



1510 - B Third Street  
Tillamook, Oregon 97141  
www.tillamook.or.us

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

**CONDITIONAL USE REQUEST #851-21-000133-PLNG: NESTUCCA VALLEY SCHOOL DISTRICT  
PUBLIC PARK REQUEST**

*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: June 4, 2021**

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

**#851-21-000133-PLNG:** A Conditional Use request for construction of a public park to include high school baseball and softball fields as well as an open play area for the Cloverdale Grade School K-8 campus. Located south of the Unincorporated Community of Cloverdale and part of the Cloverdale K-8 Grade School campus at 36925 Highway 101 South, the subject property is designated as Tax Lot 800 in Section 34 of Township 4 South, Range 10 West, W.M., Tillamook County, Oregon. The applicant is Misty Wharton, District Superintendent, and the property owner is the Nestucca Valley School District.

Written comments received by the Department of Community Development prior to 4:00 p.m. on June 18, 2021 will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than the next business day, June 21, 2021.

Notice of the application, a map of the subject area, and the applicable criteria are being mailed to all property owners within 750 feet of the exterior boundaries of the subject parcel for which the 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. They are also available 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 contact the Department of Community Development at (503) 842-3408 ext. 3317 or email [sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us).

Sincerely,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive.

Sarah Absher, CFM, Director

Enc. Maps and applicable ordinance criteria

## REVIEW CRITERIA

### ARTICLE VI - CONDITIONAL USE PROCEDURES AND CRITERIA

#### SECTION 6.040: REVIEW CRITERIA

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

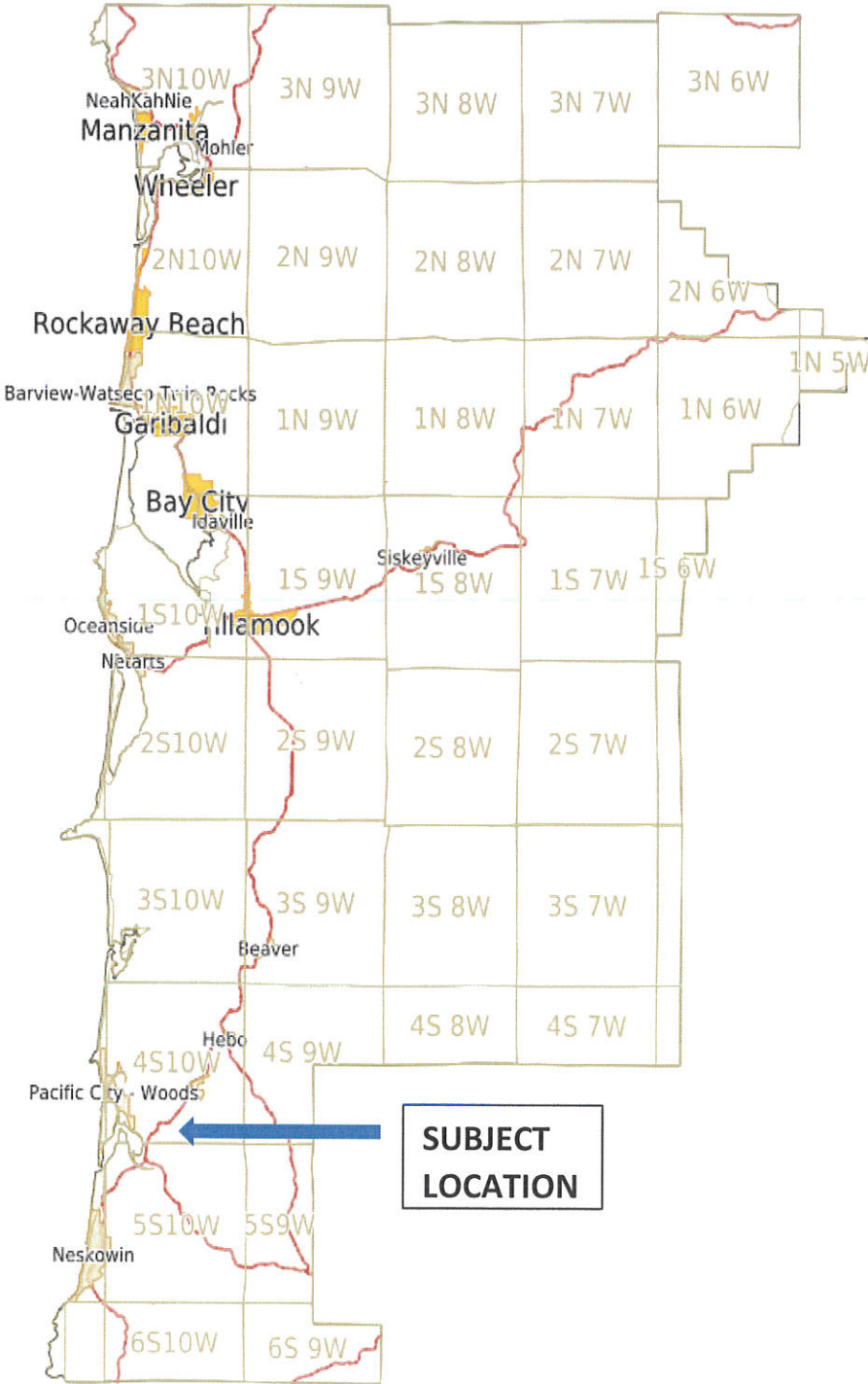
#### **SECTION 3.002: FARM (F-1) ZONE**

##### SECTION 3.002(5) CONDITIONAL USE REVIEW CRITERIA:

An applicant for a use permitted in Table 1 must demonstrate compliance with the following criteria and with the Conditional Use Criteria in Article 6 Subsection 040, or in Article 6 Subsection 060 if the proposed use is for the restoration, enhancement or creation of a wetland as defined in 3.002(2).

- (a) The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
- (b) The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use

# VICINITY MAP



#851-21-000133-PLNG: NESTUCCA VALLEY SCHOOL DISTRICT PUBLIC PARK REQUEST

# Map

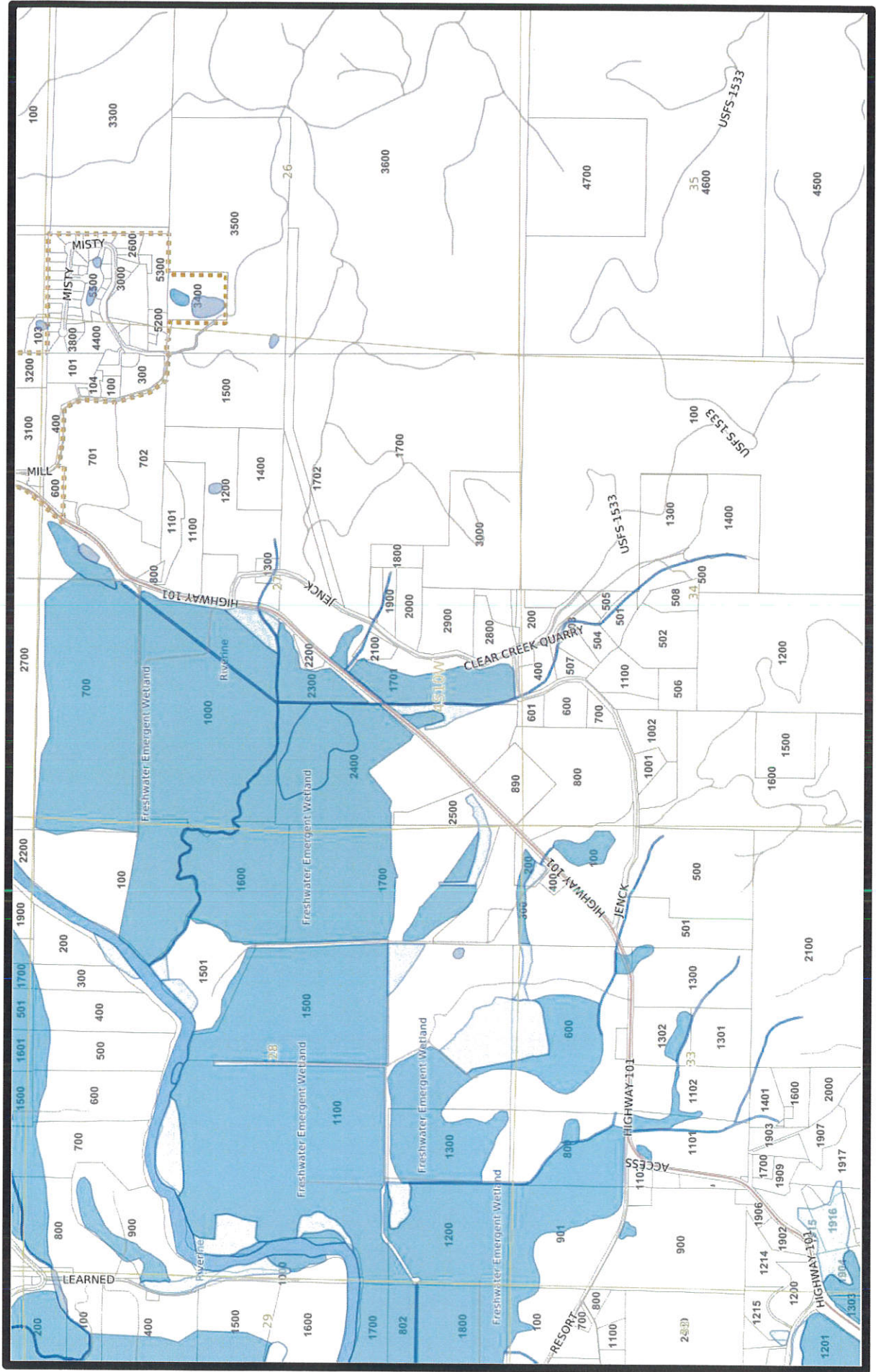


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#851-21-000133-PLNG: NESTUCCA VALLEY SCHOOL DISTRICT PUBLIC PARK REQUEST

# Map





## PLANNING APPLICATION

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

Name: Misty Wharton, District Superintendent Phone: 503-392-3194

Address: 36925 Highway 101

City: Cloverdale State: OR Zip: 97112

Email: MistyW@nestucca.k12.or.us

### Property Owner

Name: Nestucca Valley School District Phone:

Address: Same as applicant

City: State: Zip:

Email:

OFFICE USE ONLY	
Date Stamp	MAY 03 2021
BY: .....	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by: SS	
Receipt #:	
Fees: \$1,089.-	
Permit No:	851-21-00133-PLNG

Request: Construction of NVSD high school baseball and softball fields and open play area for K-8 campus on NVSD-owned taxlot 4S10340000800, adjacent to existing K-8 school facility on taxlot 4S10340000890.

Existing K-8 facility approved Conditional Use Request: 851-19-000001-PLNG

### Type II

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

### Type III

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

### Type IV

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

### Location:

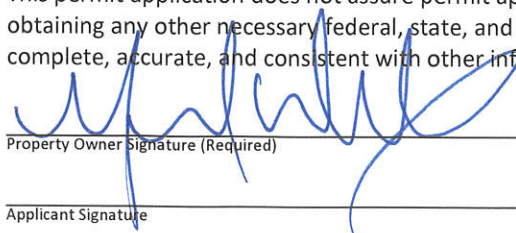
Site Address: Unassigned - Adjacent to 36925 Highway 101, Cloverdale OR 97112

Map Number:	<u>04S</u>	<u>R10W</u>	<u>27&amp;34</u>	<u>800</u>
	Township	Range	Section	Tax Lot(s)

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

### Authorization

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



Property Owner Signature (Required)

5/3/2021

Date

Applicant Signature

Date

## CONDITIONAL USE CRITERIA RESPONSES

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.

**Response:** The construction of the NVSD high school baseball and softball fields and open play area for the K-8 campus are on NVSD-owned tax lot 4S100340000800, adjacent to existing K-8 school facility on tax lot 4S10 034000890. The proposed play fields fall within public park uses permitted conditionally within exclusive farm zones under Tillamook County Land Use Ordinance Section 3.004 and per ORS 213(y).

- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

**Response:** The construction of the NVSD high school baseball and softball fields and open play area for the K-8 campus are on NVSD-owned tax lot 4S100340000800, adjacent to existing K-8 school facility on tax lot 4S10 034000890. The existing K-8 school facility and expansion was approved through the Conditional Use process and the expansion is limited to outdoor public park and recreational uses. Many of the goals outlined in the Tillamook County Comprehensive plan are addressed in this conditional use proposal, but the goals most applicable are:

Goal 3, Agricultural Lands

Goal 4, Forest Lands

Goal 9, Population & Economy

Goal 11, Public Facilities

Goal 14, Urbanization

Key points to note:

The adjacent property has functioned as an existing elementary site for more than 65 years and has nearly completed a 25.7 million dollar renovation and new construction to allow 7<sup>th</sup> and 8<sup>th</sup> graders to return to the elementary site.

The proposed use is non-detrimental to the adjacent residential and agricultural use. The proposed use will not affect access and operation to neighboring sites.

The existing property, as best can be determined, has not been used for an agricultural use since the Cloverdale School District purchased the property in the 1990's.

- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

**Response:** The proposed expansion of play fields is a suitable use for the property because of its location to the K-8 campus.

**TOPOGRAPHY AND NATURAL FEATURES:** The topography of the parcel is



well suited for the addition. There is a natural rise in elevation from where the existing school resides to where the new field improvements will be located. This topography will be utilized in the design and location of the fields.

**EXISTENCE OF IMPROVEMENTS:** Both the water and septic system were expanded in the recent renovation and construction of the K8 campus. The new 6<sup>th</sup>-8<sup>th</sup> grade wing has an egress that allows students to exit and walk directly back to the play fields. The playfields will be fully enclosed in a four-foot hurricane fence to provide a buffer from parking areas. This site is well suited to handle the improvements that are proposed. For reference is an aerial view and site plan.

- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevent the use of surrounding properties for the permitted uses listed in the underlying zone.

**Response:** Entry and Egress to the site will still be from Highway 101 and the existing school parking lot will be used for parking as shown on the site plan. Thirty additional parking spaces will be developed in between the ball fields and play area. The additional parking area will be graveled and accessed through the K-8 campus as shown on the site plan. Runoff from the graveled parking area will be collected and managed by the existing stormwater system that manages all stormwater on-site and within the existing property boundaries so that it does not spill into any of the adjacent properties.

Use of the play fields for sport activities will occur outside of regular school hours. Use of the play fields during school hours will be limited to those students already on campus. Signage will also be posted to notify the public of public use hours and school use hours.

New landscape buffers will be added to shield the site from adjacent farming practices. As such, the proposed use will not force a significant change in accepted farm practices or significantly increase the cost of farming on surrounding land.

The character of the parcel and surrounding areas will not be altered by the improvements because of the large natural buffers that exist between the parcel and other surrounding properties. Through the development it these buffers will continue to be enhanced to maintain the easily identifiable designation of a school site.

- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.

**Response:** The K-8 facility has solar panel on the district office addition.

The proposed play field improvements will not have a detrimental effect on the solar panels.

- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

**Response:** The addition of the play fields is a result of the district's need to provide an adequate park and outdoor play areas for district students as well as the public.

The district has consulted with the local and state fire department, Tillamook People's Utility District, and others about the plans for the play field additions. The district collaborated with the above listed entities to develop the addition of the playfields.

ADDITIONAL CONDITIONAL USE REVIEW CRITERIA ORS 215.296 & SECTION 3.004:

- (A) The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.

**Response:** The addition of playfields behind the K-8 campus will not force a significant change to the surrounding farming practices. This is true because the school district is being very mindful in overall district improvement planning efforts by considering traffic patterns, lines of sight, natural vegetation buffers, wastewater management, and location of improvements on district properties.

- (B) The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

**Response:** The addition of playfields is only intended to augment the students experience in the Nestucca Valley School District. All improvements are located within district property boundaries and utilize existing improvements to accommodate parking needs. Those efforts implemented and underway by the district described above in criteria (A), provide the required justification that the proposed addition of playfields will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.



NESTUGA VALLEY  
MS SCHOOL  
BALLFIELDS



2 VICINITY MAP

**GENERAL INFORMATION**  
 APPLICANT/OWNER: MISTY WAMINGTON  
 PROJECT ADDRESS: NESTUGA VALLEY NORTH SCHOOL DISTRICT  
 CLOVERDALE, OR 97112  
 (503) 363-7818 ext. 404  
 ENGINEER: PROJECT MANAGER: JOSH LAMSON  
 1215 NE 10TH AVENUE  
 CLATSOP COUNTY, OREGON 97132  
 (503) 864-4271  
 SITE LOCATION: NESTUGA VALLEY ELEMENTARY SCHOOL  
 NESTUGA VALLEY NORTH SCHOOL DISTRICT  
 1215 NE 10TH AVENUE  
 CLATSOP COUNTY, OREGON 97132  
 TAXLOT: 800  
 LOT SIZE: 277.21 ACRES  
 ZONING: F-1, F-80A

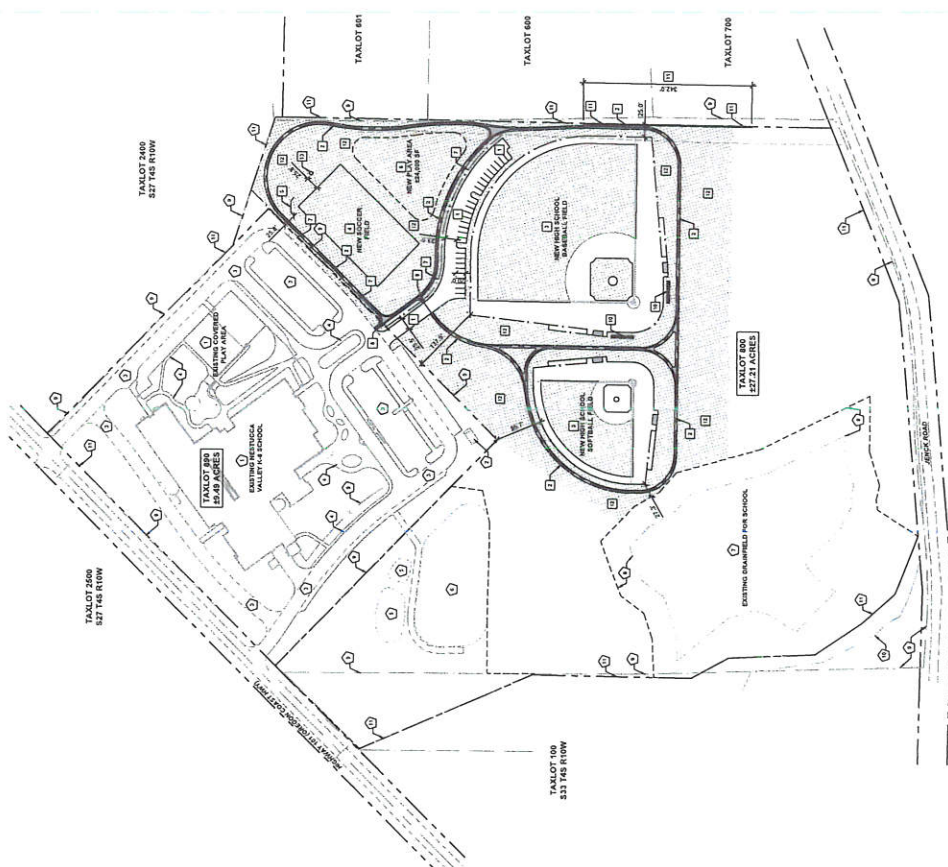
- KEYED NOTES:**
- 1 EXISTING STORMWATER DETENTION POND
  - 2 EXISTING ASPHALT PAVED PARKING AND MANEUVERING AREAS
  - 3 EXISTING CONCRETE SIDEWALK
  - 4 EXISTING IRRIGATION POND
  - 5 EXISTING STORMWATER DETENTION POND
  - 6 EXISTING SEPTIC SYSTEM CHAMBER
  - 7 EXISTING SEPTIC SYSTEM CHAMBER
  - 8 EXISTING FENCE
  - 9 EXISTING CHEDI CHANNEL
  - 10 PROPERTY LINE, TYPICAL
  - 11 EXISTING ASPHALT PAVED PARKING AND MANEUVERING AREAS
  - 12 EXISTING ASPHALT PAVED PARKING AND MANEUVERING AREAS
  - 13 NEW 6" WIDE TRAIL, ALUMI CHIP SURFACING, WITH EDGE PROTECTION
  - 14 NEW 6" WIDE TRAIL, ALUMI CHIP SURFACING, WITH BASKET OF POLYPOSTS, AND PERIMETER FENCING
  - 15 NEW SOCCER FIELD
  - 16 NEW FEE-BALL BACKSTOP
  - 17 FUTURE PLAYGROUND, EQUIPMENT BY OTHERS
  - 18 NEW 4" TALL BLACK VINYL COATED CHAIN LINK FENCE
  - 19 NEW DOUBLE GATE TO MATCH CHAIN LINK FENCE
  - 20 NEW SINGLE GATE TO MATCH CHAIN LINK FENCE
  - 21 NEW BLACKBURN
  - 22 NEW BLOCK RETAINMENT WALL, ALUMI PROPERTY LINE
  - 23 NEW BLOCK RETAINMENT WALL, ALUMI PROPERTY LINE
  - 24 NEW ENCLOSURE FOR EXISTING WELL HEAD



FOR AGENCY REVIEW / NOT FOR CONSTRUCTION

NO.	REVISION	DATE

CIVIL SITE PLAN  
**C1.0**



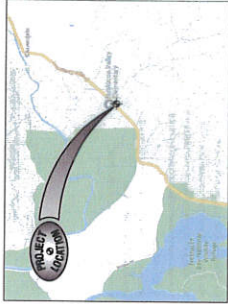
1 CIVIL SITE PLAN



ONE INCH EQUALS FOUR FEET



NESTUCCA VALLEY  
SCHOOL DISTRICT  
NESTUCCA VALLEY  
K-8 SCHOOL  
BALLFIELDS



2 VICINITY MAP  
NTS

**GENERAL INFORMATION**  
 PROJECT NAME: NESTUCCA VALLEY K-8 SCHOOL DISTRICT  
 APPLICANT/OWNER: NESTUCCA VALLEY K-8 SCHOOL DISTRICT  
 ADDRESS: 14855 NW 101<sup>ST</sup>, UNIT 2  
 SEASIDE, OR 97138  
 PHONE: 503.738.2166  
 ENGINEER: ZACHARY A. STOKES, P.E.  
 2025 S. BROADWAY, SUITE 200  
 SEASIDE, OR 97138  
 PHONE: 503.738.2166  
 FAX: 503.738.2166  
 SITE LOCATION: NESTUCCA VALLEY K-8 SCHOOL DISTRICT  
 14855 NW 101<sup>ST</sup>, UNIT 2  
 SEASIDE, OR 97138

TOTAL LOT: 860  
 LOT SIZE: 47.73 ACRES  
 ZONING: F-1 - FARM

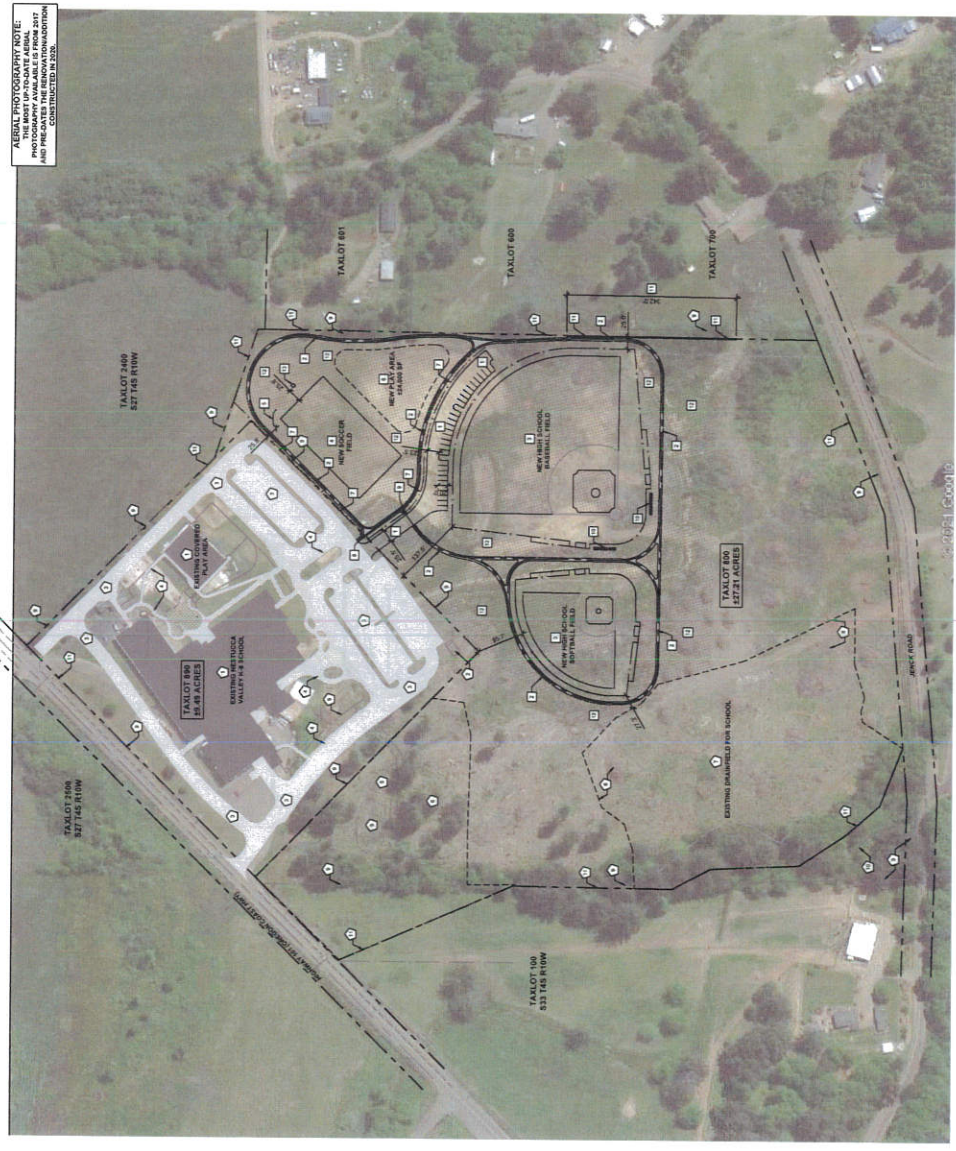
- KEYED NOTES:**
- 1 EXISTING CONCRETE DRIVEWAY
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FOR AGENCY REVIEW / NOT FOR CONSTRUCTION

PROJECT NO.	DATE
DRAWN	DATE
CHECKED	DATE
DATE	DATE

CIVIL SITE PLAN  
 W/ AERIAL  
**C1.1**



**AERIAL PHOTOGRAPHY NOTE:**  
 THE MOST UP-TO-DATE AERIAL PHOTOGRAPHY WAS OBTAINED FROM THE CITY OF SEASIDE AND PRESENTS THE RENOVATION/RECONSTRUCTION CONSTRUCTION IN 2020.

1 CIVIL SITE PLAN  
 1"=100'  
 NTS



NESTUCA VALLEY SCHOOL DISTRICT

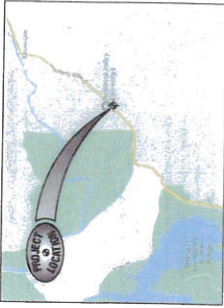
NESTUCA VALLEY K4 SCHOOL BALLFIELDS

FOR AGENCY REVIEW / NOT FOR CONSTRUCTION



NO.	DATE	BY	FOR

CIVIL SITE PLAN W/AREAL C1.1



VICINITY MAP NTS

**GENERAL INFORMATION**  
 APPLICANT: NESTUCA VALLEY SCHOOL DISTRICT  
 PROJECT: NESTUCA VALLEY K4 SCHOOL BALLFIELDS  
 PROJECT ADDRESS: 2500 NESTUCA VALLEY DRIVE, NESTUCA, OR 97124  
 PROJECT MANAGER: JAMES MOORE  
 PROJECT ARCHITECT: ZCS ARCHITECTURE, 2500 NESTUCA VALLEY DRIVE, NESTUCA, OR 97124  
 PHONE: (503) 393-7019 ext. 504

**ENGINEER:** JAMES MOORE, ZCS ARCHITECTURE, 2500 NESTUCA VALLEY DRIVE, NESTUCA, OR 97124  
 PHONE: (503) 393-7019 ext. 504

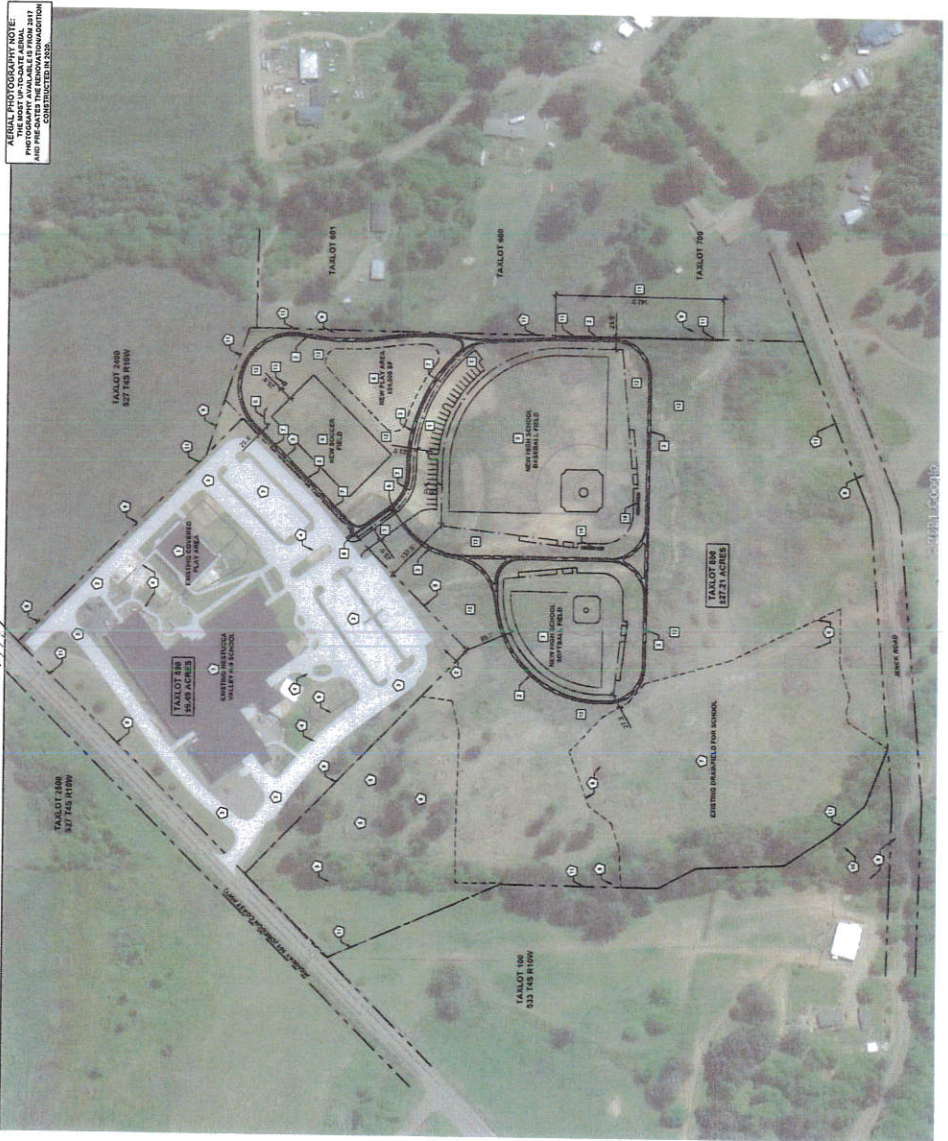
**SITE LOCATION:** NESTUCA VALLEY ELEMENTARY SCHOOL, 2500 NESTUCA VALLEY DRIVE, NESTUCA, OR 97124  
 COORDINATE: 46.080831 N, 124.051111 W

**TAX LOT:** 008  
**LOT SIZE:** 427.21 ACRES  
**ZONING:** F-1.1 FARM

- KEYED NOTES:**
- 1 EXISTING CONCRETED DRIVEWAY
  - 2 EXISTING ASPHALT PAVED PARKING AND MANUEVERING AREA
  - 3 EXISTING CONCRETE SIDEWALK
  - 4 EXISTING STORMWATER DETENTION POND
  - 5 EXISTING SEPTIC SYSTEM DAMPFIELD
  - 6 EXISTING DAMPFIELD SETBACK
  - 7 EXISTING FENCE
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  - 100 EXISTING PROPERTY LINE TYPICAL



AERIAL PHOTO COURTESY NOTE: PHOTOGRAPHY AVAILABLE FROM 3/17 TO 3/25, 2022. ALL OTHERS ARE UNAVAILABLE. CONTACT 503.393.7019.



1"=100' (REC.)

CIVIL SITE PLAN C1.1

014-102-00043-TAL SCALE