



Building	(503) 842-3407
Planning	(503) 842-3408
On-Site Sanitation	(503) 842-3409
Fax	(503) 842-1819
Toll Free	+1 (800) 488-8280

**PARTITION #851-22-000330-PLNG:  
L&C TRS, LLC / ESPLIN  
Administrative Decision & Staff Report**

**Decision:** Approved with Conditions  
**Decision Date:** **October 17, 2022**  
**Report Prepared By:** **Angela Rimoldi, Planning Technician**

**I. GENERAL INFORMATION:**

**Request:** Partition request to create a 10.15-acre parcel to be annexed into the City of Rockaway Beach in accordance with approved Zone Change/Map Amendment request #851-21-000069-PLNG, a request for the expansion of the City of Rockaway Beach Urban Growth Boundary to accommodate approximately 10.15 acres of Forest (F) zoned land to Rockaway Beach Public Facilities (PF) Zone for future relocation of the City of Rockaway Beach’s critical facilities outside of the Tsunami Hazard Overlay Zone (Exhibit B).

**Location:** Located east of the Incorporated City of Rockaway Beach and is accessed via N 3<sup>rd</sup> Avenue and N Palisade Street, both City of Rockaway Beach maintained roads. The subject property is designated as Tax Lot 6000 of Section 00, Township 2 North, Range 10 West of the Willamette Meridian, Tillamook County Oregon (Exhibit A).

**Zone:** Forest (F) Zone

**Applicant:** Dallas Esplin, 11765 Hwy. 101 S., Tillamook, OR. 97141

**Property Owner:** L&C TRS, LLC, P.O. Box 9307, Portland, OR. 97207

**Description of Site and Vicinity:** The subject property is accessed via N 3<sup>rd</sup> Avenue and N Palisade Street, both City of Rockaway Beach maintained roads, is rectangle in shape, approximately +/- 160 acres in size, holds no improvements onsite, and is vegetated with grasses, bushes, and trees (Exhibit A). Topography of the subject property varies, however, is generally sloped with some flat areas. The subject property is located within an area primarily devoted to residential and forest use. The subject property is surround by

properties also zoned Forest (F) to the north, south and east, and properties zoned the City of Rockaway Beach Lower Density Residential (RK-R-3) zone to the west (Exhibit A).

The subject property is located within an area of geologic hazard, contains mapped wetlands and natural features as indicated on the NWI map, and is located within Zone X an Area of Minimal Flood Hazard Areas as depicted on FEMA Flood Insurance Rate Map (FIRM 41057C0381F) (Exhibit A).

## **II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:**

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

- A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria
- B. TCLUO Section 3.004: Forest (F) Zone
- C. TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas
- D. TCLUO Section 4.140 Requirements for Protection of Water Quality and Streambank Stabilization

## **III. ANALYSIS:**

Notice of the request was mailed to property owners within 750 feet of the subject property and agencies on September 26, 2022. Various comments were received from surrounding landowners with concern of, but not limited to, necessity of public facility relocation, increased road traffic, road stability, natural features within the area and wildlife disturbance (Exhibit C).

### **A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria**

*(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:*

- (a) The land division application shall conform to the requirements of this ordinance;*
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;*

**Findings:** The preliminary Partition Plat proposes creation of two (2) parcels (Exhibit B). The applicability of the Forest (F) zone is addressed below. Plat and submitted supplemental information confirm the criteria above are met.

- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;*
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;*
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on*

*adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;*

- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;*
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;*

**Findings:** The preliminary plat confirms access to the subject property and subsequent parcels remains via N 3<sup>rd</sup> Avenue and N Palisade Street, both City of Rockaway Beach maintained roads (Exhibit B).

Land Division Ordinance Section 150 outlines development standards for partitions. Standards within this section either do not apply, evidence submitted by the Applicant confirms the standards are met or that the standards can be met through compliance with the Conditions of Approval.

Staff concludes the above standards and the standards in Sections 150 and 160 of the Land Division Ordinance have been met or can be met through the Conditions of Approval.

- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and*
- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:*
  - (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.*
  - (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.*

**Findings:** The subject property is served by The City of Rockaway for water and sewer availability. A verification of source letter, signed by the City of Rockaway Public Works Superintendent, is included in the Applicant's submittal (Exhibit B).

The subject property is also served by the City of Rockaway Beach Fire Department, Department of Forestry, and the Tillamook County Sheriff's Office. Given the location of the property, availability of public services existing in the area staff concludes these criteria have been met or can be met through compliance with the Conditions of Approval.

## **B. TCLUO Section 3.004: Forest (F) Zone**

### *(12) LAND DIVISIONS*

- (a) The minimum parcel size for new forest parcels is 80 (eighty) acres.*
- (b) New land divisions less than the parcel size in Subsection (a) may be approved for any of the following circumstances:*
  - 1. For the uses listed in 1.a through r below, provided that such uses have been approved pursuant to Section (8) and the parcel created from the division is the minimum size necessary for the use.*
    - a. Exploration for and production of geothermal, gas, oil, and other associated hydrocarbons, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the well head.*
    - b. Disposal site for solid waste that has been ordered established by the Oregon Environmental Quality Commission under ORS 459.049, together with the equipment, facilities or buildings necessary for its operation.*
    - c. Destination resorts.*

- d. Log scaling and weigh stations.
- e. Permanent facility for the primary processing of forest products.
- f. Permanent logging equipment repair and storage.
- g. Mining and processing of oil, gas, or other subsurface resources, as defined in ORS Chapter 520, and not otherwise permitted under this ordinance (e.g., compressors, separators and storage serving multiple wells), and mining and processing of aggregate and mineral resources as defined in ORS Chapter 517.
- h. Television, microwave and radio communication facilities and transmission towers.
- i. Water intake facilities, related treatment facilities, pumping stations, and distribution lines.
- j. Reservoirs and water impoundments.
- k. Disposal site for solid waste approved by the governing body of a city or county or both and for which the Oregon Department of Environmental Quality has granted a permit under ORS 459.245, together with equipment, facilities or buildings necessary for its operation.
- l. Commercial utility facilities for the purpose of generating power.
- m. Aids to navigation and aviation.
- n. Firearms training facility.
- o. Fire stations for rural fire protection.
- p. Cemeteries.
- q. Public parks.
- r. Private parks and campgrounds.

.....

**(13) USE TABLE**

*Table 1 identifies the uses permitted in the F zone. This table applies to all new uses, expansions of existing uses, and changes of use when the expanded or changed use would require a Type 1, 2, or 3 review, unless otherwise specified on Table 1. All uses are subject to the general provisions, special conditions, additional restrictions and exceptions set forth in this ordinance.*

.....

**Findings:** The applicant has provided a preliminary plat confirming proposed parcel 2 meets the 80-acre minimum lot size requirements of the Forest (F) zone (Exhibit B). Proposed parcel 1 is the 10.15-acre land area that has been rezoned to the City of Rockaway Beach Public Facilities (PF) zone resulting from approved Zone Change/Map Amendment request #851-21-000069-PLNG. The purpose of this partition request is to separate this PF zoned area of land from the larger Forest (F) zoned tract. Proposed parcel 1 is subject to the City of Rockaway Beach Zoning Ordinance for any proposed future development. Staff finds these standards have been met or may be met through Conditions of Approval.

**C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas**

- (1) *The following are GEOLOGIC HAZARD AREAS to which the standards of this Section apply:*
  - (a) *Active landslides identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79;*
  - (b) *Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;*

.....
- (2) *A GEOLOGIC HAZARD report is required prior to approval of planned developments, coast resorts, subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the*

*following exception:*

- (a) *For building or mobile home or manufactured home permits in areas identified in (1)*
- (b) *reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies*

**Findings:** The subject property is within an area of geologic hazard (Exhibit A). Future development of proposed parcel 2 remains subject to development standards within, but not limited to, the TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been outlined below in Section V.

**D. Land Use Ordinance Section 4.140 Requirements for Protection of Water Quality and Streambank Stabilization**

*TCLUO Section 4.140 identifies as areas of riparian vegetation that area within 50 feet of the edge of Tillamook River as defined by the more landward of the line of non-aquatic vegetation or the ordinary high-water mark. TCLUO Section 4.140 further limits removal of vegetation and development within those areas of riparian vegetation.*

**Findings:** Future development of proposed parcel 2 is subject to the provisions above. Staff finds that, as a Condition of Approval, any proposed development and/or removal of vegetation within riparian areas on the subject property is held to standard within, but not limited to, TCLUO Section 4.140.

**IV. DECISION: APPROVED WITH CONDITIONS**

Staff concludes, based on the findings of fact and other relevant information in the record, the Applicant has satisfied or is able to satisfy the applicable ordinance requirements through the Conditions of Approval, and therefore, approves the request subject to the provisions in Section V below.

By accepting this approval, the applicants/property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicants/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on October 31, 2022**.

**V. CONDITIONS OF APPROVAL:**

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant shall comply with all requirements of the Tillamook County Surveyor's Office.
3. The applicant shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of Preliminary Plat approval.

4. The applicant shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
5. The applicant shall obtain a letter from the City of Rockaway Public Works confirming either the existing Road Approach via N 3<sup>rd</sup> Avenue and N Palisade Street, both City of Rockaway Beach maintained roads, is adequate or that the necessary improvements to the Road Approach have been completed. The letter shall be provided to the Department at the time of final plat review.
6. Future development of parcel 1, within the annexed 10.15-acre parcel, is subject to standards required by the City of Rockaway Beach in accordance with Rockaway Beach Zoning Ordinance.
7. Future development of parcel 2 is subject to standards required by TCLUO Section 3.004: Forest (F) Zone and TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.
8. Future development and/or removal of vegetation within riparian areas on parcel 2 is subject to standards of TCLUO 4.140 Requirements for Protection of Water Quality and Streambank Stabilization.

**VI. EXHIBITS:**

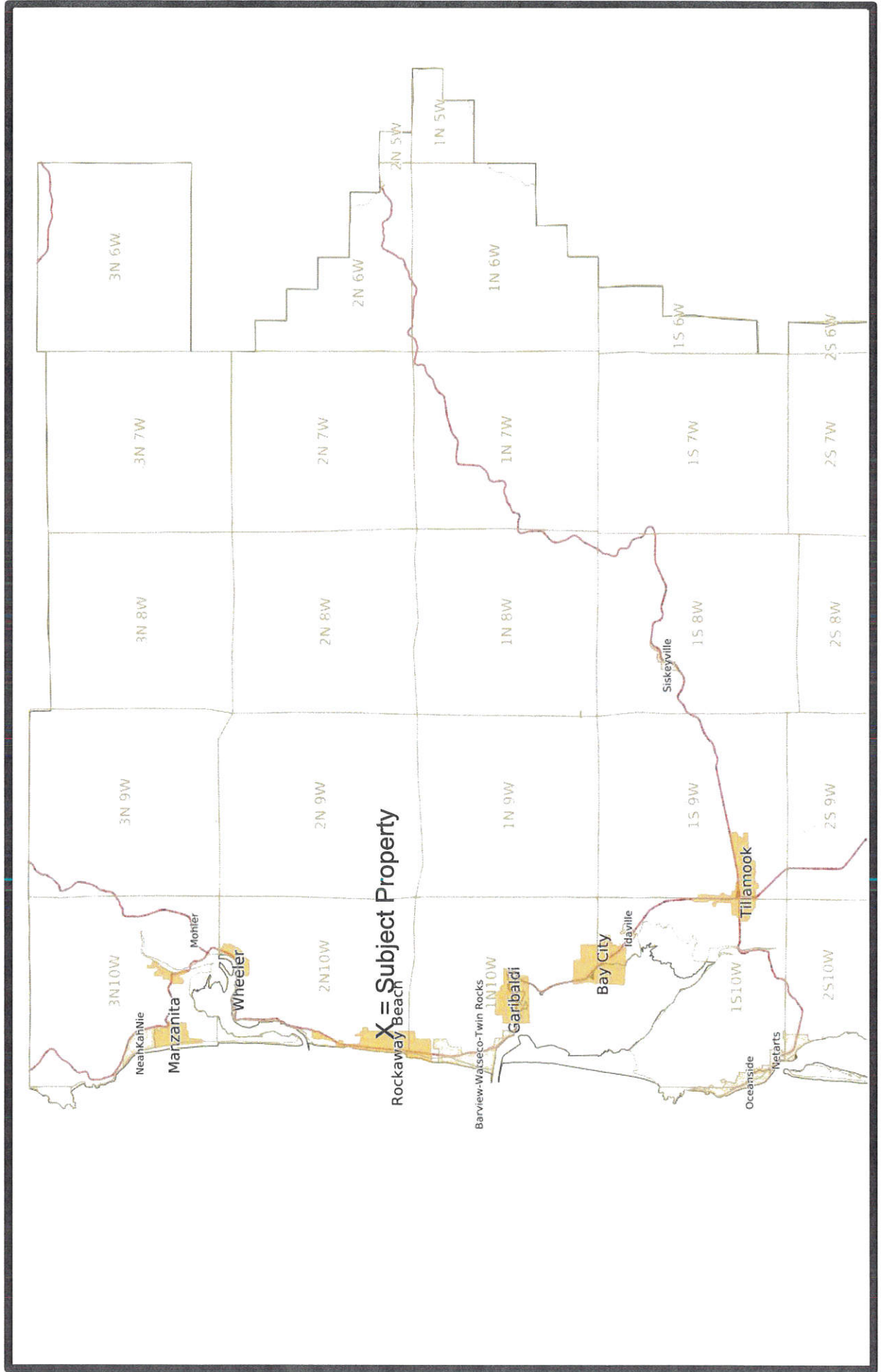
All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Property identification maps and Assessor's Summary Report
- B. Applicant's submittal
- C. Public Comments

# EXHIBIT A

# Map - Vicinity

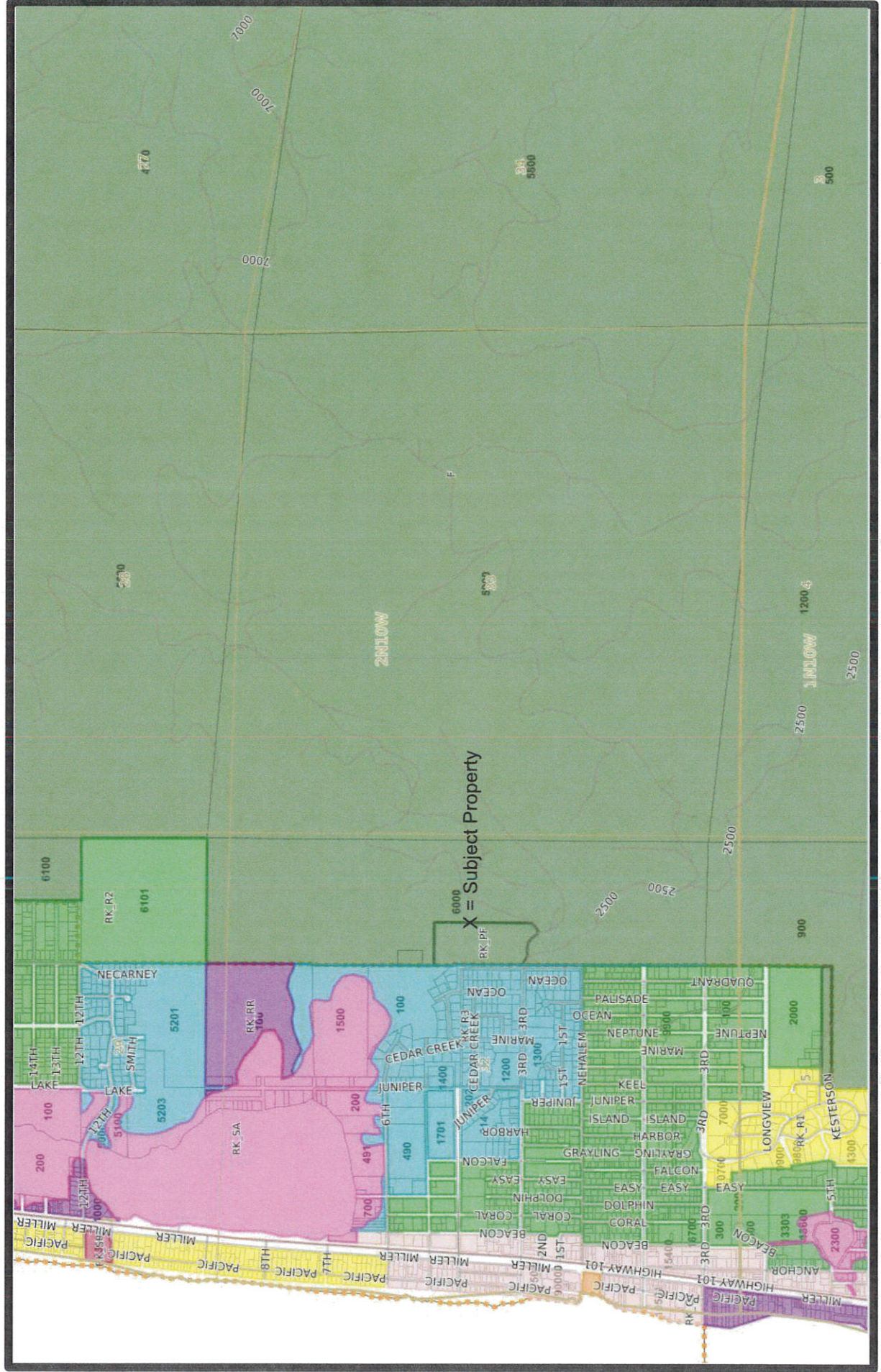
MOOSE MAPPING







# Map - Zoning

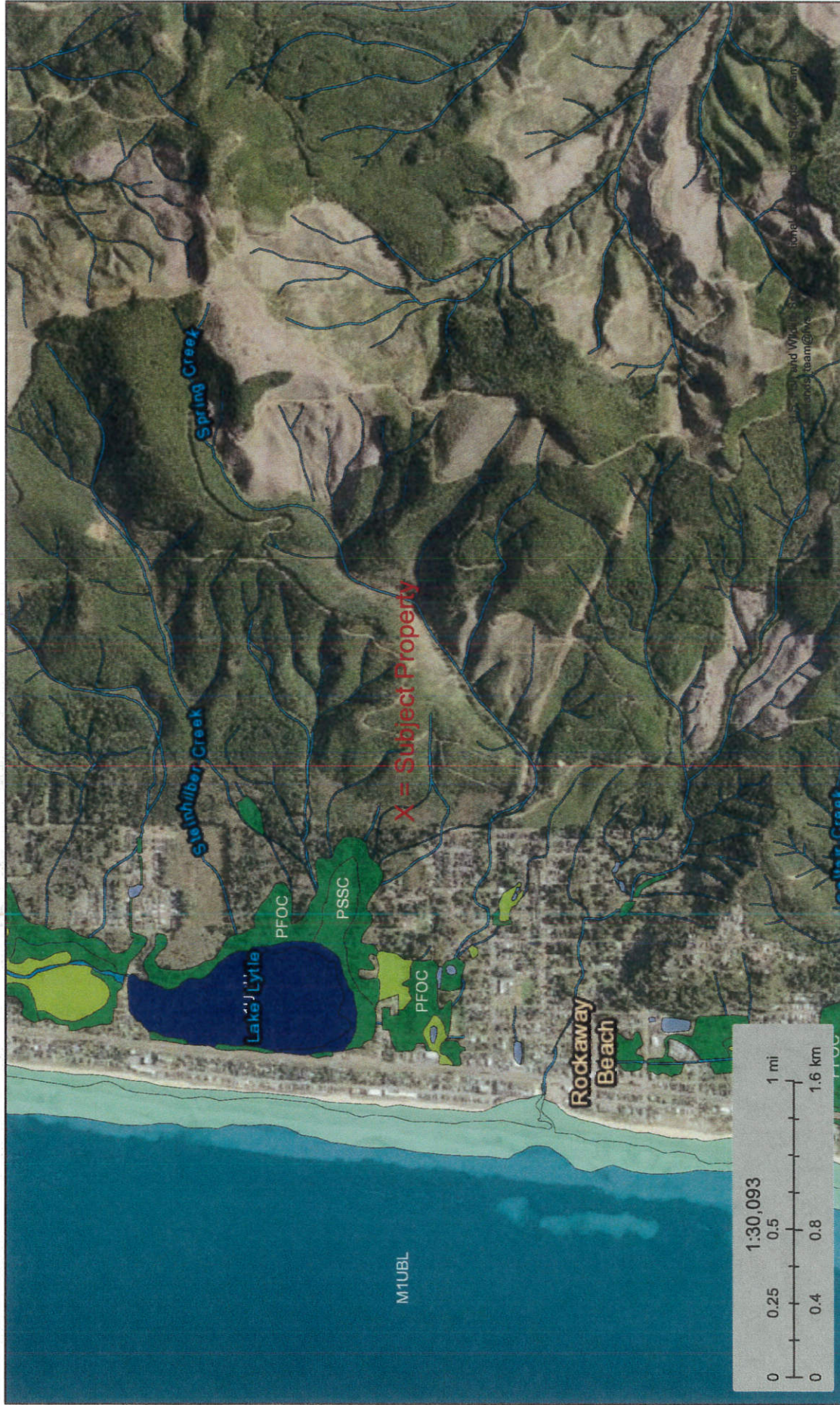




U.S. Fish and Wildlife Service

# National Wetlands Inventory

## PARTITION #851-22-000330-PLNG

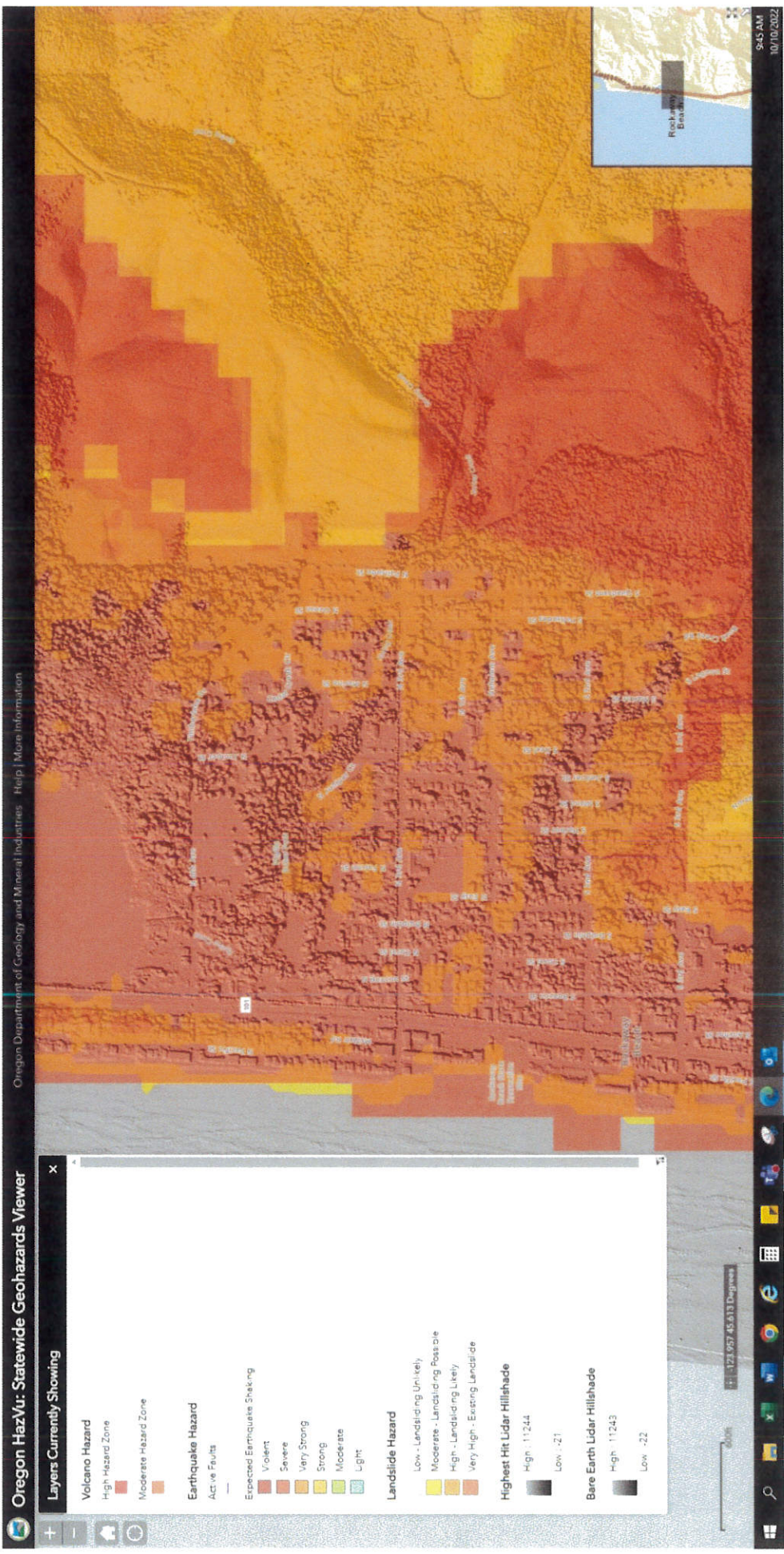


October 10, 2022

### 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.



**Oregon HazVu: Statewide Geohazards Viewer**

Oregon Department of Geology and Mineral Industries | [Help](#) | [More Information](#)

Layers Currently Showing

- Volcano Hazard**
  - High Hazard Zone
  - Moderate Hazard Zone
- Earthquake Hazard**
  - Active Faults
- Expected Earthquake Shaking**
  - Violent
  - Severe
  - Very Strong
  - Strong
  - Moderate
  - Light
- Landslide Hazard**
  - Low - Landsliding Unlikely
  - Moderate - Landsliding Possible
  - High - Landsliding Likely
  - Very High - Existing Landslide
- Highest Hit Lidar Hillshade**
  - High - 11244
  - Low - 21
- Bare Earth Lidar Hillshade**
  - High - 11243
  - Low - 22

11243 957 45.913 Degrees

# National Flood Hazard Layer FIRMette



123°56'10"W 45°36'59"N



123°55'33"W 45°36'33"N

1:6,000

Feet

2,000

1,500

1,000

500

0

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

## 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, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X  
Future Conditions 1% Annual Chance Flood Hazard Zone X  
Area with Flood Risk due to Levee Zone D

**OTHER AREAS**



Area of Minimal Flood Hazard Zone X  
Area of Undetermined Flood Hazard Zone D

**GENERAL STRUCTURES**



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

**OTHER FEATURES**



Cross Sections with 1% Annual Chance Water Surface Elevation  
Coastal Transect  
Base Flood Elevation Line (BFE)  
Limit of Study  
Jurisdiction Boundary  
Coastal Transect Baseline  
Profile Baseline  
Hydrographic Feature

**MAP PANELS**



Digital Data Available  
No Digital Data Available  
Unmapped

**OTHER**



North arrow

**GENERAL**



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

**OTHER**



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

**OTHER**



The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/10/2022 at 3:19 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.

**OTHER**



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.

**TILLAMOOK County Assessor's Summary Report**  
**Real Property Assessment Report**  
 FOR ASSESSMENT YEAR 2021

September 21, 2022 12:20:22 pm

Account # 85669  
 Map # 2N1000006000  
 Code - Tax # 5600-85669

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr See Record

Mailing Name L & C TRS LLC

Deed Reference # 2017-220

Agent

Sales Date/Price 01-13-2017 / \$26,500,000.00

In Care Of % GREENWOOD RESOURCES INC

Appraiser UNKNOWN

Mailing Address PO BOX 2865  
 GEARHART, OR 97138

Prop Class 600 MA SA NH Unit  
 RMV Class 600 02 01 600 12613-1

Situs Address(s) Situs City

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
5600 Land	109,740			Land	0
Impr.	0			Impr.	0
<b>Code Area Total</b>	<b>109,740</b>	<b>68,710</b>	<b>68,737</b>		<b>0</b>
<b>Grand Total</b>	<b>109,740</b>	<b>68,710</b>	<b>68,737</b>		<b>0</b>

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
5600	0	<input type="checkbox"/>		F	Classified Forest Land	100	A	159.00	OD	109,740
<b>Grand Total</b>								<b>159.00</b>		<b>109,740</b>

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

Exemptions / Special Assessments / Potential Liability										
Code Area	5600									
FIRE PATROL:										
■ FIRE PATROL NORTHWEST		Amount	189.81	Acres	159	Year	2021			

# EXHIBIT B



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)

## LAND DIVISION APPLICATION

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

Name: DALLAS ESPLIN Phone: 503-842-5551  
 Address: 11765 HWY 101 SOUTH  
 City: TILLAMOOK State: OR Zip: 97141  
 Email: BAYSIDESURVEYING@GMAIL.COM

### Property Owner

Name: L & C TRL LLC Phone: 503-710-9823  
 Address: PO BOX 9307  
 City: PORTLAND State: OR Zip: 97207  
 Email: greenwoodresources.com mark.garrigues@GWRglobal.com

### Location:

Site Address:

Map Number: 2N 10W 00 6000  
Township Range Section Tax Lot(s)

Land Division Type:  Partition (Two or Three Lots, Type II)  Subdivision (Four or More Lots, Type III)  
 Preliminary Plat (Pages 1-2)  Final Plat (Page 3)

### PRELIMINARY PLAT (LDO 060(1)(B))

- For subdivisions, the proposed name.
- Date, north arrow, scale of drawing.
- Location of the development sufficient to development sufficient to define its location, boundaries, and a legal description of the site.

- Existing streets with names, right-of-way, pavement widths, access points.
- Width, location and purpose of existing easements
- The location and present use of all structures, and indication of any that will remain after platting.
- Location and identity of all utilities on and abutting the site. If water mains and sewers are not on site, show distance to the nearest one and how they will be brought to standards
- Location of all existing subsurface sewerage systems, including drainfields and associated easements

### General Information

- Parcel zoning and overlays
- Title Block
- Clear identification of the drawing as "Preliminary Plat" and date of preparation
- Name and addresses of owner(s), developer, and engineer or surveyor

### Existing Conditions

- Ground elevations shown by contour lines at 2-foot vertical interval. Such ground elevations shall be related to some established benchmark or other datum approved by the County Surveyor
- The location and elevation of the closest benchmark(s) within or adjacent to the site
- Natural features such as drainage ways, rock outcroppings, aquifer recharge areas, wetlands, marshes, beaches, dunes and tide flats
- For any plat that is 5 acres or larger, the Base Flood Elevation, per FEMA Flood Insurance Rate Maps

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

Other information:

PARCEL 1 WILL HAVE SEWER AND WATER

PROVIDED BY CITY OF ROCKAWAY

PARCEL 2 IS A LARGE FOREST TRACT

THAT WILL NOT BE BUILT ON

OFFICE USE ONLY
Date Stamp
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #: <u>128042</u>
Fees: <u>1100-</u>
Permit No: <u>851-22-000330PLNG</u>



- FINAL PLAT (LDO 090(1))
- Date, scale, north arrow, legend, highways, and railroads contiguous to the plat perimeter
- Description of the plat perimeter
- The names and signatures of all interest holders in the land being platted, and the surveyor
- Monuments of existing surveys identified, related to the plat by distances and bearings, and referenced to a document of record
- Exact location and width of all streets, pedestrian ways, easements, and any other rights-of-way
- Easements shall be denoted by fine dotted lines, and clearly identified as to their purpose
- Provisions for access to and maintenance of off-right-of-way drainage
- Block and lot boundary lines, their bearings and lengths
- Block numbers
- Lot numbers
- The area, to the nearest hundredth of an acre, of each lot which is larger than one acre
- Identification of land parcels to be dedicated for any purpose, public or private, so as to be distinguishable from lots intended for sale

**Certificates:**

- Title interest & consent       Water
- Dedication for public use       Public Works
- Engineering/Survey

Additional Information:

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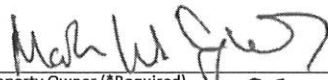
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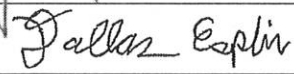
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**Authorization**

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. Within two (2) years of final review and approval, all final plats for land divisions shall be filed and recorded with the County Clerk, except as required otherwise for the filing of a plat to lawfully establish an unlawfully created unit of land. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

  
 \_\_\_\_\_  
 Property Owner (\*Required)

  
 \_\_\_\_\_  
 Applicant Signature

July 25, 2022  
 \_\_\_\_\_  
 Date

JULY 19, 2022  
 \_\_\_\_\_  
 Date

**SURVEYOR'S CERTIFICATE**

I, DALLAS W ESPLIN, CERTIFY THAT:

I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS (PARCEL 1, PARCEL 2 BEING UNSURVEYED), THE LAND REPRESENTED ON THE ATTACHED PARTITION PLAT, BEING THE LANDS DESCRIBED IN INSTRUMENT #2017-220, PARCEL 6, TILLAMOOK COUNTY DEED RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 THE EAST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 10 WEST OF THE WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON.

EXCEPTING THEREFROM THE MINERAL ESTATE RESERVED BY TILLAMOOK COUNTY IN THAT CERTAIN TAX DEED DATED OCTOBER 19, 1988 (BOOK 318, PAGE 314), TILLAMOOK COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT TRACT CONVEYED TO TILLAMOOK PEOPLE'S UTILITY DISTRICT, A MUNICIPAL CORPORATION, BY INSTRUMENT RECORDED APRIL 14, 1983, IN BOOK 288, PAGE 556, TILLAMOOK COUNTY RECORDS.

ALSO EXCEPTING ANY PORTION THEREOF QUITCLAIMED TO TIMBERLAKE LLC AND PENTORE BY SIMPSON TIMBER COMPANY UNDER THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED JUNE 28, 1997 (BOOK 3 87, PAGE 801 ), TILLAMOOK COUNTY RECORDS.

THE INITIAL POINT OF WHICH IS THE EAST 1/16 CORNER BETWEEN SECTION 29 AND 32, BEING MARKED WITH A 1 1/2" IRON PIPE.

**APPROVALS**

APPROVED \_\_\_\_\_, 2023 AS PARTITION, 851- \_\_\_\_\_ -PLNG.

TILLAMOOK COUNTY DEPT. OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

TILLAMOOK COUNTY SURVEYOR \_\_\_\_\_

TAXES HAVE BEEN PAID IN FULL TO JUNE 30, 2023.

TILLAMOOK COUNTY TAX COLLECTOR \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

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

I HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY AND THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_ AT \_\_\_\_\_ O'CLOCK, AND RECORDED AS PARTITION PLAT NO. \_\_\_\_\_ IN PLAT CABINET B- \_\_\_\_\_, TILLAMOOK COUNTY RECORDS AS INSTRUMENT NO. \_\_\_\_\_

BY: \_\_\_\_\_  
TASSI O'NEIL, COUNTY CLERK

**CERTIFICATE OF COUNTY CLERK**

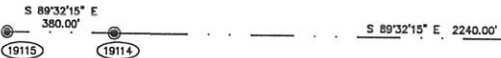
STATE OF OREGON >  
>S.S.  
COUNTY OF TILLAMOOK >

I, TASSI O'NEIL, DO HEREBY CERTIFY THAT I AM THE QUALIFIED CLERK OF TILLAMOOK COUNTY, OREGON AND THAT THIS COPY OF PARTITION PLAT NO. \_\_\_\_\_ IS THE FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT OF SAME, AS RECORDED IN PLAT CABINET B- \_\_\_\_\_ OF PARTITION PLAT RECORDS OF TILLAMOOK COUNTY, OREGON. RECORDED \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK, AS INSTRUMENT NO. \_\_\_\_\_

TASSI O'NEIL

I, DALLAS W ESPLIN, DO HEREBY CERTIFY THAT THIS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

DALLAS W ESPLIN, PLS 83627

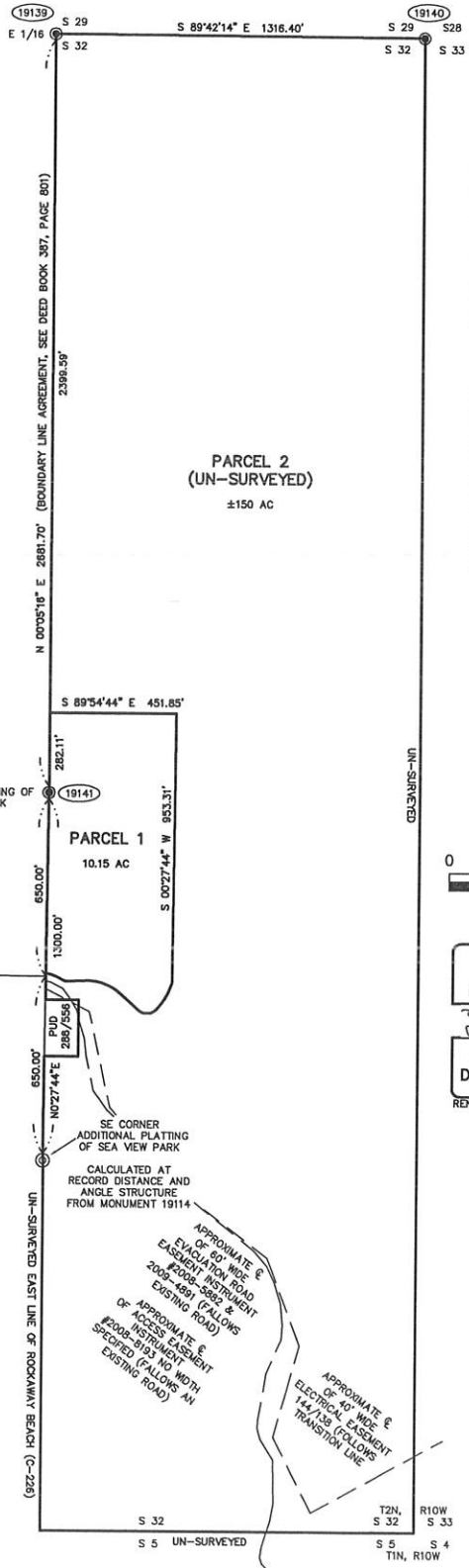


**DECLARATION**

KNOW ALL PEOPLE BY THESE PRESENTS THAT L&C TRS LLC, IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED, BY AFFIDAVIT OF CONSENT RECORDED IN THE TILLAMOOK COUNTY CLERK'S RECORDS AS INSTRUMENT 2022-\_\_\_\_\_, THE SAME TO BE SURVEYED AND PARTITIONED INTO TWO (2) PARCELS, AS SHOWN ON THE ANNEXED MAP.

**NOTES REGARDING EASEMENTS AND EXCEPTIONS LISTED ON TITLE REPORT**

- BOOK 318, PAGE 314 MINERAL RIGHTS RESERVED BY TILLAMOOK COUNTY, NEAR THE NE 1/4 NE 1/4 SECTION 32, AFFECTS PARCEL 1 NOT PARCEL 2
- BOOK 144, PAGE 138 TILLAMOOK PUD 40' WIDE ELECTRICAL EASEMENT ALONG EXISTING POWERPOLES SHOWN HEREON
- BOOK 188, PAGE 333 OREGON BORD OF FORESTRY 80' WIDE ACCESS EASEMENT, SEVERAL SECTIONS AWAY (IN SECTIONS 17, 20, AND 21, T1N, R10W, W.M.) NOT APPLICABLE
- INSTRUMENT #2008-5882 TILLAMOOK COUNTY 80' WIDE EVACUATION ROAD EASEMENT ALONG AN EXISTING ROAD SHOWN HEREON
- INSTRUMENT #2008-7729 GREEN DIMOND, 60' WIDE WATERLINE EASEMENT, SEVERAL SECTIONS AWAY (IN SECTIONS 22, 23, 24, T2N, R10W, W.M.) NOT APPLICABLE (IT IS POSSIBLE THAT THIS EASEMENT BENEFITS THE L&C TRS LLC TRACT SHOWN HEREON, MORE RESEARCH IS REQUIRED TO VERIFY)
- INSTRUMENT #2008-7729 GREEN DIMOND, 60' WIDE ROAD ALONG EXISTING ROADS, SEVERAL SECTIONS AWAY (IN SECTIONS 22, 23, 24, 27, 34, T2N, R10W, W.M.) NOT APPLICABLE (IT IS POSSIBLE THAT THIS EASEMENT BENEFITS THE L&C TRS LLC TRACT SHOWN HEREON, MORE RESEARCH IS REQUIRED TO VERIFY)
- INSTRUMENT #2008-7732 NESTUCCA FORESTS 60' WIDE ROAD ALONG EXISTING ROADS, SEVERAL SECTIONS AWAY (IN SECTIONS 17, 16, 21, 28, 33, T2N, R10W, AND SECTIONS 2, 9, 17, 16, 20, T1N, R10W, W.M.) NOT APPLICABLE
- INSTRUMENT #2008-8193 AMERICAN TOWER L.P. 100' X 100' LEASED AREA WITH ACCESS. LEASED AREA IS NOT ON THE L&C TRS LLC TRACT SHOWN HEREON, HOWEVER THE ACCESS IS ON THE L&C TRS LLC TRACT AS SHOWN HEREON.
- INSTRUMENT #2009-4891 TILLAMOOK COUNTY 60' WIDE EVACUATION ROAD EASEMENT ADDS TO EASEMENT IN INSTRUMENT #2008-5882, ALONG AN EXISTING ROAD. THE NEW ROAD (NOT THE ROAD INCLUDED IN INSTRUMENT #2008-5882) IS SEVERAL SECTIONS AWAY IN SECTIONS 4 AND 5, T1S, R10W, W.M. NOT APPLICABLE
- INSTRUMENT #2017-221 TRANSFER EASEMENTS WHEN PROPERTY WAS PURCHASED, APPLICABLE BUT DOESN'T CREATE ANY NEW EASEMENTS



PAGE 1 OF 2  
LG:\LAC-22-CONSENT TO PARCEL 6  
PAR\VB-CITY-PAR-22.DWG  
FILE.CRS

PARTITION PLAT FOR:  
CITY OF ROCKAWAY BEACH  
E 1/2 NE 1/4, E 1/2 SE 1/4, SEC 32,  
T2N, R10W, W.M.

BAYSIDE SURVEYING  
11765 HWY 101 SOUTH  
TILLAMOOK, OR 97141  
503-842-5551

DATE	EQUIPMENT	COMPUTER
	FC-5000	HIPER-V, ES-103
FIELD	DRAWN	CHECKED
	DWE	DWE
JOB NUMBER	#1082	

TILLAMOOK COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dallas Esplin*

OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
83627  
RENEWS: DECEMBER 31, 2023

PARTITION PLAT 2023-

PARTITION PLAT 2023--

**OREGON COORDINATE REFERENCE SYSTEM  
OREGON COAST ZONE**

OBLIQUE MERCATOR PROJECTION  
NORTH AMERICAN DATUM OF 1983  
LATITUDE OF LOCAL ORIGIN: 44°45'00" N  
LONGITUDE OF LOCAL ORIGIN: 124°03'00" W  
FALSE NORTHING: -4,600,000.000 METERS  
FALSE EASTING: -300,000.000 METERS  
SKEW AXIS SCALE: 1,000 000 (EXACT)  
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +5°00'00"

(THE ABOVE INFORMATION IS RECORDED FROM "OREGON  
COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET",  
VERSION 3.01 2--28--2017, APPENDIX A, PAGE A--52, SEE  
000T RECORDS)

19115 NORTH THIRD AVE (PARK ST 60') 19114

**BASIS OF BEARINGS**

THE BASIS OF BEARINGS IS NORTH AS DETERMINED BY G.P.S. OBSERVATIONS USING THE OREGON COAST ZONE COORDINATE SYSTEM. THIS GIVES A BEARING OF SOUTH 89°32'15" EAST BETWEEN MONUMENTS 19115 AND 19114.

THIS IS A ROTATION OF 0°08'44" COUNTERCLOCKWISE FROM MAP B--2003

**NARRATIVE**

THIS IS A DEPENDENT SURVEY OF A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 NORTH, RANGE 10 WEST, WILLAMETTE MERIDIAN. THE PURPOSE OF THIS SURVEY IS TO PARTITION THE TRACT INTO TWO (2) PARCELS AS SHOWN HEREON.

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MONUMENT 19139 AND MONUMENT 19141 WERE HELD FOR THE BOUNDARY LINE AGREEMENT RECORDED IN BOOK 387, PAGE 801 AND WERE HELD FOR THE EAST BOUNDARY OF BEALS' ADDITION TO LAKE LYTLE, AND AN EXTENSION THEREOF SEE MAP B--2003.

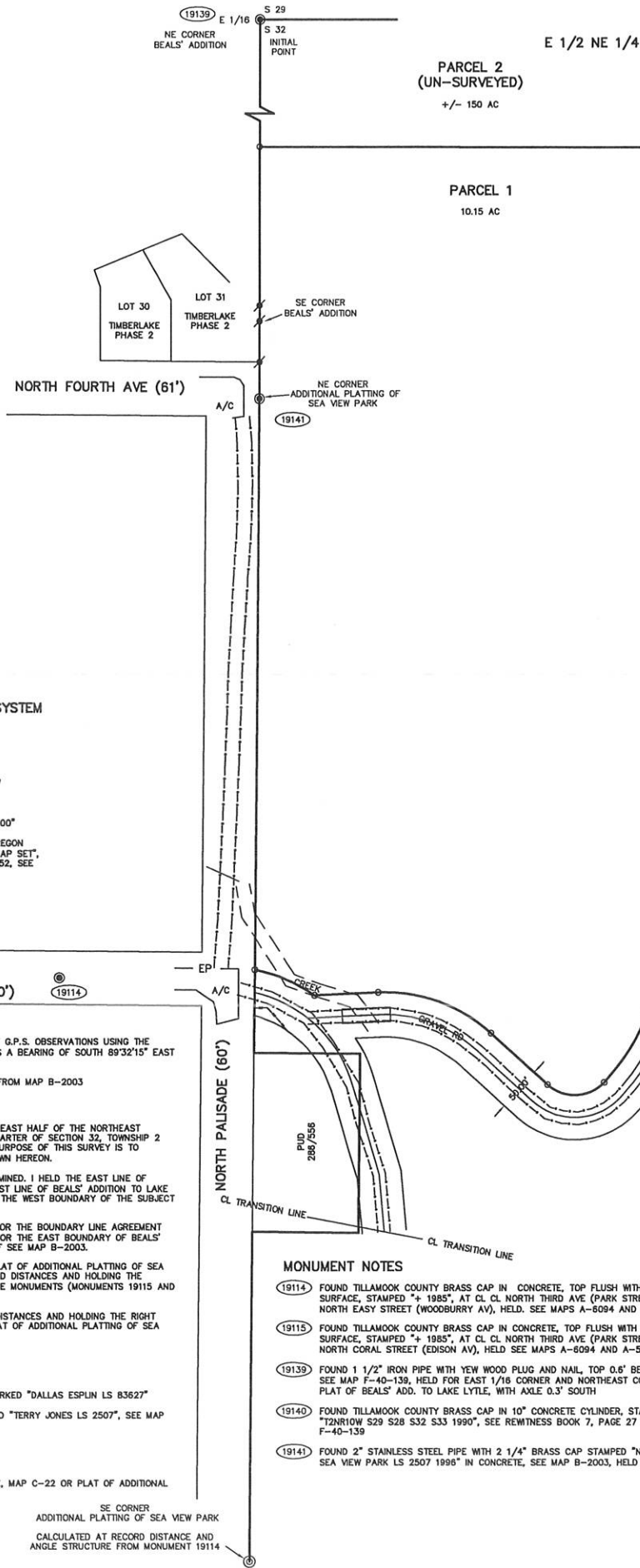
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THE PUD TRACT WAS LAID OUT USING RECORD DEED DISTANCES AND HOLDING THE RIGHT ANGLE STRUCTURE OFF OF THE EAST LINE OF THE PLAT OF ADDITIONAL PLATTING OF SEA VIEW PARK.

**LEGEND**

- SET 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN LS 83627"
- ⦿ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "TERRY JONES LS 2507", SEE MAP C--540 OR B--2003, AT POSITION
- ⊙ FOUND MONUMENT AS NOTED, HELD
- ⊙ CALCULATED CORNER
- ( ) RECORD VALUE FROM PLAT OF SEA VIEW PARK, MAP C--22 OR PLAT OF ADDITIONAL PLATTING OF SEA VIEW PARK, MAP C--25
- { } RECORD VALUE MAP B--2003
- NO ( ) OR { } MEASURED VALUE

SE CORNER  
ADDITIONAL PLATTING OF SEA VIEW PARK  
CALCULATED AT RECORD DISTANCE AND  
ANGLE STRUCTURE FROM MONUMENT 19114



**MONUMENT NOTES**

- 19114 FOUND TILLAMOOK COUNTY BRASS CAP IN CONCRETE, TOP FLUSH WITH THE ROAD SURFACE, STAMPED "+ 1985", AT CL CL NORTH THIRD AVE (PARK STREET) AND NORTH EASY STREET (WOODBURRY AV), HELD. SEE MAPS A--6094 AND A--5248
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PAGE 2 OF 2  
OLD-FILES\PS\CTR\NR\BCH-LWS (OLD-DWG)  
PAR\VB--CITY--PAR--22.DWG  
FILE CRS

PARTITION PLAT FOR:  
**CITY OF ROCKAWAY BEACH**  
E 1/2 NE 1/4, E 1/2 SE 1/4, SEC 32,  
T2N, R10W, W.M.

BAYSIDE SURVEYING  
11765 HWY 101 SOUTH  
TILLAMOOK, OR 97141  
503-842-5551

EQUIPMENT  
FC-8000  
HIPER-V, ES-103

DATE	FIELD	DRAWN	CHECKED	LOG NUMBER
		DWE	DWE	#1082

TILLAMOOK COUNTY, OREGON

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dallas W. Esplin*

OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
83627  
RENEWALS: DECEMBER 31, 2023

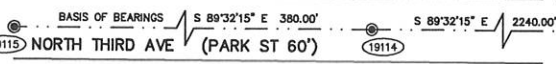
PARTITION PLAT 2023--

**OREGON COORDINATE REFERENCE SYSTEM  
OREGON COAST ZONE**

OBLIQUE MERCATOR PROJECTION  
NORTH AMERICAN DATUM OF 1983

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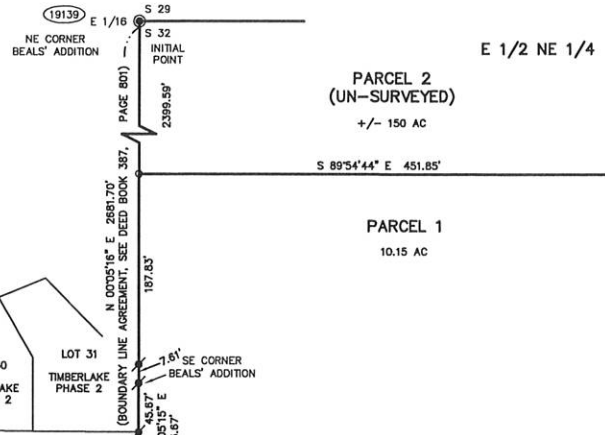
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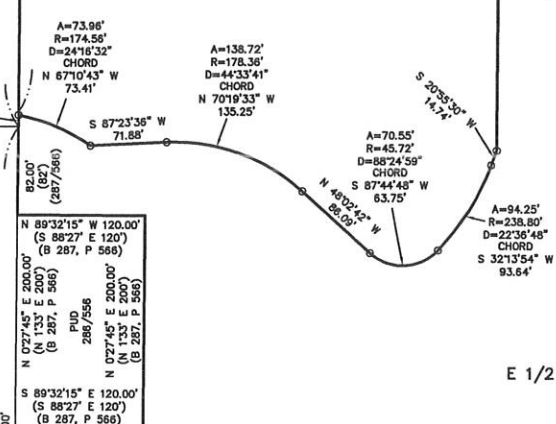
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CALCULATED AT RECORD DISTANCE AND  
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- NO ( ) OR { } MEASURED VALUE



NORTH FOURTH AVE (61')

NORTH PALISADE (60')



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E 1/2 SE 1/4

PAGE 2 OF 2  
OLD-FILES\FS\CTKRWBCH.DWG (OLD-DWG)  
PARK\VB-CITY-PAR-22.DWG  
FILE.ORS

PARTITION PLAT FOR:  
**CITY OF ROCKAWAY BEACH**  
E 1/2 NE 1/4, E 1/2 SE 1/4, SEC 32,  
T2N, R10W, W.M.

TILLAMOOK COUNTY, OREGON

DATE: \_\_\_\_\_ DRAWN: \_\_\_\_\_ CHECKED: \_\_\_\_\_ JOB NUMBER: #1082

FIELD: \_\_\_\_\_ DWE: \_\_\_\_\_

BATESIDE SURVEYING LLC  
11765 HWY 101 SOUTH  
TILLAMOOK, OR 97141  
503-842-5551

EQUIPMENT  
FC-5000  
HIPER-V, ES-103

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dallas W. Esplin*

OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
83627  
RENEWS: DECEMBER 31, 2023



**City of Rockaway Beach, Oregon**

276 S. Highway 101, PO Box 5  
Rockaway Beach, OR 97136  
(503) 374-1752      EIN 93-6002245

---

9/13/22

Re: Water & Sewer to be supplied to 2N1000 00 6000 Partition lot

This letter is to provide documentation that the City of Rockaway Beach will provide water and sewer to the new lot once it has been partitioned from lot 6000.

Please contact me with any questions or requirement for additional documentation.

*Dan Emerson*

Dan Emerson  
Public Works Superintendent  
[publicworks@corb.us](mailto:publicworks@corb.us)  
503 374 1752

Tillamook County, Oregon

2018-001661

03/21/2018 12:15:33 PM

DEED-DQUIT

\$20.00 \$11.00 \$21.00 \$10.00 - Total = \$62.00



00177876201800016610040046

I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.

Tassi O'Neil, Tillamook County Clerk

After recording return to: *AND*  
*TAX STATEMENTS.*

L&C TRS LLC

c/o Kyle D. Torseth

GreenWood Resources, Inc.

1500 SW 1<sup>st</sup> Avenue, Suite 1150

Portland, OR 97201

---

### QUITCLAIM DEED

L&C TREE FARMS, LLC, a Delaware limited liability company, Grantor, releases and quitclaims to L&C TRS LLC, a Delaware limited liability company, Grantee, any and all right, title and interest in and to the real property described in Exhibit A, including any easement or other right to the use thereof.

The true consideration for this transfer is \$ -0-, however actual consideration consists of or includes other property or other value given or promised.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE IF ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRED ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

*[Grantor's signature appears on the following page]*

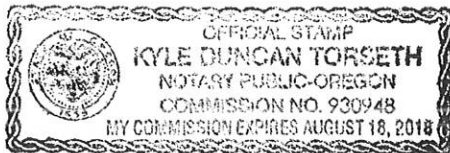
DATED: January 30, 2018

L&C TREE FARMS, LLC  
A Delaware limited liability company

By: Lincoln T Bach  
Print Name: Lincoln Bach  
Title: CFO

STATE OF OREGON )  
 ) ss.  
COUNTY OF MULTNOMATH )

I certify that I know or have satisfactory evidence that LINCOLN T. BACH is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stat that he/she is authorized to execute the instrument and acknowledged it as CHIEF FINANCIAL OFFICER of L&C Tree Farms, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.



[Signature]  
Notary Public for STATE OF OREGON  
My commission expires: 8/18/2018

[Signature Page to Quit Claim Deed (Tillamook County)]

**EXHIBIT A**

**LEGAL DESCRIPTION**

SEE DOCUMENT # 2017-220 AS RECORDED IN THE  
DEED RECORDS OF TILLAMOOK COUNTY, OREGON.



**Property Name:** Rockaway North (13 Ac) Rockaway South (12 Ac)

**Parcel:**

**State:** Oregon

**County:** Tillamook

**City:** Rockaway

**Zip Code:**

**Tax Lot:** 2N1000006000

**Legal:** E ½ E ½ Section 32 T02N R10W

**Elevation:** 125'

**Zoned:**

**Terrain:** (flat, hilly, steep)

**Access:** (paved, directly off hwy, rocked, dirt) Gravel

**Acres:** 157 (To be transferred to TRS)

**Price:**

**Site Description:** Varies from gently sloping to fairly steep with creek draws.

**Timberland Description:** Reprod

**Directions:** Rockaway. End of North 3<sup>rd</sup> Street.

# EXHIBIT C



Paul R Wenrick  
135 S Ocean St  
Rockaway Beach OR 97136  
1 Oct 2022

Department of Community Development

1510-B Third St  
Tillamook, OR 97141

Dear Department of Community Development:

We have received your Notice of Administrative Review, dated 26 September, 2022

I will attempt to provide information pertinent to the outline of the review criteria and I have a couple of comments. I understand what the city of Rockaway Beach would like to accomplish with the Urban Growth Boundary change.

It's not feasible to move 93% buildings (residential and commercial) in the city limits outside of the identified Tsunami zones. Relocation of critical facilities and emergency infrastructure will not increase overall community resiliency. City police protection is contracted with the Tillamook County Sheriff's Department and have been identified to work mostly out of the vehicles. We have a volunteer fire department with one fulltime chief. Both of these departments are considered critical services. The city has correspondence stating that the public works employees will work out of the sewer and water plant area. The sewer and water service is not moving out of the Tsunami zone and both located around 23 feet elevation.

Now I will provide comments on section 070 Approval Criteria.

(c) Access to the proposed lot using North 3rd Avenue. This street passes the Post Office and the Nehalem Middle School. Increased traffic for both locations. The area at Hwy 101 at the POST Office will need to have our FIRST STOP LIGHT in Rockaway Beach. The area near the school will have increased congestion especially when the buses arrive and depart. Oh by the way North 3rd Avenue is the only access road for the logging trucks to the Private Timber Company area east of Rockaway Beach.

(e) Has anything been identified by the city on how they plan to take care of the surface runoff water from this proposed city area? They should not allow the runoff to go into Spring Creek, which flows into Lake Lytle. North Palisade St is a gravel street along with many other gravel streets in Rockaway Beach. I don't think the city residents who have to pay for paving their streets will appreciate or approve of North Palisade Street being paved with city funds from tax dollars.

(g) The property access is deemed to come off North Palisades as to avoid crossing Spring Creek and using the Timber Company access road and bridge that crosses Spring Creek. I did not see a tentative access entrance marked on any of the diagrams. Is the access near the middle or closer to the south end of the property? I imagine that street lights will now go up one the corner of North 3<sup>rd</sup> Ave and North Palisades and one by the entrance to the city property area. I wonder if the immediate home owners are aware the new street lighting.

(i) The city has identified where and how the water and sewer connections will be made to existing lines. But if the sewer and water service area was to be impacted by a large tsunami the new city management area will be without service along with the whole town of Rockaway Beach.

A handwritten signature in blue ink that reads "Paul Wenrick".



**“EXHIBIT A”**

Findings and policies for community organization, public services, industrial land, the need for manufacturing employment opportunities, natural resources development and human resources development are outlined in the Goal 9 Element.

Staff finds that the proposed zone change/map amendment is not in conflict with the Goal 9 element of the Comprehensive Plan.

- **Tillamook County Comprehensive Plan Goal 10 Element: HOUSING**

*Summary: This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.*

**Findings:** Strict limitations are imposed for residential uses within the Forest (F) zone. Staff finds that the proposed zone change/map amendment is not in conflict with the policies outlined in the Goal 10 Housing element of the Comprehensive Plan as residential development opportunities independent of an established primary resource use rarely exist. Given the size of the subject property and the 10.15-acre rezone proposal, any housing opportunities that currently exist should not change as a result of this request to rezone 10.15 acres from Forest (F) to Rockaway Beach Public Facilities (PF) (Exhibit B).

- **Tillamook County Comprehensive Plan Goal 11 Element: PUBLIC FACILITIES**

*Summary: Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.*

**Findings:** The Goal 11 Element of the Comprehensive Plan speaks to public services and facilities in Tillamook County, and requires local governments and special districts “to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development”. There is a significant amount of discussion within the Goal 11 element pertaining to rural versus urban development and concerns about urban sprawl (expansion of existing urban areas).

Given the location of the 10.15 acres and circumstances supporting the nature of this request to rezone 10.15-acres to Rockaway Beach Public Facilities (PF), staff finds that the proposed zone change/map amendment is not in conflict with the policies outlined in the Goal 11 element of the Comprehensive Plan and is consistent with the requirement for local governments to “to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development”.

- **Tillamook County Comprehensive Plan Goal 12 Element: TRANSPORTATION**

*Summary: The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged."*

**Findings:** Access to the property is by way of the City of Rockaway Beach road system, which includes access to the site via North 3<sup>rd</sup> Avenue and North Palisade Street (Exhibit B). Applicant is also proposing to improve North Palisade Street to accommodate traffic generated from the relocation of the city's critical facilities and emergency infrastructure (Exhibit B).

- **Tillamook County Comprehensive Plan Goal 13 Element: ENERGY CONSERVATION**

*Summary: Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as*



"EXHIBIT A"

**Findings:** The subject property is not adjacent to or classified as coastal shorelands. Staff finds the proposed zone change/map amendment is not in conflict with the Goal 17 element of the Comprehensive Plan.

• Tillamook County Comprehensive Plan Goal 18 Element: BEACHES AND DUNES

*Summary: Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.*

**Findings:** The subject property is not located within a beach/dune area as identified in the Goal 18 element. Staff finds that the proposed zone change/map amendment is not in conflict with the Goal 18 element of the Comprehensive Plan.

In review of the Goal Elements of the Tillamook County Comprehensive Plan, and review of the proposal in accordance with Article 10 of the TCLUO, staff finds that the proposed zone change/map amendment request to rezone 10.15 acres to Rockaway Beach Public Facilities (PF) for the reasons stated above and within the Applicant's submittal are consistent with and not in conflict with the goal elements of the Tillamook County Comprehensive Plan.

(b) *The proposed new zone shall not result in the conversion of resource lands to non-resource use without an approved exception to applicable state resource protection goals.*

**Findings:** The subject property is zoned Forest (F), and the proposal is to annex and rezone 10.15 acres into the City of Rockaway Beach UGB (Exhibit B). As mentioned previously in this report, the Oregon Department of Land Conservation and Development has worked closely with the City of Rockaway Beach in preparation of this request and has determined that a Goal Exception is not required due to the circumstances surrounding the nature of the request.

(c) *The site under consideration is better suited to the purposes of the proposed zone than it is to the purposes of the existing zone.*

**Findings:** Applicant states that the life safety and emergency preparedness benefits of the UGB expansion outweigh potential benefits gained from maintaining the 10.15 acres as forestland. Applicant also states the following:

- More than 90% of structures within the city are also located within the tsunami inundation zone.
- There is a significant life safety risk as the city's critical facilities are currently within the tsunami inundation zone, including police and fire facilities which will likely be destroyed in a Cascadia Subduction Zone (CSZ) event.
- Emergency services will be unable to provide aid to survivors given current location in a CSZ event.
- There are no available sites within the existing UGB or non-resource lands outside of the UGB that are appropriate for relocation of the city's critical facilities.
- Relocation of critical facilities and emergency infrastructure will increase overall community resiliency from a CSZ earthquake and tsunami event.

*← This is a low probability*

Applicant is requesting to rezone 10.15 acres of the 159-acre subject property from Forest (F) to Rockaway Beach Public Facilities (PF) (Exhibit B). Given the location of the 10.15 acres and circumstances supporting the nature of this request to rezone the site to Rockaway Beach Public Facilities (PF) and annex the 10.15-acre site into the

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BY: .....

**Attachment A: Site Maps**

**Figure 1: Proposed Relocation Site**



Steven & Melinda Ramage  
231 N. Palisades Street  
PO Box 912  
Rockaway Beach, OR 97136



October 5, 2022

Angela Rimoldi, Planning Permit Technician  
Sarah Absher, CFM, Director  
Department of Community Development  
Building, Planning, & On-Site Sanitation Sections  
1510-B Third Street  
Tillamook, OR 97141

Re: Partition Request #851-22-000330-PLNG: L&C TRL, LC/ESPLIN

We are in receipt of the Notice of Administrative Review dated September 26, 2022.

Please accept the following comments for consideration when determining whether or not to approve the referenced partition request.

The requested partition is on land that until recently has been zoned for Forestry. The zone adjacent to the proposed partition is R3 residential. The proposed use for the parcel should the partition be approved is for the development of public facilities – a use that would have been prohibited under historic zoning ordinances in this area.

Approval of this partition cements the possibility of changing the character of the neighborhoods close to the subject parcel and along the likely routes of travel of vehicles that will eventually frequent the development planned for this parcel should the partition be approved. Approval of this request is likely to cause significant impacts to existing property owners proximate to the proposed partition and along lanes of access and egress.

The applicant's survey reflects 60' road easements on N. Palisades Street and N. Third Street, which would likely bear the greatest impact due to increased traffic should the partition be approved and planned development be allowed to occur. In reality, neither of these streets can be developed to that width without tremendous impact to waterways, utilities, and existing residential and school properties that exist between the proposed partition and the main US Hwy. 101 arterial.

The proposed use of the subject parcel is the siting of City Emergency Services including fire, ambulance, and police. The City of Rockaway Beach anticipates a significant number of emergency response calls monthly that would send volunteers racing through R3 residential neighborhoods to man vehicles at the

subject site and send these vehicles racing back through these neighborhoods to respond to emergency calls. N. Third Street is identified as the main artery over which these vehicles would travel.

N. Third Street currently varies in width from 17' to 25' with the majority of the street just 20' in width. Travel along this route will necessitate vehicles to pass through a posted school zone. As the only major street accessing the R3 neighborhoods to the east of downtown and west of the subject parcel, N. Third Street is actively used by pedestrians. Since it is already a narrow street without sidewalks, it is usually the case that only one vehicle can navigate past pedestrians at a time since there aren't sidewalks or places for pedestrians to stand aside of the right of way.

Approval of this partition request absent consideration of the downstream impacts of development seems imprudent.

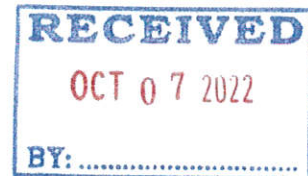
The proposed partition application presented does not include planned improvements or proposed layout of the anticipated development.

Thank you for the opportunity to comment on the proposed partition of the subject parcel.

Respectfully,



Steven C. Ramage





Angela Rimoldi



**From:** Jay Udelhoven <jayudelhoven@gmail.com>  
**Sent:** Monday, October 10, 2022 12:52 PM  
**To:** Public Comments; Angela Rimoldi; Sarah Absher  
**Cc:** sen.betsyjohnson@state.or.us; dana.hicks@dsl.oregon.gov;  
anthony.becky@deq.oregon.gov; suzanne@weberfororegon.com;  
LUBA.Support@luba.oregon.gov  
**Subject:** EXTERNAL: Public Comment: Partition Request #851-22-000330-PLNG: L&C TRL, LLC / ESPLIN  
**Importance:** High

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Ms. Sarah Absher, CFM, Director  
Tillamook County Department of Community Development  
1510-B Third Street, Tillamook, OR 97141

**RE: Partition Request #851-22-000330-PLNG: L&C TRL, LLC / ESPLIN**

Dear Ms. Absher:

Below are my comments on the Partition Request #851-22-000330-PLNG: L&C TRL, LLC / ESPLIN.

The partition request should be denied outright as the following Preliminary Plat Approval Criteria (Section 070) have not been met:

- All proposed lots, blocks, and proposed land uses **DO NOT CONFORM** to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;
- The proposed streets, utilities, and surface water drainage facilities **DO NOT CONFORM** to Tillamook County’s adopted master plans and applicable engineering standards;
- The proposed streets, utilities, and surface water drainage facilities **DO NOT IDENTIFY** all proposed public improvements and dedications;
- Provisions for access to and maintenance of off-right-of-way drainage **HAVE NOT BEEN PROVIDED FOR**;
- Evidence that any required State and Federal permits **HAVE NOT BEEN OBTAINED OR HAVE NOT BEEN SHOWN THAT THEY CAN REASONABLY BE OBTAINED PRIOR TO DEVELOPMENT**; and
- Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities and other service providers **HAVE NOT BEEN MET**.

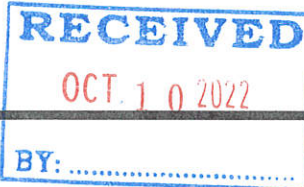
A complete and thorough evaluation of all specific city-proposed activities has not been completed and thus the request must be denied.

I am available to discuss should anyone desire to do so.

Sincerely,

**JAY UDELHOVEN**, Independent Contractor  
Udelhoven Natural Resources & Environmental Consulting  
Mobile/Whatsapp: +1 (206) 595-5078  
Email: [jayudelhoven@gmail.com](mailto:jayudelhoven@gmail.com)  
Skype: jay.udelhoven





**Angela Rimoldi**

**From:** Lynn Tone  
**Sent:** Monday, October 10, 2022 1:12 PM  
**To:** Angela Rimoldi  
**Subject:** FW: EXTERNAL: Written Comments re: #851-22-000330-PLNG  
**Attachments:** WetlandNotificationStatutes.pdf; IMG\_6864.jpeg; IMG\_6863.jpeg

**From:** Public Comments <publiccomments@co.tillamook.or.us>  
**Sent:** Monday, October 10, 2022 12:18 PM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** FW: EXTERNAL: Written Comments re: #851-22-000330-PLNG



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3403 x3303  
[dgarland@co.tillamook.or.us](mailto:dgarland@co.tillamook.or.us)

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**From:** Jessica Rose Hooker, Ph.D. <[drrosehooker@gmail.com](mailto:drrosehooker@gmail.com)>  
**Sent:** Monday, October 10, 2022 11:56 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Cc:** [dana.hicks@dsl.oregon.gov](mailto:dana.hicks@dsl.oregon.gov); [anthony.becky@deq.oregon.gov](mailto:anthony.becky@deq.oregon.gov)  
**Subject:** EXTERNAL: Written Comments re: #851-22-000330-PLNG

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Sarah Absher, CFM, Director  
Tillamook County Department of Community Development  
1510-B Third Street  
Tillamook, OR 97141

RE: Partition Request #851-22-000330-PLNG: L&C TRL, LLC / ESPLIN  
Criteria (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development

Dear Ms. Absher:

Our family became full-time residents of Rockaway Beach in July 2022. Last week, as our 6th grader was enjoying Outdoor School at the Twin Rocks Friends Camp, we were notified of this planned development project. Having worked two years for the Texas Division of Emergency Management, I respect the importance of preparedness and resiliency. I am also concerned about the way this development application has been presented and green-lighted as having no significant environmental impact.

Through online archives, I was surprised to learn **this site was rezoned in 2021 without due diligence to Waters of the State** as identified by Oregon Departments of Forestry (ODF) and Environmental Quality (DEQ). To purchase our home, we were required to sign a Covenant that stated “the streamside areas and **wetlands** in and adjacent to the Cedar Creek Subdivision **have been identified by local and state government agencies** as having significant environmental and habitat values that are to be protected and maintained” in perpetuity because they “comprise a significant area of aesthetic and natural values (forested wetland).” Yet the site was rezoned and language regarding **protection of wildlife habitat as well as air, water, and land resources was removed without communicating with the Department of State Lands** as required by both counties (under ORS 215.418) and cities (under ORS 227.350) when they receive development applications in or near wetlands. To the contrary, all documentation I’ve found about this development project has downplayed or ignored the significance of the “2 perennial streams” acknowledged in #851-21-000069-PLNG (including Spring Creek which runs through our yard and is named in the above-mentioned Covenant).

We were happy to sign a promise to protect the forested wetland we are fortunate to steward, and we were glad to see the The Rockaway Beach Comprehensive Plan aligns with state-wide conservation goals such as this. To ensure these forested wetlands are appropriately protected, **both County and City must provide notice to the Department of State Lands** and follow all Oregon Wetland Land Use Notification Statutes before this partition is approved and this development application goes any further.

Sincerely,  
Jessica Hooker Tyler Hooker

cc: [dana.hicks@dsl.oregon.gov](mailto:dana.hicks@dsl.oregon.gov) [anthony.becky@deq.oregon.gov](mailto:anthony.becky@deq.oregon.gov)

2 attachments:

*Conditions - Covenants - Restrictions for Cedar Creek Subdivision* excerpt  
<https://www.oregon.gov/dsl/WW/Documents/WetlandNotificationStatutes.pdf>





## Oregon Wetland Land Use Notification Statutes

Counties (under ORS 215.418) and cities (under ORS 227.350) provide notice to the Department of State Lands when they receive development applications in or near wetlands, waters or certain soils as mapped on the Statewide Wetlands Inventory, or as mapped on approved Local Wetlands Inventory maps, or on approved Wetland Delineation maps. The full text of the statutes follows:

### **215.418 Approval of development on wetlands; notice; approval by county**

(1) After the Department of State Lands has provided the county with a copy of the applicable portions of the Statewide Wetlands Inventory, the county shall provide notice to the department, the applicant and the owner of record, within five working days of the acceptance of any complete application for the following that are wholly or partially within areas identified as wetlands on the Statewide Wetlands Inventory:

- (a) Subdivisions;
- (b) Building permits for new structures;
- (c) Other development permits and approvals that allow physical alteration of the land involving excavation and grading, including permits for removal or fill, or both, or development in floodplains and floodways;
- (d) Conditional use permits and variances that involve physical alterations to the land or construction of new structures; and
- (e) Planned unit development approvals.

(2) The provisions of subsection (1) of this section do not apply if a permit from the department has been issued for the proposed activity.

(3) Approval of any activity described in subsection (1) of this section shall include one of the following notice statements:

- (a) Issuance of a permit under ORS 196.665 and 196.800 to 196.900 by the department required for the project before any physical alteration takes place within the wetlands;
- (b) Notice from the department that no permit is required; or
- (c) Notice from the department that no permit is required until specific proposals to remove, fill or alter the wetlands are submitted.

(4) If the department fails to respond to any notice provided under subsection (1) of this section within 30 days of notice, the county approval may be issued with written notice to the applicant and the owner of record that the proposed action may require state or federal permits.

(5) The county may issue local approval for parcels identified as or including wetlands on the Statewide Wetlands Inventory upon providing to the applicant and the owner of record of the affected parcel a written notice of the possible presence of wetlands and the potential need for state and federal permits and providing the department with a copy of the notification of comprehensive plan map or zoning map amendments for specific properties.

(6) Notice of activities authorized within an approved wetland conservation plan shall be provided to the department within five days following local approval.

(7) Failure by the county to provide notice as required in this section will not invalidate county approval. [1989 c.837 §29; 1991 c.763 §24]



**227.350 Notice of proposed wetlands development; exception; approval by city**

(1) After the Department of State Lands has provided the city with a copy of the applicable portions of the Statewide Wetlands Inventory, the city shall provide notice to the department, the applicant and the owner of record, within five working days of the acceptance of any complete application for the following activities that are wholly or partially within areas identified as wetlands on the Statewide Wetlands Inventory:

- (a) Subdivisions;
- (b) Building permits for new structures;
- (c) Other development permits and approvals that allow physical alteration of the land involving excavation and grading, including permits for removal or fill, or both, or development in floodplains and floodways;
- (d) Conditional use permits and variances that involve physical alterations to the land or construction of new structures; and
- (e) Planned unit development approvals.

(2) The provisions of subsection (1) of this section do not apply if a permit from the department has been issued for the proposed activity.

(3) Approval of any activity described in subsection (1) of this section shall include one of the following notice statements:

- (a) Issuance of a permit under ORS 196.600 to 196.921 by the department required for the project before any physical alteration takes place within the wetlands;
- (b) Notice from the department that no permit is required; or
- (c) Notice from the department that no permit is required until specific proposals to remove, fill or alter the wetlands are submitted.

(4) If the department fails to respond to any notice provided under subsection (1) of this section within 30 days of notice, the city approval may be issued with written notice to the applicant and the owner of record that the proposed action may require state or federal permits.

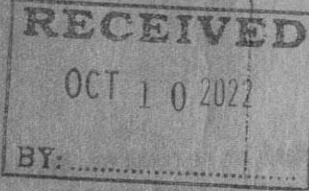
(5) The city may issue local approval for parcels identified as or including wetlands on the Statewide Wetlands Inventory upon providing to the applicant and the owner of record of the affected parcel a written notice of the possible presence of wetlands and the potential need for state and federal permits and providing the department with a copy of the notification of comprehensive plan map or zoning map amendments for specific properties.

(6) Notice of activities authorized within an approved wetland conservation plan shall be provided to the department within five days following local approval.

(7) Failure by the city to provide notice as required in this section will not invalidate city approval. [1989 c.837 §31; 1991 c.763 §26]

**196.676 Response to notices from local governments.**

The Department of State Lands shall respond to the notice received from local governments pursuant to ORS 215.418 (1) and 227.350 (1) within 30 days of receipt of the notice. The response shall state whether a permit is or in the future will be required or whether a permit has been issued by the department for the activity which is subject to notice. [1989 c.837 §7]



### CONDITIONS - COVENANTS - RESTRICTIONS

1. The streamside areas and wetlands in and adjacent to the Cedar Creek Subdivision have been identified by local and state government agencies as having significant environmental and habitat values that are to be protected and maintained. The following conditions are intended to provide water quality, environmental and wildlife protections within this development. The state of Oregon Departments of Forestry (ODF) and Environmental Quality (DEQ) have identified a regulated management area (RMA) of 70 feet adjacent to both sides of the stream, where the following regulations apply.
  - a. Retain all understory vegetation within 10 feet of the high water level of the stream. Blackberries and other non-native vegetation may be replaced with native plantings, providing only minimal, short-term impacts to the riparian zone occur during the work.
  - b. Retain RMA conifers and hardwood trees as specified in the attached July 15, 1998 letter from Tom Rosetta (DEQ) to Joe Hutton (ODF). Limbing and/or topping will be allowed only under the guidance of ODF.
  - c. In order to protect the habitat values in the RMA, only native conifers, such as Western Hemlock, Western Red Cedar or Sitka Spruce may be planted.
  - d. The target conifer density for this area is 200 conifers (11 inches in diameter or greater) per acre. Initial tree planting in this development should achieve this goal. Tree thinning shall only be allowed when necessary to preserve the health of the stand, or to remove imminent threats to public safety or environmental hazards. Removal of any conifer within the RMA shall not be allowed without the concurrence of the City of Rockaway or ODF.
  - e. Fallen or cut native trees or fallen native materials shall be left on site as specified by ODFW, except where they pose an imminent threat to public safety or environmental hazard. Removal of cut or fallen trees or other materials shall be accomplished with minimum disturbance of the riparian corridor.
  - f. Bank stabilization work along the stream will require shade-producing bioengineering methods such as willow plantings, where applicable. Rip-rap or other non-vegetative structures are to be avoided.
  - g. Erosion controls during and after house construction shall be in accordance with federal, state and local requirements.
2. The portions of Lots 14 through 18, inclusive, south and west of the following described line comprise a significant area of aesthetic and natural values (forested wetlands). This area is hereby designated as a Natural Area for the intent of retaining the aesthetic and natural values contained there. Therefore the following additional restrictions apply to this area.





Angela Rimoldi

---

**From:** Shelly <adellgrays@gmail.com>  
**Sent:** Monday, October 10, 2022 4:07 PM  
**To:** Angela Rimoldi  
**Subject:** EXTERNAL: 851-22-000330-PLNG: L&C TRL, LLC / ESPLIN



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

October 6, 2022

Re: Partition Request #851-22-000330-PLNG: L&C TRL, LLC / ESPLIN

I am writing in response to the notice I received regarding this partition request. I have several concerns I'd like addressed, please.

1. The notice states "the subject property (parent parcel) is accessed via 3<sup>rd</sup> Ave and Palisade St." It doesn't specify which 3<sup>rd</sup> or Palisade. To confirm, this is North Palisade, correct? The map indicates as such, but I wanted to confirm.
2. What is your plan for the influx of traffic this will bring to a quiet residential neighborhood? a) Currently, resources are off 101 with nearby facilities and in close proximity to a bus stop. Do you plan to make this area accessible to folks without their own transportation? I am concerned about city business being taken off the main s
3. trip /downtown and brought into a residential area.
3. The proposed location for the expansion is currently home to a pack of deer. I'd like a detailed plan of what will be done to address the wildlife that will be displaced. There is also a creek that runs through that area. What impact will this have on the creek?
4. What is the timeline for this project? Will you please provide residents with a list of all the planned meetings regarding this request for expansion?
5. I'd like to see a map that includes both the area that is susceptible to a tsunami as well as the proposed expansion.

Thank you,  
Shelly  
503-367-3110

## Angela Rimoldi

---

**From:** Lynn Tone  
**Sent:** Tuesday, October 11, 2022 9:41 AM  
**To:** Angela Rimoldi  
**Subject:** FW: EXTERNAL: Jessica and Tyler Hooker Written Comments | Partition Request # 851-22-00030-PLNG

**From:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Sent:** Tuesday, October 11, 2022 9:27 AM  
**To:** Lynn Tone <[ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us)>  
**Subject:** FW: EXTERNAL: Jessica and Tyler Hooker Written Comments | Partition Request #851-22-00030-PLNG



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3403 x3303  
[dgarland@co.tillamook.or.us](mailto:dgarland@co.tillamook.or.us)

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**From:** Charles McNeilly <[charlesforrockawaymayor@gmail.com](mailto:charlesforrockawaymayor@gmail.com)>  
**Sent:** Monday, October 10, 2022 12:58 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: Jessica and Tyler Hooker Written Comments | Partition Request #851-22-00030-PLNG

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I have read the written comments submitted by Jessica and Tyler Hooker; please add my name to their stated concerns.

Respectfully,  
Charles McNeilly  
[charlesmcneilly@att.net](mailto:charlesmcneilly@att.net)  
503-807-5843

## Angela Rimoldi

---

**From:** Lynn Tone  
**Sent:** Tuesday, October 11, 2022 9:41 AM  
**To:** Angela Rimoldi  
**Subject:** FW: EXTERNAL: New Fire Station, etc.

**From:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Sent:** Tuesday, October 11, 2022 9:27 AM  
**To:** Lynn Tone <[ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us)>  
**Subject:** FW: EXTERNAL: New Fire Station, etc.



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3403 x3303  
[dgarland@co.tillamook.or.us](mailto:dgarland@co.tillamook.or.us)

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**From:** Kukral, Mike <[kukral@rose-hulman.edu](mailto:kukral@rose-hulman.edu)>  
**Sent:** Monday, October 10, 2022 1:08 PM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: New Fire Station, etc.

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To officials of Rockaway and Tillamook County:

I wholeheartedly agree with the comments from Jessica and Tyler Hooker regarding developing the end of North 3rd Street near my home. It is a priority to protect the few wetlands in our neighborhood from destruction.

Dr. Michael A. Kukral  
PO Box 2  
Rockaway Beach  
OR 97136

Blame all errors of spelling, word choice, and grammar on this phone, not on the sender.

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## Angela Rimoldi

---

**From:** Lynn Tone  
**Sent:** Tuesday, October 11, 2022 9:42 AM  
**To:** Angela Rimoldi  
**Subject:** FW: EXTERNAL: Public comments on the Rockaway Beach High ground

**From:** Public Comments <publiccomments@co.tillamook.or.us>  
**Sent:** Tuesday, October 11, 2022 9:27 AM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** FW: EXTERNAL: Public comments on the Rockaway Beach High ground



**Debi Garland** | Board Assistant  
TILLAMOOK COUNTY | BOARD OF COMMISSIONERS  
201 Laurel Avenue  
Tillamook, OR 97141  
Phone (503) 842-3403 x3303  
[dgarland@co.tillamook.or.us](mailto:dgarland@co.tillamook.or.us)

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**From:** Daniel Howlett <[danielhowlett@gmail.com](mailto:danielhowlett@gmail.com)>  
**Sent:** Tuesday, October 11, 2022 8:20 AM  
**To:** Public Comments <[publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)>  
**Subject:** EXTERNAL: Public comments on the Rockaway Beach High ground

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Hello,

I am writing to express my concern about the proposed Highground project in Rockaway Beach. This project has been pushed forward with very little public input and transparency. I asked city manager at Luke Shepard specifically in public council meeting if the City Hall was going to be relocated up on the hill and he told me no. Well it is important to relocate critical facilities outside of the tsunami zone, I do not believe that City Hall and Public Works qualify as critical. I fear that this will get pushed through and cost the taxpayers millions of dollars. I understand that this piece of land has sensitive wetlands to be protected, as well as steep slopes which also need to be respected. It has been my experience with the current Rockaway Beach leadership that they cannot be trusted with representing the citizens fairly. I would like to see more public outreach and citizen input on this important project before moving forward.

Sincerely,

Daniel

Daniel Howlett

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