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*Land of Cheese, Trees and Ocean Breeze*

**NON-CONFORMING MINOR REVIEW #851-25-000196-PLNG:  
TILLAMOOK RV PARK EXPANSION**

**ADMINISTRATIVE DECISION AND STAFF REPORT**

**DECISION: Approved with Conditions**

**DECISION DATE:** July 14, 2025

**REPORT PREPARED BY:** Sarah Absher, CFM, Director

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**I. GENERAL INFORMATION:**

**Request:** Non-Conforming Minor Review request to allow the expansion of a non-conforming use involving the expansion of a Recreational Campground consisting of 50 RV sites with the addition of 16 Recreational Vehicle (RV) spots (Exhibit B).

**Location:** Located north of the City of Tillamook at 1950 Suppress Road, a County road, and designated as Tax Lot 1000 in Section 13A of Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon (Exhibit A).

**Zone:** Rural Residential 2 Acre (RR-2) (Exhibit A)

**Applicant:** Zachary Boeger, 1011 South Bertelsen Road, Eugene, OR 97402

**Property Owner:** Rondi Springer, 1950 Suppress Road North, Tillamook, OR 97141

**Description of Site and Vicinity:** County records indicate the subject property is 6.65 acres in size (Exhibit A). The subject property is accessed by Suppress Road, a County road, on its southern boundary and bound by Highway 101 North, a state highway, to the east (Exhibit A). The topography of the subject property where development exists and is proposed is relatively flat, eventually sloping in an upward direction along the easterly

boundary of the property towards Highway 101. The subject property is primarily covered with grass, trees and shrubs.

Wetlands are present on the subject property as depicted on the Oregon Wetland Inventory Map (Exhibit A). The subject also contains other mapped features (creek) as shown on the map.

The subject property is outside of mapped areas of Special Flood Hazard as confirmed on FEMA Flood Insurance Rate Map (FIRM) #41057C0576F, dated September 28, 2018, and is located in Flood Zone X (Exhibit A).

Zoning in the area consists primarily of Rural Residential 2-Acre (RR-2) and Farm (F-1). The adjacent properties to the east and west are in residential and farm use in nature and are improved with residential and agricultural structures (Exhibit A). Properties to the south and southeast are zoned General Industrial (M-1) and are improved with structures utilized for industrial and commercial uses such as outdoor sales and manufacturing activities (Exhibit A).

The recreational campground was established in 1971 per Tillamook County Department of Community Development records, with County Assessor records indicating property improvements with a year-built dating back to the 1950's (Exhibit A). The recreational campground is improved with various accessory structures, interior roads, play structure and landscaping (Exhibit A).

The recreational campground was expanded in 2017 and is proposed to be expanded again through this request, expanding the campground for a total of 66 RV sites (Exhibits A & B).

## **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. Article III, Section 3.010: Rural Residential 2 Acre and 10 Acre Zone (RR-2) (RR-10)
- B. Article III, Section 3.550: Freshwater Wetlands Overlay (FW) Zone
- C. Article IV, Section 4.030: Off-Street Parking and Off-Street Loading Requirements
- D. Article V, Section 5.030: Recreational Campground Standards
- E. Article VII, Section 7.020: Nonconforming Uses and Structures

## **III. ANALYSIS:**

### **A. Section 3.010 Rural Residential 2 Acre (RR-2) and 10 Acre (RR-10) Zone**

*PURPOSE: The purpose of the RR zone is to provide for the creation and use of small acreage residential homesites. Land that is suitable for Rural Residential use has limited value for farm or forest use; it is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes.*

**Section 3.010(3) USES PERMITTED CONDITIONALLY:** In the RR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.

...

- (u) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.*

**Findings:** As stated previously in this report, the subject property is 6.65 acres in size and does not meet the 10-acre requirement of the RR-2 zone for a recreational campground. The subject property has been developed as a recreational campground since 1971 per County records. The Tillamook County Zoning Ordinance was adopted in 1969, and approval of the recreational campground was obtained from the Tillamook County Building Commission and Planning Commission following adoption of this Ordinance.

Article 7 of the Tillamook County Land Use Ordinance (TCLUO) defines a non-conforming use as a use that does not conform to current requirements of the TCLUO, but which legally existed at the time the applicable section(s) of the Ordinance took effect and has continued into the present without discontinuance. Article 7 also confirms that expansion of non-conforming use may be allowed, subject to demonstration that the Minor Review criteria outlined in TCLUO Section 7.020(11) are met.

Staff finds that expansion of the lawfully established recreational campground is subject to demonstration that the Minor Review criteria outlined in TCLUO Section 7.020(11) are met.

## **B. Article III, Section 3.510: Freshwater Wetland Overlay (FW) Zone**

- (1) PURPOSE AND AREAS INCLUDED: The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:*

- (a) Significant Goal 5 Wetlands: wetlands identified as “significant” in the Goal 5 Element of the Comprehensive Plan;*

- (b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).*

- (2) USES PERMITTED*

...

- (b) Notification Wetlands:*

- (1) uses permitted outright or conditionally in the underlying zone shall be permitted subject to approval by the Oregon Division of State Lands.*

- (3) STANDARDS*

...

- (b) Development activities, permits, and land-use decisions affecting a Notification Wetland require notification of the Division of State Lands, and are allowed only upon compliance with any requirements of that agency. The applicant shall be responsible for obtaining approval from the Division of State Lands for activities on Notification Wetlands.*

**Findings:** The Oregon Department of State Lands, formerly known as the Division of State Lands, has reviewed a wetland delineation for the subject property, and issued a DSL wetland concurrence letter on December 19, 2024,

approving the wetland report provided to the state by the Applicant (Exhibit B). The submitted site plan depicting the location of the proposed expansion of the 16 RV sites and related development confirms these development activities will take place outside of the DSL approved delineated wetlands (Exhibit B). No further action for compliance with the requirements of TCLUO Section 3.510: Freshwater Wetland Overlay (FW) Zone is required.

**C. Article IV, Section 4.030: Off-Street Parking and Off-Street Loading Requirements**

- (1) PURPOSE: The purpose of requirements for off-street parking and loading areas is to relieve traffic congestion; to ensure customer convenience and safety; to provide safe access to parked vehicles; and to help ensure safe and timely response of emergency vehicles.*
- (2) PARKING SPACE: A single parking space shall be at least 8 feet by 20 feet in size.*
- (3) TIMING OF COMPLIANCE: At the time any structure or use is erected or enlarged, or the use of any parcel or structure is changed, all required off-street parking spaces and loading areas provided in conjunction with an existing use shall not be reduced below the minimum requirements of this Ordinance.*

...

- (13) PARKING SPACE REQUIREMENTS: Requirements for types of building and uses not specifically listed herein shall be determined by the Department, based upon the requirements for comparable uses either listed below or active elsewhere in the county.*

**Findings:** Parking space requirements for a recreational campground have been previously determined by the Tillamook County Planning Commission. The Planning Commission has determined that one (1) off-street parking space is required for each site of a recreational campground- regardless of site “type”, i.e. recreational vehicle site, tent site, cabin or yurt. This determination is consistent with the requirement for other types of transient lodging uses regulated by the Tillamook County Land Use Ordinance (TCLUO), including a motel, hotel, boarding, lodging or rooming house. A condition of approval has been included to ensure that off-street parking standards are met.

**D. Article V, Section 5.030: Recreational Campground Standards**

*PURPOSE: The purpose of the RECREATIONAL CAMPGROUND STANDARDS is to insure that each new or enlarged RECREATIONAL CAMPGROUND provides necessary facilities, adequate lot area, setback, and other needed requirements for the public safety, health, and general welfare.*

*A RECREATIONAL CAMPGROUND is a place where four or more recreational vehicles and/or tents are located on one or more continuous lots, tracts, or parcels of land under a single ownership for temporary recreational camping. A permanent house, mobile home, manufactured home, or recreational vehicle for the owner, operator, or manager of the campground is allowed, however other Sections of the Ordinance pertaining to such use shall apply, including Section 5.010, etc. Accessory uses that may be permitted include recreational cabins, showers, laundry, a grocery, a gas pump, and recreation facilities that are designated for the primary purpose of serving the occupants of the campground. A camper as defined in Article I, shall not be allowed to stay any longer than six (6) months in any twelve (12) month period. (Camper as defined is a Recreational Vehicle.)*

- 1. Section 5.030(2) A RECREATIONAL CAMPGROUND shall be built to State standards and shall comply with the following provisions:*
  - (a) A RECREATIONAL CAMPGROUND shall have:*
    - i. A minimum size of 1 acre or the minimum lot size of the zone, whichever is greater;*



**Findings:** The subject property is 6.65 acres in size and is less than the required 10-Acre minimum lot size required for a recreational campground in the Rural Residential 2-Acre (RR-2) Zone. As established previously in this report, the recreational campground is a lawfully established non-conforming use and expansion is subject to demonstration that the Minor Review criteria outlined in TCLUO Section 7.020(11) are met.

*ii. A minimum number of 4 sites;*

**Findings:** The Applicant is proposing an additional 16 Recreational Vehicle (RV) sites, for a total of 66.

*iii. A minimum width of space 23 feet or state minimum which ever is greater, for each site;*

**Findings:** A typical pad layout is depicted on Sheet 2 of the RV Park plan details (Exhibit B). The typical pad layout confirms each RV space will be approximately 25-feet wide by 60-feet long, meeting the minimum 23-foot-wide space requirement.

*iv. Lot depths may vary in size, however maximum unit lengths shall be designated for each proposed space, and each space shall include enough area for the required set-backs along with the maximum unit length;*

**Findings:** A typical pad layout is depicted on Sheet 2 of the RV Park plan details (Exhibit B). The typical pad layout confirms each RV space will be approximately 25-feet wide by 60-feet long, meeting the minimum 23-foot-wide space requirement.

*v. A minimum distance between actual unit location and interior road right-of-way of 10 feet. Each campsite will have direct access to interior road right-of-way;*

**Findings:** The submitted site plan shows that each site will have direct access to interior road right of way (Exhibit B). Given the 60-foot depth proposed for each site, staff finds the required 10-foot minimum distance between each RV and the interior road right of way can be met. A Condition of Approval has been made to ensure this standard is adhered to.

*vi. And all property lines not abutting an exterior roadway shall be 10 feet. A minimum distance between actual unit and an exterior roadway shall be 20 feet;*

**Findings:** The submitted site plan shows that each campsite is more than 10 feet from all exterior property lines and that the minimum distance between actual units and exterior roadway exceeds the minimum 20-foot requirement as outlined above (Exhibit B).

*vii. A minimum distance between actual units of 15 feet;*

**Findings:** A typical pad layout is depicted on Sheet 2 of the RV Park plan details (Exhibit B). The typical pad layout confirms the minimum 15-feet of distance between actual RV units will be maintained. The buffer area includes a 5-foot-wide landscaped area (Exhibit B).

*viii. Minimum distance between actual unit and community or service buildings of 10 feet;*

**Findings:** No new community or service buildings are proposed for the campground expansion. The location of the proposed 16 RV spaces exceeds the minimum 10-foot standard listed above (Exhibit B).

*ix. Campground roads shall have a surface width of at least 16 feet with 2 foot shoulders on each side. All interior park roads shall be surfaced to minimum County road standards and well drained. No on-street parking shall be allowed;*

**Findings:** The submitted site plan shows the proposed graveled campground roads with a varying surface width of between 20-feet and 24-feet (Exhibit B). Surfacing and drainage can be addressed through the Conditions of Approval.

*x. Walkways not less than three (3) feet wide may be required to be provided from trailer spaces to community and service buildings. All access roads and walkways should be well lighted;*

**Findings:** The submitted site plan (Sheet 2) shows access along campground roads from the proposed RV spaces to existing community and service buildings. Access roads and walkway lighting can be addressed through the Conditions of Approval.

*xi. All areas not used for spaces, motor vehicle parking, traffic circulation, or service or community buildings shall be completely and permanently landscaped or maintain existing natural vegetation. The landscaping shall be maintained in good condition;*

**Findings:** The Applicants site plan confirms areas not improved with RV sites and associated improvements such as the onsite wastewater treatment system will be maintained as vegetated open space (Exhibit B). Applicant has also provided a wetland delineation confirming the proposed development is not encroaching into these naturally sensitive areas regulated through the Oregon Department of State Lands.

*xii. A sight-obscuring fence and/or buffer strip of vegetation may be required on every side of a RECREATIONAL CAMPGROUND;*

**Findings:** The Applicant's site plan depicts the location for the proposed improvements on the subject property. Proposed improvements will be located in the mid-western region of the subject property where vegetation currently exists between the proposed area of expansion and the westerly property line (Exhibit B).

*xiii. Trash cans shall be provided in convenient locations for the use of guests of the park, and shall be located in such number, and shall be of such capacity, that there is no uncovered accumulation of trash at any time;*

**Findings:** A condition of approval can be made to require that trash cans be placed in convenient locations for the use of guests of the park, and located in number and capacity so that there is no uncovered accumulation of trash at any time.

#### **E. Article VII, Section 7.020 Nonconforming Uses and Structures**

*The purpose of the NONCONFORMING USES AND STRUCTURES provisions are to establish standards and procedures regulating the continuation, improvement and replacement of structures and uses which pre-date, and which do not comply with, this Ordinance. The intent is to allow changes to nonconforming uses and structures in a manner that does not increase the level of adverse impact to surrounding areas. These provisions are intended to be consistent with ORS 215.130.*

TCLUO Article 7 subsection 4(b) outlines one review process for the expansion/alteration of a non-conforming use: Minor Review as outlined in Subsection 11. Staff finds that the proposed expansion of a non-conforming use is subject to Non-Conforming Minor Review per TCLUO 7.020(11).

TCLUO Article X requires notice of Non-Conforming Minor Review applications to be mailed to landowners within 250 feet of the subject property and applicable agencies. Staff must allow at least 14 days for written comments and must consider received comments in making the decision.

**Findings:** A notice of the request was mailed to property owners within 250 feet of the subject property and applicable agencies on June 4, 2025. Comments were received from the Oregon Department of State Lands, The Port of Tillamook Bay and the Tillamook County Public Works Department. (Exhibit C). It should be noted that agency comments are also included in the Applicant's submittal (Exhibit B). No comments of opposition were received during the public comment period.

*(11) MINOR REVIEW: Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:*

*(a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:*

*i. A comparison of existing use or structure with the proposed change using the following factors:*

*(1) Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;*

**Findings:** Applicant states no dust shall be impactful to neighbors, that odors and fumes are expected to be reduced on behalf of the new septic treatment system and that the surrounding vegetation will be maintained to ensure glare from RVs and smoke are not detectable at the property line (Exhibit B).

Aerial imagery of the subject property and surrounding area taken from Google Earth is included in "Exhibit A". In review of the imagery, there is an existing vegetative buffer of varying width that expands into the western region of the subject property and the eastern region of the property to the west. This vegetative buffer is largely wetlands, and the thickness of this buffer measured adjacent to the location of the proposed recreational campground expansion by the 16 recreational vehicle sites is roughly 300-feet in width. The distance between the proposed location for expansion to the nearest residential structure (dwelling) to the west is approximately 700-feet and includes the vegetative buffer area. The distance between the proposed location for expansion to the nearest residential structure (dwelling) to the east is approximately 500-feet and includes buffers such as topographical slopes in an upward direction to Highway 101 and the 100-foot highway corridor itself. Areas south of the subject property are industrial and commercial in nature, and these two areas are also separated by Suppress Road, a County road (Exhibit A).

Staff finds that there should not be an increase of noise, smoke or glare at the property lines nearest to the expansion, and there should not be a greater adverse impact on neighboring areas given the presence of natural and manmade features that serve as buffers. Staff also finds that given the location of the nearest residential structures to the east and west, noise, vibration, dust and other factors outlined in this criterion should not be detectable at the property line or off-site.

This criterion is met.

*(2) Number and kinds of vehicular trips to the site;*

**Findings:** Applicant states that there will be 16 additional Recreational Vehicles (RV) within the western region of the subject property (Exhibit B). The subject property is accessed via Suppress Road, a County road. Comments received from the Tillamook County Public Works Department did not include traffic

concerns resulting from the proposed addition of 16 RV sites, stating that *it is unlikely that vehicles will be queued up to enter the site, but if that were to occur, the approximately 300-ft of queuing capacity on Suppress Road is adequate to support this expansion* (Exhibit C). Staff finds that the impact of these trips on Suppress Road will not have a perceptible adverse impact compared to the existing use, due to the comments received from the Tillamook County Public Works Department (Exhibit C).

This criterion is met.

(3) *Amount and nature of outside storage, loading and parking;*

**Findings:** Applicant states that there will be no change to the amount and nature of outside storage because the recreational vehicles (RV) themselves are self-contained (Exhibit B). The Applicant's submittal confirms there is adequate area for parking a vehicle within each designated RV space (Exhibit B). Parking requirements are addressed in this report and reflected in the Conditions of Approval. No additional outside storage areas are proposed.

This criterion is met.

(4) *Visual impact;*

**Findings:** Applicant states that the additional 16 RV sites will not affect public or neighboring properties as the visible wetlands separate the westerly properties from the location of the proposed expansion (Exhibit B).

The proposed expansion is located in the center/west region of the subject property (Exhibit B). Aerial imagery of the subject property and surrounding area taken from Google Earth is included in "Exhibit A". In review of the imagery, there is an existing vegetative buffer of varying width that expands into the western region of the subject property and the eastern region of the property to the west. This vegetative buffer is largely wetlands and the thickness of this buffer measured adjacent to the location of the proposed recreational campground expansion by the 16 recreational vehicle sites is roughly 300-feet in width. The distance between the proposed location for expansion to the nearest residential structure (dwelling) to the west is approximately 700-feet and includes the vegetative buffer area. The distance between the proposed location for expansion to the nearest residential structure (dwelling) to the east is approximately 500-feet and includes buffers such as topographical slopes in an upward direction to Highway 101 and the 100-foot highway corridor itself. Areas south of the subject property are industrial and commercial in nature, and these two areas are also separated by Suppress Road, a County road (Exhibit A).

Given the existence of the buffer vegetation and trees, the visual impact of the expansion of the existing recreational campground will not result in greater adverse impact than what exists.

This criterion is met.

(5) *Hours of operation;*

**Findings:** Applicant states that the hours of operation will remain the same following completion of the proposed recreational campground expansion of the 16 RV sites (Exhibit B).

This criterion is met.

(6) *Effect on existing vegetation;*

**Findings:** Vegetation removal is limited to the areas proposed for development of the wastewater treatment system and RV site expansion as described in the Applicant's response (Exhibit B).

In review of the State of Oregon Wetland Inventory Map and wetland delineation included in the Applicant's submittal, staff finds that vegetation removal, specifically tree removal, is subject to State of Oregon fill/removal laws for vegetation removal within mapped wetlands and that vegetation removal activities within these areas are also regulated through the TCLUO, specifically the Freshwater Wetlands Overlay (FW) Zone, TCLUO Section 3.550, and TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.

Given that vegetation removal is limited to the areas proposed for development as stated by the applicant and the limitations on vegetation removal within regulated areas identified above, staff finds the request will have no significant effect on existing vegetation.

This criterion is met.

(7) *Effect on water drainage and water quality;*

**Findings:** The Applicant states that grading activities are part of the gravel road construction and natural drainage will be minimally altered. Applicant adds that the proposed grading will improve existing low points where ponding has occurred (Exhibit B).

Review of the design schematic for the proposed interior roadways, Staff finds that the areas proposed for development are outside of the delineated wetland areas and that interior roadways will consist of pervious surface to assist with water drainage (Exhibit B). Staff finds the request will have no greater adverse impact on the water drainage and water quality of neighboring areas than the existing use.

This criterion is met.

(8) *Service or other benefit to the use or structure provides to the area; and*

**Findings:** Staff finds that the use of the existing recreational campground will be expanded. Any services or benefits that are provided remain unchanged or enhanced with additional private investment in recreational facilities.

This criterion is met.

(9) *Other factors relating to conflicts or incompatibility with the character or needs of the area.*

**Findings:** Staff finds that the recreational campground use has been in place for over 50 years and is located in an area consisting of various uses and activities, including residential, commercial, industrial, and agricultural uses, and is sited along a major state highway. Staff have not identified any additional conflicts that were not addressed under other review criteria.

This criterion is met.

ii. *The character and history of the use and of development in the surrounding area.*

**Findings:** As stated above, Staff finds that the recreational campground use has been in place for over 50 years and is located in an area consisting of various uses and activities, including residential, commercial, industrial, and agricultural uses, and is sited along a major state highway

Staff concludes that this criterion has been met.

*(b) The request shall maintain a minimum separation of six feet between structures, and comply with the clear vision area of Section 4.010.*

**Findings:** Based on the plans in 'Exhibit B', Staff finds that proposed expansion of use complies with the clear vision area requirements of Section 4.010. Staff also finds that the proposed expansion will maintain a minimum separation of six feet of separation between adjacent structures on the subject property (Exhibit B).

Staff concludes that this criterion has been met.

#### **IV. DECISION: APPROVED WITH CONDITIONS**

Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, Staff approves this request for expansion of the recreational campground subject to the Conditions of Approval in Section V of this report. No further development shall occur on the subject property without prior land use approval. This approval does not address any additional development of the subject property.

By accepting this approval the applicant and property owner agrees 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 Zoning and Building Permit approved subject to this approval. The applicant and property owner shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed construction.

**Appeal of this decision.** This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before **4:00 PM on Monday, July 28, 2025.**

#### **V. CONDITIONS OF APPROVAL:**

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

1. Prior to commencement of development activities, the applicant and property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant shall conform to all state requirements for recreational campgrounds, all requirements of the Tillamook County Health Department and all Tillamook County development standards for recreational campgrounds in TCLUO Section 5.030 (2) including the following:
  - a) The minimum width of each camp space shall be 23 feet, per TCLUO Section 5.030(2)(a)(iii).
  - b) A minimum distance between actual unit location and interior road right-of-way of 10 feet shall be maintained and a minimum distance between actual unit location and the state highway of 20 feet shall be maintained per TCLUO Section 5.030(2)(a)(vi).
  - c) A minimum space of 15 feet shall be maintained between actual units per TCLUO Section 5.030(2)(a)(vii).



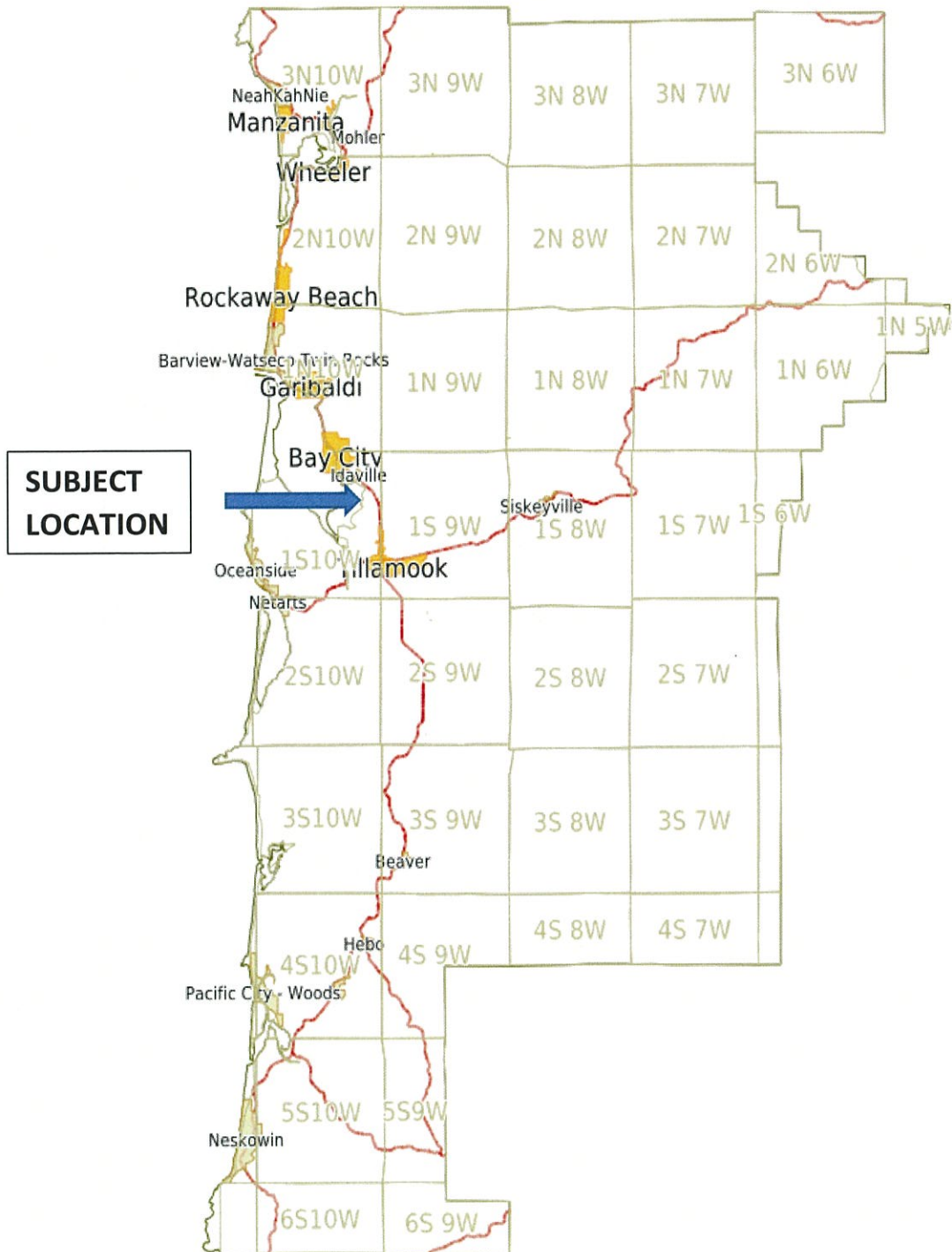
- d) All interior park roads shall be surfaced to minimum County road standards and be well drained.
  - e) Interior roadways and walkways shall be lighted to allow for safe pedestrian access. Lighting shall be directed in a downward manner and shielded to prevent glare.
  - f) Trash cans shall be provided in convenient locations for the use of guests of the park, and shall be located in such number, and shall be of such capacity, that there is no uncovered accumulation of trash at any time.
  - g) All Recreational Vehicles staying in the park shall be assigned to a space. No space shall have more than one (1) Recreational Vehicle or tent assigned to it, except as provided in State law.
3. An additional 16 off-street parking spaces as required per TCLUO Section 4.030: Off-Street Parking & Off-Street Loading Requirements for the proposed expansion of 16-sites. Each parking space shall be a minimum of 8 feet by 20 feet and can be consolidated into each Recreational Vehicle (RV) site. Parking spaces shall be identified on the site plan submitted with the Zoning Permit/Building Permit.
  4. A Recreational Vehicle (RV) shall not be allowed to stay any longer than six (6) months in any twelve (12) month period as required under TCLUO Section 5.030.
  5. The proposed recreational campground expansion shall be constructed as shown in the plans submitted in the attached "Exhibit B" except with minor revisions necessary to meet Conditions of Approval.
  6. All other applicable development standards of the Rural Residential 2-Acre (RR-2) Zone, TCLUO Section 3.010, the Freshwater Wetlands Overlay (FW) Zone, TCLUO Section 3.550, and applicable development standards of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization shall be adhered to.
  7. Modifications to this proposal are subject to review by the Tillamook County Departments of Community Development and Public Works.
  8. This approval expires if the development is not completed within two (2) years of issuance (July 14, 2027) of this approval.

## **VI. EXHIBITS**

- A. Assessor's map, Zoning map, FEMA FIRM, Oregon Wetland Inventory Map, Google Earth Aerial Image, Tax Assessor's Summary Report
- B. Applicant's Submittal
- C. Agency/Public Comments

# EXHIBIT A

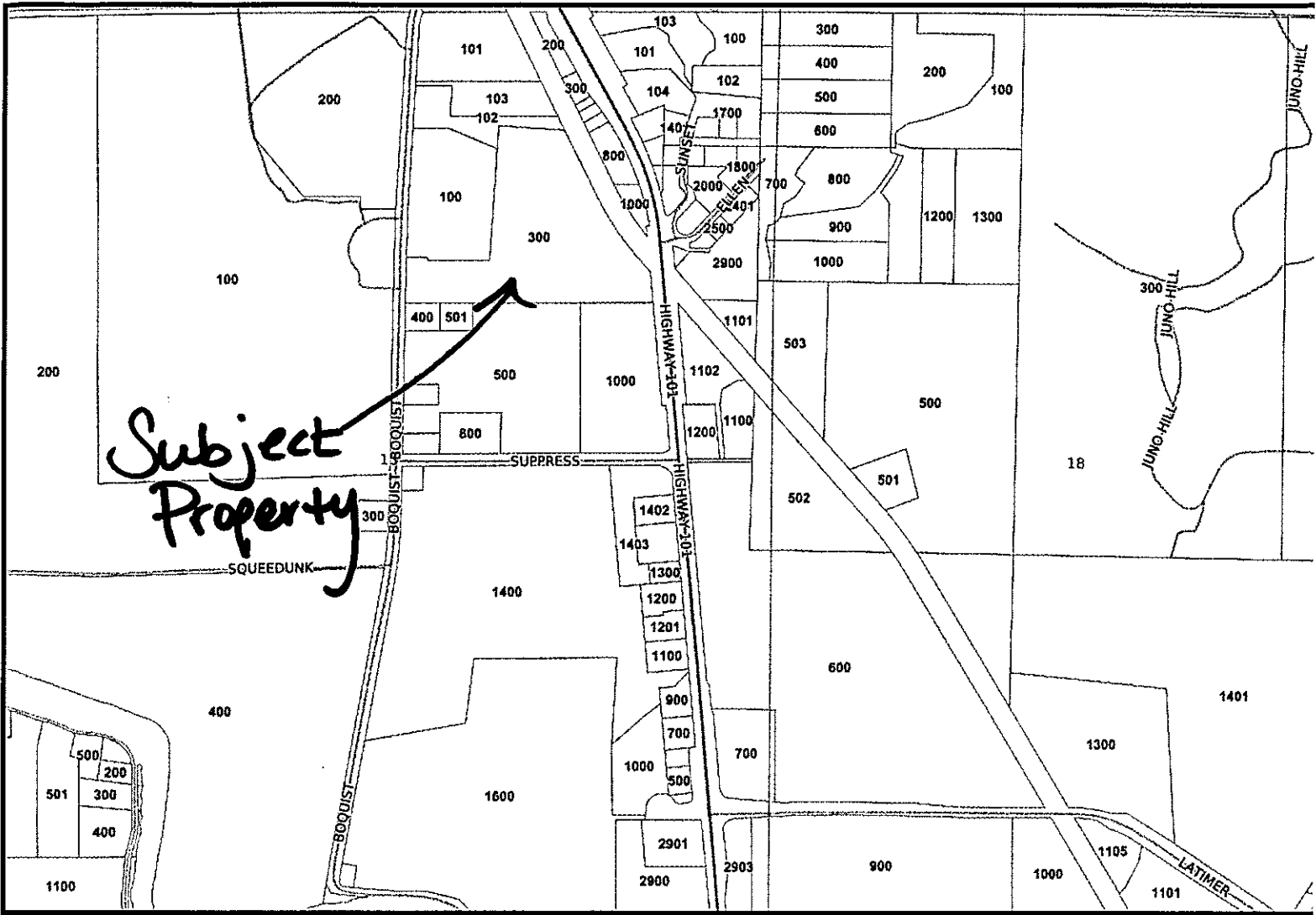
# VICINITY MAP



#851-25-000196-PLNG  
TILLAMOOK RV PARK & SPRINGER



# Tillamook County GIS



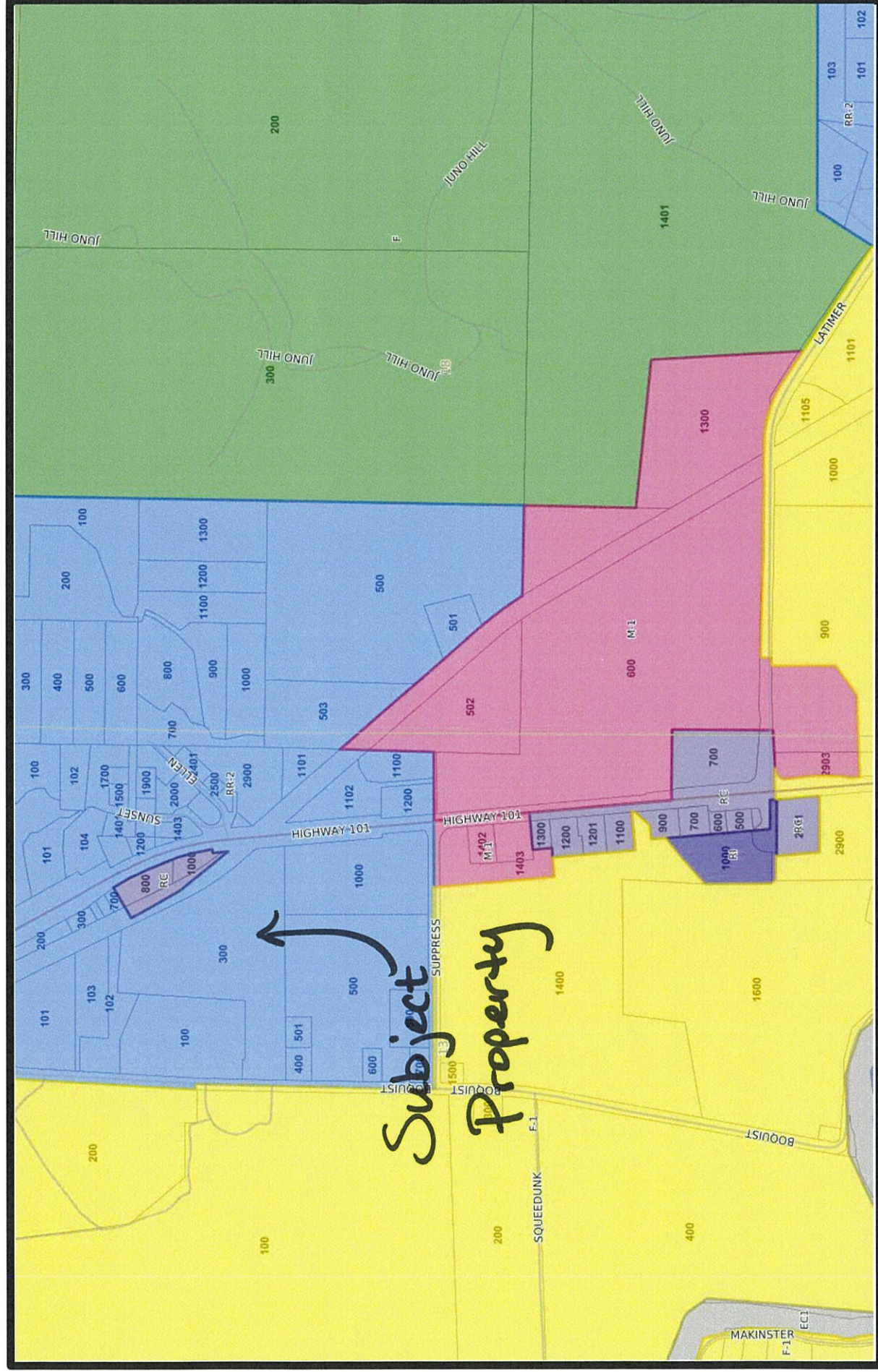
Created: Wed Jun 04 2025-8:39:6

Active Layers: County\_Boundary, Fed\_state\_highways, citylimit, community\_polygon, TaxlotOwner, Township\_Range\_Section, Road\_Centerline

Extent: -13787847.130441, 5697480.2017349, -13784930.580081, 5699410.2366989



# Map





# National Flood Hazard Layer FIRMette



123°51'18"W 45°29'33"N

## Legend

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

Without Base Flood Elevation (BFE)  
*Zone AE, V, A99*

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

Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area 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 LOMRs

Area of Undetermined Flood Hazard *Zone X*

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

Digital Data Available

No Digital Data Available

Unmapped

Special Flood Hazard Areas

Other Areas

General Structures

Other Features

Map Panels

Pin

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 **6/23/2025 at 7:10 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.

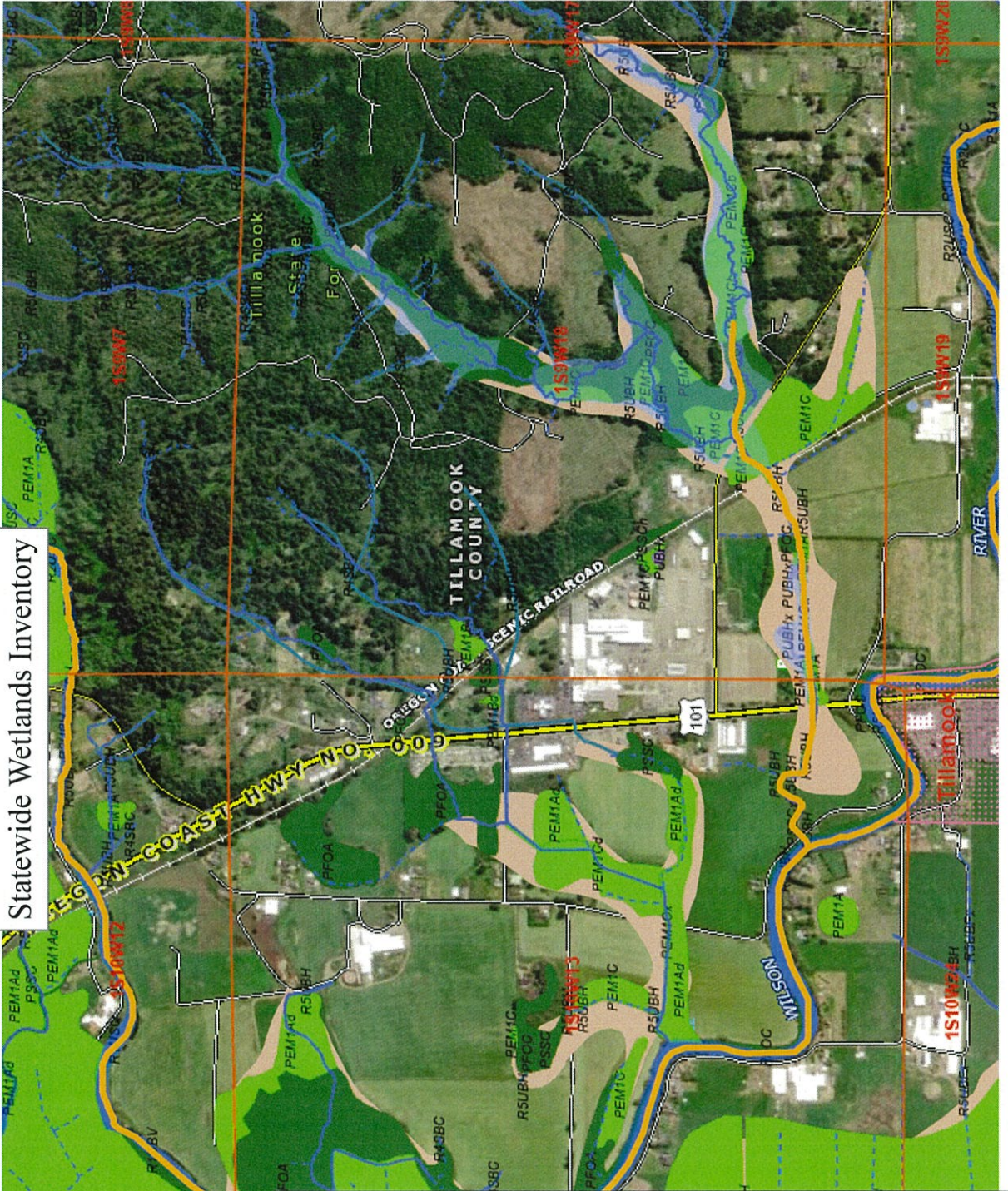
123°50'31"W 45°29'58"N

Feet

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



# Statewide Wetlands Inventory



- Sections
- Essential Salmonid Habitat
- LWT Sample Plot points
- LWT Probable Wetland points
- LWT Stream lines
- LWT Artificial Features, lines
- Probable Wetlands
- LWT Wetlands polygons
- LWT Waterbody polygons
- LWT Artificial Features polygons
- LWT Study Area
- Oregon Scenic Waterway Water Courses
- Oregon Scenic Waterway Classification Areas
- NHD Springs/Seeps
- NHD Streams and Rivers
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- NHD Area
- NHD Waterbody
- Wetlands
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Predominantly Hydric Soil Map Units
- SWI Agate-Wetland Soils



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.







**#851-25-000196-PLNG: Tillamook RV Park Expansion**

**Tillamook County**  
**2024 Real Property Assessment Report**  
 Account 154807

**Map** 1S1013A001000  
**Code - Tax ID** 0905 - 154807

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** TILLAMOOK RV PARK, LLC  
 466 FOOTHILL BLVD UNIT 387  
 LA CANADA CA 91011

**Deed Reference #** 2015-1385  
**Sales Date/Price** 03-13-2015 / \$665,000  
**Appraiser** KARI FLEISHER

**Property Class** 807 **MA** **SA** **NH**  
**RMV Class** 209 07 AC 400

Site	Situs Address	City
1	1950 SUPPRESS RD	COUNTY

		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0905	Land	647,180		Land	0	
	Impr	298,520		Impr	0	
<b>Code Area Total</b>		945,700	526,780	526,780	0	
<b>Grand Total</b>		945,700	526,780	526,780	0	

Land Breakdown								
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class
0905	1	<input checked="" type="checkbox"/>		RR-2	Commercial Site	100	6.55 AC	
					OSD - AVERAGE	100		
					SITE DEVELOPMENT	100		
					<b>Code Area Total</b>			647,180

Improvement Breakdown								
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
0905	1	1950	511	RV Park/Campground	110	10		280,510
	3	1980	942	Class 4, Double Wide	118	960	E-409624	18,010
	<b>Code Area Total</b>					970		298,520

Exemptions / Special Assessments / Notations				
<b>Code Area</b> 0905				
<b>Special Assessments</b>		<b>Amount</b>	<b>Acres</b>	<b>Year Used</b>
■ SOLID WASTE		24.00	0.00	2024

**PP Accounts** 0905 - 1899

**Comments** 2/9/09 Changed PCA. RV Park. KF 10/8/10 Moved to NH 400. KF 4/23/15 M3399 is now exempt from title. Corrected SW. KF 8/29/16 Added new gazebo, covered patio, and playstructure. Also added skirting and MS entry. KF 6/12/19 Added 20 RV Sites. KF

# 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)

## PLANNING APPLICATION

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

Name: **Zachary Boeger** Phone: (541)-554-4527

Address: 1011 South Bertelsen Rd

City: Eugene State: OR Zip: 97402

Email: ZBoeger@Boegerassociates.com

### Property Owner

Name: Rondi Springer Phone: (503)-354-4627

Address: 1950 Suppress Rd. North

City: Tillamook State: OR Zip: 97141

Email: Tillamookkrvpark@gmail.com

### OFFICE USE ONLY

Date Stamp  
**RECEIVED**

**MAR 25 2025**

BY: *[Signature]*

☐ Approved ☐ Denied

Received by:

Receipt #:

Fees:

Permit No:

851-*[initials]*

Request:

### Type II

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

### Type III

- ☐ Detailed Hazard Report
- ☐ Conditional Use (As deemed by Director)
- ☐ Ordinance Amendment
- ☐ Map Amendment
- ☐ Goal Exception
- ☐ Nonconforming Review (As deemed by Director)
- ☐ Variance (As deemed by Director)

### Type IV

- ☐ Ordinance Amendment
- ☐ Large-Scale Zoning Map Amendment
- ☐ Plan and/or Code Text Amendment

### Location:

Site Address: 1950 Suppress Rd North Tillamook OR 97141

Map Number: 1 South

Township

10 West

Range

13A

Section

300 / 1000

Tax Lot(s)

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

### Authorization

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

*Rondi Springer*

Property Owner Signature (Required)

*Rondi Springer*

11/14/24

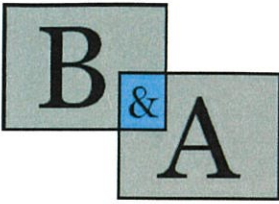
Date

*Zachary Boeger*

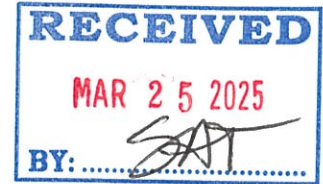
Applicant Signature

11-14-24

Date



*Boeger & Associates, LLC*  
*Civil and Environmental - Engineering and Planning*



March 21, 2025

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

**RE: Application for Non-Conforming Review**  
Tillamook RV Park (16 RV Space Expansion)

Dear Melissa Jenck,

Please see the attached application for non-conforming review and the Article 7 Minor Review Criteria form that was provided. We anticipate these documents include the remainder of the requirements to be completed through Tillamook County agencies.

1. Planning application for Nonconforming Minor Review.
2. Article VII Minor Review Criteria form.

We appreciate your review and look forward to hearing from you.

Thank you,

*Zach Boeger*  
*Civil Designer*  
*Boeger & Associates*  
*541-554-4527*

CC: Rondi Springer, Tillamook RV Park



## ARTICLE VII: MINOR REVIEW CRITERIA

### Tillamook RV Park

(11) MINOR REVIEW: Application is made under the fee and procedures for a Type II Administrative Review and is reviewed using the following review criteria. A request may be permitted if:

(a) The request will have no greater adverse impact on neighboring areas than the existing use or structure when the current zoning went into effect, considering:

i. *A comparison of existing use or structure with the proposed change using the following factors:*

1. *Noise, vibration, dust, odor, fumes, glare, or smoke detectable at the property line or off-site;*

-With similarly constructed roads, no dust shall be impactful to neighbors. Odor and fumes from existing, as well as proposed spaces are expected to reduce on behalf of the new septic treatment system. These RV spaces will accommodate similar RV's to the existing, therefore, glare will not be seen from neighboring area. As a result of maintaining surrounding vegetation, no smoke will detectable at the property line or off site.

2. *Number and kinds of vehicular trips to the site;*

-Additional 16 RVs will occupy the West portion of the RV Park. The spaces will be desirable due to their size, consistency and location within the park. Newer, larger RV's will likely inhabit these spaces.  
(See sheet 2 – RV Park Site Plan)

3. *Amount and nature of outside storage, loading and parking;*

-RV spaces will not contribute storage outside. RV underbelly storage compartments will be utilized. (See sheet 2 – RV Park Site Plan)  
There is one passenger car parking space in each RV space.

4. *Visual impact;*

-Additional 16 sites will not affect public nor neighboring properties. Visible wetlands separate the westerly neighbors. (See attached neighbor approval letter)

5. *Hours of operation;*

-9:00 a.m. to 6:00 p.m. Will not change.

6. *Effect on existing vegetation;*

-A few alder trees will be removed along the westerly spaces and in the treatment system area. The "buffer space" will provide campers with a natural area located between each RV space. The development will not impede upon wetland or property line setbacks.

7. *Effect on water drainage and water quality;*

-Improved grading development with 1% fall across gravel roads in a south by south east direction. Natural drainage will be minimally altered and proposed grading will improve existing low points where ponding has occurred. There are no proposed impervious surfaces.

8. *Service or other benefit to the use or structure provides to the area; and other factors relating to conflicts or incompatibility with the character or needs of the area.*

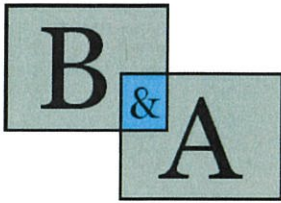
-Tillamook RV Park expansion will continue to provide needed housing to community members including farmers and others who may work at the cheese factory or other nearby areas.

9. *The character and history of the use and of development in the surrounding area.*

-The agricultural area is home to many Dairy Farms who dominate the county's fertile valley. The RV Park extends the opportunity for seasonal and full time workers to reside in.

10. *The request shall maintain a minimum separation of six feet between structures and comply with the clear vision area of Section 4.010*

-The proposed development will exceed the minimum requirements of six feet between structures and the new spaces will comply with the clear vision area of section 4.010 like those of existing spaces in the park. (See sheet 2 and 3 – RV Park Site Plan/Details)



*Boeger & Associates, LLC*

*Civil and Environmental - Engineering and Planning*

February 7, 2025

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



**RE: Application for Non-Conforming Review**

Tillamook RV Park (16 RV Space Expansion)

Dear Melissa Jenck,

Please see the application for non-conforming review. This package provides the requirements to be completed through Tillamook County agencies. Exhibits A-D are as follows:

- A. Zoning Map, Property Assessment Report, Firm Map, DSL/Wetland Approval.
- B. Applicant Submittal - Application, Proposed Plans, Licensing Application, Building/Zoning Application.
- C. Agency Comments – Juno Water District, ODOT, Neighbor's approval letter.
- D. Geologist Groundwater Impact Assessment and DEQ approval, DEQ LUCS

In addition to this package, we'll be submitting an application to permit the existing approach to Public Works which was apparently done.

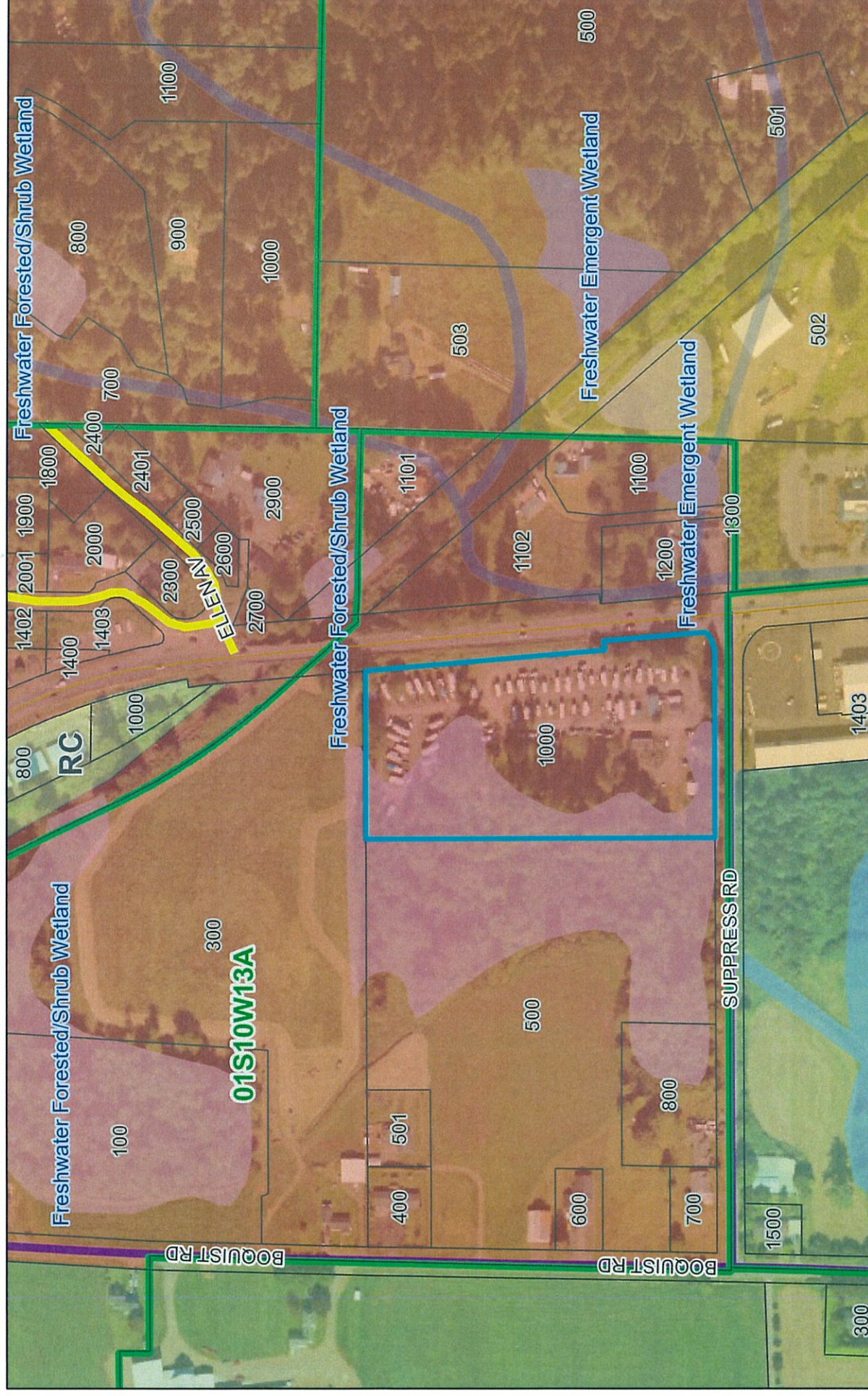
Thank you,

*Zach Boeger  
Civil Designer  
Boeger & Associates*

# **EXHIBIT A**



# Tillamook County Maps



2/7/2025, 3:17:04 PM

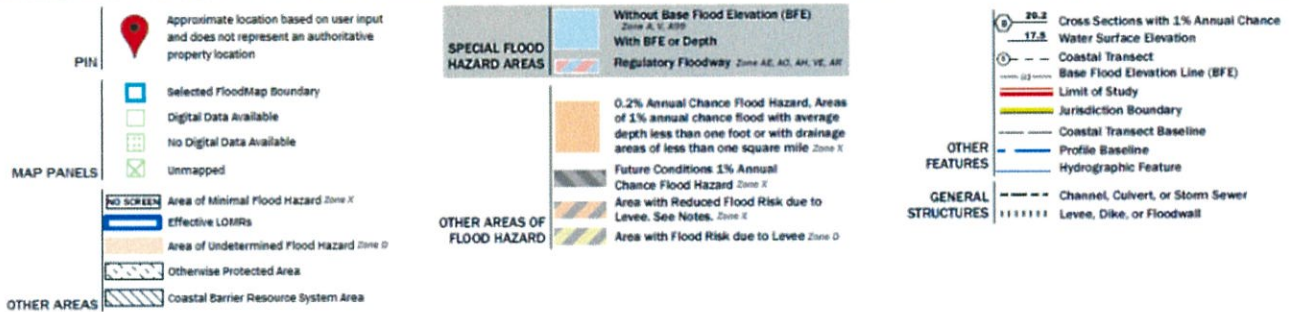
0 0.03 0.06 0.12 mi  
0 0.05 0.1 0.19 km

Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework/Implementation Team, Sources: Esri, Airbus DS, USGS, NGA,



You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

[Go To NFHL Viewer »](#)





**Tillamook County**  
**2024 Real Property Assessment Report**  
 Account 154807

**Map** 1S1013A001000  
**Code - Tax ID** 0905 - 154807

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** TILLAMOOK RV PARK, LLC  
 466 FOOTHILL BLVD UNIT 387  
 LA CANADA CA 91011

**Deed Reference #** 2015-1385  
**Sales Date/Price** 03-13-2015 / \$665,000  
**Appraiser** KARI FLEISHER

**Property Class** 807 MA SA NH  
**RMV Class** 209 07 AC 400

Site	Situs Address	City
1	1950 SUPPRESS RD	COUNTY

Value Summary					
Code Area		RMV	MAV	AV	RMV Exception CPR %
0905	Land	647,180		Land	0
	Impr	298,520		Impr	0
Code Area Total		945,700	526,780	526,780	0
Grand Total		945,700	526,780	526,780	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0905	1	<input checked="" type="checkbox"/>		RR-2	Commercial Site	100	6.55 AC		537,780
					OSD - AVERAGE	100			18,000
					SITE DEVELOPMENT	100			91,400
Code Area Total							6.55 AC		647,180

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0905	1	1950	511	RV Park/Campground	110	10			280,510
	3	1980	942	Class 4, Double Wide	118	960		E-409624	18,010
Code Area Total							970		298,520

Exemptions / Special Assessments / Notations				
Code Area 0905				
Special Assessments			Amount	Acres Year Used
■ SOLID WASTE			24.00	0.00 2024

**PP Accounts** 0905 - 1899

**Comments** 2/9/09 Changed PCA. RV Park. KF 10/8/10 Moved to NH 400. KF 4/23/15 M3399 is now exempt from title. Corrected SW. KF 8/29/16 Added new gazebo, covered patio, and playstructure. Also added skirting and MS entry. KF 6/12/19 Added 20 RV Sites. KF

# Improvement Summary

TILLAMOOK County  
For Assessment Year 2024

Account ID 154807

Map IS1013A001000

Mailing TILLAMOOK RV PARK, LLC  
466 FOOTHILL BLVD UNIT 387  
LA CANADA CA 91011

Situs 1950 SUPPRESS RD COUNTY OR

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
3	0905	942	1980	100	942 - Class 4, Double Wide	960

Rooms: 3 - BD, 2 - FB

## Floors

Description	Class	Comp %	OR %	Sqft
First Floor	4	100		960

## Improvement Inventory

Description	Qty/Size	Description	Qty/Size
FND - MS SLAB OR RUNNERS	960	G/D - MS GUTTERS	80
G/D - MS DOWNSPOUTS	32	SKIRT - WOOD	128

## Accessories

Description	Size	Qty
MS ENTRY PORCH		1

Total RMV \$18,010

# Improvement Summary

TILLAMOOK County

For Assessment Year 2024

Account ID

Map

Mailing

154807  
IS1013A001000  
TILLAMOOK RV PARK, LLC  
466 FOOTHILL BLVD UNIT 387  
LA CANADA CA 91011

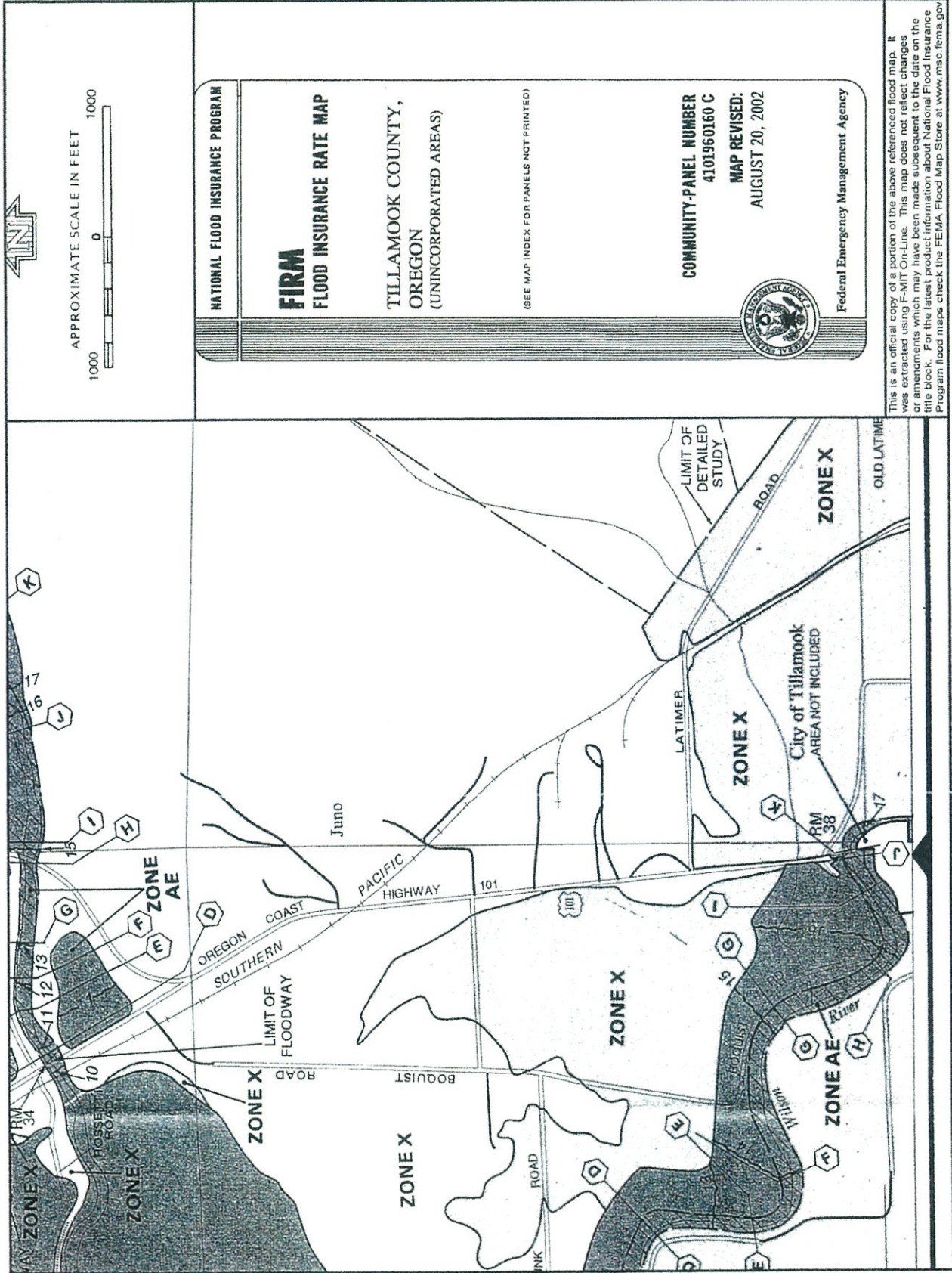
Situs

1950 SUPPRESS RD COUNTY OR

Bldg	Code Area	Stat Class	Year Built	Comp %	Description	Sqft
1	0905	511	1950	100	511 - RV Park/Campground	10

Total RMV

\$280,510







# Oregon

Tina Kotek, Governor

## Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

[www.oregon.gov/dsl](http://www.oregon.gov/dsl)

December 19, 2024

### State Land Board

Tillamook RV Park  
Attn: Rondi Springer  
1950 Suppress Road  
Tillamook, OR 97141

Tina Kotek  
Governor

LaVonne Griffin-Valade  
Secretary of State

Re: WD # 2024-0399 **Approved**  
Wetland Delineation Report for Tillamook RV Park Wastewater  
Tillamook County; T1S R10E S13A TLs 300 and 1000 (Portions)

Tobias Read  
State Treasurer

Dear Rondi Springer:

The Department of State Lands has reviewed the wetland delineation report prepared by Christine McDonald for the site referenced above. Please note that the 2 study areas include only a portion of the tax lots described above (see the attached maps). Based upon the information presented in the report and additional information submitted upon request, we concur with the wetland boundary as mapped in revised Figure 5 of the report. Please replace all copies of the preliminary wetland map with this final Department-approved map.

Within the 2 study areas, one wetland, totaling approximately 0.33 acres, was identified. The wetland is subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined).

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of impacts to waters of this state. Because measures to avoid and minimize impacts to waters of this state may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Wetland Ecologist Jessica Salgado, PWS, at (541) 408-1892.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Ryan", with a stylized flourish at the end.

Peter Ryan, PWS Emeritus  
Aquatic Resource Specialist

Enclosures

ec: Christine McDonald  
Tillamook County Planning Department (Maps enclosed for refining LWI)  
Megan Biljan, US Army Corps of Engineers  
Heather Dimke, DSL  
Oregon Coastal Management Program



# WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

A complete report and signed report cover form, along with Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

are required before a report review timeline can be initiated by the Department of State Lands. All applicants will receive an emailed confirmation that includes the report's unique file number and other information.

## Ways to submit report:

- ❖ Under 50MB - A single unlocked PDF can be emailed to:
- ❖ 50MB or larger - A single unlocked PDF can be uploaded to website. After upload notify DSL by email at:
- ❖ OR a hard copy of the unbound report and signed cover form can be mailed to: Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.

## Ways to pay review fee:

- ❖ By credit card on \_\_\_\_\_ after receiving the unique file number from DSL's emailed confirmation.
- ❖ By check payable to the Oregon Department of State Lands attached to the unbound mailed hardcopy OR attached to the complete signed cover form if report submitted electronically.

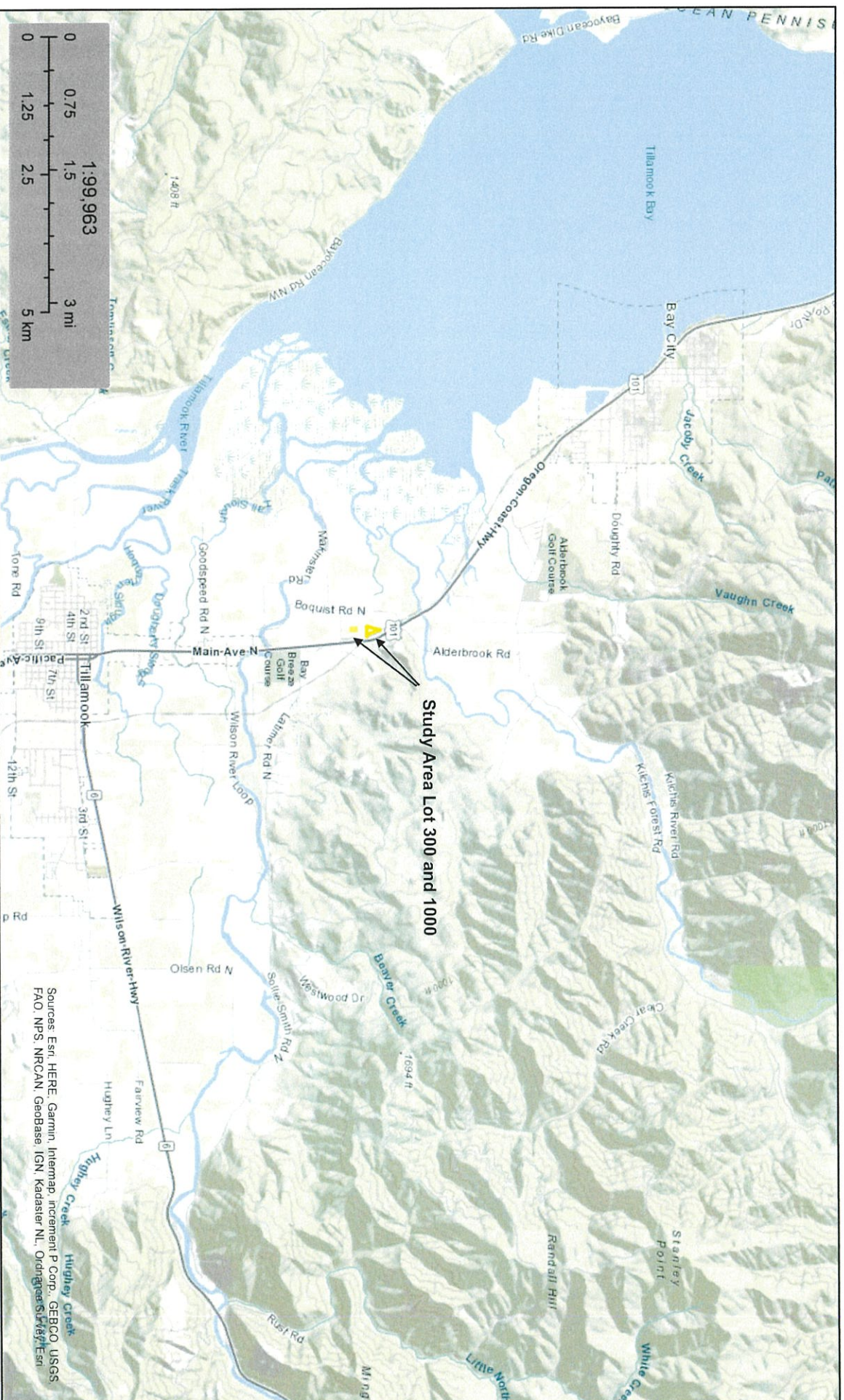
Contact and Authorization Information	
<input checked="" type="checkbox"/> Applicant <input checked="" type="checkbox"/> Owner Name, Firm and Address: Rondi Springer Tillamook RV Park 1950 Suppress Road Tillamook, OR 97141	Business phone # (503) 354-4627 Mobile phone # (optional) E-mail: TILLAMOOKRVPARK@gmail.com
<input type="checkbox"/> Authorized Legal Agent, Name and Address (if different):	Business phone # Mobile phone # (optional) E-mail:
I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.	
Typed/Printed Name: <u>Rondi Springer</u> Signature: <u>Rondi Springer</u> Date: <u>7/16/24</u> Special instructions regarding site access: _____	
Project and Site Information	
Project Name: Tillamook RV Park Wetland Delineation	Latitude: 45.48975      Longitude: -123.84666 decimal degree - centroid of site or start & end points of linear project
Proposed Use: Lot 300: new onsite wastewater treatment system for Tillamook RV Park. Lot 1000: abandon existing waste water system replace RV spaces.	Tax Map # 1S10W13A Tax Lot(s) 300, 1000 Tax Map # Tax Lot(s)
Project Street Address (or other descriptive location): 1950 Suppress Road, Tillamook	Township 01S      Range 10W      Section 13      QQ A Use separate sheet for additional tax and location information
City: Tillamook      County: Tillamook	Waterway: Smith Creek/Tillamook B River Mile:
Wetland Delineation Information	
Wetland Consultant Name, Firm and Address: Christine McDonald 2901 Brayton Road Pullman, WA 99163	Phone # (503) 801-2243 Mobile phone # (if applicable) E-mail: contactchris100@gmail.com
The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.	
Consultant Signature: <u>Christine McDonald /sig/</u> Date: <u>07/15/2024</u>	
Primary Contact for report review and site access is <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Applicant/Owner <input type="checkbox"/> Authorized Agent	
Wetland/Waters Present? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      Study Area size: 2.82      Total Wetland Acreage: 0.3400	
Check Applicable Boxes Below	
<input type="checkbox"/> R-F permit application submitted <input type="checkbox"/> Mitigation bank site <input type="checkbox"/> EFSC/ODOE Proj. Mgr: _____ <input type="checkbox"/> Wetland restoration/enhancement project (not mitigation) <input type="checkbox"/> Previous delineation/application on parcel If known, previous DSL # _____	<input checked="" type="checkbox"/> Fee payment submitted \$ <u>559</u> <input type="checkbox"/> Resubmittal of rejected report (\$100) <input type="checkbox"/> Request for Reissuance. See eligibility criteria. (no fee) DSL # _____      Expiration date _____ <input type="checkbox"/> LWI shows wetlands or waters on parcel Wetland ID code _____
For Office Use Only	
DSL Reviewer: <u>JS</u> Fee Paid Date: ____ / ____ / ____      DSL WD # <u>2024-0399</u>	
Date Delineation Received: <u>07 / 20 / 2024</u> DSL App.# _____	





U.S. Fish and Wildlife Service  
**National Wetlands Inventory**

Figure 1b. Location and Vicinity



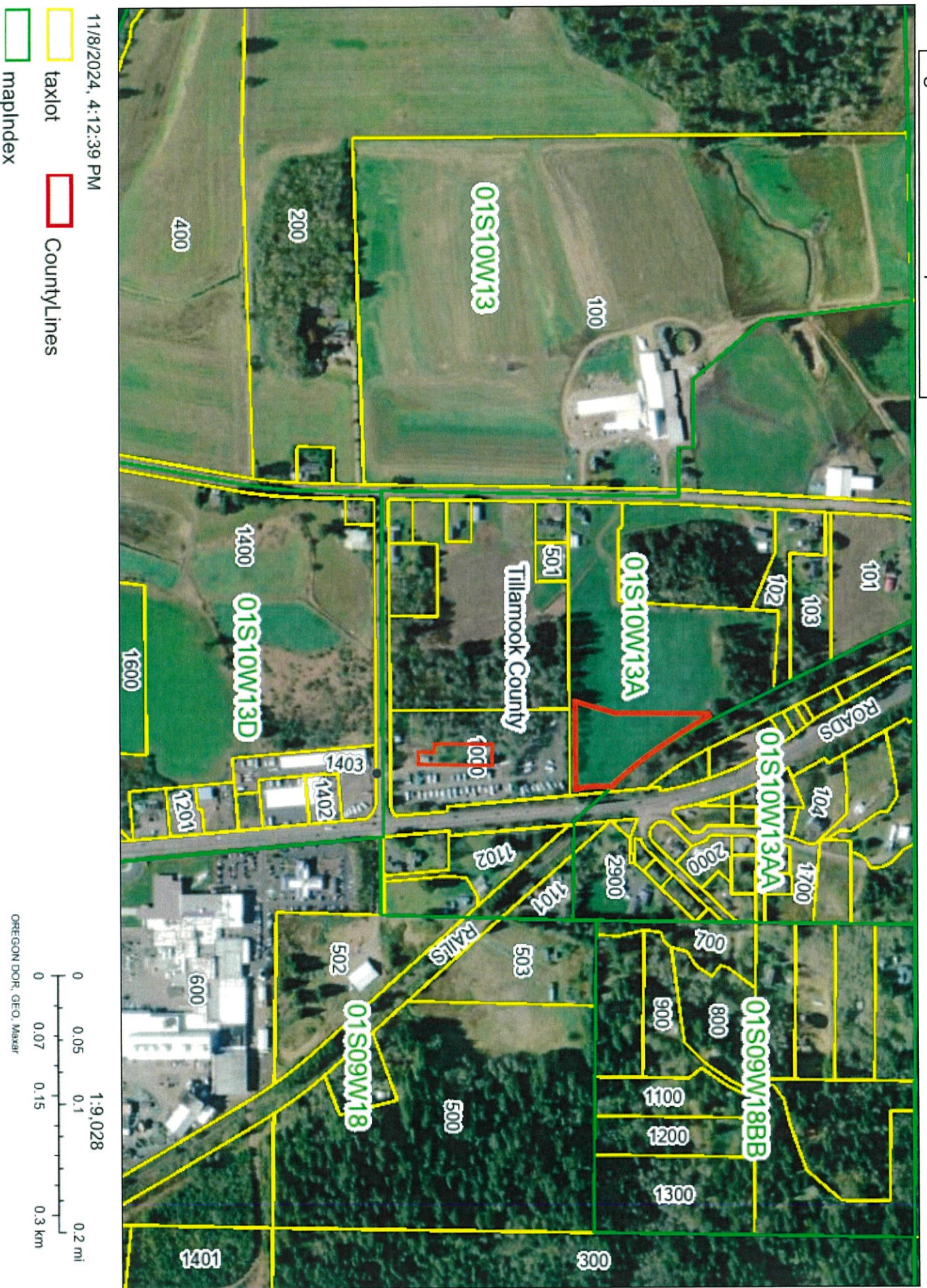
July 3, 2024

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.



Figure 2. Tax Lot Map with SAB

ArcGIS Web Map










**Figure 5. Tillamook RV Park Wetland Delineation with PhotoPoints**

THE PURPOSE OF THIS SITE MAP IS TO SHOW THE WETLANDS BOUNDARY LINE AND SAMPLE PLOTS IN RELATION TO THE PROPERTY BOUNDARY ON A PORTION OF TAX LOT 300 AND TAX LOT 1000. THIS DOES NOT CONSTITUTE AS A BOUNDARY SURVEY, FOR BOUNDARY INFORMATION SEE MAP A-2025 AND F40-130, TILLAMOOK COUNTY SURVEY RECORDS

**LEGEND**

-  SAMPLE PLOT
-  STUDY AREA
-  WETLAND BOUNDARY
-  SD APPROXIMATE LOCATION OF STORM DRAIN
-  P-1 Photo Point and Direction

DSL WD # 2024-0399  
Approval Issued 12/19/2024  
Approval Expires 12/19/2029

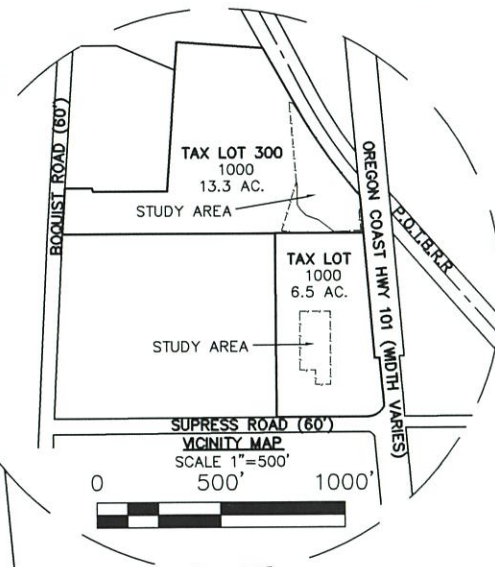
N  
SCALE:  
1" = 100'

0 100 200

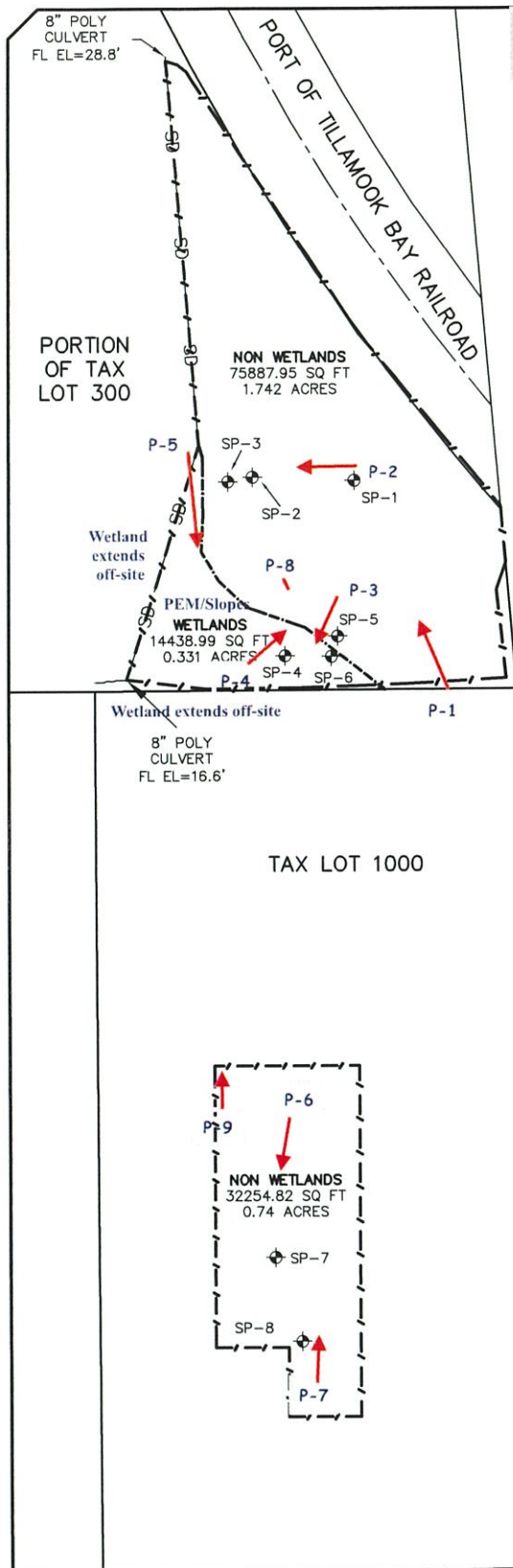
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dallas Esplin*

OREGON  
DECEMBER 3, 2014  
DALLAS W. ESPLIN  
83627  
RENEW: DECEMBER 31, 2025



THE "VICINITY" MAP WAS DRAWN USING LOCATED CONTROLLING MONUMENTS FOR THE PROPERTY AND THE ACCURACY IS WITHIN 0.25' USING GPS OBSERVATION AND AN OPUS SOLUTION.



SUPRESS ROAD (60')

SITE\SPRINGER-R-24-WET.DWG  
SPRINGER-R. TXT

SURVEY BY:  
**BAYSIDE SURVEYING LLC**  
6723 S. PRAIRIE RD  
TILLAMOOK, OR 97141  
503-842-5551

SITE MAP FOR:  
**TILLAMOOK RV PARK, LLC**  
PORTION OF TL 1000 AND TAX LOT 300  
N.E. 1/4, SEC 13  
T1S, R10W, W.M.

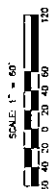
TILLAMOOK COUNTY, OREGON

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
APRIL 18, 2024	TOPCON HIPER-V TOPCON ES-103/FC-6000	DCA	DCA	DWE	1737

## **EXHIBIT B**

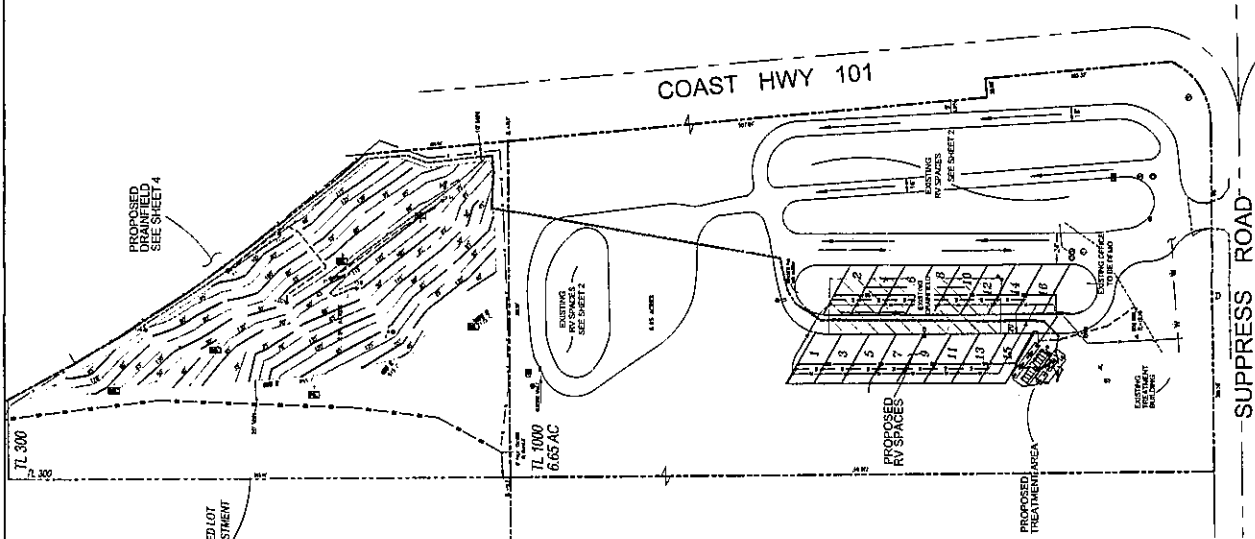


COVER



PROPOSED LOT	LINE ADJUSTMENT
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PROPOSED  
DRAINFIELD  
SEE SHEET 4



**PROJECT DESCRIPTION**

THIS PROJECT ADDS 13 RV SPACES TO THE EXISTING 30 SPACE RV PARK. THE PARK WILL BE SERVED BY A NEW SEPTIC SYSTEM CONSISTING OF SEPTIC TANKS, A TREATMENT SYSTEM, AND DRAIN FIELD. THE FLOWS FROM THE PROPOSED TREATMENT SYSTEM WILL BE DIRECTION NORTH TO THE DRAINFIELD WHICH OCCUPIES APPROX 1.5 ACRES OF TALL OAT 300. EXISTING DRAINFIELD SHALL BE ABANDONED TO ALLOW INFLOW RV SPACES

### DESIGN CRITERIA

**DESIGN FLOW FOR PROPOSED SYSTEM**

25,000 L/DAYS, 100 GAL PER MIN. SPACES = 8,000 GALLONS

CONCENTRATION (MG/L) = 500 • 100 GAL PER MIN. FLOW RATE • 8,000 GAL = 2,000 L/DAYS

• 2,000 L/DAYS (100 MG/L) = 200,000 MG

• 4 MG/L TOTAL NITROGEN

NEURAL TREATMENT UNPAIRED CELLS = CACHED FROM FLOWN WITH RESIDING LATERALS

THE LATERALS TO BE FLOWN DIRECTION

SEPTIC TANK VOLUME

CITY OF NEW YORK		COUNTY OF NEW YORK		JANUARY 1, 1991	
OFFICE OF THE COMPTROLLER		OFFICE OF THE CLERK		OFFICE OF THE ATTORNEY GENERAL	
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
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67	67	67	67	67	67
68	68	68	68	68	68
69	69	69	69	69	69
70	70	70	70	70	70
71	71	71	71	71	71
72	72	72	72	72	72
73	73	73	73	73	73
74					

## SECONDARY TREATMENT SYSTEM

[illegible]

SHEET INDEX

SHEET 1	COVER
SHEET 2	RV SITE PLAN
SHEET 3	RV DETAILS
SHEET 4	DRANFIELD SITE PLAN
SHEET 5	TANK DETAILS
SHEET 6	DRANFIELD DETAILS
SHEET 7	TREATMENT DETAILS

## LEGEND

[illegible]

SUPPRESS ROAD

Sheet  
1 of 7

No.	Description/Date
1	10/1/2010
2	10/2/2010
3	10/3/2010
4	10/4/2010
5	10/5/2010
6	10/6/2010
7	10/7/2010
8	10/8/2010
9	10/9/2010
10	10/10/2010
11	10/11/2010
12	10/12/2010
13	10/13/2010
14	10/14/2010
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16	10/16/2010
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18	10/18/2010
19	10/19/2010
20	10/20/2010
21	10/21/2010
22	10/22/2010
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24	10/24/2010
25	10/25/2010
26	10/26/2010
27	10/27/2010
28	10/28/2010
29	10/29/2010
30	10/30/2010
31	10/31/2010

— 100 —

100

111

**Boeger & Associates, LLC**  
Civil Engineering & Planning  
1011 Sherman Road  
Lynchburg, VA 24502  
Ph: 541.302.4188  
llynch@boeger-associates.com

TILLAMOOK RV PARK  
1960 SUPPRESS RD N. TILLAMOOK, OR 97141  
RV PARK EXPANSION, SEPTIC UPGRADE

10

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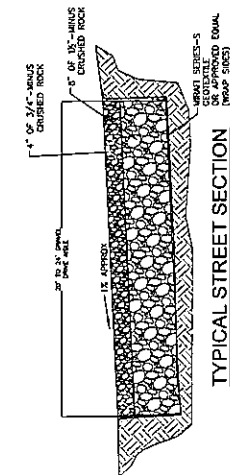
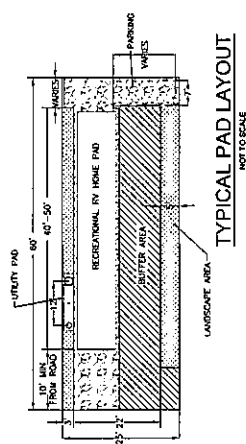
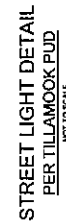
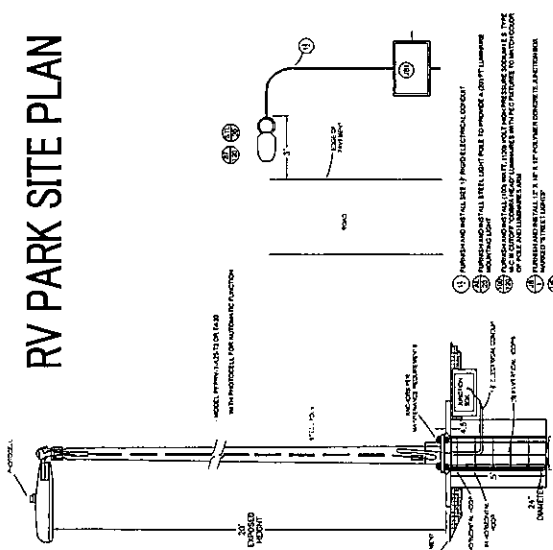
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repared for  
JUMBOOK BY PAIR:  
AND SPRINGER  
(813) 425-5620

DATE	12/30/2024
TIME	12:30 PM
LOCATION	12:30 PM
REMARKS	12:30 PM
INITIALS	12:30 PM
SIGNATURE	12:30 PM
DATE	12/30/2024
TIME	12:30 PM
LOCATION	12:30 PM
REMARKS	12:30 PM
INITIALS	12:30 PM
SIGNATURE	12:30 PM

Sheet  
1 of 7


# RV PARK SITE PLAN



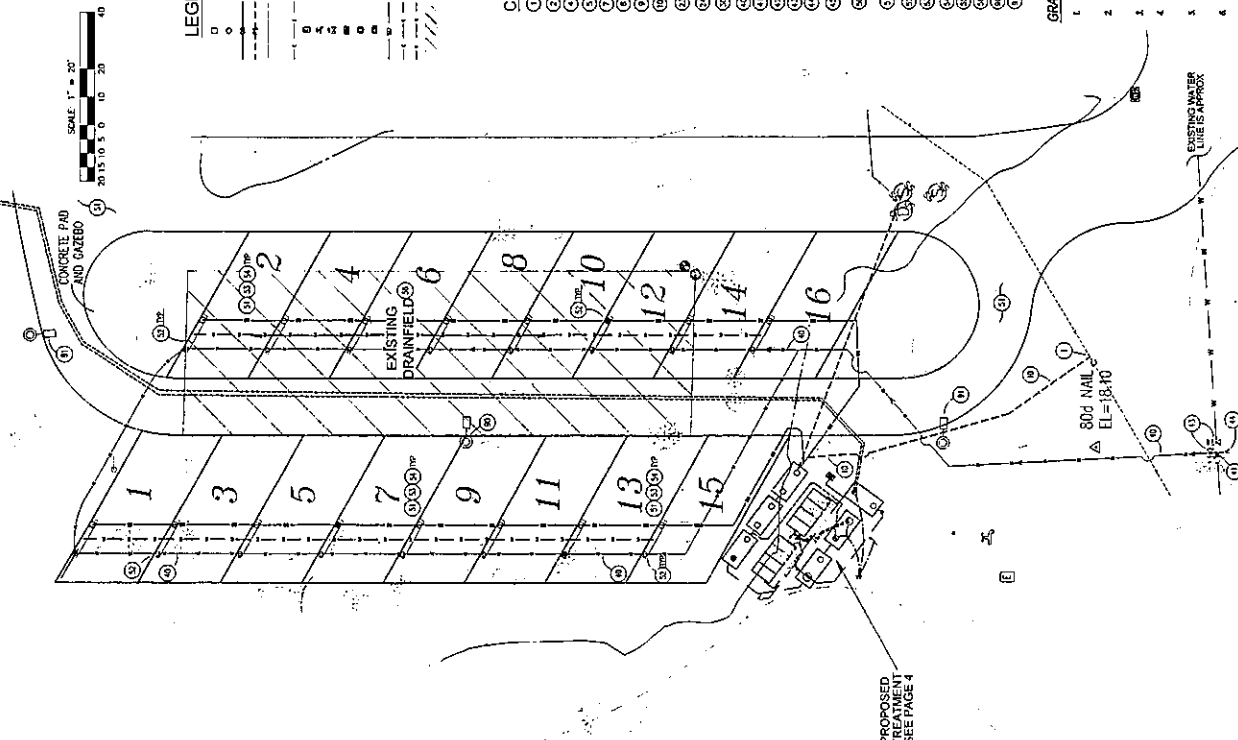
- [illegible]

### CONSTRUCTION NOTES

- [illegible]

## GRADING FOR RV SPACES/ROAD

- [illegible]

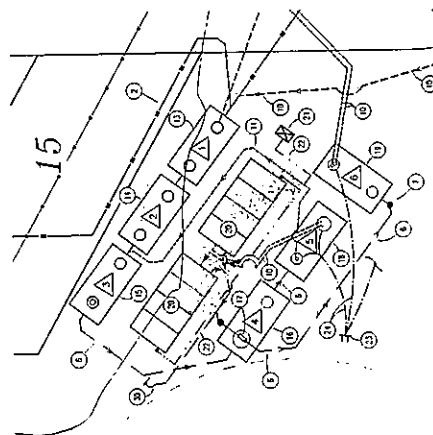


PROPOSED  
TREATMENT  
SEE PAGE 4





COAST HWY 101  
LF = 4500



TANK / TREATMENT INDEX	
1	EXISTING 3K SEPTIC TANK
2	EXISTING 3K SEPTIC TANK
3	NEW 3K SEPTIC TANK
4	NEW 3K SEPTIC TANK
5	NEW 3,000 GAL W/ EFFLUENT FILTER
6	NEW 3,000 GAL RECIRCULATION TANK W/ BOLL VALVE
7	NEW 3,000 GAL RECIRCULATION TANK W/ TESTER PUMPS
8	NEW 2,000 GAL DOWNGRADE DOSE TANK W/ DUPLEX PUMPS

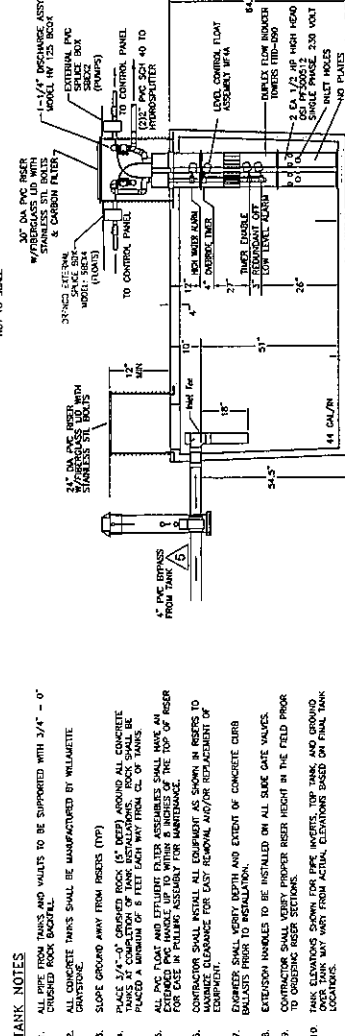
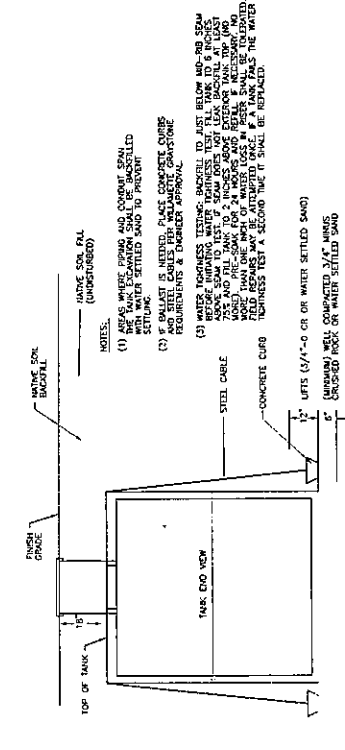
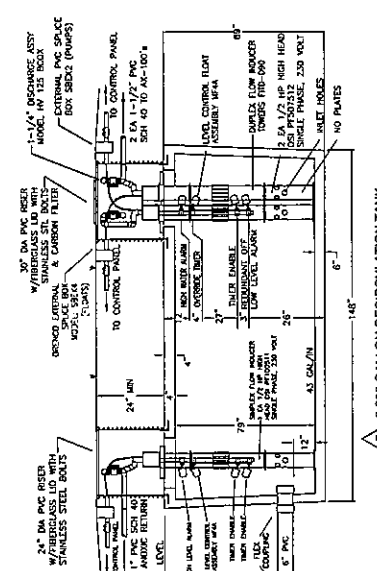
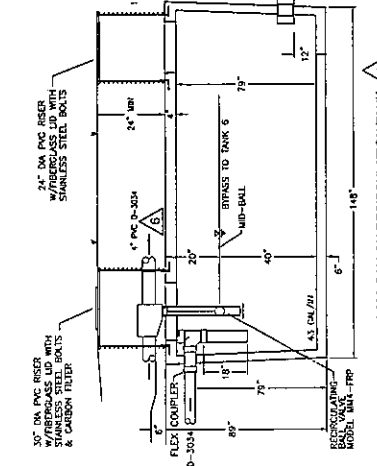
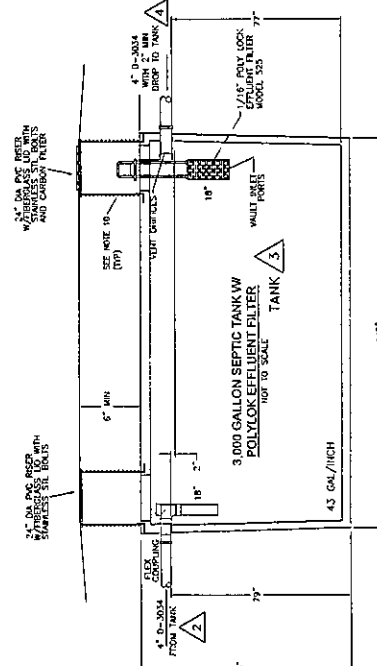
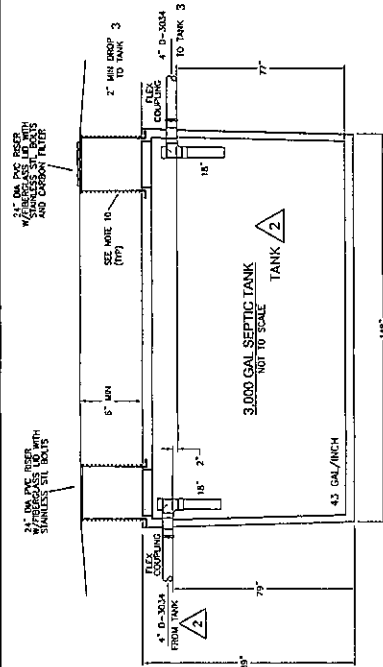
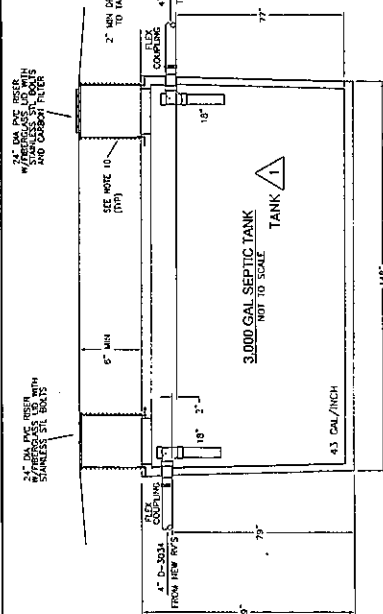
[illegible]

- [illegible]

12(A)  
13(B)  
13(C)  
13(D)  
12(E)

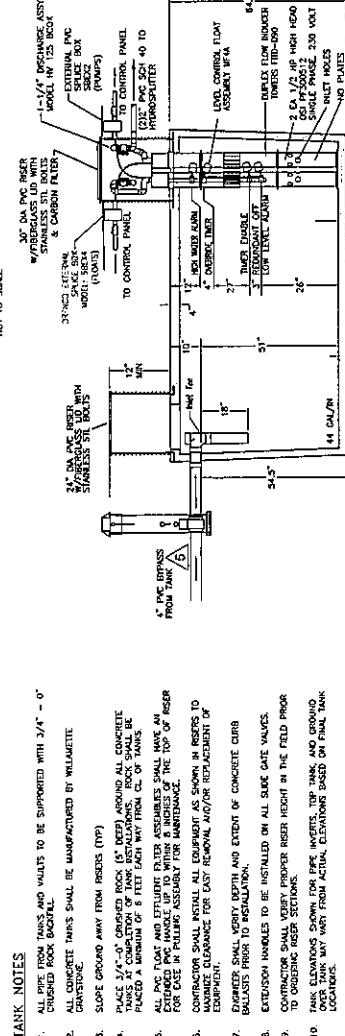
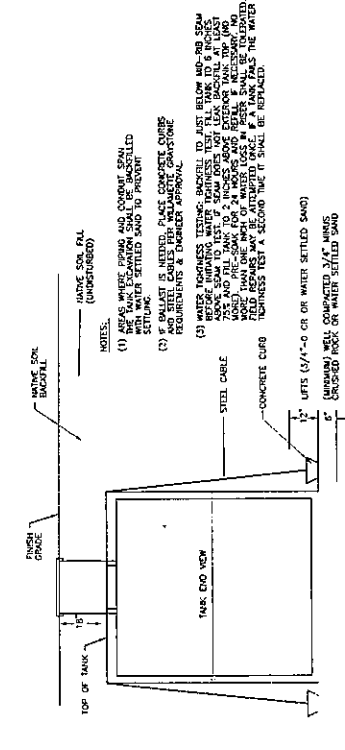
# TANK DETAILS

TANK / TREATMENT INDEX	
1	REF. 3K SEPTIC TANK
2	REF. 3K SEPTIC TANK
3	REF. 3000 GAL. W/ UTILITY FLEET
4	REF. 3000 GAL. REGENERATION TANK W/ TRIPLE PUMPS
5	REF. 3000 GAL. REGENERATION TANK W/ TRIPLE PUMPS
6	REF. 2000 GAL. SHIMMED TANK W/ DUXER PUMPS



## TANK NOTES

1. ALL PIPE FROM TANKS AND VALVES TO BE SUPPORTED WITH 3/4\"/>



# DRAINFIELD DETAILS

12(A)  
12(B)  
12(C)  
12(D)  
12(E)

HYDROSPILLER VALVE	
1" UNBUTTERED ORANGE LINE	1" UNBUTTERED ORANGE LINE
1/2"	1/2"
1/4"	1/4"
1/4"	1/4"
1/4"	1/4"
TOTAL	1"

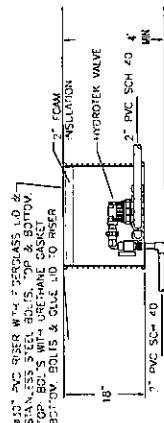
2" PVC PRESSURE PIPING  
UNBUTTERED ORANGE LINE  
11" x 1.315"

HYDROSPILLER OUTLET LF	
HYDROSPILLER #	HYDROSPILLER #
1	1
2	2
3	3
4	4
5	5
TOTAL	5

HYDROSPILLER VALVE	
1" UNBUTTERED ORANGE LINE	1" UNBUTTERED ORANGE LINE
1/2"	1/2"
1/4"	1/4"
1/4"	1/4"
1/4"	1/4"
TOTAL	1"

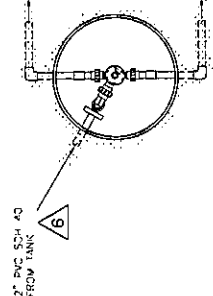
2" PVC PRESSURE PIPING  
UNBUTTERED ORANGE LINE  
11" x 1.315"

HYDROTEK OUTLET LF	
HYDROTEK #	HYDROTEK #
1	1
2	2
3	3
4	4
5	5
TOTAL	5

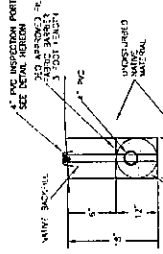


NOTE: INSTALL UNIT AT HIGHEST POINT. BERM AROUND BASIN IF NECESSARY TO ENSURE VALVE IS AT THE HIGHEST POINT.

## HYDROTEK-PROFILE

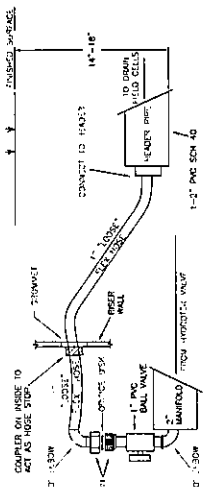


## HYDROTEK VALVE (2 EA) - PLAN VIEW

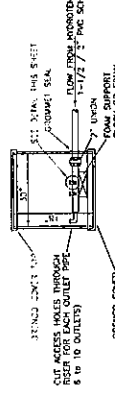
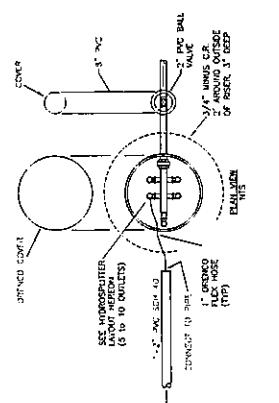


## TRENCH DETAIL

2" FLOW - MODEL 1202H-GEO

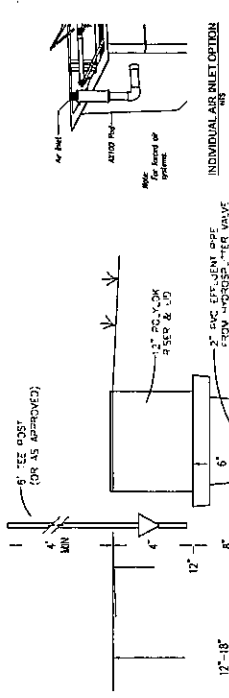


## OUTLET DETAIL



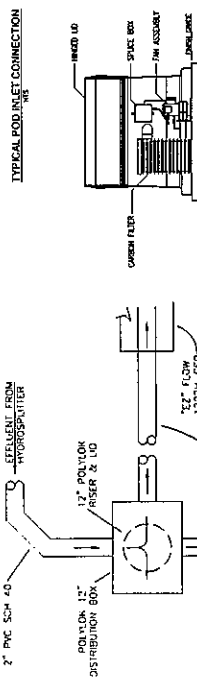
## ENCLOSURE FOR HYDROSPILLER VALVES

(SEE HYDROSPILLER TABLE FOR TOTALS)



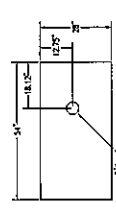
## MONITORING STATION

IN TOP OF DISTRIBUTION BOX

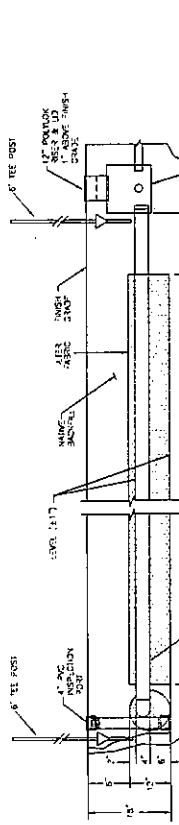


## DISTRIBUTION BOX DETAIL

NOT TO SCALE



## OPTIONAL FANASSY PAD DETAIL



## DRAIN FIELD LATERAL - PROFILE VIEW

NOT TO SCALE

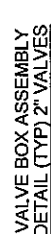
**Baeger & Associates, LLC**  
Civil Engineering & Planning

Prepared for: TELLMOOK RV  
ROND SPRINGER

D.O. B. 419  
Randy D. BAKER  
DANIEL ZACKER  
CHRIS BAKER  
Date 12/26/2004  
By 428 TELLMOOK RV

Sheet  
7 of 7

Sheet  
7 of 7



**GENERAL NOTES FOR ALL DETAILS:**

- Wave box not to rest on spreading assembly.
- Operator extension required when wave rail is deeper than 4" from finish grade.
- Center wave box on axis of separator rail
- Waves 12" and smaller shall be provided with compacted aggregate base and undisturbed ground
- Waves shall be minimum 1/4" all around
- Hot dip galvanneal separator extension after fabrication
- Hot dip galvanneal shall meet 120 ksi yield requirement.



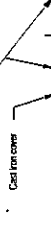
6" PVC RETURN PIPE  
TO RECIRCULATION VALVE

RN LINE ISO



**Notes:**

1. Valve box not to rest on operating assembly.



100



**Tillamook County**

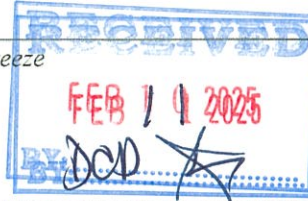


**DEPARTMENT OF COMMUNITY DEVELOPMENT**  
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510-B Third Street  
Tillamook Oregon 97141  
503-842-3408

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

*Land of Cheese, Trees and Ocean Breeze*



<b>CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION</b>		<b>Permit #: 851-24-</b>	
		<b>Received By:</b>	<b>Date:</b>
<b>JOB INFORMATION</b>			
<b>Applicant/Contractor</b> <input type="checkbox"/> (Check Box if Same as Property Owner)		<b>Property Owner</b>	
Applicant/Contractor: Zachary Boeger		Owner: Rondi Springer	
Address: 1011 South Bertelsen rd. Eugene OR, 97402		Address: 1950 Suppress rd. North Tillamook OR, 97141	
Phone #: (541)-302-4996		Phone #: (503)-354-4627	
Applicant/Contractor Email: ZBoeger@Boegerassociates.com		Owner Email: tillamookrvpark@gmail.com	

**CONTRACTOR / INSTALLER**

E-Mail \_\_\_\_\_

Building Contractor TBD

CCB No. \_\_\_\_\_

Phone \_\_\_\_\_

Mobile Home Installer \_\_\_\_\_

MDI. No. \_\_\_\_\_

Phone \_\_\_\_\_

Site Address: 1950 Suppress rd North Tillamook OR, 97141

Map Number: Township 1 South Range 10 West Section 13 Tax Lot(s) 300

(Please supply all the information requested – missing information will delay review/approval process)

**CATEGORY OF CONSTRUCTION**

- ☐ Single Family Dwelling ☐ Multi-Family  
☐ Accessory Structure ☐ Manufactured  
☐ Commercial / Industrial ☐ Public

**TYPE OF WORK (each type requires a separate permit)**

- ☐ New / Replacement ☒ Addition (adding sq. ft.)  
☐ Accessory Structure (garage, carport, shed, etc.)  
☐ Alteration (no change to sq. ft.)  
☒ Demolition  
☐ Other (deck, pool, retaining wall, solar, driveway, etc.)

**PROJECT DESCRIPTION:**

Demolish existing drainfield, build crushed rock road and build 16 additional RV spaces.

**ROAD ACCESS**

- ☐ State Highway ☐ City Street  
☒ County Road/Public Way  
☐ Private Road

**MOBILE HOME/RECREATION VEHICLE**

License No. or ID No. \_\_\_\_\_  
Make/Model \_\_\_\_\_  
Year \_\_\_\_\_

**WIND EXPOSURE:** B C D (circle one)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

**DESCRIPTION OF THE STRUCTURE**

\_\_\_\_\_ Dimensions  
\_\_\_\_\_ Height  
\_\_\_\_\_ Stories  
\_\_\_\_\_ # of Dwelling Units  
\_\_\_\_\_ BdRms \_\_\_\_\_ Bathrooms  
\_\_\_\_\_ Living Area (sq. ft.)  
\_\_\_\_\_ Deck (sq. ft.)  
\_\_\_\_\_ Covered Patio (sq. ft.)  
\_\_\_\_\_ Garage / Utility / Storage

**PROPOSED ZONING**

\_\_\_\_\_ Front Yard  
\_\_\_\_\_ Rear Yard  
\_\_\_\_\_ Right Side  
\_\_\_\_\_ Left Side  
\_\_\_\_\_ River / Estuary / Creek  
\_\_\_\_\_ Slope (%)

**WATER SUPPLY**

- ☐ Public District  
☐ Private {Creek / Spring / Well } (circle one)

**WASTE DISPOSAL**

- ☐ Sewer District  
☒ Septic Tank / Drain Field

**VALUATION \$** \_\_\_\_\_



Separate State of Oregon permits are required for electrical, plumbing, and mechanical work. **The Property Owner is responsible** for seeing that these additional permits are obtained prior to work being done.

This application, if approved, includes only the work described above and/or plans and specifications bearing the same permit number. The applicant agrees to comply with all applicable codes and ordinances governing planning, sanitation and construction and agrees to meet any, and, all of the conditions listed below.

The granting of this permit does not presume to give authority to violate or cancel the provisions of any Federal, State or Local law regulating construction or the performance of construction.

**THIS PERMIT APPLICATION DOES NOT ASSURE PERMIT APPROVAL.** Such approval can be given only after staff review determines compliance with all applicable legal requirements.

This application, if approved, becomes null and void if placement of mobile home or recreation vehicle is not completed within six (6) months from the date of approval.

**I further understand that it is my responsibility as permit applicant to request and receive all required inspections pertaining to this permit, if approved, as outlined in Oregon Administrative Rule (OAR) chapter 918. I further understand that permits issued by an inspection jurisdiction under provisions of these rules shall expire and become null & void if the work authorized by the permit is: (A) not started within 180 days from the date of the issuance; or (B) suspended for a period of 180 days after the work is started.**

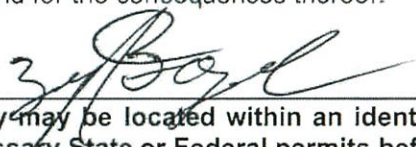
In order to avoid a permit expiration, or additional fees, one of following is required: **(A)** Request an inspection showing construction progress at intervals of not to exceed 180 days, or **(B)** Request in writing, an extension within 180 days of issuance of previous inspection. The written request must show justifiable cause and will be granted depending on circumstances. If the permit expires prior to completion and requires further inspections, I understand I will be required to purchase a new permit and begin process again.

Prior to construction or placement, it is advisable that you check your deed for other restrictions that may apply.

I, the applicant, verify that I have read and understand the above information. I further certify that the information that I have provided is complete and accurate and may be relied upon by the Department of Community Development in the processing of my application. I understand that fees are not refundable. I accept responsibility for any inaccuracies in the information that I have provided and for the consequences thereof.

LEGALLY AUTHORIZED

REPRESENTATIVE'S SIGNATURE



DATE

10-23-24

**\*\*\*\*All or a portion of this property may be located within an identified wetland. If the site is a jurisdictional wetland you must obtain any necessary State or Federal permits before beginning your project.**

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

SANITATION \_\_\_\_\_

PUBLIC WORKS \_\_\_\_\_

HOUSE NO. \_\_\_\_\_

ZONING \_\_\_\_\_

PLANS EXAM \_\_\_\_\_

BUILDING OFFICIAL \_\_\_\_\_

Building Fee \_\_\_\_\_

Structural Review \_\_\_\_\_

State Surcharge \_\_\_\_\_

Fire & Life Safety \_\_\_\_\_

House Number (\$75.00) \_\_\_\_\_

State M.D. Fee (\$30.00) \_\_\_\_\_

B&D/GHZ/Flood Fee \_\_\_\_\_

Water Letter Fee \_\_\_\_\_

Special Inspection(s) \_\_\_\_\_

Copies/Mailing \_\_\_\_\_

Zoning Review Fee \_\_\_\_\_

Tech Fee 5% \_\_\_\_\_

**TOTAL DUE:** \_\_\_\_\_

## **EXHIBIT C**

JUNO NON-PROFIT WATER IMPROVEMENT DISTRICT  
4725 SUNSET DRIVE  
TILLAMOOK, OREGON 97141  
503 801-4831 OR 503 812-6493  
E-MAIL jhill1@mac.com or b.rolston@live.com

January 6, 2025

Boeger & Associates  
1011 Bertelsen Road  
Eugene, Oregon 97402

Attention: Zach Boeger

In regards to our telephone conversation about your company's request for the cost of Juno Water supplying a water connection for 16 additional RV sites at the RV park located on Suppress Road in Tillamook County.

Juno Water currently supplies the RV Park with a water connection through a 1 1/2 inch pipe and meter. If you decide the 1 1/2 inch pipe and meter connection are not adequate to supply the additional 16 RV sites Juno Water can increase the water connection to the property to a 2 inch line and meter a approximate cost of \$1,842.00.

If you have any questions please contact Judith Hill or Rick Rolston

Sincerely,  
JUNO NON-PROFIT WATER IMPROVEMENT DISTRICT

  
Judith I Hill  
Secretary/Treasurer

Cc: R.Rolston,C.Wagner



## Zachary Boeger

---

**From:** BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.oregon.gov>  
**Sent:** Wednesday, January 8, 2025 4:37 PM  
**To:** Zachary Boeger  
**Cc:** Dennis Boeger; Rondi Springer  
**Subject:** RE: 1950 Suppress Rd N Tillamook 97141 - rv expansion

Good afternoon Zach,

Thank you for providing the plans for the RV park expansion. The plans show that all work is to take place on private property and so no permits will be necessary from ODOT. I also spoke with our project crew as there is an upcoming project on the bridge adjacent to lot 300 but they anticipate no impact to lot 300 and the new septic field. Feel free to contact me if you have any other questions but it appears that there will be no need for ODOT to comment on this development proposal.

Have a great day!

Doug

Douglas Baumgartner, P.E.  
Region 2 Development Review Coordinator  
Oregon Department of Transportation  
455 Airport Rd SE, Bldg. B| Salem, OR 97301  
Cell: 503.798.5793

**From:** Zachary Boeger <zboeger@boegerassociates.com>  
**Sent:** Monday, December 30, 2024 11:47 AM  
**To:** BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.oregon.gov>  
**Cc:** Dennis Boeger <dboeger@boegerassociates.com>; Rondi Springer <tillamookrvpark@gmail.com>  
**Subject:** 1950 Suppress Rd N Tillamook 97141 - rv expansion

You don't often get email from [zboeger@boegerassociates.com](mailto:zboeger@boegerassociates.com). [Learn why this is important](#)

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Doug,

Thanks for taking my call earlier regarding Tillamook RV park expansion.

Please see the attached plans. The first few sheets should show our relationship from the park's entrance off Suppress rd.

I can also forward the old county review from 2017 but will need to send it in drop-box due to its file size. Thanks for your review, and let me know if I can provide anything further for ODOT's approval.

Zach Boeger  
Civil Designer

Rondi Springer  
Tillamook RV Park  
1950 Suppress Road N  
(818) 425-5820  
[Tillamookrvpark@gmail.com](mailto:Tillamookrvpark@gmail.com)

Mr. Casey Michael Allen  
4305-4385 Boquist Road N  
Tillamook, OR 97141

Re: proposed new project shuttering waste treatment plant, new on-site system, 16 additional sites, no more discharging to Tillamook Bay- County wants approval from my nearest neighbor.

Dear Mr. Allen:

I think we met several years ago when you and your son were hacking your way through the forest.

I'm working with DEQ and County with a new improvement project; the DEQ and I both want to stop my discharging effluent into Tillamook Bay with a new onsite system of membrane filtration. I am purchasing 1.9 acres from your neighbor Mr. Boquist, to install a new leach field to service the sites. I also am adding 16 additional RV sites in the old meadow.

The County wants to ensure my nearest neighbor is okay with this project, thus I am writing to you to get your approval.

I've including a property search paper with the properties you own, and I am asking if you could sign and date it for that approval.

## Search

## Account Search

**Disclaimer:** This site will let you search for and examine property. The information used, is derived from the county tax roll. The information is provided for informational purposes only. These are not the official records of the Tax Department. The County does not guarantee the accuracy of information on this website; information is subject to change without notice. Any use of, or actions taken based upon, any of the information contained on or accessed through this website is done entirely at your own risk. The County assumes no responsibility with regard to the selection, performance, or use of information on this website. By proceeding to the Assessment & Taxation Web Query, you agree that you understand this disclaimer.

**Instructions:** Locate your account by using one of the options below. Enter as little as possible for the best results. For example, for an Address search, look for "201 Laurel Ave" instead of "201 Laurel Ave, Tillamook".

**PAYMENT PROCESSING:** Payments will be posted the following business day. Online balances will be updated once payments are posted.

Name

CASEY MICHAEL ALLEN

Search

## Account 154718

## Real Property

ALLEN, CASEY MICHAEL

1S1013A0 00500

4385 BOQUIST RD COUNTY OR

☒ Related Accounts

Amount Due
\$0.00

☒ Print and Pay

## Account 154745

## Real Property

ALLEN, CASEY MICHAEL

1S1013A0 00600

4305 BOQUIST RD COUNTY OR

☒ Related Accounts

Amount Due
\$1,118.02

☒ Print and Pay

I approve the project

dated:

Allen 2-7-25  
Casey Michael Allen



## **EXHIBIT D**

**GROUNDWATER IMPACT ASSESSMENT  
TILLAMOOK RV PARK  
1950 SUPPRESS ROAD N.  
TILLAMOOK, OREGON**

Wallace Group Project No. 24125 (1)  
August 12, 2024



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A Report Prepared for:

Mr. Dennis J. Boeger, P.E.  
Boeger & Associates, LLC  
1011 S. Bertelsen  
Eugene, Oregon 97402

**GROUNDWATER IMPACT ASSESSMENT  
TILLAMOOK RV PARK  
1950 SUPPRESS ROAD N.  
TILLAMOOK, OREGON**

Wallace Group Project No. 24125 (1)

*Prepared by:*



Kiefer Kuhn, R.G.  
Staff Geologist



Shane Cochran, R.G.  
Senior Geologist

**THE WALLACE GROUP, INC.**  
62915 NE 18<sup>th</sup> Street, Suite 1  
Bend, Oregon 97701



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1. Vicinity Map

## APPENDICES

- A. LOSS Equations for Site Nitrate Balance at POC and APOC
- B. Level One Nitrate Balance Map (Boeger & Associates)
- C. DEQ Site Evaluation Approval (June 14, 2024)

## **1.0 INTRODUCTION**

### **1.1 PURPOSE**

Wallace Group conducted a groundwater impact assessment to fulfill the Oregon Department of Environmental Quality (DEQ) Application for Onsite Sewage Treatment System permitting. It is our understanding that the site is currently developed with 50 full hook-up RV spaces and is proposed for expansion of an additional 16 RV spaces.

## 2.0 FACILITY CHARACTERIZATION

### 2.1 FACILITY DESCRIPTION

A site visit and/or site reconnaissance were not performed in the scope of this report. Based on client discussions and aerial reviews, the site appears as pastureland. The site is proposed for expansion of an existing Tillamook RV Park. The Tillamook RV Park is currently developed with 50 full hook-up spaces. On June 14, 2024, the DEQ completed a site evaluation approval (**Appendix C**) which stated 16 additional full RV hook-ups were proposed.

The site is located adjacent west of U.S. Highway 101 and approximately two miles north of downtown Tillamook, Oregon in Tillamook County (**Figure 1**). The site is located outside of the Tillamook city limits and urban growth boundary. The proposed site is located at 1950 Suppress Road N (map and tax lot [TL] 1S1013A000300).

### 2.2 LAND USE

The site historically has been agriculturally utilized. Other improvements include a residence and a general-purpose building. The site is zoned Improved H&B Use Farm, Receiving Farm Deferral, Zone Non-EFU (541). Tillamook County mapped the site as rural residential 2 acre (RR.2).

### 2.3 WASTE AND MATERIALS TREATMENT, DISPOSAL AND STORAGE

Based on the age of the current on-site residence there is most likely a septic system associated with it. There is no current on-site septic waste treatment, disposal, or storage on the proposed property line adjustment portion of TL 300. The proposed drainfield area on TL 300 is to serve the current RV park located on TL 1000.

### 2.4 WASTEWATER DISCHARGE RATES

Based on information provided by the client, the proposed wastewater discharge rates for the expansion of the RV Park are based on 50 existing RVs (5,000 gallon per day [gpd]) with 16 proposed (1,600 gpd). This equates to 6,600 gpd.



## **3.0 SITE CHARACTERIZATION**

### **3.1 TOPOGRAPHY**

The site is relatively flat to slightly northwest dipping and consists of fluvio-marine and stream terraces. The average site elevation is 30 feet above mean sea level (AMSL).

### **3.2 CLIMATE**

The site is located in the Coast Range Physiographic Province of Oregon. This region is characterized by oceanic climate (mean annual air temperature of 49 to 52°F). Annual precipitation in the Tillamook area is approximately 80 to 100 inches.

### **3.3 GROUNDWATER USE**

The Oregon Water Resources Department (OWRD) maintains records of well logs installed in the state of Oregon. The Department's well log records are extensive; however, they do not necessarily reflect the actual number of water wells within the state. The OWRD database was queried for water wells located within an approximate one-mile radius of the site. This search revealed three water wells with completed depths ranging from 105 to 118 feet below ground surface (bgs). Static water levels reportedly range from 7 to 26 feet bgs. One domestic water well located approximately 2,800 feet to the southeast of the site was completed to a depth of 85 feet bgs and had a static water level of 10 feet bgs.

### **3.4 SURFACE WATER USE**

The Kilchis and Wilson Rivers are located 0.5 mile northwest and 0.6 mile southwest, respectively. The Squeedunk Slough is also located 0.7 mile west of the site. These rivers are utilized for recreation (e.g., boating, fishing, rafting, and/or kayaking), and natural habitat. The City of Tillamook's water supply consists of surface water from the Killiam and Fawcett Creeks and groundwater from three wells located across the city. The City of Bay City's water supply consists of two water wells near the Kilchis River, east of Bay City. Based on waterline locations adjacent to the site, sample data from Bay City was utilized in this report.

The National Wetlands Inventory (NWI) maps and digitizes wetlands to illustrate the distribution of wetlands across the nation, with the goal to protect wildlife species and their habitats. The geodatabase was reviewed for the target property. There were no mapped on-site wetlands.

### **3.5 SOIL CHARACTERIZATION**

Wallace Group reviewed the Natural Resources Conservation Service (NRCS) hydraulic conductivity values for the on-site mapped soils to 60 inches bgs. The site is mapped as a silt loam to silty clay loam. The most limiting layer saturated hydraulic conductivity ranges from 0.06 to 0.2 inches per hour (in/hr). To represent this range, a mean value of 0.13 in/hr (0.26 feet per day) was used for the LOSS equation in Section 5.1 of this report.

### **3.6 GEOLOGIC CHARACTERIZATION**

#### ***3.6.1 Regional Geology***

The Tillamook area crosses a broad, northeast-plunging structural arch in Tertiary volcanic and sedimentary strata that form the northern Oregon Coast Range. The core of the uplift consists of Eocene basalt and interbedded marine strata which were previously correlated with the Siletz River Volcanics of the central Oregon Coast Range. The Tillamook Volcanics are interpreted as the remains of an Eocene oceanic island constructed in deep water and resting on an older submarine volcanic and sedimentary sequence. A major northwest-trending fault zone forms the north side of Tillamook Bay, where southwest-striking Tillamook Volcanics are truncated, folded, and deformed along fault parallel trends. The Tillamook Bay fault zone trends southeast as en echelon segments 30 km (18.6 miles) across the Coast Range to link up with the Yamhill River fault zone north of McMinnville (Wells et al., 1994).

#### ***3.6.2 Local Geology***

The site and surrounding areas are comprised of unconsolidated sediment deposits (Chitwood-Hebo complex). These deposits include mixed alluvium, colluvium, and/or fluviomarine deposits derived from sedimentary rocks (NRCS, 2024).

### **3.7 HYDROGEOLOGY**

#### ***3.7.1 Regional Hydrogeology***

Apparent groundwater flow in the region is to the west - northwest, towards Tillamook Bay. Regional groundwater occurs in shallow alluvium and less so in the underlying marine sedimentary and volcanic rocks.

#### ***3.7.2 Local Hydrogeology & Hydrology***

The shallow unconsolidated sediments (alluvium) are the principal aquifer in the vicinity of the site with a thickness of up to 150 feet (Sceva and Debow, 1965). During the DEQs site evaluation approval, on-site test pit excavations were conducted which encountered shallow or perched groundwater that ranged from 8 inches to 51 inches bgs.

## 4.0 EVALUATION OF POTENTIAL WATER QUALITY IMPACTS

### 4.1 NITRATE LOSS EQUATION

The large on-site sewage system (LOSS) equation, utilized by the state of Washington Department of Health to screen for potential nitrate impacts, was applied in this assessment per DEQ guidance, and is included in **Appendix A**. Based on the proposed wastewater volume for the expansion development (RV Park), total nitrogen concentration in wastewater default value (60 milligrams per liter [mg/L]) reduce by 65 percent due to the use of two-to-three Orenco AdvancTex AX100 pods as pretreatment prior to the leach field, reliance on default values (i.e., nitrate concentration in precipitation, soil denitrification, hydraulic gradient, and aquifer thickness) combined with localized values (i.e., drain field area, distance from drain field to property boundary, aquifer width, saturated hydraulic conductivity, recharge, nitrate concentration in upgradient groundwater, wastewater volume) for the LOSS equation, a nitrogen concentration of 12.57 mg/L is expected at the point of compliance (POC). The POC is determined as the downgradient edge of the proposed drain field. A mean value of the reported saturated hydraulic conductivity range for on-site mapped soils was used. The alternate point of compliance (APOC) is determined by the closest point along the property boundary in the direction groundwater flow at the site. A nitrogen concentration of 12.17 mg/L is expected at the APOC.

### 4.2 POTENTIAL WATER QUALITY IMPACTS

Based on the findings of this Groundwater Impact Assessment, groundwater in the vicinity of the site and the greater Tillamook area typically occurs in relatively shallow unconsolidated sediments. The average soil saturated hydraulic conductivity of the most limiting layer is 0.13 in/hr. With slightly elevated nitrate values at the POC and APOC, underlying clay, and shallow on-site water bearing zones, there appears to be a low potential for groundwater impacts.

### 4.3 KNOWN WATER QUALITY IMPACTS

Currently, Tillamook Bay Watershed is recognized by the Oregon DEQ as Water Quality Limited waters. The watershed is limited for temperature and bacteria. The largest bacterial water quality impacts are from local dairies, sewage treatment facilities, and on-site septic systems.



## 5.0 CONCLUSIONS

Based on the proposed expansion of the Tillamook RV Park, septic volumes, pretreatment, and the computed LOSS equation values, a nitrogen concentration of 12.57 mg/L is expected at the POC and 12.17 mg/L at the APOC. The average soil saturated hydraulic conductivity of the most limiting layer is 0.13 in/hr. With slightly elevated nitrate values at the POC and APOC, underlying clay, and shallow on-site water bearing zones, there appears to be a low potential for groundwater impacts.



## 6.0 REFERENCES

City of Bay City Water System 2022 Consumer Confidence Report. Retrieved August 5, 2024, from: [https://www.ci.bay-city.or.us/sites/default/files/fileattachments/public\\_works/page/221/2022\\_ccr\\_report.pdf](https://www.ci.bay-city.or.us/sites/default/files/fileattachments/public_works/page/221/2022_ccr_report.pdf)

Ground-Water Levels State of Oregon, 1965, Sceva J.E., Debow R.

United States Department of Agriculture, Natural Resources Conservation Service, *Web Soil Survey*, n.d. Retrieved July 1, 2024, from <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.

Washington State Department of Health, July 2024. *Level 1 Nitrate Balance Instruction for Large On-site Sewage Systems, Instruction for Department of Health (DOH) Level 1 Nitrate Balance*.

Wells R.E., Snively P.D., MacLeod N.S., Kelly M. M., Parker M. J., 1994, *Geologic Map of the Tillamook Highlands, Northwest Oregon Coast Range (Tillamook, Nehalem, Enright, Timber, Fairdale, and Blaine 15 minute Quadrangles)*.

## 7.0 PROFESSIONAL AUTHENTICITY

This report has been authored and reviewed by the undersigned. This report is void if the original seal(s) and signature(s) are not included.



Kiefer A. Kuhn, R.G.  
Staff Geologist



Shane M.  
Cochran, R.G.  
2024.08.13  
14:22:46-07'00'

Shane M. Cochran, R.G.  
Senior Geologist

# FIGURES







Approximate  
Scale: 1" = 2500'

**PROJECT  
LOCATION**

Bay Ocean Rd NW  
Bay Ocean Rd NW  
Bay Ocean Rd NW

Wilson River

Tillamook

1st St HATHAWAY MEAD

Fairview



**WALLACE**  
**GROUP**  
NORTHWEST GEOSYSTEM EXPERTS

VICINITY MAP  
TILLAMOOK RV PARK  
71950 SUPPRESS ROAD N.  
TILLAMOOK, OREGON

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PROJECT No:	24125 (1)	FIGURE
DRAWN BY:	July 26, 2024	
CHECKED BY:	KAK	
FILE NAME:	SMC	
24125 (1) Figure 1		



# APPENDIX A

Large On-Site Sewage System (LOSS) Level 1 Nitrate Balance

Project name:		TILLAMOOK RV PARK (POC)	
Address, city and county:		1950 Suppress Road N, Tillamook, Tillamook County, Oregon	
Completed by (name and title):		Kiefer Kuhn, R.G. (Wallace Group)	
Date:		08-12-2024	

Input Values	Factor	Units	Values	Instructions	Information Source
Nitrate concentration in precipitation	N <sub>r</sub>	mg/l as N	0.24	Default	default reduced by 65% via AX100 pods
Total nitrogen concentration in wastewater	N <sub>w</sub>	mg/l	21	Default - residential strength	
Soil denitrification	d	unitless	0.1	Default	
Aquifer thickness	b	ft	20	Default or aquifer thickness if known	
Drainfield area	A <sub>d</sub>	ft <sup>2</sup>	61,594	Primary drainfield area	Sht. 3of3, (attached to report as App B)
Distance from drainfield to property boundary	D <sub>pb</sub>	ft	0	Measure in direction of GW flow	Sht. 3of3, (attached to report as App B)
Aquifer width	W <sub>A</sub>	ft	184	Perpendicular to GW flow	Sht. 3of3, (attached to report as App B)
Aquifer hydraulic conductivity	K	ft/day	0.26	Measured or literature value	<a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a>
Hydraulic gradient	i	ft/ft	0.010	If unknown, use 0.01	
Recharge	R	in/yr	31.50	Recharge will be a % of ppt	<a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a> (35% of 90 in/yr)
Nitrate concentration of upgradient ground water	N <sub>a</sub>	mg/l	0.678	Prefer sampling data	<a href="https://www.cl.bay-city.or.us/sites/default/files/fileattachments/public_works/page/221/2022_ccr_report.ppt">https://www.cl.bay-city.or.us/sites/default/files/fileattachments/public_works/page/221/2022_ccr_report.ppt</a>
Wastewater volume	V <sub>w</sub>	gpd	6,600	Design flows or measured volume	Sht. 1 of 3 Boeger 5,000gpd+1,600gpd

Output Values	N <sub>gw</sub>	mg/l as N	12.57	Point of Compliance (POC)
Groundwater nitrate value				

Large On-Site Sewage System (LOSS) Level 1 Nitrate Balance

Project name:		TILLAMOOK RV PARK (APOC)	
Address, city and county:		1950 Suppress Road N, Tillamook, Tillamook County, Oregon	
Completed by (name and title):		Kiefer Kuhn, R.G. (Wallace Group)	
Date:		08-12-2024	

Input Values	Factor	Units	Values	Instructions	Information Source
Nitrate concentration in precipitation	$N_r$	mg/l as N	0.24	Default	default reduced by 65% via AX100 pods
Total nitrogen concentration in wastewater	$N_w$	mg/l	21	Default - residential strength	
Soil denitrification	$d$	unitless	0.1	Default	
Aquifer thickness	$b$	ft	20	Default or aquifer thickness if known	Sht 3c/d3, (attached to report as App B) Sht 3c/d3, (attached to report as App B) Sht 3c/d3, (attached to report as App B)
Drainfield area	$A_o$	ft <sup>2</sup>	61,594	Primary drainfield area	
Distance from drainfield to property boundary	$D_{pb}$	ft	34	Measure in direction of GW flow	<a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a>
Aquifer width	$W_A$	ft	184	Perpendicular to GW flow	
Aquifer hydraulic conductivity	$K$	ft/day	0.26	Measured or literature value	<a href="https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx">https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx</a>
Hydraulic gradient	$i$	ft/ft	0.010	If unknown, use 0.01	
Recharge	$R$	in/yr	31.50	Recharge will be a % of ppt	<a href="https://www.ci.bay-city.or.us/sites/default/files/attachments/public_works/page/221/2022_ccr_report.pdf">https://www.ci.bay-city.or.us/sites/default/files/attachments/public_works/page/221/2022_ccr_report.pdf</a>
Nitrate concentration of upgradient ground water	$N_a$	mg/l	0.678	Prefer sampling data	
Wastewater volume	$V_w$	gpd	6,600	Design flows or measured volume	Sht 1 of 3 Boeger 5,000gpd+1,600gpd

Output Values			
Groundwater nitrate value	$N_{gw,ALT}$	mg/l as N	12.17 Alternative POC

# APPENDIX B



# SITE EVALUATION MAP

## SEC 13. T1S. R10W. W.M.

### TL 1000 & TL 300

HWY 101

Primary drainfield area  
(in square feet)

Aquifer width perpendicular to  
GW flow (in feet)

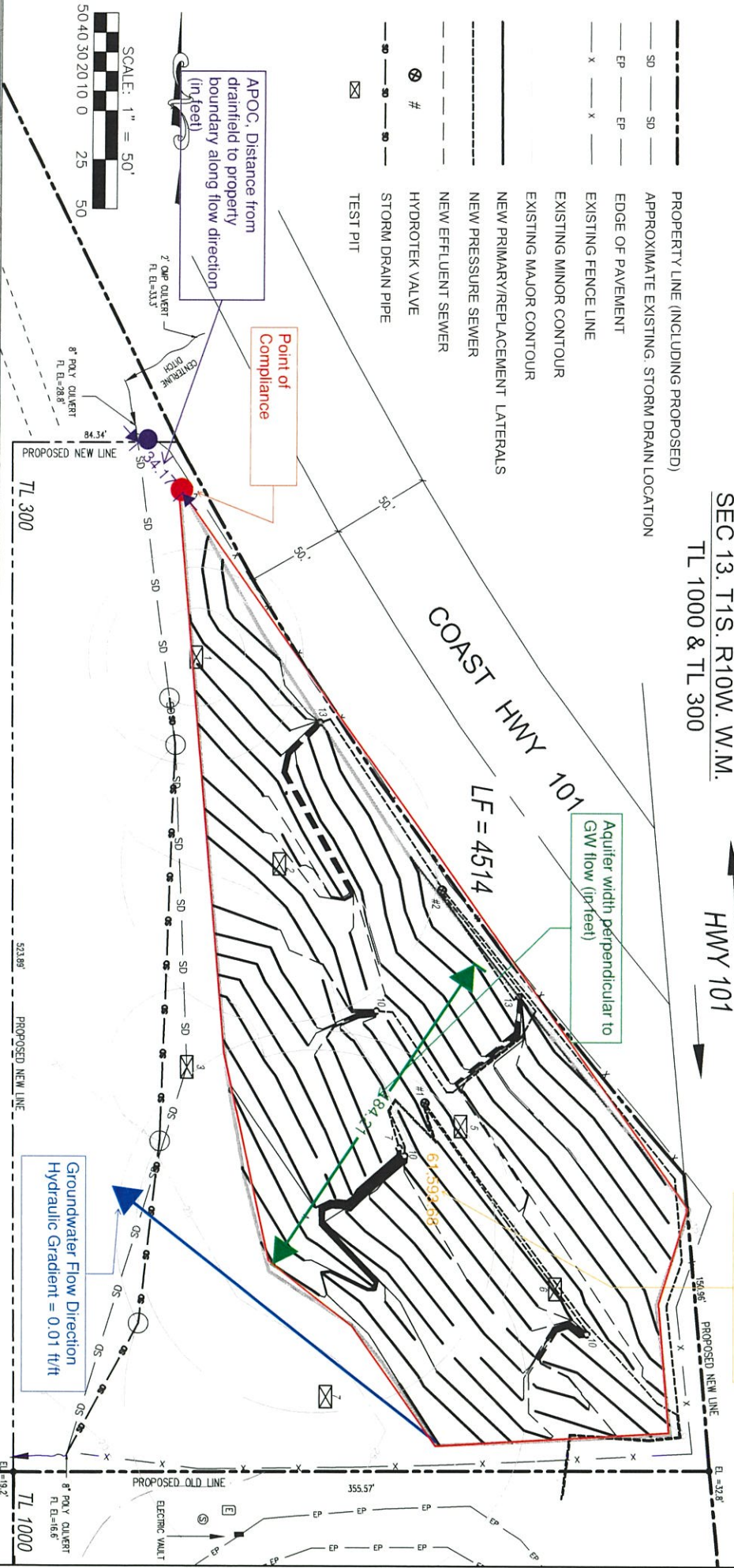
COAST HWY 101  
LF = 4514

- SD SD
- EP EP
- X X
- PROPERTY LINE (INCLUDING PROPOSED)
- APPROXIMATE EXISTING STORM DRAIN LOCATION
- EDGE OF PAVEMENT
- EXISTING FENCE LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- NEW PRIMARY/REPLACEMENT LATERALS
- NEW PRESSURE SEWER
- NEW EFFLUENT SEWER
- HYDROTEK VALVE
- STORM DRAIN PIPE
- TEST PIT

APOC, Distance from  
drainfield to property  
boundary along flow direction  
(in feet)

SCALE: 1" = 50'

50 40 30 20 10 0 25 50



Groundwater Flow Direction  
Hydraulic Gradient = 0.01 ft/ft

REGISTERED PROFESSIONAL ENGINEER  
OREGON  
DENNIS J. BOEGER  
No. 18331  
EXPIRES: 12/31/2025

**Boeger & Associates, LLC**  
Civil Engineering & Planning

1011 S. BERTSELSEN RD.  
Eugene, OR 97402

Ph: 541.302.4996  
dboeger@boegerassociates.com

W.O. No.	476
Design	DB
Drawn	ZB
Check	DB
Date	6/10/2024

TILLAMOOK RV PARK	
71950 SUPPRESS RD N. TILLAMOOK, OR 97141	
SITE EVALUATION	
REVISIONS	
No. Description/Date	By

# APPENDIX C



# Oregon

Tina Kotek, Governor

## Department of Environmental Quality

Northwest Region Salem Office

4026 Fairview Industrial Dr. SE

Salem, OR 97302

(503) 378-8240

FAX (503) 373-7944

TTY 711

June 14, 2024

VIA-EMAIL ONLY

Zachary Boeger

Boeger & Associates, LLC

1011 S Bertelsen Rd

Eugene, OR 97402

[zboeger@boegerassociates.com](mailto:zboeger@boegerassociates.com)

RE: Site Evaluation Approval - 248-24-000080-EVAL  
Thomas Boquist  
4505 Boquist Rd., Tillamook  
T. 1S, R. 10W, Sec. 13A, Tax Lot 300, 13.3 acres  
Tillamook County

Dear Zachary Boeger:

I conducted a site evaluation for the property described above on April 3, 2024. Details on the findings and next steps outlined below and field worksheets. I evaluated nine test pits, and the soil notes are attached. We have found suitable soils for the proposal and details are described in this letter.

### **Proposal**

The proposal is to construct a new onsite wastewater treatment system for Tillamook RV Park located at 1950 Suppress Rd N in Tillamook. The facility consists of 50 full hook-up RV spaces and is proposing an additional 16 full hook-up RV spaces. The proposed peak design flow is 6,600 gallons per day. Table 2 using travel trailer with individual water and sewer hookups sizing at 100 gpd per space. The facility will be required to make new application for a Water Pollution Control Facilities Onsite Permit.

The proposed drainfield area located on tax lot 300 is to serve the RV park located on tax lot 1000. The owner is in the process of acquiring the evaluated drainfield area on tax lot 300 and complete a property line adjustment through Tillamook County Planning Department.

## **History**

The facility currently operates a wastewater treatment plant under a National Pollutant Discharge Elimination System (NPDES) permit #101987. The treatment plant is an activated sludge sequencing batch reactor that discharges to Smith Creek or to an existing drainfield. There are no records on the drainfield. The treatment plant is struggling to meet permit limits and mostly discharging to the drainfield year-round. The park owner has elected to construct a new onsite wastewater treatment system and discontinue use of the SBR unit and discharging to Smith Creek and the existing drainfield.

## **Site Evaluation Findings**

### **Soil Conditions Test Pits 3 & 7:**

Test pit 3 intercepted the storm drain on the property and is unsuitable.

Test pit 7 is unsuitable due to depth to a shallow temporary water table where conditions associated with saturation were observed as high as 8 inches below ground surface.

### **Soil Conditions Test Pits 1 – 2, 4 - 6 & 8 -9:**

The test pits are suitable for the installation of an onsite wastewater treatment system. See the enclosed field notes for a complete description of the test pit locations and soil horizon descriptions.

The site of these test pits is suitable for a sand filter, recirculating gravel filter or alternative treatment technology system. The minimum drainfield requirements for these options are as follows:

## **Conditions of Suitability – *pending drainfield stakeout***

### **Test pit 4**

**Initial System:** Alternative Treatment Technology, Conventional Sand Filter, or Recirculating Gravel Filter – Treatment Standard 1.

**Repair System:** Alternative Treatment Technology, Conventional Sand Filter, or Recirculating Gravel Filter – Treatment Standard 1.

**Peak Design Flow:** 6,600 gallons per day

**Drainfield sizing:** 50 linear feet per 150 gallons of projected daily sewage flow

**Drainfield:** 2,200 linear feet

**Trench depths:** Min/Max 12 inches

**Distribution method:** Equal

Minimum trench spacing 10' center to center

### **Test pits 1 - 2, 5 - 6, 8 - 9**

**Initial System:** Alternative Treatment Technology, Conventional Sand Filter, or Recirculating Gravel Filter – Treatment Standard 1.

**Repair System:** Alternative Treatment Technology, Conventional Sand Filter, or Recirculating Gravel Filter – Treatment Standard 1.

**Peak Design Flow:** 6,600 gallons per day



**Drainfield sizing:** 50 linear feet per 150 gallons of projected daily sewage flow

**Drainfield:** 2,200 linear feet

**Trench depths:** Min/Max 18 inches

**Distribution method:** Equal

Minimum trench spacing 10' center to center

### **System Design Considerations**

The minimum total septic tank volume must be twice the projected daily sewage flow. Please note: the system design must follow Large System Design Requirements in OAR 340-071-0520 and this includes a written assessment of the impact of the proposed system on the quality of public waters and public health, prepared by a registered geologist, or a certified engineering geologist qualified as a hydrogeologist. *The assessment should be submitted prior to making application so that DEQ can review the impact assessment and make any needed recommendations on whether additional treatment is needed other than indicated in this site evaluation report.*

The system designer must consider waste strength and design the septic system to meet the influent and effluent limitations established in a Water Pollution Control Facility permit. Please refer to the attached field worksheets and the preliminary site plan noting the approved drainfield areas.

An application for a permit must include projected wastewater flow data, using OAR 340-071-0220 (Table 2) for all potential sources of wastewater from the facility. The agent may also consider flow data collected from a similar facility.

Following the groundwater assessment outlined above, construction plans are required and must be prepared and stamped by a Professional Engineer; Registered Environmental Health Specialist; or Wastewater Specialist licensed/registered to practice in Oregon for review and approval by DEQ.

A completed property line adjustment through Tillamook County Planning Department is required at the time of permit application submittal for all portions of the initial and replacement systems in which property lines are crossed. If for some reason a PLA is not completed, a recorded two-party easement must be submitted on a DEQ-approved form at the time of permit application submittal.

All other system components proposed for this project must meet the design and construction requirements (including drainfield) found in OAR 340-071 & 073.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issued date and must include the application fees in OAR 340-071-0140. A senior DEQ staff person will be assigned the site evaluation report review application.

If you have any questions about this letter, please contact me by email at [jessica.joye@deq.oregon.gov](mailto:jessica.joye@deq.oregon.gov) or by phone (503)378-5033.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jessica Joye".

Jessica Joye, REHS  
Natural Resource Specialist 4

Encl: Preliminary site plan & test pit locations dated 6/10/2024  
Field worksheets dated 4/3/2024

Cc: File (w/enclosures)  
Thomas Boquist, 4505 Boquist Rd., Tillamook, OR 97141  
Ec: Rondi Springer, Tillamook RV Park, LLC, [tillamookrvpark@gmail.com](mailto:tillamookrvpark@gmail.com)  
Dennis Boeger, [dboeger@boegerassociates.com](mailto:dboeger@boegerassociates.com)

# SITE EVALUATION MAP

SEC 13A T1S. R10W. W.M.

TL 1000 & TL 300

HWY 101

PROPERTY LINE (INCLUDING PROPOSED)

APPROXIMATE EXISTING STORM DRAIN LOCATION

EDGE OF PAVEMENT

EXISTING FENCE LINE

EXISTING MINOR CONTOUR

EXISTING MAJOR CONTOUR

NEW PRIMARY/REPLACEMENT LATERALS

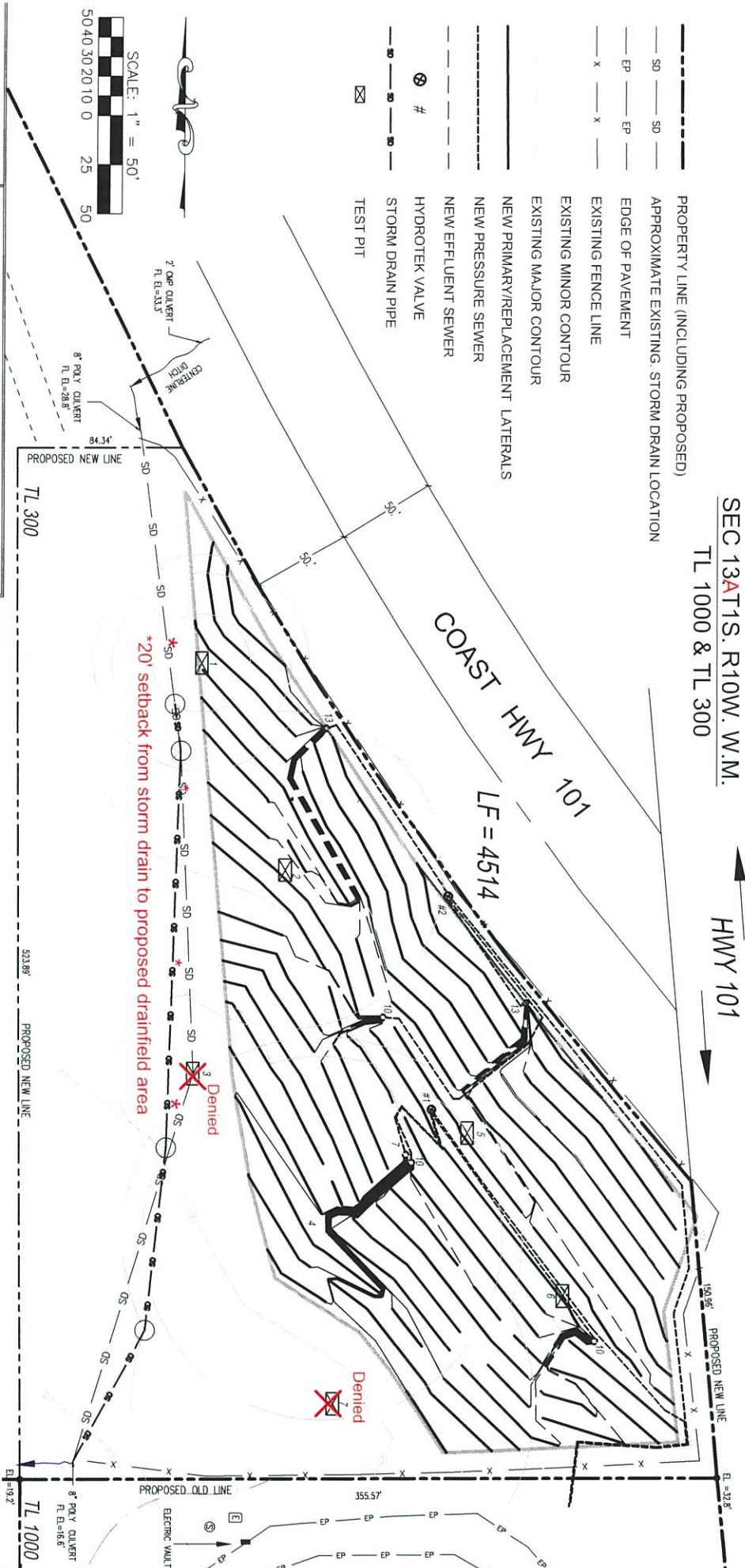
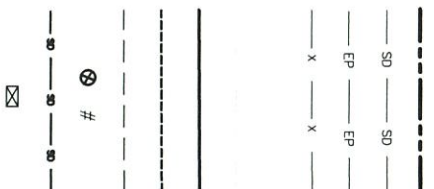
NEW PRESSURE SEWER

NEW EFFLUENT SEWER

HYDROTEK VALVE

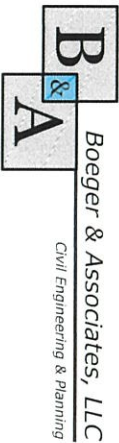
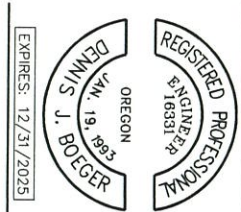
STORM DRAIN PIPE

TEST PIT



\*20' setback from storm drain to proposed drainfield area

66 full hook-up RV Spaces @6,600 gpd  
4,400 lf drainfield (2,200 lf initial, 2,200 lf replacement)



W.O. No.	476
Design	DB
Drawn	ZB
Check	DB
Date	6/10/2024

TILLAMOOK RV PARK  
71950 SUPPRESS RD N. TILLAMOOK, OR 97141  
SITE EVALUATION

REVISIONS	No.	Description/Date	By

# SITE EVALUATION FIELD WORKSHEET

Township: 1S Range: 10W Section: 13 Property ID: 1000 & 300  
 Owner/Applicant: Zachary Boeger Evaluator: J. Joye  
 Inspection Date(s): 4/3/2024 Application Number: 248-24-000080-EVAL

	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...
Pit 1	0 - 9	SiL	10YR3/2; no CAS; 2,vf-f roots; structure 2,f-GR; clear smooth boundary
	9 - 18	SiCl	10YR3/2; CAS @ 18" 10YR6/1, 2.5YR5/6; 1,f-m roots; 1,m-SBK; clear smooth boundary
	18 - 38	SiC	10YR5/4; CAS t/o; 1,m roots; 1,m-SBK; clear smooth boundary
	38 - 43	C	10YR5/4; CAS t/o; 1,m-MSSV; H <sub>2</sub> O @ 43"; ESD @38".
Pit 2	0 - 9	SiL	10YR3/2; no CAS; 3,vf-f roots; 2,f-GR; clear smooth boundary
	9 - 16	SiL	10YR4/2; no CAS; 2,f-m roots; 2,m-SBK; clear smooth boundary
	16 - 24	SiCl	10YR5/4; CAS @19" 10YR4/1, 2.5YR5/6; 2,f-m roots to 20"; 1,m-SBK; clear smooth bndry
	24 - 38	SiC	10YR5/4; CAS t/o; 1,m-roots to 26"; 1,m-SBK; clear smooth bndry
	38 - 51	C	10YR5/4; CAS t/o; 1,m-MSSV; H <sub>2</sub> O seeping @51"; ESD @38".
Pit 3	0 - 9	SiL	10YR3/2; no CAS; 2,vf-f roots; 2,f-GR
Denied	9 - 13	SL	10YR4/2; CAS @12" 2.5Y5/1, 7.5YR5/6; 2,f-m roots; 2,m-SBK
	13 - 25	SiCl	10YR5/4; CAS t/o; 1,m roots; 2,m-SBK
	25 - 38	C	10YR5/4; CAS t/o; 1,f roots to 24"; 2,m-MSSV; H <sub>2</sub> O @38"; ESD @25"; Storm drain intercepted in test pit.
Pit 4	0 - 10	SiL	10YR3/2; no CAS; 3,vf-f roots to 8"; 2,f-GR; clear smooth boundary
	10 - 22	SiCl	10YR4/2; CAS @12" 2.5Y5/1, 7.5YR5/6; 2,f-m roots to 11" 1,m roots to 21"; 2,m-SBK; clear smooth boundary
	22 - 32	SiC	10YR5/4; CAS t/o; 1,m-SBK; clear smooth boundary
	32 - 43	C	10YR5/4; CAS t/o; 2,m-MSSV; H <sub>2</sub> O @43"; ESD @32".

Landscape Notes: Dairy cow pasture upland; Likely site of land application of manure;

Slope: ~5% Aspect: W-SW Groundwater Type: Temporary

Other Site Notes: A storm drain is noted on site plan. Test pit #3 intersects the storm drain. Storm drain location on map appears not accurate, field verify location of storm drain. If watertight, a 20' setback to drainfield area is required. A 50' setback if not watertight or purpose is more like a groundwater interceptor. Area above 30' elevation appears suitable for initial/replacement drainfields. Field stakeout required.

## SYSTEM SPECIFICATIONS

Design Flow: 10,000 gpd

Initial System: ATT, RGF, or SF (Treatment Standard #1)

Disposal Facility: 3,333 linear feet Maximum Depth: 18 inches Minimum Depth: 18 inches

Replacement System: ATT, RGF, or SF (Treatment Standard #1)

Disposal Facility: 3,333 linear feet/square feet Maximum Depth: 18 inches Minimum Depth: 18 inches

Special Conditions: \_\_\_\_\_

Test pit #3 - Denied intersects storm drain. Utilizing the area 20 feet east & upslope of tp#3 is acceptable for a capping fill equal distribution 12"min/12"max.

Test pit #4 - Capping fill equal distribution 12"min/12"max.



# SITE EVALUATION FIELD WORKSHEET

Township: 1S Range: 10W Section: 13 Property ID: 1000 & 300  
 Owner/Applicant: Zachary Boeger Evaluator: J. Joye  
 Inspection Date(s): 4/3/2024 Application Number: 248-24-000080-EVAL

	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...
Pit 5	0 - 9	SiL	10YR3/2; no CAS; 2,vf-f roots; structure 2,f-GR; clear smooth boundary
	9 - 18	SiCl	10YR3/3; no CAS; 2,f-m roots; 2,m-SBK; clear smooth boundary
	18 - 26	SiC	10YR5/4; CAS @23" 10YR6/1, 7.5YR5/6; 1,m roots; 1,m-SBK; clear smooth boundary
	26 - 40	SiC	10YR5/4; CAS t/o; 1,m roots to 38"; 1,m-MSSV; clear smooth boundary
	40 - 54	C	10YR5/4; CAS t/o; 2,m-MSSV; No H <sub>2</sub> O seeping; ESD 40"
Pit 6	0 - 11	SiL	10YR3/2; no CAS; 3,vf-f roots to 9"; 2,f-GR; clear smooth boundary
	11 - 22	SiCl	10YR3/3; no CAS; 2,f-m roots to 13"; 2,m-SBK; clear smooth boundary
	22 - 36	SiC	10YR5/4; CAS @23" 10YR6/1, 7.5YR5/6; 2,f-m roots to 22"; 1,m-SBK; clear smooth bndry
	36 - 44	SiC	10YR5/4; CAS t/o; 1,m-roots to 33"; 1,m-MSSV;
	44 - 54	C	10YR5/4; CAS t/o; 2,m-MSSV; No H <sub>2</sub> O; ESD 44"
Pit 7	0 - 8	SiL	10YR3/2; CAS @ 8" 2.5Y5/1, 7.5YR5/6; 3,vf-f roots to 5" 2,f-m roots to 8"; 2,f-GR; clear smooth boundary
Denied	8 - 20	SiCl	10YR4/2; CAS t/o; 1,f-m roots to 12"; 2,m-SBK; clear smooth boundary
	20 - 42	SiC-C	10YR5/1; CAS t/o; 2,m-SBK; H <sub>2</sub> O seeping @20" standing @42"; ESD 20"
Pit 8	0 - 12	SiL	10YR3/2; no CAS; 3,vf-f roots to 12"; 2,f-GR; clear smooth boundary
	12 - 26	SiCl	10YR3/3; CAS @24" 10YR6/1, 7.5YR5/6; 2,f-m roots to 22" 1,m roots to 21"; 2,m-SBK; clear smooth boundary
	26 - 34	SiC	10YR5/4; CAS t/o; 1-m roots to 33"; 1,m-SBK; clear smooth boundary
	34 - 43	SiC	10YR5/4; CAS t/o; 1,m-MSSV;
	43 - 54	C	10YR5/4; CAS t/o; 2,m-MSSV; No H <sub>2</sub> O; ESD 43"
Pit 9			Similar to TP#8 - CAS @20" 10YR5/1, 7.5YR5/6; No H <sub>2</sub> O; ESD 42"

Landscape Notes: Dairy cow pasture upland; Likely site of land application of manure;

Slope: ~5% Aspect: W-SW Groundwater Type: Temporary

Other Site Notes: Storm drain location on map appears not accurate, field verify location of storm drain. If watertight, a 20' setback to drainfield area is required. A 50' setback if not watertight or purpose is more like a groundwater interceptor. Area above 30' elevation appears suitable for initial/replacement drainfields. Field stakeout required.

## SYSTEM SPECIFICATIONS

Design Flow: 10,000 gpd

Initial System: ATT, RGF, or SF (Treatment Standard #1)

Disposal Facility: 3,333 linear feet/square feet Maximum Depth: 18 inches Minimum Depth: 18 inches

Replacement System: ATT, RGF, or SF (Treatment Standard #1)

Disposal Facility: 3,333 linear feet/square feet Maximum Depth: 18 inches Minimum Depth: 18 inches

Special Conditions: TP #7 denied

## Oregon Department of Environmental Quality Memorandum

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**Date:** Nov. 18, 2024.  
**To:** Jessica Joye, Onsite Natural Resource Specialist.  
**From:** David Cole, RG, Senior Hydrogeologist.  
**Subject:** Hydrogeologic Assessment Report, Tillamook RV Park,  
Tillamook County.

---

### BACKGROUND AND SUMMARY

I have completed a review of the Groundwater Impact Assessment that The Wallace Group prepared for Mr. Dennis J. Boeger, P.E., Boeger & Associates, LLC. (Eugene, OR). The report's date is Aug. 12, 2024. Shane Cochran (Senior Geologist, RG # 2446), and Kiefer A. Kuhn (Staff Geologist, RG #2846), co-authored the report.

The consultant did not perform a site visit and/or site reconnaissance as part of the report's scope. The site is currently an RV park, with 50 developed full hook-up spaces. The project proposes to add 16 new full hook-up spaces. Based on client-supplied information, the current discharge rate is 5,000 gallons per day (gpd). With the addition of 16 more full hook-up spaces, the total peak design flow will be 6,600 gpd.

The consultant used the state of Washington's Department of Health's Large On-site Septic System (LOSS) model to predict the nitrate concentrations at the facility's point of compliance (POC) and alternate point of compliance (APOC). The consultant defined the POC as the downgradient edge of the proposed drainfield. The consultant defined the APOC as the closest point along the property boundary in the direction of groundwater flow at the site. The project proposes to use two or three Orenco AdvancTex AX100 pods as secondary treatment upstream of the drainfield. With this secondary treatment, the LOSS model predicted a nitrate concentration of 12.57 mg/L at the POC, and a concentration of 12.17 mg/L at the APOC.

### CONCLUSIONS

Based on local topography and soil characteristics immediately underlying the drainfield, the consultant inferred that groundwater flow direction is to the northwest with a conservative hydraulic gradient of 0.01 ft/ft.

While the model output concentrations are slightly above the MCL of 10.0 mg/L, the model values are conservative, and are based on the worst case scenario of all hook-up spaces discharging the maximum design output. Furthermore, since the model does not account for any vertical attenuation, I believe that the aquifer materials will provide additional treatment, given the fine-grained nature of the deposits.

### APPROVAL

I approve the report as written, after receiving a response from the consultant about how they established the groundwater flow direction and aquifer width for the model input value.

# EXHIBIT C



## Wetland Land Use Notification

### OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

\* Required Field    (?) Tool Tips

### Activity Location



Township\* (?)

01S

Range\* (?)

10W

Section\* (?)

13

Quarter-quarter Section (?)

Tax Lot(s) \*

300, 1000

You can enter multiple tax lot numbers within this field, i.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

### Address

Street Address

1950 Suppress Rd N

Address Line 2

City

Tillamook

Postal / Zip Code

97141

State

OR

Country

County \*

Tillamook

Adjacent Waterbody

Geolocation \*

45.48273, -123.84612

### Proposed Activity



Prior to submitting, please ensure proposed activity will involve physical alterations to the land and/or new construction or expansion of footprint of existing structures.

Local Case File #\* (?)

851-25-000196-PLNG

Zoning

Describe any Earthwork/Ground Disturbance \*

None



**Mailing Address (If different than Applicant Address)**

Street Address

1950 Suppress Rd N

Address Line 2

City

Tillamook

Postal / Zip Code

97141

State

OR

Country

USA

Phone (?)

Email (?)

Tillamookrvpark@gmail.com

**Responsible Jurisdiction**

\*

Municipality\*

Date\*

☐ City of ☒ County of

Tillamook

6/4/2025

**Staff Contact**

First Name\*

Sarah

Last Name\*

Thompson

Phone\* (?)

503-842-3408

Email\*

sarah.thompson@tillamookcounty.gov



## Wetland Land Use Notice Response

### Response Page

Department of State Lands (DSL) WN#\*

WN2025-0452

### Responsible Jurisdiction

**Staff Contact**

Sarah Thompson

**Jurisdiction Type**

County

**Municipality**

Tillamook

**Local case file #**

851-25-000196-PLNG

**County**

Tillamook

### Activity Location

**Township**

01S

**Range**

10W

**Section**

13

**QQ section**

**Tax Lot(s)**

300, 1000

**Street Address**

1950 Suppress Rd N

**Address Line 2**

**City**

Tillamook

**State / Province / Region**

OR

**Postal / Zip Code**

97141

**Country**

Tillamook

**Latitude**

45.488353

**Longitude**

-123.8466093

### Wetland/Waterway/Other Water Features



☒ There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.

☒ The National Wetlands Inventory shows wetland, waterway or other water features on the property

☒ The National Hydrography Dataset shows wetland, waterway or other water features on the property

☒ Local Wetlands Inventory shows wetland, waterway or other water features on the property

### Your Activity



☒ It appears that the proposed project may impact wetlands and may require a State permit.

## Sarah Absher

---

**From:** Judith Hill <jihill1@me.com>  
**Sent:** Tuesday, June 10, 2025 5:57 PM  
**To:** Rondi Springer  
**Cc:** Sarah Absher; Sarah Thompson; Chris Wilks; Zachary Boeger  
**Subject:** EXTERNAL: Re: JUNO WATER DISTRICT - No issues with Minor Conforming Permit

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

Juno water board has reviewed the project and have agreed to supply water to the expanded Tillamook RV Park . Judith Hill Secretary/Treasure of Juno Water Improvement District.  
Sent from my iPhone

On Jun 10, 2025, at 11:20 AM, Rondi Springer <tillamookrvpark@gmail.com>

Hi Judy,

Thanks for stopping by. Would you kindly reply to all above in an email that the Juno Water Board is agreeable to the project listed in the non-conforming minor review.

Thanks again, and have a great day.

--

Rondi Springer  
Tillamook RV Park, LLC  
1950 Suppress Road N  
Tillamook, Oregon 97141

(503)354-4627

[tillamookrvpark@gmail.com](mailto:tillamookrvpark@gmail.com)

[www.tillamookrvpark.com](http://www.tillamookrvpark.com)

<NON CONFORMING MINOR REVIEW 851 000196-PLNG TILLAMOOK RV PARK.pdf>

## Sarah Absher

---

**From:** Chris Laity  
**Sent:** Thursday, June 5, 2025 6:27 PM  
**To:** Sarah Thompson  
**Cc:** Brian Olle; Sarah Absher; Melissa Jenck  
**Subject:** RE: #851-25-000196-PLNG

Tillamook County Public Works does not object to this application which includes the creation of 16 new RV stalls. It is unlikely that vehicles will be queued up to enter the site, but if that were to occur, the approximately 300-ft of queuing capacity on Suppress Road is adequate to support this expansion.



**Chris Laity, P.E. | Director**  
TILLAMOOK COUNTY | Public Works  
503 Maroif Loop Road  
Tillamook, OR 97141  
Phone (503) 842-3419  
[Chris.Laity@tillamookcounty.gov](mailto:Chris.Laity@tillamookcounty.gov) (NEW)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

---

**From:** Sarah Thompson <[sarah.thompson@tillamookcounty.gov](mailto:sarah.thompson@tillamookcounty.gov)>  
**Sent:** Wednesday, June 4, 2025 10:09 AM  
**To:** Sarah Absher <[Sarah.Absher@tillamookcounty.gov](mailto:Sarah.Absher@tillamookcounty.gov)>  
**Cc:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Subject:** #851-25-000196-PLNG

Good morning,

Please see the link below for the Notice of Application for #851-25-000196-PLNG for a Non-Comforming Minor Review.

<https://www.tillamookcounty.gov/commdev/project/851-25-000196-plng>

Thanks,



## Sarah Absher

---

**From:** Rondi Springer <tillamookrvpark@gmail.com>  
**Sent:** Monday, June 9, 2025 2:14 PM  
**To:** Sarah Absher; Sarah Thompson; Chris Wilks; Zachary Boeger; Melissa Jenck  
**Subject:** EXTERNAL: Fwd: Board approval of adding 16 sites, new onsite septic and leachfield?

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

Hi all,

For your information.

----- Forwarded message -----

**From:** Michele Bradley <mbradley@potb.org>  
**Date:** Mon, Jun 9, 2025 at 1:18 PM  
**Subject:** RE: Board approval of adding 16 sites, new onsite septic and leachfield?  
**To:** Rondi Springer <tillamookrvpark@gmail.com>

Hi Rondi –

The Port of Tillamook Bay has zero issues with this and will not be submitting any comments.

Thanks for the outreach!

Michele Bradley

Port of Tillamook Bay

[mbradley@potb.org](mailto:mbradley@potb.org)

C 503.812.5100

DD 503.354.8043

[www.potb.org](http://www.potb.org)

\*\*\*\*\*Updated Office Hours: Mon-Thur 8:00-4:00 and Friday 8:00-12:00 starting June 1

**From:** Rondi Springer <[tillamookrvpark@gmail.com](mailto:tillamookrvpark@gmail.com)>  
**Sent:** Monday, June 9, 2025 11:22 AM  
**To:** Michele Bradley <[mbradley@potb.org](mailto:mbradley@potb.org)>  
**Subject:** Board approval of adding 16 sites, new onsite septic and leachfield?

Morning Ms. Bradley:

I've attached the first page of the Non Conforming Minor Review for Tillamook RV Park, to add 16 additional sites and a new leach field and onsite septic system, enabling us to shutter the existing waste treatment plant which has a permit allowing seasonal discharge into Tillamook Bay. This new onsite system will only discharge into the northern area of land I'm purchasing from Mr. Boquist for this sole purpose. The railroad east of this land belongs to the port.

We are a long term monthly RV park that services the Tillamook community; we have nurses, retirees, students, lumberjacks, grocery workers, and employees of many local businesses.

As you know, affordable housing is scarce in this county; these new 16 sites to be built are dedicated to citizens working or retired in Tillamook; I've already had several calls from Amazon employees on availability for the new Amazon center being constructed.

I don't know if this should be brought up at a board meeting, or if a simple approval is required, but wanted to give you a heads up on this non conforming minor review.

Thanks for your time and assistance, and have a great day.

--

Rondi Springer

Tillamook RV Park, LLC

1950 Suppress Road N

Tillamook, Oregon 97141

(503)354-4627

[tillamookrvpark@gmail.com](mailto:tillamookrvpark@gmail.com)

[www.tillamookrvpark.com](http://www.tillamookrvpark.com)

--

Rondi Springer  
Tillamook RV Park, LLC  
1950 Suppress Road N  
Tillamook, Oregon 97141

(503)354-4627

[tillamookrvpark@gmail.com](mailto:tillamookrvpark@gmail.com)

[www.tillamookrvpark.com](http://www.tillamookrvpark.com)

## Sarah Absher

---

**From:** Judith Hill <jihill1@me.com>  
**Sent:** Tuesday, June 10, 2025 5:57 PM  
**To:** Rondi Springer  
**Cc:** Sarah Absher; Sarah Thompson; Chris Wilks; Zachary Boeger  
**Subject:** EXTERNAL: Re: JUNO WATER DISTRICT - No issues with Minor Conforming Permit

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

Juno water board has reviewed the project and have agreed to supply water to the expanded Tillamook RV Park . Judith Hill Secretary/Treasure of Juno Water Improvement District.  
Sent from my iPhone

On Jun 10, 2025, at 11:20 AM, Rondi Springer <tillamookrvpark@gmail.com>

Hi Judy,

Thanks for stopping by. Would you kindly reply to all above in an email that the Juno Water Board is agreeable to the project listed in the non-conforming minor review.

Thanks again, and have a great day.

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<NON CONFORMING MINOR REVIEW 851 000196-PLNG TILLAMOOK RV PARK.pdf>