



Estuary/Floodway Development Permit Request **#851-24-000622-PLNG: Private Dock**

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

NOTICE OF ADMINISTRATIVE REVIEW Date of Notice: August 15, 2025

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

#851-24-000622-PLNG: An Estuary and Floodway Development Permit for the construction of a private dock on a property along the Nestucca River in the Unincorporated Community of Pacific City/Woods. The subject property and project location is 33875 Rip Tide Drive, a County road, zoned Pacific City/Woods Medium Density Residential (PCW-R2) and Estuary Conservation 1 (EC1), and designated as Tax Lot 4400 in Section 19CB, Township 4 South, Range 10 West W.M., Tillamook County Oregon. The applicants and property owners are Mary Jones and Jeff Schons.

Written comments received by the Department of Community Development prior to 4:00 p.m. on August 29, 2025, will be considered in rendering a decision. Comments should address the standards upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, September 2, 2025.

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

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141, or on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>

If you have any questions about this application, please call the Department of Community Development at 503-842-3408. Comments can be emailed to Sarah Thompson, Office Specialist 2, at Sarah.thompson@tillamookcounty.gov.

Sincerely,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive, with the first name "Sarah" being more prominent than the last name "Absher".

Melissa Jenck, CFM, Senior Planner
Sarah Absher, CFM, Director

Enc. Maps, Applicable Ordinance Standards

Applicable Ordinances & Development Standards

Tillamook County Land Use Ordinance (TCLUO)

<https://www.co.tillamook.or.us/gov/ComDev/planning/luo.htm>

- Section 3.106: Estuary Conservation 1 (EC1) Zone
- Section 3.120: Regulated Activities and Impacts Assessments
- Section 3.140: Estuary Development Standards
- Section 3.510: Flood Hazard Overlay (FH)
- Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization

ARTICLE III – ZONE REGULATIONS

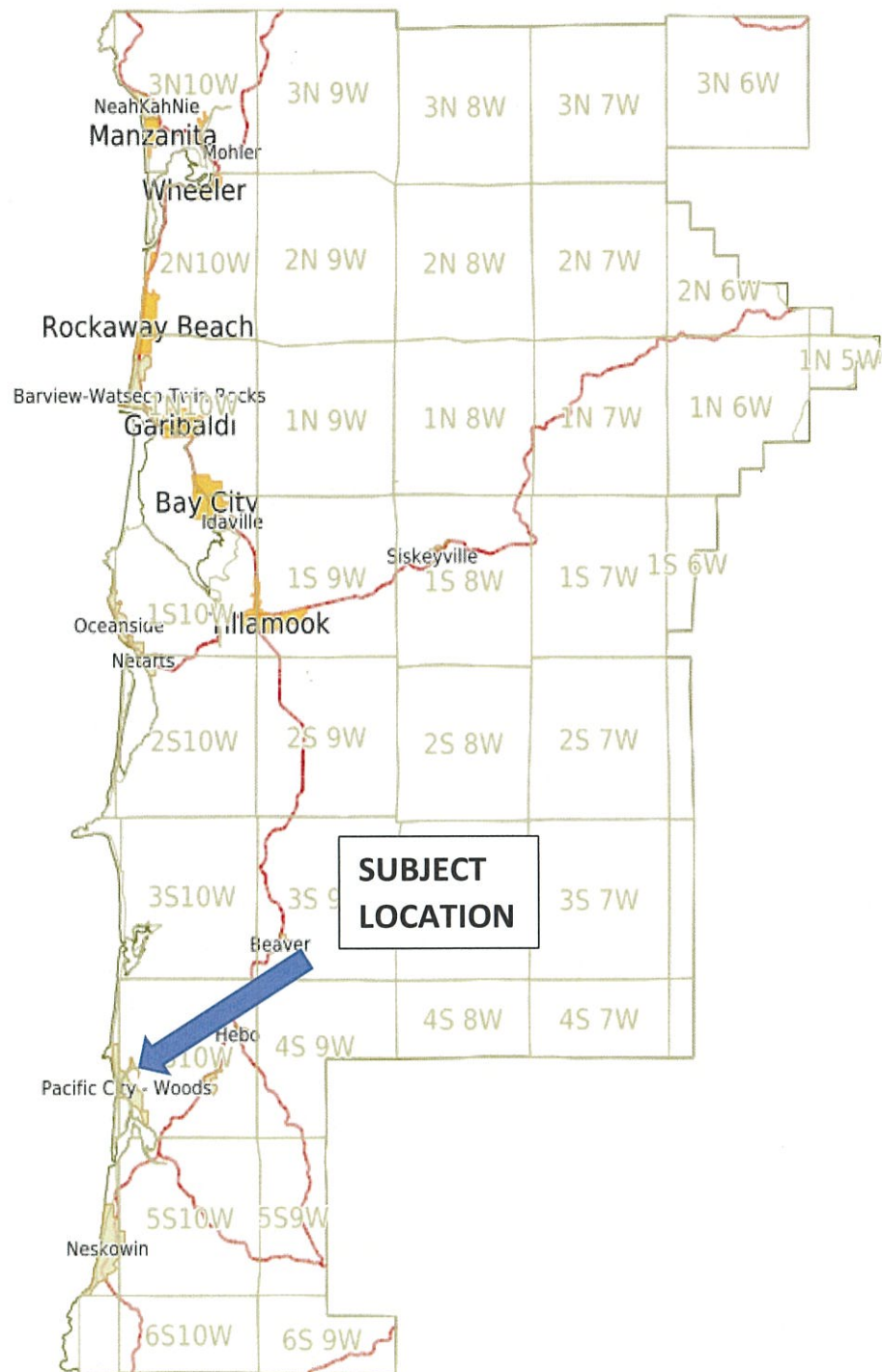
TCLUO SECTION 3.510: FLOOD HAZARD OVERLAY ZONE

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

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

EXHIBIT A

VICINITY MAP



#851-25-000622-PLNG: PRIVATE DOCK

Map



04S10W19CB



SEE MAP 4S 10W 19

CANCELLED
202
4300
4301

SEE MAP 4S11W24DA

RIVER

SEE MAP 4S 10W 19CA

22-2

↓ Subject Property

SEE MAP 4S 10W 19CD

SEE MAP 4 S 10 W 19 CC

04S10W19CB

Revised 03/08/21, WS

Tillamook County
2024 Real Property Assessment Report
 Account 393822

Map 4S1019CB04400
Code - Tax ID 2202 - 393822

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr Multiple Lots - See legal report for full description

Mailing SCHONS, JEFF TRUSTEE &
 JONES, MARY J TRUSTEE
 PO BOX 189
 PACIFIC CITY OR 97135

Deed Reference # 2021-9590
Sales Date/Price 11-15-2021 / \$2,325,000
Appraiser RANDY WILSON

Property Class 101 **MA** **SA** **NH**
RMV Class 101 09 OV 909

Site	Situs Address	City
1	33875 RIP TIDE DR	COUNTY

		Value Summary				
Code Area		RMV	MAV	AV	RMV Exception	CPR %
2202	Land	743,860		Land	0	
	Impr	2,721,560		Impr	0	
Code Area Total		3,465,420	1,677,950	1,677,950	0	
Grand Total		3,465,420	1,677,950	1,677,950	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202					LANDSCAPE - GOOD	100			2,500
	1	<input checked="" type="checkbox"/>		PCW-AP	Market	117	1.19 AC		711,360
					OSD - AVERAGE	100			30,000
Code Area Total							1.19 AC		743,860

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
2202	1	2004	165	Two story or more	122	5,072			2,721,560
Code Area Total						5,072			2,721,560

Exemptions / Special Assessments / Notations				
Code Area 2202				
Special Assessments		Amount	Acres	Year Used
■ SOLID WASTE		12.00	0.00	2024
Fire Patrol		Amount	Acres	Year
■ FIRE PATROL SURCHARGE		47.50		2024
■ FIRE PATROL NORTHWEST		18.75	1.19	2024

Comments 4/5/04 Land to market after Lot Line Adjustment from TL 4500 and Combo with TL 4300. dv. 8/1/05 Code change to 22.02 due to Fire Patrol NW. dv. 8/1/05 New home 100% with Guest Suite 100% complete. dv. 5/2013 Added new boathouse/accessory structure to account. RCW 1/2014 Reapp. of land/Tabled values. RCW 2/2020 Sales review of subject/Checked and updated inventory items - RMV changes only. Added inventory not previously on roll, applied exception. RCW.

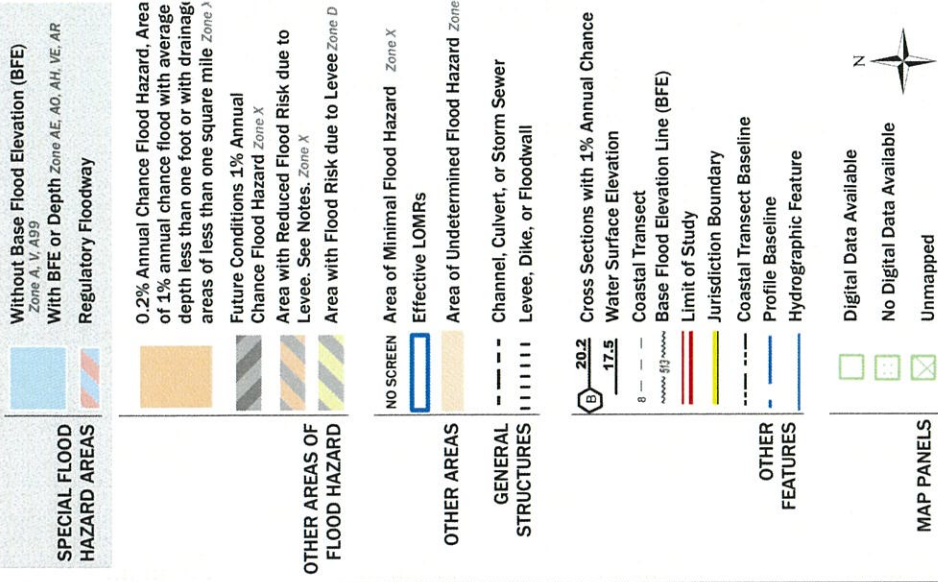
National Flood Hazard Layer FIRMette



123°57'59"W 45°12'41"N

Legend

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



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

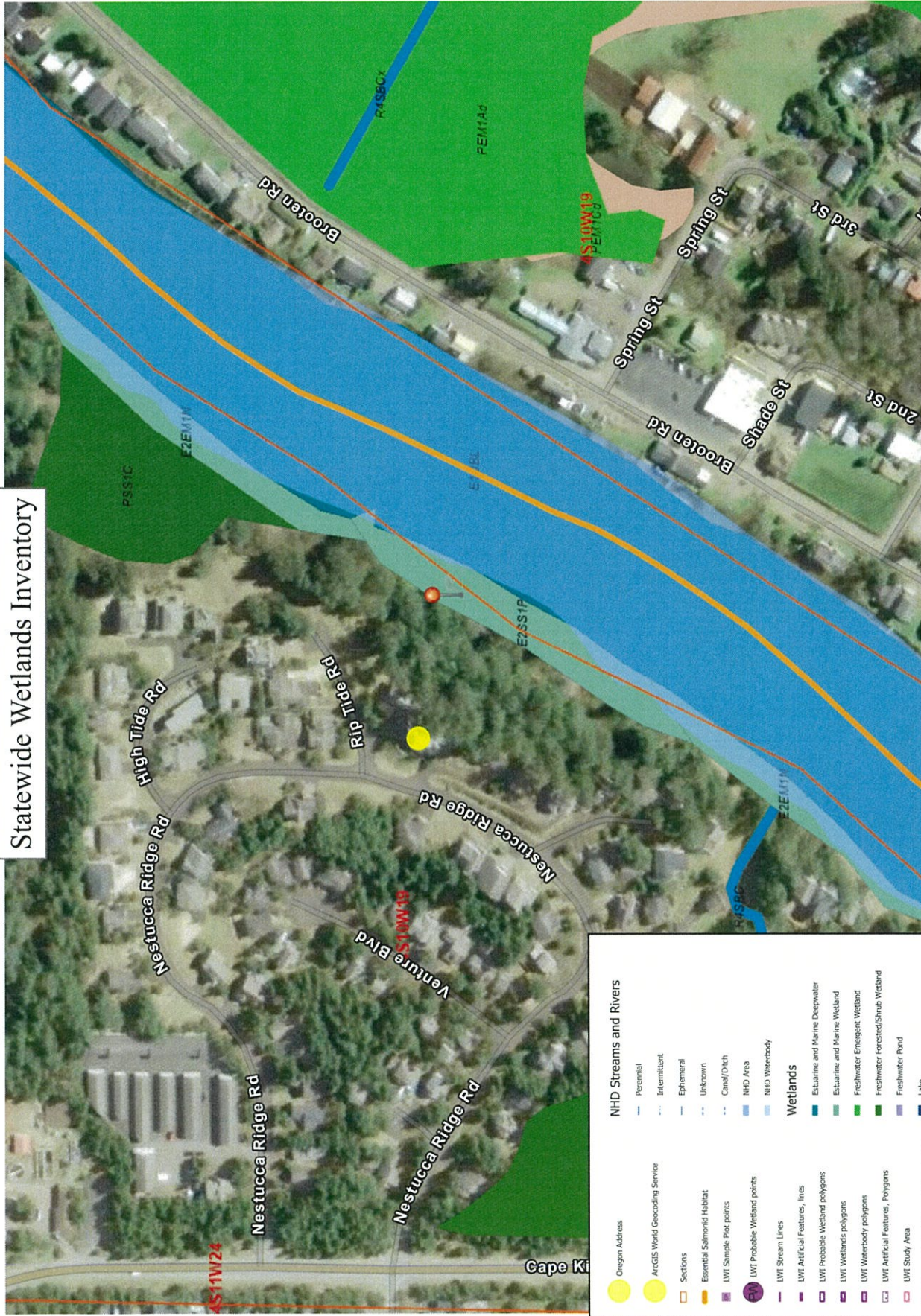
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/14/2025 at 7:09 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.



Statewide Wetlands Inventory



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-Winko Soils

- Oregon Address
- AcGIS World Geocoding Service
- Sections
- Essential Salmonid Habitat
- LWI Sample Plot points
- LWI Probable Wetland points
- LWI Stream Lines
- LWI Artificial Features, Irres
- LWI Probable Wetland polygons
- LWI Wetlands polygons
- LWI Waterbody polygons
- LWI Artificial Features, Polygons
- LWI Study Area
- Oregon Scenic Waterway Water Courses
- Oregon Scenic Waterway Classification Areas
- NHD Springs/Scops



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 on-site investigation by a wetland professional can verify actual field conditions.

Date: 8/14/2025



State of Oregon
Department of State Lands
775 Southwest Oregon Street, Suite 100
Salem, OR 97301-1275

Hazard Map

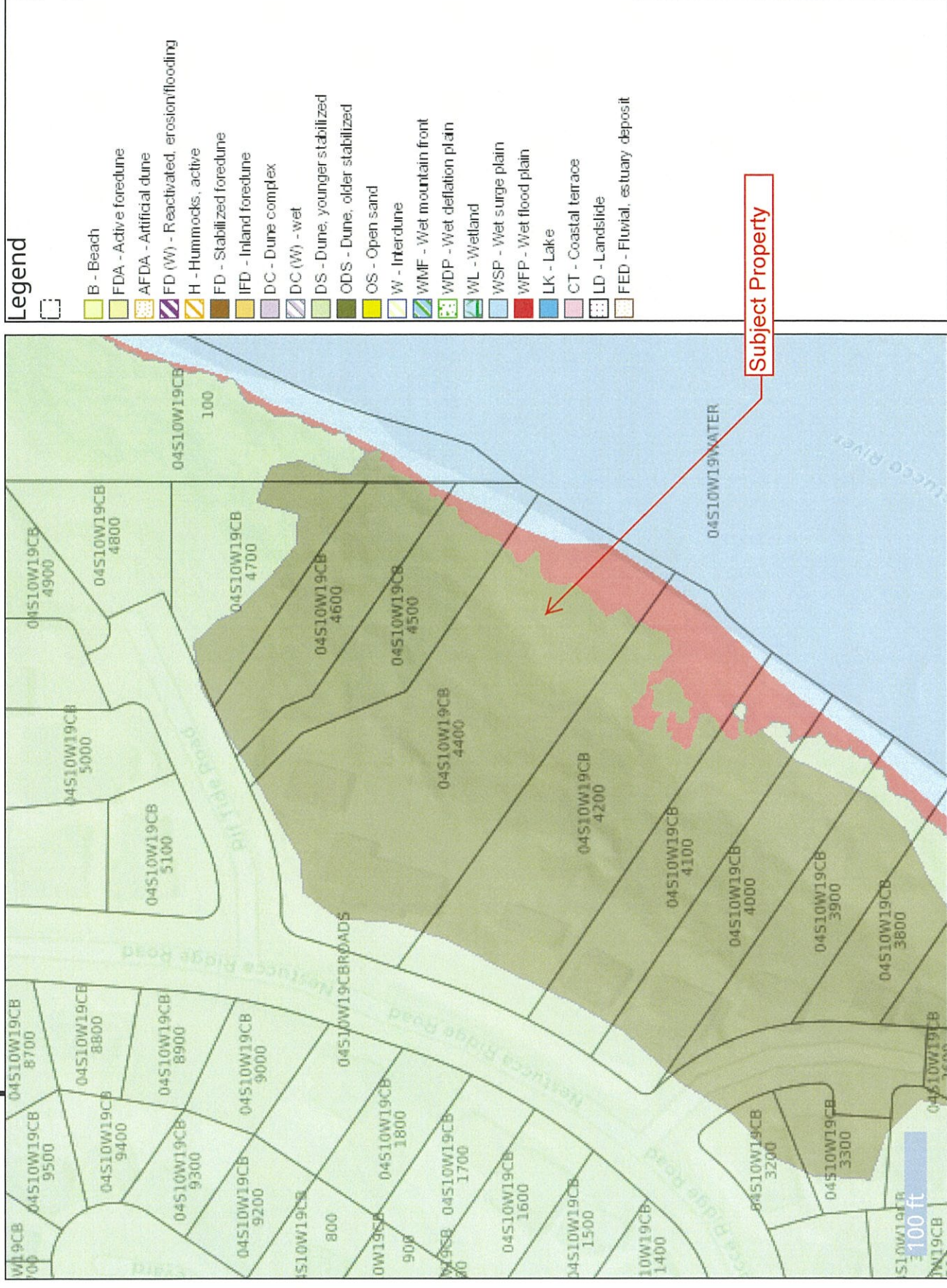


EXHIBIT B



PLANNING APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: Meaghan Bullard / Jones Architecture Phone: 503 477 9165

Address: 120 NW 9th Avenue, Suite #210

City: Portland State: OR Zip: 97209

Email: mbullard@jonesarc.com

Property Owner

Name: Mary Jones & Jeff Schons Phone:

Address: 33875 Rip Tide Drive

City: Pacific City State: OR Zip: 97112

Email:

OFFICE USE ONLY	
Date Stamp	
RECEIVED NOV 26 2024 COUNTY	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: MJ	
Receipt #:	
Fees: \$ 1,680.00	
Permit No:	
851-24 - 000622 - PLNG	

Request: Joint Estuary and Floodplain Development Review and approval for private dock adjacent to 33875 Rip Tide Drive in Pacific City.

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: 33875 Rip Tide Drive, Pacific City

Map Number: 4S

1019

CB

4400

Township

Range

Section

Tax Lot(s)

Clerk's Instrument #: 2021-9590

Authorization

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

Property Owner Signature (Required)
Applicant Signature

11/1/24

Date

11/1/24

Date

MEMORANDUM

PROJECT Rip Tide Dock

SUBJECT Change to Applicant Primary Contact Information

DATE April 25, 2025

SUMMARY

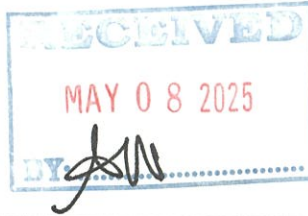
The previous Applicant Meaghan Bullard has moved out of state and is longer with Jones Architecture. Moving forward, Josh Skinner will be the primary point of contact for this application. See below for his email and phone contact information.

Josh Skinner
jskinner@jonesarc.com
Main Office Line: 503-477-9165
Direct Office Line: 971-808-5728

Tillamook County



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



1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
503.842.3408

Land of Cheese, Trees and Ocean Breeze

December 23, 2024

SCHONS, JEFF TRUSTEE & JONES, MARY J TRUSTEE
PO BOX 189
PACIFIC CITY, OR 97135

ATTN: MEAGHAN BULLARD
JONES ARCHITECTURE
120 NW 9TH AVENUE, SUITE #210
PORTLAND, OR 97209

RE: Incomplete application for Estuary & Floodplain Development Permit review 851-24-000622-PLNG

To Whom It May Concern:

In reviewing the above-listed Estuary and Floodplain Development Permit application, we have determined the application to be incomplete and identified the following as information required in order to deem your application complete or as information requested to supplement your application and/or clarify your proposal:

- TCLUO Section 3.140(3)(i) is applicable to Estuary Conservation 1 (EC1) zones, which the proposed project is to be located within. A response to this standard is required. **NARRATIVE RESPONSE UPDATED TO INCLUDE (i)**
- ~~TCLUO Section 3.140(3)(i) may be applicable.~~
 - Response to TCLUO Section 3.140(3)(d) states the design will include “open pile piers”, but the design/site plan doesn’t label any piles/piers. Site plan appears to depict some form of anchors or piles, but is not clearly labeled. Please clarify. **NOT APPLICABLE / NO OPEN PILE PIERS PROPOSED. SEE NARRATIVE**
 - If piles are to be used, a response to TCLUO Section 3.140(3)(i) is required.
- ~~TCLUO Section 3.140(14); if piles are utilized for dock placement, responses are required to such subsection.~~
 - Furthermore, piling placement within the EC1 zone will require compliance with TCLUO Section 3.120, specifically the Impact Assessment. **NOT APPLICABLE / NO PILING/DOLPHIN PROPOSED**
- ~~Compliance with TCLUO Section 3.120, ‘Review of Regulated Activities’, is required for any piling/dolphin installation. If pilings are utilized for dock placement, compliance must be demonstrated. Including, NOT APPLICABLE~~
 - Responses to TCLUO Section 3.120(5), ‘Impact Assessment’. Applicant must prepare an Impacts Assessment.
 - Responses to TCLUO Section 3.120(6), as both a dock and pilings in the EC1 zone, require a resource capabilities analysis.
- Responses to Floodplain Development Permit criteria are required, contained in TCLUO Section 3.510(14)(b). (Attached). **SEE NARRATIVE RESPONSE**
- ~~Applicant provided responses to TCLUO Section 3.510(5)(u) for ‘Appurtenant (Accessory) Structures’.~~
 - As stated in the code section, structures within a floodway are required to comply with requirements for development within a floodway. As such, representation of compliance with other measures addressed in TCLUO Section 3.510(5)(u) are not sufficient in demonstration of compliance with the ‘Flood Hazard Overlay’, as the development is located wholly within a Floodway.
NOT APPLICABLE / STRUCTURE HAS BEEN RELOCATED OUTSIDE THE FLOODWAY. SEE UPDATED SITE PLAN

NOT APPLICABLE / STRUCTURE HAS BEEN RELOCATED
OUTSIDE THE FLOODWAY. SEE UPDATED SITE PLAN

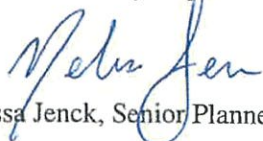
- ~~Demonstrate compliance with TCLUO Section 3.510(9), 'Specific Standards for Floodways'. If proposed development includes any permanently placed components (piles/piers, dock will not be removed/temporarily sited, any fill, etc.) a No-Rise Analysis is required. Specifically,~~
 - Floodway Encroachment No Rise Certification completed by an Oregon Registered Professional Engineer.
 - Certification shall include hydrologic and hydraulic analyses that development shall not result in any increase in flood levels.
 - See FEMA Region X Guidance document on submission details for a "No-Rise" certification, attached.
- Updates to the site plan, as necessary:
 - Confirm if any pathways and/or access is proposed to get to proposed dock from upland location of the property. **4' GRAVEL PATH PROPOSED TO ACCESS DOCK. FIRE PIT AREA SHOWN OUTSIDE OF RIPARIAN SETBACK. SEE UPDATED SITE PLAN**
 - Fill/grading/vegetation removal proposed within the Special Flood Hazard Area (SFHA), or riparian area (50-feet inland from the mean high water line, or line of non-aquatic vegetation – whichever is more landward), must be identified and depicted. Values of net gain fill must be detailed.
 - If any net gain fill within the Floodway of the SFHA, must be addressed in the No-Rise Analysis.
- Prepare a Grading Plan, as applicable: **NOT APPLICABLE / NO GRADING OR FILL PROPOSED**
 - Illustrate existing and proposed site elevations in plan and profile views, as necessary to describe activities.
 - Specify location and quantity of fill and excavation, source of fill materials & onsite disposal location(s).
- Structural Plans **SEE DOCK DESIGN DRAWINGS BY OREGON MARINE CONSTRUCTION**
 - Plans for proposed dock, must address Flood compliance with TCLUO Section 3.510.
 - Depiction/information identifying flood resistant materials to be used for proposed development.
- Payment of applicable permit fees. The invoice for applicable fees is attached.
 - Instructions for the online payment portal are attached. **FEES PAID**
 - Payment may also be made cash, card or check at the Community Development Office.
 - Checks shall be made payable to 'Tillamook County'.

Please read and complete the enclosed acknowledgement form and indicate whether or not you intend to provide more information to complete the application or that you consider the application complete. Please return the form to Department of Community Development by the date indicated on the form. An incomplete application cannot receive an extension of time. If no response is received by the 181st day, from application submittal, this request will be deemed null and void.

Please provide all requested materials and information in a consolidated package, providing all updates at one time. This will assist staff with review of completeness items.

If you have any questions regarding these issues, please email melissa.jenck@tillamookcounty.gov or call us at 503-842-3408 x 3412.

Respectfully,
Tillamook County Department of Community Development


Melissa Jenck, Senior Planner, CFM

Cc'd: Sarah Absher – Director

Enclosed: Incomplete Application Response, FEMA FIRM Map, Zoning Map, Floodplain DP Criteria, Invoice, Online Payment Instructions, No-Rise Analysis Requirements

ZONING NARRATIVE

ADDRESS 33875 Rip Tide Drive, Pacific City
MAP NUMBER 4S1019CB4400
LOT SIZE 1.19 acres
OVERLAYS Estuarine and Marine Wetland
FEMA Flood Hazard – AE Zone

REQUEST Type II Land Use Approval – Joint Estuary & Floodplain Review
PROJECT Rip Tide Dock
PROPERTY OWNER Jeff Schons & Mary Jones

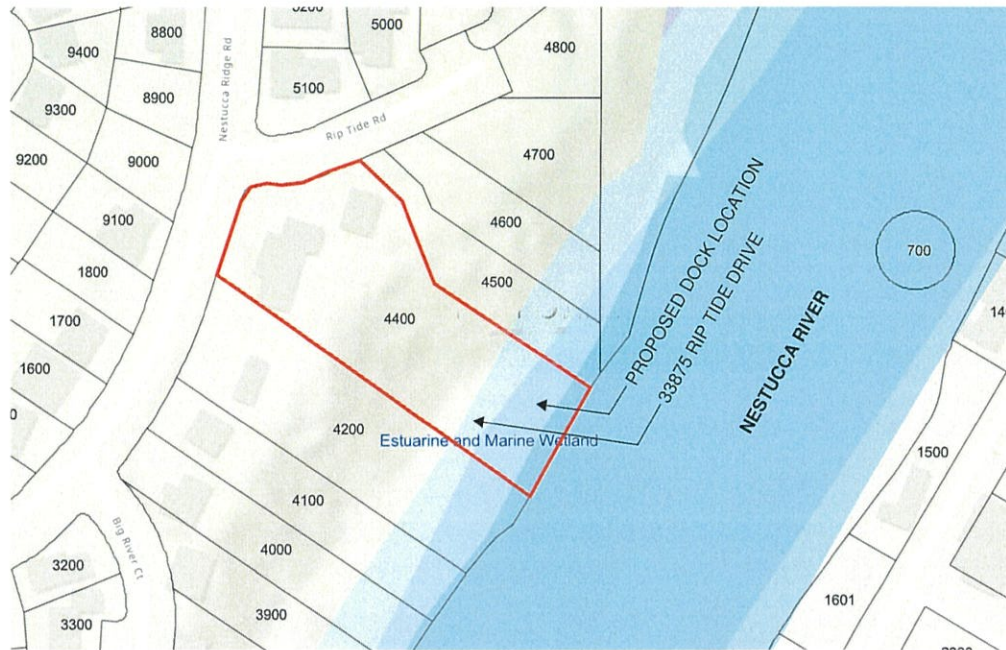


Via Tillamook County Interactive Map

The following summary is in response to the incompleteness letter received on December 23, 2025, and addresses all relevant items outlined in that letter. An annotated version of the letter is included at the end of this response for reference. In addition to this narrative response, the following supporting documents are also included with this submission:

- Updated Site Plan (A010) and Updated Conceptual Dock Layout (A011)
- Dock Design Drawing, dated April 6, 2025

3.140(3) ESTUARY DEVELOPMENT STANDARDS – DOCKS & MOORAGES



via Tillamook County Interactive Map

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

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

RESPONSE: Per Tillamook County Comprehensive Plan: **Estuarine Resources – Goal 16(3):** new boat ramps, docks, and moorages shall be allowed only where sufficient back-up land exists and without the need to fill tidelands or marshlands. The proposal meets this criterion and does not require any additional fill.

- (b) When new construction or expansion of docks and moorages is proposed, evidence shall be provided by the applicant and findings made by the county that:
- (1) The size of the facility is the minimum necessary to accommodate the number and size of boats using the facility. The maximum size limit for a single purpose private dock (excluding walkways) shall be 200 square feet.

RESPONSE: The proposed dock structure is less than 200 square feet (excluding walkways). Please see attached Site Plan for reference and area calculations.

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

RESPONSE: The proposed dock structure is intended as a private dock accessed off privately-owned property and therefore will not have a direct impact on employment or commercial activity.

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

RESPONSE: The proposed dock structure design utilizes secured floats with an innovative cable support system to stabilize the dock. The overall structure will not extend out into the water beyond what is required to remain in water at low tide. Please see attached Site Plan for reference.

- (e) *Floating docks shall be designed so that they do not rest on the bottom at low water.*

RESPONSE: The proposed dock structure will be designed so that it does not rest on the bottom at low water.

- (f) *Single purpose docks shall be permitted if evidence is provided by the applicant and findings made by the County that cooperative use facilities (marinas or community docks or mooring buoys) are unavailable, impractical or will not satisfy the need.*

RESPONSE: The proposed dock structure will supplement the limited community dock availability, and free up dock space for the Pacific City community.

- (i) *When docks and moorages are proposed in Estuary Conservation 1 or Estuary Conservation 2 Zones, evidence shall be presented by the applicant and findings made by the County that the proposed dock or moorage is consistent with the resource capabilities of the area and the long term use of renewable resource and does not constitute a major alteration to the estuary. In assessing the resource capabilities of an area, consideration shall be given to the size or intensity of the proposed facility, and its location with respect to adjacent resources*

RESPONSE: The proposed dock structure is limited to the smallest functional size possible with all piles located outside of the floodway – see attached design for proposed dimensions – to limit impact on surrounding resources and avoid long-term impact on the estuary. The proposed design limits vertical structure in the estuary by using an innovative cable support system to stabilize the dock and significantly limit the intensity of the structure.

CRITERIA (g) THROUGH (I) ARE NOT APPLICABLE TO THIS PROPOSAL, WITH THE EXCEPTION OF (i).

3.510 FLOOD HAZARD OVERLAY ZONE (FH)



via Tillamook County Interactive Map

3.510(5) GENERAL STANDARDS

Responses in bold – please note that the below only addresses applicable standards, all not listed are not applicable

ANCHORING

(c) *All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.*

RESPONSE: Proposed dock is adequately anchored per attached design prepared by Oregon Marine Construction.

CONSTRUCTION MATERIALS AND METHODS

(e) *All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.*

RESPONSE: Dock is proposed to be constructed with flood resistant materials – see attached design drawing for details on proposed materials.

- (f) *All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.*

RESPONSE: Proposed dock construction methods will minimize flood damage.

3.510(6) *SPECIFIC STANDARDS FOR A ZONES (A, AE, A1-A30)*

Responses in bold – please note that the below only addresses applicable standards, all not listed are not applicable

NONRESIDENTIAL

- (2) *Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy*

RESPONSE: Proposed dock has been designed to resist the relevant hydrodynamic loads and effects of buoyancy – see attached design drawings by Oregon Marine construction for reference.

3.510(14)(b) *DEVELOPMENT PERMIT REVIEW CRITERIA*

Responses in bold

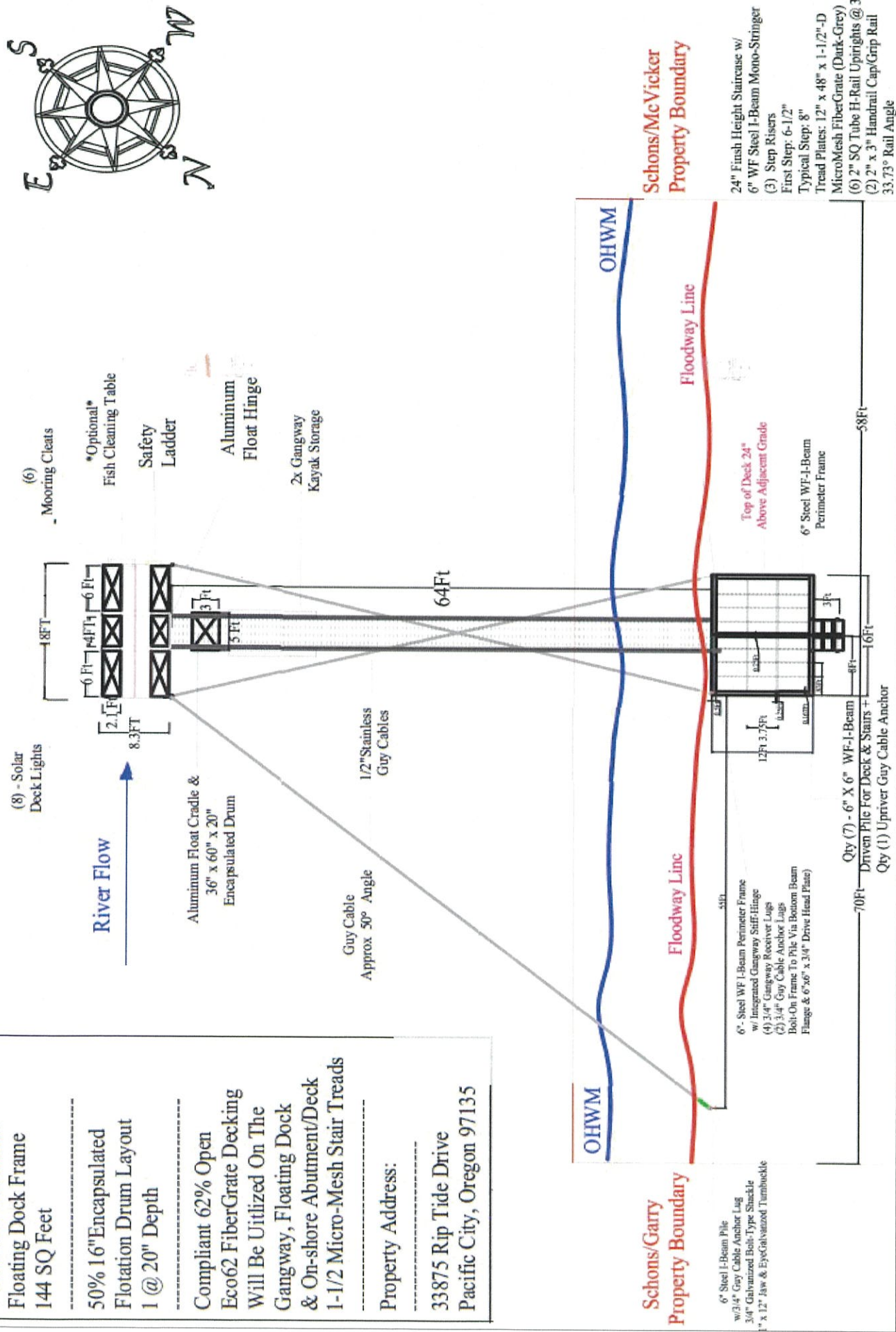
- (1) *The fill is not within a Coastal High Hazard Area – There is no fill proposed within a Coastal High Hazard Area*
- (2) *Fill placed within the Regulatory Floodway shall not result in any increase in flood levels during the occurrence of the base flood discharge. No fill will be placed within the Regulatory Floodway.*
- (3) *The fill is necessary for an approved use on the property. No fill is proposed.*
- (4) *The fill is the minimum amount necessary to achieve the approved use No fill is proposed.*
- (5) *No feasible alternative upland locations exist on the property Dock must be located within proximity to the shoreline, and therefore no feasible upland alternative locations exist on the property.*
- (6) *The fill does not impede or alter drainage or the flow of floodwaters. The dock is temporary and will not have any permanent foundation. Additionally, no fill is proposed.*
- (7) *If the proposal is for a new critical facility, no feasible alternative site is available. The proposal is not a critical facility.*
- (8) *For creation of new, and modification of, Flood Refuge Platforms, the following apply, in addition to (14)(a)(1-4) and (b)(1-5) The proposal is not a Flood Refuge Platform.*

8' x 18' HD-Aluminum
Floating Dock Frame
144 SQ Feet

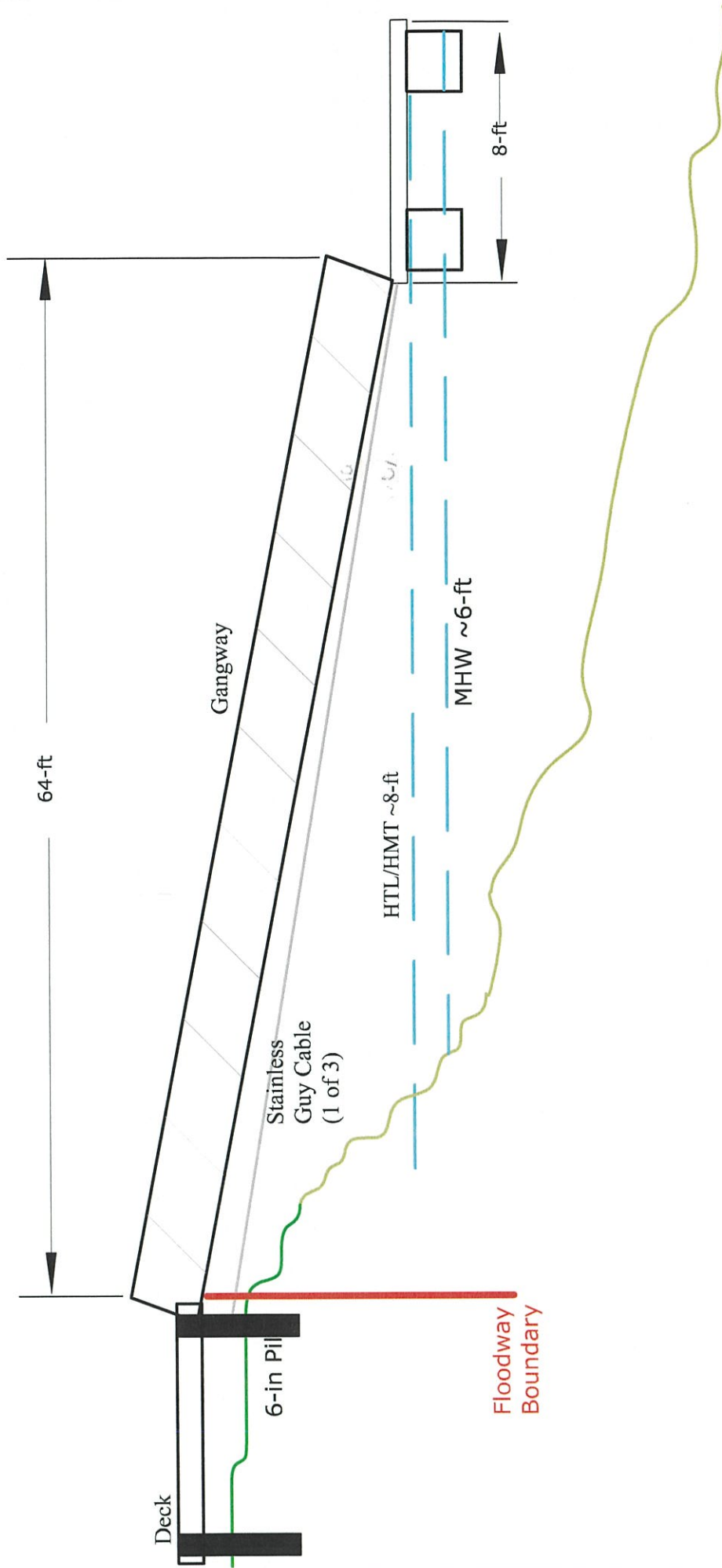
50% 16" Encapsulated
Flotation Drum Layout
1 @ 20" Depth

Compliant 62% Open
Eco62 FiberGrate Decking
Will Be Utilized On The
Gangway, Floating Dock
& On-shore Abutment/Deck
1-1/2 Micro-Mesh Stair Treads

Property Address:
33875 Rip Tide Drive
Pacific City, Oregon 97135



TITLE Site Plan	Document Exhibit D.1		Oregon Marine Construction, LLC	Prepared For:	Jurisdiction	Drawn By
				Schons-Jones Residential Dock	Tillamook County	NA
				DATE	Rev. No.	MTD BY
				4/6/2025		TT



TITLE

Cross Section

Exhibit E



Oregon Marine
Construction, LLC

Prepared For
Schons-Jones
Residential Dock

DATE
4/6/2025

Rev. No.

Scale

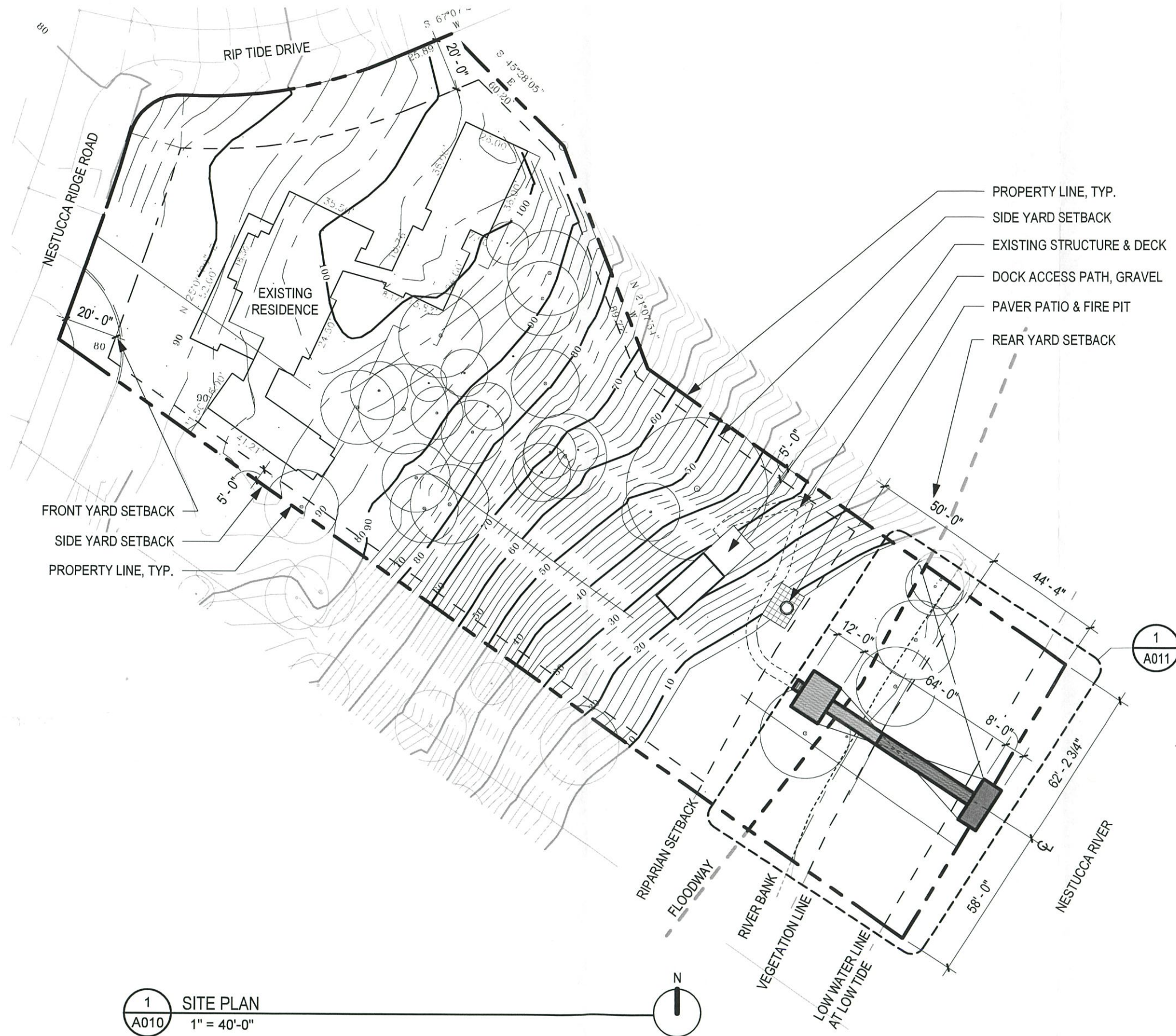
Tillamook County

DRAWN BY



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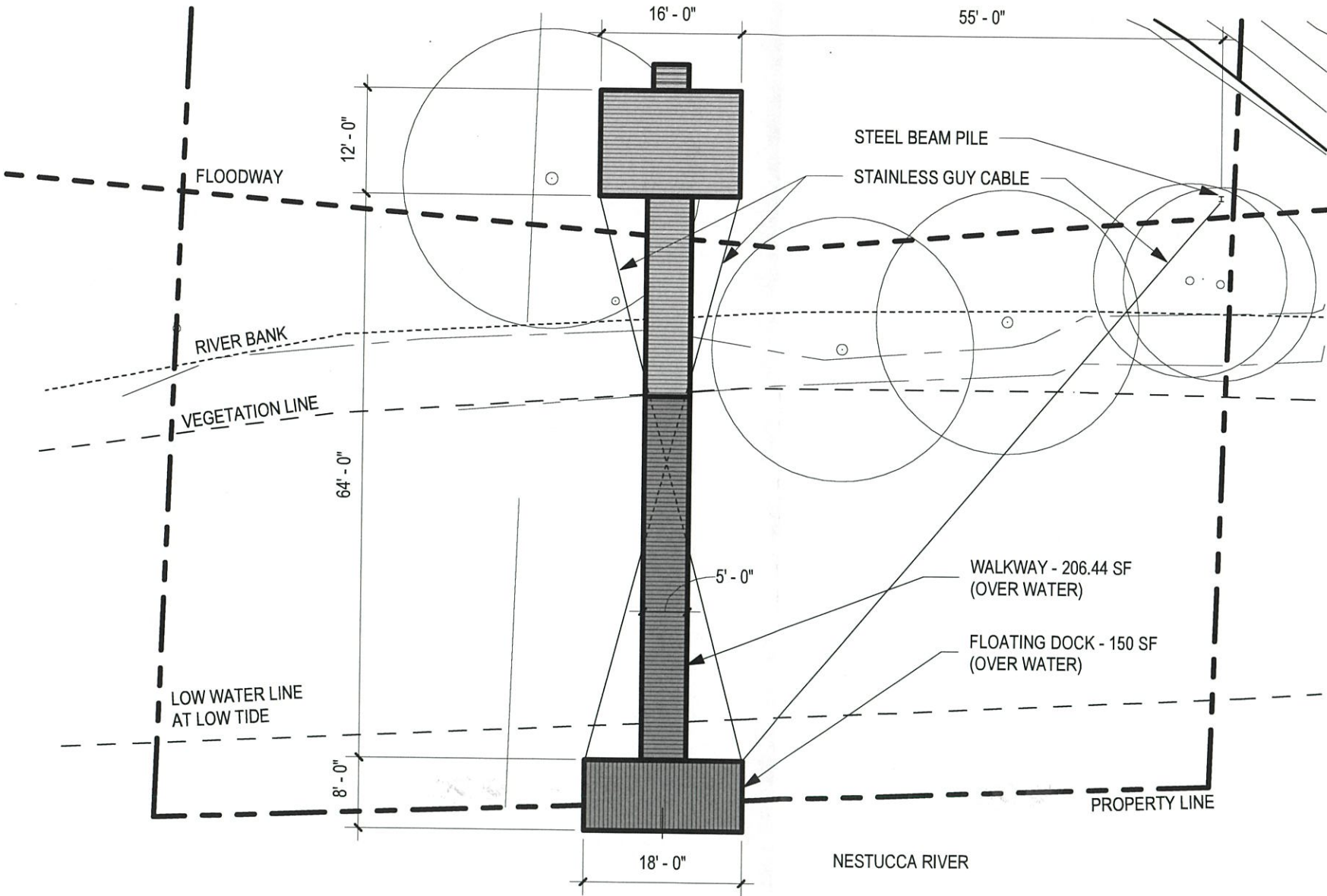
APPROVED BY

TT



PROPOSED DOCK AREA SUMMARY:	
DOCK: (OVER WATER)	144 SF
WALKWAY (OVER WATER)	206.44 SF
TOTAL: (OVER WATER)	350.44 SF

	- PROPOSED DOCK & WALKWAY (OVER WATER)
	- WALKWAY & DECK (OVER LAND)



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CONCEPTUAL DOCK LAYOUT
1/16" = 1'-0"