIDO⁶) and mapping by Schlicker and others⁷ (1972), a large area of landslide topography is present at the eastern edge of the property (See Figure 7 – Landslide Map). No landslide topography or obvious indications of slope instability or landslide activity was observed during the site reconnaissance. Conifer trees were dominantly straight throughout the site and the ground did not appear to be slumping. No scarps from recent landslide activity were observed. No cracks were observed in the foundation of neighboring properties from Highland Drive.

History of dune erosion

Based on review of the Oregon HazVu: Statewide Geohazards Viewer (DOGAMI, <https://gis.dogami.oregon.gov/hazvu/>), this site is not located in a coastal erosion hazard area. No evidence of dune erosion was identified on the site, but coastal erosion is rated between low and very high closer to the ocean west of the site⁸. Figure 8 – Coastal Erosion Hazard Map shows the risk of coastal erosion for the area.

During the winter of 1997-1998, an active beach margin was eroded at the base of the dune complex where the nearby Capes Subdivision is located west of the site. According to Wes Greenwood's 2005 geologic hazard report⁹, the erosion allowed storm generated waves to

⁵ National Flood Insurance Program, Federal Emergency Management Agency. 1978. Flood Insurance Rate Map for Tillamook County, Oregon (Unincorporated Areas) Community Panel Number 410196 0165 A.

⁶ Oregon Department of Geology and Mineral Industries. SLIDO: Statewide Landslide Information Layer for Oregon. Web. Retrieved from: <https://gis.dogami.oregon.gov/slido/>

⁷ Schlicker, H.G., Deacon, R.J., Beaulieu, J.D. and G.W. Olcott, 1972, Engineering Hazard Map of the Nehalem Quadrangle, Oregon. Scale 1:62,500 in; Environmental Geology of the Coastal Region of Tillamook and Clatsop Counties, Oregon, Oregon Department of Geology and Mineral Industries, Bulletin 74.

⁸ Oregon Department of Geology and Mineral Industries. Oregon HazVu: Statewide Geohazards Viewer. Web. Retrieved from: <https://gis.dogami.oregon.gov/hazvu/>

⁹ Greenwood, W. 2005. Preliminary Geologic Report for a Proposed 85 Lot Subdivision. Environmental Management Systems, Inc. Milwaukie, OR

erode a foredune that was located at the base of the large, upslope dune complex. A large, slow moving landslide mass approximately 500 feet wide and 900 feet long resulted and imperiled homes constructed on the upper, west portion of the dune complex, located directly upslope from the landslide scarp. Engineering measures such as soil pins have been placed along the scarp to stabilize the existing dwellings. However, the toe of the landslide has not been protected and future storms may further erode the beach margin and activate another landslide.

Recommended development standards

Development density

Development density should be consistent with Tillamook County's Zoning Ordinance for Residential Oceanside Zone.

Locations for structures and roads

Setback of home structures from roads, property lines, and other structures should abide by Tillamook County's Zoning Ordinance for the ROS zone (Section 3.310(4)(d-g)). Figure 10 – Conceptual Site Plan shows the proposed limits of the 67 lots and street locations. Buildings should be set back at least 50 feet from the steep slope break in the eastern part of the site. Development on slopes greater than 50% should be avoided.

Land grading practices, including standards for cuts and fills

Grading on the upper, western part of the lot is proposed to reduce slopes if necessary for development. A topographic survey should be done to verify current slope conditions across the site prior to the development of a grading plan. Figure 10 – Conceptual Site Plan shows proposed topographic contours and is based on the prior survey. Engineered retaining wall(s) along the eastern steep slope or elsewhere may be necessary for development. Specifications for grading including cuts and fills, soil compaction and drainage, will be provided in a geotechnical report following recommended subsurface explorations across the site.

Vegetation removal and re-vegetation practices

Vegetation should be maintained as much as possible where construction is proposed. Clearing of the easternmost part of the lot where the steepest slopes are located should be avoided and reserved as an open space.

Foundation design

Home structures can be placed on typical spread footings where excavated subgrade should consist of medium stiff to hard soil or weathered bedrock and including removal of organic topsoil and undocumented fill if present. Significantly deeper footings or foundation supported on piles may be necessary in steeper slope (> 29%) areas.

Road design

Road design should be consistent with Tillamook County Development Standards.

Management of storm water run-off during and after construction

Runoff and erosion should be controlled during and after construction to prevent erosion or create unstable soil conditions at the site. During construction, silt fences should be placed around the construction area, and wattles should be placed at the base of slopes to treat runoff. Exposed soil should be covered with straw during construction and immediately replanted afterward to prevent sheet and rill erosion. Storm water management recommendations for runoff from roof, driveways, and other impervious surface on each lot and the new streets will be evaluated following additional geotechnical investigations that are recommended. The conceptual storm water plan shown on Figure 10 assumes that stormwater conveyance pipes

will be installed under new roads and directed to a stormwater attenuation pond in the southern portion of the site.

Geotechnical report

Geotechnical investigations are recommended to provide additional information needed for final design. The results will be included in a future geotechnical report for submittal to Tillamook County. The investigations will include a detailed topographic map of the site that will be used to refine the grading plan. Subsurface explorations and testing should be completed to characterize soil, bedrock and groundwater conditions across the site. This information is needed to further evaluate seismic design criteria, slope stability, grading plans, specifications for cuts and fills, retaining wall design, groundwater and storm water management plans.

Summary findings and conclusions

The following addresses each of the summary findings and conclusions required by TCLUO Section 4.130(8):

- a. Type of proposed use and adverse effects it might have on the surrounding areas
- b. Hazards to life, public and private property, and the natural environment that may be caused by the proposed use
- c. Methods for protecting the surrounding area from adverse effects of the development
- d. Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation
- e. The proposed development is adequately protected from any reasonably foreseeable hazards including but not limited to geologic hazards, wind erosion, undercutting and flooding
- f. The proposed development is designed to minimize adverse environmental effects

The subject property is located on an undeveloped "stable dune" hillside dominated by a mix of young conifers and dense understory brush. The site is about 0.5 miles east of the Pacific Ocean and is not within the coastal erosion hazard zone or tsunami inundation zone. Evidence that the site is unstable was not observed during the site assessment, although development on the steepest slopes will require proper design and construction to maintain slope stability.

Both a topographic survey and professional land survey should be conducted prior to construction to accurately delineate setbacks and steep slope breaks. Geotechnical investigations and a geotechnical report are recommended to provide information needed to further evaluate grading plans, lot and street layout, slope stability, storm water management, and site specific standards for design and construction. The future scope of work will include review of subsurface data and reports from the Capes Subdivision, nearby water tanks, as well as geotechnical hole, monitoring well, and water well reports available from the Oregon Department of Water Resources.

It is my opinion that a 67-lot subdivision can safely be developed. Additional recommendations and site specific standards will be provided in the geotechnical report that incorporates the recommendations summarized above and will further address relevant geologic hazards, storm water and vegetation management.

Limitations

The opinions and recommendations contained in this report are not intended as a warranty but are offered to assist you in the planning and design process. The report is based on field observations and background review only. Subsurface explorations, soils testing, and geologic

and engineering analysis may be necessary to confirm our interpretation of subsurface conditions and more fully develop the required level of detail and engineering for design and construction of a home structure.

DISCLOSURE: The information and statements in this report are true and accurate to the best of our knowledge. Neither Environmental Management Systems, Inc., nor the undersigned have any economic interests in the project.

Thank you for your business, and we look forward to assisting you to achieve your development objectives.

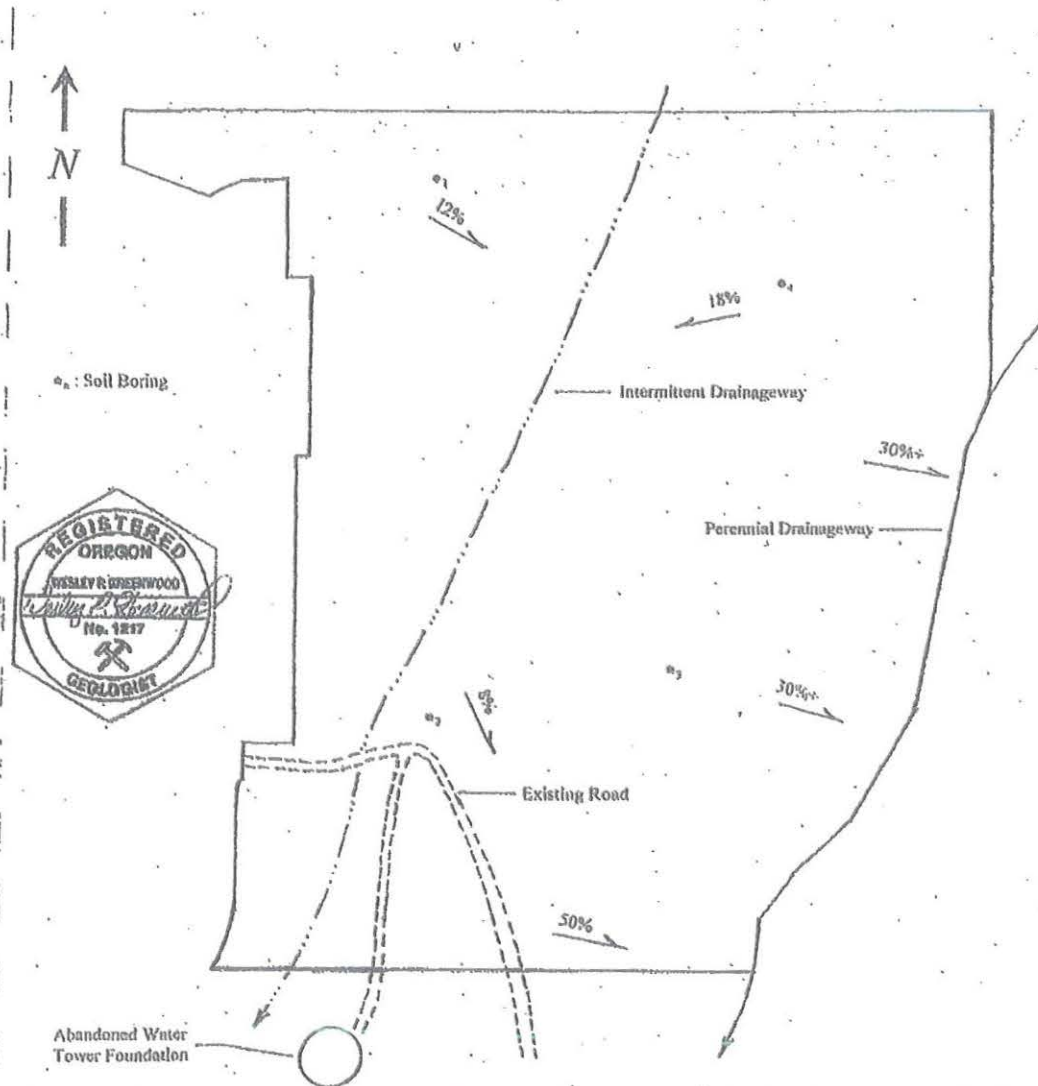
Sincerely,



John Jenkins, CEG
Oregon Certified Engineering Geologist No. E1119

Enclosed:

- 2005 Boring Log Data
- Ground Level Color Photographs
- Figure 1 - Tax Lot Map
- Figure 2 - 2017 Aerial Map
- Figure 3 - USGS Topographic Map
- Figure 4 - USGS Geology Map
- Figure 5 - NRCS Soils Map
- Figure 6 - Lidar Map
- Figure 7 - Landslide Map
- Figure 8 - Coast Dune Map
- Figure 9 - Existing Conditions
- Figure 10 - Conceptual Site Plan



	CHECKED BY:	Myhre Group Architects	PAGE 1 of 1
		T. IS, R.10W, SEC. 30DC, T.L. 200	16 November 2005
	DRAWN BY:	Site Map	Scale: 1" = 200'
	Wes G.		

Measured slopes and soil boring locations (1-4) from the 2005 geologic hazard assessment

ENVIRONMENTAL MANAGEMENT SYSTEMS, INC. -- SOILS BORING DATA
 (Milwaukee, OR Office) 4880 SE International Way, Suite 8B-112, Milwaukie, OR 97222-8887 Phone: (503) 353-9691 FAX: (503) 353-9695
 (Bay City, OR Office) 7384 Baseline Road, Bay City, OR 97107 Phone: (503) 812-9655 FAX: (503) 377-0324

APPLICANT: Mohr Group Architects PREVIOUS EVALUATION: () Yes (X) No WORK I.D. #: 95-507Z
 ADDRESS OF SITE: Undeveloped Parcel, Oceanville, OR SUBDIVISION: _____ Date: 9 November 2005
 LEGAL DESCRIPTION: TOWNSHIP: 1S, RANGE: 10N, SECTION: 30DC, TAX LOT: 289, OTHER: _____
 SECTION: 30DC, TAX LOT: 289, OTHER: _____

Test Hole	Depth (ft.)	Texture	Matrix Color	Restrictive Features			Roots	Structure & Other Comments
				Concentration	Depletion	Coarse Fragments		
			Color	Color	Color			
#1 Evaluated 9 November 2005	0-16"	SS	10YR 7/3			Many fine	Weak, granular, small immature lenses of Fe ₂ O ₃ (5YR 4/6); slight cementation; Not Restrictive	
	16"-40"	SS	5YR 4/6			Many fine	Moderate, granular, moderate cementation; Slight restriction to groundwater percolation	
	40"-56"	SS	10YR 7/4			Few fine	Weak, granular; slight cementation; Not Restrictive to groundwater percolation	
#2 Slope: 12% Evaluated 9 November 2005	ESD ≥ 56" No Temp. Perching H ₂ O → 56"							
	0-16"	SS	10YR 7/3			Many fine	Weak, granular; small immature lenses of Fe ₂ O ₃ (5YR 4/6); slight cementation; Not Restrictive	
	16"-38"	SS	5YR 4/6			Many fine	Moderate, granular; moderate cementation; Slight restriction to groundwater percolation	
#3 Slope: 8% Evaluated 16 November 2005	ESD ≥ 56" No Temp. Perching H ₂ O → 56"							
	0-30"	SI	10YR 4/3			Many coarse & fine	Weak, friable; Slightly plastic; Common organic inclusions at surface; fine S throughout soil matrix	
	30"-60"	SI	10YR 6/4			Many coarse & fine	Moderate to Strong Blocky; Slight to moderate plasticity; Strong clay films; Not restrictive to groundwater percolation	
#4 Slope: 20% Evaluated 16 November 2005	ESD ≥ 60" No Temp. Perching H ₂ O → 60"							
	0-32"	SI	10YR 4/3			Many coarse & fine	Weak, friable; Slightly plastic; Common organic inclusions at surface; fine S throughout soil matrix	
	32"-60"	SI	10YR 6/4			Many coarse & fine	Moderate to Strong Blocky; Slight to moderate plasticity; Strong clay films; Not restrictive to groundwater percolation	
#4 Slope: 18% Evaluated 16 November 2005	ESD ≥ 60" No Temp. Perching H ₂ O → 60"							

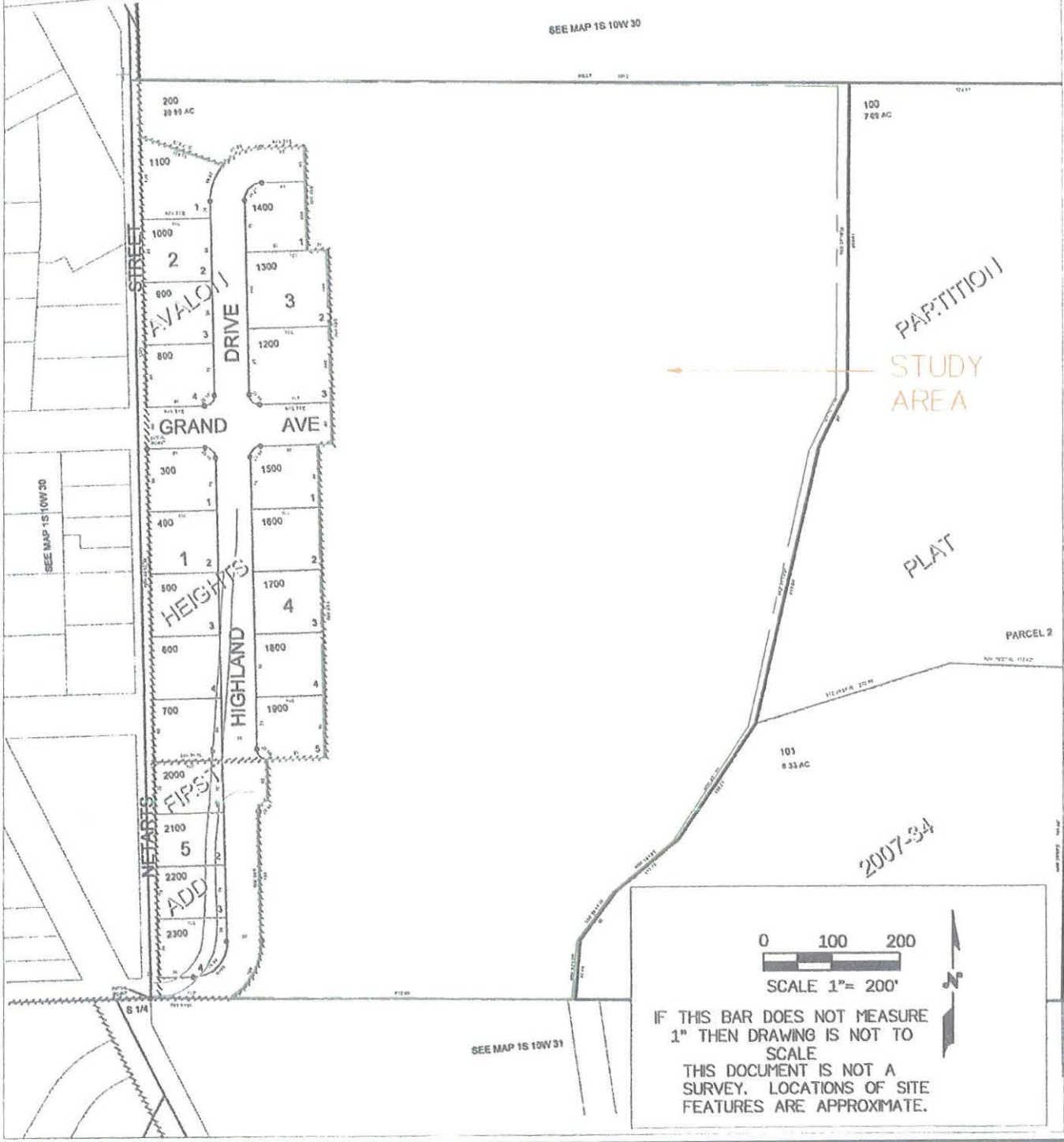
Boring logs (page 1 of 2) from the 2005 geologic hazard assessment

TAX LOT 200
OCEANSIDE, OR

Tillamook County
1" = 100'

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

SEE MAP 1S 10W 30



0 100 200

SCALE 1" = 200'

IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING IS NOT TO
SCALE
THIS DOCUMENT IS NOT A
SURVEY. LOCATIONS OF SITE
FEATURES ARE APPROXIMATE.



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Milwaukie, OR 97222

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC

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AVALON HEIGHTS LLC

SCALE: 1"=200'

DRAWN

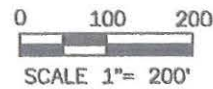
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10 APR 2018

TAX LOT MAP

PAGE 1 OF 10

TAX LOT 200
OCEANSIDE, OR



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1" THEN DRAWING IS NOT TO
SCALE
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SURVEY. LOCATIONS OF SITE
FEATURES ARE APPROXIMATE.

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**ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC**

CHECKED:

AVALON HEIGHTS LLC

SCALE: 1"=200'

DRAWN

T: 1S, R:10W, S: 30 TL:200

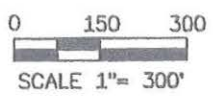
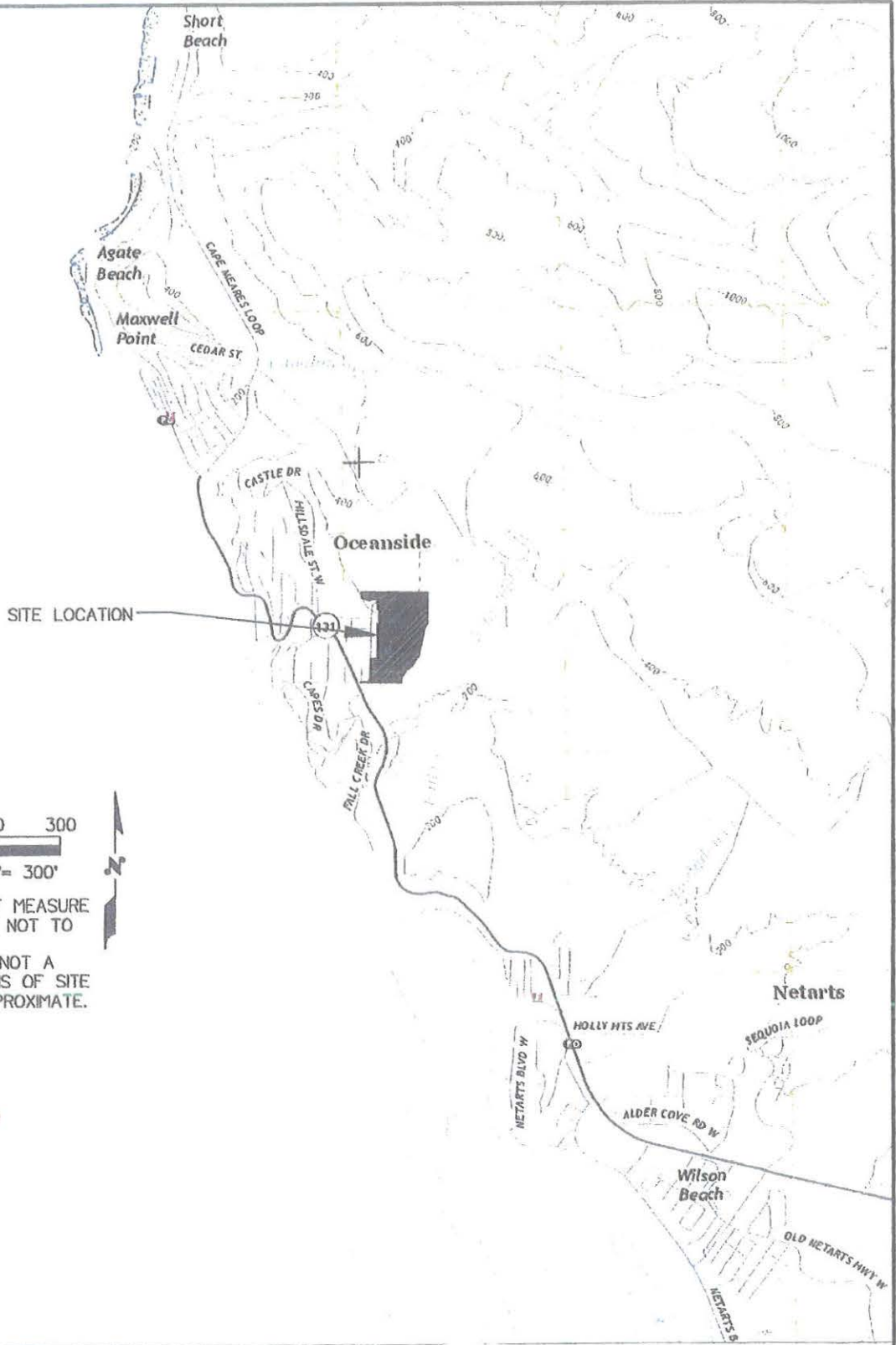
10 APR 2018

2017 AERIAL MAP

PAGE 2 OF 10

TAX LOT 200
OCEANSIDE, OR

Three Arch Rocks Seal Rock



IF THIS BAR DOES NOT MEASURE
1" THEN DRAWING IS NOT TO
SCALE
THIS DOCUMENT IS NOT A
SURVEY. LOCATIONS OF SITE
FEATURES ARE APPROXIMATE.

PACIFIC OCEAN

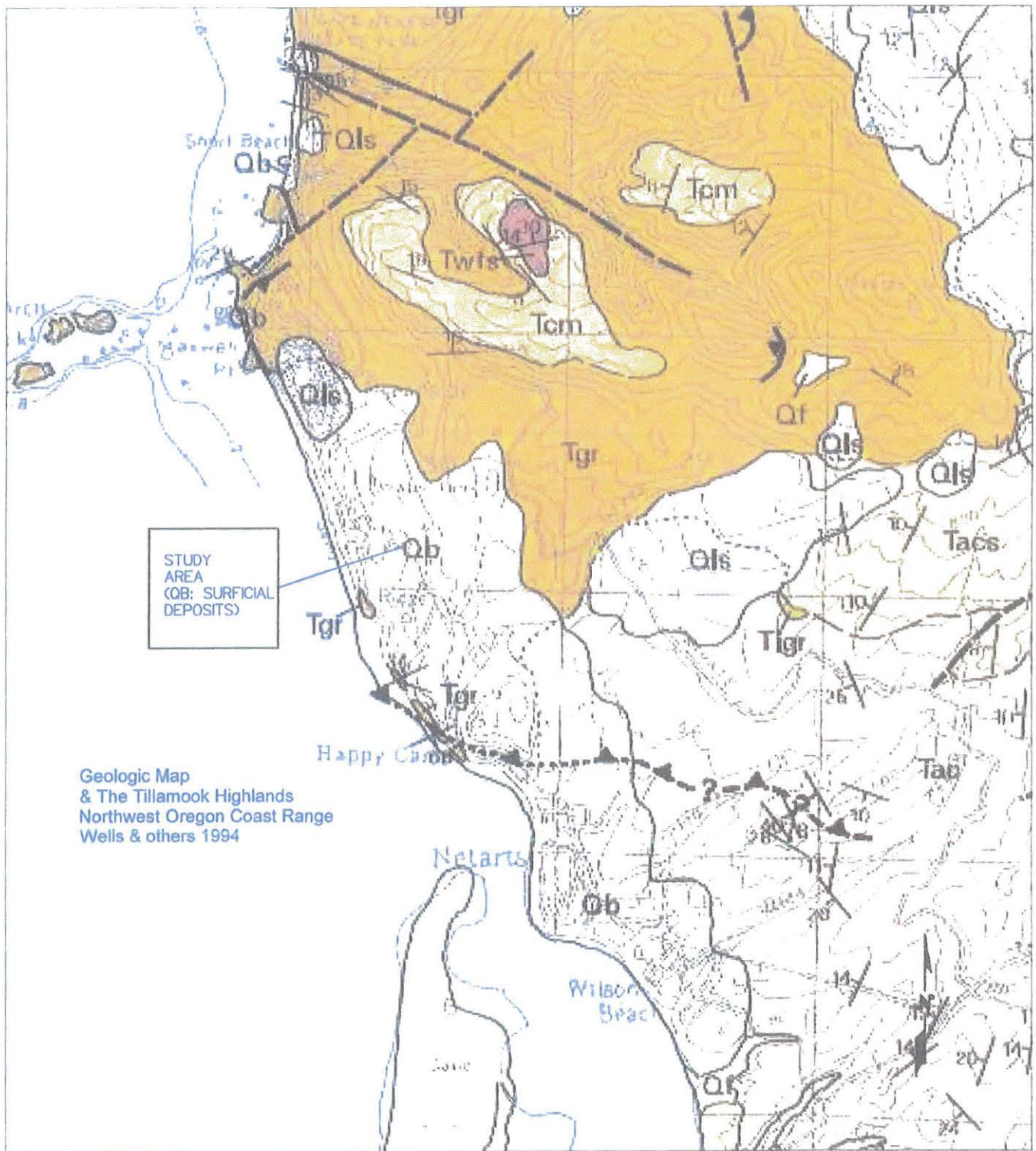
USGS Netarts Quadrangle
Oregon Tillamook County
1:5 minute series
4ft contours

EMS
 503-353-9691
 360-735-1109
 www.envmgtsys.com
 4090 SE International Way
 Suite B112
 Milwaukie, OR 97222
**ENVIRONMENTAL
 MANAGEMENT SYSTEMS, INC**

CHECKED:	AVALON HEIGHTS LLC
DRAWN:	T: 1S, R:10W, S: 30 TL:200
	USGS TOPOGRAPHIC MAP

SCALE: 1"=300'
10 APR 2018
PAGE 3 OF 10

TAX LOT 200
OCEANSIDE, OR



Geologic Map
& The Tillamook Highlands
Northwest Oregon Coast Range
Wells & others 1994



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360-735-1109
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ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC

CHECKED

DRAWN

AVALON HEIGHTS LLC

T: 1S, R:10W, S: 30 TL:200

USGS GEOLOGY MAP

SCALE: NTS

10 APR 2018

PAGE 4 OF 10

ENVIRONMENTAL MANAGEMENT SYSTEMS, INC. - SOILS BORING DATA
Milwaukie, OR Office: 4080 SE International Way, Suite #E-112, Milwaukie, OR 97222-8867 Phone: (503) 353-9691 FAX: (503) 353-9695
Bay City, OR Office: 7904 Baseline Road, Bay City, OR 97107 Phone: (503) 812-9655 FAX: (503) 817-4324

Weather Conditions: <input checked="" type="checkbox"/> Clear <input type="checkbox"/> Cloudy <input type="checkbox"/> Precipitation <input type="checkbox"/> Extreme Dryness <input type="checkbox"/> Other:	Effective Soil Depth: > 56"
Landforms: <input type="checkbox"/> Floodplain <input type="checkbox"/> Terrace <input checked="" type="checkbox"/> Upland <input checked="" type="checkbox"/> Side slope <input type="checkbox"/> Open <input type="checkbox"/> Other:	
Vegetation: <input type="checkbox"/> Pasture <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Cleared <input type="checkbox"/> Wetland <input type="checkbox"/> Other:	
Major Limiting Factors: <input type="checkbox"/> Water Table <input type="checkbox"/> Soil Suitability <input type="checkbox"/> Steads <input type="checkbox"/> Lot Size <input checked="" type="checkbox"/> None	
Soil Type: Active Dune Land (West P.O. Parcel) and Hembre Soils (East P.O. Parcel)	Other: N/A
Additional Comments: N/A	

Date: 16 November 2005

Evaluator's Name: Walter P. Geesvold

Evaluator's Signature: Walter P. Geesvold



Boring logs (page 2 of 2) from the 2005 geologic hazard assessment



Image 1 Sewer and water are available for the site. A Netarts water district water line runs through the northern part of the site.



Image 2: 1-2 feet of soil was exposed at a roadcut approximately in the middle north of the site. Soil on the site is deep, fine sand with slight to moderate cementation.



Image 3: Iron cemented sand was observed in some places. This photo was taken facing west near the top of the steep slope in the eastern part of the site.



Image 4: Most of site is fairly flat (<19%) but with variable slopes and rolling hill topography.

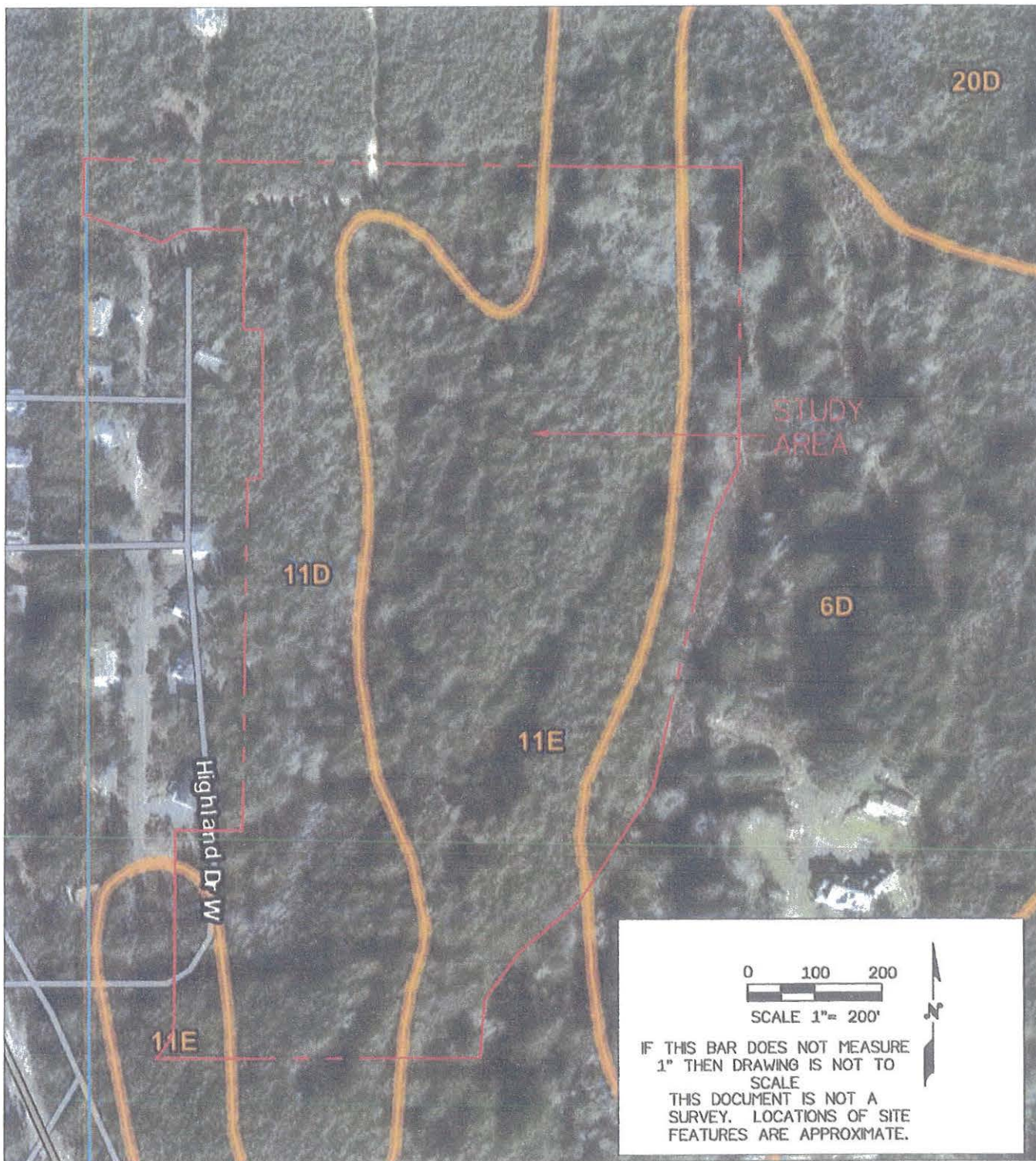


Image5: Most of site is fairly flat (<19%) but with variable slopes and rolling hill topography.



Image 6: A view of the site facing east. This photo was taken from the top of the steep slope in the eastern part of the site.

TAX LOT 200
OCEANSIDE, OR



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Suite B112
Milwaukie, OR 97222

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC

CHECKED:

DRAWN

AVALON HEIGHTS LLC

T: 1S, R:10W, S: 30 TL:200

NRCS SOILS MAP

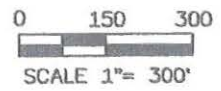
SCALE: 1"=200'

10 APR 2018

PAGE 5 OF 10

TAX LOT 200
OCEANSIDE, OR

Dogami Lidar Viewer
USGS National Map
<http://gis.dogami.oregon.gov/lidarviewer/>



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360-735-1109
www.envmgtsys.com

4080 SE International Way
Suite B112
Milwaukie, OR 97222

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC

CHECKED

AVALON HEIGHTS LLC

SCALE: 1"=300'

DRAWN

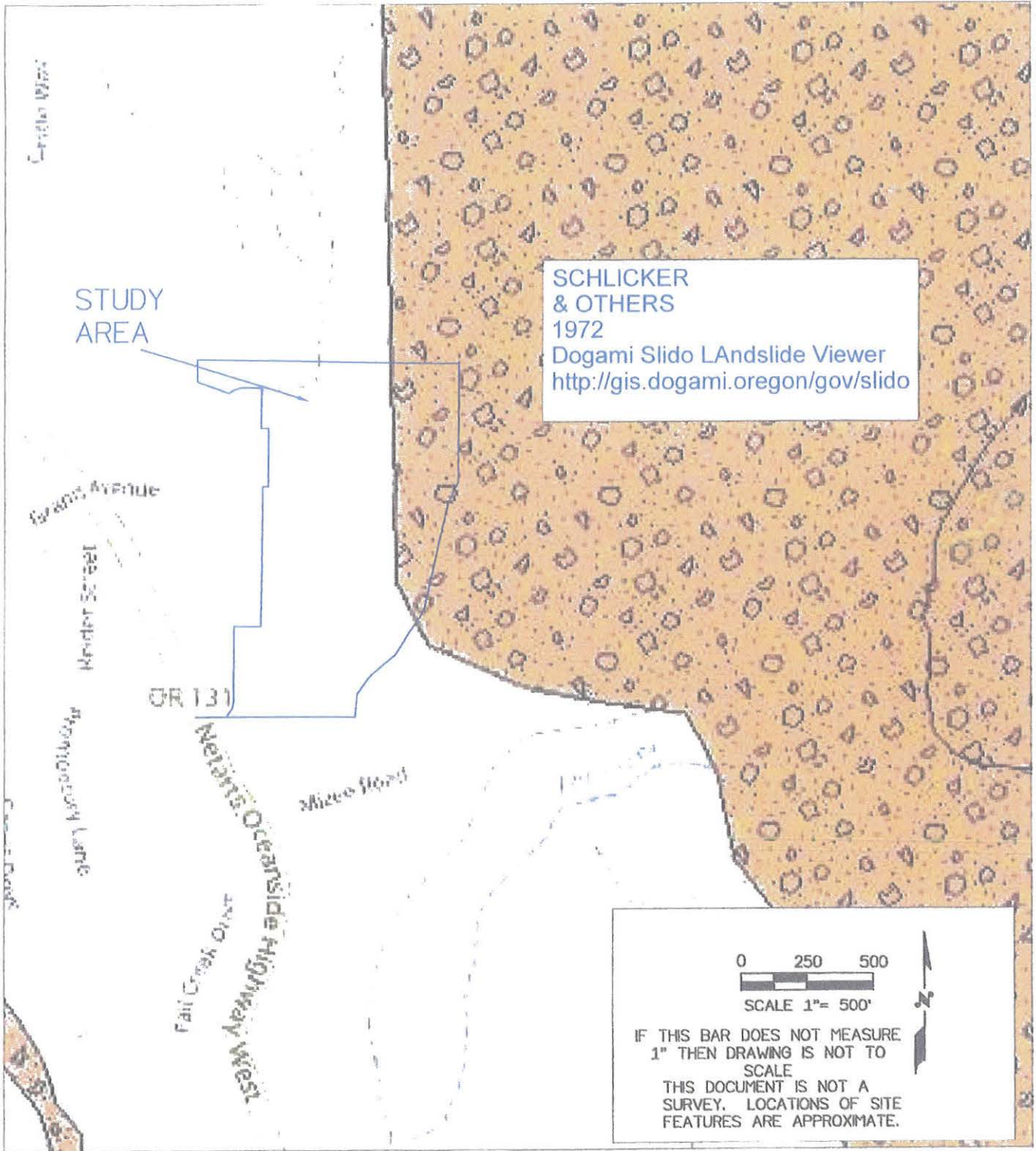
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10 APR 2018

LIDAR MAP

PAGE 6 OF 10

TAX LOT 200
OCEANSIDE, OR



SCHLICHER
& OTHERS
1972
Dogami Slido Landslide Viewer
<http://gis.dogami.oregon.gov/slido>

0 250 500
SCALE 1"= 500'

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1" THEN DRAWING IS NOT TO
SCALE
THIS DOCUMENT IS NOT A
SURVEY. LOCATIONS OF SITE
FEATURES ARE APPROXIMATE.

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360-735-1109
www.envmgt.com

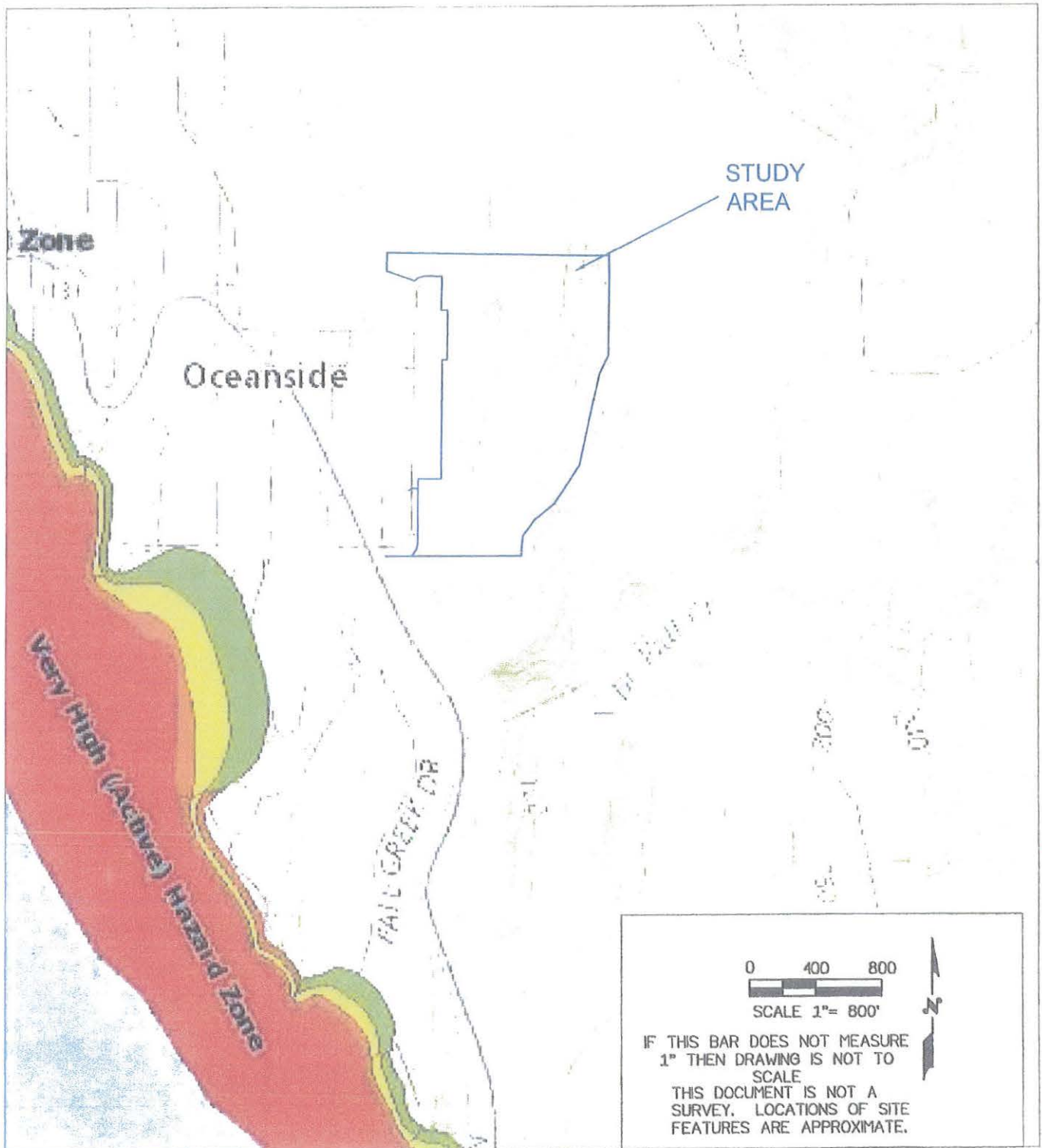
4090 SE International Way
Suite B112
Milwaukie, OR 97222

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC

CHECKED:	AVALON HEIGHTS LLC
DRAWN:	T: 1S, R:10W, S: 30 TL:200
	LANDSLIDE MAP

SCALE: 1"=500'
10 APR 2018
PAGE 7 OF 10

TAX LOT 200
OCEANSIDE, OR



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360-735-1109
www.envmgtsys.com

4080 SE International Way
Suite B112
Milwaukie, OR 97222

ENVIRONMENTAL
MANAGEMENT SYSTEMS, INC

CHECKED:

AVALON HEIGHTS LLC

SCALE: 1"=800'

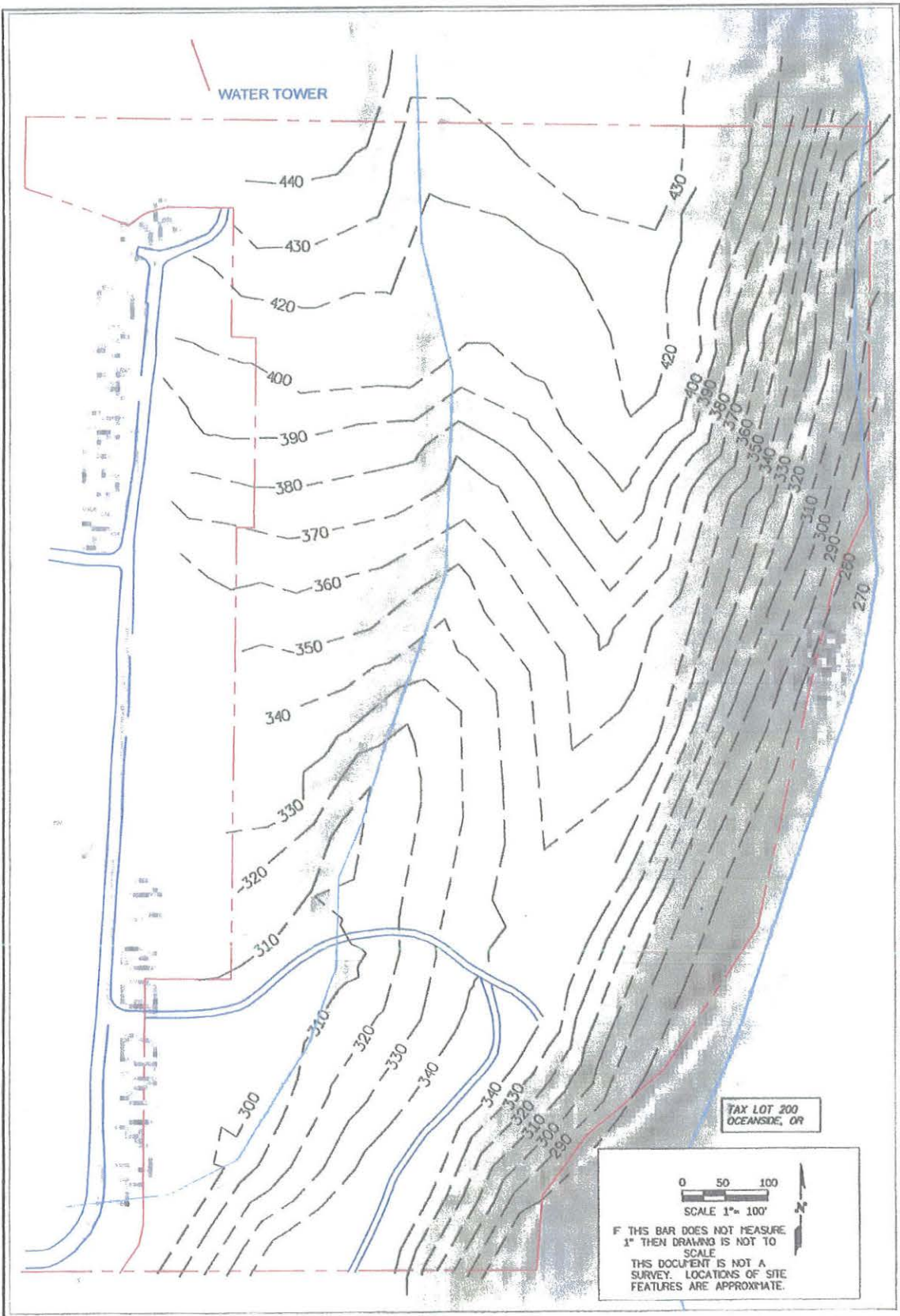
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T: 1S, R:10W, S: 30 TL:200

10 APR 2018

COASTAL DUNE HAZARD MAP

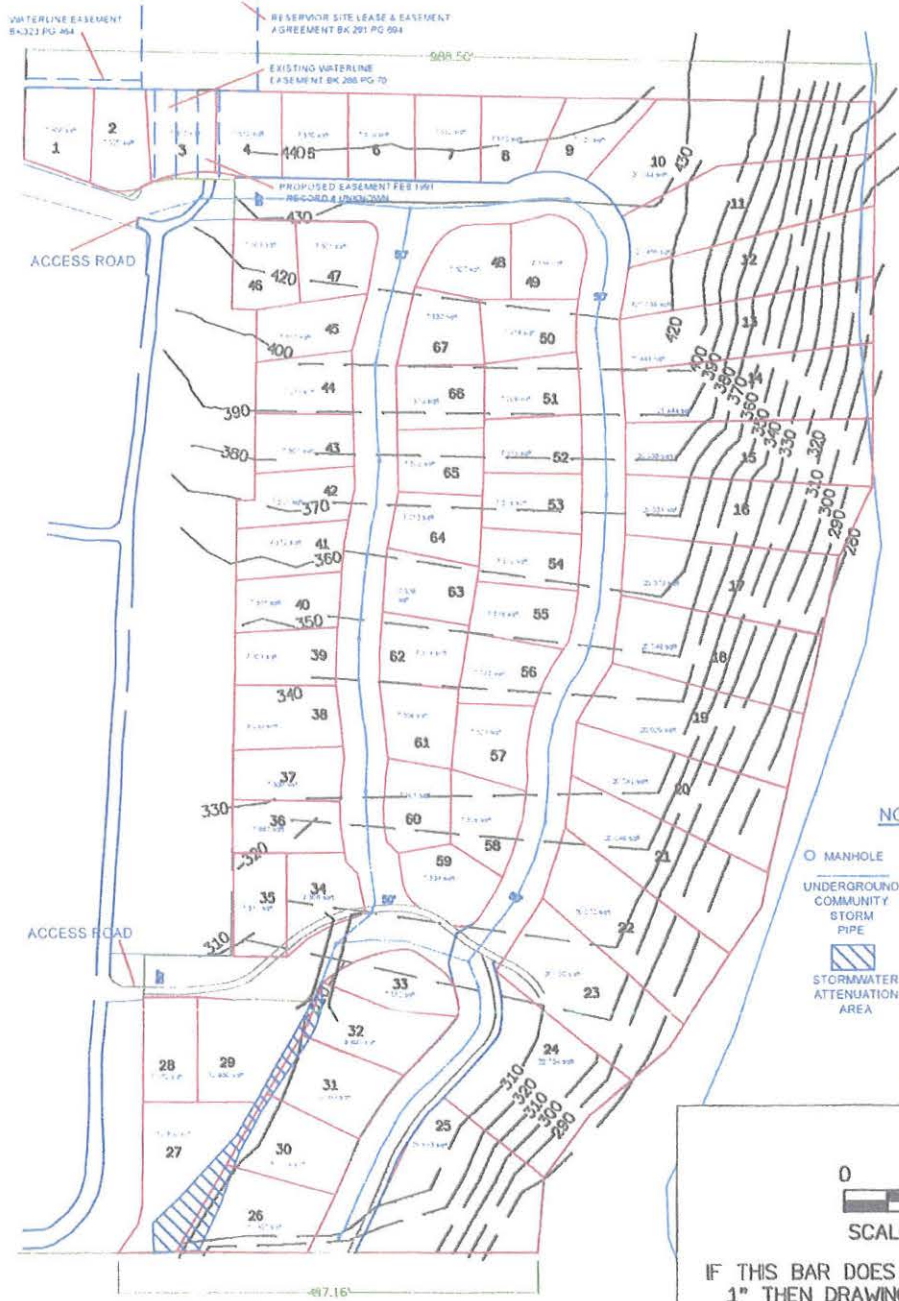
PAGE 8 OF 10



EMS
 503-333-0031
 200-735-1109
 www.ems2usa.com
 4050 SE International Way
 Suite 8112
 Milwaukie, OR 97122
**ENVIRONMENTAL
 MANAGEMENT SYSTEMS, INC**

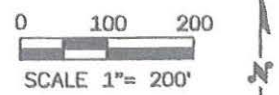
C-20-22	AVALON HEIGHTS LLC	SCALE: 1"=100'
C11-21	T:1S, R:10W, S:30, TL:200	22 FEB 2018
	EXISTING CONDITIONS	PAGE 9 OF 10

TAX LOT 200
OCEANSIDE, OR




NOTES:

- MANHOLE
 - UNDERGROUND COMMUNITY STORM PIPE
 - ▨ STORMWATER ATTENUATION AREA
- STORMWATER COLLECTED VIA CROWN & DITCH AND PIPED UNDERGROUND TO ATTENUATION POND. THE PONDS ARE CREATED USING THE NATURAL DRAINAGEWAY PROVIDED BY TOPOGRAPHY.
- TOPOGRAPHY BASED ON HARPER HOUF PETERSON RIGHELLI'S INC CONCEPT PLAN



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE.
THIS DOCUMENT IS NOT A SURVEY. LOCATIONS OF SITE FEATURES ARE APPROXIMATE.

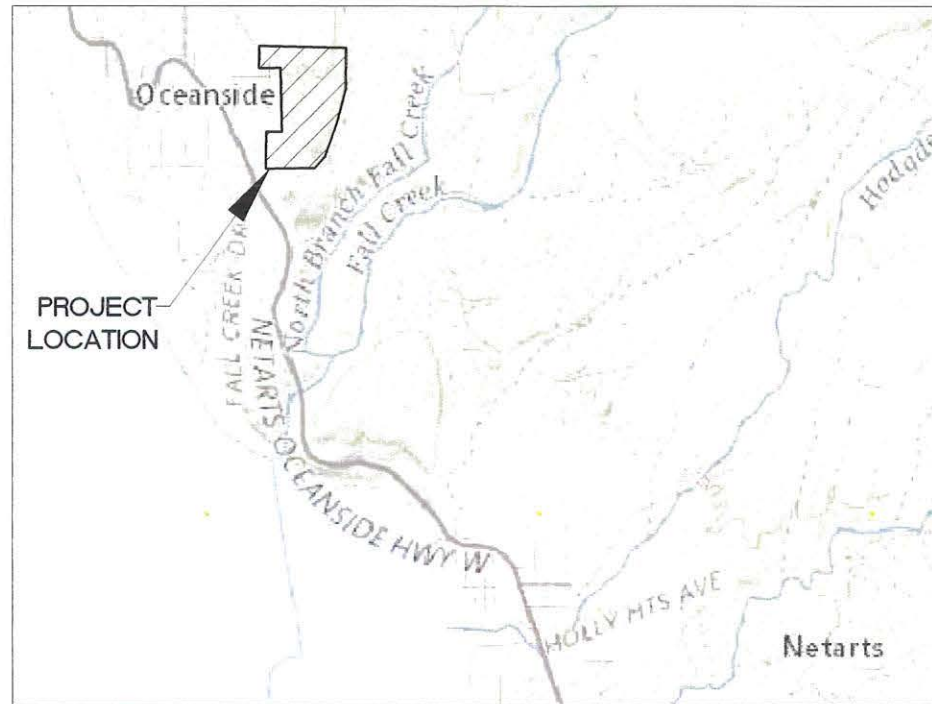
 503-353-9691 360-735-1109 www.envmgt.com ENVIRONMENTAL MANAGEMENT SYSTEMS, INC	CHECKED:	AVALON HEIGHTS LLC	SCALE: 1"=200'
	DRAWN:	T: 1S, R:10W, S: 30 TL:200	10 APR 2018
		CONCEPTUAL SITE PLAN	PAGE 10 OF 10

3-LOT PARTITION LAND USE PLANS

TAXMAP: 01S10W30DC TAXLOT: 200
LOCATED IN SE 1/4 OF SEC 30 T1S R10W W.M.
TILLAMOOK COUNTY, OREGON

ZONING INFORMATION

1. PROJECT ZONING: RESIDENTIAL OCEANSIDE (ROS) (TCLUO 3.310)
GEOLOGIC HAZARD AREA (TCLUO 4.070)
2. TCLUO 3.310(4) STANDARDS
 - (A) MINIMUM LOT SIZE: 7,500 SQ FT WHERE SLOPE AVERAGES LESS THAN 19 PERCENT, 10,000 SQ FT WHERE SLOPE AVERAGES FROM 19 TO 29 PERCENT, 20,000 SQ FT WHERE SLOPE AVERAGES GREATER THAN 29 PERCENT.
 - (B) MINIMUM LOT WIDTH: 60 FT
 - (C) MINIMUM LOT DEPTH: 75 FT
 - (D) MINIMUM FRONT YARD SETBACK: 20 FT
 - (E) MINIMUM SIDE YARD SETBACK: 5 FT
ON SIDE STREET OF A CORNER LOT: 15 FT
 - (F) MINIMUM REAR YARD SETBACK: 20 FT
ON A CORNER LOT: 5 FT



VICINITY MAP
NTS

SHEET INDEX:

- 1 - COVER SHEET
- 2 - EXISTING CONDITIONS
- 3 - PRELIMINARY PARTITION PLAT
- 4 - PRELIMINARY PARTITION PLAT
- 5 - PRELIMINARY PARTITION SITE PLAN
- 6 - PRELIMINARY FRONTAGE IMPROVEMENTS PLAN
- 7 - PRELIMINARY UTILITY PLAN
- 8 - PRELIMINARY STORMWATER PLAN
- 9 - FUTURE SUBDIVISION SKETCH

OWNER:

BILL HUGHES
AVALON HEIGHTS LLC
41901 OLD HIGHWAY 30
ASTORIA, OR 97103
503-741-6706

ENGINEER:

ERIK HOOVSTOL, PE
FIRWOOD DESIGN GROUP LLC
359 E HISTORIC COLUMBIA RIVER DRIVE
TROUTDALE, OREGON 97060
(503) 668-3737

SURVEYOR:

JACK WHITE, PLS
S&F LAND SERVICES
1725 N ROOSEVELT DRIVE, SUITE B
SEASIDE, OR 97138
503-738-3425

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE
1725 N ROOSEVELT DR,
STE B, SEASIDE, OR 97138
(503) 738-3425

WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM

	DRAWN: BD	DESIGNED: BD	CHECKED: EH	
	SCALE: AS SHOWN	DATE: JAN 25, 2021		
DATE:	NO.	REVISION		FDG PROJECT NO.: E20-036



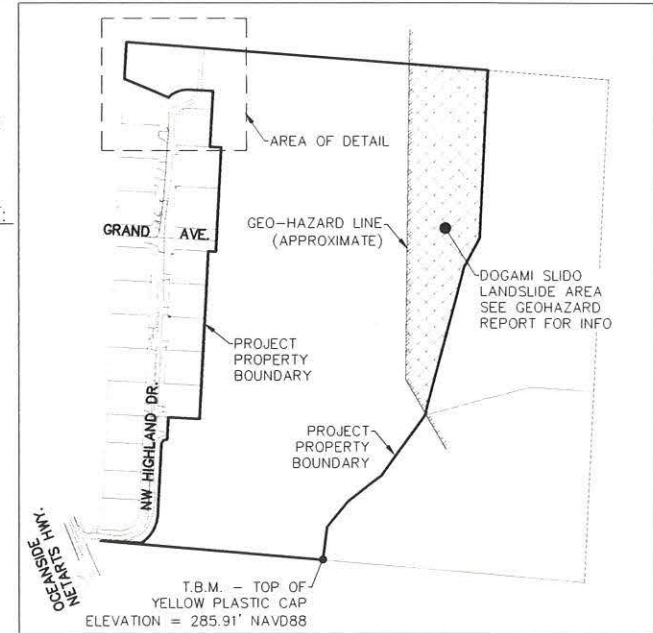
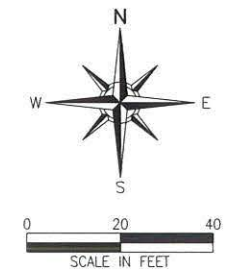
359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
BUS: (503) 668-3737 • FAX: (503) 668-3788

AVALON HEIGHTS LLC - BILL HUGHES
41901 OLD HIGHWAY 30
ASTORIA, OREGON 97103

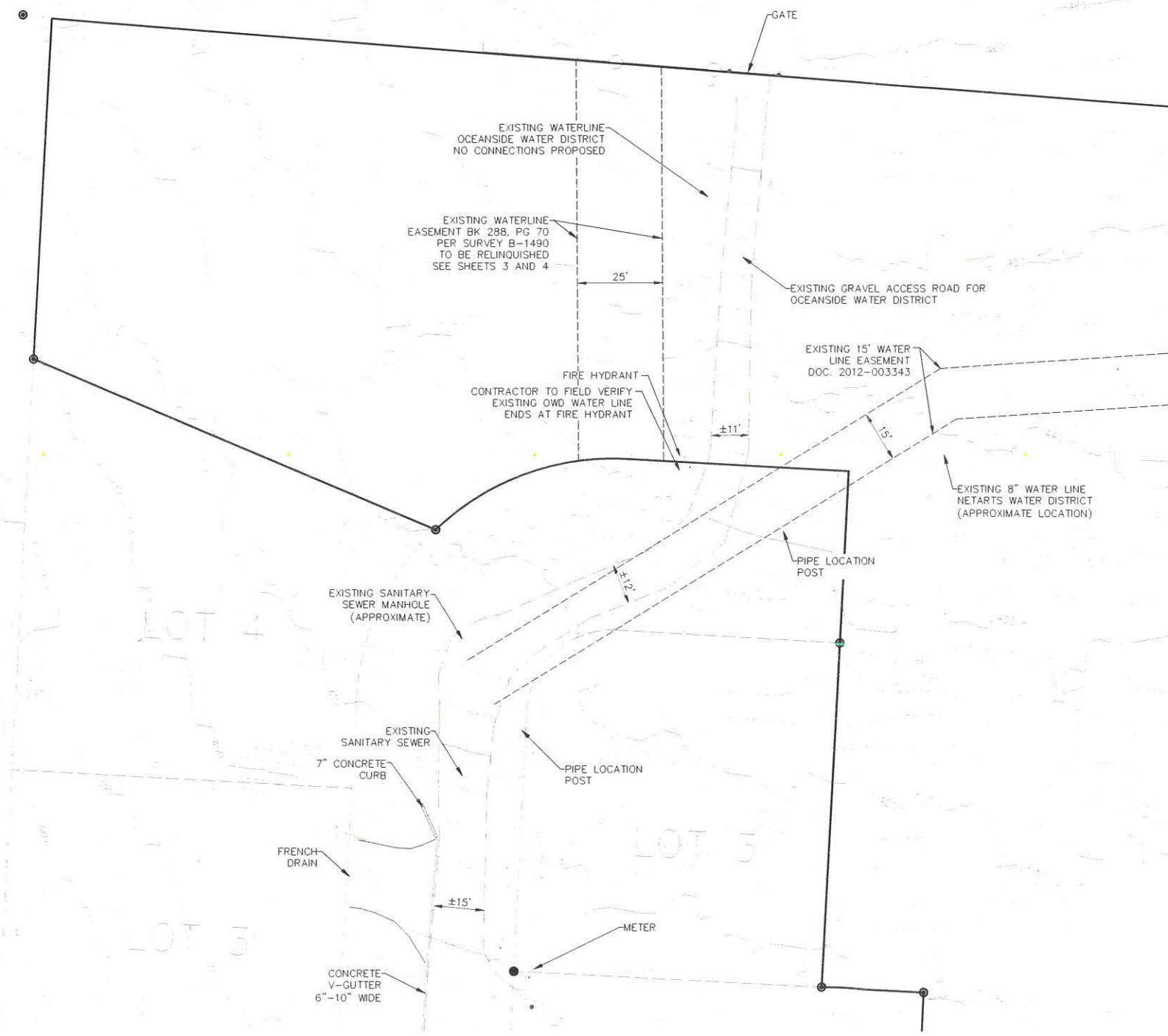
COVER SHEET
AVALON HEIGHTS TAXLOT 200
3-LOT PARTITION PLANS

TOPOGRAPHIC SURVEY:
 FIRWOOD DESIGN GROUP LLC
 359 E. HISTORIC COLUMBIA RIVER DRIVE
 TROUTDALE, OREGON 97060
 (503) 668-3737

BOUNDARY & PRELIMINARY PLAT:
 JACK WHITE, PLS
 S&F LAND SERVICES
 1725 N ROOSEVELT DRIVE, SUITE B
 SEASIDE, OR 97138
 503-738-3425



KEY MAP & PROJECT BENCHMARK
 SCALE: 1" = 250'



NOTES:

1. UNDERGROUND UTILITY LOCATES WITHIN THE PUBLIC RIGHT-OF-WAYS WERE REQUESTED THROUGH THE ONE-CALL UTILITY NOTIFICATION CENTER.
2. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. FIRWOOD MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FIRWOOD DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, HOWEVER UTILITIES ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.
3. THIS DRAWING IS NOT A RECORD OF SURVEY AND IS ONLY FOR DESIGN SHOWING EXISTING CONDITIONS.

DATUM:

VERTICAL DATUM: NAVD88 (OPUS SOLUTION, GEOID18B)
 HORIZONTAL DATUM: STATE PLANE, OR-N
 FDG FIELD WORK PERFORMED ON: NOVEMBER 9, 2020
 LIDAR OBTAINED FROM NOAA DATASET 2009 OREGON DOGAMI, NAVD88 VERTICAL DATUM
 LIDAR DATA UTILIZED OUTSIDE OF SURVEYED IMPROVEMENTS

BENCHMARK (PER S&F LAND SERVICES):

SOUTH-EAST PROPERTY CORNER
 TOP OF YELLOW PLASTIC CAP
 ELEVATION = 285.91' NAVD88

LEGEND

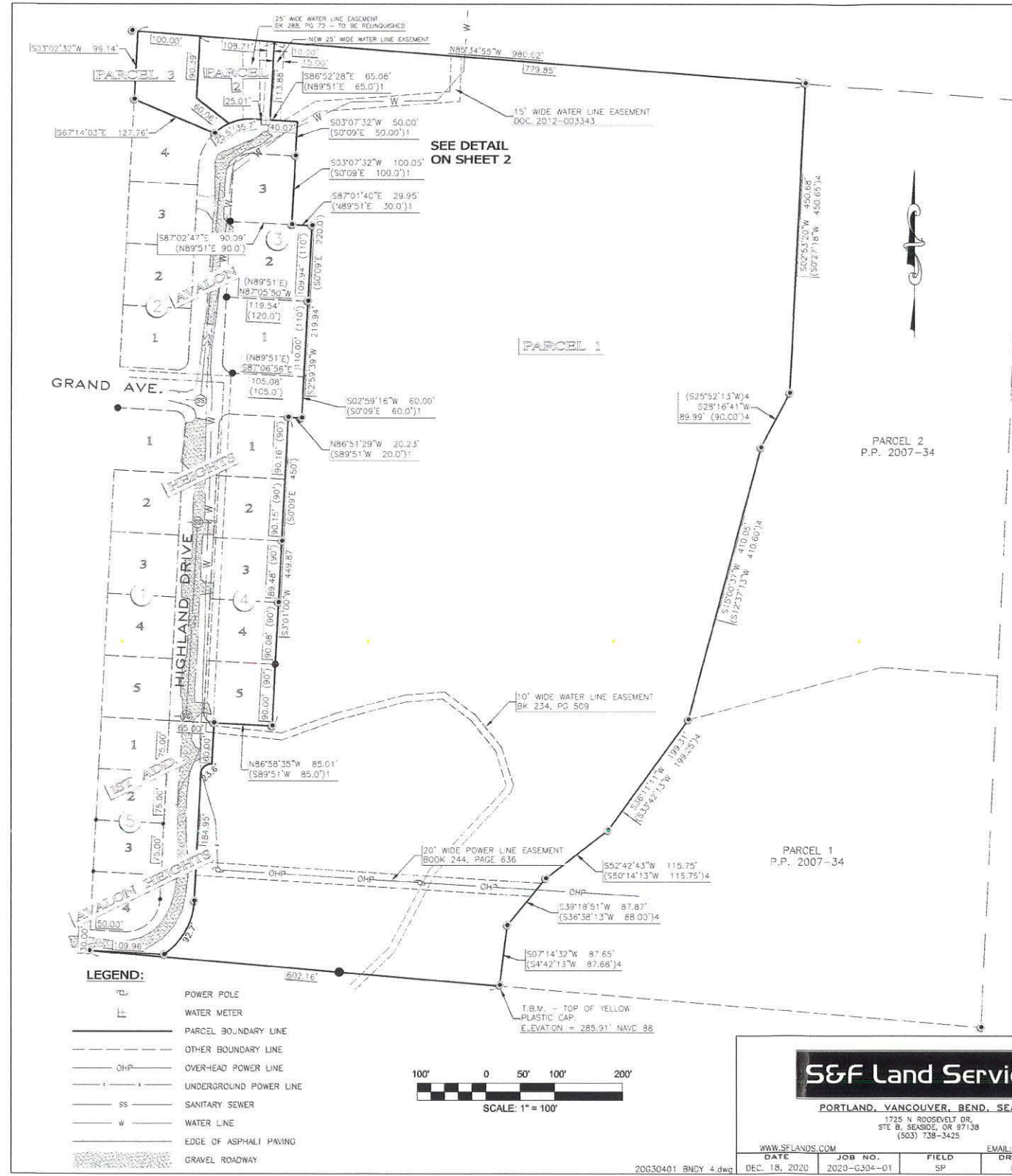
○ SANITARY MANHOLE	— SANITARY SEWER LINE
○ CLEANOUT	— WATERLINE
○ FIRE HYDRANT	— UNDERGROUND COMMUNICATION
○ WATER VALVE	— UNDERGROUND ELECTRICAL
○ WATER METER	— CHAINLINK FENCE
○ COMMUNICATION RISER/BOX	— EDGE OF ASPHALT
○ ELECTRICAL RISER	— EDGE OF GRAVEL
○ UTILITY POLE	— TOP/TOE SLOPE
○ SIGN	— STRIPE
□ GRAVEL SURFACE	— MAJOR CONTOUR
● SURVEY CONTROL POINT	— MINOR CONTOUR
● FOUND MONUMENT	

DATE:	NO.	REVISION	DRAWN: BD	DESIGNED: BD	CHECKED: EH
			SCALE: AS SHOWN	DATE: JAN 25, 2021	
			FDG PROJECT NO.: E20-036		

FIRWOOD DESIGN GROUP
 359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
 TROUTDALE, OREGON 97060
 BUS: (503) 668-3737 • FAX: (503) 668-3788

AVALON HEIGHTS LLC - BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

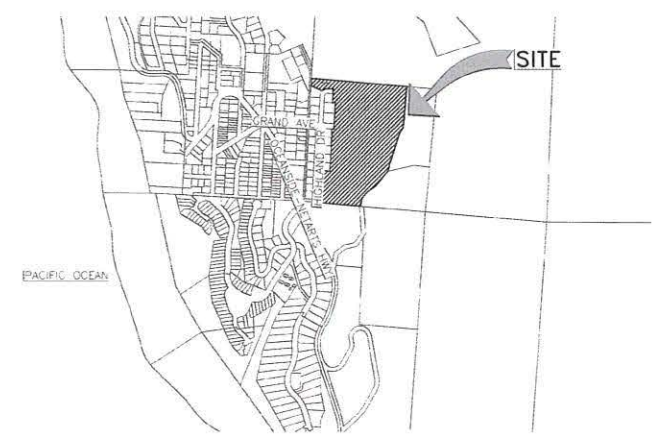
EXISTING CONDITIONS
 AVALON HEIGHTS TAXLOT 200
 3-LOT PARTITION PLANS



PRELIMINARY PARTITION PLAT

FOR AVALON HEIGHTS, LLC
 LOCATED IN THE SE 1/4 OF SECTION 30,
 TOWNSHIP 1 SOUTH, RANGE 10 WEST, W.M.
 TILLAMOOK COUNTY, OREGON

JANUARY 14, 2021



OWNER:
 AVALON HEIGHTS, LLC
 C/O BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OR 97103
 (503) 741-8708
 bchexcc@gmail.com

SURVEYOR:
 S&F LAND SERVICES
 C/O JACK WHITE, PLS
 1275 N. ROOSEVELT DR., SUITE B
 SEASIDE, OR 97138
 (503) 738-3425
 jack.white@sflands.com

ENGINEER:
 FIRWOOD DESIGN GROUP, LLC
 C/O ERIK HOOVESTOL, P.E.
 359 E. HISTORIC COLUMBIA RIVER HWY
 TRULDALE, OR 97080
 (503) 668-3737

LEGAL DESCRIPTION:
 THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF TILLAMOOK, STATE OF OREGON.
 EXCEPTING THEREFROM THE PLAT OF AVALON, AND THE PLAT OF FIRST ADDITION TO AVALON HEIGHTS.
 ALSO EXCEPTING THEREFROM THAT TRACT CONVEYED TO CARLTON NURSERY COMPANY, INCORPORATED BY DEED RECORDED JUNE 29, 1953 IN BOOK 139, PAGE 130, TILLAMOOK COUNTY RECORDS.

ZONE: ROS - RESIDENTIAL OCEANSIDE ZONE
FEMA FLOOD ZONE: ZONE "X" - AREA OF MINIMAL FLOOD HAZARD

PARCEL AREAS:
 PARCEL 1: 873,897 S.F. OR 20.06 AC.
 PARCEL 2: 12,173 S.F.
 PARCEL 3: 11,726 S.F.

NOTES:
 THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.
 THERE ARE NO SUB-SURFACE SEWERAGE SYSTEMS ON THE SUBJECT PROPERTY.

S&F LAND SERVICES MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ACQUESCENCE, ESTOPPEL, ADVERSE POSSESSION, ETC.

SHEET 1 OF 2

S&F Land Services

PORTLAND, VANCOUVER, BEND, SEASIDE
 1725 N. ROOSEVELT DR.
 STE. B, SEASIDE, OR 97138
 (503) 738-3425

DATE	JOB NO.	FIELD	DRAWN	CHECKED
DEC. 18, 2020	2020-G304-01	SP	CC	JLW

SURVEY FOR:
 AVALON HEIGHTS, LLC
 BILL HUGHES
 DOC. 2017-05253
 TILLAMOOK COUNTY CLERK'S RECORDS

REGISTERED PROFESSIONAL LAND SURVEYOR
Jack L. White II
 OREGON
 SEPTEMBER 10, 2019
 JACK L. WHITE II
 91987PLS
 RENEWS 6/30/22

SE 1/4 OF SECTION 30, T1S, R10W, W.M.
 TILLAMOOK COUNTY, OREGON

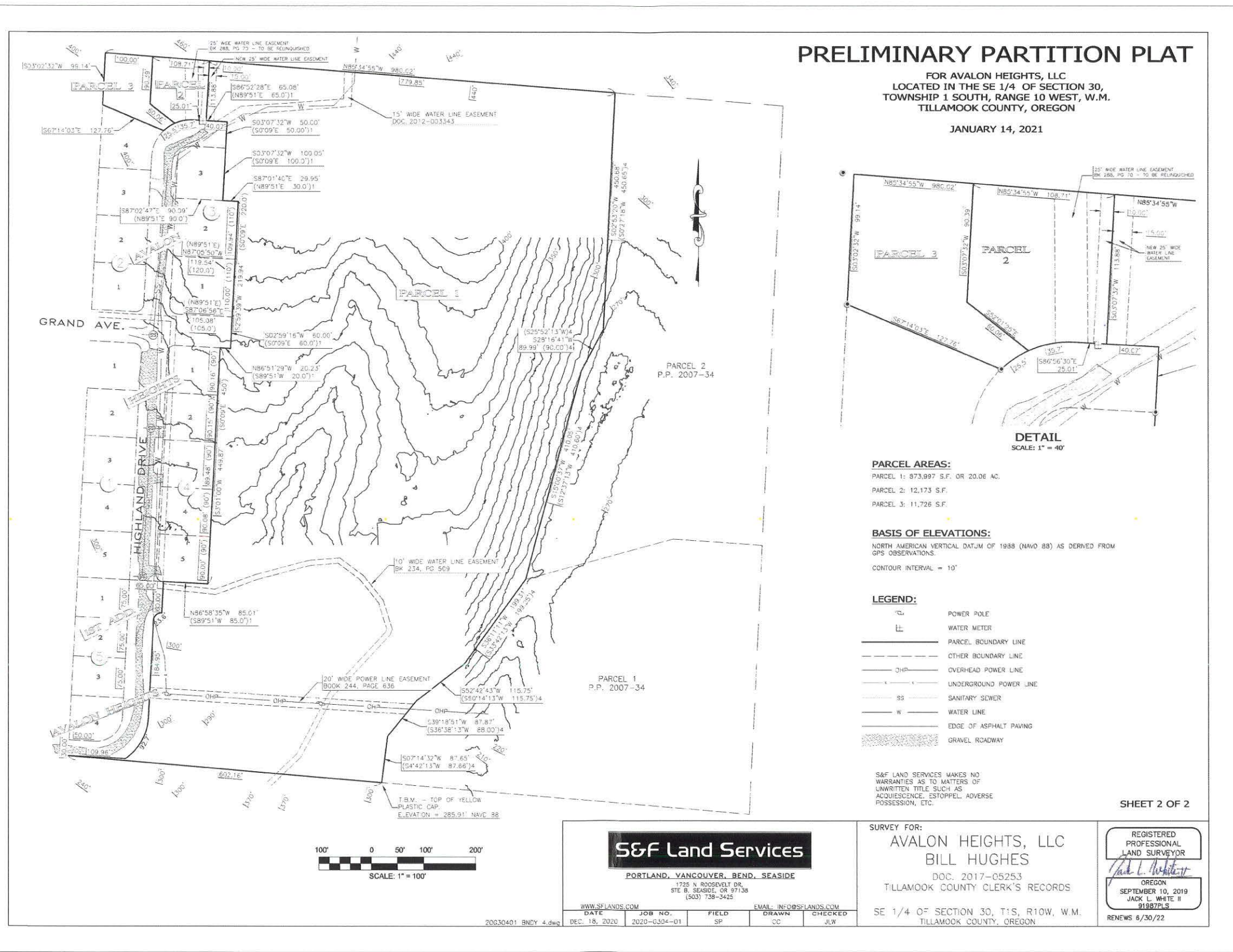
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SCALE: AS SHOWN	DATE: JAN 25, 2021	
DATE:	NO.	REVISION

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 359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
 TROUTDALE, OREGON 97060
 BUS: (503) 668-3737 • FAX: (503) 668-3788

AVALON HEIGHTS LLC - BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

PRELIMINARY PARTITION PLAT
 AVALON HEIGHTS TAXLOT 200
 3-LOT PARTITION PLANS

3
9



PRELIMINARY PARTITION PLAT

FOR AVALON HEIGHTS, LLC
 LOCATED IN THE SE 1/4 OF SECTION 30,
 TOWNSHIP 1 SOUTH, RANGE 10 WEST, W.M.
 TILLAMOOK COUNTY, OREGON

JANUARY 14, 2021



DETAIL
 SCALE: 1" = 40'

PARCEL AREAS:
 PARCEL 1: 873,997 S.F. OR 20.06 AC.
 PARCEL 2: 12,173 S.F.
 PARCEL 3: 11,726 S.F.

BASIS OF ELEVATIONS:
 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AS DERIVED FROM
 GPS OBSERVATIONS.
 CONTOUR INTERVAL = 10'

- LEGEND:**
- POWER POLE
 - WATER METER
 - PARCEL BOUNDARY LINE
 - OTHER BOUNDARY LINE
 - OVERHEAD POWER LINE
 - UNDERGROUND POWER LINE
 - SANITARY SEWER
 - WATER LINE
 - EDGE OF ASPHALT PAVING
 - GRAVEL ROADWAY

S&F LAND SERVICES MAKES NO
 WARRANTIES AS TO MATTERS OF
 UNWRITTEN TITLE SUCH AS
 ACQUESCENCE, ESTOPPEL, ADVERSE
 POSSESSION, ETC.

SHEET 2 OF 2

S&F Land Services

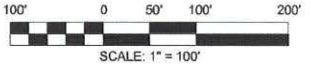
PORTLAND, VANCOUVER, BEND, SEASIDE
 1725 N. ROOSEVELT DR.
 STE. B, SEASIDE, OR 97138
 (503) 738-3425

DATE	JOB NO.	FIELD	DRAWN	CHECKED
DEC. 18, 2020	2020-G504-01	SP	CC	JLW

SURVEY FOR:
AVALON HEIGHTS, LLC
BILL HUGHES
 DOC. 2017-05253
 TILLAMOOK COUNTY CLERK'S RECORDS
 SE 1/4 OF SECTION 30, T1S, R10W, W.M.
 TILLAMOOK COUNTY, OREGON

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 SEPTEMBER 10, 2019
 JACK L. WHITE II
 91987PLS
 RENEWS 6/30/22



20630401 BNDY 4.dwg

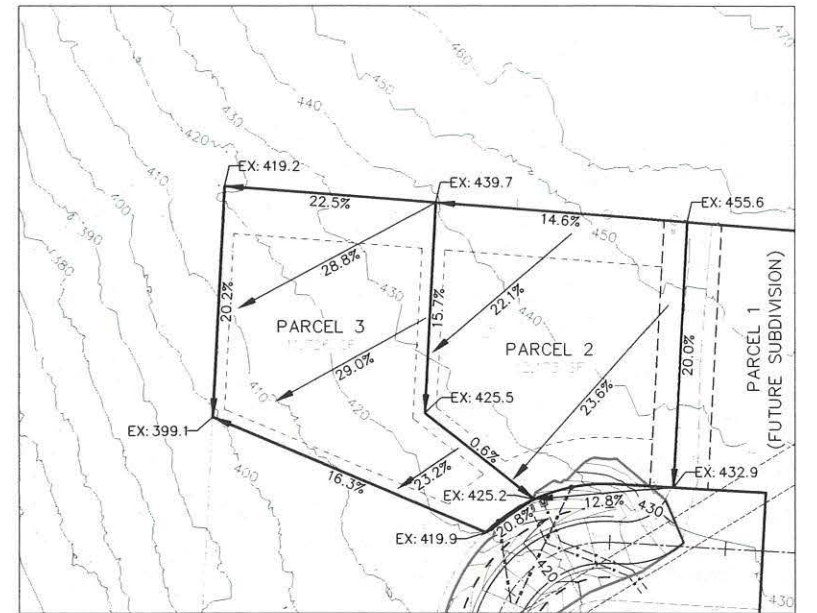
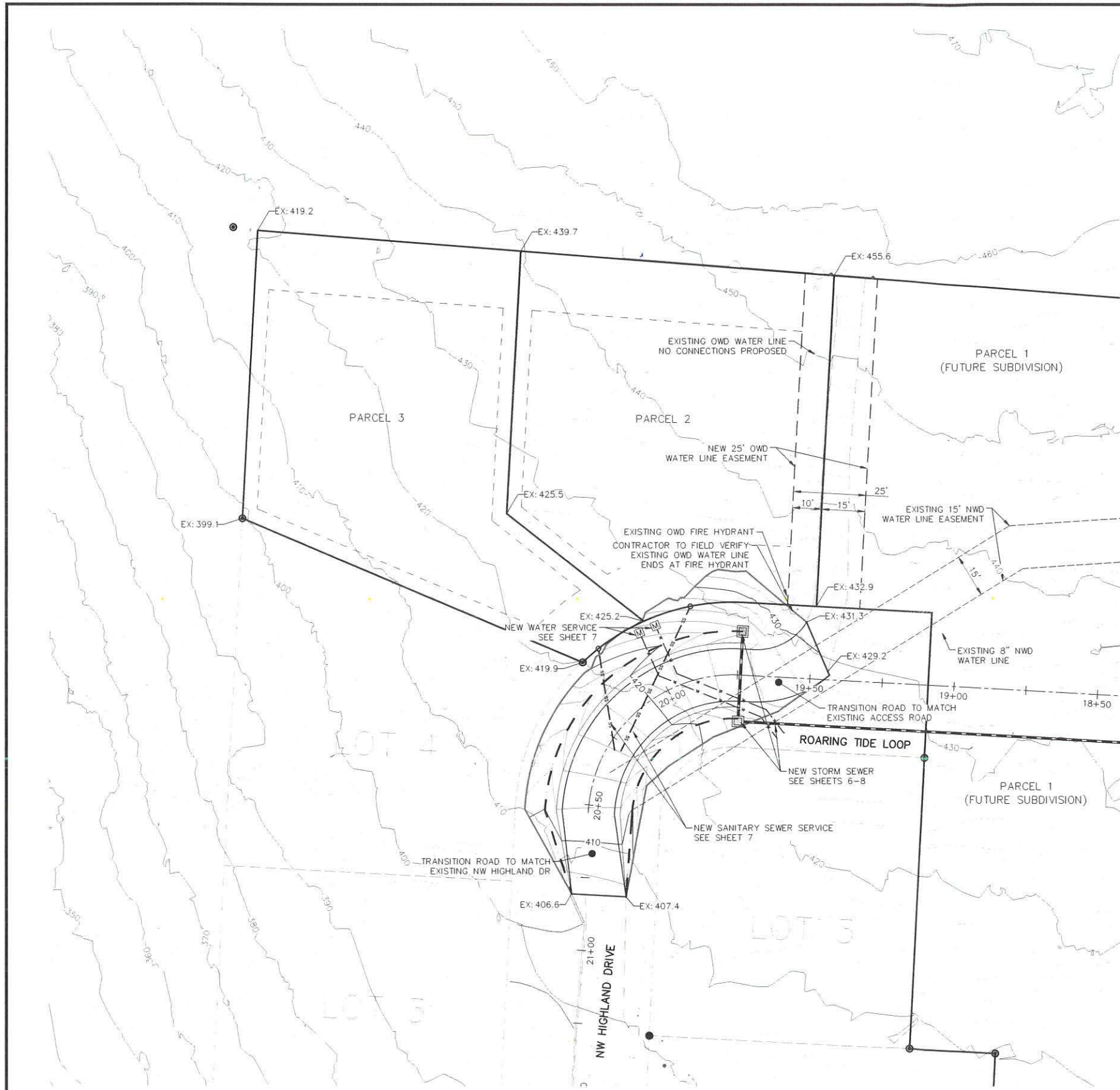
DRAWN:	DESIGNED:	CHECKED:
SCALE: AS SHOWN	DATE: JAN 25, 2021	
DATE:	NO.	REVISION



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
 TROUTDALE, OREGON 97060
 BUS (503) 668-3737 • FAX (503) 668-3788

AVALON HEIGHTS LLC - BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

PRELIMINARY PARTITION PLAT
AVALON HEIGHTS TAXLOT 200
3-LOT PARTITION PLANS



LOT SLOPE ANALYSIS
SCALE: 1" = 40'

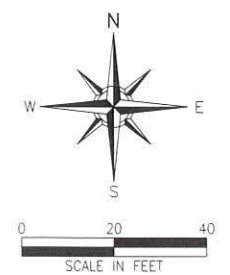
TCLUO 3.310 MINIMUM LOT SIZE

WHERE SLOPE AVERAGES LESS THAN 19%: 7,500 SF
 WHERE SLOPE AVERAGES FROM 19% TO 29%: 10,000 SF
 WHERE SLOPE AVERAGES GREATER THAN 29%: 20,000 SF

SLOPES ARE MEASURED ALONG LOT LINES AND REPRESENTATIVE CROSS-LOT SLOPES ARE SHOWN TO DEMONSTRATE THAT AVERAGE SLOPE OF PARCELS 2 AND 3 IS LESS THAN 29% SO 10,000 SF MINIMUM LOT SIZE IS SUFFICIENT

GENERAL NOTES

1. A PORTION OF THE PROJECT SITE (AN AREA OF PARCEL 1) IS WITHIN AN AREA OF GEOLOGIC HAZARD. REFER TO THE SITE MAP ON SHEET 2. REFER TO THE "GEOHAZARD REPORT, PROPOSED AVALON HEIGHTS SUBDIVISION, OCEANSIDE, TILLAMOOK COUNTY, OREGON, T:1S, R:10W, SEC:30, TL:200. PREPARED BY ENVIRONMENTAL MANAGEMENT SYSTEMS, INC DATED APRIL 12, 2018.
2. ON-SITE LOT GRADING, ON-SITE DRIVEWAYS, AND CONTINUATION OF WATER AND SANITARY SEWER SERVICES TO BE COMPLETED WITH INDIVIDUAL LOT BUILDING PERMIT(S).
3. DRIVEWAY APPROACHES TO BE CONSTRUCTED WITH ROAD APPROACH PERMIT(S) WITH INDIVIDUAL LOT CONSTRUCTION. APPROACHES TO CONFORM TO TILLAMOOK COUNTY ROAD APPROACH ORDINANCE. CULVERTS UNDER DRIVEWAY APPROACHES SHALL BE 12" DIAMETER, MINIMUM.



DATE:	NO:	REVISION:	DRAWN: BD	DESIGNED: BD	CHECKED: EH
			SCALE: AS SHOWN	DATE: JAN 25, 2021	
			FDG PROJECT NO.: E20-036		

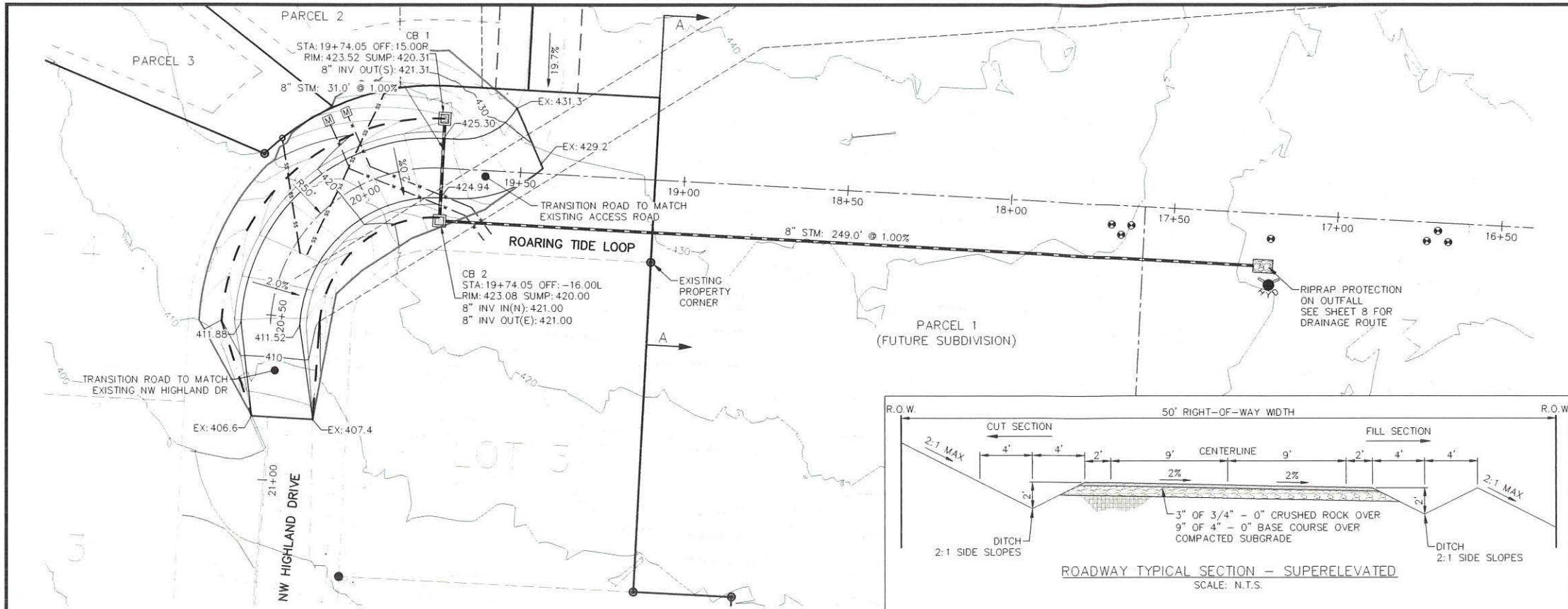
FIRWOOD
DESIGN GROUP

359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
 TROUTDALE, OREGON 97060
 BUS: (503) 668-3737 • FAX: (503) 668-3788

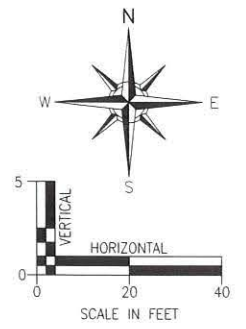
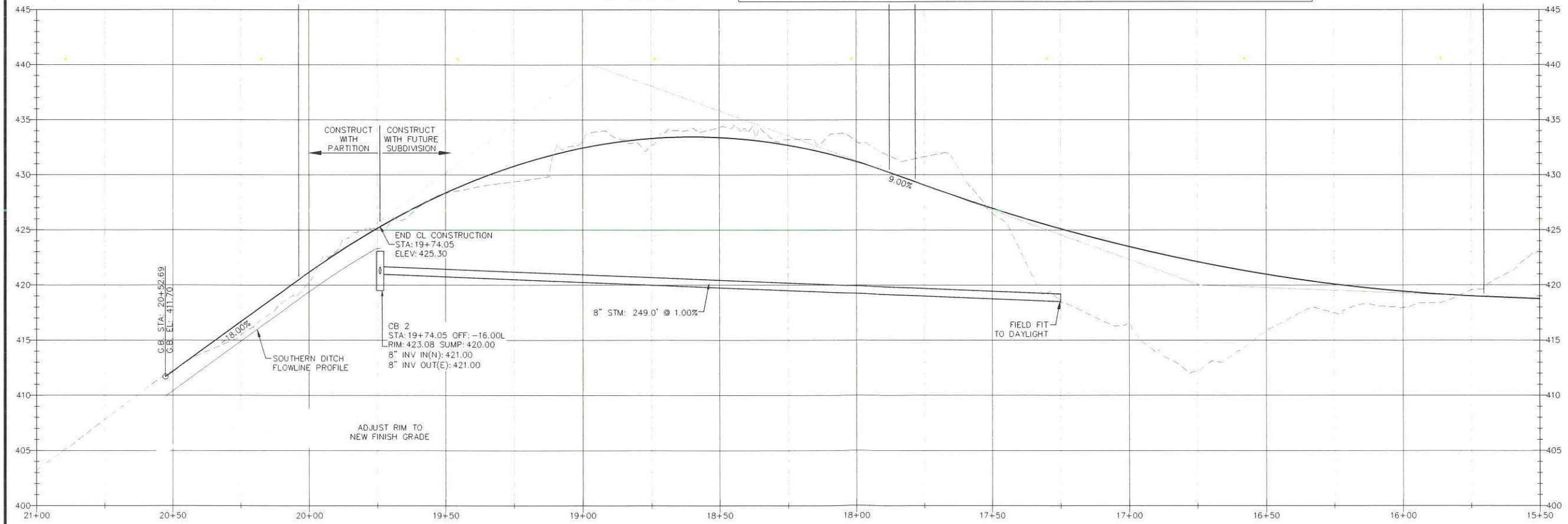
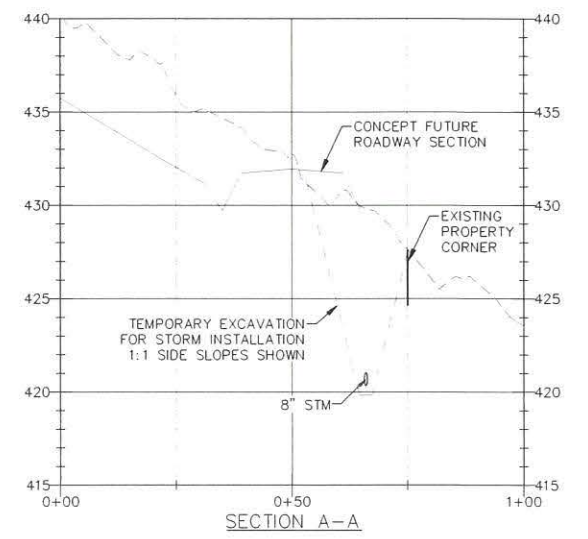
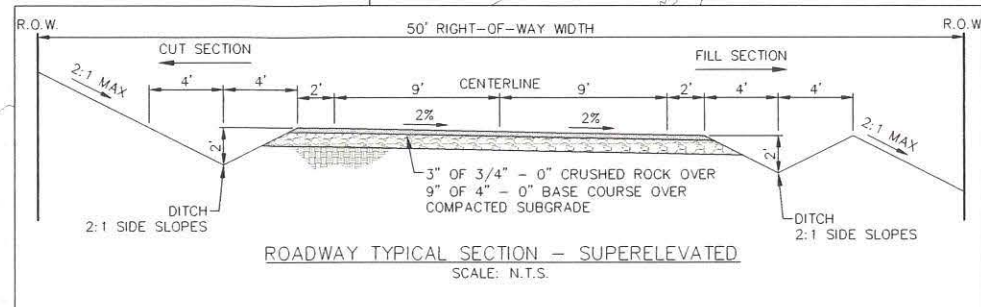
AVALON HEIGHTS LLC - BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

PRELIMINARY PARTITION SITE PLAN
 AVALON HEIGHTS TAXLOT 200
 3-LOT PARTITION PLANS

5
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- NOTES
1. STORMWATER FACILITIES ON PARCEL 1 TO BE MAINTAINED BY THE OWNER OF PARCEL 1 (THE DEVELOPER).
 2. ROADWAY TO BE SUPER-ELEVATED IN HORIZONTAL CURVE.



DATE:	NO.	REVISION	DRAWN: BD	DESIGNED: BD	CHECKED: EH
			SCALE: AS SHOWN	DATE: JAN 25, 2021	
			FDG PROJECT NO.: E20-036		

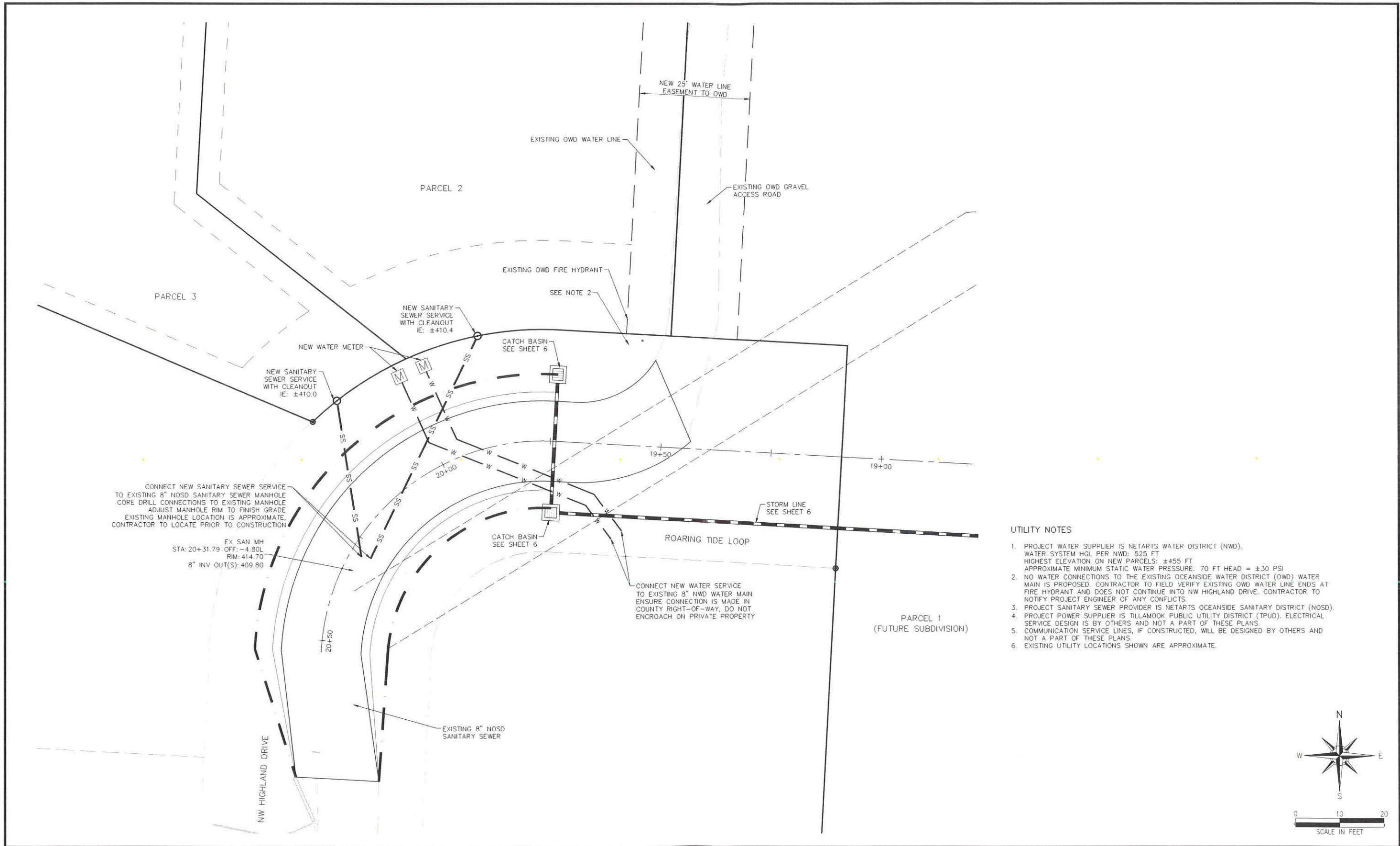
FIRWOOD
DESIGN GROUP

359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
BUS: (503) 668-3737 • FAX: (503) 668-3788

AVALON HEIGHTS LLC - BILL HUGHES
41901 OLD HIGHWAY 30
ASTORIA, OREGON 97103

PRELIMINARY FRONTAGE IMPROVEMENTS PLAN
AVALON HEIGHTS TAXLOT 200
3-LOT PARTITION PLANS

6
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CONNECT NEW SANITARY SEWER SERVICE TO EXISTING 8" NOSD SANITARY SEWER MANHOLE. CORE DRILL CONNECTIONS TO EXISTING MANHOLE. ADJUST MANHOLE RIM TO FINISH GRADE. EXISTING MANHOLE LOCATION IS APPROXIMATE. CONTRACTOR TO LOCATE PRIOR TO CONSTRUCTION.

EX SAN MH
 STA: 20+31.79 OFF: -4.80L
 RIM: 414.70
 8" INV OUT(S): 409.80

CONNECT NEW WATER SERVICE TO EXISTING 8" NWD WATER MAIN. ENSURE CONNECTION IS MADE IN COUNTY RIGHT-OF-WAY. DO NOT ENCROACH ON PRIVATE PROPERTY.

UTILITY NOTES

1. PROJECT WATER SUPPLIER IS NETARTS WATER DISTRICT (NWD). WATER SYSTEM HGL PER NWD: 525 FT. HIGHEST ELEVATION ON NEW PARCELS: ±455 FT. APPROXIMATE MINIMUM STATIC WATER PRESSURE: 70 FT HEAD = ±30 PSI.
2. NO WATER CONNECTIONS TO THE EXISTING OCEANSIDE WATER DISTRICT (OWD) WATER MAIN IS PROPOSED. CONTRACTOR TO FIELD VERIFY EXISTING OWD WATER LINE ENDS AT FIRE HYDRANT AND DOES NOT CONTINUE INTO NW HIGHLAND DRIVE. CONTRACTOR TO NOTIFY PROJECT ENGINEER OF ANY CONFLICTS.
3. PROJECT SANITARY SEWER PROVIDER IS NETARTS OCEANSIDE SANITARY DISTRICT (NOSD).
4. PROJECT POWER SUPPLIER IS TILLAMOOK PUBLIC UTILITY DISTRICT (TPUD). ELECTRICAL SERVICE DESIGN IS BY OTHERS AND NOT A PART OF THESE PLANS.
5. COMMUNICATION SERVICE LINES, IF CONSTRUCTED, WILL BE DESIGNED BY OTHERS AND NOT A PART OF THESE PLANS.
6. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.



DATE:	NO.	REVISION	DRAWN: BD	DESIGNED: BD	CHECKED: EH
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			FDG PROJECT NO.: E20-036		

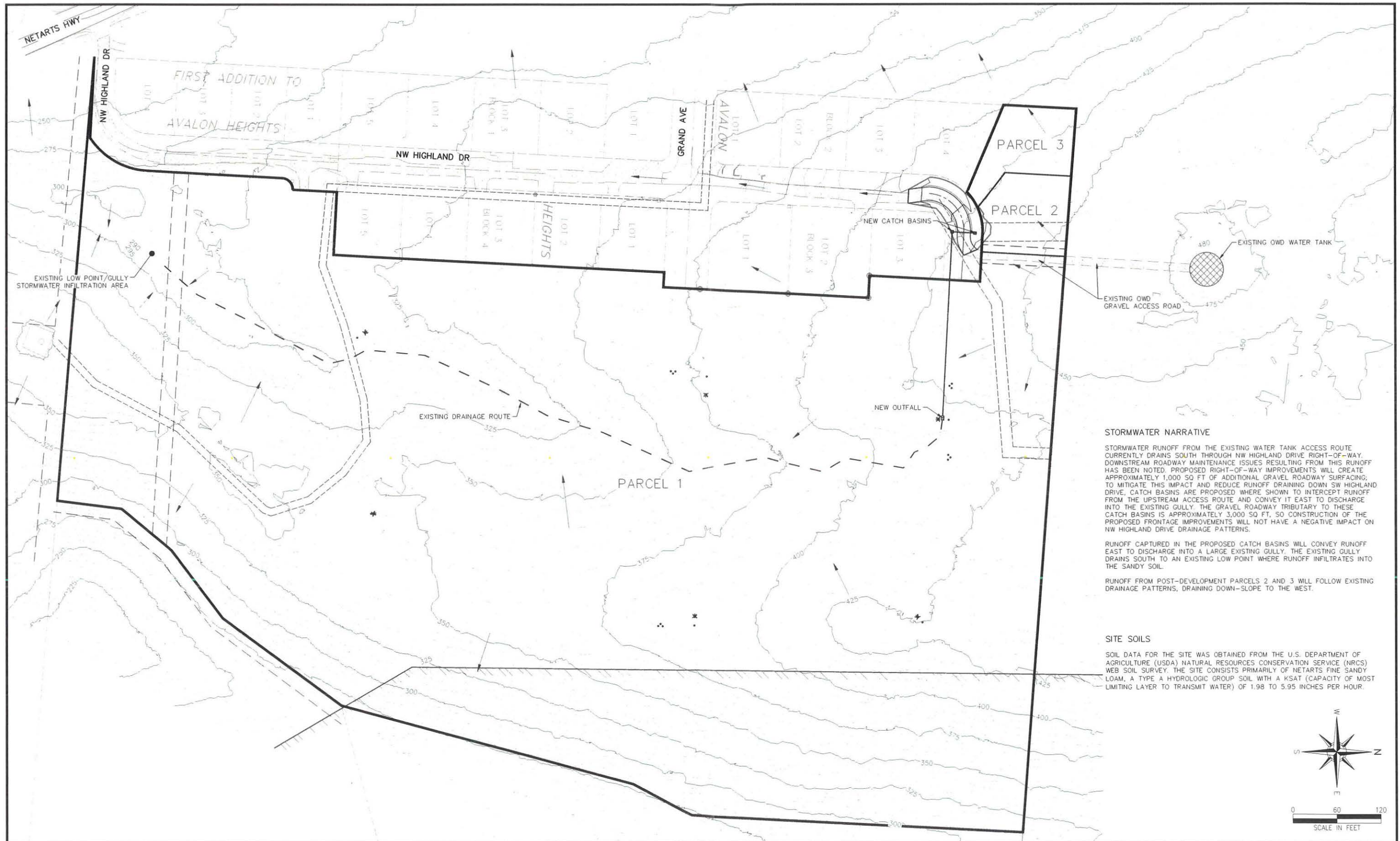


359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
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 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

PRELIMINARY UTILITY PLAN
AVALON HEIGHTS TAXLOT 200
3-LOT PARTITION PLANS

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STORMWATER NARRATIVE

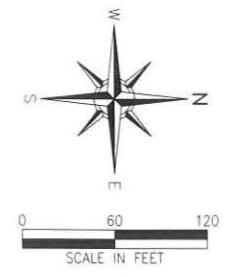
STORMWATER RUNOFF FROM THE EXISTING WATER TANK ACCESS ROUTE CURRENTLY DRAINS SOUTH THROUGH NW HIGHLAND DRIVE RIGHT-OF-WAY. DOWNSTREAM ROADWAY MAINTENANCE ISSUES RESULTING FROM THIS RUNOFF HAS BEEN NOTED. PROPOSED RIGHT-OF-WAY IMPROVEMENTS WILL CREATE APPROXIMATELY 1,000 SQ FT OF ADDITIONAL GRAVEL ROADWAY SURFACING; TO MITIGATE THIS IMPACT AND REDUCE RUNOFF DRAINING DOWN SW HIGHLAND DRIVE, CATCH BASINS ARE PROPOSED WHERE SHOWN TO INTERCEPT RUNOFF FROM THE UPSTREAM ACCESS ROUTE AND CONVEY IT EAST TO DISCHARGE INTO THE EXISTING GULLY. THE GRAVEL ROADWAY TRIBUTARY TO THESE CATCH BASINS IS APPROXIMATELY 3,000 SQ FT, SO CONSTRUCTION OF THE PROPOSED FRONTAGE IMPROVEMENTS WILL NOT HAVE A NEGATIVE IMPACT ON NW HIGHLAND DRIVE DRAINAGE PATTERNS.

RUNOFF CAPTURED IN THE PROPOSED CATCH BASINS WILL CONVEY RUNOFF EAST TO DISCHARGE INTO A LARGE EXISTING GULLY. THE EXISTING GULLY DRAINS SOUTH TO AN EXISTING LOW POINT WHERE RUNOFF INFILTRATES INTO THE SANDY SOIL.

RUNOFF FROM POST-DEVELOPMENT PARCELS 2 AND 3 WILL FOLLOW EXISTING DRAINAGE PATTERNS, DRAINING DOWN-SLOPE TO THE WEST.

SITE SOILS

SOIL DATA FOR THE SITE WAS OBTAINED FROM THE U.S. DEPARTMENT OF AGRICULTURE (USDA) NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY. THE SITE CONSISTS PRIMARILY OF NETARTS FINE SANDY LOAM, A TYPE A HYDROLOGIC GROUP SOIL WITH A K_{SAT} (CAPACITY OF MOST LIMITING LAYER TO TRANSMIT WATER) OF 1.98 TO 5.95 INCHES PER HOUR.



DRAWN: BD	DESIGNED: BD	CHECKED: EH
SCALE: AS SHOWN	DATE: JAN 25, 2021	
DATE: _____	NO. _____	REVISION _____
FDG PROJECT NO: E20-036		

FIRWOOD
DESIGN GROUP
359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
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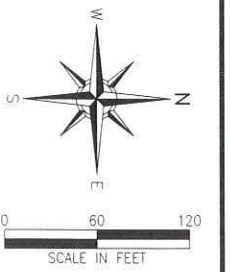
PRELIMINARY STORMWATER PLAN
AVALON HEIGHTS TAXLOT 200
3-LOT PARTITION PLANS

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NOTES

1. AS THE PARTITION IS ONLY A PART OF THE TRACT OWNED/CONTROLLED BY THE DEVELOPER, A SKETCH OF PRELIMINARY STREET LAYOUT OF THE UNDIVIDED PORTION IS SHOWN PER TILLAMOOK COUNTY LAND DIVISION ORDINANCE SECTION 060 iii (c).
2. FUTURE SUBDIVISION IS NOT A PART OF THESE PLANS.



DATE	NO.	REVISION

DRAWN: BD	DESIGNED: BD	CHECKED: EH
SCALE: AS SHOWN	DATE: JAN 25, 2021	
FDG PROJECT NO.: E20-036		



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
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AVALON HEIGHTS LLC - BILL HUGHES
 41901 OLD HIGHWAY 30
 ASTORIA, OREGON 97103

FUTURE SUBDIVISION SKETCH
 AVALON HEIGHTS TAXLOT 200
 3-LOT PARTITION PLANS

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 9

EXHIBIT C

Melissa Jenck

From: Mike Mahaffa <mikemahaffa@gmail.com>
Sent: Monday, April 12, 2021 10:36 AM
To: Melissa Jenck
Subject: EXTERNAL: Partition request 851-21-000034-PLNG

[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 Melissa,

We have received the notice of Adm Review of the above Partition request to create 3 parcels as our property on Highland Drive are within 250 feet of the Partition.

My question is not necessarily related to the Partition request but relates to the poor condition of both Highland Drive and Grand Ave which both streets lead to the 3 Partitions.

Highland Drive is gravel road up a steep hill leading to all properties, including the new Partition. Grand Ave was asphalted at one time but is full of huge potholes and has not been well maintained by the County for years. It is one of the worst roads serving a houses I have witnessed in Oregon.

I am writing to see if the above comment would be included in the Partition approval, that the developer be required to facilitate and perhaps share a cost to repair both roads to the increased traffic on Highland Ave and Grand Ave that surely will happen with the additional Partition and lot development served by these two roads.

Statement: Grand Ave have all potholes filled and re asphalted and Highland Drive asphalted for the anticipated increased traffic serving all homes on Highland Ave. And this be a part of the requested approval of this Partition..

If this is not the right forum for this request, would you suggest another County department?

Thanks Melissa

We are proceeding with plans to submit a build permit soon on our property off Highland Drive.

Mike Mahaffa
mikemahaffa@gmail.com
[michaelmahaffa@facebook.com](https://www.facebook.com/michaelmahaffa)
503 799 2538

Melissa Jenck

From: j e state <10state15@gmail.com>
Sent: Tuesday, April 13, 2021 9:57 AM
To: Melissa Jenck
Cc: robin Garrett-State; translations.ocin@gmail.com
Subject: EXTERNAL: Partition 851-21-000034-PLNG: Avalon Heights LLC/Hughes
Attachments: Comments re preliminary plat development.docx

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

Good morning,

Attached you will find my written comments for the Tillamook County Department of Community Development's consideration regarding the proposed Partition 851-21-000034-PLNG: Avalon Heights LLC/Hughes.

I would appreciate your acknowledgement of having received the attached memo for the Department's consideration.

Respectfully,

Julie Garrett-State
365 Highland Dr.
Oceanside, OR 97134
206-707-1531

Memo

Tillamook County Department of Community Development

To: Melissa Jenck, CFM, Land Use Planner
From: Julie Garrett-State
CC: Robin Garrett-State, Ben Nunez
Date: April 13, 2021
Re: Consideration for Administrative Review Partition 851-21-000034-PLNG:
Avalon Heights LLC/Hughes

This memo serves as my comments for the Tillamook County Department of Community Development's consideration into the above noted Partition Request, Partition 851-21-000034-PLNG: Avalon Heights LLC/Hughes.

My name is Julie Garrett-State. I am the property owner at 365 Highland Drive, Oceanside, OR 97134. I do not claim to be an expert in property development, or anyone other than a very concerned member of the Tillamook and Oceanside communities.

I have reviewed Mr. Hughes' Land Division Application together with the accompanying reports and attachments. My layman's concerns for your consideration into Section 070: Preliminary Plat Approval Criteria, are as follows:

- (1) (c) The submitted evidence for valid availability of **water** is dated 1/21/2021 and is limited to six months. In addition to the very limited approval time for this utility, there is no apparent consideration indicated as to the impact that this will have on the existing properties within the exterior boundaries of the subject parcel. Additionally, there is no indication of the critical impact a development of this size will have on our local fire emergency services.

The evidence for **streets** that will be necessary appears to be missing in the application. And there is no indication of the critical impact a development of this size will have on our local roads, the maintenance of which is already currently left up to the neighboring property owners to care for.

The submitted evidence for valid availability of **electrical services** is dated 2/12/2019 and is "extended" for an unknown period of time. And there is no indication of the critical impact a development of this size will have on our weather sensitive/fragile electrical services currently in place. Further, there is no consideration indicated as to the factors that will impact the communities' reliance/need for significant **internet enhancement**.

The submitted evidence for valid availability of **sewer service** is dated 1/21/2021 and is “void after 12 months from the date of issuance.” There is no apparent indication of the impact that this will have on the existing properties within the exterior boundaries of the subject parcel. Additionally, there is no evidence submitted that indicates Mr. Hughes’ ability to meet all of the service requirements noted in the memo from Netarts-Oceanside Sanitary District.

(e) The proposed streets, utilities, water drainage facilities... are to “allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements...” The Environmental Management Systems, Inc report #18-0005 is dated April 12, 2018. This report indicates that the 21.20-acre lot is being developed for “a 67-lot subdivision”. This is limited to only the 1st of three parcels proposed to be developed. The enormity of the overwhelming impact to the small community of Oceanside, has been left unanswered.

The EMS, Inc report includes Recommended Development Standards. These include: “A topographic survey to verify current slope conditions across the site prior to the development of a grading plan.” And importantly, “***Vegetation should be maintained as much as possible where construction is proposed. Clearing of the easternmost part of the lot should be avoided...***” Further, “Runoff and erosion should be controlled during and after construction to prevent erosion or create unstable soil conditions.”

By all appearances, these recommendations have been completely overlooked. The Tax Law Map on page 44, the Aerial Map on page 4, and the Conceptual Site Plan on page 59 of this application provide a very concerning overview as to the atrocity of this proposal. Images 4 & 5 on page 14 of the EMS report, bare no resemblance whatsoever, of what has been left after the clear-cutting that Mr. Hughes has already completed.

The applicant, Mr. Bill Hughes, has been completely clear cutting the property for well over a year. In my opinion, the disruption to the natural wildlife has apparently been ignored. The adverse consequences for the natural forested environment have also been casually disregarded, as evidence by the sweeping destruction. And the potential consequences for this community’s very limited resources, seem to be an afterthought.

I would like to strongly recommend a public hearing, prior to an approval decision by the Tillamook County Department of Community Development. In order to adequately respond to the far-reaching implications of a proposal of this magnitude, it seems critical that a more comprehensive assessment and evaluation be completed. Specifically, those involved in the educational and social services systems must be consulted; in-put must be solicited from personnel in emergency response services, the local hospital and postal services; internet infrastructure and service providers, among others. It appears that the current proposal fails to address the multitude of factors necessary for the Tillamook County Department of Community Development to further consider rendering a decision pertaining to this proposal.

Melissa Jenck

From: Robert Bradley <Robert.Bradley@state.or.us>
Sent: Friday, April 23, 2021 11:33 AM
To: Angela Rimoldi
Cc: Melissa Jenck
Subject: EXTERNAL: RE: Tillamook County: Administrative Review / Avalon Heights, LLC - Hughes 851-21-000034-PLNG

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

I guess I'm a little late on this, but no objections to the partition in any case.

Planned development should adhere to riparian setbacks and minimize impacts to aquatic resources on site.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x18613 (w)
503-842-8385 (fax)

From: Angela Rimoldi <arimoldi@co.tillamook.or.us>
Sent: Friday, April 02, 2021 4:01 PM
To: skip@urlingplanning.org; bchexc@gmail.com; WADE Heather <heather.wade@state.or.us>; PHIPPS Lisa <lisa.phipps@state.or.us>; FOOTE Hilary <hilary.foote@state.or.us>; BROWN Jevra * DSL <jevra.brown@dsl.state.or.us>; Robert Bradley <Robert.Bradley@state.or.us>; matthew.v.hunter@state.or.us; Johnson.York@deq.state.or.us; odotr2planmgr@odot.state.or.us; SKINNER Kate J * ODF <Kate.J.Skinner@oregon.gov>; HENDRICKS Nikki M * WRD <nikki.m.hendricks@state.or.us>; fw1ofwo@fws.gov; ken.phippen@noaa.gov; Carolyn Kinsley <kinsey.m.friesen@usace.army.mil>; aswickham@fs.fed.us; jporier@fs.fed.us; doryfreshfish@embarqmail.com; tmiller@tillamook911.com; Pat Penny (office manager) <office@netartswaterdistrict.com>; oceansidewaterdistrict@gmail.com; vona@nosd.us; jerrykeene@aol.com; Denise Vandecoevering <dvandeco@co.tillamook.or.us>; Ron Newton <rnewton@co.tillamook.or.us>; Chris Chiola <cchiola@co.tillamook.or.us>; Michael R. Rice <mrice@co.tillamook.or.us>; Annette Pampush <apampush@co.tillamook.or.us>
Cc: Melissa Jenck <mjenck@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: Tillamook County: Administrative Review / Avalon Heights, LLC - Hughes 851-21-000034-PLNG

Link below for Application Notice:

<https://www.co.tillamook.or.us/gov/ComDev/documents/planning/Applications/2021/851-21-000034%20Avalon/34%20notice.pdf>

Angela Rimoldi

Permit Technician / Tillamook County
Department of Community Development
1510-B Third Street
Tillamook, OR. 97141

Office: (503) 842-3408 ex:3315

Email: arimoldi@co.tillamook.or.us

Appointments: <https://outlook.office365.com/owa/calendar/CommunityDevelopment1@co.tillamook.or.us/bookings/>



Angela Rimoldi

From: Annette Pampush
Sent: Friday, April 2, 2021 4:44 PM
To: Angela Rimoldi
Subject: RE: Tillamook County: Administrative Review / Avalon Heights, LLC - Hughes 851-21-000034-PLNG

No impact for environmental health

Annette



From: Angela Rimoldi <arimoldi@co.tillamook.or.us>
Sent: Friday, April 2, 2021 4:01 PM
To: skip@urlingplanning.org; bchexc@gmail.com; heather.wade@state.or.us; lisa.phipps@state.or.us; hilary.foote@state.or.us; BROWN Jevra * DSL <jevra.brown@dsl.state.or.us>; Robert Bradley <Robert.Bradley@state.or.us>; matthew.v.hunter@state.or.us; Johnson.York@deq.state.or.us; odotr2planmgr@odot.state.or.us; SKINNER Kate J * ODF <Kate.J.Skinner@oregon.gov>; nikki.m.hendricks@state.or.us; fw1ofwo@fws.gov; ken.phippen@noaa.gov; Carolyn Kinsley <kinsey.m.friesen@usace.army.mil>; aswickham@fs.fed.us; jporier@fs.fed.us; doryfreshfish@embarqmail.com; tmiller@tillamook911.com; Pat Penny (office manager) <office@netartswaterdistrict.com>; oceansidewaterdistrict@gmail.com; vona@nosd.us; jerrykeene@aol.com; Denise Vandecoevering <dvandeco@co.tillamook.or.us>; Ron Newton <rnewton@co.tillamook.or.us>; Chris Chiola <cchiola@co.tillamook.or.us>; Michael R. Rice <mrice@co.tillamook.or.us>; Annette Pampush <apampush@co.tillamook.or.us>
Cc: Melissa Jenck <mjenck@co.tillamook.or.us>; Sarah Absher <sabsher@co.tillamook.or.us>
Subject: Tillamook County: Administrative Review / Avalon Heights, LLC - Hughes 851-21-000034-PLNG

Link below for Application Notice:

<https://www.co.tillamook.or.us/gov/ComDev/documents/planning/Applications/2021/851-21-000034%20Avalon/34%20notice.pdf>

Angela Rimoldi

Permit Technician / Tillamook County
Department of Community Development
1510-B Third Street
Tillamook, OR. 97141

Office: (503) 842-3408 ex:3315

Email: arimoldi@co.tillamook.or.us

Appointments: <https://outlook.office365.com/owa/calendar/CommunityDevelopment1@co.tillamook.or.us/bookings/>





Response Page

Department of State Lands (DSL) WN# *

WN2021-0388

Responsible Jurisdiction

Staff Contact

Melissa Jenck

Jurisdiction Type

County

Municipality

Tillamook

Local case file #

851-21-000034-PLNG

County

Tillamook

Activity Location

Township

01S

Range

10W

Section

30

QQ section

DC

Tax Lot(s)

200

Street Address

Highland Dr

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Tillamook

Latitude

45.451853

Longitude

-123.956117

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

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.

Closing Information

Additional Comments

A partition does not require a state permit from the Department of State Lands. A review of the proposed Avalon subdivision within proposed Parcel 3 indicates that an NWI stream, with the potential for wetlands on either bank runs through many of the properties and may pose a development problem for individual landowners. Additionally, the proposed stormwater attenuation for the subdivision buildout is within the mapped stream channel. A wetland delineation is recommended prior to any further site development. A wetland removal-fill permit and mitigation may be required.

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: (503)808-4373

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. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

Response Date

4/27/2021

Response by:

Daniel Evans

Response Phone:

503-986-5271

EXHIBIT D

**INSTRUCTIONS FOR FILING RESTRICTIVE COVENANT
FOR THE CREATION OF A PARCEL OR PLACEMENT OF A DWELLING
ADJACENT TO LAND ZONED FOR FARM OR FOREST USE**

1. This acknowledgment is required when the County permits the creation of parcels or the location/placement of dwellings adjacent to an area designated by the County as farm or forest lands (F, F-1, SFW-20).
2. Obtain the legal description of the subject property as it's recorded in the Tillamook County Deed Records. This is what is referred to as Exhibit A and must accompany the affidavit/covenant.
3. The attached affidavit/covenant must be filled out (typewritten), showing the names of ALL current property owners who appear on the property deed or contract, and signed before a Notary Public. Community Development has Notaries that can provide the service for free.
4. Once the affidavit/covenant is signed and notarized with the attached legal description, bring these to the Tillamook County Clerk's office to be recorded. **The Clerk's will charge a recording fee.** Please contact the Clerk's office at (503)842-3402 for current fees.
5. **A copy of the recorded and notarized affidavit/covenant will be given to DCD to put on file.**
6. If you have any questions about the affidavit/covenant, or the recording procedure, please contact the DCD- Planning Staff at (503)842-3408.

STATE OF OREGON
COUNTY OF TILLAMOOK

RESTRICTIVE COVENANT

_____,
(GRANTORS) are the owners of real property described as follows:

PROPERTY LEGAL DESCRIPTION attached as Exhibit A hereto and incorporated by reference

Do hereby promise and covenant as follows:

The property herein described is situated adjacent to a Farm or Forest resource zone such as F, F-1, or SFW-20 zones in Tillamook County, Oregon where the intent is to encourage farm and forest use and minimize conflicts with those uses. The owners/residents of this parcel understand that on the adjacent land customary and accepted farm or forest management practices, conducted in accordance with federal and state laws, ordinarily and necessarily produce noise, dust, smoke, odors, the application of manure, fertilizers, or herbicides (including aerial spraying), road construction, changes in view, and other impacts related to a resource zone.

I/We do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a structure in this area and shall not pursue a claim for relief or cause of action of alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or ORS 30.937.

This covenant shall run with the land and is intended to and hereby shall bind my/our heirs, assigns, lessees, and successors and it can not be deleted or altered without prior contact and approval by the Tillamook County Department of Community Development (GRANTEE) or its successor.

IN WITNESS WHEREOF, the said Party has executed this instrument this _____ day of _____, 20____,

Signature _____ Print Names _____

State of _____, County of _____

Subscribed and sworn to before me this _____ day of _____, 20__

SEAL

Notary Public of Oregon
My Commission Expires:
