



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://www.tillamook.or.us)  
(503) 842-3408

*Land of Cheese, Trees and Ocean Breeze*

**Floodway Development Permit #851-21-000003-PLNG & Resource Zone Exception #851-21-000327-PLNG:  
Emerio Design/Powelson**

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

**NOTICE OF ADMINISTRATIVE REVIEW  
Date of Notice: August 17, 2021**

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

**851-21-000003-PLNG:** A review of a Floodway Development Permit for the placement of a proposed single-family dwelling and accessory structure near the Nestucca River. Together, with an exception request #851-21-000327-PLNG, to reduce the required 50-foot riparian setback from the Nestucca River to 8-feet to allow the construction of a single-family dwelling. The subject property is accessed from Resort Drive, a County Road, and is designated as Tax Lot 6200, of Section 19AC of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The property is located in the Pacific City/Woods Medium Density Residential (PCW-R2) Zone. The applicant is Emerio Design. The property owner is Jeff Powelson.

Written comments received by the Department of Community Development prior to 4:00p.m. on August 31, 2021, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, August 25, 2021.

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

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection 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.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 Ext. 3301 or [mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)

Sincerely,

Melissa Jenck, CFM, Land Use Planner II

Sarah Absher, CFM, Director  
Enc. Applicable Ordinance Criteria, Maps

**REVIEW CRITERIA**

**ARTICLE III – ZONE REGULATIONS**

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

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

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

**SECTION 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION**

- (1) The following areas of riparian vegetation are defined:
  - (a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.

For estuaries, all measurements are horizontal and perpendicular from the mean high water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.

(2) All development shall be located outside of areas listed in (1) above, unless:

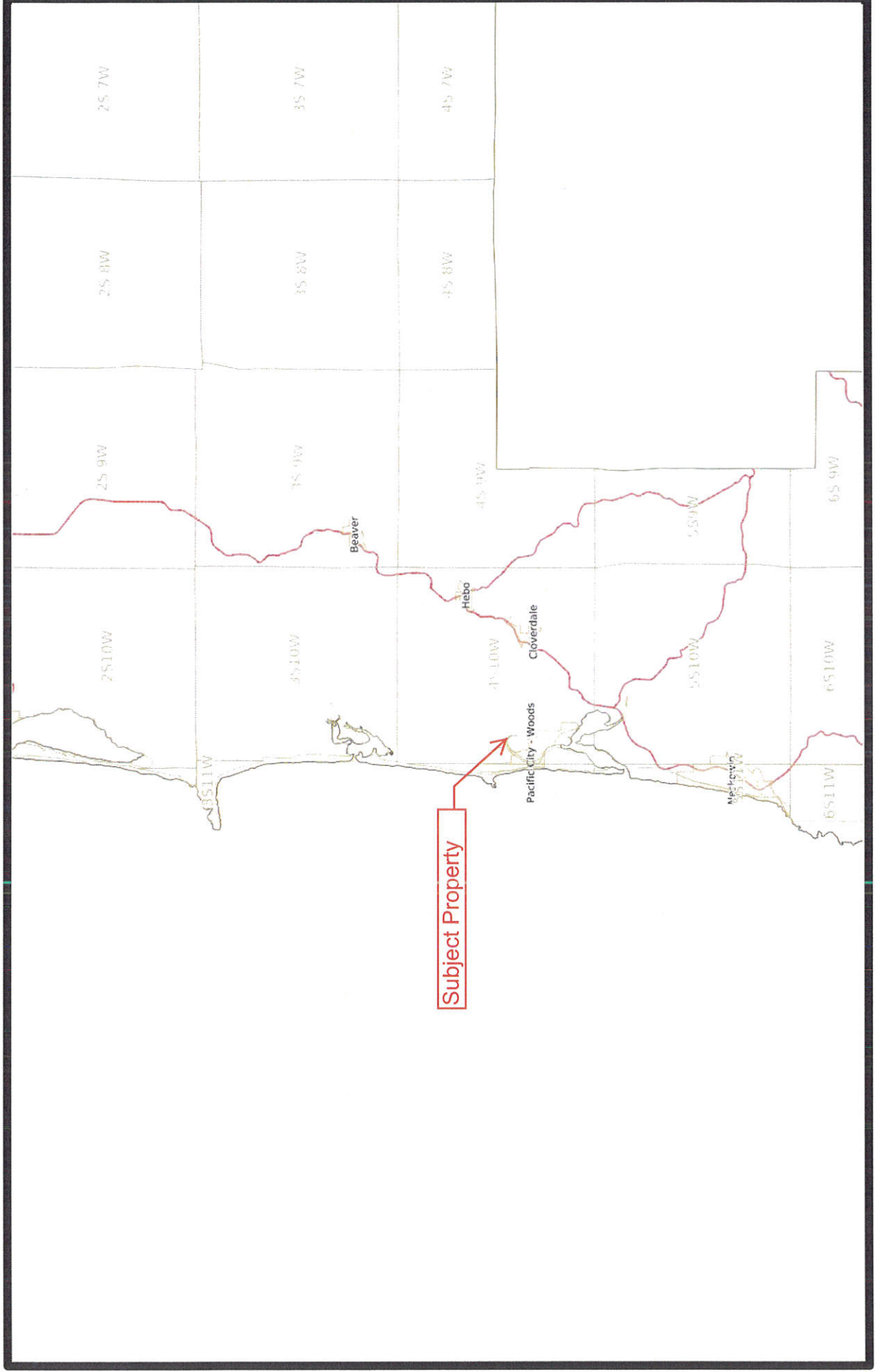
...

- (c) Because of natural features such as topography, a narrower riparian area protects equivalent habitat values; or
- (d) A minimal amount of riparian vegetation is present and dense development in the general vicinity significantly degrades riparian habitat values.

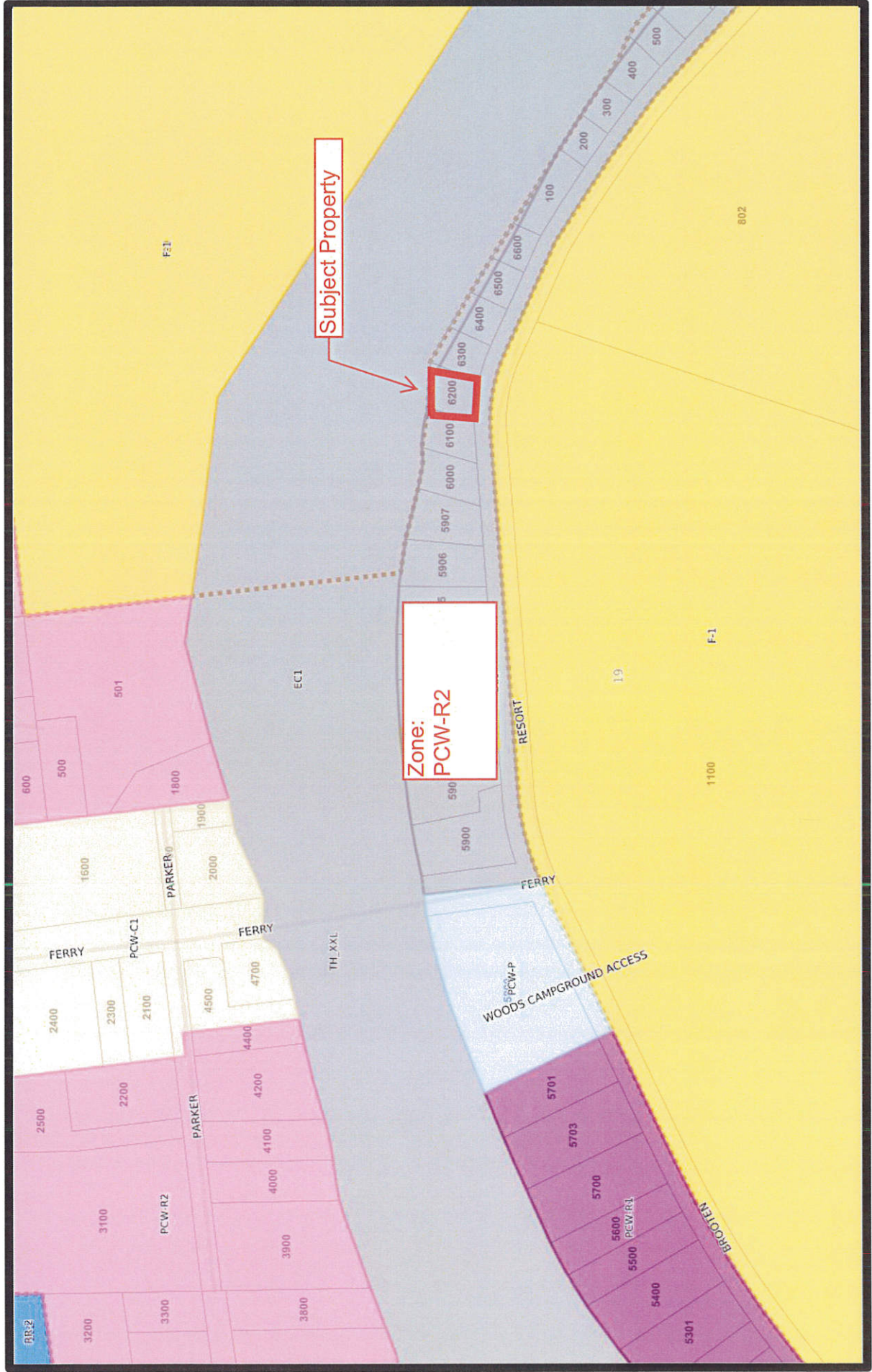
Setbacks may be reduced under the provisions of (c) and (d) above only if the threat of erosion will not increase and a minimum 20 foot setback is maintained. Determinations of habitat values will be made by the Oregon Department of Fish and Wildlife.

# EXHIBIT A

# Vicinity Map



# Zoning Map



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

S.W. 1/4 N.E. 1/4 SEC. 19 T.4S. R.10W. W.M.

04S10W19AC  
WOODS

CANCELLED:  
4300  
4501  
4600  
5300  
5704  
5705  
5702



SEE MAP 4S 10W 19

C-14

WOODS  
04S10W19AC  
REVISED 6/16/17, WS

# TILLAMOOK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

August 17, 2021 12:07:59 pm

|   |   |
|---|---|
| <b>Account #</b> 228925<br><b>Map #</b> 4S1019AC06200<br><b>Code - Tax #</b> 2202-228925<br><br><b>Legal Descr</b> See Record<br><br><b>Mailing Name</b> POWELSON, JEFFERY B & TRACY A<br><b>Agent</b><br><b>In Care Of</b><br><b>Mailing Address</b> 11161 SW MATZEN DR<br>WILSONVILLE, OR 97070-8574<br><br><b>Prop Class</b> 100 <b>MA</b> <b>SA</b> <b>NH</b> <b>Unit</b><br><b>RMV Class</b> 100      09    WF    903   7943-1 | <b>Tax Status</b> ASSESSABLE<br><b>Acct Status</b> ACTIVE<br><b>Subtype</b> NORMAL<br><br><b>Deed Reference #</b> 2020-5137<br><b>Sales Date/Price</b> 07-08-2020 / \$76,000.00<br><b>Appraiser</b> ROBERT BUCKINGHAM |
|---|---|

|                         |                   |
|-------------------------|-------------------|
| <b>Situs Address(s)</b> | <b>Situs City</b> |
| ID# 33685 RESORT DR     | COUNTY            |

| Code Area              | RMV    | MAV    | Value Summary<br>AV | RMV Exception | CPR % |
|------------------------|--------|--------|---------------------|---------------|-------|
| 2202 Land              | 90,350 |        |                     | Land          | 0     |
| Impr.                  | 0      |        |                     | Impr.         | 0     |
| <b>Code Area Total</b> | 90,350 | 86,110 | 86,110              |               | 0     |
| <b>Grand Total</b>     | 90,350 | 86,110 | 86,110              |               | 0     |

| Code Area          | ID# | RFPD                                | Ex | Plan Zone  | Value Source  | Land Breakdown |    |      | Trended RMV |
|--------------------|-----|-------------------------------------|----|------------|---------------|----------------|----|------|-------------|
|                    |     |                                     |    |            |               | TD%            | LS | Size |             |
| 2202               | 0   | <input checked="" type="checkbox"/> |    | PCW-R<br>1 | Market        | 97             | A  | 0.08 | 62,350      |
| 2202               |     |                                     |    |            | OSD - AVERAGE | 100            |    |      | 28,000      |
| <b>Grand Total</b> |     |                                     |    |            |               |                |    | 0.08 | 90,350      |

| Code Area          | ID# | Yr Built | Stat Class | Description | Improvement Breakdown |               |               | Trended RMV |
|--------------------|-----|----------|------------|-------------|-----------------------|---------------|---------------|-------------|
|                    |     |          |            |             | TD%                   | Total Sq. Ft. | Ex% MS Acct # |             |
| <b>Grand Total</b> |     |          |            |             |                       | 0             |               | 0           |

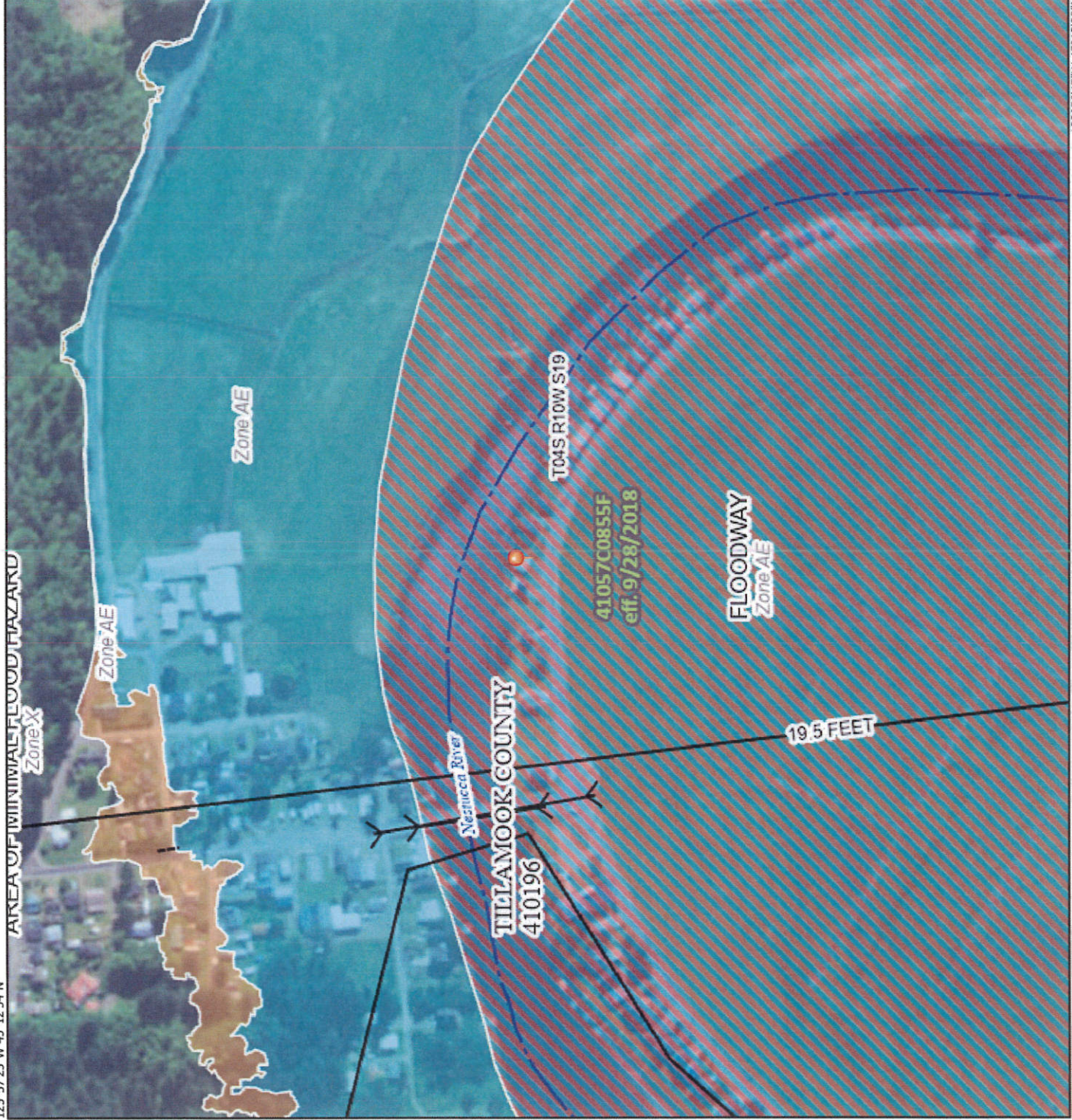
**Comments:** 5/24/06-Removed Solid Waste, Home gone-LM 01/27/14 Reappraised land; tabled values. RBB



# National Flood Hazard Layer FIRMette



123°57'25"W 45°12'54"N



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

123°56'47"W 45°12'28"N

## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

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

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone J
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

**GENERAL STRUCTURES**

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

**OTHER FEATURES**

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transact
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transact 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 8/17/2021 at 3:08 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.

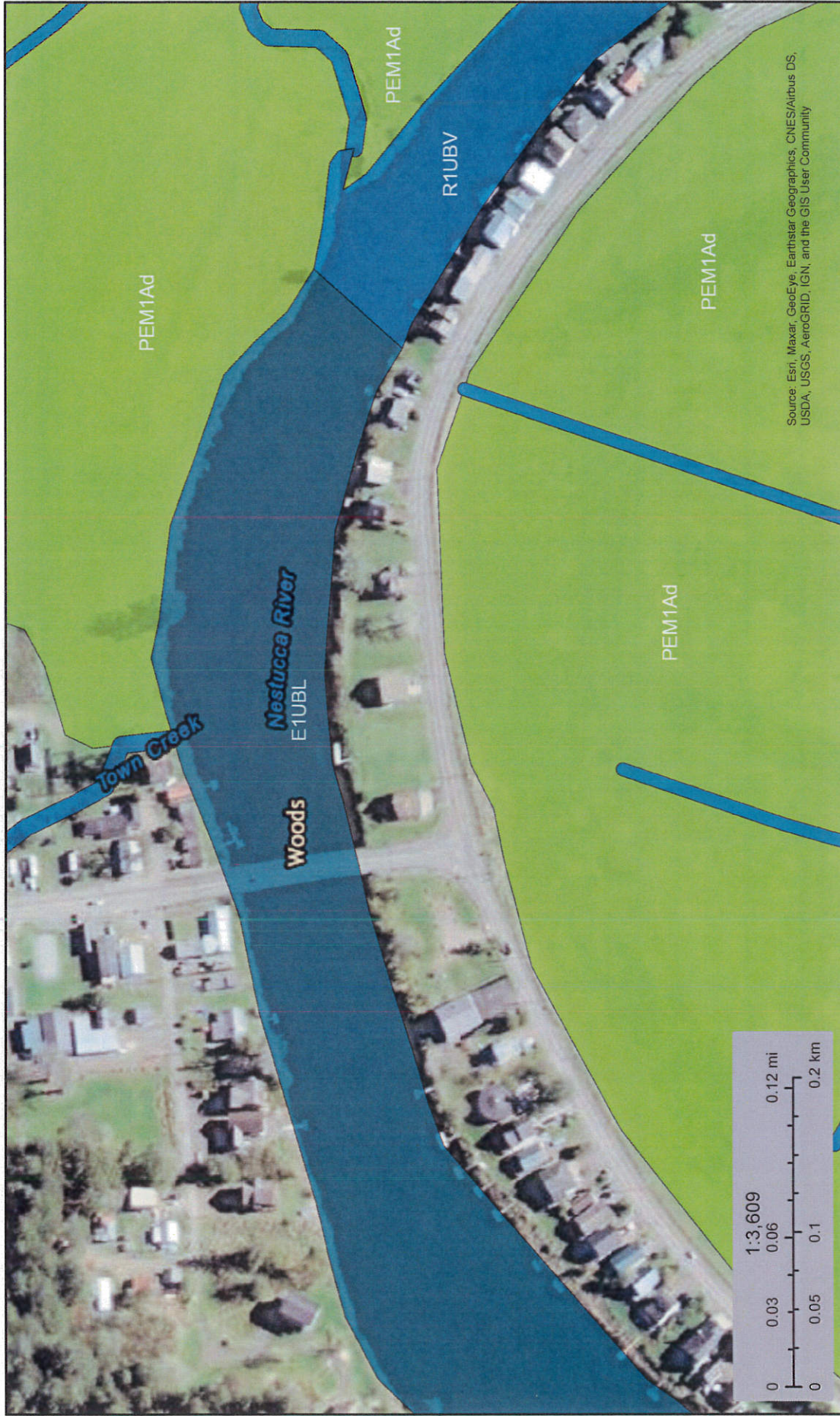
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Powelson Map



August 10, 2021

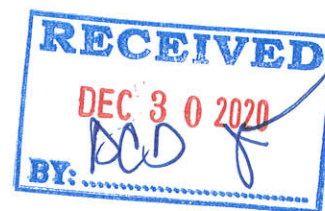
### Wetlands

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

# EXHIBIT B

Melissa Jenck  
Tillamook County Department of Community Development  
1551-B Thrid Street  
Tillamook, Oregon 97141



Dear Melissa,

Enclosed you will find the zoning permit application as per your request, the no rise analysis , \$983.00 application fee, pre-elevation certification from Doug Kellow surveyor. Please let me if I have missed anything. I would like to have the review process to include the riparian set back of 12ft as per recommendation of Robert Bradley of the Oregon Department of Fish and Wildlife. I look forward to hearing the results of the request.

Sincerely ,



Jeff Powelson

PO Box 80775  
Portland, Oregon 97280  
(503)502-0414



## PLANNING APPLICATION

| OFFICE USE ONLY                   |                                      |
|-----------------------------------|--------------------------------------|
| Date Stamp                        | RECEIVED<br>JUN 01 2021<br>BY: Email |
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied      |
| Received by:                      |                                      |
| Receipt #:                        |                                      |
| Fees:                             |                                      |
| Permit No:<br>851-____-____-PLNG  |                                      |

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

Name: Emerio Design Phone: (541) 318-7487  
 Address: 6445 SW Fallbrook Pl. #100  
 City: Beaverton State: OR Zip: 97008  
 Email: Stevem@emeriodesign.com

**Property Owner**

Name: Jeff Powelson Phone: (503) 502-0414  
 Address: P.O. Box 80775  
 City: Portland State: OR Zip: 97280  
 Email: Jeff@aquaticsports.com

Request: 10-foot front yard setback w/ a 12-foot setback to the riparian area for the house (foundation of home). Deck off the second story may encroach to 8-feet per ODFW (see email from Robert Bradley).

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

**Location:**

Site Address: 33885 Resort Dr., Cloverdale, OR 97135  
 Map Number: 45 10W 19Ac 6200  
Township Range Section Max Lot(s)

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

**Authorization**

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

Property Owner Signature (Required) \_\_\_\_\_ Date \_\_\_\_\_  
Stevem 5/25/2021  
 Applicant Signature \_\_\_\_\_ Date \_\_\_\_\_



## PLANNING APPLICATION

|  |                                 |
|--|---------------------------------|
| <b>OFFICE USE ONLY</b>                     |                                 |
| <b>RECEIVED</b>                            |                                 |
| Date Stamp<br><b>DEC 30 2020</b>           |                                 |
| BY: <i>[Signature]</i>                     |                                 |
| <input type="checkbox"/> Approved          | <input type="checkbox"/> Denied |
| Received by: <b>MJ</b>                     |                                 |
| Receipt #: <b>118491</b>                   |                                 |
| Fees: <b>983.00</b>                        |                                 |
| Permit No:<br><b>85121 - 000003 - PLNG</b> |                                 |

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

Name: JEFF POWELSON Phone: 503-502-0414

Address: 33685 RESORT DR

City: Clowardale State: OR Zip: 97135

Email: JEFF@AQUATICSPORTS.COM

**Property Owner**

Name: JEFF POWELSON Phone: 503-502-0414

Address: P.O. BOX 80775

City: PORTLAND State: OR Zip: 97280

Email: JEFF@AQUATICSPORTS.COM

Request: CHANGE SET BACK OF PROPERTY FOR RIPARIAN SET BACK TO 12'

**Type II**

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

**Type III**

- Appeal of Director's Decision
- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

**Type IV**

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

**Location:**

Site Address: 33685 RESORT DR Clowardale OR 97135

Map Number: 45 - 10 - 19 - AC - Woods 6200

Township

Range

Section

Tax Lot(s)

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

**Authorization**

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

Property Owner Signature (Required)

Applicant Signature

12/20/2020  
Date

12/20/2020  
Date



## ZONING PERMIT APPLICATION

|                                   |                                 |
|-----------------------------------|---------------------------------|
| <b>OFFICE USE ONLY</b>            |                                 |
| Date Stamp                        |                                 |
| DEC 30 2020                       |                                 |
| BY: _____                         |                                 |
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| Received by: MJ                   |                                 |
| Receipt #:                        |                                 |
| Fees: -                           |                                 |
| Permit No:                        |                                 |
| 851- _____                        | 2-PLNG                          |

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

Name: JEFF POWELSON Phone: (503) 502-0414  
 Address: P.O. Box 80775  
 City: PORTLAND State: 02 Zip: 97280  
 Email: JEFF@AQUATICSPORTS.COM

**Property Owner**

Name: JEFF & TRACY POWELSON Phone: (503) 502-0414  
 Address: 1161 SW MATZEN DR  
 City: WILSONVILLE State: 02 Zip: 97070  
 Email: JEFF@AQUATICSPORTS.COM

**Location:**

Site Address: 33685 RESORT DRIVE CLATSOP COUNTY, OREGON 97135  
 Map Number: 45-10-19-AC Tillamook County 6200  
Township Range Section Tax Lot(s)

**Applicant/Property Owner Proposal:**

**Size of Structure**

Dimensions: 35' X 35' Height: 35  
 # of Dwelling Units: 1 Living Area Sq. Ft: 2600  
 Deck/Porch Sq. Ft: 250 Garage/Utility/Storage Sq. Ft: 1800

**Lot Coverage:**

Some zones have a lot coverage requirement

**Setbacks**

Front Yard: 10 FEET Rear Yard: \_\_\_\_\_  
 Right Side: 5 FEET Left Side: 5 FEET  
 River/Estuary/Creek: 12 FT Adjacent Resource Zone: \_\_\_\_\_  
 Slope: \_\_\_\_\_ Other: \_\_\_\_\_

**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. If approved, this application is valid for one (1) year from the date of approval. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Legally Authorized Signature

12/26/2020  
Date

**PAGE 2 TO BE COMPLETED BY PLANNING STAFF**

**Proposed Land Use**

|               |  |
|---------------|--|
| Zoning:       | Overlays:  |
| Size (Acres): | Parking Spaces:  |
| Lot Coverage: | Small Lot: <input type="checkbox"/> Section 4.100 <input type="checkbox"/> Section 4.110 |
| GHZ:          | Flood Zone:  |
| Other:        |  |

|  |                                   |                                 |  |                                    |            |            |            |
|--|-----------------------------------|---------------------------------|--|------------------------------------|------------|------------|------------|
|  |                                   | <b>(R) – Required</b>           | <b>(A) – Allowed</b>                                       | <b>(P) - Proposed</b>              |            |            |            |
| <b>Setbacks:</b>                                       | <input type="checkbox"/> Standard | <input type="checkbox"/> Corner | <input type="checkbox"/> Through                           | <input type="checkbox"/> Irregular |            |            |            |
| Front Yard   | (R): _____                        | Rear Yard                       | (R): _____   | Left Side                          | (R): _____ | Right Side | (R): _____ |
|  | (P): _____                        |                                 | (P): _____   | Yard                               | (P): _____ | Yard       | (P): _____ |
| Riparian Setback (R):                                  |                                   |                                 | Riparian Setback (P):                                      |                                    |            |            |            |
| OSL Setback  |                                   |                                 | Building Height (A):                                       |                                    | _____ (P): |            |            |
| <small>Per section 3.085: OSL setback may vary</small> |                                   |                                 | <small>Neskowin zoning measures height differently</small> |                                    |            |            |            |

|                      |  |  |                                       |
|----------------------|--|--|---------------------------------------|
| Access:              | <input type="checkbox"/> Public/Private: |  |                                       |
| Water Supply:        | <input type="checkbox"/> Public/Private: | <input type="checkbox"/> Well                      | <input type="checkbox"/> Creek/Spring |
| Wastewater Disposal: | <input type="checkbox"/> Sewer:          | <input type="checkbox"/> Approved On-Site Disposal |                                       |

**Land Use Approvals:**

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**Conditions of Approval**

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|                           |                    |                               |
|---------------------------|--------------------|-------------------------------|
| <b>Approved By:</b> _____ | <b>Date:</b> _____ | <b>Expiration Date:</b> _____ |
|---------------------------|--------------------|-------------------------------|

**Fee Schedule**

| Residential   |          | Manufactured Dwelling/RV Placement                                |          | Commercial  |          |
|---|----------|---|----------|---|----------|
| Regular   | \$246.00 | MD Planning Review (not included if placement is in park or city) | \$311.00 | New commercial, apartments & multi-family dwellings   | \$409.00 |
| Additions/Accessory Structures                        | \$99.00  | RV Review   | \$205.00 | Additions/Accessory Structures                        | \$409.00 |
| Interior Remodel (no increase to footprint or height) | \$42.00  |   |          | Interior Remodel (no increase in footprint or height) | \$100.00 |



# ELEVATION CERTIFICATE

**Important:** Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

| SECTION A – PROPERTY INFORMATION  |                 |                                   |  | FOR INSURANCE COMPANY USE |   |
|---|-----------------|-----------------------------------|--|---------------------------|---|
| A1. Building Owner's Name<br>POWELSON, JEFF   |                 |                                   |  | Policy Number:            |   |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>33685 RESORT DRIVE   |                 |                                   |  | Company NAIC Number:      |   |
| City<br>CLOVERDALE  |                 | State<br>Oregon                   |  | ZIP Code<br>97112         |   |
| A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)<br>TAX LOT 6200, 4S-10-19-AC, TILLAMOOK COUNTY, OREGON   |                 |                                   |  |                           |   |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>   |                 |                                   |  |                           |   |
| A5. Latitude/Longitude: Lat. <u>45.21139</u> Long. <u>123.95139</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983  |                 |                                   |  |                           |   |
| A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.   |                 |                                   |  |                           |   |
| A7. Building Diagram Number <u>7</u>  |                 |                                   |  |                           |   |
| A8. For a building with a crawlspace or enclosure(s):   |                 |                                   |  |                           |   |
| a) Square footage of crawlspace or enclosure(s) _____ sq ft   |                 |                                   |  |                           |   |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____  |                 |                                   |  |                           |   |
| c) Total net area of flood openings in A8.b _____ sq in   |                 |                                   |  |                           |   |
| d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No  |                 |                                   |  |                           |   |
| A9. For a building with an attached garage:   |                 |                                   |  |                           |   |
| a) Square footage of attached garage <u>1650.00</u> sq ft   |                 |                                   |  |                           |   |
| b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>9</u>  |                 |                                   |  |                           |   |
| c) Total net area of flood openings in A9.b <u>1800.00</u> sq in  |                 |                                   |  |                           |   |
| d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   |                 |                                   |  |                           |   |
| SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION   |                 |                                   |  |                           |   |
| B1. NFIP Community Name & Community Number<br>TILLAMOOK COUNTY 410196   |                 |                                   | B2. County Name<br>TILLAMOOK                         |                           | B3. State<br>Oregon   |
| B4. Map/Panel Number<br>41057C0855  | B5. Suffix<br>F | B6. FIRM Index Date<br>09-28-2018 | B7. FIRM Panel Effective/ Revised Date<br>09-28-2018 | B8. Flood Zone(s)<br>AE   | B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)<br>19.6 |
| B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:<br><input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____ |                 |                                   |  |                           |   |
| B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____  |                 |                                   |  |                           |   |
| B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br>Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA         |                 |                                   |  |                           |   |

**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2022

|   |                 |                   |                                  |
|---|-----------------|-------------------|----------------------------------|
| <b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>                                   |                 |                   | <b>FOR INSURANCE COMPANY USE</b> |
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.<br>33685 RESORT DRIVE |                 |                   | Policy Number:                   |
| City<br>CLOVERDALE  | State<br>Oregon | ZIP Code<br>97112 | Company NAIC Number              |

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction

\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: PC#7 Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 13.0  feet  meters
- b) Top of the next higher floor 23.2  feet  meters
- c) Bottom of the lowest horizontal structural member (V Zones only) \_\_\_\_\_  feet  meters
- d) Attached garage (top of slab) \_\_\_\_\_  feet  meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) \_\_\_\_\_  feet  meters
- f) Lowest adjacent (finished) grade next to building (LAG) 11.7  feet  meters
- g) Highest adjacent (finished) grade next to building (HAG) 12.9  feet  meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support 13.0  feet  meters

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

|   |                    |                                   |   |
|---|--------------------|-----------------------------------|---|
| Certifier's Name<br>DOUGLAS H. KELLOW   |                    | License Number<br>OREGON PLS 2027 | <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <b>REGISTERED<br/>PROFESSIONAL<br/>LAND SURVEYOR</b> </div> <div style="text-align: center; font-family: cursive; font-size: 1.2em; margin-bottom: 5px;"> <i>Douglas H. Kellow</i> </div> <div style="border: 1px solid black; padding: 5px;"> <b>OREGON</b><br/>February 3, 1983<br/><b>DOUGLAS H. KELLOW</b><br/>2027<br/>Renewal: 06/30/21                 </div> |
| Title<br>LAND SURVEYOR  |                    |                                   |   |
| Company Name<br>KELLOW LAND SURVEYING   |                    |                                   |   |
| Address<br>P.O. BOX 335   |                    |                                   |   |
| City<br>PACIFIC CITY  | State<br>Oregon    | ZIP Code<br>97135                 |   |
| Signature<br><i>Douglas H. Kellow</i>   | Date<br>04-02-2021 | Telephone<br>(503) 801-3537       | Ext.  |
| Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner. |                    |                                   |   |
| Comments (including type of equipment and location, per C2(e), if applicable)   |                    |                                   |   |

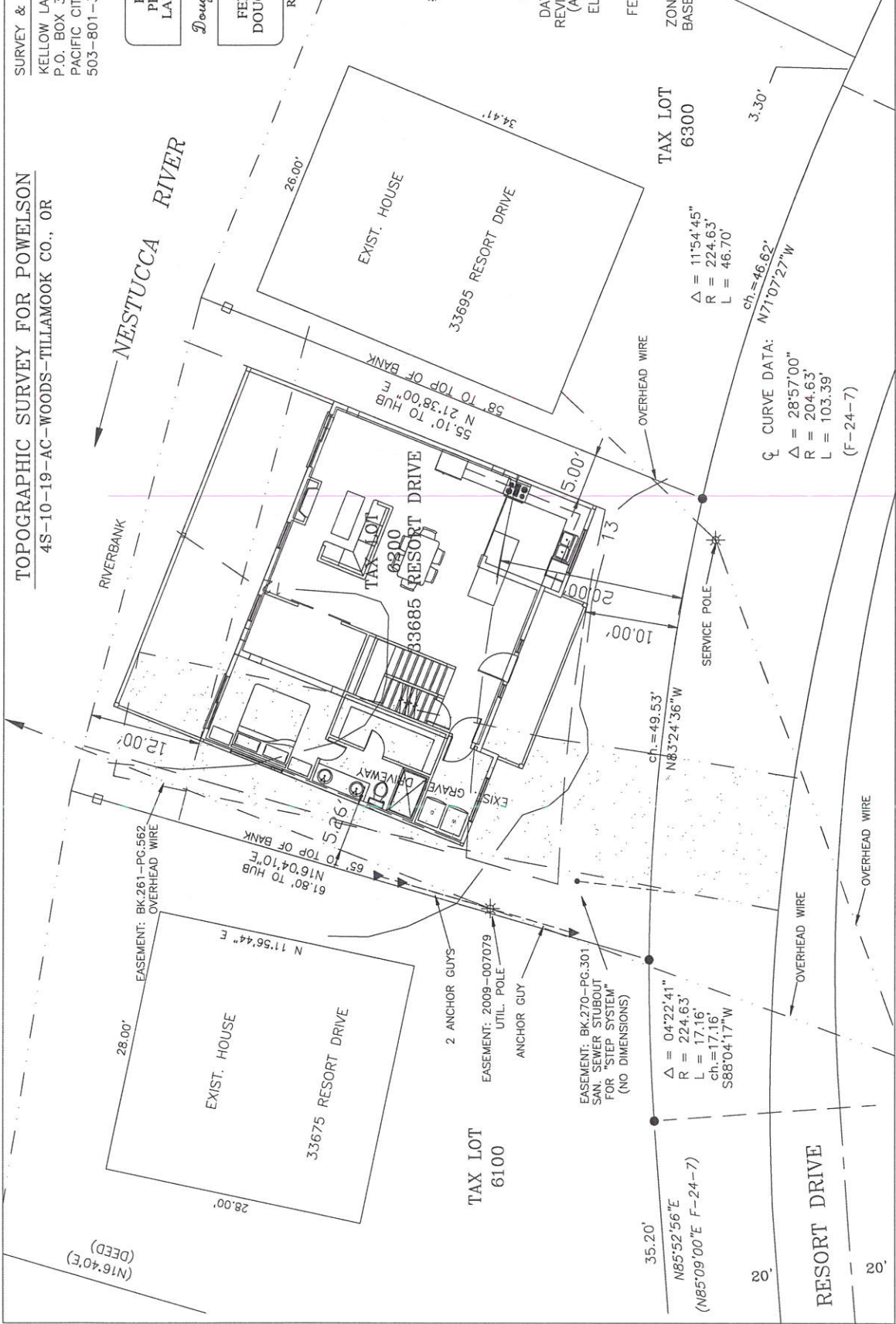
TOPOGRAPHIC SURVEY FOR POWELSON  
4S-10-19-AC-WOODS-TILLAMOOK CO., OR

SURVEY & MAP BY:  
KELLOW LAND SURVEYING  
P.O. BOX 335  
PACIFIC CITY, OR 97135  
503-801-3537

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Douglas H. Kellow*  
OREGON  
FEBRUARY 3, 1983  
DOUGLAS H. KELLOW  
2027  
RENEWS: 06/30/21



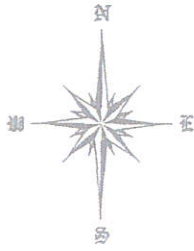
SCALE: 1" = 10'  
DATE: 08/28/2020  
REVISED: 02/24/2021  
(ADD EASEMENTS)  
ELEVATION DATUM:  
NAVD 1988  
FEMA FLOOD INFO:  
41057C0855F  
ZONE "AE" FLOODWAY  
BASE FLOOD EL.: 19.5



TAX LOT 6300  
TAX LOT 6100  
RESORT DRIVE  
RIVERBANK  
NESTUCCA RIVER  
EXIST. HOUSE  
EXIST. HOUSE  
TAX LOT 6300 (RESORT DRIVE)  
TAX LOT 6100  
33695 RESORT DRIVE  
33675 RESORT DRIVE  
58.10 TO TOP OF BANK N 21.38.00" E  
55.10 TO HUB  
5.00'  
7.3  
10.00'  
20.00'  
100.00'  
ch. = 46.62'  
N 77°07'27" W  
CURVE DATA:  
Δ = 28°57'00"  
R = 204.63'  
L = 103.39'  
(F-24-7)  
Δ = 11°54'45"  
R = 224.63'  
L = 46.70'  
ch. = 49.53'  
N 83°24'36" W  
EASEMENT: BK.270-PC.301  
SAN. SEWER STUBOUT  
FOR "STEP SYSTEM"  
(NO DIMENSIONS)  
Δ = 04°22'41"  
R = 224.63'  
L = 17.16'  
ch. = 17.16'  
S 88°04'17" W  
EASEMENT: 2009-007079  
UTIL. POLE  
ANCHOR GUY  
2 ANCHOR GUYS  
EASEMENT: BK.261-PC.562  
OVERHEAD WIRE  
61.80' TO HUB  
N 11°56'44" E  
28.00'  
28.00'  
33675 RESORT DRIVE  
EXIST. HOUSE  
12.00'  
5.46'  
65' TO TOP OF BANK  
N 16°04'10" E  
61.80' TO HUB  
OVERHEAD WIRE  
SERVICE POLE  
OVERHEAD WIRE  
OVERHEAD WIRE  
OVERHEAD WIRE  
35.20'  
N 85°52'56" E  
(N 85°09'00" E F-24-7)  
3.30'

# CORNER LOCATE FOR TAX LOT 6200

4S-10-19-AC-WOODS-TILLAMOOK CO., OR



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

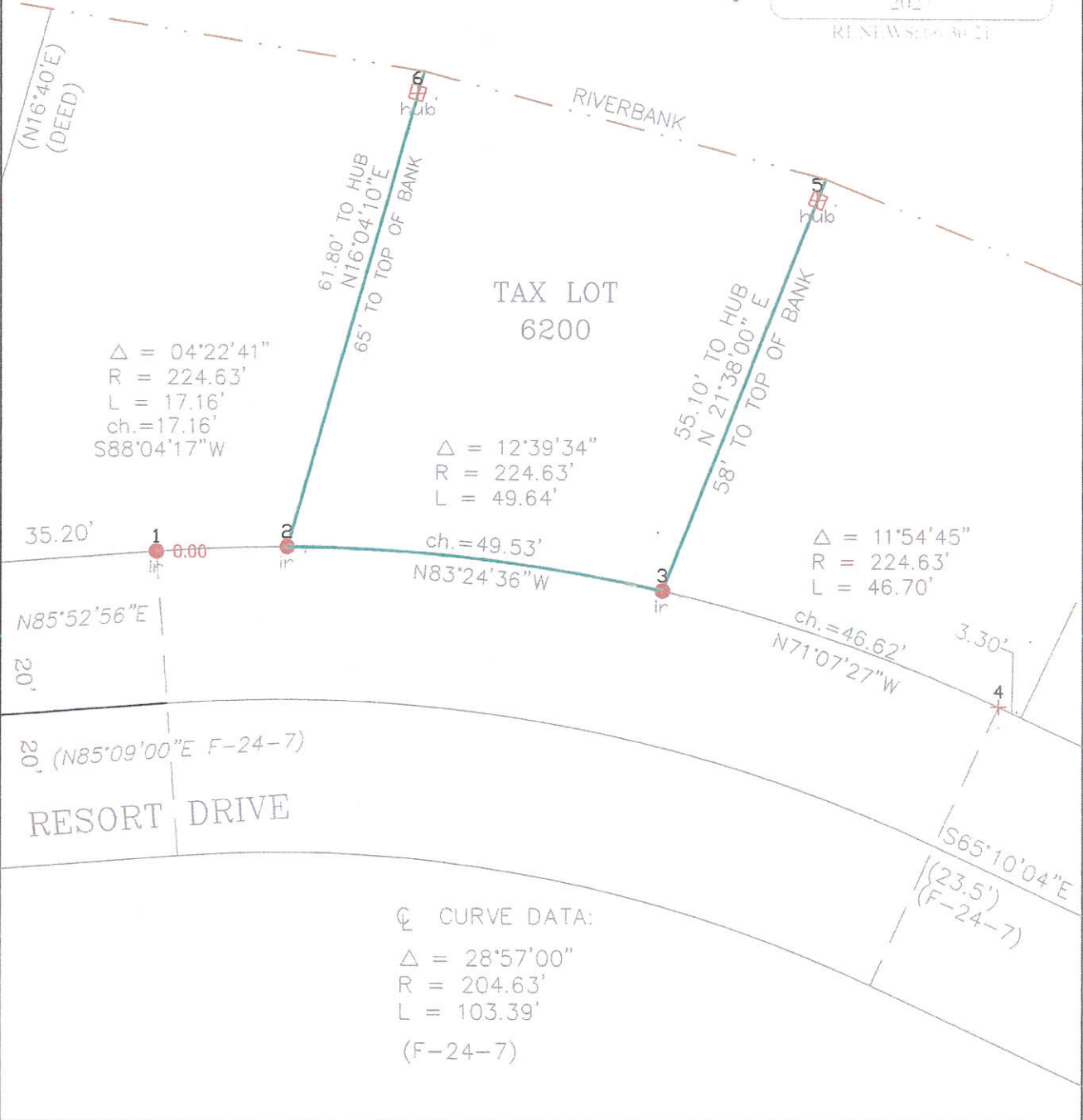
*Douglas H. Kellow*

OREGON  
FEBRUARY 3, 1983  
DOUGLAS H. KELLOW  
2027

RENEWS: 06-30-21

SCALE: 1" = 20'  
DATE: 06/22/2020

NESTUCCA RIVER



$\Delta = 04^{\circ}22'41''$   
 $R = 224.63'$   
 $L = 17.16'$   
 $ch. = 17.16'$   
 $S88^{\circ}04'17''W$

$\Delta = 12^{\circ}39'34''$   
 $R = 224.63'$   
 $L = 49.64'$

$\Delta = 11^{\circ}54'45''$   
 $R = 224.63'$   
 $L = 46.70'$

⊙ CURVE DATA:  
 $\Delta = 28^{\circ}57'00''$   
 $R = 204.63'$   
 $L = 103.39'$   
 (F-24-7)

(N16°40'E)  
(DEED)

RIVERBANK

TAX LOT  
6200

35.20'

1

0.00

2

ch. = 49.53'

3

N85°52'56"E

20'

⊙ (N85°09'00"E F-24-7)

RESORT DRIVE

N83°24'36"W

ch. = 46.62'  
N71°07'27"W

3.30'

4

S65°10'04"E  
(23.5')  
(F-24-7)

Hub

Hub

61.80' TO HUB  
N16°04'10"E  
65' TO TOP OF BANK

55.10' TO HUB  
N 21°38'00" E  
58' TO TOP OF BANK

TOPOGRAPHIC SURVEY FOR POWELSON  
4S-10-19-AC-WOODS-TILLAMOOK CO., OR

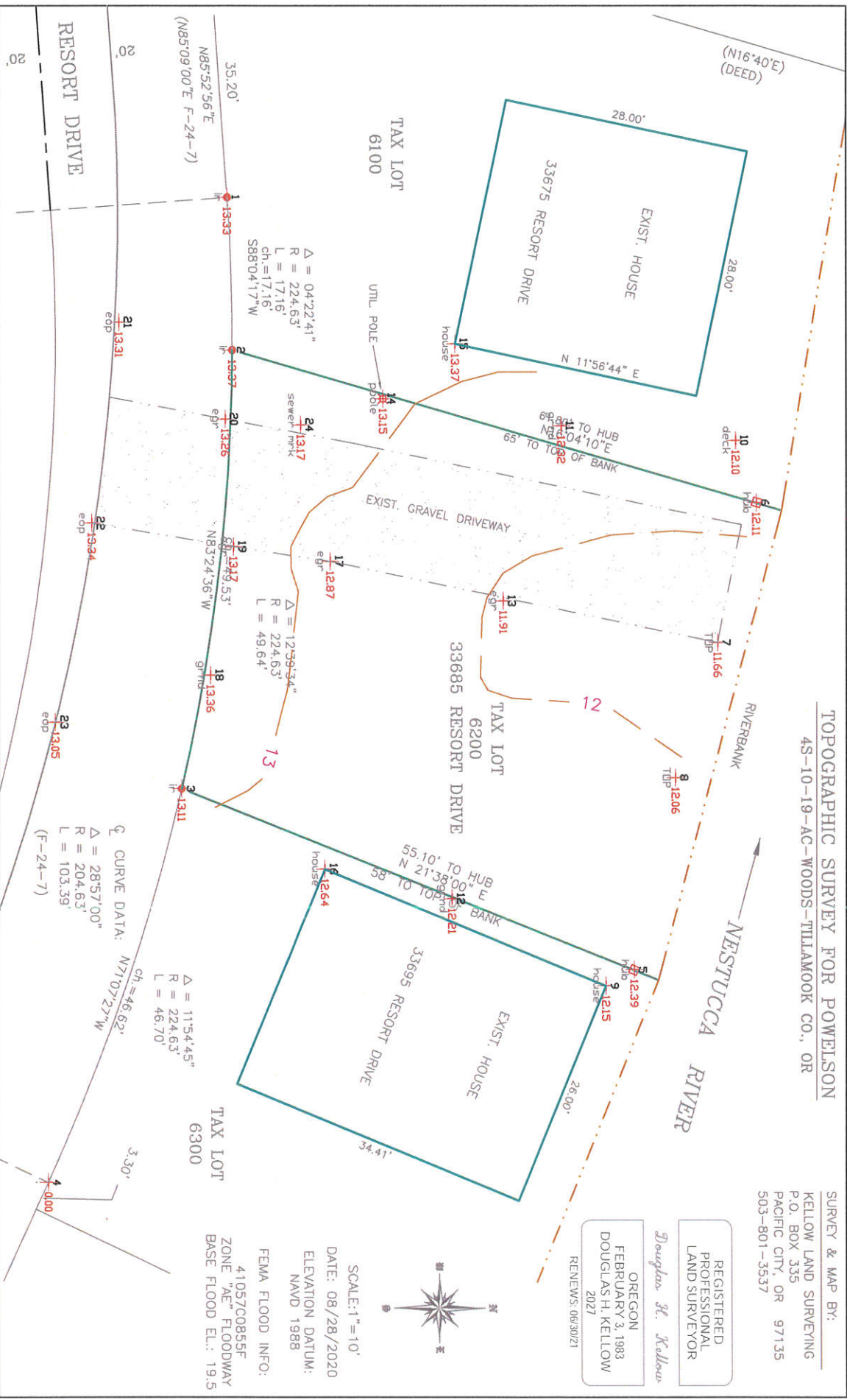
SURVEY & MAP BY:  
KELLOW LAND SURVEYING  
P.O. BOX 335  
PACIFIC CITY, OR 97135  
503-801-3537

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas H. Kellow*  
OREGON  
FEBRUARY 3, 1983  
DOUGLAS H. KELLOW  
2027  
RENEWALS: 06/30/21



SCALE: 1" = 10'  
DATE: 08/28/2020  
ELEVATION DATUM:  
NAVD 1988  
FEMA FLOOD INFO:  
41057G0855F  
ZONE "AE" FLOODWAY  
BASE FLOOD EL.: 19.5



04S10W19AC  
WOODS

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

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

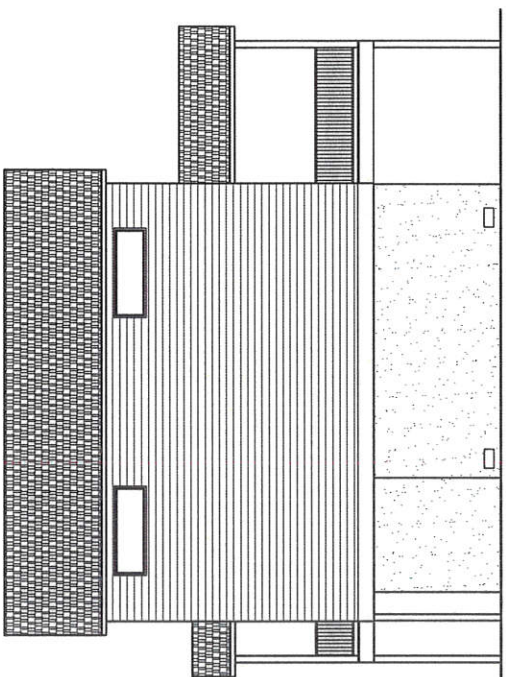


WOODS  
04S10W19AC  
REVISED 6/16/17, WS

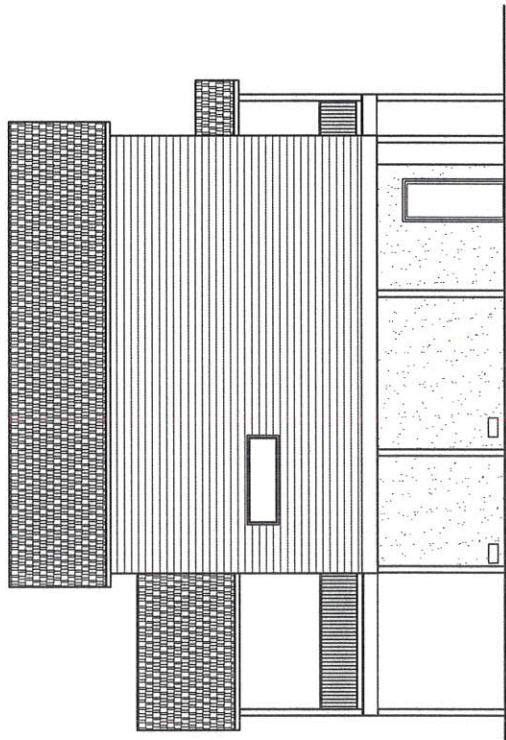
RECEIVED  
 JUN 01 2021  
 BY: Anail

EMERIO  
 ENGINEERING • ARCHITECTURE • DESIGN  
 6445 SW FALGOUT PLACE, SUITE 100  
 BEAVERTON, OREGON 97008  
 TEL: (503) 744-8912  
 FAX: (503) 744-8922  
 WWW.EMERIO.COM  
 COPYRIGHT 2021

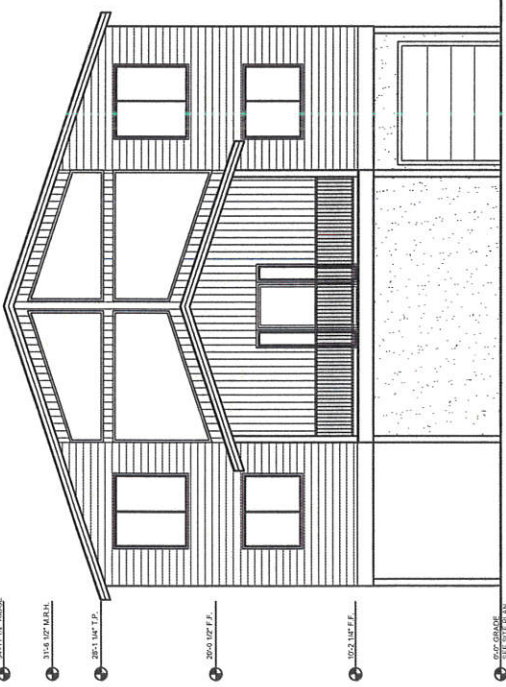
FOR: NESTUCCA RIVER HOUSE  
 REVISIONS  
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 DATE: 3/27/21  
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 CHECKED: [blank]  
 D1



2 RIGHT ELEVATION  
 D1 1/4" = 1'-0"

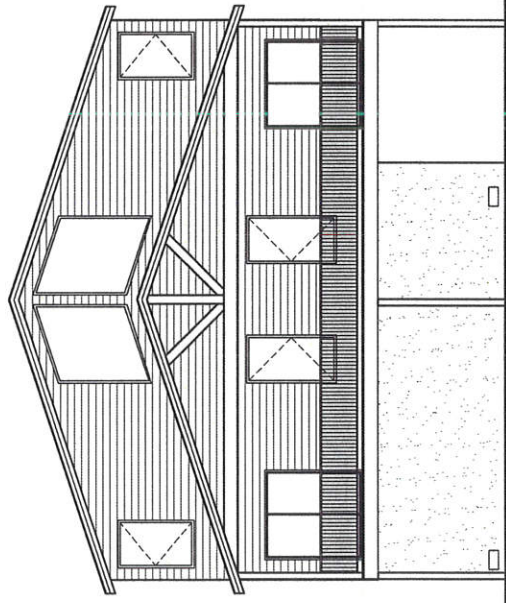


4 LEFT ELEVATION  
 D1 1/4" = 1'-0"



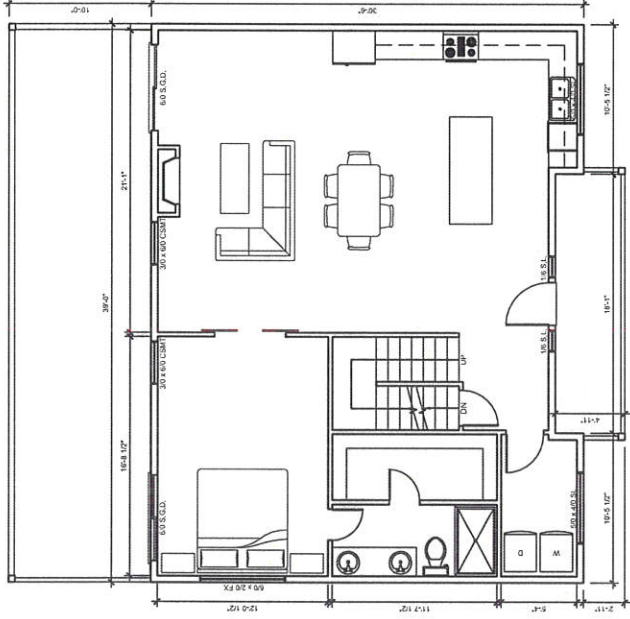
1 FRONT ELEVATION  
 D1 1/4" = 1'-0"

1'-0" FIN. FLOOR  
 3'-10" 1ST FLOOR  
 2'-0" 1ST F.F.  
 2'-0" 1ST F.F.  
 0'-0" GRADE  
 SEE SITE PLAN

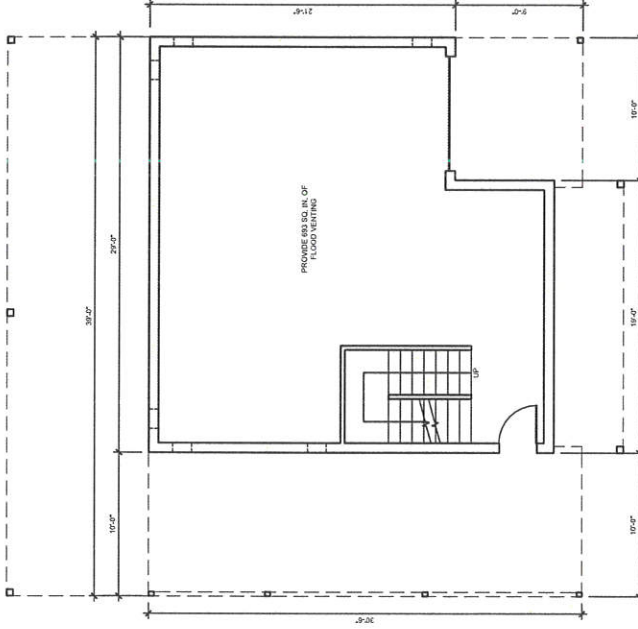


3 REAR ELEVATION  
 D1 1/4" = 1'-0"

THESE PLANS AND THE PERMITS OR ORDINANCES REFERENCE TO THEM SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND SHALL NOT BE THE RESPONSIBILITY OF EMERIO. EMERIO SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ORDINANCES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ORDINANCES. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ORDINANCES.



2 MAIN FLOOR PLAN  
 D2.1 1/4" = 1'-0" 1,183 S.F.

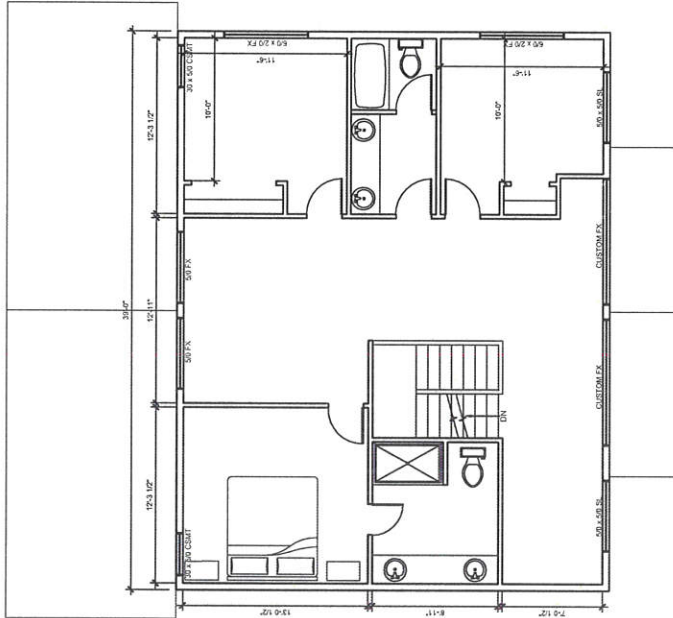


1 LOWER FLOOR PLAN  
 D2.1 1/4" = 1'-0" 693 S.F.



| NO. | DATE | REVISION |
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1 UPPER FLOOR PLAN  
D2.2 1/4" = 1'-0" 1,132 S.F.



NESTUCA RIVER HOUSE

FOR:

**EMERIO**  
 ENGINEERING • SURVEYING • DESIGN  
 4445 SW 74th Avenue, Suite 100  
 Fort Lauderdale, Florida 33314  
 Tel: (954) 592-9592  
 Fax: (954) 592-9595  
 www.emeriodesign.com  
 Copyright 2011



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

## ZONING PERMIT APPLICATION

| OFFICE USE ONLY   |
|---|
| Date Stamp  |
| <input type="checkbox"/> Approved <input type="checkbox"/> Denied |
| Received by:  |
| Receipt #:  |
| Fees:   |
| Permit No:<br>851-____-____-PLNG                                  |

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

Name: Emerio Design, LLC - Steve Miller Phone: (541) 318-7487  
 Address: 6445 SW Fallbrook Pl. #100  
 City: Beaverton State: OR Zip: 97008  
 Email: stevem@emeriodesign.com

### Property Owner

Name: Jeff & Tracy Powelson Phone: (503) 502-0414  
 Address: 11161 SW Matzen Dr.  
 City: Wilsonville State: OR Zip: 97070  
 Email: jeff@aquaticsports.com

### Location:

Site Address: 33685 Resort Drive, Cloverdale, OR 97135  
 Map Number: 04S 10W 19AC 6200  
Township Range Section Tax Lot(s)

**Applicant/Property Owner Proposal:** Construction of single-family dwelling

### Size of Structure

Dimensions: 39' X 30' 6" Height: 35 feet  
 # of Dwelling Units: 1 Living Area Sq. Ft: 1,153 SF  
 Deck/Porch Sq. Ft: 390 SF - rear deck Garage/Utility/Storage Sq. Ft: 210 SF Garage / 483 SF storage  
 Lot Coverage: 46% - 3,484.8 SF lot / 1,635 SF home - Includes covered rear deck.  
Some zones have a lot coverage requirement

### Setbacks

Front Yard: 10 feet house / 20 feet garage Rear Yard: 12 feet house / 8 feet deck  
 Right Side: 5 feet Left Side: 5 feet  
 River/Estuary/Creek 12 feet house / 8 feet deck Adjacent Resource Zone:  
 Slope: Other:

### 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. If approved, this application is valid for one (1) year from the date of approval. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Legally Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

**PAGE 2 TO BE COMPLETED BY PLANNING STAFF**

**Proposed Land Use**

|                     |  |
|---------------------|--|
| Zoning: _____       | Overlays: _____  |
| Size (Acres): _____ | Parking Spaces: _____  |
| Lot Coverage: _____ | Small Lot: <input type="checkbox"/> Section 4.100 <input type="checkbox"/> Section 4.110 |
| GHZ: _____          | Flood Zone: _____  |
| Other: _____        |  |

|  |   |                                 |                                  |                                    |
|--|---|---------------------------------|----------------------------------|------------------------------------|
| <b>(R) – Required    (A) – Allowed    (P) - Proposed</b> |   |                                 |                                  |                                    |
| <b>Setbacks:</b>   | <input type="checkbox"/> Standard                         | <input type="checkbox"/> Corner | <input type="checkbox"/> Through | <input type="checkbox"/> Irregular |
| Front Yard (R): _____                                    | Rear Yard (R): _____                                      | Left Side (R): _____            | Right Side (R): _____            |                                    |
| (P): _____   | (P): _____  | Yard (P): _____                 | Yard (P): _____                  |                                    |
| Riparian Setback (R): _____                              | Riparian Setback (P): _____                               |                                 |                                  |                                    |
| OSL Setback  | Building Height (A): _____                                |                                 | (P): _____                       |                                    |
| <small>Per section 3.085: OSL setback may vary</small>   | <small>Neskwim zoning measures height differently</small> |                                 |                                  |                                    |

|                            |  |
|----------------------------|--|
| Access: _____              | <input type="checkbox"/> Public/Private: _____   |
| Water Supply: _____        | <input type="checkbox"/> Public/Private: _____ <input type="checkbox"/> Well <input type="checkbox"/> Creek/Spring |
| Wastewater Disposal: _____ | <input type="checkbox"/> Sewer: _____ <input type="checkbox"/> Approved On-Site Disposal                           |

**Land Use Approvals:**

\_\_\_\_\_

\_\_\_\_\_

**Conditions of Approval**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

|                           |                    |                               |
|---------------------------|--------------------|-------------------------------|
| <b>Approved By:</b> _____ | <b>Date:</b> _____ | <b>Expiration Date:</b> _____ |
|---------------------------|--------------------|-------------------------------|

**Fee Schedule**

| Residential   |          | Manufactured Dwelling/RV Placement                                |          | Commercial  |          |
|---|----------|---|----------|---|----------|
| Regular   | \$246.00 | MD Planning Review (not included if placement is in park or city) | \$311.00 | New commercial, apartments & multi-family dwellings   | \$409.00 |
| Additions/Accessory Structures                        | \$99.00  | RV Review   | \$205.00 | Additions/Accessory Structures                        | \$409.00 |
| Interior Remodel (no increase to footprint or height) | \$42.00  |   |          | Interior Remodel (no increase in footprint or height) | \$100.00 |

**Steve Miller**

---

RECEIVED  
JUN 01 2021  
BY: *Emmi*

**From:** Jeff POWELSON <jeff@aquaticsports.com>  
**Sent:** Tuesday, April 13, 2021 11:34 AM  
**To:** Steve Miller; Sean Jackson  
**Subject:** Meeting w/ ODFW

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**[External Sender]**

Here is the latest correspondence with ODFW and the county.  
Jeff

Jeff Powelson  
Aquatic Sports  
P.O. Box 80809  
Portland, Oregon 97280  
T: (503) 245-4991  
F: (503) 245-4870  
TF: (888) 300-3483  
[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)  
"Teaching Safe Scuba since 1966"  
[www.aquaticsports.com](http://www.aquaticsports.com)



Begin forwarded message:

**From:** Robert Bradley <[Robert.Bradley@state.or.us](mailto:Robert.Bradley@state.or.us)>  
**Subject:** RE: EXTERNAL: Lot 6200 Resort Dr  
**Date:** April 9, 2021 at 5:20:21 PM PDT  
**To:** 'Melissa Jenck' <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Cc:** "[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)" <[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)>

Melissa,

I re-visited this lot today. After reviewing the plans with the landowner and discussing the resource impacts, here is my recommendation:

The top of the bank is at 8 feet from the high tide line. The 12 foot setback I recommended earlier is about the average of the development on adjoining properties. For the purposes of this lot, I would recommend the foundation of the new house remain at a minimum of a 12 foot setback. However, the

deck off the second story may encroach to 8 foot. The intent is to keep the deck even with the top of the bank so as not to shade vegetation on the slope down to the river. I maintain my recommendation for a condition to plant native trees/vegetation along the bank to reduce potential for further erosion.

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:** Robert Bradley  
**Sent:** Wednesday, August 05, 2020 3:40 PM  
**To:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Cc:** [jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)  
**Subject:** RE: EXTERNAL: Lot 6200 Resort Dr

That is correct, with the stipulation that the reduced setback be conditioned to require planting of native trees, shrubs or brush (or other bank stabilization) to not further increase erosion.

The adjacent properties encroach within approximately 12 feet, so allowing that here would be consistent with the neighboring development.

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 x253 (w)  
503-842-8385 (fax)

**From:** Melissa Jenck [<mailto:mjenck@co.tillamook.or.us>]  
**Sent:** Tuesday, August 04, 2020 10:55 AM  
**To:** Robert Bradley  
**Cc:** [jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)  
**Subject:** RE: EXTERNAL: Lot 6200 Resort Dr

Good morning Robert,

To confirm, a 20-ft setback is acceptable, but your findings is that even a 12-ft riparian setback would be acceptable, as it does not create substantial biological concerns?

Thank you,

Due to compliance measures regarding social distancing related to the COVID-19 pandemic the Department of Community Development is closed to Public until April 1, 2020. Staff continue to work during this time. Applications and documentation may be submitted via email or USPS.

## **Melissa Jenck**

*Land Use Planner, CFM*

**From:** Robert Bradley <[Robert.Bradley@state.or.us](mailto:Robert.Bradley@state.or.us)>  
**Sent:** Monday, August 3, 2020 2:43 PM  
**To:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Cc:** [jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)  
**Subject:** EXTERNAL: Lot 6200 Resort Dr

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

Melissa,

I looked at the estuary setback on this lot today. The 50 foot setback is marked with a blue line on the attached file. A reduced setback of 20 feet concurrent with the county ordinance is marked in red. There is minimal riparian vegetation present and the surrounding area is heavily developed, so ODFW would have no objection to the reduced setback of 20 feet allowed in the ordinance.

The neighboring properties encroach closer to the estuary, with setbacks in the 12 foot range. Allowing a setback between 12 and 20 feet would not create substantial additional biological concerns.

With either reduced setback, planting of native trees, shrubs, or other rooted vegetation, or a planned bank stabilization project should be completed to address the threat of increased erosion.

I also attached a photo of the flags I staked at the 20 foot mark.

Let me know if you have any questions.

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 x253 (w)  
503-842-8385 (fax)

Begin forwarded message:

**From:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Subject:** RE: EXTERNAL: Lot 6200 Resort Dr  
**Date:** April 10, 2021 at 6:02:18 PM PDT

**To:** Robert Bradley <[Robert.Bradley@state.or.us](mailto:Robert.Bradley@state.or.us)>  
**Cc:** "'[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)'" <[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)>

Thank you, Robert! I appreciate clarification of these findings. I'll include a copy of this discussion with the property file.

Jeff – Please keep this in mind as you continue to develop your site plan.

Thank you,

Due to compliance measures regarding social distancing related to the COVID-19 pandemic the Department of Community Development is open to the Public by appointment only. Staff continue to work during this time. Applications and documentation may be submitted via email or USPS.

**Melissa Jenck** | CFM, Land Use Planner II  
Phone (503) 842-3408 x3301

*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*

**From:** Robert Bradley <[Robert.Bradley@state.or.us](mailto:Robert.Bradley@state.or.us)>  
**Sent:** Friday, April 9, 2021 5:20 PM  
**To:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Cc:** "'[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)'" <[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)>  
**Subject:** RE: EXTERNAL: Lot 6200 Resort Dr

Melissa,

I re-visited this lot today. After reviewing the plans with the landowner and discussing the resource impacts, here is my recommendation:

The top of the bank is at 8 feet from the high tide line. The 12 foot setback I recommended earlier is about the average of the development on adjoining properties. For the purposes of this lot, I would recommend the foundation of the new house remain at a minimum of a 12 foot setback. However, the deck off the second story may encroach to 8 foot. The intent is to keep the deck even with the top of the bank so as not to shade vegetation on the slope down to the river. I maintain my recommendation for a condition to plant native trees/vegetation along the bank to reduce potential for further erosion.

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:** Robert Bradley  
**Sent:** Wednesday, August 05, 2020 3:40 PM

**To:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Cc:** [jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)  
**Subject:** RE: EXTERNAL: Lot 6200 Resort Dr

That is correct, with the stipulation that the reduced setback be conditioned to require planting of native trees, shrubs or brush (or other bank stabilization) to not further increase erosion.

The adjacent properties encroach within approximately 12 feet, so allowing that here would be consistent with the neighboring development.

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 x253 (w)  
503-842-8385 (fax)

**From:** Melissa Jenck [<mailto:mjenck@co.tillamook.or.us>]  
**Sent:** Tuesday, August 04, 2020 10:55 AM  
**To:** Robert Bradley  
**Cc:** [jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)  
**Subject:** RE: EXTERNAL: Lot 6200 Resort Dr

Good morning Robert,

To confirm, a 20-ft setback is acceptable, but your findings is that even a 12-ft riparian setback would be acceptable, as it does not create substantial biological concerns?

Thank you,

Due to compliance measures regarding social distancing related to the COVID-19 pandemic the Department of Community Development is closed to Public until April 1, 2020. Staff continue to work during this time. Applications and documentation may be submitted via email or USPS.

***Melissa Jenck***

*Land Use Planner, CFM*

**From:** Robert Bradley <[Robert.Bradley@state.or.us](mailto:Robert.Bradley@state.or.us)>  
**Sent:** Monday, August 3, 2020 2:43 PM  
**To:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Cc:** [jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)  
**Subject:** EXTERNAL: Lot 6200 Resort Dr

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

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With either reduced setback, planting of native trees, shrubs, or other rooted vegetation, or a planned bank stabilization project should be completed to address the threat of increased erosion.

I also attached a photo of the flags I staked at the 20 foot mark.

Let me know if you have any questions.

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Robert W. Bradley  
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North Coast Watershed District  
4907 Third St  
Tillamook, OR 97141  
503-842-2741 x253 (w)  
503-842-8385 (fax)

RECEIVED

FEB 01 2021

BY: Email

33685 RESORT DRIVE PACIFIC CITY, OR  
RESIDENTIAL PROJECT  
HYDRAULICS ANALYSIS REPORT



prepared for  
Jeff Powelson

prepared by  
Jake Hofeld, P.E.



January 27, 2021



2021.01.27  
08:31:06  
-08'00'

EXPIRES: 6/30/2021

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- Figure 2: Hydraulic Analysis Overview Map of Proposed Project
- Figure 3: Proposed 1<sup>st</sup> Floor Building Footprint

**List of Attachments**

- Attachment A – HEC-RAS Model Output Files

## **INTRODUCTION**

Waterways Consulting Inc. (Waterways) has been retained by Jeff Powelson to evaluate the hydraulic effects on the Nestucca River during a 100-year base flood discharge from a proposed residential structure. The proposed residential structure is located on the south (left) bank floodplain of the Nestucca River at 33685 Resort Drive in Pacific City, Oregon. The existing site is currently an undeveloped parcel covered with gravel, grasses, and a large shrub along the protected embankment of the river. Existing residential structures are located on the adjacent properties on either side.

The proposed residential structure will add a three-story building to the floodplain adjacent to the Nestucca River. The entire property being developed will occur within the FEMA designated floodway, effective September 28, 2018 (Figure 2).

The following report has been prepared to support floodplain development permitting with Tillamook County for the proposed project and presents our hydraulic analysis of existing and proposed conditions for the 100-year flood event along the Nestucca River within the vicinity of the proposed residential structure. This report is based on the guidance outlined in Section 3.510(9)(a) of the Tillamook County Land Use Ordinance which requires, "...certification is provided by a professional registered civil engineer demonstrating through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that such encroachment shall not result in any increase in flood levels during the occurrence of the based flood discharge."

## **HYDRAULIC MODELING METHODOLOGY**

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) has mapped Nestucca River at the project area as a Special Flood Hazard Area (SFHA) within the regulatory floodway Zone AE (Attachment A). Tillamook County provided Waterways with a hydraulic model of the Nestucca River covering the project area for a Letter of Map Revision (LOMR), effective September 24, 2015 (Case Number 14-10-1727P). The LOMR and corresponding hydraulic model conducted in the United States Army Corps of Engineers (USACE) Hydraulic Engineering Center River Analysis Software (HEC-RAS) by West Consultants updated the previous modeling and FIRM Panels dated August 1, 1978. All elevations are referenced to a NAVD 88 vertical datum. This model was used as the basis for all hydraulic modeling.

Waterways updated the hydraulic analysis using HEC-RAS, version 5.0.7. A one-dimensional hydraulic model was completed to characterize the existing and proposed conditions at the project site during the 100-year recurrence interval peak flow at the Nestucca River. Additional cross sections were added to the provided model in the vicinity of the project area. The two modeling scenarios include the Existing Conditions Model ("Ex. Cond." is the Plan identifier in the model) and the Proposed Conditions Model ("Prop. Cond." is the Plan identifier in the model). Figure 2 shows the proposed project location, cross section locations used in the hydraulic analysis, and the effective FEMA floodplain and floodway boundaries (FEMA 2018).

### Existing Conditions Model

Additional cross sections added to the LOMR model were sampled from a terrain surface derived from LiDAR data from the Department of Geology and Mineral Industries (DOGAMI) North Coast collected by Watershed Sciences Inc. in 2009. LiDAR was updated and overlain with existing topographic survey data for the project parcel. The existing topographic survey was conducted by Kellow Land Surveying on August 28, 2020 (Figure 1). Additionally, footprints of the adjacent structures were also provided in the survey conducted by Kellow Land Surveying. Structures in the vicinity of the proposed building were modeled as blocked obstructions in the model. Bathymetry for the additional cross sections were interpolated from upstream and downstream cross sections the LOMR model.

The downstream model boundary extends approximately 2.5 miles downstream of the project area and the upstream model boundary extends approximately 1.4 miles upstream of the project area, see Figure 2. The bridge crossing geometry at Ferry Street and at Pacific Avenue downstream of the project area were included in the model from drawings provided by Oregon Department of Transportation (ODOT) and Tillamook County. Hydraulic roughness values for the additional cross sections were based on values published in the provided model. Hydraulic roughness values, known as Manning's Roughness, for the additional cross sections are outlined in Table 1.

**Table 1. Manning's Roughness for Different Land Use Types**

| Land Use Type                 | Manning's 'n' |
|-------------------------------|---------------|
| Channel                       | 0.035         |
| Open Pervious Areas (grassed) | 0.04 - 0.05   |
| Residential Area              | 0.08          |
| Open Pervious Areas (trees)   | 0.10          |

### Proposed Conditions Model

The proposed conditions model included the additional cross sections created in the existing conditions model. The existing conditions terrain was updated with proposed residential structure first floor footprint of 31 feet by 30 feet provided by design drawings supplied from the client (Figure 3). The proposed residential structure was modeled as a blocked obstruction at cross sections located at the upstream and downstream sides of the proposed building. The location of the proposed residential structure is approximate due to the surveyed property boundaries being in an arbitrary horizontal datum, but is considered accurate enough for the purposes of this analysis. Structural support posts for portions of the house above the first floor were not included in the model because these are assumed to have negligible effect on the river hydraulics (i.e. the river can flow unimpeded through these areas).

### Boundary Conditions

The downstream boundary condition used in the two models was set to a known water surface elevation of 14.15 feet (NAVD 88) per the provided model. The downstream boundary condition is located downstream of FEMA Cross Section A near where Nestucca River meets the Nestucca Bay.

### Peak Flow Hydrology

According to the FEMA FIS report and the provided model, the 100-year peak flow event for this portion of the Nestucca River is 49,700 cubic feet per second (cfs). Therefore, 49,700 cfs was assumed for the 100-year peak flow (i.e. base flood discharge) in all models.

### RESULTS

Results of the hydraulic modeling are presented in Attachment A. These results show that the proposed building will not result in a rise in water surface elevations anywhere in the model. No change between the Existing Conditions Model and Proposed Conditions Model can likely be attributed to the relatively small building footprint as compared to a much larger/wider floodplain area.

### CONCLUSIONS

The results of this hydraulic analysis indicated no rise in the 100-year water surface elevations for the Proposed Conditions Model when compared to the Existing Conditions Model. Based on this, the proposed project satisfies the requirement of Section 3.510(9)(a) of the Tillamook County Land Use Ordinance.

## **REFERENCES**

- Federal Emergency Management Agency. 2018. Flood Insurance Rate Maps (FIRMs) for Tillamook County (panel 0855), Oregon and Incorporated Areas. September 28, 2018.
- Federal Emergency Management Agency. 2018. Flood Insurance Study (FIS) for Tillamook County, Oregon and Incorporated Areas. September 8, 2018.
- Kellow, Douglas H. P.L.S. Topographic Survey for Powelson. Pacific City, Oregon. August 28, 2020.
- U.S. Army Corps of Engineers. Hydrologic Engineering Center. Computer Program HEC-RAS Version 5.0.7 Davis, California. March 2019.
- U.S. Army Corps of Engineers. Hydrologic Engineering Center. Hydraulic Reference Manual. Version 5.0 Davis, California. February 2016.
- Watershed Sciences. LiDAR Remote Sensing Data Collection Oregon North Coast. Prepared for Department of Geology and Mineral Industries (DOGAMI). December 21, 2009.
- West Consultants. Hydraulic Engineering Center River Analysis Software (HEC-RAS) Model of the Nestucca River. 2014.

## FIGURES



TOPOGRAPHIC SURVEY FOR POWELSON  
4S-10-19-AC-WOODS-TILLAMOOK CO., OR

SURVEY & MAP BY:  
KELLOW LAND SURVEYING  
P.O. BOX 335  
PACIFIC CITY, OR 97135  
503-801-3537

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Douglas H. Kellow

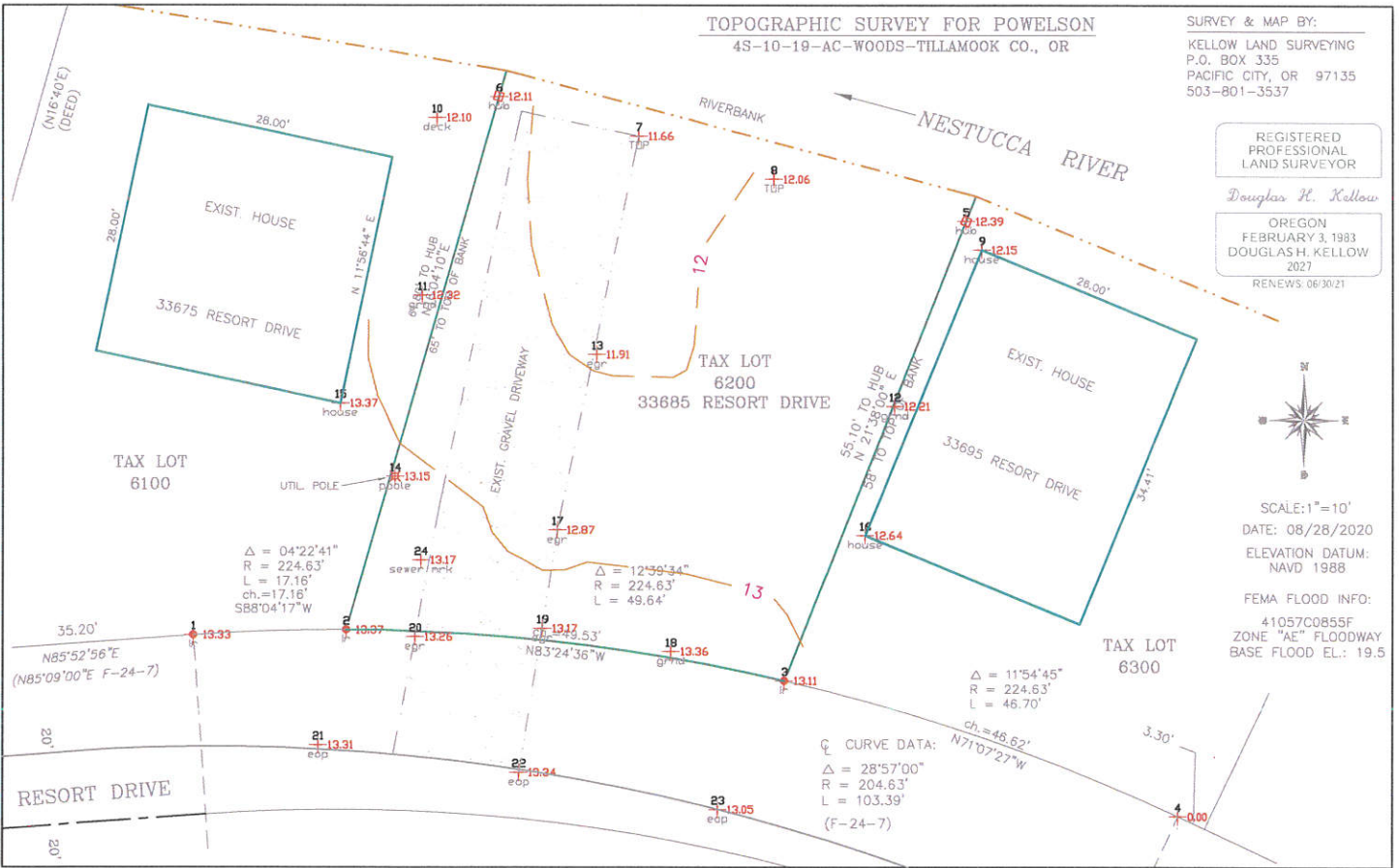
OREGON  
FEBRUARY 3, 1983  
DOUGLASH, KELLOW  
2027

RENEWS: 06/30/21



SCALE: 1"=10'  
DATE: 08/28/2020  
ELEVATION DATUM:  
NAVD 1988

FEMA FLOOD INFO:  
41057C0855F  
ZONE "AE" FLOODWAY  
BASE FLOOD EL.: 19.5



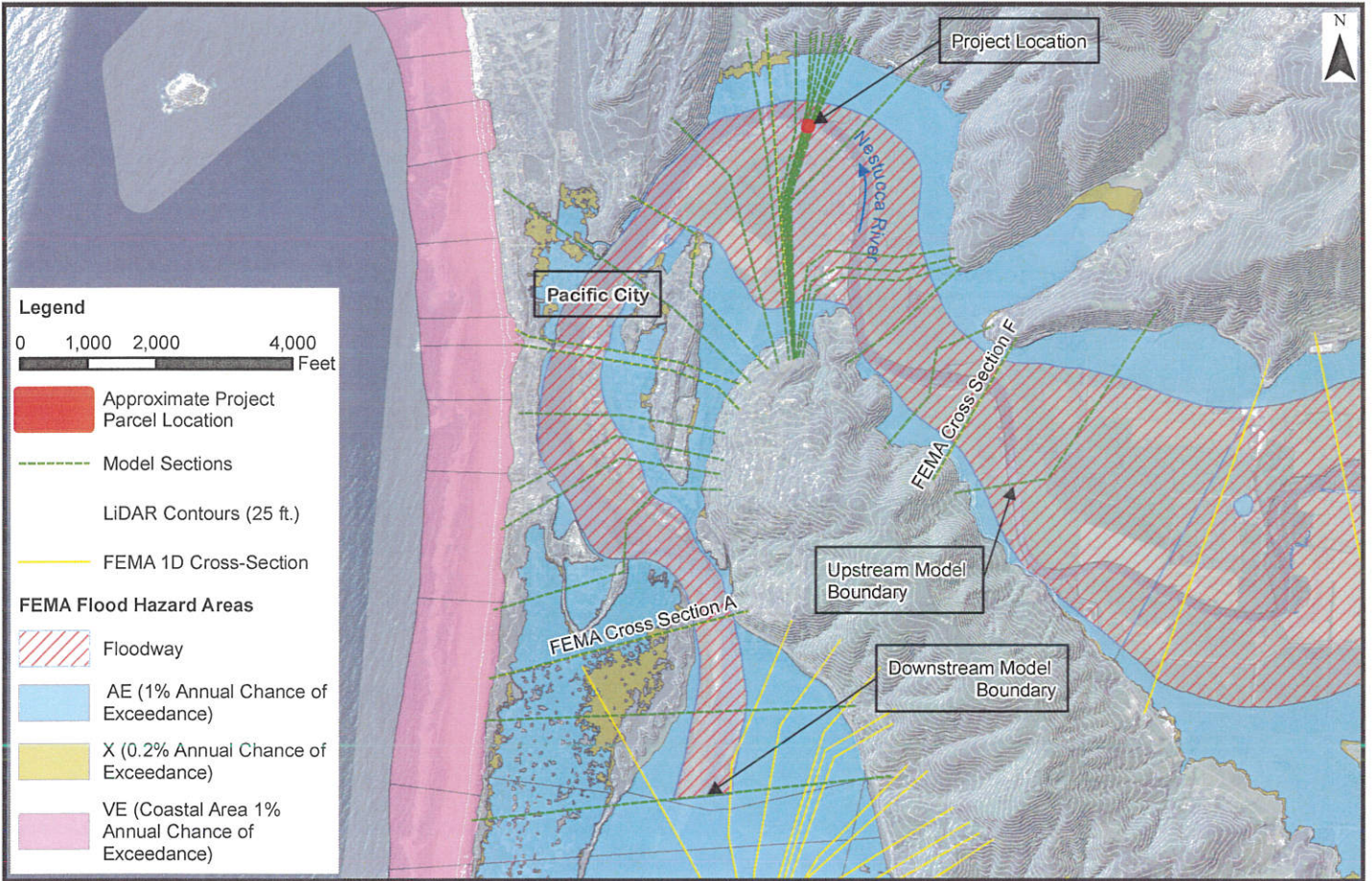


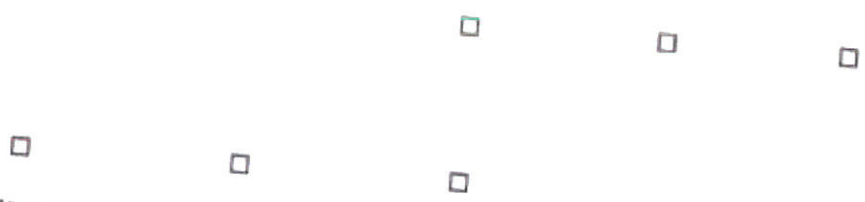
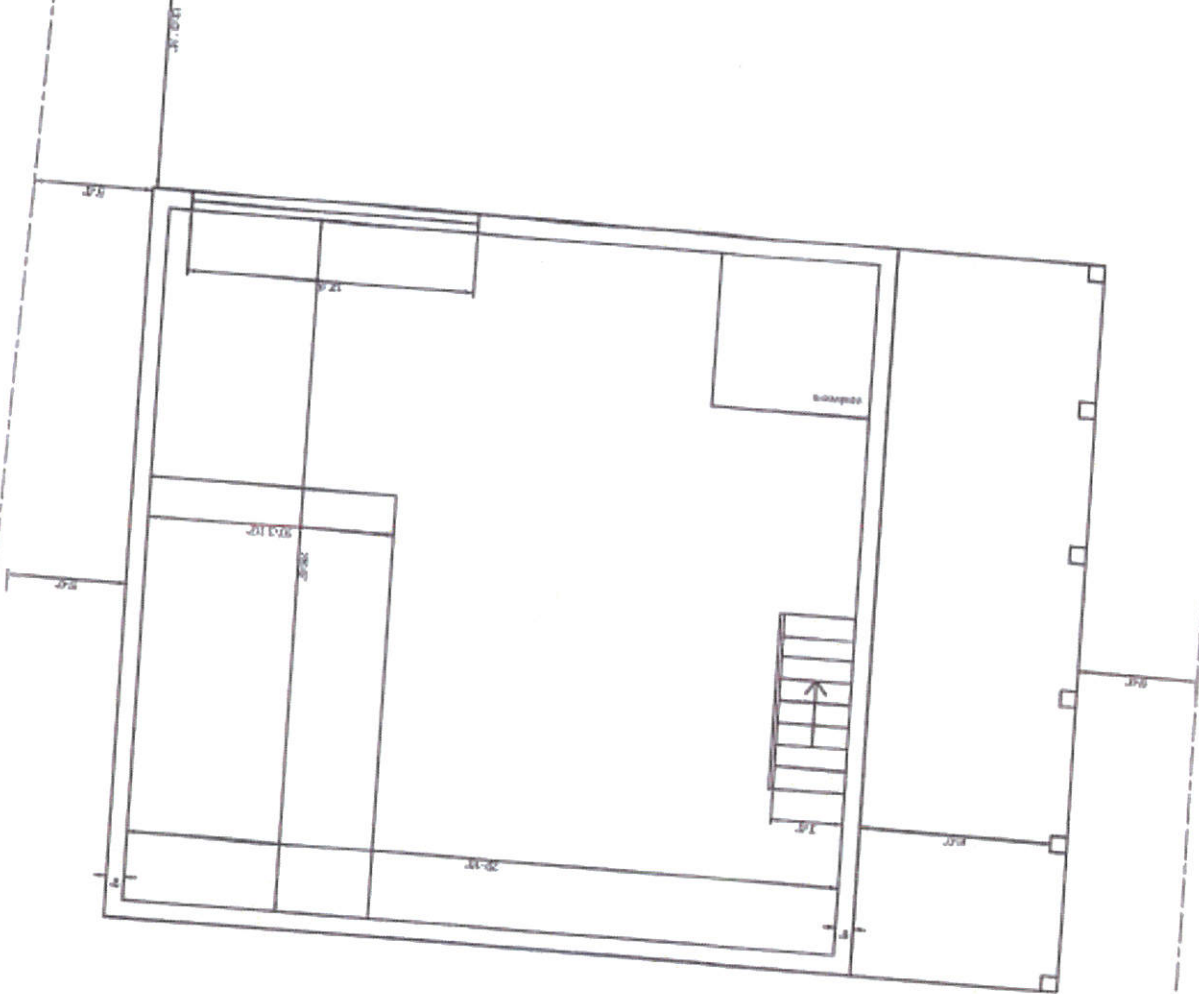
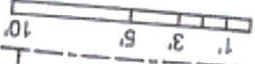
FIGURE  
2

Hydraulic Analysis Overview Map of Proposed Project

33685 Resort Drive  
Pacific City, OR  
Hydraulic Analysis



Pacific City Beach house  
1st Floor Plan



Attachment A

HEC-RAS Output Files

HEC-RAS River: Nestucca River Reach: Resort Dr. Profile: 100-YR

| Reach      | River Sta | Profile | Plan        | Q Total<br>(cfs) | Min Ch El<br>(ft) | W.S. Elev<br>(ft) | Crit W.S.<br>(ft) | E.G. Elev<br>(ft) | E.G. Slope<br>(ft/ft) | Vel Chnl<br>(ft/s) | Flow Area<br>(sq ft) | Top Width<br>(ft) | Froude # Chl |
|------------|-----------|---------|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-----------------------|--------------------|----------------------|-------------------|--------------|
| Resort Dr. | 22553.94  | 100-YR  | Prop. Cond. | 49700.00         | -5.99             | 20.50             | 12.22             | 20.56             | 0.000090              | 3.06               | 32257.55             | 3644.82           | 0.11         |
| Resort Dr. | 22553.94  | 100-YR  | Ex. Cond.   | 49700.00         | -5.99             | 20.50             | 12.22             | 20.56             | 0.000090              | 3.06               | 32257.54             | 3644.82           | 0.11         |
| Resort Dr. | 21008.6   | 100-YR  | Prop. Cond. | 49700.00         | -8.92             | 20.09             |                   | 20.32             | 0.000259              | 5.18               | 17872.56             | 1743.79           | 0.20         |
| Resort Dr. | 21008.6   | 100-YR  | Ex. Cond.   | 49700.00         | -8.92             | 20.09             |                   | 20.32             | 0.000259              | 5.18               | 17872.54             | 1743.79           | 0.20         |
| Resort Dr. | 20157.05  | 100-YR  | Prop. Cond. | 49700.00         | -9.15             | 19.95             | 12.36             | 20.10             | 0.000212              | 4.43               | 20022.50             | 2302.34           | 0.17         |
| Resort Dr. | 20157.05  | 100-YR  | Ex. Cond.   | 49700.00         | -9.15             | 19.95             | 12.36             | 20.10             | 0.000212              | 4.43               | 20022.49             | 2302.34           | 0.17         |
| Resort Dr. | 19079.89  | 100-YR  | Prop. Cond. | 49700.00         | -11.85            | 19.71             |                   | 19.89             | 0.000228              | 5.02               | 20303.98             | 1888.76           | 0.18         |
| Resort Dr. | 19079.89  | 100-YR  | Ex. Cond.   | 49700.00         | -11.85            | 19.71             |                   | 19.89             | 0.000228              | 5.02               | 20303.97             | 1888.76           | 0.18         |
| Resort Dr. | 18019.8   | 100-YR  | Prop. Cond. | 49700.00         | -7.69             | 19.55             | 11.35             | 19.69             | 0.000186              | 4.31               | 22199.95             | 2668.30           | 0.16         |
| Resort Dr. | 18019.8   | 100-YR  | Ex. Cond.   | 49700.00         | -7.69             | 19.55             | 11.35             | 19.69             | 0.000186              | 4.31               | 22199.93             | 2668.30           | 0.16         |
| Resort Dr. | 17875.97  | 100-YR  | Prop. Cond. | 49700.00         | -7.60             | 19.53             | 11.05             | 19.66             | 0.000168              | 4.13               | 23074.84             | 2677.09           | 0.16         |
| Resort Dr. | 17875.97  | 100-YR  | Ex. Cond.   | 49700.00         | -7.60             | 19.53             | 11.05             | 19.66             | 0.000168              | 4.13               | 23074.82             | 2677.09           | 0.16         |
| Resort Dr. | 17653.2   | 100-YR  | Prop. Cond. | 49700.00         | -4.67             | 19.54             | 11.28             | 19.61             | 0.000095              | 3.21               | 29294.56             | 3181.67           | 0.12         |
| Resort Dr. | 17653.2   | 100-YR  | Ex. Cond.   | 49700.00         | -4.67             | 19.54             | 11.28             | 19.61             | 0.000095              | 3.21               | 29294.54             | 3181.67           | 0.12         |
| Resort Dr. | 15949.74  | 100-YR  | Prop. Cond. | 49700.00         | -7.67             | 19.50             | 9.86              | 19.52             | 0.000032              | 1.90               | 46766.74             | 4377.66           | 0.07         |
| Resort Dr. | 15949.74  | 100-YR  | Ex. Cond.   | 49700.00         | -7.67             | 19.50             | 9.86              | 19.52             | 0.000032              | 1.90               | 46766.68             | 4377.66           | 0.07         |
| Resort Dr. | 15391     | 100-YR  | Prop. Cond. | 49700.00         | -8.69             | 19.48             | 10.06             | 19.50             | 0.000035              | 1.92               | 44490.04             | 4252.01           | 0.07         |
| Resort Dr. | 15391     | 100-YR  | Ex. Cond.   | 49700.00         | -8.69             | 19.48             | 10.06             | 19.50             | 0.000035              | 1.92               | 44489.98             | 4252.01           | 0.07         |
| Resort Dr. | 15374     | 100-YR  | Prop. Cond. | 49700.00         | -8.72             | 19.48             | 10.12             | 19.50             | 0.000036              | 1.95               | 43770.00             | 4243.86           | 0.07         |
| Resort Dr. | 15374     | 100-YR  | Ex. Cond.   | 49700.00         | -8.72             | 19.48             | 10.12             | 19.50             | 0.000036              | 1.95               | 43769.96             | 4243.86           | 0.07         |
| Resort Dr. | 15347     | 100-YR  | Prop. Cond. | 49700.00         | -8.77             | 19.47             | 10.13             | 19.50             | 0.000037              | 1.96               | 43064.45             | 4163.63           | 0.07         |
| Resort Dr. | 15347     | 100-YR  | Ex. Cond.   | 49700.00         | -8.77             | 19.47             | 10.13             | 19.50             | 0.000037              | 1.96               | 43064.40             | 4163.63           | 0.07         |
| Resort Dr. | 15334     | 100-YR  | Prop. Cond. | 49700.00         | -8.78             | 19.47             | 10.13             | 19.50             | 0.000037              | 1.98               | 42758.20             | 4154.00           | 0.07         |
| Resort Dr. | 15334     | 100-YR  | Ex. Cond.   | 49700.00         | -8.78             | 19.47             | 10.13             | 19.50             | 0.000037              | 1.97               | 42972.13             | 4184.00           | 0.07         |
| Resort Dr. | 15290     | 100-YR  | Prop. Cond. | 49700.00         | -8.87             | 19.47             | 10.11             | 19.50             | 0.000038              | 2.00               | 41969.99             | 4139.11           | 0.08         |
| Resort Dr. | 15290     | 100-YR  | Ex. Cond.   | 49700.00         | -8.87             | 19.47             | 10.11             | 19.50             | 0.000038              | 1.99               | 42187.92             | 4169.12           | 0.08         |
| Resort Dr. | 15268     | 100-YR  | Prop. Cond. | 49700.00         | -8.92             | 19.47             | 10.10             | 19.50             | 0.000039              | 2.01               | 41333.21             | 4122.84           | 0.08         |
| Resort Dr. | 15268     | 100-YR  | Ex. Cond.   | 49700.00         | -8.92             | 19.47             | 10.10             | 19.50             | 0.000039              | 2.01               | 41333.21             | 4122.84           | 0.08         |
| Resort Dr. | 15231     | 100-YR  | Prop. Cond. | 49700.00         | -8.98             | 19.46             | 9.97              | 19.49             | 0.000040              | 2.05               | 40599.61             | 4108.92           | 0.08         |
| Resort Dr. | 15231     | 100-YR  | Ex. Cond.   | 49700.00         | -8.98             | 19.46             | 9.97              | 19.49             | 0.000040              | 2.05               | 40599.61             | 4108.92           | 0.08         |

Project Area

Added Sections



Added Sections

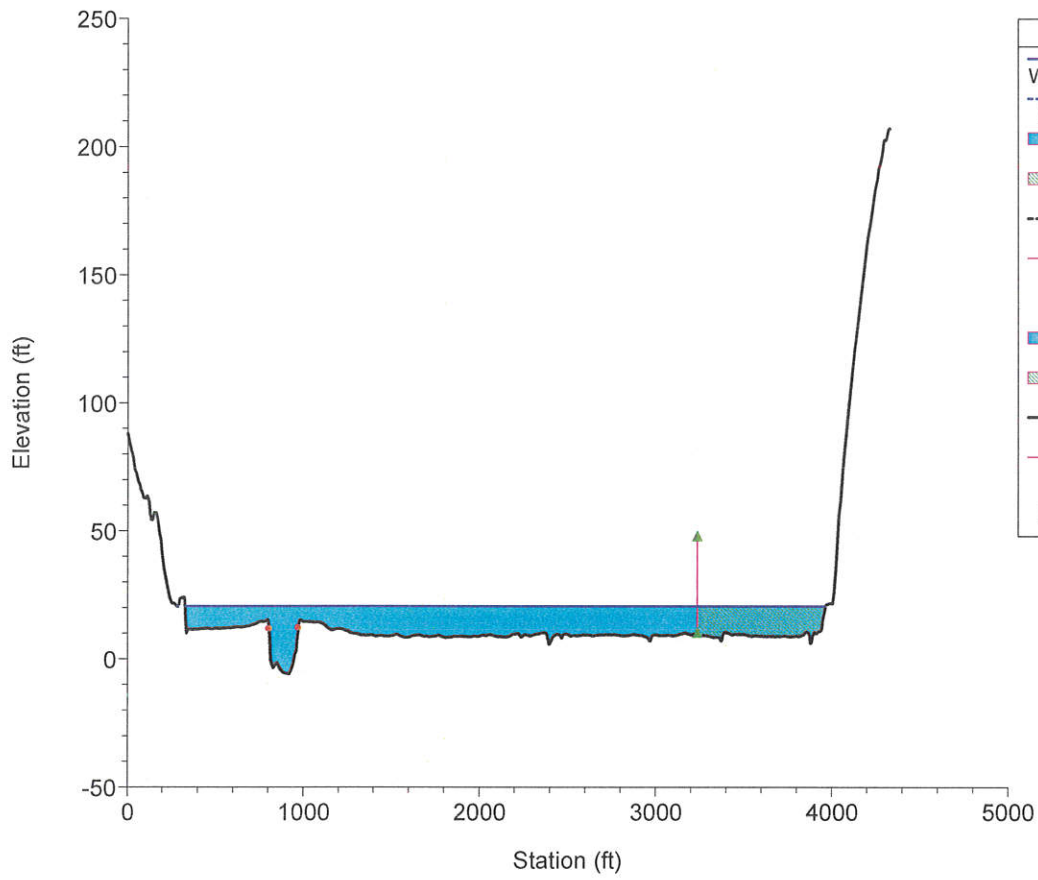
HEC-RAS River: Nestucca River Reach: Resort Dr. Profile: 100-YR (Continued)

| Reach      | River Sta | Profile | Plan        | Q Total<br>(cfs) | Min Ch El<br>(ft) | W.S. Elev<br>(ft) | Crit W.S.<br>(ft) | E.G. Elev<br>(ft) | E.G. Slope<br>(ft/ft) | Vel Chnl<br>(ft/s) | Flow Area<br>(sq ft) | Top Width<br>(ft) | Froude # Chl |
|------------|-----------|---------|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-----------------------|--------------------|----------------------|-------------------|--------------|
| Resort Dr. | 15220     | 100-YR  | Prop. Cond. | 49700.00         | -9.00             | 19.46             | 9.97              | 19.49             | 0.000041              | 2.04               | 40359.86             | 4131.85           | 0.08         |
| Resort Dr. | 15220     | 100-YR  | Ex. Cond.   | 49700.00         | -9.00             | 19.46             | 9.97              | 19.49             | 0.000041              | 2.04               | 40359.86             | 4131.85           | 0.08         |
| Resort Dr. | 15070     | 100-YR  | Prop. Cond. | 49700.00         | -9.28             | 19.45             | 9.89              | 19.49             | 0.000044              | 2.08               | 38474.60             | 4051.50           | 0.08         |
| Resort Dr. | 15070     | 100-YR  | Ex. Cond.   | 49700.00         | -9.28             | 19.45             | 9.89              | 19.49             | 0.000044              | 2.08               | 38474.60             | 4051.50           | 0.08         |
| Resort Dr. | 14728.64  | 100-YR  | Prop. Cond. | 49700.00         | -9.90             | 19.43             | 10.23             | 19.47             | 0.000043              | 2.46               | 37305.84             | 3855.65           | 0.09         |
| Resort Dr. | 14728.64  | 100-YR  | Ex. Cond.   | 49700.00         | -9.90             | 19.43             | 10.23             | 19.47             | 0.000043              | 2.46               | 37305.84             | 3855.65           | 0.09         |
| Resort Dr. | 14621.23  |         | Bridge      |                  |                   |                   |                   |                   |                       |                    |                      |                   |              |
| Resort Dr. | 14544.91  | 100-YR  | Prop. Cond. | 49700.00         | -8.62             | 19.41             | 10.32             | 19.46             | 0.000045              | 2.54               | 36889.98             | 3870.99           | 0.10         |
| Resort Dr. | 14544.91  | 100-YR  | Ex. Cond.   | 49700.00         | -8.62             | 19.41             | 10.32             | 19.46             | 0.000045              | 2.54               | 36889.98             | 3870.99           | 0.10         |
| Resort Dr. | 13541.26  | 100-YR  | Prop. Cond. | 49700.00         | -7.81             | 19.37             | 10.21             | 19.41             | 0.000052              | 2.50               | 32776.04             | 3280.36           | 0.10         |
| Resort Dr. | 13541.26  | 100-YR  | Ex. Cond.   | 49700.00         | -7.81             | 19.37             | 10.21             | 19.41             | 0.000052              | 2.50               | 32776.04             | 3280.36           | 0.10         |
| Resort Dr. | 12396     | 100-YR  | Prop. Cond. | 49700.00         | -3.59             | 18.50             |                   | 19.22             | 0.000463              | 7.06               | 9092.69              | 2049.83           | 0.30         |
| Resort Dr. | 12396     | 100-YR  | Ex. Cond.   | 49700.00         | -3.59             | 18.50             |                   | 19.22             | 0.000463              | 7.06               | 9092.69              | 2049.83           | 0.30         |
| Resort Dr. | 11367.2   | 100-YR  | Prop. Cond. | 49700.00         | -3.05             | 17.73             | 9.51              | 18.65             | 0.000621              | 7.83               | 7532.11              | 2017.15           | 0.34         |
| Resort Dr. | 11367.2   | 100-YR  | Ex. Cond.   | 49700.00         | -3.05             | 17.73             | 9.51              | 18.65             | 0.000621              | 7.83               | 7532.11              | 2017.15           | 0.34         |
| Resort Dr. | 10048.77  | 100-YR  | Prop. Cond. | 49700.00         | -3.49             | 16.97             | 9.18              | 17.81             | 0.000619              | 7.53               | 8674.57              | 2062.18           | 0.34         |
| Resort Dr. | 10048.77  | 100-YR  | Ex. Cond.   | 49700.00         | -3.49             | 16.97             | 9.18              | 17.81             | 0.000619              | 7.53               | 8674.57              | 2062.18           | 0.34         |
| Resort Dr. | 9942.323  |         | Bridge      |                  |                   |                   |                   |                   |                       |                    |                      |                   |              |
| Resort Dr. | 9904.361  | 100-YR  | Prop. Cond. | 49700.00         | -8.44             | 16.82             | 8.05              | 17.51             | 0.000542              | 6.93               | 10023.92             | 2094.07           | 0.31         |
| Resort Dr. | 9904.361  | 100-YR  | Ex. Cond.   | 49700.00         | -8.44             | 16.82             | 8.05              | 17.51             | 0.000542              | 6.93               | 10023.92             | 2094.07           | 0.31         |
| Resort Dr. | 8988.11   | 100-YR  | Prop. Cond. | 49700.00         | -4.80             | 16.61             | 8.14              | 16.97             | 0.000329              | 5.36               | 12949.13             | 1986.55           | 0.24         |
| Resort Dr. | 8988.11   | 100-YR  | Ex. Cond.   | 49700.00         | -4.80             | 16.61             | 8.14              | 16.97             | 0.000329              | 5.36               | 12949.13             | 1986.55           | 0.24         |
| Resort Dr. | 8192.259  | 100-YR  | Prop. Cond. | 49700.00         | -18.19            | 16.35             | 6.30              | 16.72             | 0.000308              | 5.47               | 12921.58             | 2041.81           | 0.23         |
| Resort Dr. | 8192.259  | 100-YR  | Ex. Cond.   | 49700.00         | -18.19            | 16.35             | 6.30              | 16.72             | 0.000308              | 5.47               | 12921.58             | 2041.81           | 0.23         |
| Resort Dr. | 7839.108  | 100-YR  | Prop. Cond. | 49700.00         | -6.96             | 16.25             | 6.76              | 16.61             | 0.000310              | 5.16               | 12464.76             | 1879.15           | 0.23         |
| Resort Dr. | 7839.108  | 100-YR  | Ex. Cond.   | 49700.00         | -6.96             | 16.25             | 6.76              | 16.61             | 0.000310              | 5.16               | 12464.76             | 1879.15           | 0.23         |
| Resort Dr. | 6628.945  | 100-YR  | Prop. Cond. | 49700.00         | -1.36             | 16.04             | 6.84              | 16.27             | 0.000208              | 3.91               | 14212.35             | 3171.30           | 0.19         |
| Resort Dr. | 6628.945  | 100-YR  | Ex. Cond.   | 49700.00         | -1.36             | 16.04             | 6.84              | 16.27             | 0.000208              | 3.91               | 14212.35             | 3171.30           | 0.19         |

HEC-RAS River: Nestucca River Reach: Resort Dr. Profile: 100-YR (Continued)

| Reach      | River Sta | Profile | Plan        | Q Total<br>(cfs) | Min Ch El<br>(ft) | W.S. Elev<br>(ft) | Crit W.S.<br>(ft) | E.G. Elev<br>(ft) | E.G. Slope<br>(ft/ft) | Vel Chnl<br>(ft/s) | Flow Area<br>(sq ft) | Top Width<br>(ft) | Froude # Chl |
|------------|-----------|---------|-------------|------------------|-------------------|-------------------|-------------------|-------------------|-----------------------|--------------------|----------------------|-------------------|--------------|
| Resort Dr. | 4746.314  | 100-YR  | Prop. Cond. | 49700.00         | -11.72            | 14.76             | 7.45              | 15.56             | 0.000672              | 7.30               | 7417.23              | 2442.34           | 0.34         |
| Resort Dr. | 4746.314  | 100-YR  | Ex. Cond.   | 49700.00         | -11.72            | 14.76             | 7.45              | 15.56             | 0.000672              | 7.30               | 7417.23              | 2442.34           | 0.34         |
| Resort Dr. | 3370.732  | 100-YR  | Prop. Cond. | 49700.00         | -3.40             | 14.28             | 6.63              | 14.73             | 0.000430              | 5.53               | 9803.55              | 3594.57           | 0.27         |
| Resort Dr. | 3370.732  | 100-YR  | Ex. Cond.   | 49700.00         | -3.40             | 14.28             | 6.63              | 14.73             | 0.000430              | 5.53               | 9803.55              | 3594.57           | 0.27         |
| Resort Dr. | 2099.855  | 100-YR  | Prop. Cond. | 49700.00         | -3.90             | 14.15             | 5.85              | 14.31             | 0.000175              | 3.42               | 17693.71             | 5262.50           | 0.17         |
| Resort Dr. | 2099.855  | 100-YR  | Ex. Cond.   | 49700.00         | -3.90             | 14.15             | 5.85              | 14.31             | 0.000175              | 3.42               | 17693.71             | 5262.50           | 0.17         |

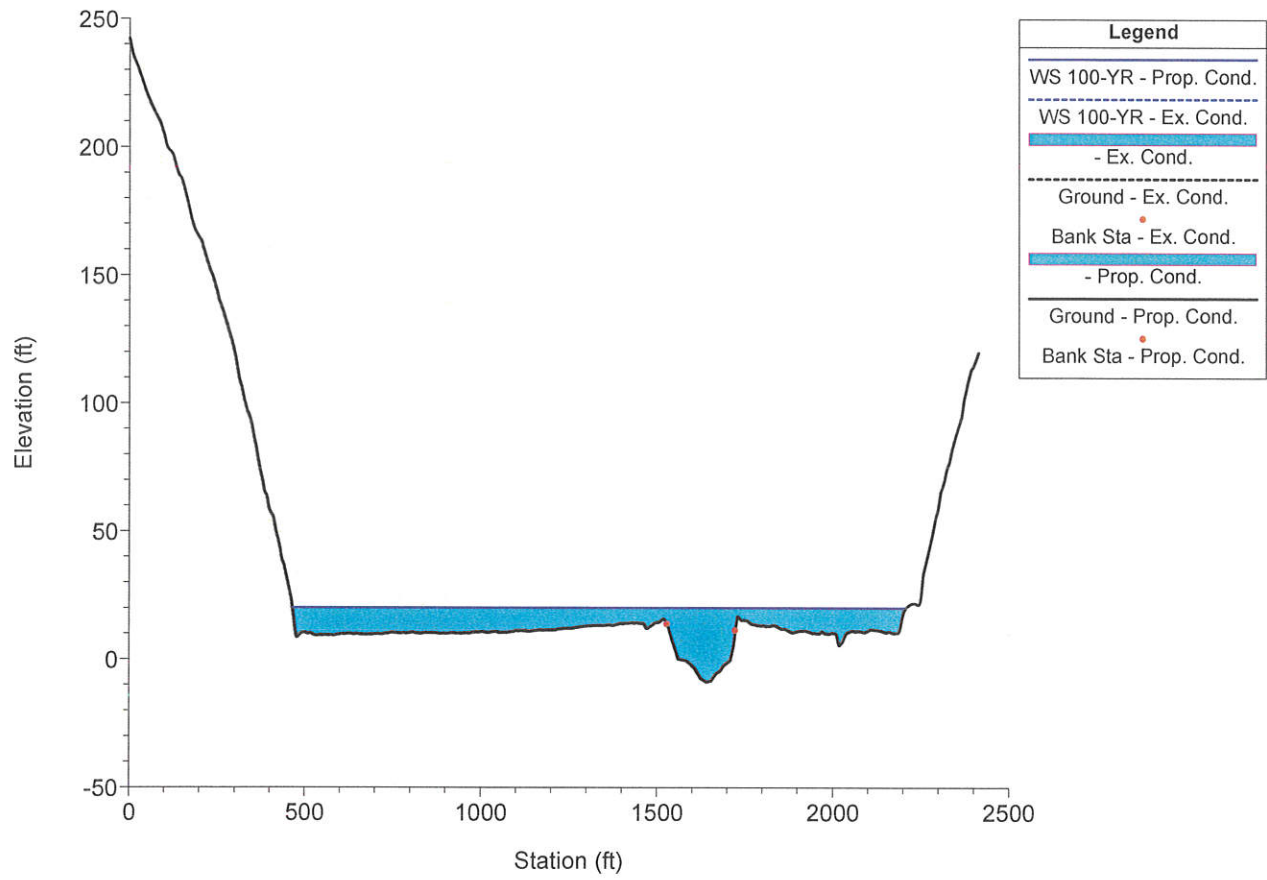
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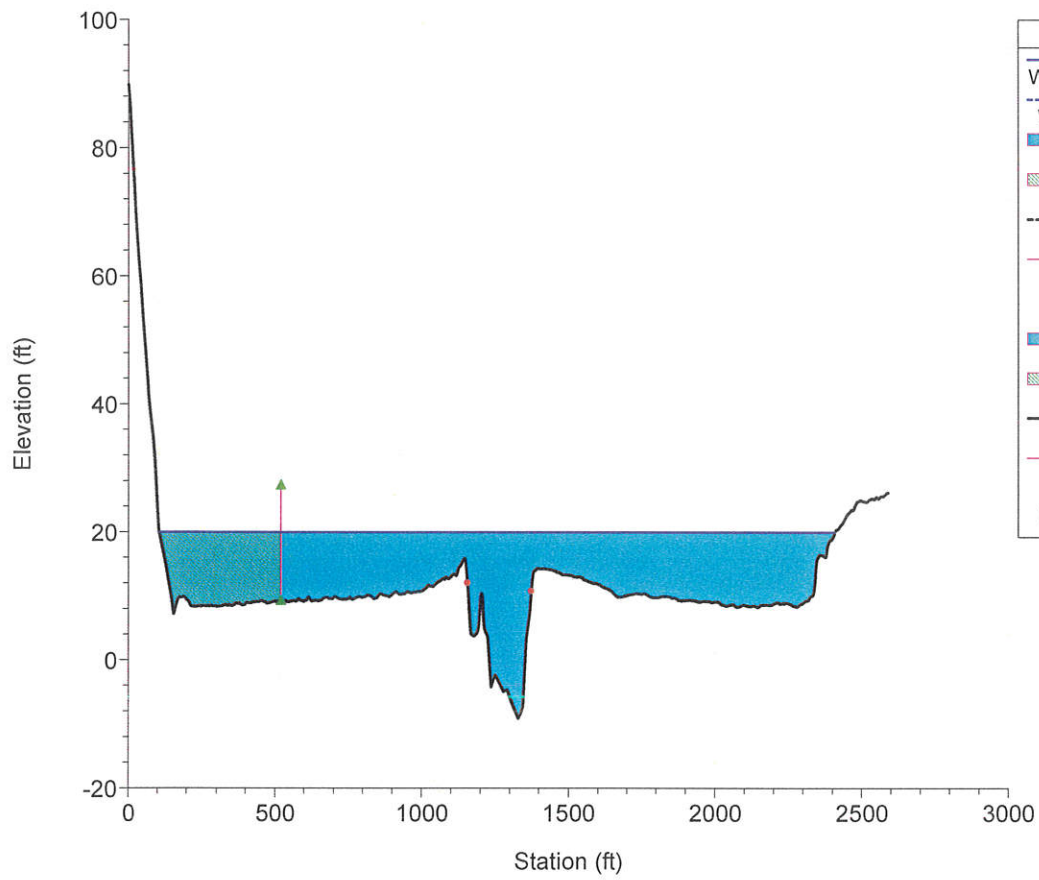
| Legend                  |  |
|-------------------------|--|
| WS 100-YR - Prop. Cond. |  |
| WS 100-YR - Ex. Cond.   |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| Ground - Ex. Cond.      |  |
| Ineff - Ex. Cond.       |  |
| Bank Sta - Ex. Cond.    |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| Ground - Prop. Cond.    |  |
| Ineff - Prop. Cond.     |  |
| Bank Sta - Prop. Cond.  |  |



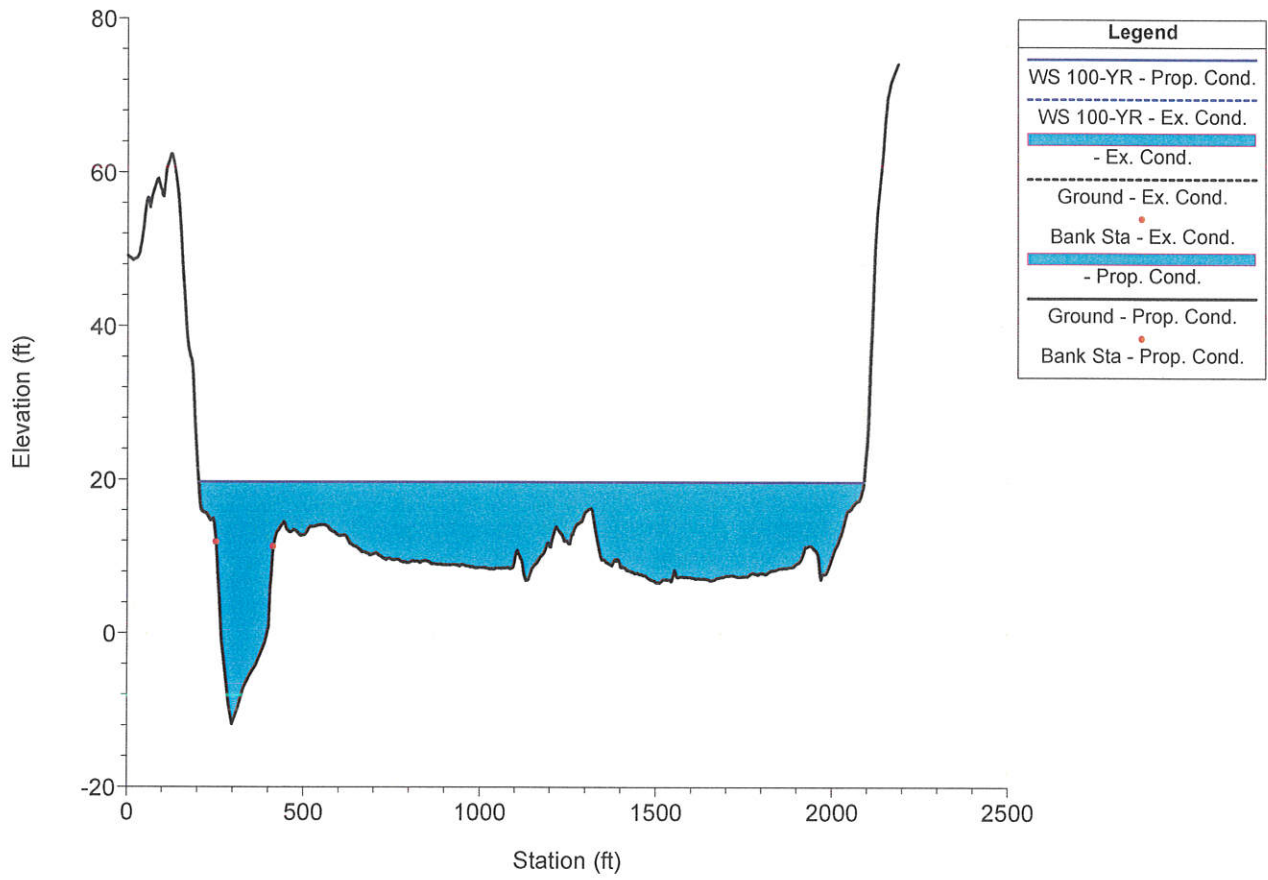
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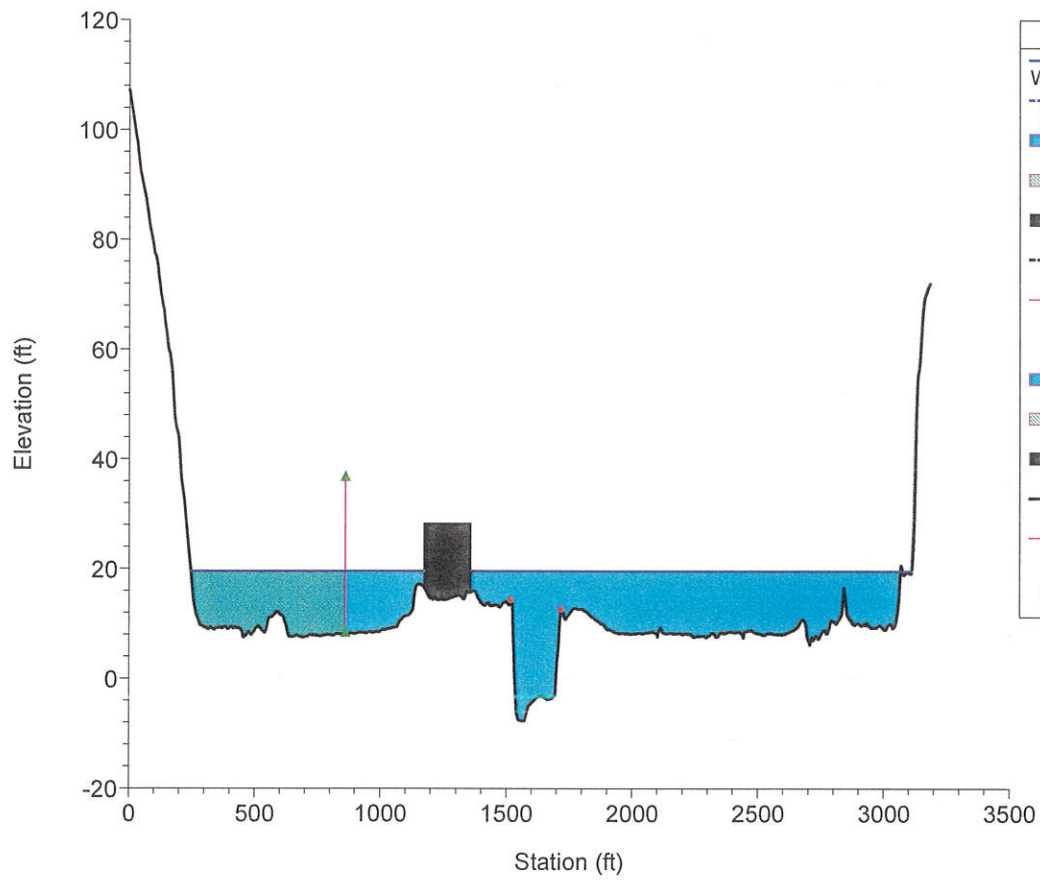
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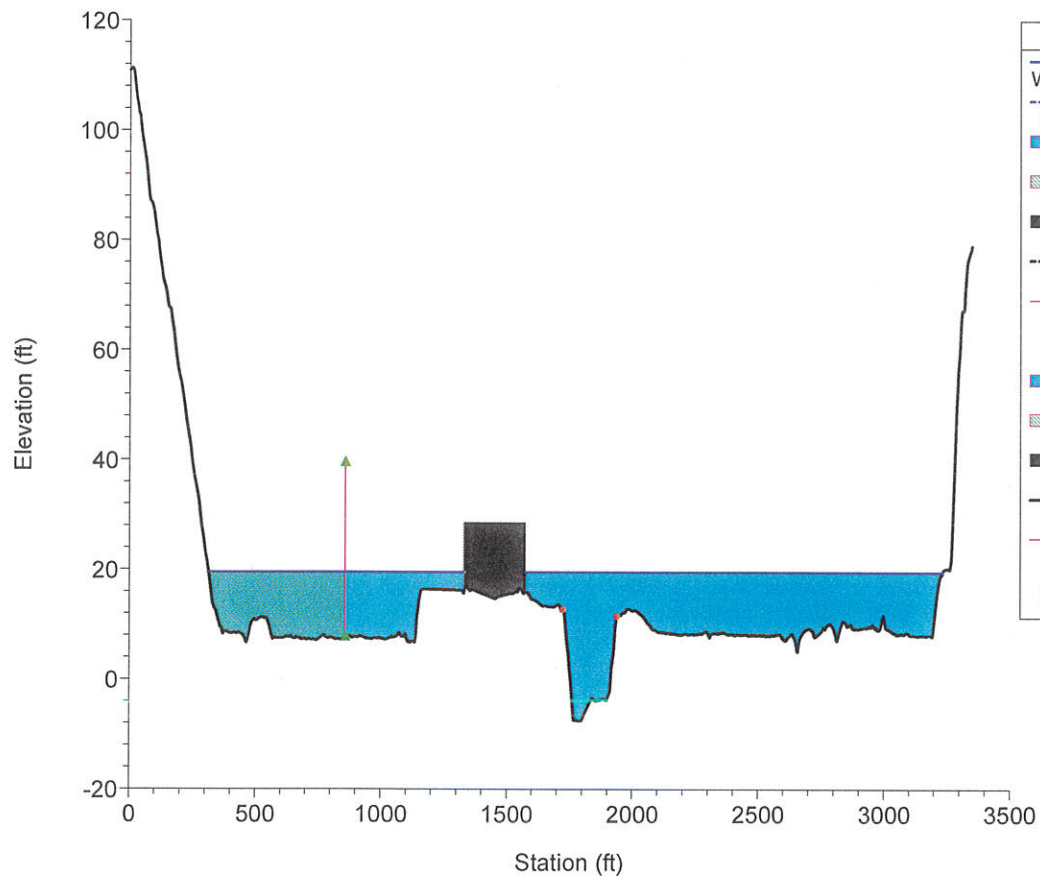
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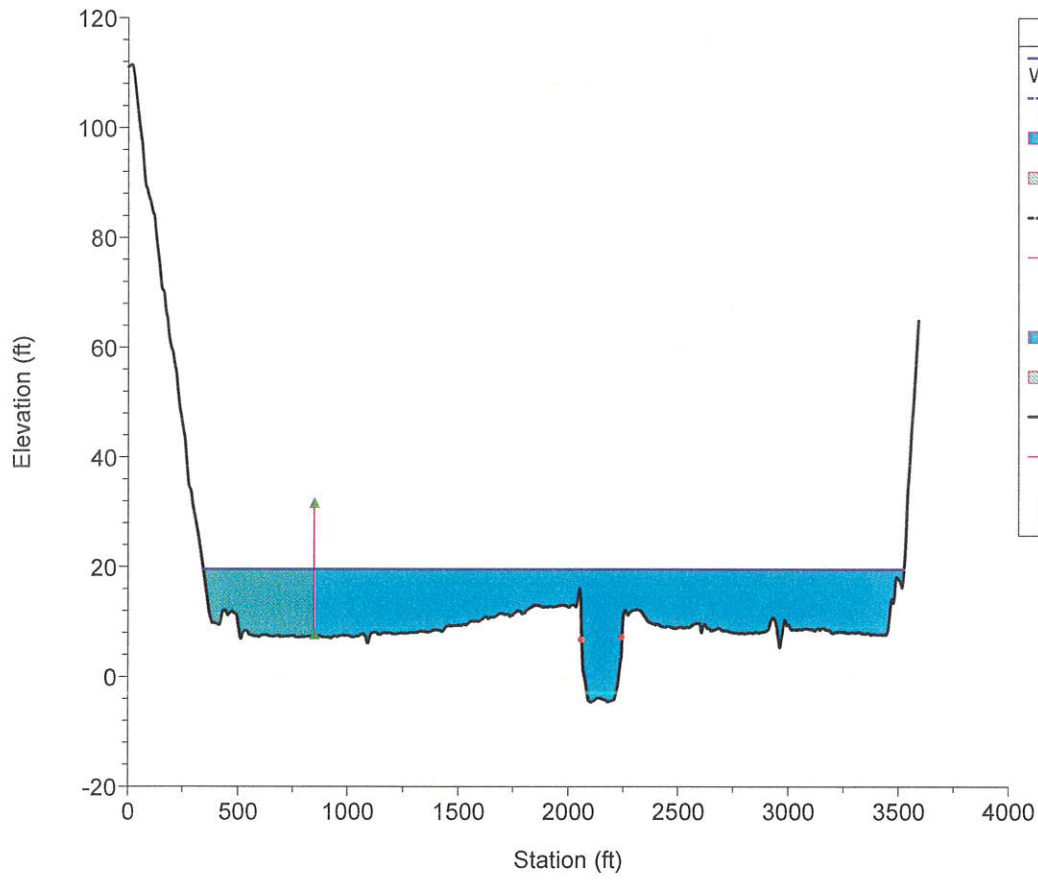
RS = 18019.8



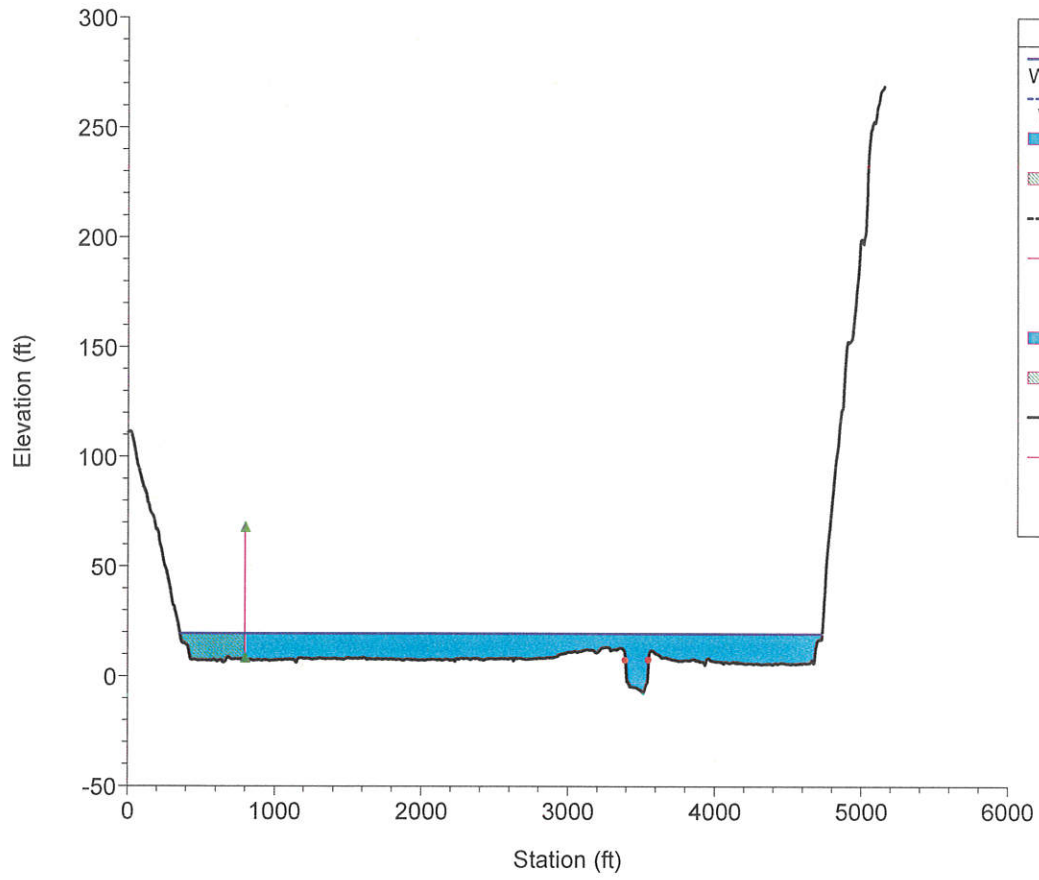
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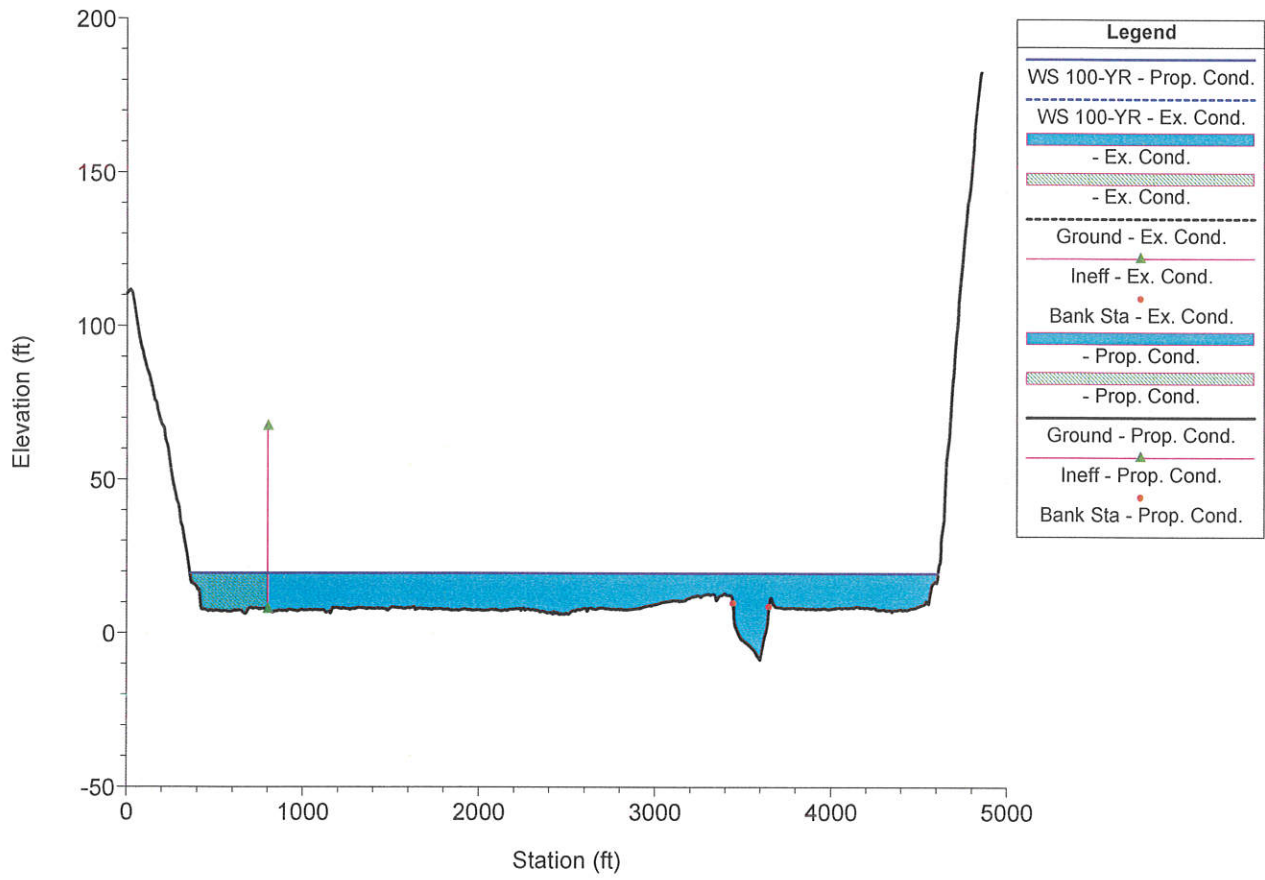
RS = 17653.2



RS = 15949.74

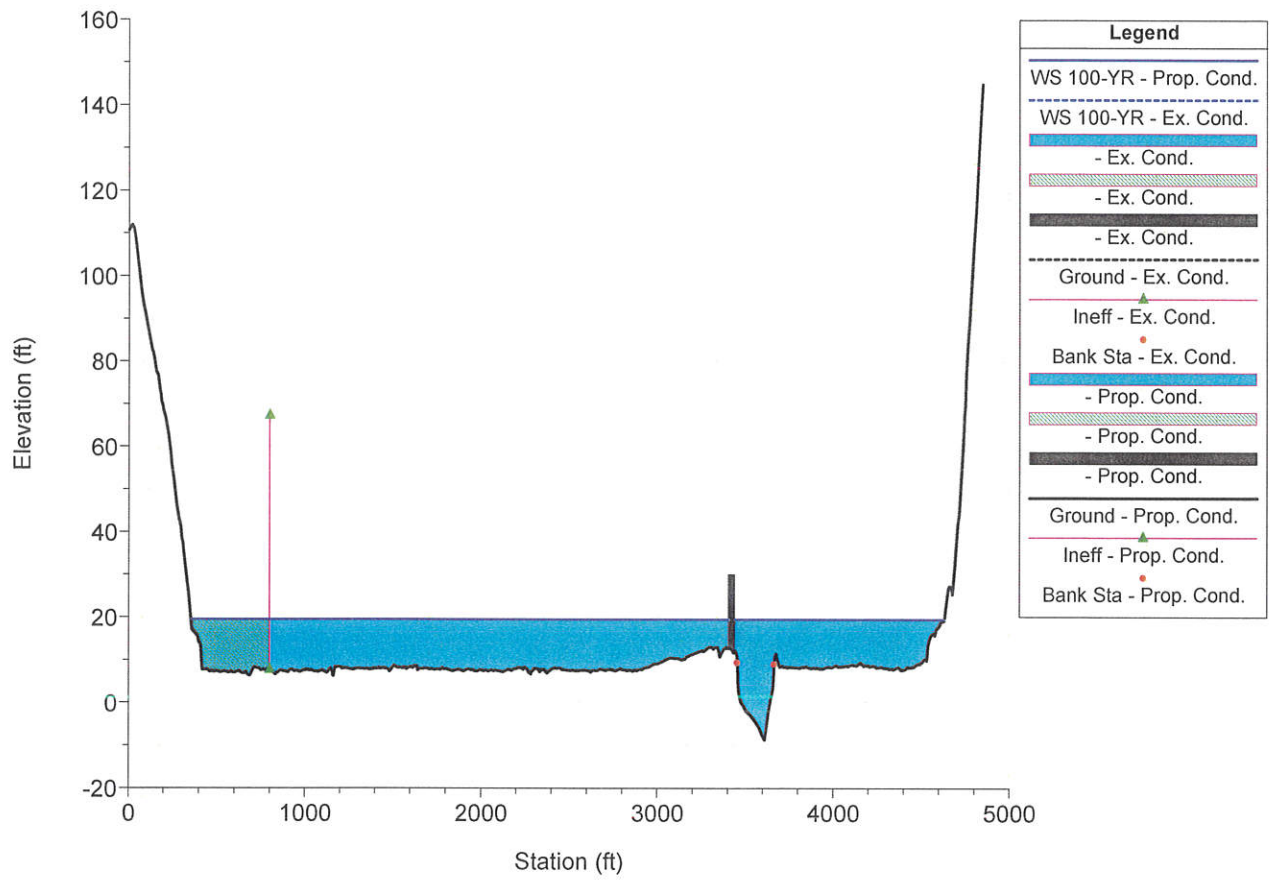


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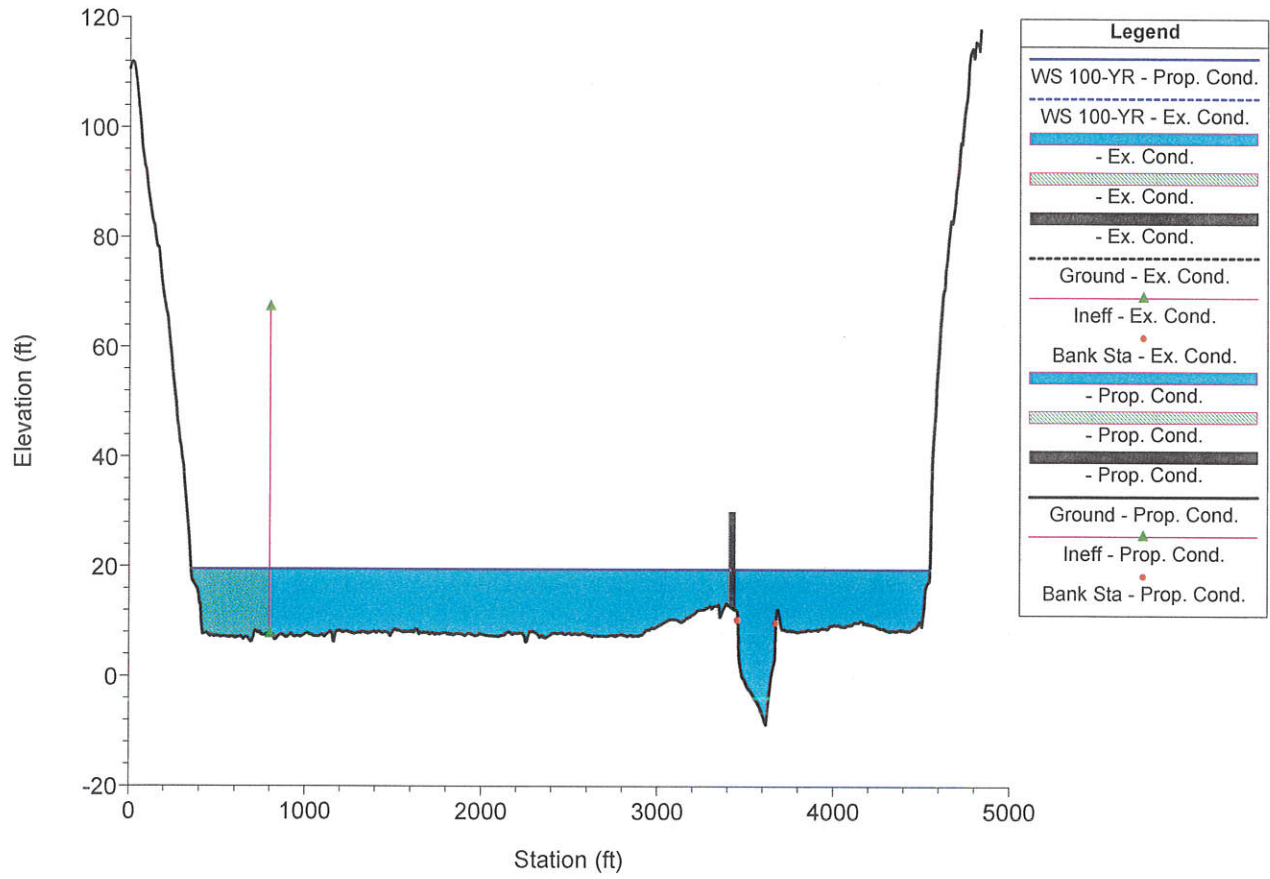




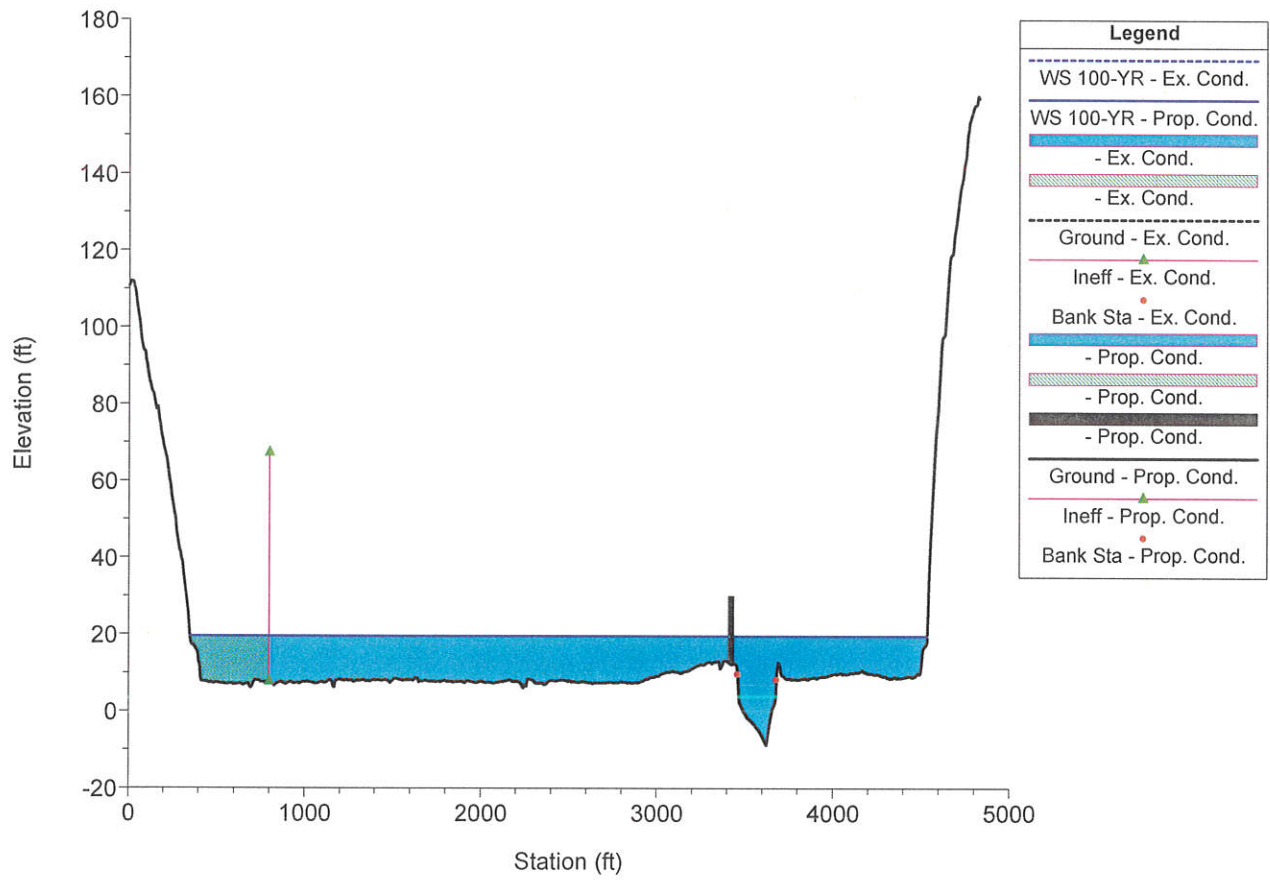
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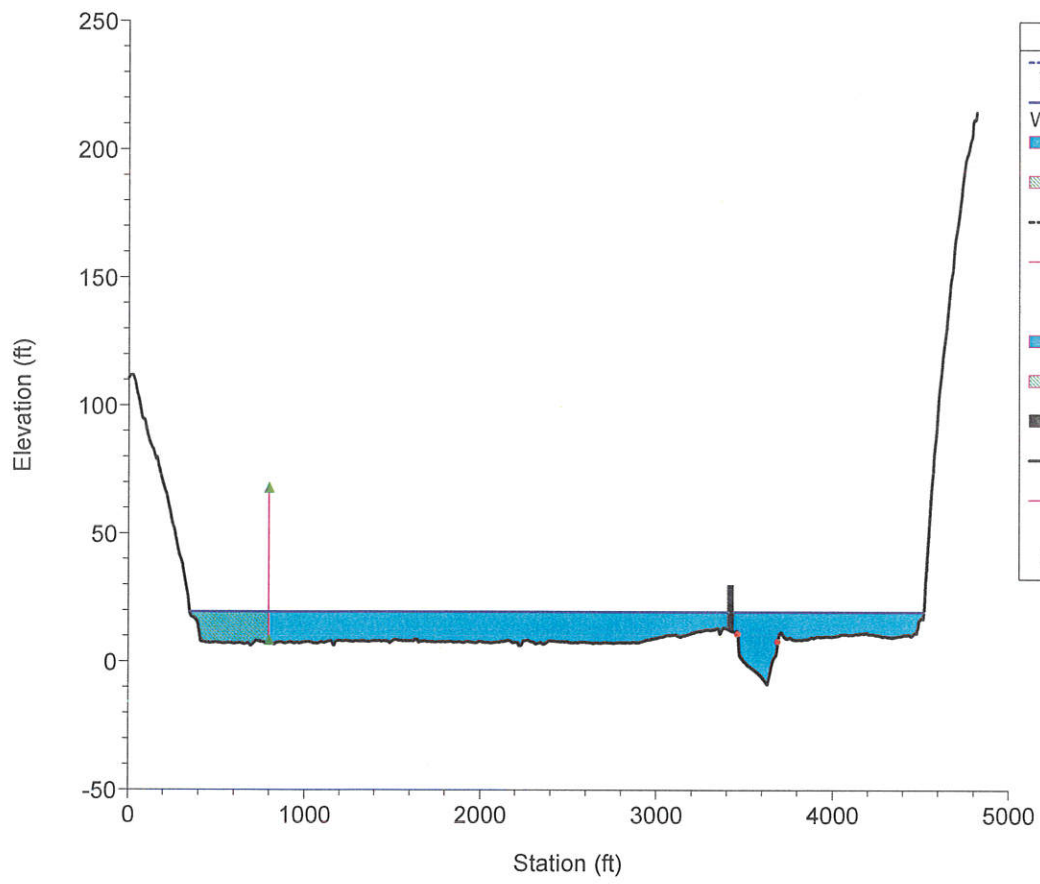
RS = 15347



RS = 15334

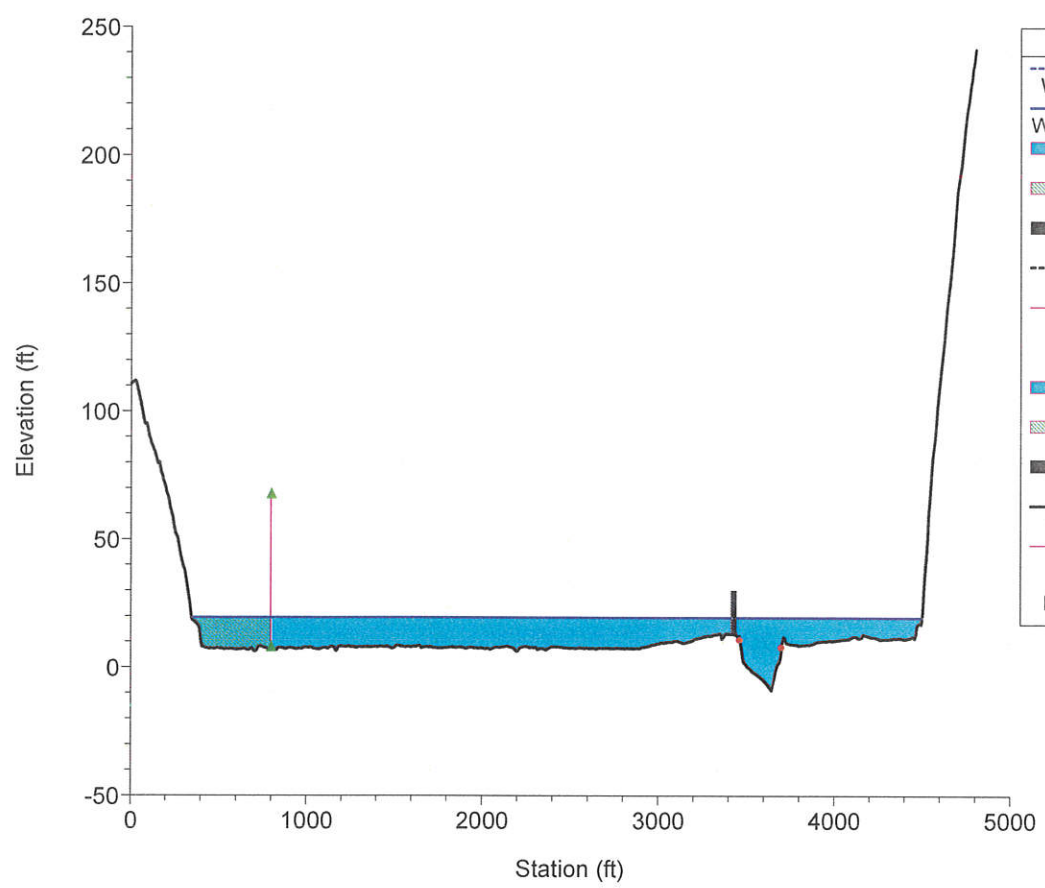


RS = 15290



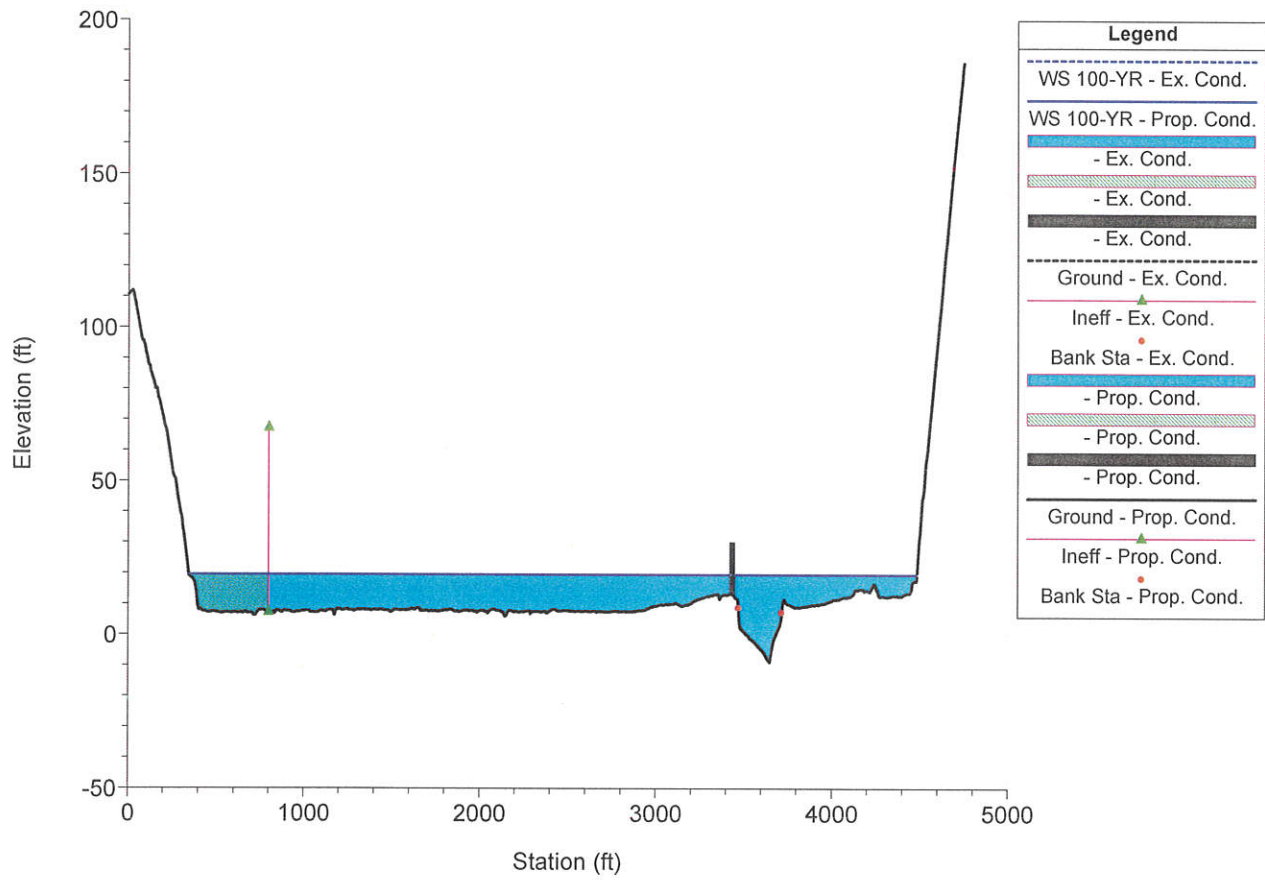
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|--------|-------------------------|
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| -----  | WS 100-YR - Prop. Cond. |
| -----  | - Ex. Cond.             |
| -----  | - Ex. Cond.             |
| -----  | Ground - Ex. Cond.      |
| -----  | Ineff - Ex. Cond.       |
| -----  | Bank Sta - Ex. Cond.    |
| -----  | - Prop. Cond.           |
| -----  | - Prop. Cond.           |
| -----  | - Prop. Cond.           |
| -----  | Ground - Prop. Cond.    |
| -----  | Ineff - Prop. Cond.     |
| -----  | Bank Sta - Prop. Cond.  |

RS = 15268

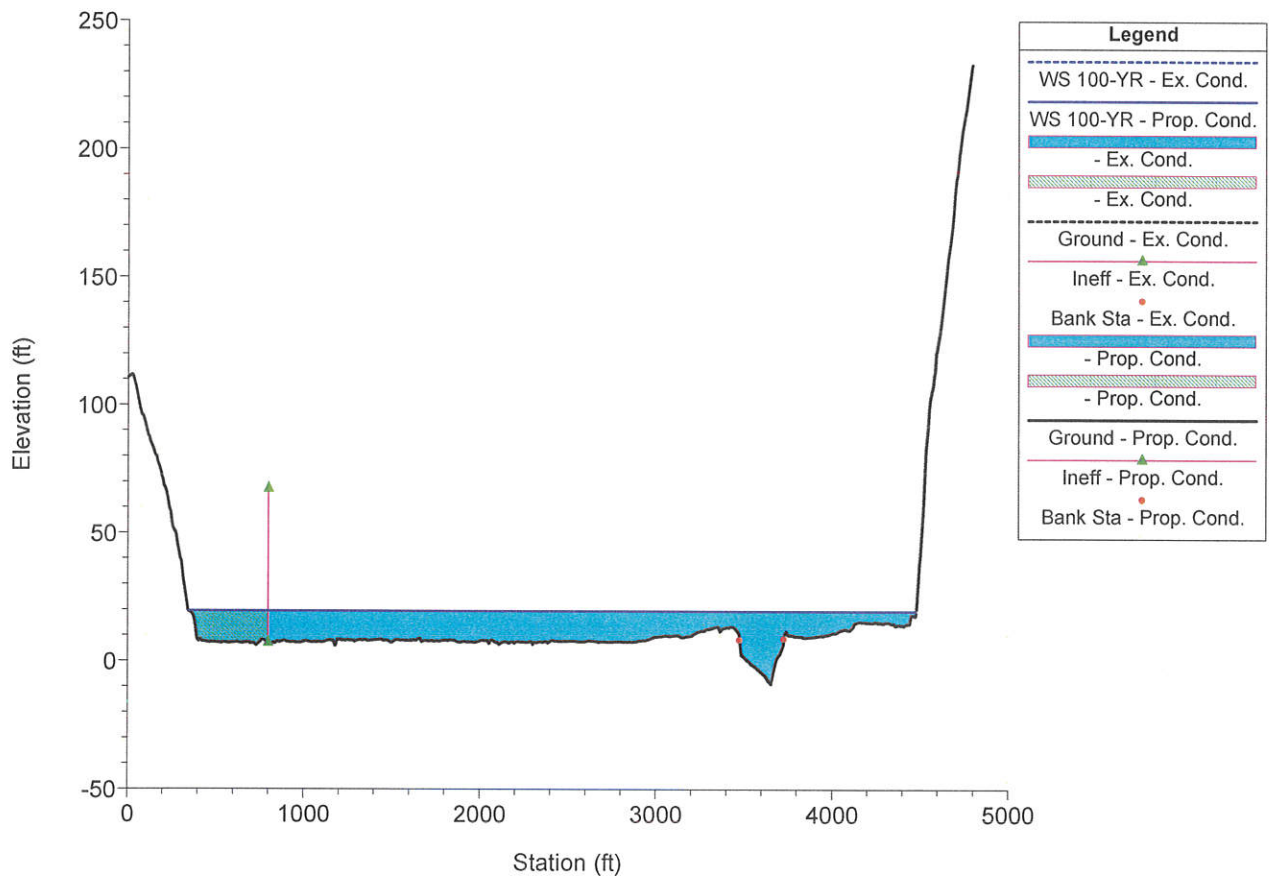


| Legend                  |  |
|-------------------------|--|
| WS 100-YR - Ex. Cond.   |  |
| WS 100-YR - Prop. Cond. |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| -----                   |  |
| Ground - Ex. Cond.      |  |
| Ineff - Ex. Cond.       |  |
| Bank Sta - Ex. Cond.    |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| -----                   |  |
| Ground - Prop. Cond.    |  |
| Ineff - Prop. Cond.     |  |
| Bank Sta - Prop. Cond.  |  |

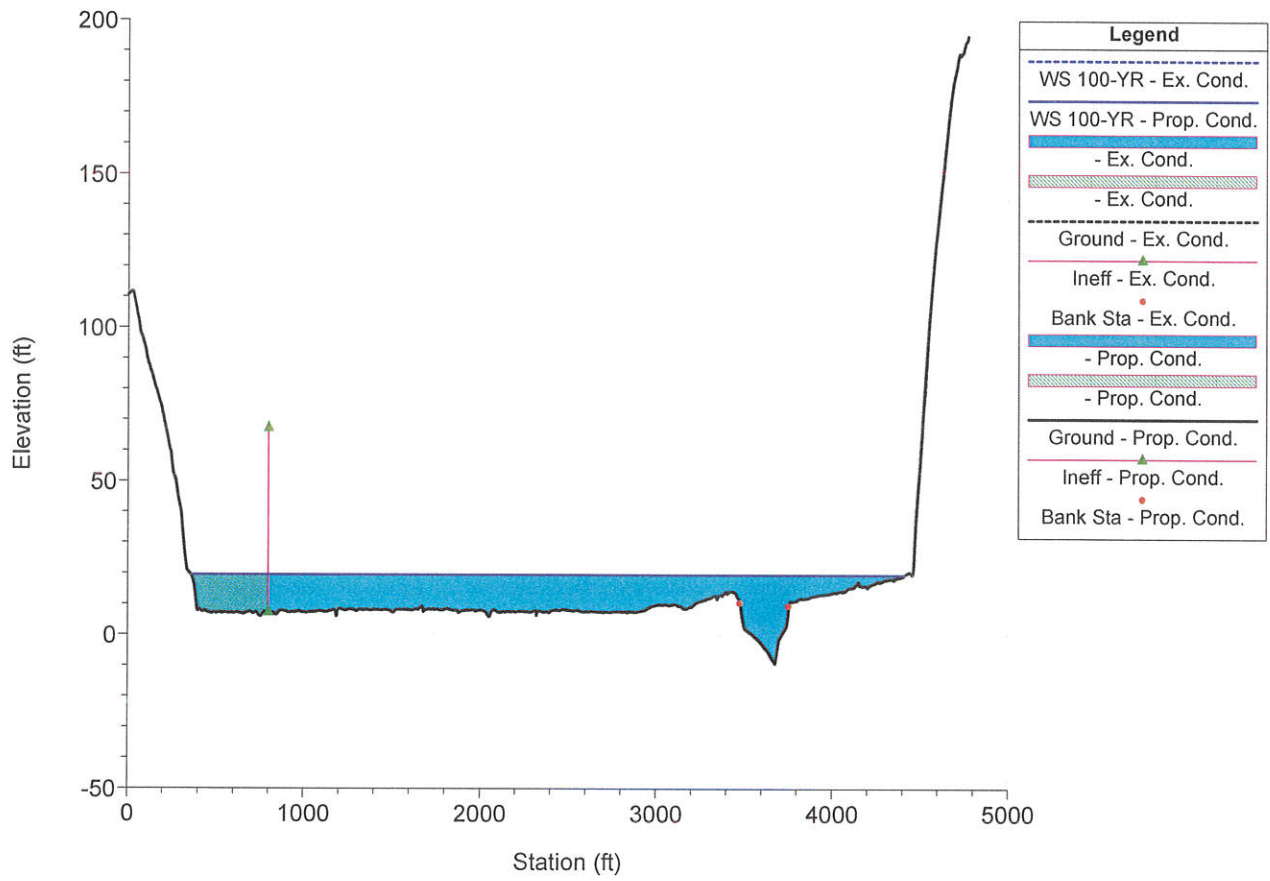
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RS = 15220

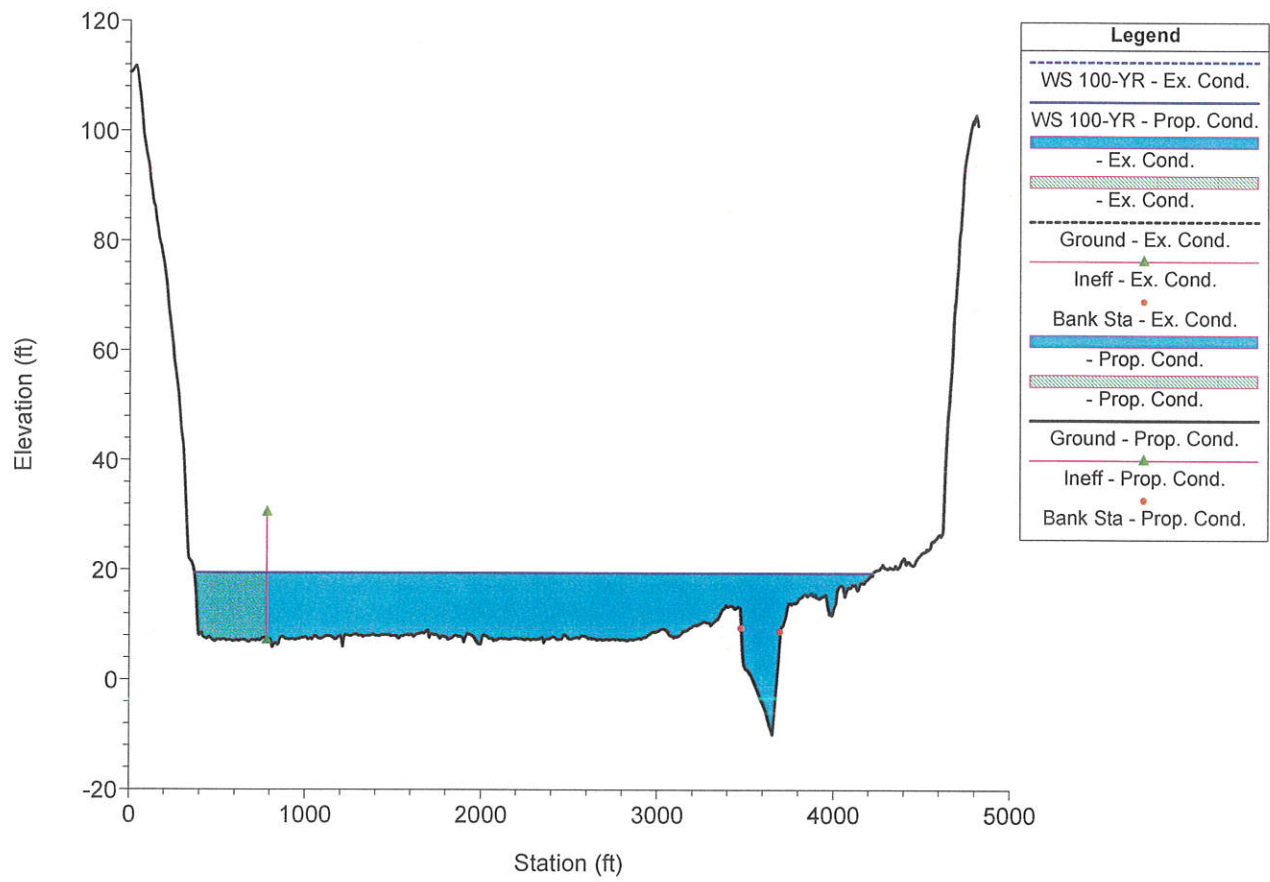


RS = 15070

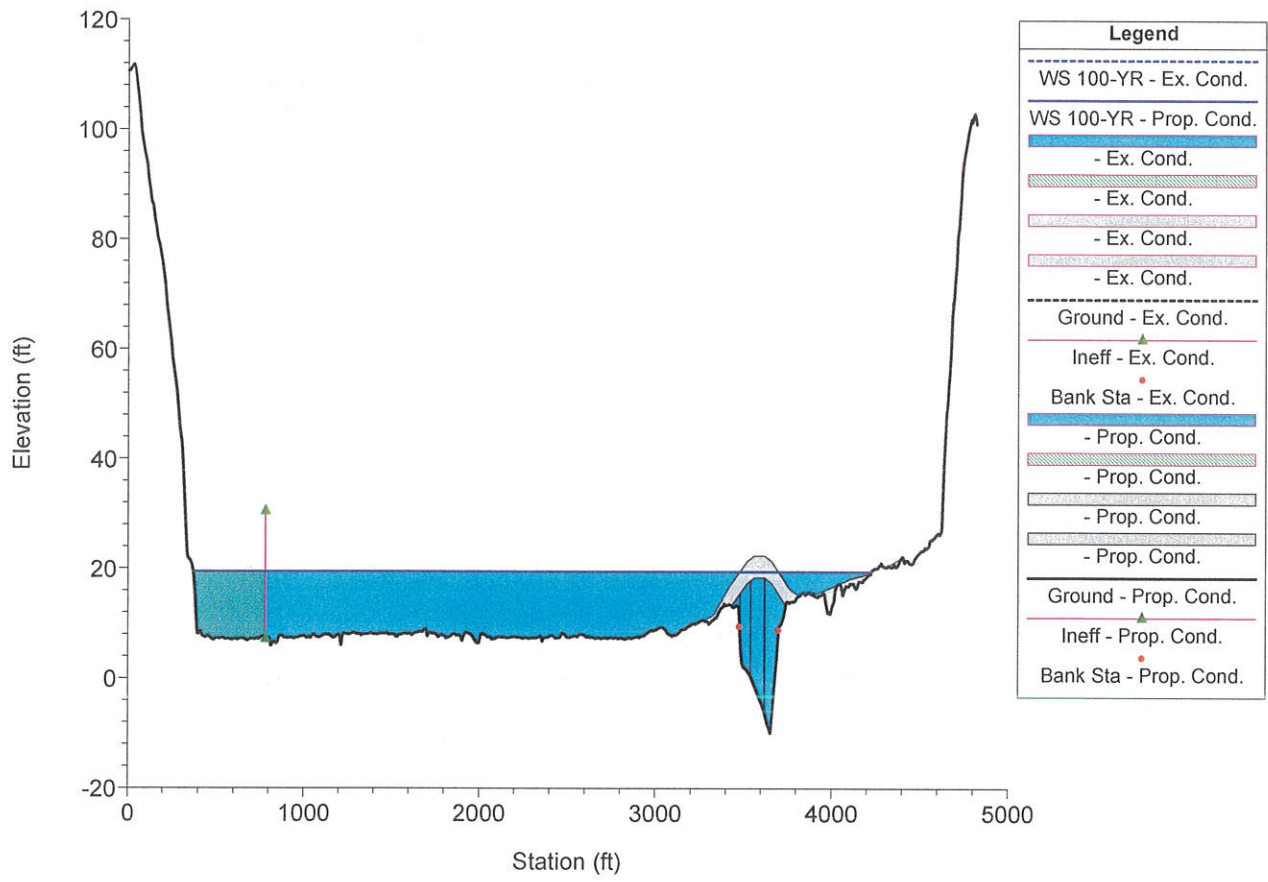




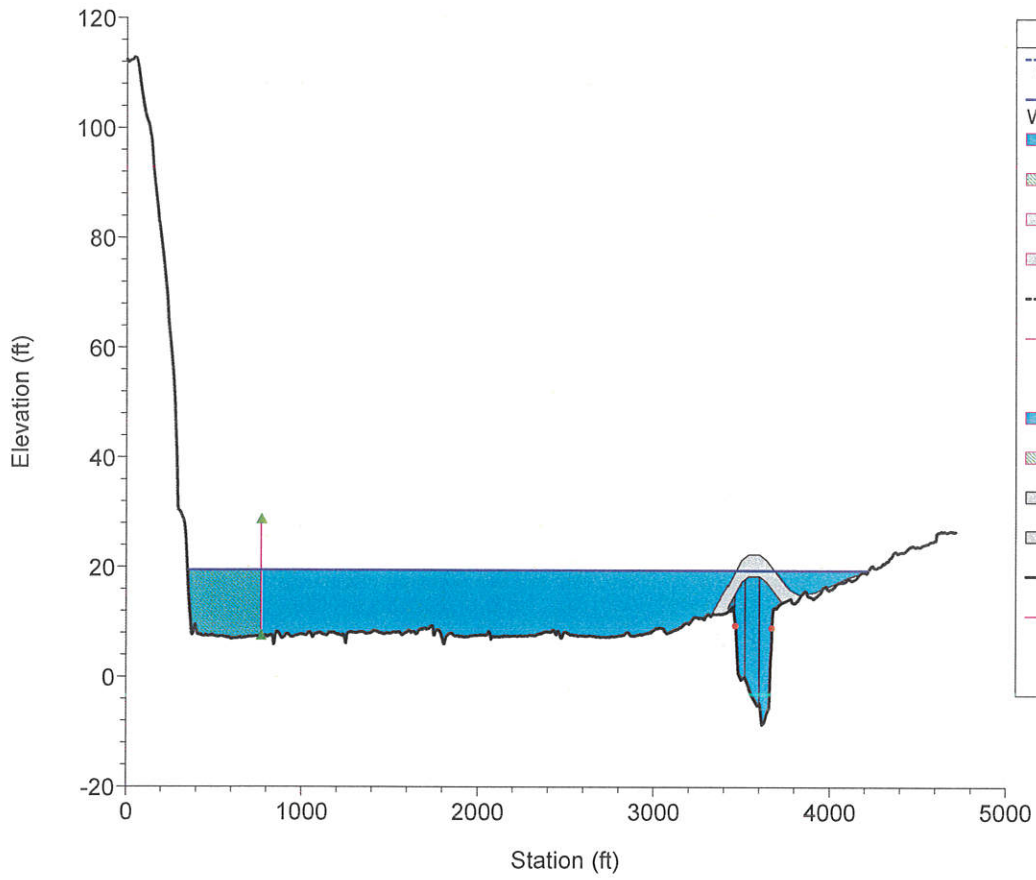
RS = 14728.64



RS = 14621.23 BR

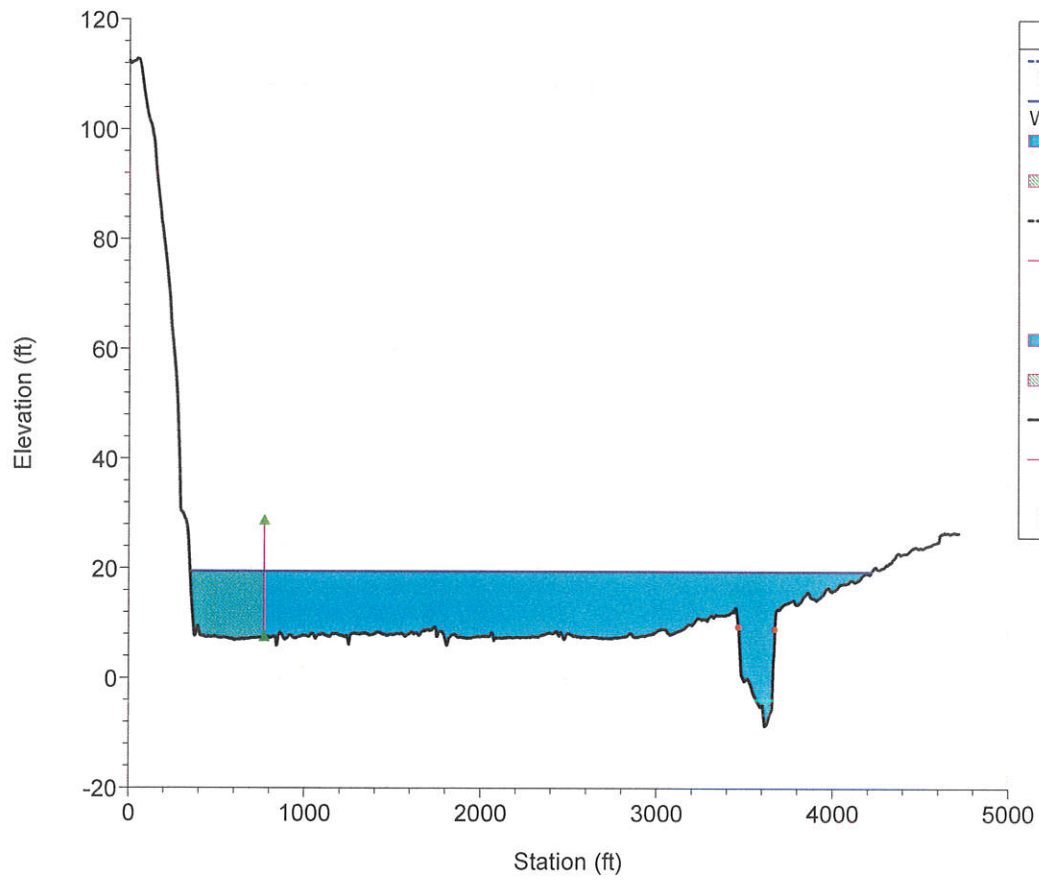


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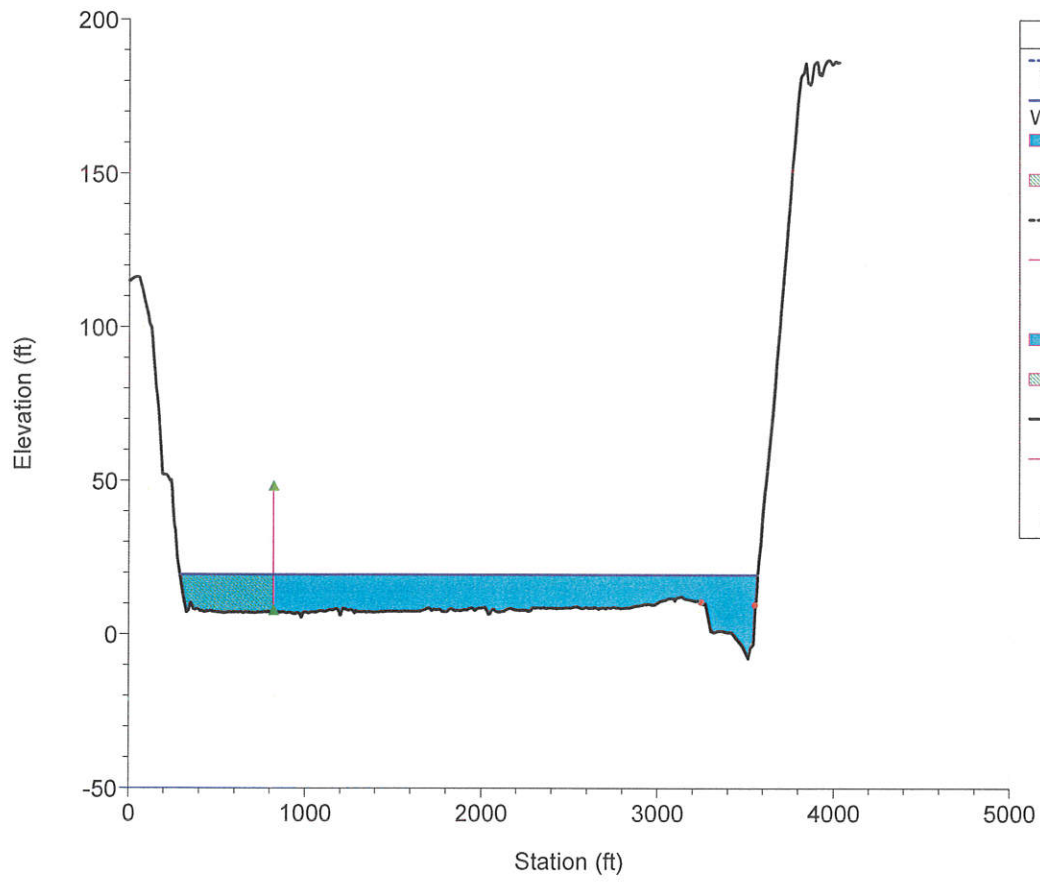


| Legend                  |  |
|-------------------------|--|
| WS 100-YR - Ex. Cond.   |  |
| WS 100-YR - Prop. Cond. |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| -----                   |  |
| Ground - Ex. Cond.      |  |
| Ineff - Ex. Cond.       |  |
| Bank Sta - Ex. Cond.    |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| -----                   |  |
| Ground - Prop. Cond.    |  |
| Ineff - Prop. Cond.     |  |
| Bank Sta - Prop. Cond.  |  |

RS = 14544.91

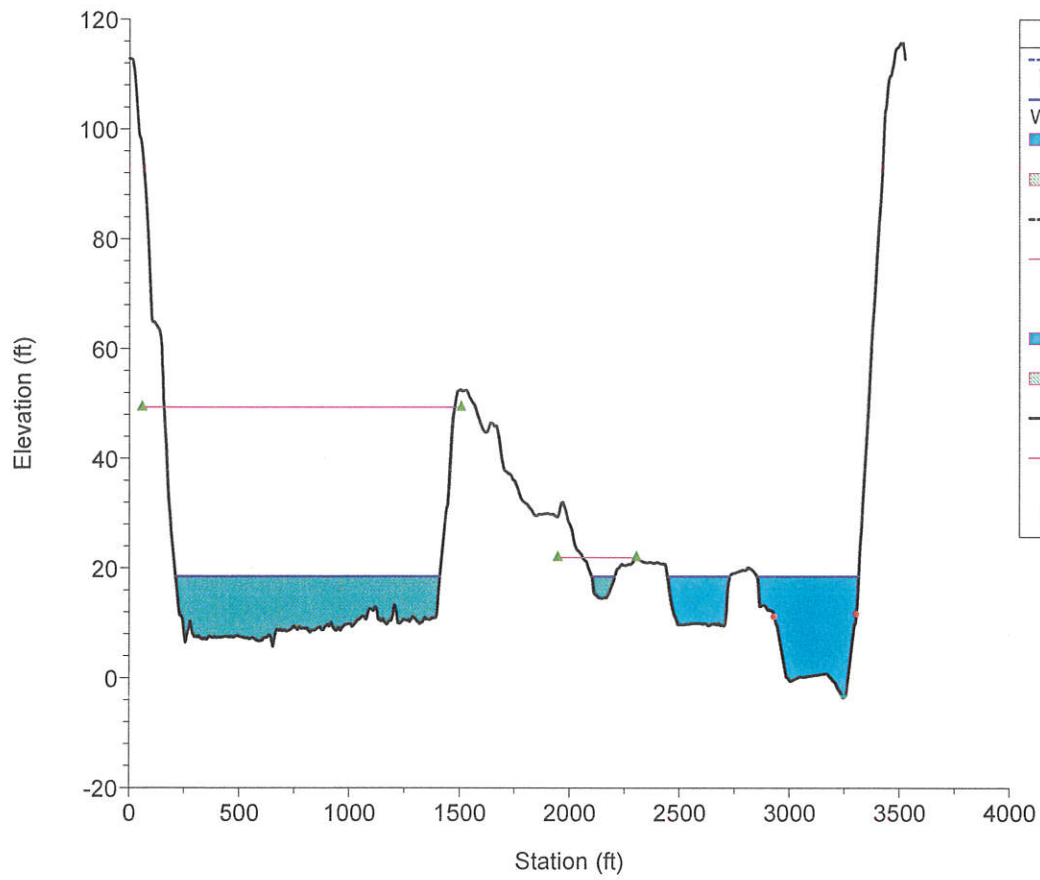


RS = 13541.26



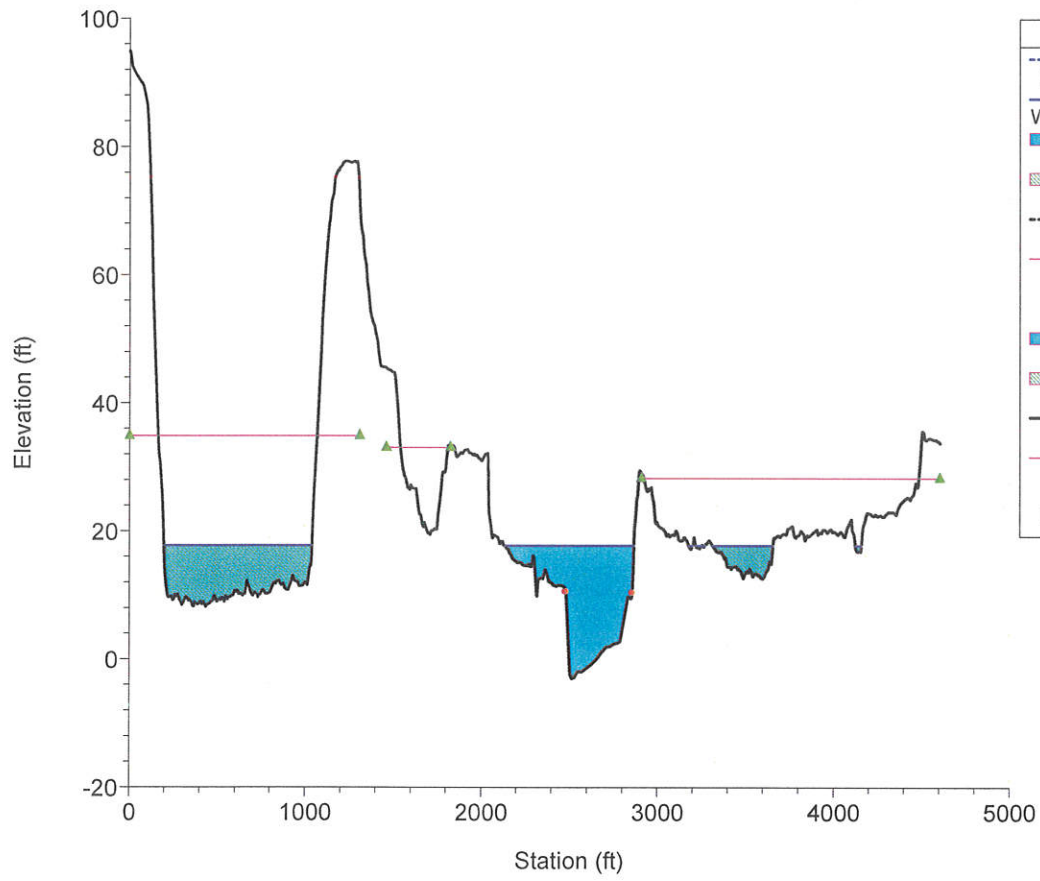
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|-------------------------|-----|
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| WS 100-YR - Prop. Cond. | —   |
| - Ex. Cond.             | ▨   |
| - Ex. Cond.             | ▨   |
| Ground - Ex. Cond.      | --- |
| Ineff - Ex. Cond.       | ▲   |
| Bank Sta - Ex. Cond.    | ●   |
| - Prop. Cond.           | ▨   |
| - Prop. Cond.           | ▨   |
| Ground - Prop. Cond.    | --- |
| Ineff - Prop. Cond.     | ▲   |
| Bank Sta - Prop. Cond.  | ●   |

RS = 12396



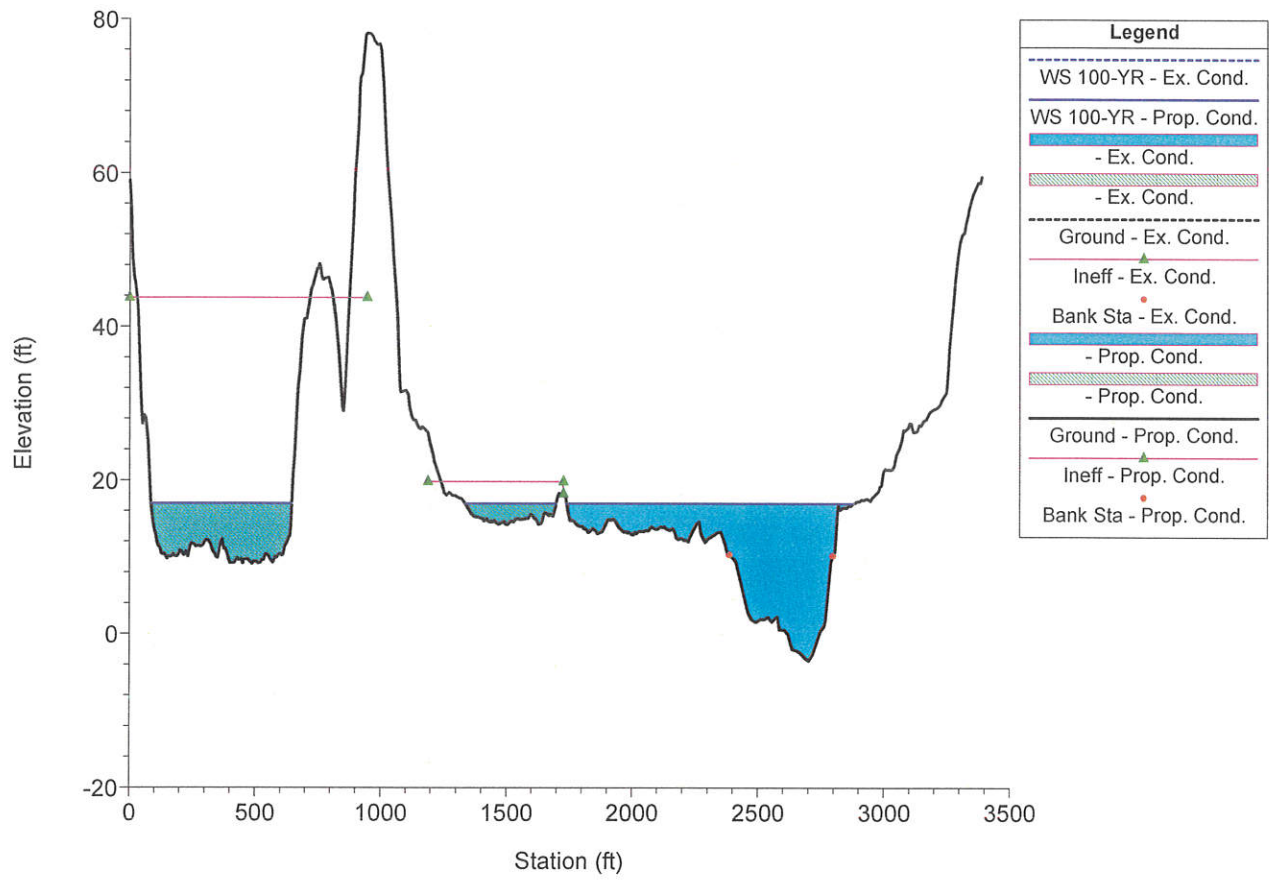
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|-------------------------|--|
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| WS 100-YR - Prop. Cond. |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| Ground - Ex. Cond.      |  |
| Ineff - Ex. Cond.       |  |
| Bank Sta - Ex. Cond.    |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| Ground - Prop. Cond.    |  |
| Ineff - Prop. Cond.     |  |
| Bank Sta - Prop. Cond.  |  |

RS = 11367.2



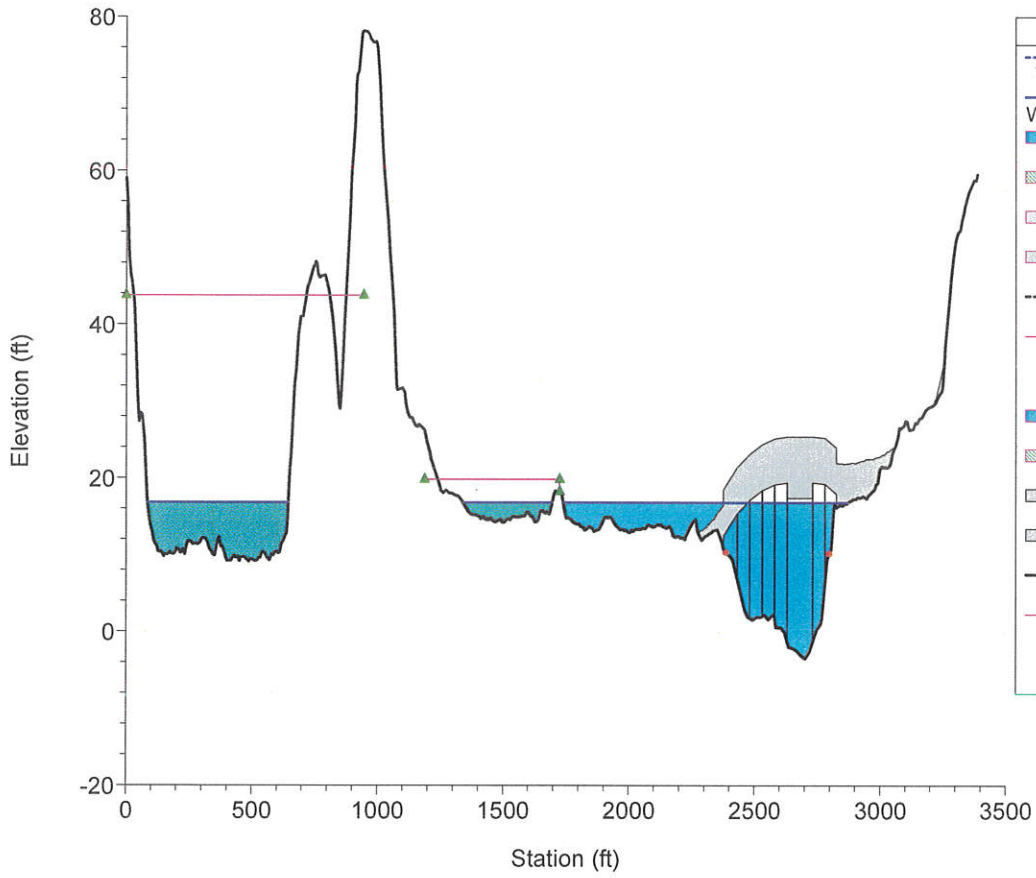
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| WS 100-YR - Prop. Cond. |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| Ground - Ex. Cond.      |  |
| Ineff - Ex. Cond.       |  |
| Bank Sta - Ex. Cond.    |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| Ground - Prop. Cond.    |  |
| Ineff - Prop. Cond.     |  |
| Bank Sta - Prop. Cond.  |  |

RS = 10048.77



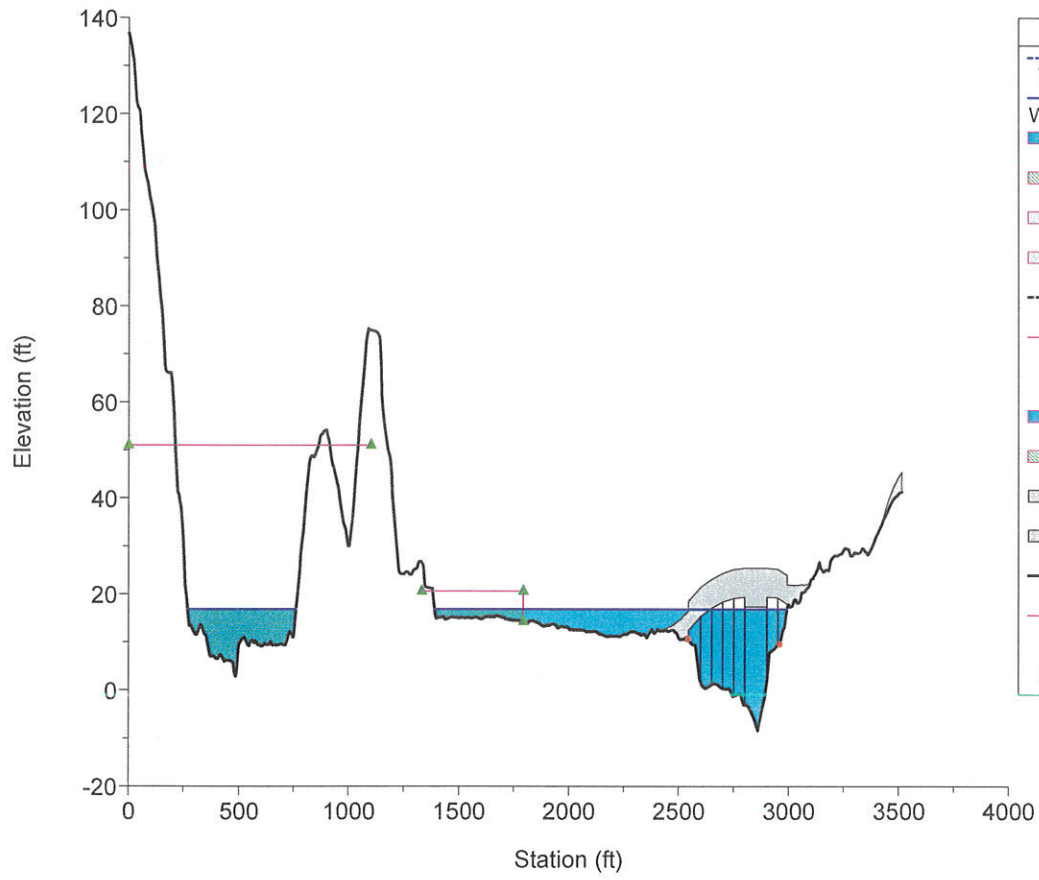


RS = 9942.323 BR



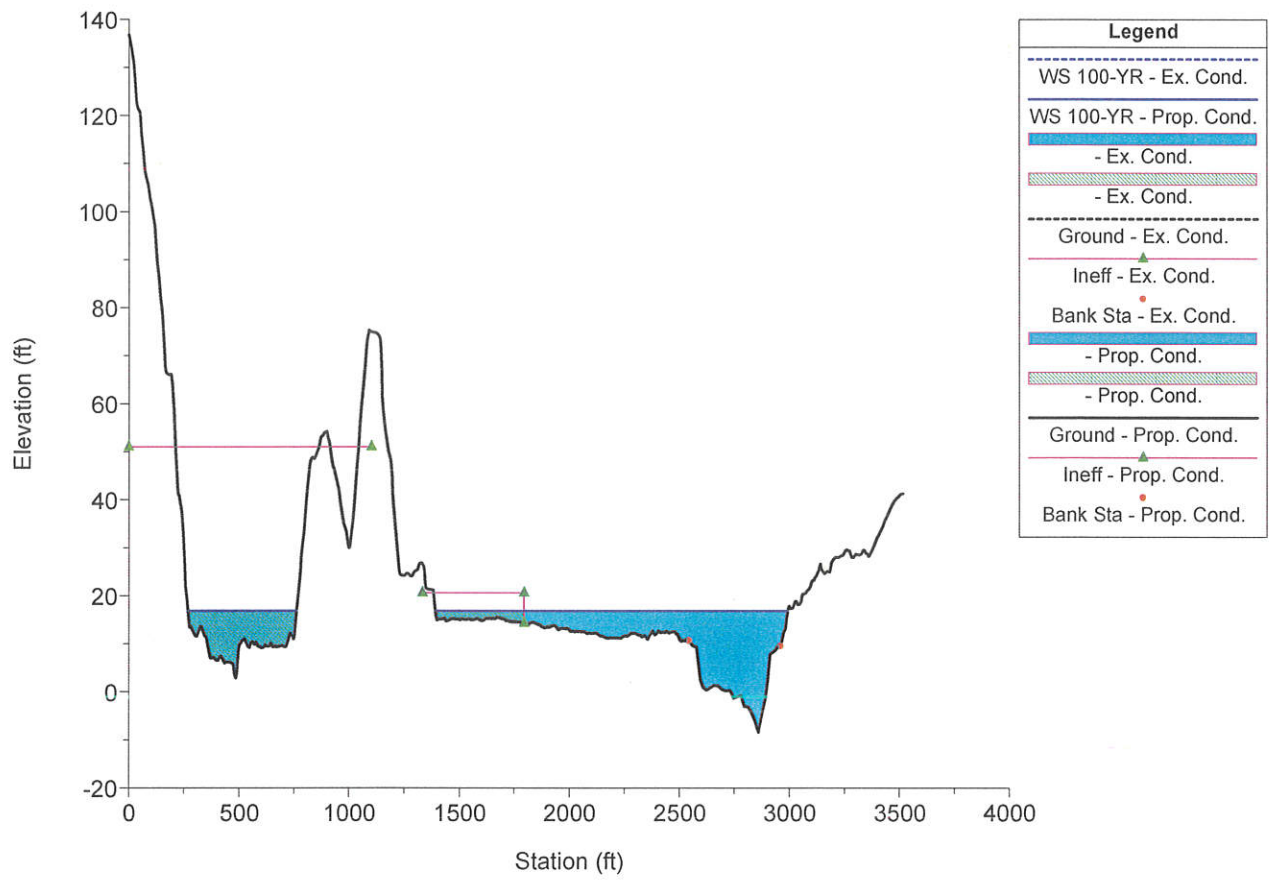
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| WS 100-YR - Ex. Cond.   |  |
| WS 100-YR - Prop. Cond. |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| -----                   |  |
| Ground - Ex. Cond.      |  |
| Ineff - Ex. Cond.       |  |
| Bank Sta - Ex. Cond.    |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| -----                   |  |
| Ground - Prop. Cond.    |  |
| Ineff - Prop. Cond.     |  |
| Bank Sta - Prop. Cond.  |  |

RS = 9942.323 BR

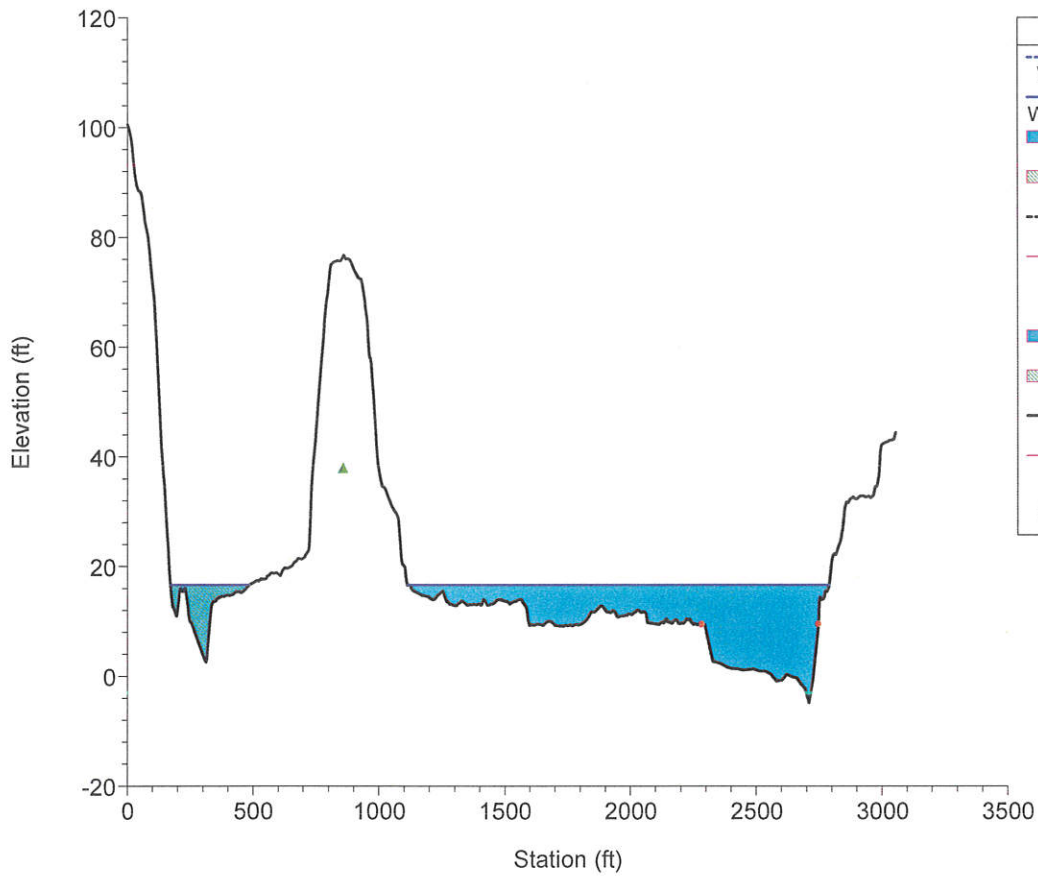


| Legend                  |  |
|-------------------------|--|
| WS 100-YR - Ex. Cond.   |  |
| WS 100-YR - Prop. Cond. |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| Ground - Ex. Cond.      |  |
| Ineff - Ex. Cond.       |  |
| Bank Sta - Ex. Cond.    |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| Ground - Prop. Cond.    |  |
| Ineff - Prop. Cond.     |  |
| Bank Sta - Prop. Cond.  |  |

RS = 9904.361

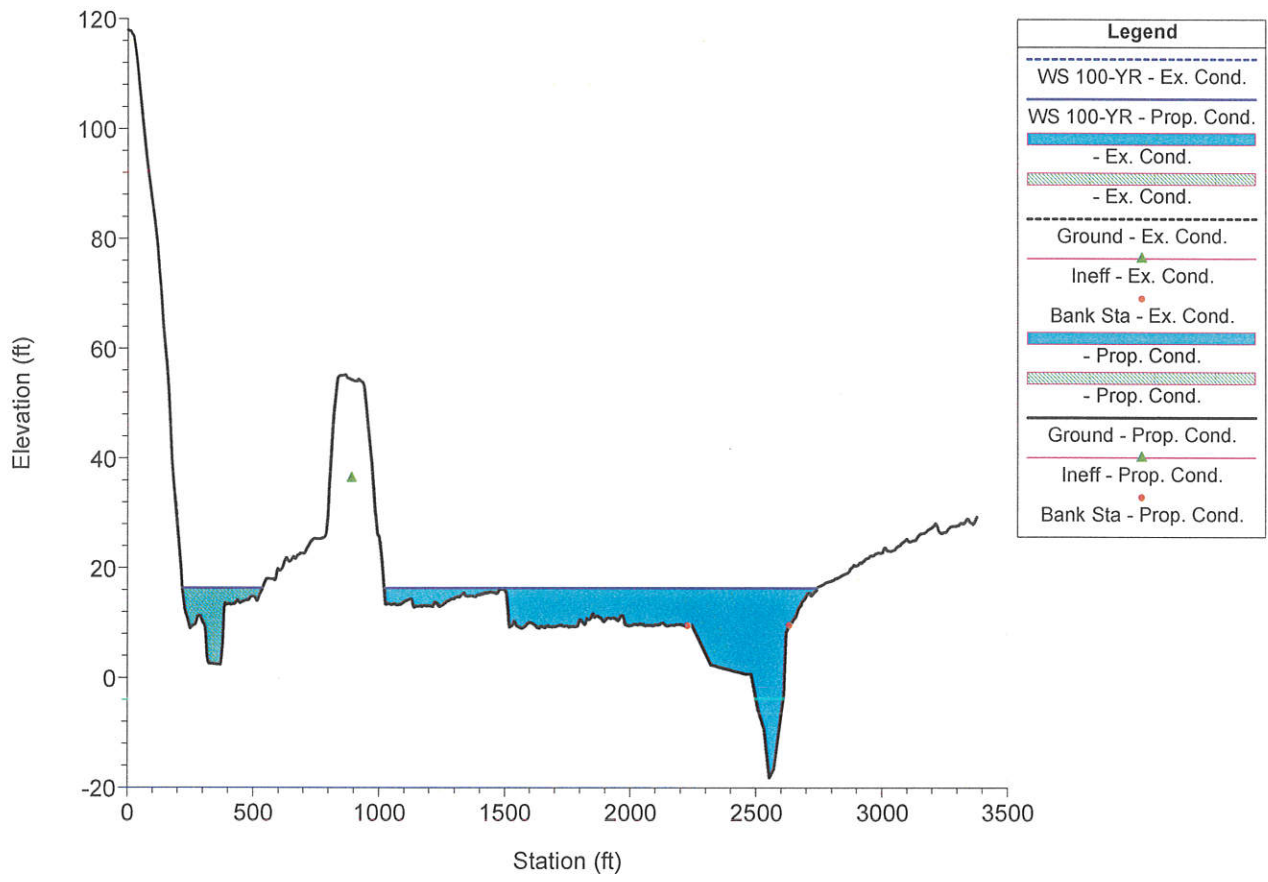


RS = 8988.11

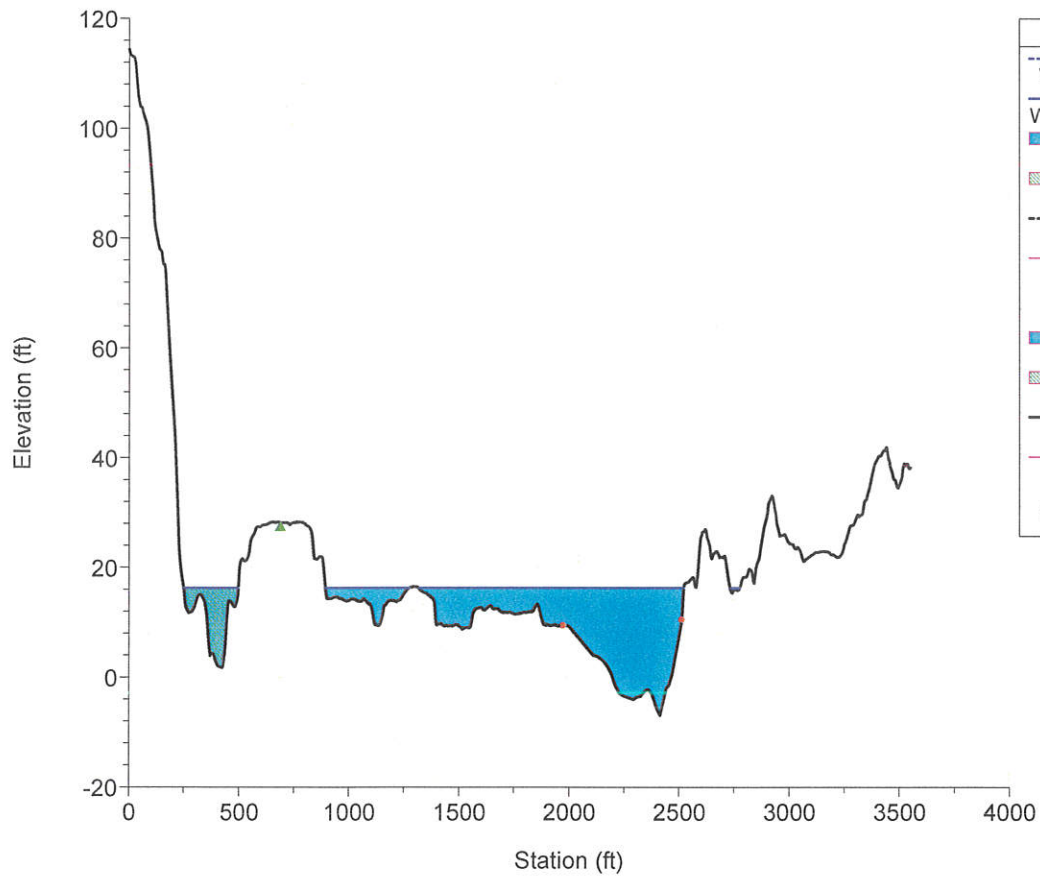


| Legend                  |       |
|-------------------------|-------|
| WS 100-YR - Ex. Cond.   | ----- |
| WS 100-YR - Prop. Cond. | ----- |
| - Ex. Cond.             | █     |
| - Ex. Cond.             | █     |
| Ground - Ex. Cond.      | ----- |
| Ineff - Ex. Cond.       | ▲     |
| Bank Sta - Ex. Cond.    | ●     |
| - Prop. Cond.           | █     |
| - Prop. Cond.           | █     |
| Ground - Prop. Cond.    | ----- |
| Ineff - Prop. Cond.     | ▲     |
| Bank Sta - Prop. Cond.  | ●     |

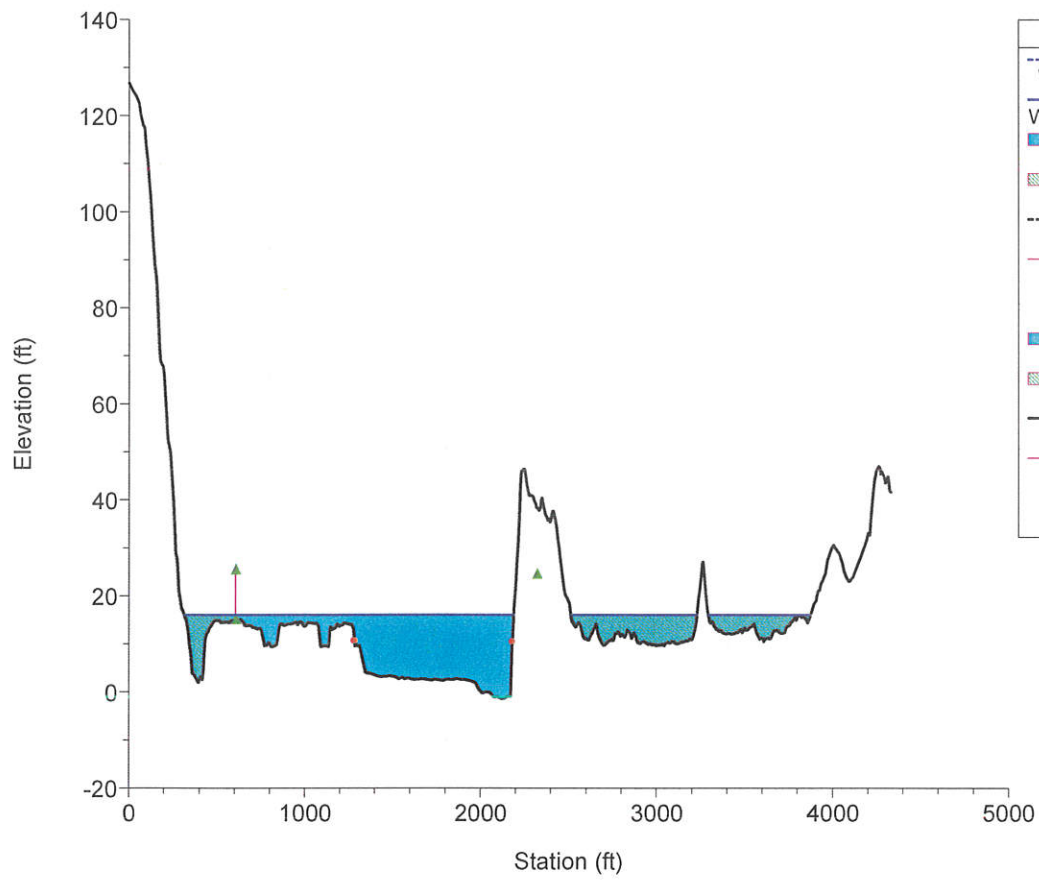
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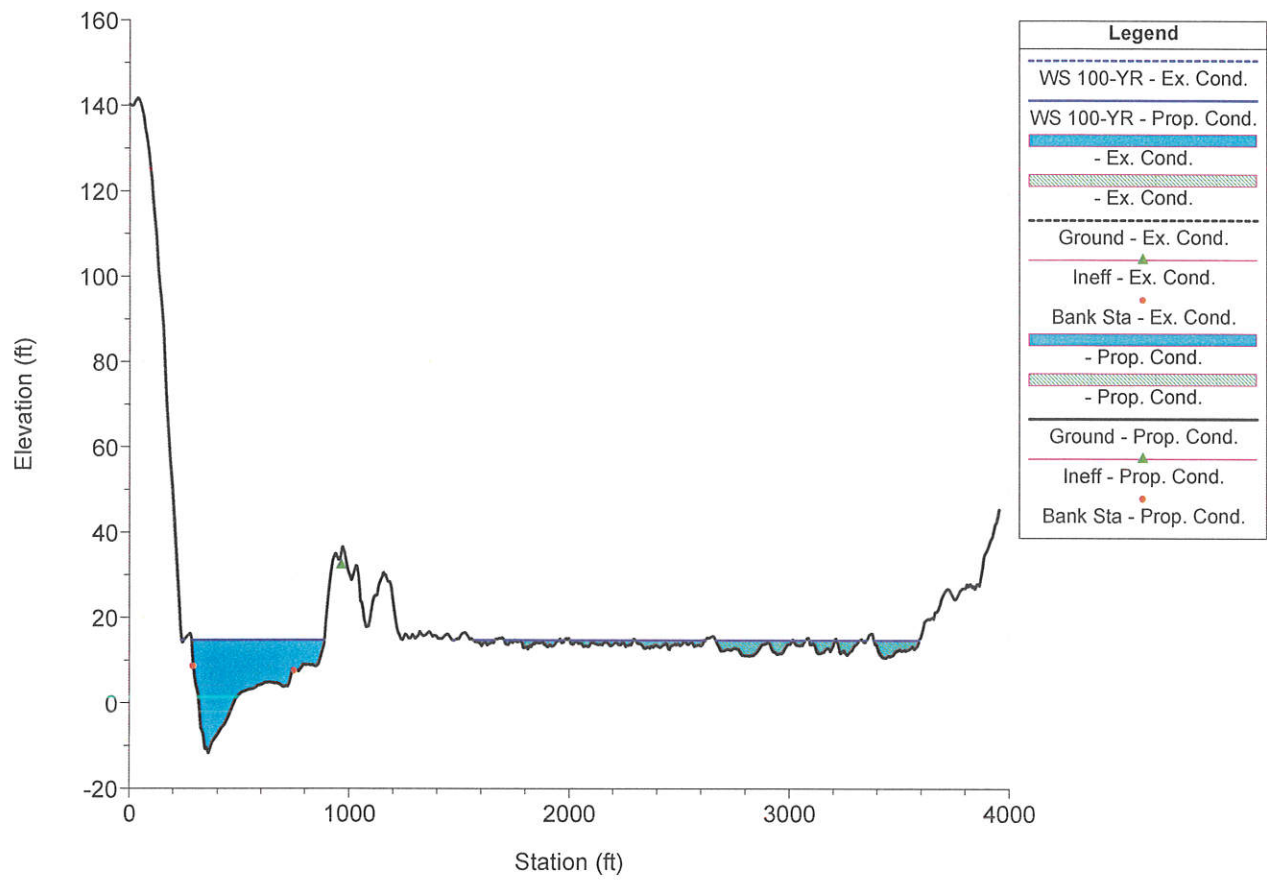
RS = 7839.108



RS = 6628.945

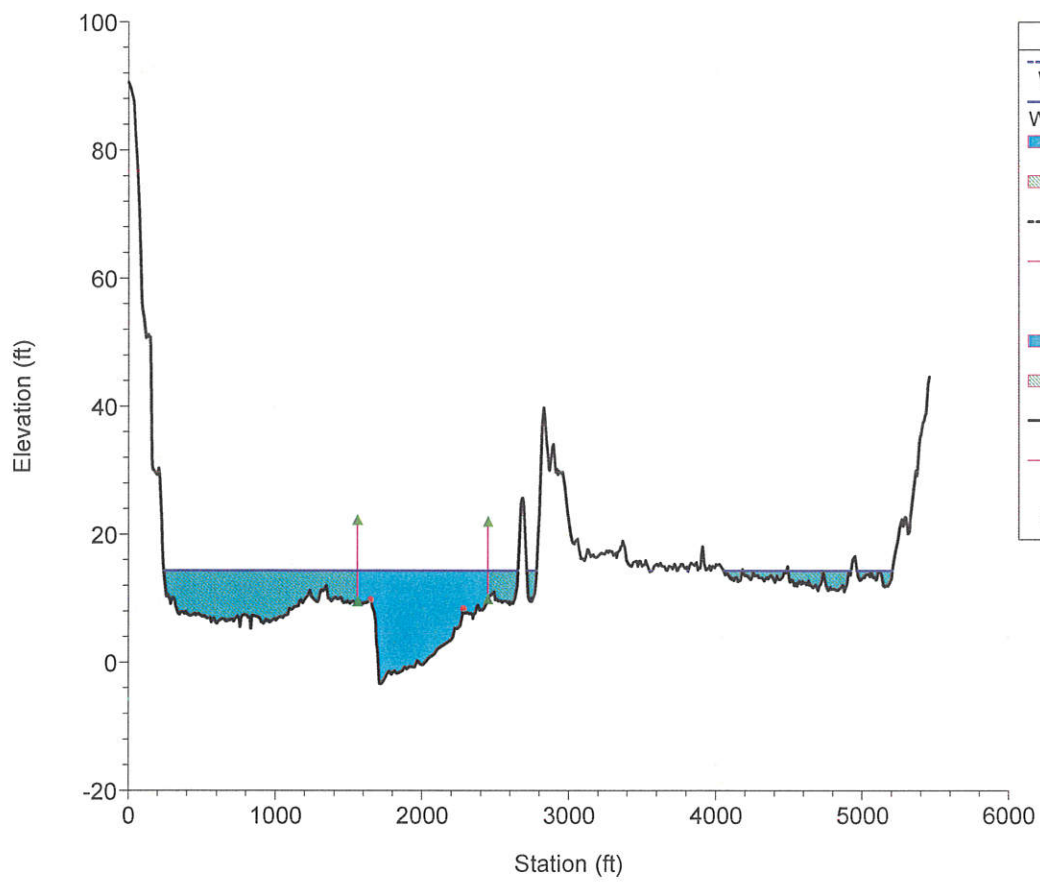


RS = 4746.314



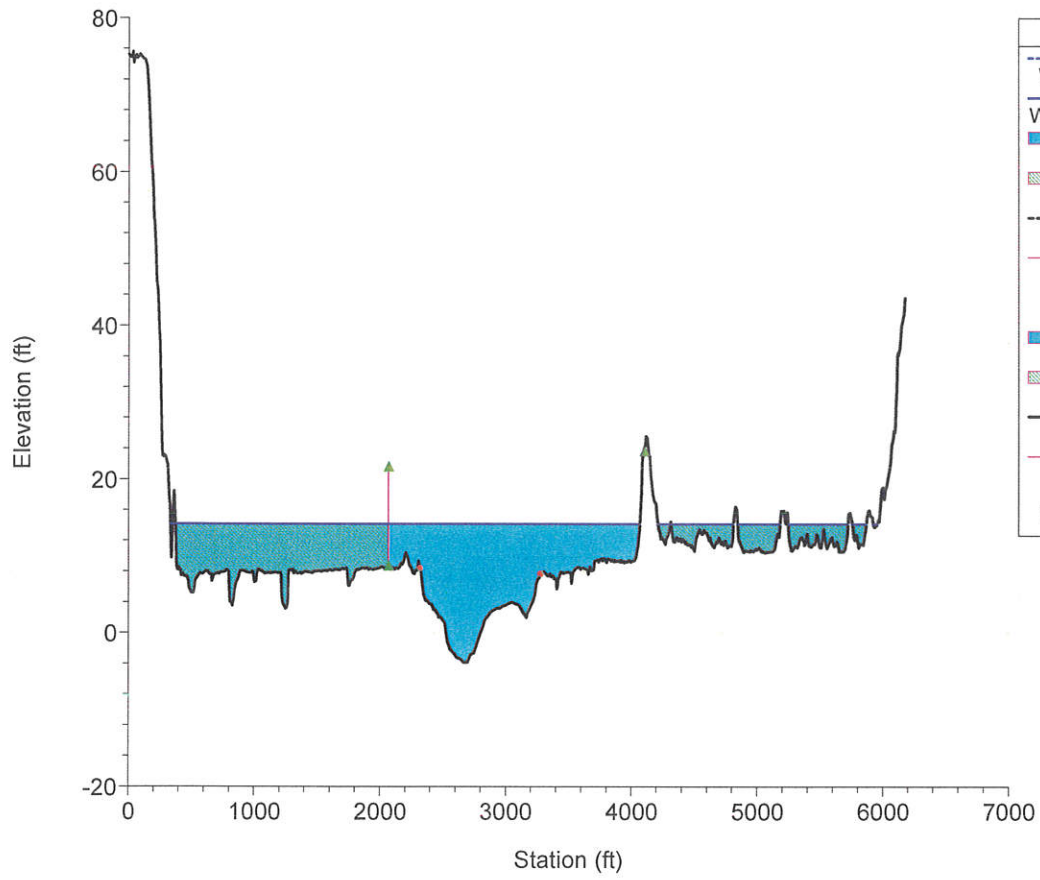


RS = 3370.732



| Legend                  |       |
|-------------------------|-------|
| WS 100-YR - Ex. Cond.   | ----- |
| WS 100-YR - Prop. Cond. | ----- |
| - Ex. Cond.             | ----- |
| - Ex. Cond.             | ----- |
| Ground - Ex. Cond.      | ----- |
| Ineff - Ex. Cond.       | ----- |
| Bank Sta - Ex. Cond.    | ----- |
| - Prop. Cond.           | ----- |
| - Prop. Cond.           | ----- |
| Ground - Prop. Cond.    | ----- |
| Ineff - Prop. Cond.     | ----- |
| Bank Sta - Prop. Cond.  | ----- |

RS = 2099.855



| Legend                  |  |
|-------------------------|--|
| WS 100-YR - Ex. Cond.   |  |
| WS 100-YR - Prop. Cond. |  |
| - Ex. Cond.             |  |
| - Ex. Cond.             |  |
| Ground - Ex. Cond.      |  |
| Ineff - Ex. Cond.       |  |
| Bank Sta - Ex. Cond.    |  |
| - Prop. Cond.           |  |
| - Prop. Cond.           |  |
| Ground - Prop. Cond.    |  |
| Ineff - Prop. Cond.     |  |
| Bank Sta - Prop. Cond.  |  |

# EXHIBIT C

## Melissa Jenck

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**From:** Melissa Jenck  
**Sent:** Friday, February 5, 2021 3:50 PM  
**To:** Crowley, Josha  
**Subject:** RE: EXTERNAL: RE: No-Rise Analysis - Resort Drive, Pacific City, OR

Thank you, Josha! I appreciate your swift review of this – you're amazing!

**Melissa Jenck** | CFM, Land Use Planner II  
Phone (503) 842-3408 x3301  
(she/her)

*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*

**From:** Crowley, Josha <Josha.Crowley@atkinsglobal.com>  
**Sent:** Friday, February 5, 2021 2:40 PM  
**To:** Melissa Jenck <mjenck@co.tillamook.or.us>  
**Subject:** RE: EXTERNAL: RE: No-Rise Analysis - Resort Drive, Pacific City, OR

Thank you Mellissa. I have completed my review and agree that the proposed construction at 33685 Resort Drive in Pacific City, OR would result in zero net rise in flood elevations for the 1% annual chance flood. Please let me know if you need any further details. Thank you!

Joshua Crowley, PE, PMP, CFM, D.WRE  
RSC Lead | STARR II - Region X Service Center  
Phone: (425) 329-3679  
Cell: (206) 499-2440

**From:** Melissa Jenck <mjenck@co.tillamook.or.us>  
**Sent:** Wednesday, February 3, 2021 5:33 PM  
**To:** Crowley, Josha <Josha.Crowley@atkinsglobal.com>  
**Subject:** RE: EXTERNAL: RE: No-Rise Analysis - Resort Drive, Pacific City, OR

Hello Josha,

Applicant said they are located here: <https://waterwayscloud.egnyte.com/fl/LaUWN2ugDv>

Thanks!

*Due to compliance measures regarding social distancing related to the COVID-19 pandemic the Department of Community Development is closed to Public at this time. Staff continue to work during this time. Applications and documentation may be submitted via email or USPS.*

**Melissa Jenck** | CFM, Land Use Planner II  
Phone (503) 842-3408 x3301

**From:** Crowley, Josha <Josha.Crowley@atkinsglobal.com>  
**Sent:** Monday, February 1, 2021 3:01 PM

**To:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>

**Subject:** RE: EXTERNAL: RE: No-Rise Analysis - Resort Drive, Pacific City, OR

Hi Mellissa – can you please request the HEC-RAS model as well. Thank you!

Joshua Crowley, PE, PMP, CFM, D.WRE  
RSC Lead | STARR II - Region X Service Center  
Phone: (425) 329-3679  
Cell: (206) 499-2440

**From:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>

**Sent:** Saturday, January 30, 2021 6:50 PM

**To:** Crowley, Joshua <[Joshua.Crowley@atkinsglobal.com](mailto:Joshua.Crowley@atkinsglobal.com)>

**Subject:** FW: EXTERNAL: RE: No-Rise Analysis - Resort Drive, Pacific City, OR

Hello Joshua,

This is the revised Hydraulic Report using the revised data you requested for a Resort Drive property in Pacific City. Can you please review for compliance?

Thank you!

Due to compliance measures regarding social distancing related to the COVID-19 pandemic the Department of Community Development is open to the Public by appointment only. Staff continue to work during this time. Applications and documentation may be submitted via email or USPS.

**Melissa Jenck** | CFM, Land Use Planner II  
Phone (503) 842-3408 x3301

*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*

**From:** Jeff's Work Email <[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)>

**Sent:** Wednesday, January 27, 2021 8:46 AM

**To:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>

**Cc:** Neil Fernando <[neil@emeriodesign.com](mailto:neil@emeriodesign.com)>

**Subject:** Fwd: EXTERNAL: RE: No-Rise Analysis - Resort Drive, Pacific City, OR

Hi Melissa,

Here is the revised no rise analysis to meet FEMA's new requirements. Please add to our file, I am addressing your last 3 points for approval and should have something to you in the next few weeks.

Regards,

Jeff Powelson

Sent from my iPhone

Begin forwarded message:

**From:** Jake Hofeld <[jakeh@watways.com](mailto:jakeh@watways.com)>

**Date:** January 27, 2021 at 8:34:33 AM PST

**To:** Jeff <[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)>

**Subject:** RE: EXTERNAL: RE: No-Rise Analysis - Resort Drive, Pacific City, OR

Hi Jeff,

Attached is the revised report addressing comments from the County. As expected, this didn't change the end result of the modeling and you should be good to resubmit.

Please keep me posted on if they give you any more comments on this or request a copy of the model files. I typically don't send these files given file size, but can easily provide them.

Thanks,

Jake D. Hofeld PE/CWRE  
Senior Engineer  
*Waterways Consulting, Inc.*  
1020 SW Taylor St., Suite 380  
Portland, Oregon 97205  
503-528-4816  
[www.watways.com](http://www.watways.com)

**From:** Jake Hofeld  
**Sent:** Thursday, January 21, 2021 1:03 PM  
**To:** Jeff <[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)>  
**Subject:** RE: EXTERNAL: RE: No-Rise Analysis - Resort Drive, Pacific City, OR

Hi Jeff,

Sorry for the slow reply on this. For some reason I cannot get my email to stop sending things from you directly to my junk email folder.

I have review the info for Tillamook County and we can definitely make that change. I will get this to the front of the line with the goal of having the model and memo revised by this time next week. Please give me a call if you have any questions in the meantime.

Thanks,

Jake D. Hofeld PE/CWRE  
Senior Engineer  
*Waterways Consulting, Inc.*  
1020 SW Taylor St., Suite 380  
Portland, Oregon 97205  
503-528-4816  
[www.watways.com](http://www.watways.com)

**From:** Jeff <[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)>  
**Sent:** Thursday, January 14, 2021 10:31 AM  
**To:** Jake Hofeld <[jakeh@watways.com](mailto:jakeh@watways.com)>  
**Subject:** Fwd: EXTERNAL: RE: No-Rise Analysis - Resort Drive, Pacific City, OR

Hi Jake,

Can you respond to this email from Tillamook county?

Thx

Jeff

Sent from my iPad

Begin forwarded message:

**From:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Date:** January 13, 2021 at 4:37:09 PM PST  
**To:** Jeff POWELSON <[jeff@aquaticsports.com](mailto:jeff@aquaticsports.com)>  
**Subject:** FW: EXTERNAL: RE: No-Rise Analysis - Resort Drive, Pacific City, OR

Good afternoon Jeff,

I received the following information, below, from my FEMA representative with regards to the Floodway information. Would you please provide this information to your hydrologist and have them correct their modeling? Mr. Crowley provided the correct modeling data that should be used, instead of that which your hydrologist used in their existing version.

Please let me know if you have any questions.

Thank you,

Due to compliance measures regarding social distancing related to the COVID-19 pandemic the Department of Community Development is closed to Public at this time. Staff continue to work during this time. Applications and documentation may be submitted via email or USPS.

**Melissa Jenck** | CFM, Land Use Planner II  
Phone (503) 842-3408 x3301

**From:** Crowley, Josha <[Josha.Crowley@atkinsglobal.com](mailto:Josha.Crowley@atkinsglobal.com)>  
**Sent:** Tuesday, January 12, 2021 10:11 AM  
**To:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Subject:** EXTERNAL: RE: No-Rise Analysis - Resort Drive, Pacific City, OR

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Melissa – I am sorry to be have a different request than for my last review of a No-Rise Certification on the Nestucca River. I was not aware of this 2014 LOMR that updated the model for the Nestucca River downstream of Lettered Cross-Section F. This was Case Number 14-10-1727P and I believe was conducted by West Consultants. The effective model for this section of the river is available in HEC-RAS. Can you please provide this model to the applicant and ask them to include the proposed changes internal to his model? Lettered cross-sections A through F are identified in the geometric data. The HEC-RAS model is already in NAVD 88 (using a conversion of +3.38

ft from NGVD 29). Please ask the requester to include the updated HEC-RAS model in the final submittal. Thank you.

Joshua Crowley, PE, PMP, CFM, D.WRE  
RSC Lead | STARR II - Region X Service Center  
Phone: (425) 329-3679  
Cell: (206) 499-2440

**From:** Melissa Jenck <[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)>  
**Sent:** Monday, January 11, 2021 3:01 PM  
**To:** Crowley, Joshua <[Joshua.Crowley@atkinsglobal.com](mailto:Joshua.Crowley@atkinsglobal.com)>  
**Subject:** No-Rise Analysis - Resort Drive, Pacific City, OR  
**Importance:** High

Good Afternoon Joshua, hope you had a good New Year!

I have a new hydraulic analysis for a subject property in Pacific City, OR. Address is 33685 Resort drive, map # 4S10-19AC-06200. Would you be willing to review the report for conformance with Region X guidelines? They look to have both existing and proposed conditions called out with their HEC-RAS modeling information included.

Thanks for any guidance!

Due to compliance measures regarding social distancing related to the COVID-19 pandemic the Department of Community Development is closed to Public at this time. Staff continue to work during this time. Applications and documentation may be submitted via email or USPS.

**Melissa Jenck** | CFM, Land Use Planner II  
TILLAMOOK COUNTY | Department of Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x3301  
[mjenck@co.tillamook.or.us](mailto:mjenck@co.tillamook.or.us)

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**From:** Robert Bradley Robert.Bradley@state.or.us  
**Subject:** RE: EXTERNAL: Lot 6200 Resort Dr  
**Date:** August 5, 2020 at 3:40 PM  
**To:** Melissa Jenck mjenck@co.tillamook.or.us  
**Cc:** jeff@aquaticsports.com

The riparian area is in a steep bank condition. It requires planting of riparian vegetation to stabilize the bank and not further increase erosion.

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**From:** Melissa Jenck [mailto:mjenck@co.tillamook.or.us]  
**Sent:** Tuesday, August 04, 2020 10:55 AM  
**To:** Robert Bradley <Robert.Bradley@state.or.us>  
**Cc:** jeff@aquaticsports.com  
**Subject:** RE: EXTERNAL: Lot 6200 Resort Dr

Good morning Robert,

To confirm, a 20-ft setback is acceptable, but your findings is that even a 12-ft riparian setback would be acceptable, as it does not create substantial biological concerns?

Thank you,

Due to compliance measures regarding social distancing related to the COVID-19 pandemic the Department of Community Development is closed to Public until April 1, 2020. Staff continue to work during this time. Applications and documentation may be submitted via email or USPS.

**Melissa Jenck**

Land Use Planner, CFM

**From:** Robert Bradley < >  
**Sent:** Monday, August 3, 2020 2:43 PM  
**To:** Melissa Jenck < >  
**Cc:**  
**Subject:** EXTERNAL: Lot 6200 Resort Dr

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Melissa,

I looked at the estuary setback on this lot today. The 50 foot setback is marked with a blue line on the attached file. A reduced setback of 20 feet concurrent with the county ordinance is marked in red. There is minimal riparian vegetation present and the surrounding area is heavily developed, so ODFW would have no objection to the reduced setback of 20 feet allowed in the ordinance.

The neighboring properties encroach closer to the estuary, with setbacks in the 12 foot range. Allowing a setback between 12 and 20 feet would not create substantial additional biological concerns.

With either reduced setback, planting of native trees, shrubs, or other rooted vegetation, or a planned bank stabilization project should be completed to address the threat of increased erosion.

I also attached a photo of the flags I staked at the 20 foot mark.

Let me know if you have any questions.

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 x253 (w)  
503-842-8385 (fax)