



Land of Cheese, Trees and Ocean Breeze

**ESTUARY/FLOODPLAIN DEVELOPMENT PERMIT REQUEST
#851-25-000173-PLNG:
NETARTS BOAT DOCK REPAIR**

ADMINISTRATIVE DECISION & STAFF REPORT

Decision Date: May 23, 2025

**Decision: APPROVED WITH CONDITIONS
(This is not Building or Placement Permit Approval)**

Report Prepared By: Sarah Absher, CFM, Director

I. GENERAL INFORMATION:

Request: An Estuary and Floodplain Development Permit for repairs and maintenance to an existing dock on Netarts Bay (Exhibit B).

Location: The subject property is accessed from Netarts Bay Drive, a County road, and is designated as Tax Lot 1000, of Section 5BC of Township 2 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

Zone: Estuary Conservation 2 (EC2) Zone

Applicant: Tom Erickson, 4475 Silver Sands Street W., Tillamook, OR 97141

Property Owner: Tillamook County, 201 Laurel Avenue, Tillamook, OR 97141

Proposal Description: The Applicant is proposing repairs of an existing dock walkway damaged by a vehicle (Exhibit B). The Applicant is proposing repair and maintenance activities only with activities to be located within the existing dock footprint (Exhibit B). FEMA FIRM #41057C0565F dated September 28, 2018, confirms the property is located within an Area of Special Flood Hazard and mapped within a Coastal High Hazard (VE) Zone (Exhibit A). As stated above, the dock is also located within the Estuary

Conservation 2 (EC2) Zone. The criteria and standards for review of the proposed activities is addressed below in this Staff Report.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use 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. TCLUO Section 3.108, 'Estuary Conservation 2 (EC2) Zone'
- B. TCLUO Section 3.120, 'Regulated Activities and Impacts Assessments'
- C. TCLUO Section 3.140, 'Estuary Development Standards'
- D. TCLUO Section 3.510, 'Flood Hazard Overlay (FH) Zone'
- E. TCLUO Section 3.545, 'Shoreland Overlay'
- F. TCLUO Section 4.140, 'Requirements for Protection of Water Quality and Streambank Stabilization'

III. ANALYSIS

A. TCLUO Section 3.108, 'Estuary Conservation 2 (EC2) Zone'

(1) PURPOSE AND AREAS INCLUDED: The purpose of the EC2 zone is to:

(a) Provide for long-term use of renewable resources that do not require major alterations of the estuary except for purposes of restoration.

(b) Other than minor navigational improvements, aquaculture facilities and water dependent recreational facilities, provide for new water-dependent industrial and commercial uses only where dredging and filling are not necessary and where consistent with the resource capabilities of the area and purposes of the management unit.

ESTUARY ZONES shall be applied to all estuarine waters, intertidal areas, submerged and submersible lands and tidal wetlands up to the line of non-aquatic vegetation or the Mean Higher High Water (MHHW) line, whichever is most landward.

...

(2) USES PERMITTED WITH STANDARDS:

...

(a) Maintenance and repair of existing structures or facilities involving a regulated activity.

Findings: Staff find the proposed repair and maintenance of the existing dock is allowed, subject to the procedure of TCLUO Section 3.120 as outlined below.

The Netarts Boat Basin is largely located in Netarts Estuary Management Unit 8 as depicted on the Netarts Bay Estuary Management Unit Designations Tillamook County Comprehensive Plan Map (Exhibit A). In review of the Goal 16: Estuary Element of the Tillamook County Comprehensive Plan, this estuary management unit is categorized as an area needed for recreational and aesthetic uses, is considered to be a partially altered area not needed for preservation or development and is adjacent to existing development of moderate intensity not otherwise needed for preservation or development.

Netarts Bay Estuary Management Unit 8 contains the Tillamook County boat landing and moorage, which consists of 20 moorage spaces for boats under 20 feet, a paved 2 lane ramp and (on the adjacent shoreland) 200 parking spaces, restrooms and a garbage disposal area. Construction of this recreational boating facility involved filling five acres of submersible land and dredging of an intertidal area. It is noted that future maintenance dredging may be required to maintain water depths suitable for recreational boat moorage. Beds of Gaper Clams (*Tresus Capax*) are located in the northeastern corner of this management unit. The northeastern corner of this management unit is also a resting and feeding area for waterfowl and shorebirds.

B. Section 3.120: Review of Regulated Activities

(1) *PURPOSE: The purpose of this Section is to provide an assessment process and criteria for local review and comment on State and Federal permit applications which could potentially alter the integrity of the estuarine ecosystem.*

...

(2) *PROCEDURE FOR REVIEWING REGULATED ACTIVITIES: Review of State and Federal permit notices are an Administrative function of the Planning Department. Regulated activities and any associated use or uses as a whole shall be reviewed according to the requirements of the zone(s) in which the proposed uses and activities are to be located (Section 3.100 to 3.110), standards relevant to the proposed uses and activities (Section 3.140), an impact assessment (Section 3.120 (6)), requirements for degradations or reductions of estuarine natural values where applicable (Section 3.120 (7)) and comments from State and Federal agencies having responsibility for permit review (Section 3.120 (8)). Based on this review, the Department will decide whether the proposed uses and activities comply with this Ordinance and will forward this decision to the appropriate permitting agencies and the permit applicant prior to the final date set for comments. Decisions of the Planning Department or Planning Commission may be appealed (Section 3.120 (9)).*

Findings: The proposed maintenance and repair activities are subject to the provisions of TCLUO Section 3.120: Regulated Activities and Impact Assessment as outlined above and allows 14 days for written comment from state and federal agencies prior to issuance of a decision. Notice of the request was mailed to affected agencies on April 14, 2025. Comments were received by the Oregon Department of Fish and Wildlife and the Tillamook County Public Works Department. Comments are included as "Exhibit C". No other comments were received.

Staff find the applicable provisions in TCLUO Section 3.120 have been satisfied.

C. Section 3.140: Estuary Development Standards

Applicable subsections:

- *Section 3.140(3): Docks and Moorages: Siting, design, construction, maintenance or expansion of new docks and moorages in estuary zones, Water-Dependent Development (WWD) Shoreland Zones or other areas within the Shoreland Overlay Zone shall be subject to the following standards:*

(a) Docks and moorages policy requirements in the Tillamook County Comprehensive Plan shall be met.

(b) When new construction or expansion of docks and moorages is proposed, evidence shall be provided by the applicant and findings made by the County that:

(1) The size of the facility is the minimum necessary to accommodate the number and size of boats using the facility. The maximum size limit for a single purpose private dock (excluding walkways) shall be 200 square feet. Larger docks may be permitted subject to the Conditional Use provisions of Article VI of this Ordinance.

(2) Alternatives such as dryland storage, launching ramps or mooring buoys are impracticable.

(c) To ensure that consideration is given to the beneficial economic and social impacts of moorages on local communities, proposals for new or expanded moorages should include statements on the impacts to local communities derived from increases in employment or increases in commercial or recreational activity.

(d) Open pile piers or secured floats shall be used for dock construction. Piers and floats shall extend no further out into the water than is needed to provide navigational access.

- (e) Floating docks shall be designed so that they do not rest on the bottom at low water.*
- (f) Single purpose docks shall be permitted if evidence is provided by the applicant and findings made by the County that cooperative use facilities (marinas or community docks or mooring buoys) are unavailable, impractical or will not satisfy the need.*
- (g) Covered or enclosed moorages shall be limited to not more than 30 percent (in number) of the total moorage spaces of a given moorage.*
- (h) To avoid contamination of estuarine waters, intertidal areas or tidal wetlands, public docks and moorages should provide enclosed facilities on shorelands for public dumping of oil and emptying of holding tanks.*
- (i) When docks and moorages are proposed in Estuary Conservation 1 or Estuary Conservation 2 Zones, evidence shall be presented by the applicant and findings made by the County that the proposed dock or moorage is consistent with the resource capabilities of the area and the long term use of renewable resource and does not constitute a major alteration to the estuary. In assessing the resource capabilities of an area, consideration shall be given to the size or intensity of the proposed facility, and its location with respect to adjacent resources.*
- (j) Docks and moorages in Water-Dependent Development (WDD) Shoreland Zones or other areas within the Shoreland Overlay Zone shall be subject to Shoreland Development standards.*
- (k) Moorages with a capacity greater than 25 boats shall be subject to Shallow Draft Port Facility and Marina standards.*
- (l) Dredging, fill, piling/dolphin installation, shoreline stabilization or other activities in conjunction with the construction of docks and moorages shall be subject to the respective standards for these activities.*

Findings: The Applicant's narrative addresses the relevant standards of TCLUO Section 3.140(3) (Exhibit B). A discussion of relevant Comprehensive Plan inventory and policies is included with this report. Applicable development standards and criteria implement Comprehensive Plan policies related to the Netarts Boat Basin, including identification of resource capability, and the proposed repairs and maintenance of the existing dock. No new construction is proposed and activities are to replace portions of the existing dock damaged by a vehicle and as well as maintenance activities identified in the Applicant's submittal (Exhibit B). The proposed activities do not alter or expand the existing dock footprint (Exhibit B).

No upland locations exist for completion of the dock repairs and maintenance. The Applicant's submittal includes a statement related to avoidance of contamination of estuarine waters, intertidal areas and tidal wetlands (Exhibit B). The Shoreland element is addressed later in this report along with the provisions of TCLUO Section 4.140: 'Requirements for Protection of Water Quality and Streambank Stabilization'.

Staff conclude the applicable standards of Section 3.140 are met.

D. TCLUO Section 3.510 'Flood Hazard (FH) Overlay'

(5) GENERAL STANDARDS: In all areas of special flood hazards the following standards are required:
...

CONSTRUCTION MATERIALS AND METHODS

- (d) All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.*
- (e) All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.*
- (f) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be elevated to prevent water from entering or accumulating within the components during conditions of flooding. In Flood Zones A, A1-A30, AE, V, V1-V30 or VE, such facilities shall be elevated three feet*

above base flood elevation. In Flood Zone AO, such facilities shall be elevated above the highest grade adjacent to the building, a minimum of one foot above the depth number specified on the FIRM (at least two feet above the highest adjacent grade if no depth number is specified).

...

(14) Development Permit Review Criteria

- (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.*

Findings: The Applicant has submitted the required information on forms provided by the Community Development Department (Exhibit B). The entire property is located in the VE Zone, identified as a Coastal High Hazard Area (Exhibit A). No alternative upland location exists given the location of the dock and purpose of the proposed scope of work (Exhibits A and B). Proposed dock repairs and maintenance are within the existing dock footprint. The proposed repairs and maintenance activities are the minimum necessary to ensure continued use of the existing dock (Exhibit B). The project location is not within a mapped Floodway and there is no proposal to bring fill to the subject site (Exhibit A).

Staff finds that these criteria are met.

E. TCLUO Section 3.545 ‘Shoreland Overlay’

The Goal 17 Shoreland element of the Tillamook County Comprehensive Plan identifies all areas within 1,000 feet of estuaries and 500 feet of coastal lakes as within the Shorelands Boundary, subject to the provisions of TCLUO Section 3.545, ‘SH Shoreland Overlay’ Zone. TCLUO Section 3.545 defines those areas within the Shorelands Boundary included within the Shoreland Overlay Zone. Relevant to the proposed development, TCLUO Section 3.545(2) identifies areas within 50 feet of estuaries as areas included in the Shorelands Overlay zone.

Findings: Staff finds the existing dock is located within the Netarts Estuary Shorelands Boundary as identified in the Goal 17 element of the Tillamook County Comprehensive Plan. In review of the significant shoreland inventory contained in the Goal 17 element of the Comprehensive Plan, the Netarts Boat Basin is inventoried in the Goal 17 Shoreland Element as an area needed for water-dependent and water related uses. Staff also find the Netarts Boat Basin is identified as Rural Shorelands as per the Goal 17 Shoreland Element of the Tillamook County Comprehensive Plan and TCLUO 3.545(3) because the subject site is not designated as a major marsh, significant wildlife habitat, a coastal headland, or an exceptional aesthetic resource.

TCLUO Section 3.545(4) USES PERMITTED: Uses authorized by the underlying zone as outright or conditional uses are permitted, except at locations identified in (3) above.

(a) Rural Shorelands in General:

(1) Rural Shorelands uses are limited to:

...

(d) Water-dependent recreational, industrial and commercial uses.

(f) Other uses are allowed only upon a finding by the County that such uses satisfy a need which cannot be accommodated at any alternative upland location, except in the following cases:

...
TCLUO Section 3.545(6) STANDARDS: Uses within the SHORELAND OVERLAY ZONE are subject to the provisions and standards of the underlying zone and of this section. Where the standards of the SHORELANDS OVERLAY ZONE and the underlying zone conflict, the more restrictive provisions shall apply.

(a) Riparian vegetation shall be protected and retained according to the provisions outlined in Section 4.140, REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION.

(b) Development in flood hazard areas shall meet the requirements of Section 3.510, FLOOD HAZARD OVERLAY ZONE.

Findings: Maintenance and repair activities of existing facilities are listed as a use permitted with standards in the Estuary Conservation (EC2) Zone. Staff finds the project is necessary for continued use of the existing dock. The existing dock has a long-established use for recreational purposes (Exhibit B). The requirements of TCLUO Section 4.140 and 3.510 are addressed in this report.

Staff find these standards have been met.

F. TCLUO 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:

...
(b) Direct water access is required in conjunction with a water dependent use; or

Findings: The proposal is for repairs and maintenance of an existing dock (Exhibit B). The proposed use is for direct water access in conjunction with a recreational and water dependent use (Exhibit B). ODFW comments are included with this report, received during the agency comment period (Exhibit C).

Staff find that these standards have been met.

V. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the Applicant has satisfied the review criteria, and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves Estuary and Floodplain Development Permit #851-25-000173-PLNG for maintenance and repair of an existing dock, subject to the Conditions of Approval in section VI of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on June 4, 2025.**

VI. CONDITIONS OF APPROVAL:

1. The Applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. Development shall be as described in the provided plans and descriptions.
3. Development shall comply with the applicable standards of TCLUO Section 3.108, 'Estuary Conservation 2 (EC2)' Zone, TCLUO Section 3.510, 'Flood Hazard Overlay (FH) Zone' and TCLUO Section 4.140, 'Requirements for Protection of Water Quality and Streambank Stabilization', and any other applicable standards.
4. This approval shall be void on May 23, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

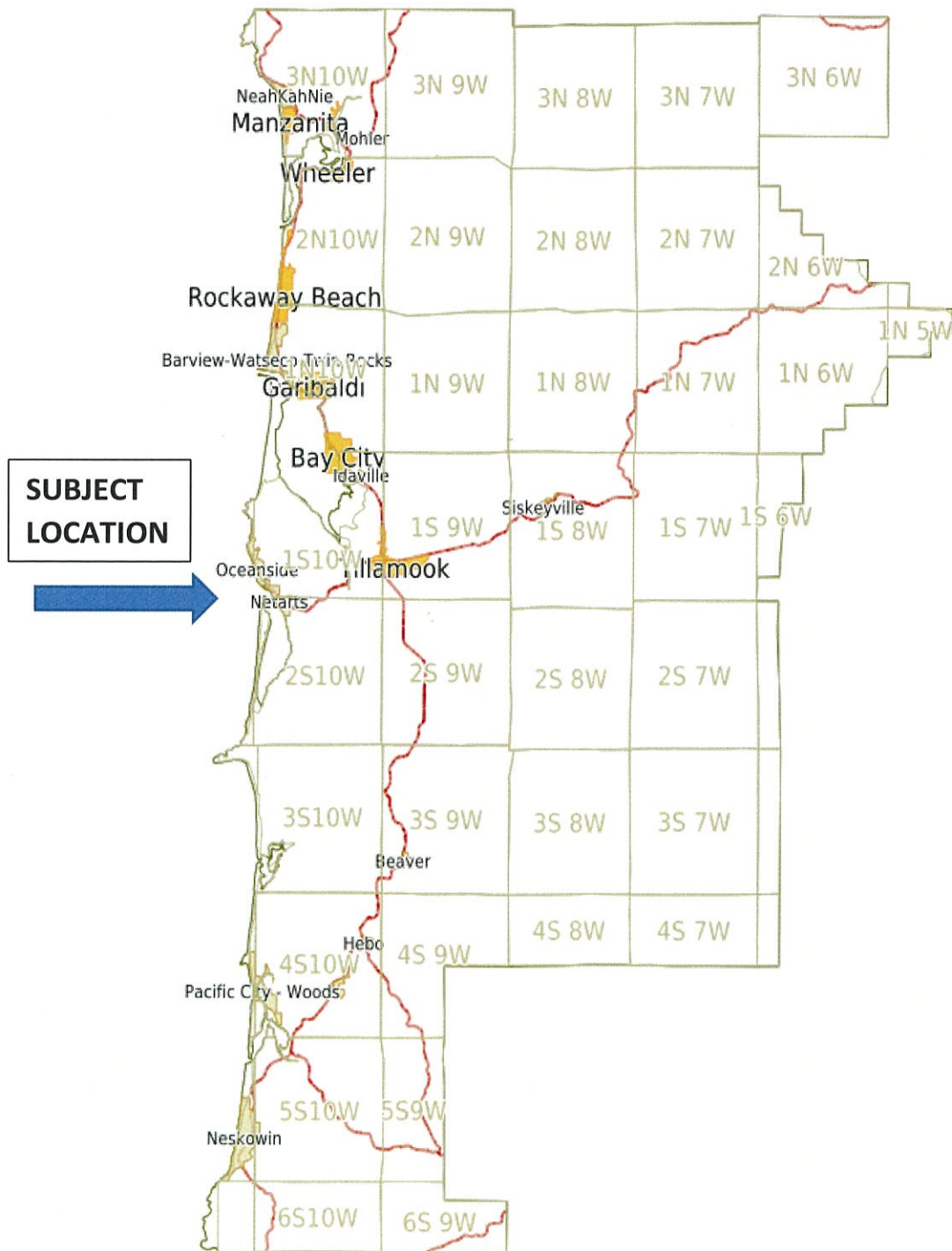
VII. EXHIBITS

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

- A. Location map, Assessor map, Zoning map, FEMA FIRM, Netarts Bay Estuary Management Unit Map
- B. Applicant's submittal
- C. Public Comments

EXHIBIT A

VICINITY MAP



#851-25-000173-PLNG:
Netarts Boat Dock Repairs & Maintenance

02S10W05BC
NETARTS

 $1'' = 100'$

TILLAMOOK COUNTY

02S10W05BC
NETARTS
Revised 2/28/24, WS

Revised 2/29/24. WS

SEE MAP 25 10W 5

SEE MAP 28 10W 6AA

SEE MAP 25 10W 588

SEE MAP 28 100V BBD

9-14

PARCEL 3

ROAD

BY

Bay

NETARTS

NETARTS BOAT BASIN



Leger 4

Gillamook County, Oregon Comprehensive Plan Netarts Bay Estuary Zoning	
Staff of County Commission Gillamook County Planning Commission	1

National Flood Hazard Layer FIRMette



123°57'9"W 45°26'3"N



Basemap Imagery Source: USGS National Map 2023

Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, AE9

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

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 Reduced Flood Risk due to Levee: See Notes, Zone X

Area with Flood Risk due to Levee Zone D

NO SCREEN

Area of Minimal Flood Hazard Zone X

Effective LOMIRs

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

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

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

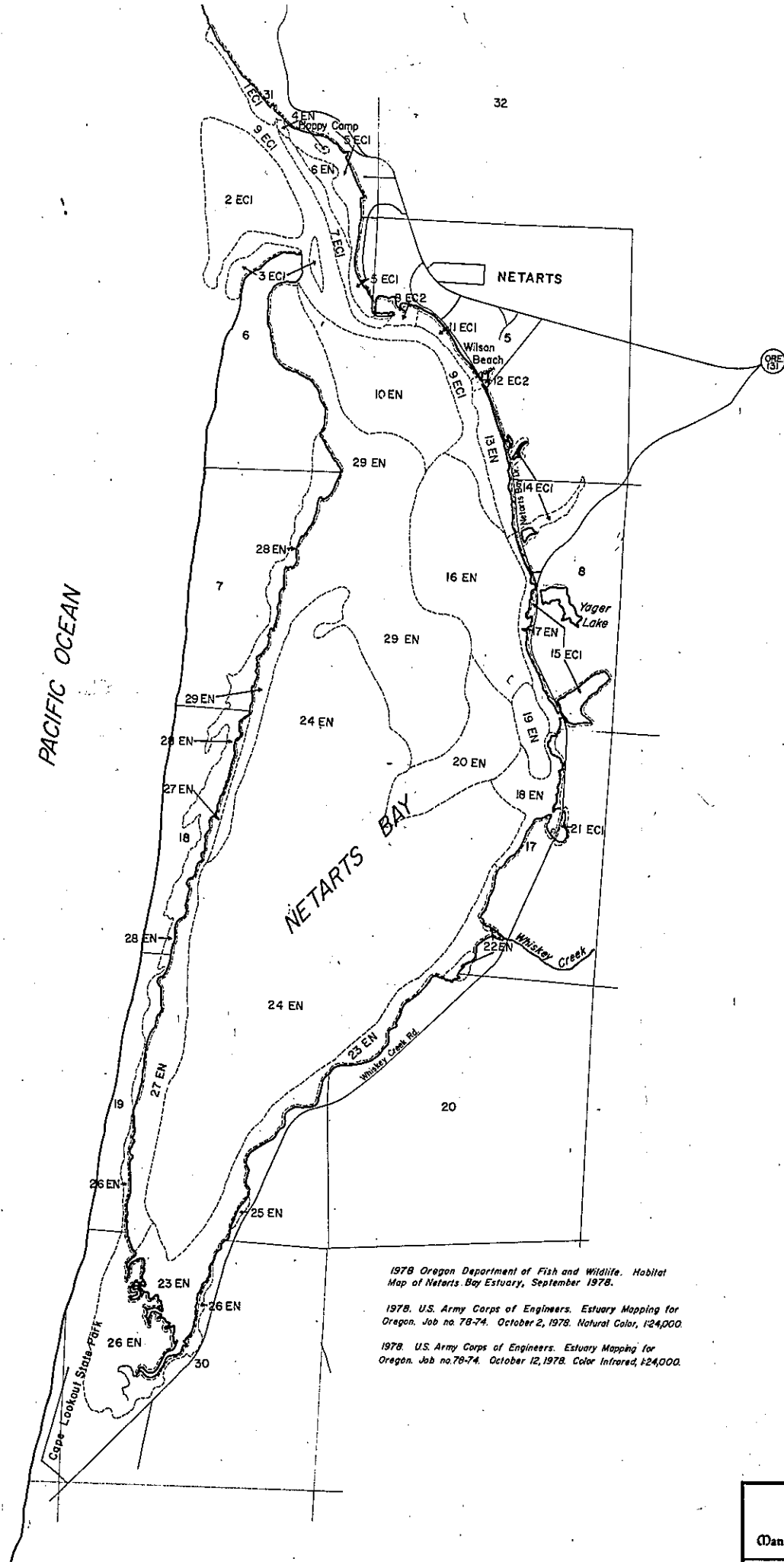
MAP PANELS

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 5/23/2025 at 9:12 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.



1978 Oregon Department of Fish and Wildlife. Habitat Map of Netarts Bay Estuary, September 1978.

1978. U.S. Army Corps of Engineers. Estuary Mapping for Oregon. Job no. 78-74. October 2, 1978. Natural Color, 1:24,000.

1978. U.S. Army Corps of Engineers. Estuary Mapping for Oregon. Job no. 78-74. October 12, 1978. Color Infrared, 1:24,000.

Tillamook County, Oregon
 Comprehensive Plan 1981
Netarts Bay
 Management Unit Designations
 Board of County Commissioners
 Tillamook, Oregon

SCALE IN FEET

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

DEVELOPMENT PERMIT

Applicant ☐ (Check Box if Same as Property Owner)

Name: Tom Erickson Phone: 503-801-1883

Address: 4475 SILVER SAND ST. W.

City: Tillamook State: ORE. Zip: 97141

Email: TOM.ERICKSON@CHARTEL.NET

Property Owner

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
APR 04 2025	
BY: <u>SAT</u>	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by: _____	
Receipt #: _____	
Fees: <u>\$147.00</u> <u>\$750</u> + 5% tech	
Permit No: <u>851-25-000173</u> -PLNG	

Description of Work: REPAIR OF EXISTING DOCK WALKWAY
DUE TO DAMAGE FROM VEHICLE. REPAIR AND
MAINTENANCE ONLY.

Location:

Site Address: 2010 NETARTS BOAT BASIN RD

Map Number: 2S 1D SBC 1000
Township Range Section Tax Lot(s)

Complete all applicable fields:

Regulatory Floodway:	<input type="checkbox"/>	Estuary:	<input checked="" type="checkbox"/>	Floodplain:	<input checked="" type="checkbox"/>
New:	<input type="checkbox"/>	Addition:	<input checked="" type="checkbox"/>	Replacement:	<input type="checkbox"/>
Remodel:	<input type="checkbox"/>	Demolish:	<input type="checkbox"/>		
Dwelling:	Accessory Structure:				
Culvert Diameter:	Bridge Length:				
Length:	Width:				
Fence Height:	Retaining Wall Height:				
Streambank Stabilization:	Other:				
Fill/Removal/Grading:	Vegetation Removal:				
<u>NA</u> CY	<u>NA</u> CY				

Flood Insurance Rate Map (FIRM) Panel Info

Tillamook County	Panel Number: 41057C <u>D565F</u>
Effective Date: <u>9/29/18</u>	Property Flood Zone(s): <u>VE</u>
Floodway: <u>Y</u> <u>(N)</u>	Project Flood Zone(s): <u>VE</u>
Stream/Waterbody Name: <u>NETARTS BAY</u>	

Elevation Data (NAVD 88)

Base Flood Elevation: <u>15.8</u>	First Habitable Floor: <u>N/A</u>
Lowest Floor/Horizontal Member: <u>N/A</u>	
Enclosed Area: <u>N/A</u>	Flood Vent Area: <u>N/A</u>

Other Required Permits

<u>ZONING PERMIT</u>	
----------------------	--

Structure/Damage \$: <u>3800</u>	5 Year Construction \$:
Substantial improvement/damage threshold 50% cost vs. value	

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): [Signature]

Date: 2/28/2025

Applicant Signature: [Signature]

Date: 2-27-25

RESPONSE TO 6 ITEMS IN TCLUO SECTION 3.140 [9]

FROM: TOM ERICKSON – A MEMBER OF THE GROUP THAT LEASED
DOCK AREA FROM THE COUNTY

TO: SARAH ABSHER – CBO, CFM, DIRECTOR

DATE: 3-19-25

ITEMS IN QUESTION

- (1) The surface area is the same as it was when we (as a group) leased from the county. Nothing is changing. All we doing is repairing the damage. Foot print and material Will not change.
- (2) Provisions for public use and safety has changed. At the time we leased the dock From the county we gated access to the public and maded it a private dock for Members only.
- (3) Because the dock is no longer public use we have no multipurpose or cooperative Use.
- (4) The dock does not rest on the bottom at low tide and is protected by a rock Enclosure
- (5) The repairs will not alter walk way . It will remain the same as it had in the past.
- (6) The walk way will not change. Just replace broken parts as necessary.

Sarah Absher

From: tom erickson <tom1erickson@charter.net>
Sent: Monday, March 31, 2025 1:34 PM
To: Sarah Absher
Subject: EXTERNAL: walkway repair Netarts bay

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

ADDITIONAL RESPONSE TO TCLUO SECTION 3.140 (9)

The necessary walkway repairs will not require any vegetation removal ; therefore, we will not have to replace any dirt, sand, rock or vegetation

There will be no signs in making walkway repairs. there will be no visual obstructions. the walkway will be reconstructed exactly as it was before damage accured.

We wil not be used type of contaminants to make repairs.

thanks

TOM

--

This email has been checked for viruses by Avast antivirus software.
www.avast.com

Tom Erickson - 503 801-1883

10 AM
2/12/85

102.0 NEPA'S TBOAT RCL.

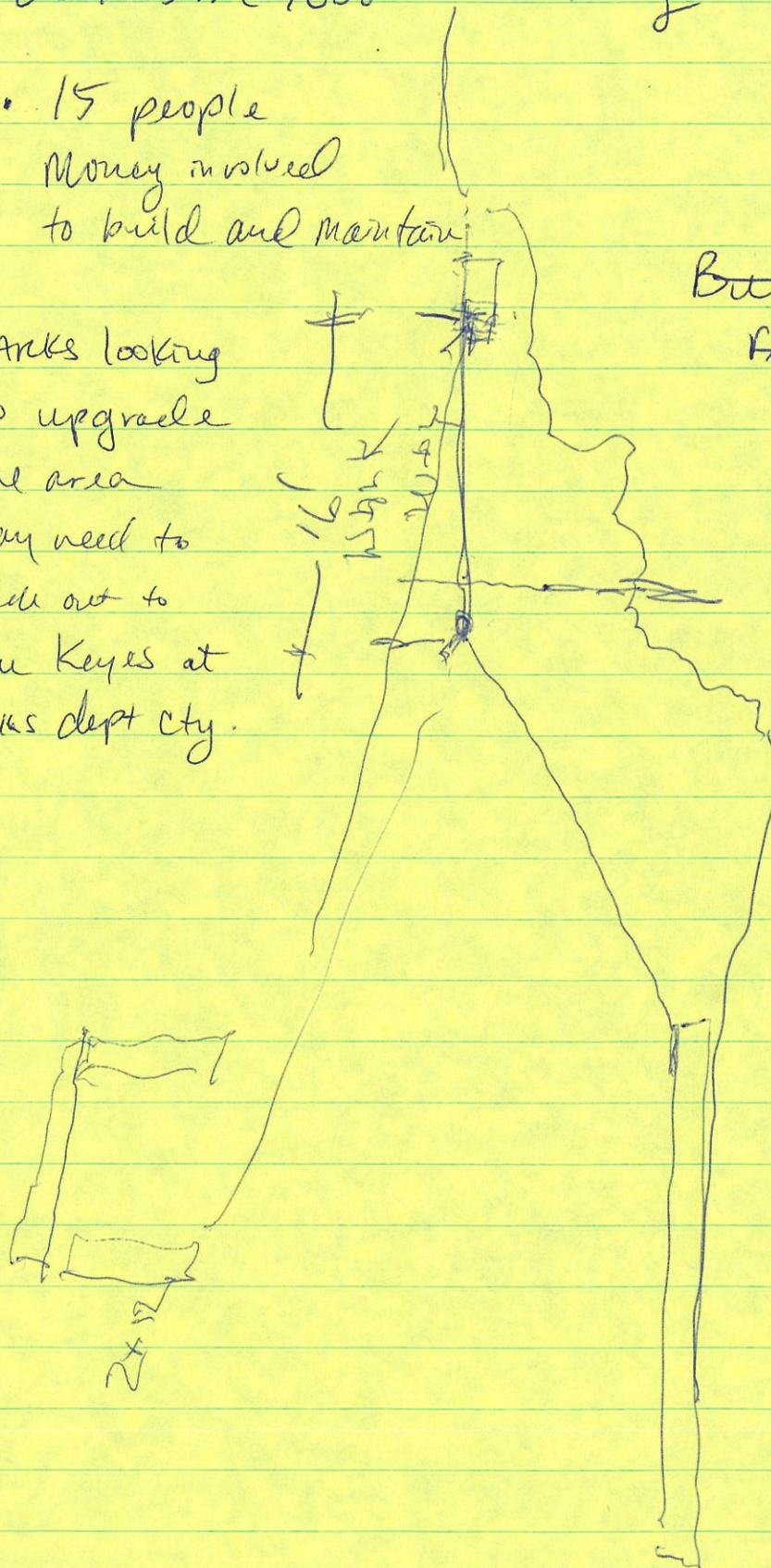
tom1erickson@charter.net.

25105BC 1000 - Estuary

- 15 people
Money involved
to build and maintain

- Parks looking
to upgrade
the area
May need to
reach out to
Dan Keyes at
Parks dept city.

Bulk head
replace



From: 5038011883@mypixmessages.com
Date: 3/6/2025, 9:13 AM
To: tom1erickson@charter.net



This picture message or video message was sent using Multimedia Messaging Service.

To play video messages sent to email, Apple QuickTime 6.5 or higher is required. Visit www.apple.com/quicktime/download to download the free player or upgrade your existing QuickTime Player. Note: During the download process when asked to choose an installation type (Minimum, Recommended or Custom), select Minimum for faster download.

Attachments:

IMG_0532.jpg

547 KB





Waterway Structure Registration Application 2017

RECEIVED
DATE RECEIVED:

SEP 25 2017

RECEIVED \$ 250.00
DEPARTMENT OF STATE LANDS
/H4450

(West of the Cascade Crest)
WESTERN REGION
Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
PHONE: 503-986-5200
FAX: 503-378-4844

www.oregon.gov/dsl/

Make checks payable to Oregon Department of State Lands.
To pay by Visa or Master Card, call your local office by
region or pay online at <https://apps.oregon.gov/dsl/EPS/>.
To email documents, send to registrations@dsl.state.or.us.

(East of the Cascade Crest)
EASTERN REGION
Department of State Lands
1645 NE Forbes Road, Suite 112
Bend, OR 97701
PHONE: 541-388-6112
FAX: 541-388-6480

Registration # 60644-RG

Please complete the sections based on the option you select below

<input checked="" type="checkbox"/> Applying for a new Registration	Sections 1, 2, 3, 4, 5; Sign page 2
<input type="checkbox"/> Renewal of an existing Registration with no changes	Sections 1 & 2; Sign page 2
<input type="checkbox"/> Amendment to an existing Registration (e.g. add sq. ft., moving structure, etc.)	Sections 1, 2, 3, 4, 5; Sign page 2

Section 1 - APPLICANT INFORMATION

Applicant's Name: <u>ALLAN Kimmel</u>	Home Phone: <u>503-842-5154</u>
Mailing Address: <u>5307 3rd Street</u>	Business/Other Phone: <u>503-842-4204</u>
City: <u>TILLAMOOK</u>	Fax: <u>503-842-1974</u>
State: <u>OREGON</u> Zip: <u>97141</u>	Email Address: <u>ASKimmel@charter.net</u>
Address of Structure Location (if applicable): <u>2010 Defauts Boat Basin Rd</u>	

Section 2 - STRUCTURE TYPE (check all applicable boxes)

Dock or Float Only	Boat House Only	Dock with Boat House	Fee (per 5 Year Term)
<input checked="" type="checkbox"/> Less than 1,000 sq ft	<input type="checkbox"/> Less than 1,000 sq ft	<input type="checkbox"/> Less than 1,000 sq ft	\$250
<input type="checkbox"/> 1,001 to 2,000 sq ft	<input type="checkbox"/> 1,001 to 2,000 sq ft	<input type="checkbox"/> 1,001 to 2,000 sq ft	\$500
<input type="checkbox"/> 2,001 to 2,500 sq ft	<input type="checkbox"/> 2,001 to 2,500 sq ft	<input type="checkbox"/> 2,001 to 2,500 sq ft	\$600
<input type="checkbox"/> Floating Recreational Cabin (must be less than 1,500 sq ft)			\$700
NO FEE CATEGORY <input type="checkbox"/> Revetments, attenuators, retaining walls, riprap, tidegates, etc. <input type="checkbox"/> Structures maintained by a Drainage District (ORS 547) <input type="checkbox"/> Rights-of-way established for City or County roads prior to Nov. 1, 1981 <input type="checkbox"/> Voluntary Habitat Restoration Projects <input type="checkbox"/> Other structure associated with dock, boat house, or floating rec. cabin (e.g. boat ramp, mooring buoy, piling, etc.)			\$0
			\$0
			\$0
			\$0
			\$0
<input type="checkbox"/> Other structure not associated with dock, boat house, or floating rec. cabin (e.g. boat ramp only, mooring buoy only, piling only, etc.)			\$250/structure type

EXHIBIT C

Sarah Absher

From: Sarah Thompson
Sent: Monday, May 12, 2025 1:50 PM
To: Sarah Absher
Subject: FW: 851-25-000173-PLNG

FYI

From: Brian Olle <brian.olle@tillamookcounty.gov>
Sent: Monday, April 14, 2025 1:32 PM
To: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Subject: RE: 851-25-000173-PLNG

Hi Sarah, No comment from Public Works on this one.

Brian Olle, P.E. | Engineering Project Manager
TILLAMOOK COUNTY | Public Works
Cell: (503)812-6569

From: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Sent: Monday, April 14, 2025 10:42 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Subject: 851-25-000173-PLNG

Good morning,

Please see the link below for the Notice of Application for #851-25-000173-PLNG for a Development Permit request.

<https://www.tillamookcounty.gov/commdev/project/851-25-000173-plng>

Thanks,



Sarah Thompson (she/her) | Office Specialist 2
TILLAMOOK COUNTY | Surveyor Department
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3423
Sarah.thompson@tillamookcounty.gov

Sarah Absher

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Monday, April 14, 2025 11:21 AM
To: Sarah Thompson; Sarah Absher
Cc: Melissa Jenck
Subject: EXTERNAL: RE: 851-25-000173-PLNG

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

ODFW does not have any major concerns with this repair project. We recommend the applicant not use treated wood as per the ODFW Dock Guidelines (https://www.dfw.state.or.us/lands/docs/Dock_Guidelines.pdf).

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: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Sent: Monday, April 14, 2025 10:42 AM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Subject: 851-25-000173-PLNG

Good morning,

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Thanks,



Sarah Thompson (she/her) | Office Specialist 2
TILLAMOOK COUNTY | Surveyor Department
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