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**FLOODWAY DEVELOPMENT PERMIT REQUEST 851-21-000288-PLNG:
WISE**

ADMINISTRATIVE DECISION & STAFF REPORT

Decision Date: December 3, 2021

Decision: APPROVED WITH CONDITIONS

(This is not Building or Placement Permit Approval)

Report Prepared by: Melissa Jenck, CFM, Land Use Planner II

I. GENERAL INFORMATION:

Request: A review of a Floodway Development Permit for the placement of a proposed single-family dwelling near the Nestucca River.

Location: The subject property is accessed from Resort Drive, a County Road, and is designated as Tax Lot 5902, of Section 19AC of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zone: Pacific City/Woods Medium Density Residential (PCW-R2) Zone, Estuary Conservation 1 (EC1)

Applicant/Property

Owner: Michael Wise, 1736 Songbird St., McMinnville, OR 97128

Proposal Description: The subject property encompasses 0.15 acres, is vacant, abuts the Nestucca River to the north, and is accessed via Resort Drive, a County road, to the south (Exhibit A). The topography at this location is fairly flat with a slope change as the property approaches the Nestucca River according to County LIDAR data (Exhibits A and B). The Nestucca River is zoned Estuary Conservation 1 (EC1) up to the more landward of Mean Higher High Water or the Line of Non-Aquatic Vegetation (Exhibit A). No wetlands or geologic hazards are mapped on the subject property (Exhibit B).

As indicated on FEMA FIRM 41057C0855F dated September 28, 2018, the subject property is located entirely in an 'AE' Area of Special Flood Hazard and entirely in the Floodway of the

Nestucca River (Exhibit A). Staff finds that the proposed dwelling is subject to the standards and criteria of TCLUO Section 3.510, Flood Hazard Overlay' which are addressed below.

Currently, the application is a Floodplain Development Permit approval for the placement of a dwelling adjacent to the Nestucca River (Exhibit B). The criteria and standards for this review is addressed below in this Staff Report.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

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

- A. TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone'
- B. TCLUO Section 3.106, 'Estuary Conservation 1(EC1) Zone'
- C. TCLUO Section 3.510, 'Flood Hazard Overlay (FH) Zone'
- D. TCLUO Section 3.545, 'Shoreland Overlay'
- E. TCLUO Section 4.140, 'Requirements for Protection of Water Quality and Streambank Stabilization'

III. ANALYSIS

The subject project is located within the regulatory floodway and is subject to a Type II review per TCLUO Article X: Development Approval Procedures. TCLUO Section 10.070 requires notification of Type II applications to be mailed to landowners within 250 feet of the subject properties, to allow at least 14 days for written comment and requires staff to consider comments received in making the decision.

Findings: Notice of the request was mailed to property owners and agencies on August 10, 2021. Staff finds that notification requirements have been met. Comments were received from the Oregon Department of State Lands (DSL), Tillamook County Public Works and FEMA Region X and are included as "Exhibit C". DSL concluded that no state permit will be required for the proposed activity (Exhibit C). Tillamook County Public Works stated a road approach permit will be required for development of the site (Exhibit C).

A. TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone'

PURPOSE: The purpose of the PCW-R2 zone is to designate areas for medium density single-family and duplex residential development, and other, compatible, uses. Land that is suitable for the R-2 zone has public sewer service available, and has relatively few limitations to development.

TCLUO Section 3.333(2)(a), 'Uses Permitted Outright', lists *One or two-family* dwelling as a use permitted outright in the PCW-R2 zone subject to applicable supplementary regulations contained in ordinance.

Findings: Applicant is proposing to site a single-family dwelling in the Pacific City/Woods Medium Density Residential (PCW-R2) zone (Exhibit B). Staff finds that the proposed use is allowed outright in the Pacific City/Woods Medium Density Residential (PCW-R2) zone subject to applicable standards. Staff finds that Applicant will be required to demonstrate compliance with other applicable standards, such as parking, height, and yard setback requirements, at the time of applying for consolidated zoning/building permit approval.

B. TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone'

The estuary boundary and zones are defined in TCLUO Section 3.100 as "ESTUARY ZONES shall be applied to all estuarine waters, intertidal areas, submerged and submersible lands and tidal wetlands up to the line of non-aquatic vegetation or the Mean Higher High Water (MHHW) line, whichever is most landward."

Findings: Applicant is proposing to construct a single-family dwelling (Exhibit B). A site plan was included in 'Exhibit B', which demonstrates that the proposed siting location exceeds the 50-foot setback from the riparian boundary (Exhibit B). A letter was included from Robert Bradley, Oregon Department of Fish and Wildlife, confirming the 50-ft riparian setback on the subject property (Exhibit B). The site plan indicates that the proposed siting location of the dwelling is landward of the Mean Higher High water (MHHW) and the line of non-aquatic vegetation.

Staff finds that the proposed development is located outside the Estuary Conservation 1 (EC1) zone, as it is located landward of the estuary boundary. Staff find that Applicant will be required to demonstrate compliance with such standards for any future development on the site subject to the EC1 boundary at time of consolidated zoning/building permit approval.

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

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

...

ANCHORING

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

(c) All manufactured dwellings must likewise be anchored to prevent flotation, collapse or lateral movement, and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top or frame ties to ground anchors (See FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for techniques). A certificate signed by a registered architect or engineer which certifies that the anchoring system is in conformance with FEMA regulations shall be submitted prior to final inspection approval.

CONSTRUCTION MATERIALS AND METHODS

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

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

(f) Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be elevated to prevent water from entering or accumulating within the components during conditions of flooding. In Flood Zones A, A1-A30, AE, V, V1-V30 or VE, such facilities shall be elevated three feet above base flood elevation. In Flood Zone AO, such facilities shall be elevated above the highest grade adjacent to the building, a minimum of one foot above the depth number specified on the FIRM (at least two feet above the highest adjacent grade if no depth number is specified).

UTILITIES

(g) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood water into the system.

(h) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.

(i) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding, consistent with Oregon Department of Environmental Quality (DEQ) standards.

Findings: Applicant has provided a site plan and building plans which indicate foundation design improvements to site structure to prevent flotation and lateral movement, along with a floor plan indicating the utilization of space subject to flood waters (Exhibit B). An Elevation Certificate prepared by Jack White dated May 26, 2021, which concludes the elevation of the living floor to occur over 3-feet above Base Flood Elevation (BFE) (Exhibit B). Floor plans and the Elevation Certificate conclude the lowest level of the proposed dwelling will be maintained as a garage with no living space (Exhibit B). Staff finds that these standards can be met through compliance with Conditions of Approval.

...

(6) SPECIFIC STANDARDS FOR A ZONES (A, AE or A1-A30): In all areas of special flood hazards where base flood data has been provided as set forth in Section 3.510(2) or other base flood data are utilized, the following provisions are required:

RESIDENTIAL CONSTRUCTION

(a) New construction and substantial improvement of any residential structure, including manufactured dwellings, shall have the lowest floor, including basement, at a minimum of three feet above base flood elevation.

(b) Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or must meet or exceed the following minimum criteria:

(1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

(2) The bottom of all openings shall be no higher than one foot above grade.

(3) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

Findings: The proposed area of development is located in an AE Area of Special Flood Hazard as indicated on FEMA FIRM 41057C0855F dated September 28, 2018 (Exhibit A). Applicant is proposing to develop a dwelling (Exhibit B).

Applicant provided a pre-construction elevation certificate prepared by Jack White, a licensed professional surveyor, for the proposed residential development. The proposed design includes a main floor level at 23.6-feet (Exhibit B). Jack White stated Base Flood Elevation (BFE) for the subject property is 19.5-feet (Exhibit A). The bottom floor of the proposed dwelling is to be maintained as storage/parking area and is proposed to be located at 12.5-feet NAVD 88 (Exhibit B). The next higher floor, which is indicated to maintain the proposed living space of the dwelling, is located at 23.6-feet NAVD 88, which exceeds 3-feet above BFE (Exhibit B). Applicant has provided plans which indicate the location of multiple vents, with the Elevation Certificate confirming adequate net area of openings provided by the vents for the enclosed bottom floor (Exhibit B). Staff finds that the proposed development complies with the standards of TCLUO 3.510(6).

(9) SPECIFIC STANDARDS FOR FLOODWAYS: Located within areas of special flood hazard established in Section 3.510(2) are areas designated as regulatory floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

(a) Encroachments in the regulatory floodway including fill, new construction, substantial improvements and other development are prohibited unless certification is provided by a professional registered civil engineer demonstrating through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that such encroachment shall not result in any increase in flood levels during the occurrence of the base flood discharge.

(b) If Subsection 8(a) is satisfied, all new construction and substantial improvement shall comply with all applicable flood hazard reduction provisions of Section 3.510(5) and (6).

(c) If hydrologic and hydraulic analysis indicates an increase in flood levels, the Applicant shall obtain a Conditional Letter of Map Revision (CLOMR) from FEMA before any encroachment, including fill, new construction, substantial improvement, or other development, in the regulatory floodway is permitted. Upon completion of the project, but no later than six months after project completion, a Letter of Map Revision (LOMR) shall be submitted to FEMA to reflect the changes on the FIRM and/or Flood Insurance Study. A LOMR is required only when the CLOMR documents an increase in flood levels during the occurrence of the base flood or where post-development conditions do not reflect what was proposed on the CLOMR.

Findings: The Applicant retained Waterways Consulting, Inc. to complete the no-rise analysis, dated May 4, 2021, required for development within the regulatory floodway (Exhibit B). The analysis confirms that the proposed encroachments into the regulatory floodway will not result in any increase in flood levels (Exhibit B). Comments were received from Josha Crowley, FEMA Region X Service Center, confirmed the adequacy of Waterways Consulting, Inc.'s report (Exhibit C).

Staff finds that these standards have been met.

(14) DEVELOPMENT PERMIT PROCEDURES: A development permit shall be obtained before construction or development begins within any area of special flood hazard zone. The permit shall be for all structures including manufactured dwellings, and for all development including fill and other development activities, as set forth in the Definitions contained in this Section of the Land Use Ordinance.

(a) Application for a development permit shall be made on forms furnished by the Community Development Director and shall include but not necessarily be limited to: plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information in 3.510(14)(a)(1)–(4) is required and Development Permits required under this Section are subject to the Review Criteria put forth in Section 3.510(14)(b):

(1) Elevation in relation to a specific datum of the lowest floor, including basement, of all structures as documented on an Elevation Certificate;

(2) Elevation in relation to a specific datum to which any proposed structure will be floodproofed as documented on an Elevation Certificate;

(3) If applicable, certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Subsection (6)(c)(3) of this Section; and

(4) Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

Findings: Applicant submitted the required information on forms provided by the Community Development Department and as attachments thereto (Exhibit B). As described in Applicant's submittal, the proposed siting of a single-family dwelling, is an allowed outright use in the PCW-R2 zone (Exhibit B). The proposed development is within the FEMA Floodway as indicated on the Applicants site plan (Exhibit A & B).

(b) Development Permit Review Criteria

(1) The fill is not within a Coastal High Hazard Area.

Findings: Staff finds the proposed location is within a FEMA 'AE' Flood and Floodway zone and is therefore not located within a Coastal High Hazard Area (Exhibit B). Staff find this criterion is met.

(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.

Findings: The Applicant retained Waterways Consulting, Inc. to complete the no-rise analysis required for development within the regulatory floodway (Exhibit B). The analysis confirms that the proposed encroachments into the regulatory floodway will not result in any increase in flood levels (Exhibit B). The proposed activity is for the placement of a dwelling on the subject property (Exhibit B). No additional fill outside the proposed structure has been designated on the application submittal (Exhibit B). Staff find these criteria are met.

(5) No feasible alternative upland locations exist on the property.

Findings: The subject property is entirely located within the FEMA 'AE' Flood zone boundary and entirely within the Floodway (Exhibit A). No upland location exists on the subject property which would remove future development from the regulatory floodplain (Exhibit B). Staff find this criterion is met.

(6) The fill does not impede or alter drainage or the flow of floodwaters.

Findings: The Applicant retained Waterways Consulting, Inc. to complete the no-rise analysis required for development within the regulatory floodway (Exhibit B). The analysis confirms that the proposed encroachments into the regulatory floodway will not result in any increase in flood levels or surface elevations anywhere in the model (Exhibit B). Staff find this criterion is met.

(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.*

Findings: The Applicant has proposed the siting of a single-family residential structure on the subject property (Exhibit B). Staff find the proposed improvement is neither a critical facility as defined in TCLUO Section 3.510(4) or a Flood Refuge Platform. Staff find these criteria are met.

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.

Findings: Applicant submitted the required information on forms provided by the Community Development Department and as attachments thereto (Exhibit B). The entire property is located in an AE Area of Special Flood Hazard and in the Floodway of the Nestucca River and no alternative upland location exists (Exhibits A and B). Waterways Consulting, Inc. provided a no-rise analysis certifying that the proposed dwelling will not create a rise in flood levels (Exhibit B). Staff finds that these criteria are met.

D. TCLUO Section 3.545 ‘Shoreland Overlay’

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

Findings: Staff finds that portions of the proposed dwelling are located within the Shorelands Boundary as identified in the Goal 17 element of the Tillamook County Comprehensive Plan. Staff have reviewed the proposed development and determined that shoreland areas on the subject property are categorized as ‘Rural Shorelands’ as described in TCLUO 3.545(3) and are subject to the use limitations identified in TCLUO 3.545(4)(a)(1) and the standards identified in TCLUO 3.545(6). Staff have reviewed the significant shoreland inventory contained in the Goal 17 element of the Comprehensive Plan and has verified that there are no inventoried shorelands near the subject property.

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

(a) Rural Shorelands in General:

(1) Rural Shorelands uses are limited to:

- (a) Farm uses*
- (b) Propagation and harvesting of forest products consistent with the Oregon Forest Practices Act,*
- (c) Aquaculture,*
- (d) Water-dependent recreational, industrial and commercial uses,*

(e) Replacement, repair or improvement of existing state park facilities,
(f) Other uses are allowed only upon a finding by the County that such uses satisfy a need which cannot be accommodated at any alternative upland location, except in the following cases:

(1) In built and committed exception shoreland areas, where all uses permitted in the underlying zone are permitted, and

...

Findings: Staff finds that the subject property is in a built and committed exception area and the proposed residential use is allowed in the underlying Pacific City/Woods Medium Density Residential (PCW-R2) zone.

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

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

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

...

Findings: The requirements of TCLUO Section 4.140 and 3.510 are addressed in the body of this Report. Staff find these standards are met.

E. TCLUO Section 4.140, 'Requirements for Protection of Water Quality and Streambank Stabilization'

(1) The following areas of riparian vegetation are defined:

(a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.

...

For estuaries, all measurements are horizontal and perpendicular from the mean high water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.

Findings: The subject property abuts the Nestucca River, which defines the riparian area as 50-feet. Applicant is proposing to setback the dwelling in excess of 50-feet from the riparian boundary, as determined by the Oregon Department of Fish and Wildlife (Exhibit B).

Staff finds that these requirements can be met through compliance with Conditions of Approval.

V. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the Applicant has satisfied the review criteria, and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves Floodplain Development Permit 851-21-000288-PLNG subject to the Conditions of Approval in section VI of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on December 15, 2021.**

VI. CONDITIONS OF APPROVAL:

1. The applicant/property owner shall obtain all required Federal, State, and Local permits and/or licenses and will comply with applicable rules and regulations.
2. All applicable permits, including a consolidated Zoning and Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction the proposed dwelling.
3. Future development on the subject property shall also maintain the required riparian setback and comply with the requirements of TCLUO 4.140: Development Requirements for Water Quality and Streambank Stabilization.
4. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
5. The applicant/property owner shall obtain an approved Road Approach permit from the Tillamook County Public Works Department.
6. The applicant/property owner shall obtain a water and sewer availability letter from the Pacific City Joint Water-Sewer Authority and a fire letter from the Nestucca Rural Fire Protection District. Letters shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
7. Development shall comply with the applicable standards of TCLUO Section 3.333, 'Pacific City/Woods Medium Density Residential (PCW-R2) Zone', TCLUO Section 3.106, 'Estuary Conservation 1 (EC1) Zone' and TCLUO Section 3.545 'Shoreland Overlay'.
8. The applicant/property owner shall comply with all 'Zone AE' flood hazard construction standards per FEMA requirements. All construction shall adhere to the standards for residential structure in the 'AE' flood zone per TCLUO Section '3.510'. This shall be reviewed and verified by this Department during the Building Permit process.
9. The dwelling shall comply with all Building Code requirements for Anchoring, Construction Materials and Methods, and Utilities for residential structure located in the 'AE' and Floodway flood zones.
10. Owner/Applicant shall submit a 'Post-Elevation' certificate completed by a registered surveyor and provided on the current FEMA form prior to receiving Certificate of Occupancy for the dwelling.
11. This approval shall be void on December 3, 2023, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

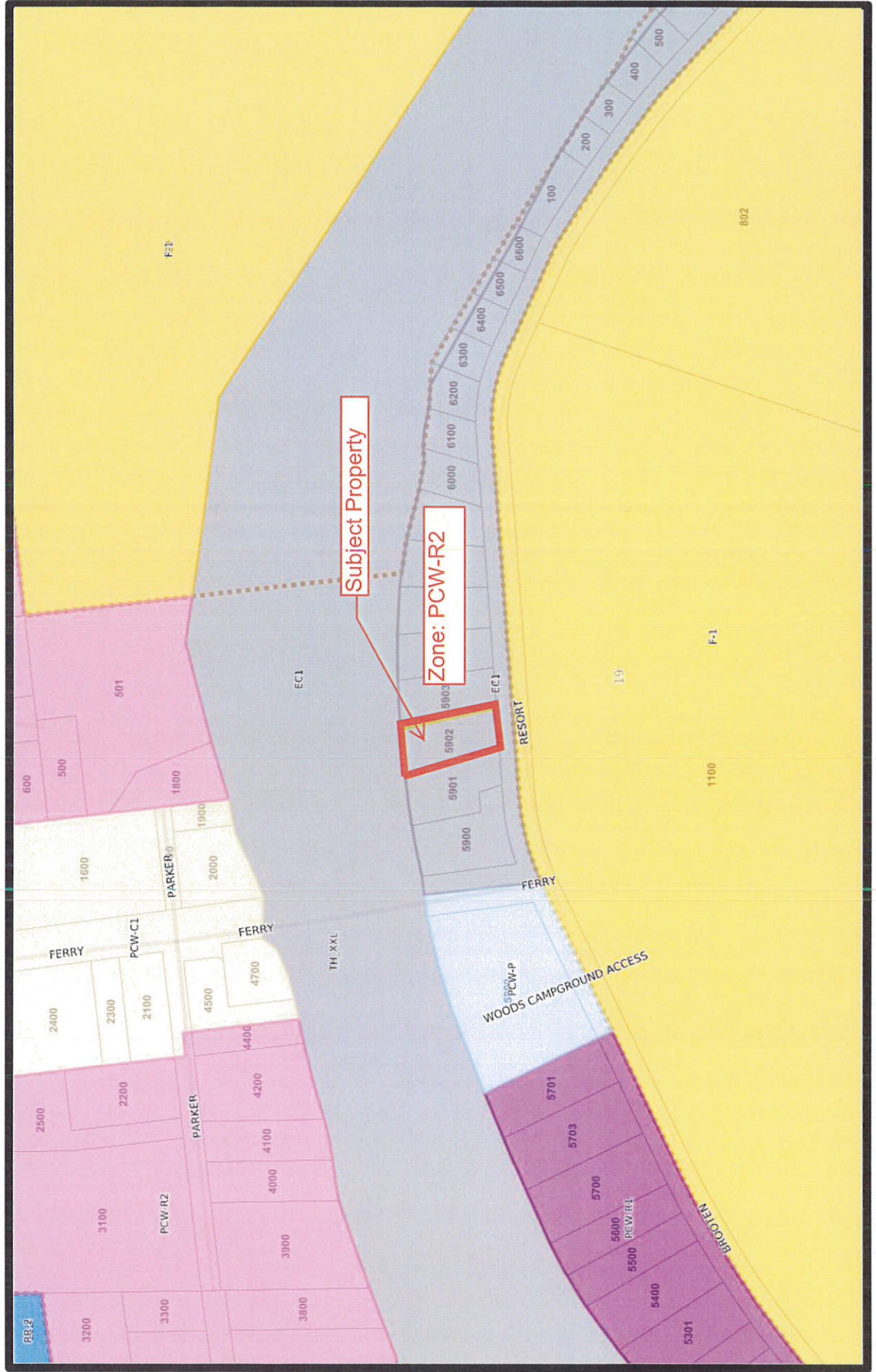
VII. EXHIBITS

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

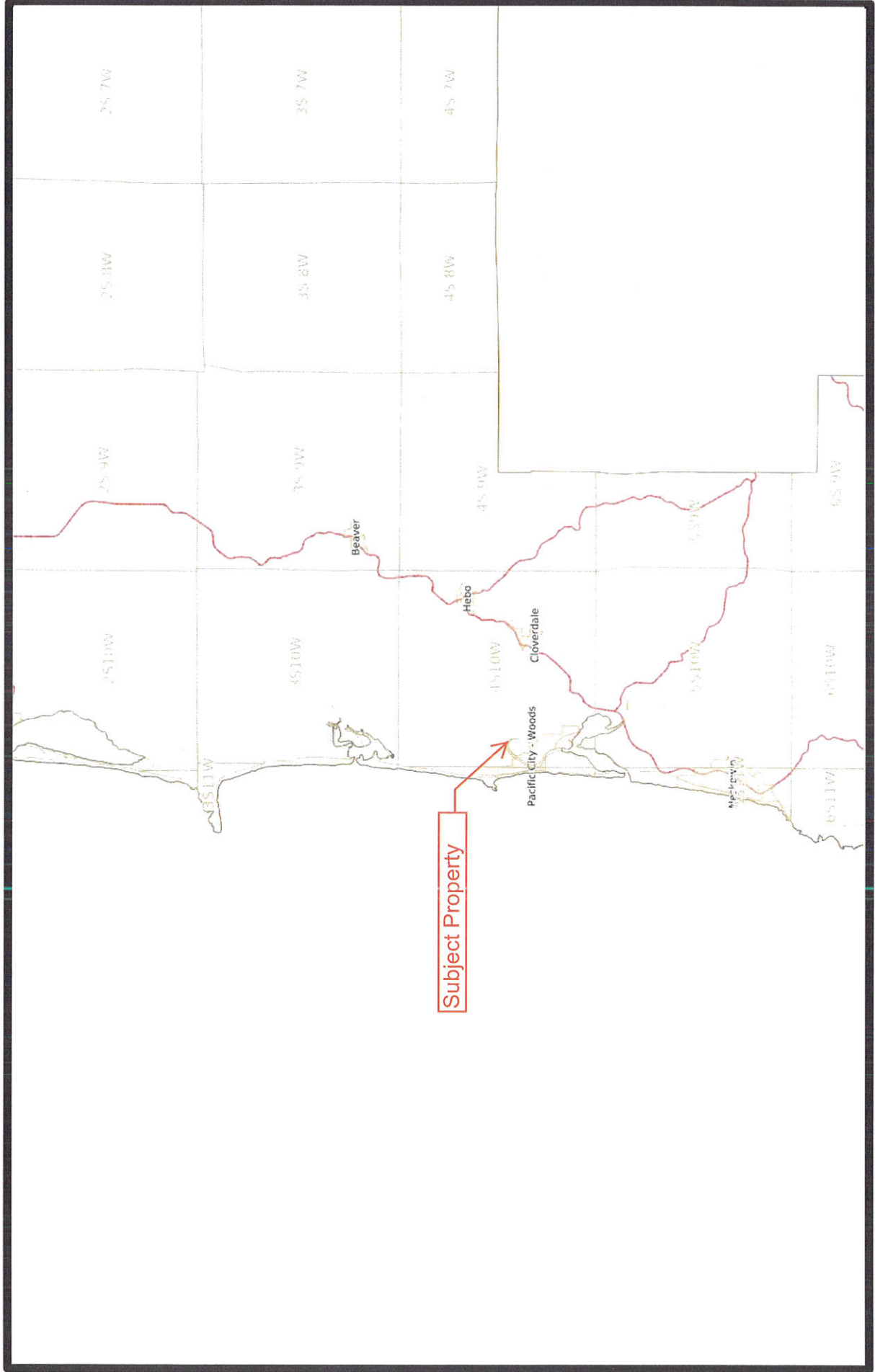
- A. Location map, Assessor map, Zoning map, FEMA FIRM, NWI Wetlands map
- B. Applicant's submittal
- C. Public Comments

EXHIBIT A

Zoning Map



Vicinity Map



04S10W19AC
WOODS

S.W.1/4 N.E. 1/4 SEC. 19 T.4S. R.10W. W.M.
Tillamook County

FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR
LEGAL, ENGINEERING, OR SURVEY PURPOSES



WOODS
04S10W19AC
REVISED 6/16/17, WS

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

August 10, 2021 1:03:32 pm

Account # 401148
 Map # 4S1019AC05902
 Code - Tax # 2202-401148

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr MARGE'S LANDING
 Lot - 3

Mailing Name WISE, MICHAEL & SARAH

Deed Reference # 2019-8029

Agent

Sales Date/Price 12-19-2019 / \$40,500.00

In Care Of

Appraiser ROBERT BUCKINGHAM

Mailing Address 1736 SW SONGBIRD ST
 MCMINNVILLE, OR 97128

Prop Class 101 MA SA NH Unit
 RMV Class 101 09 WF 903 1138-1

Situs Address(s)	Situs City
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		Value Summary				
Code Area	RMV	MAV	AV	RMV Exception	CPR %	
2202	Land	70,660		Land	0	
	Impr.	5,650		Impr.	0	
Code Area Total		76,310	81,660		0	
Grand Total		76,310	81,660		0	

		Land Breakdown								
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	Trended RMV
2202	0	<input checked="" type="checkbox"/>		PCW-R	Market	97	A	0.15		70,660
Grand Total								0.15		70,660

		Improvement Breakdown							
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV	
2202	1	2002	110	Residential Other Improvements	116	0		5,650	
Grand Total								0	5,650

Comments: 7/3/03 Added new Dock. dv. 5/24/06-Entered Inventory-LM 8/3/09 PCA review. Changed PCA to 101. Not in commercial zone. KF 5/13 Acct. review. RCW 01/27/14 Reappraised land; tabled values. RBB

National Flood Hazard Layer FIRMette

123°57'31"W 45°12'54"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, ASB
- With BFE or Depth Zone AE, AO, AH, VE, AF
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 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 J)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee (Zone D)
- Area with Flood Risk due to Levee (Zone D)

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard (Zone X)
- Effective LOMRS
- Area of Undetermined Flood Hazard (Zone X)

GENERAL STRUCTURES

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

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
 - 20.2
 - 17.5
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

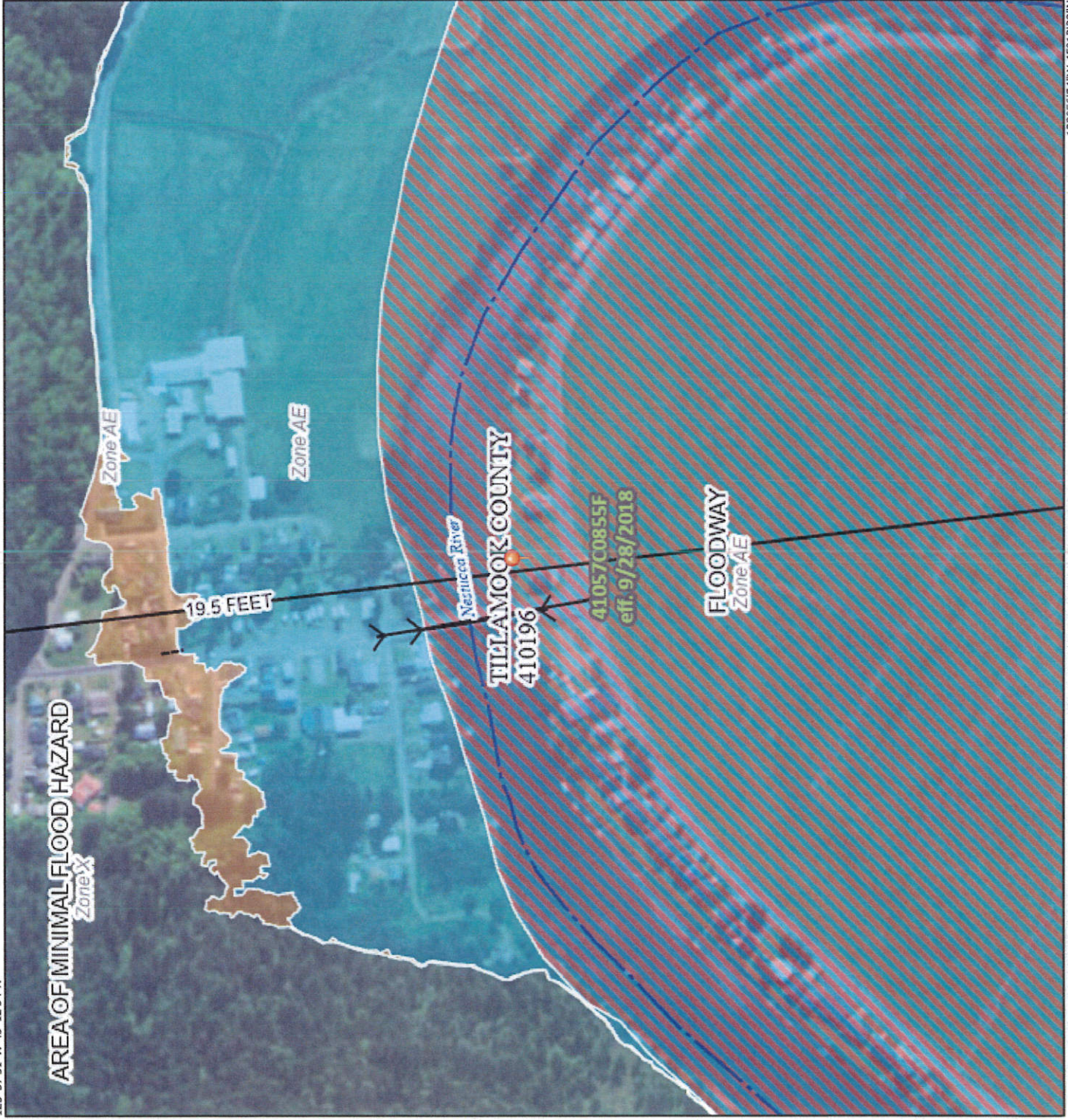
- Digital Data Available
- No Digital Data Available
- Unmapped

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 8/10/2021 at 4:07 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.

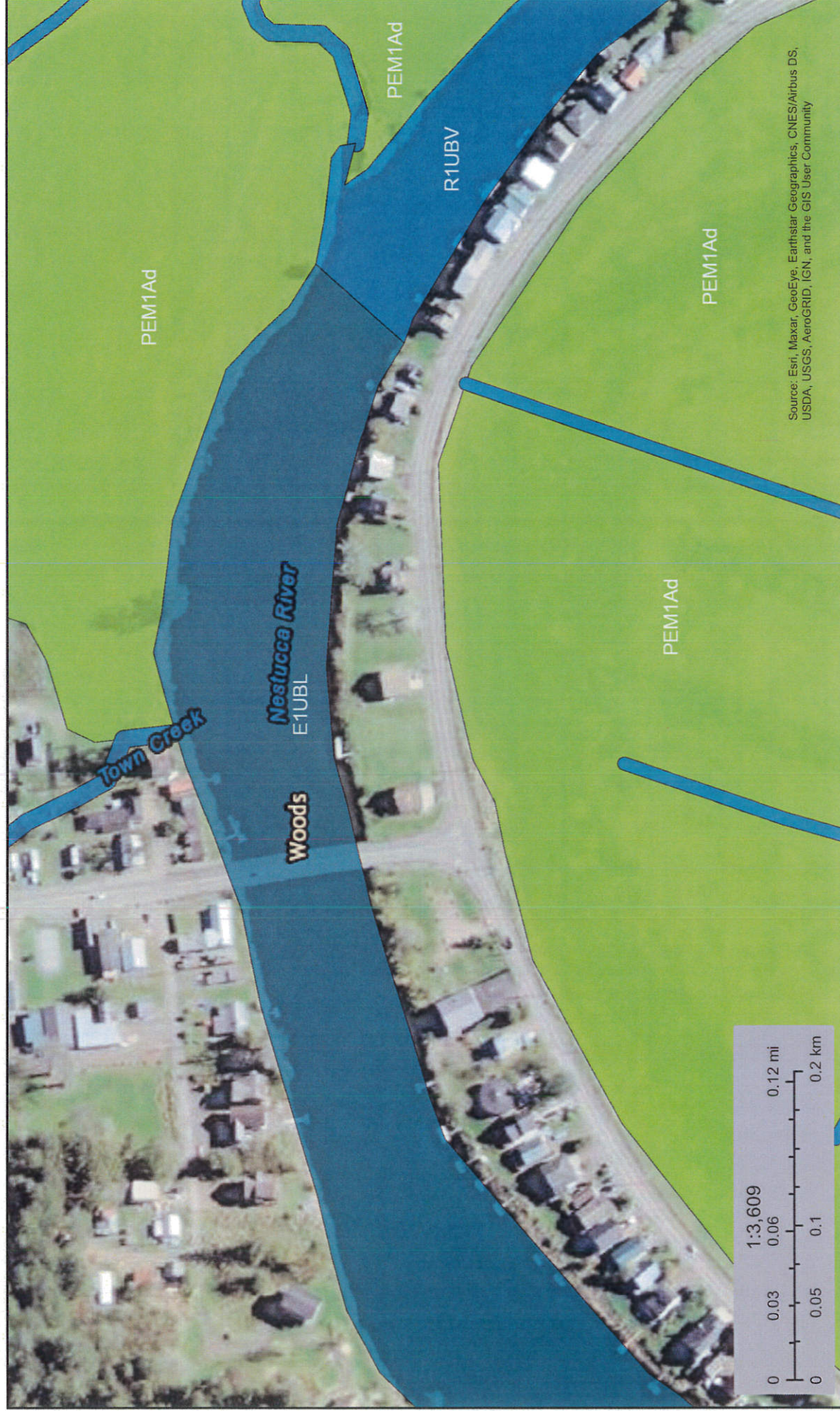




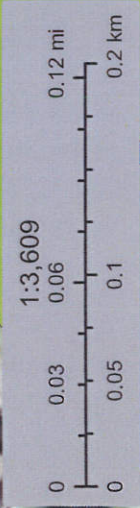
U.S. Fish and Wildlife Service

National Wetlands Inventory

Wise Map



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



August 10, 2021

Wetlands

- Estuarine and Marine Wetland
- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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

PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)
 Name: Michael Wise Phone: 503-857-7484
 Address: 1736 SW Songbird St McMinnville OR
 City: _____ State: _____ Zip: 97128
 Email: wise_mike_scott@yahoo.com

Property Owner
 Name: _____ Phone: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Email: _____

Request: build in Pacific City

OFFICE USE ONLY	
Date Stamp:	JUN 03 2021
Received by:	<u>Gmail</u>
Approved <input type="checkbox"/> Denied <input type="checkbox"/>	
Receipt #:	
Fees:	<u>983.00</u>
Permit No:	<u>851-21-000209-PLNG</u>

- | | | |
|---|--|--|
| Type II | Type III | Type IV |
| <input type="checkbox"/> Farm/Forest Review
<input type="checkbox"/> Conditional Use Review
<input type="checkbox"/> Variance
<input type="checkbox"/> Exception to Resource or Riparian Setback
<input type="checkbox"/> Nonconforming Review (Major or Minor)
<input checked="" type="checkbox"/> Development Permit Review for Estuary Development
<input type="checkbox"/> Non-farm dwelling in Farm Zone
<input type="checkbox"/> Fore-dune Grading Permit Review
<input type="checkbox"/> Neskowin Coastal Hazards Area | <input type="checkbox"/> Appeal of Director's Decision
<input type="checkbox"/> Extension of Time
<input type="checkbox"/> Detailed Hazard Report
<input type="checkbox"/> Conditional Use (As deemed by Director)
<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Goal Exception | <input type="checkbox"/> Appeal of Planning Commission Decision
<input type="checkbox"/> Ordinance Amendment
<input type="checkbox"/> Large-Scale Zoning Map Amendment
<input type="checkbox"/> Plan and/or Code Text Amendment |

Location:
 Site Address: _____
 Map Number: 45 10 19AC 502
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.

Michael Wise
 Property Owner Signature (Required)

5/11/21
 Date

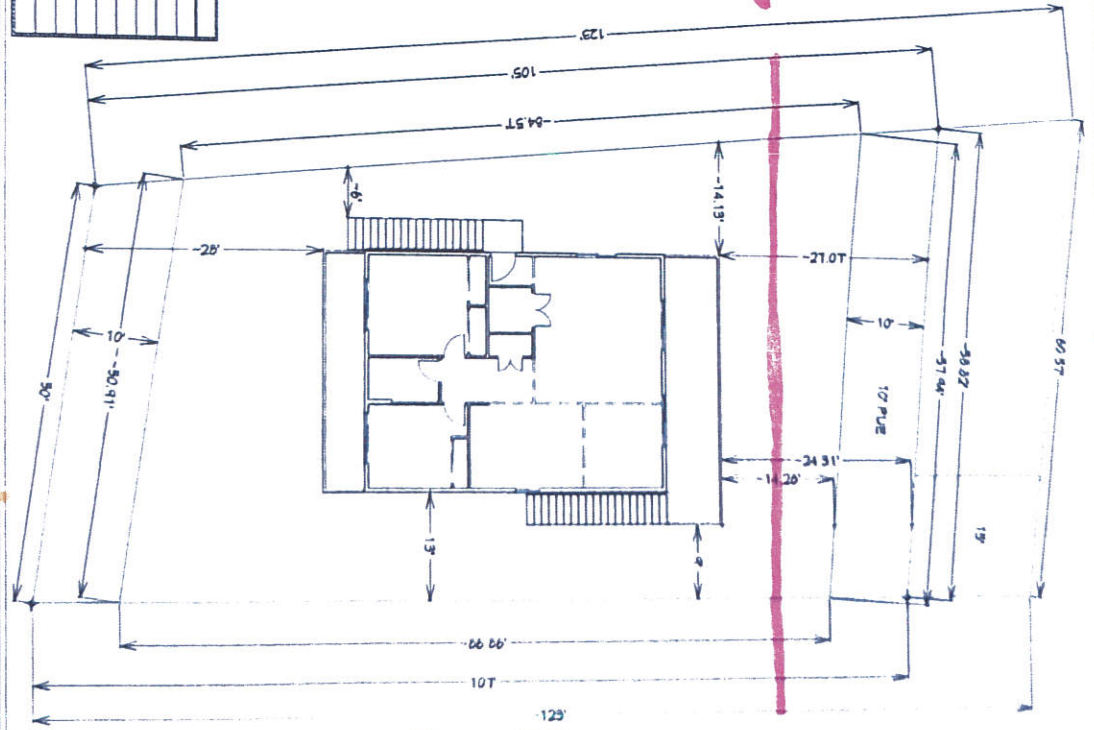
Applicant Signature

Date

RIVER

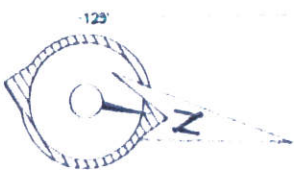
RIPARTIAN
SKET-Back

TABLE OF CONTENTS	
B1	COVER / SITE PLAN
B2	FRONT & REAR ELEVATIONS
B3	SIDE ELEVATIONS
L1	CROSS SECTION ELEVATIONS
B4	MAIN FLOOR PLAN
B5	DIMENSIONS PLAN
L3	ROOF PLAN
B6	MAIN FLOOR ENGINEERING PLAN
B7	FOUNDATION PLAN



MARGE'S LANDING
LOT 3

SCALE: 1" = 6'



NOTE
CONTRACTOR TO VERIFY ALL
DIMENSIONS IN FIELD
ALL UTILITY LOCATIONS ARE TO BE
DETERMINED BY CONTRACTOR
ALL PROPERTY ELEVATIONS TO BE
DETERMINED BY CONTRACTOR

BUILDER:
OWNER/BUILDER

SITE PLAN
SCALE: 1" = 6'-0"

DATE	6/22/2011
SCALE	1" = 6'-0"
PROJECT #	21-0414-044
DRAWN BY	B1

COVER / SITE PLAN

LOT 3
MARGE'S LANDING
PACIFIC CITY, OR

PHASE 1 CONSULTANTS, LLC
PACIFIC CITY, OR

BY: [Signature]
DATE: 7/20/21
2021

The following is a list of responses you should use for each of the criteria:

1. Yes, the fill is not in a Coastal High Hazard Area.
2. The proposed fill placed in the regulatory floodway will not result in an increase to the flood levels during the occurrence of the base flood discharge per the findings of the 33505 Resort Drive Hydraulics Analysis Report dated May 4, 2021 by Waterways Consulting, Inc.
3. The fill is necessary to develop the property for residential use.
4. The proposed fill is the minimum necessary to get the desired square footage of the residential structure.
5. No, the entire property is located within the FEMA designated floodplain.
6. No, the proposed fill will not alter drainage or the flow of floodwaters.
7. The proposed property is not a critical facility.
8. Does not apply.

These answers should satisfy the County.

Thanks,



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

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

Land of Cheese, Trees and Ocean Breeze

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

CONSOLIDATED BUILDING/ZONING PERMIT APPLICATION		Permit #: 851-21-	
		Received By:	Date:
JOB INFORMATION			
Applicant/Contractor <input checked="" type="checkbox"/> (Check Box if Same as Property Owner)		Property Owner	
Applicant/Contractor: <u>Michael Wise</u>		Owner:	
Address: <u>1736 SW Songbird St McMinnville</u>		Address:	
Phone #: <u>503-857-7484</u>		Phone #:	
Applicant/Contractor Email: <u>wise_mike_scott@yahoo</u>		Owner Email:	

CONTRACTOR / INSTALLER		E-Mail _____	
Building Contractor _____	CCB No. _____	Phone _____	
Mobile Home Installer _____	MDI. No. _____	Phone _____	
Site Address: <u>33625 Resort DR</u>		<u>Lot 3</u>	
Map Number: Township _____	Range _____	Section _____	Tax Lot(s) _____

(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.)

DESCRIPTION OF THE STRUCTURE

- 29 x 37 Dimensions
19.5 Height
2 Stories
2 # of Dwelling Units
1,600 Bathrooms
300 Living Area (sq. ft.)
300 Deck (sq. ft.)
under house Covered Patio (sq. ft.)
under house Garage / Utility / Storage

ZONE DEVELOPMENT STANDARDS

- _____ Front Yard
 _____ Rear Yard
 _____ Right Side
 _____ Left Side
 River / Estuary / Creek
 _____ Slope (%)

PROJECT DESCRIPTION:

Build House

ROAD ACCESS

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

MOBILE HOME/RECREATION VEHICLE

_____ License No. or ID No.
 _____ Make/Model
 _____ Year

WATER SUPPLY

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

WASTE DISPOSAL

- Sewer District
 Septic Tank / Drain Field

WIND EXPOSURE: B C D (circle one)

VALUATION \$ _____

AN EQUAL OPPORTUNITY EMPLOYER

Melissa Jenck

From: mike wise <wise_mike_scott@yahoo.com>
Sent: Thursday, May 27, 2021 5:56 AM
To: Melissa Jenck
Subject: EXTERNAL: Fw: 4S1019AC05902
Attachments: 4S1019AC05902.JPG; PXL_20210222_211815644.jpg; PXL_20210222_211752614.jpg

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

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Robert Bradley" <Robert.Bradley@state.or.us>
To: "Melissa Jenck" <mjenck@co.tillamook.or.us>, "Sheila Shoemaker" <sshoemak@co.tillamook.or.us>
Cc: "Sarah Absher" <sabsher@co.tillamook.or.us>, "Angela Rimoldi" <arimoldi@co.tillamook.or.us>, "wise_mike_scott@yahoo.com" <wise_mike_scott@yahoo.com>
Sent: Mon, Feb 22, 2021 at 3:11 PM
Subject: 4S1019AC05902

Attached is an aerial photo for the listed lot in Woods. The red line approximately marks the 50 foot setback line. I also attached a couple of photos of the line marked on the ground also.

The area is heavily developed. The 50 foot setback is similar to the adjacent properties. Nearby properties encroach further into the setback however.

Let me know if you have any questions.

Robert

Robert W. Bradley

District Fish Biologist

Oregon Department of Fish and Wildlife

North Coast Watershed District

4907 Third St

Tillamook, OR 97141

503-842-2741 x18613 (w)

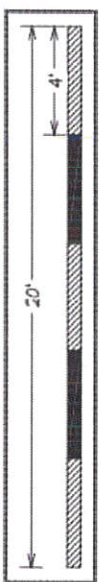
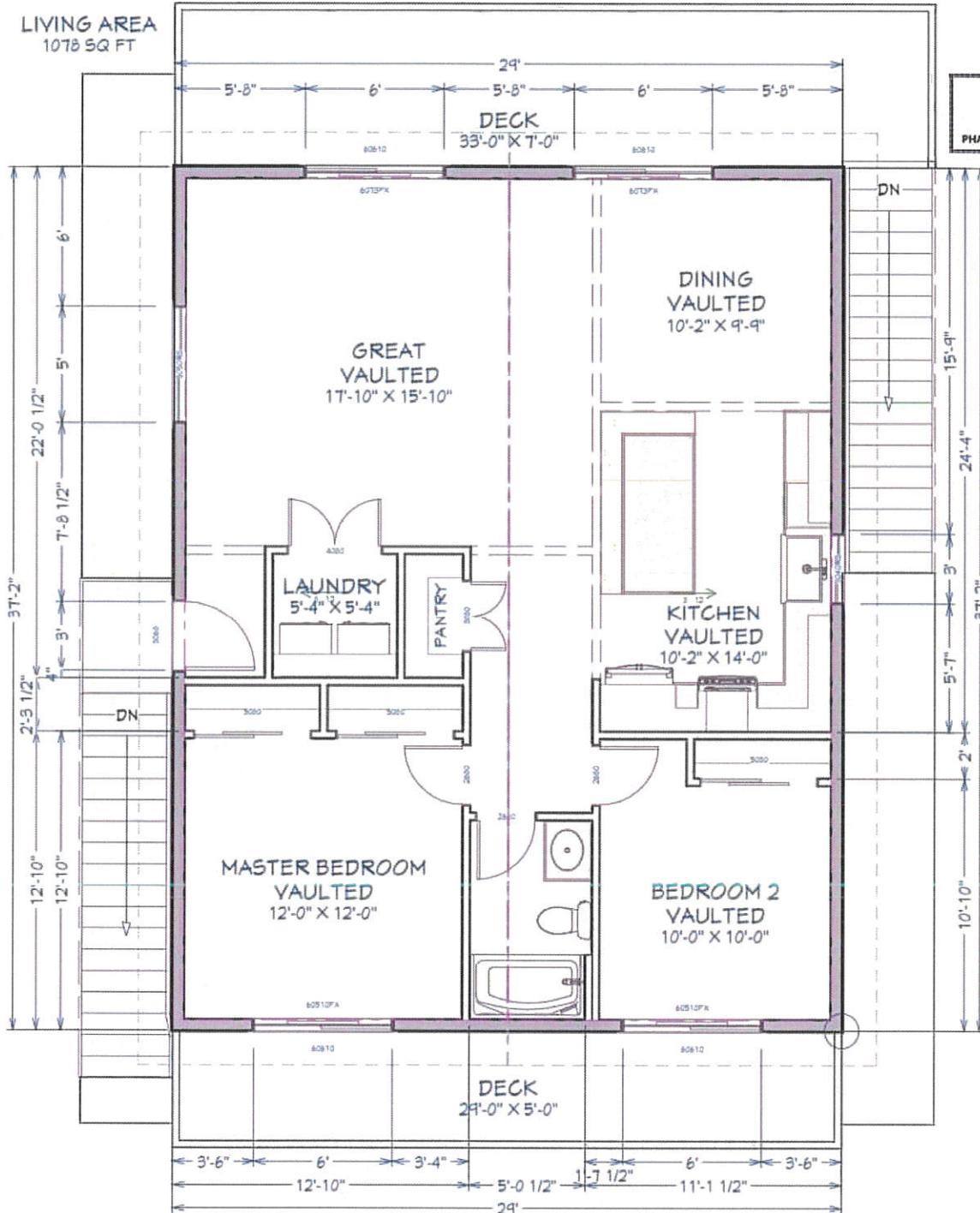
503-842-8385 (fax)





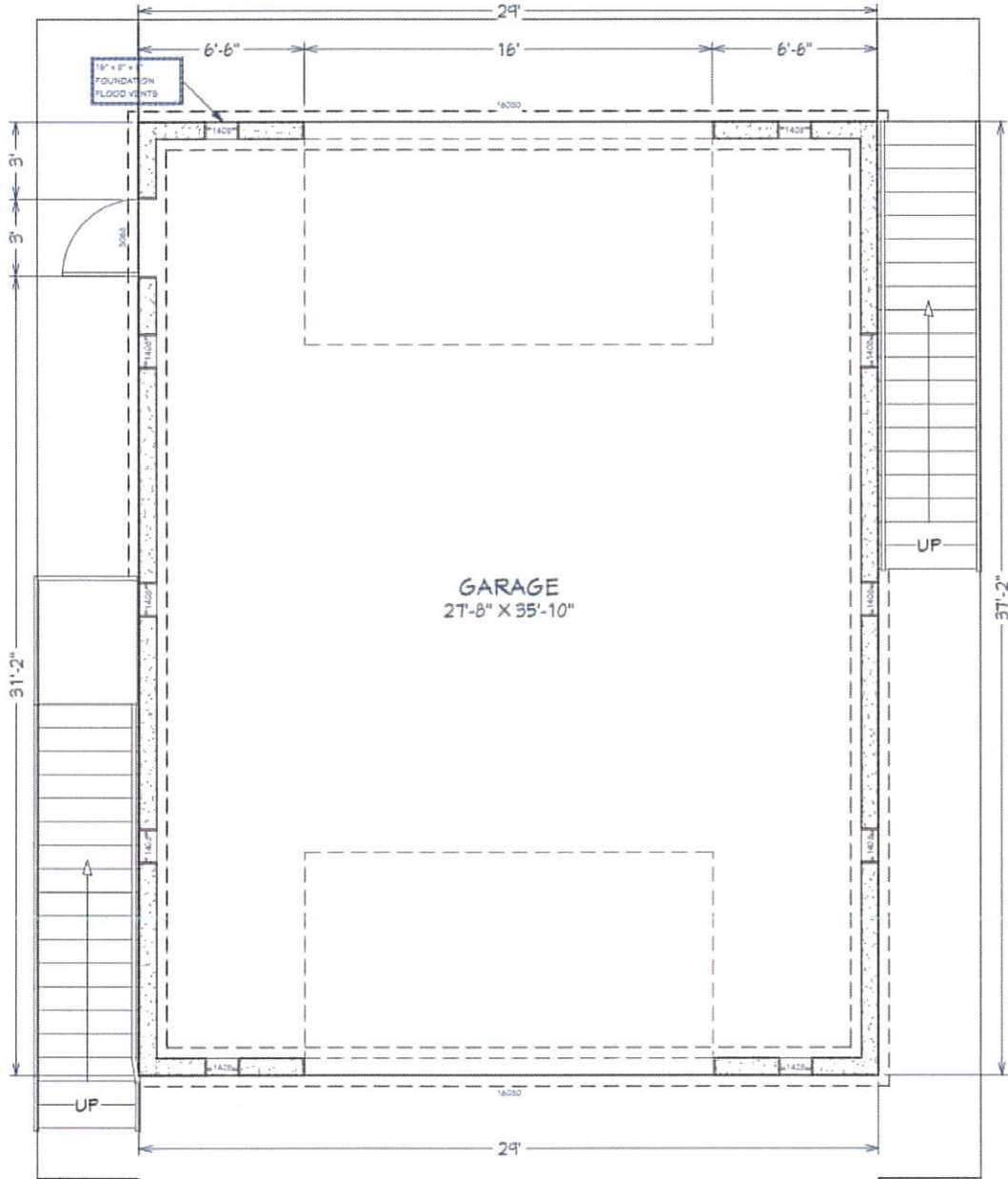


RIVER SIDE



ROAD SIDE

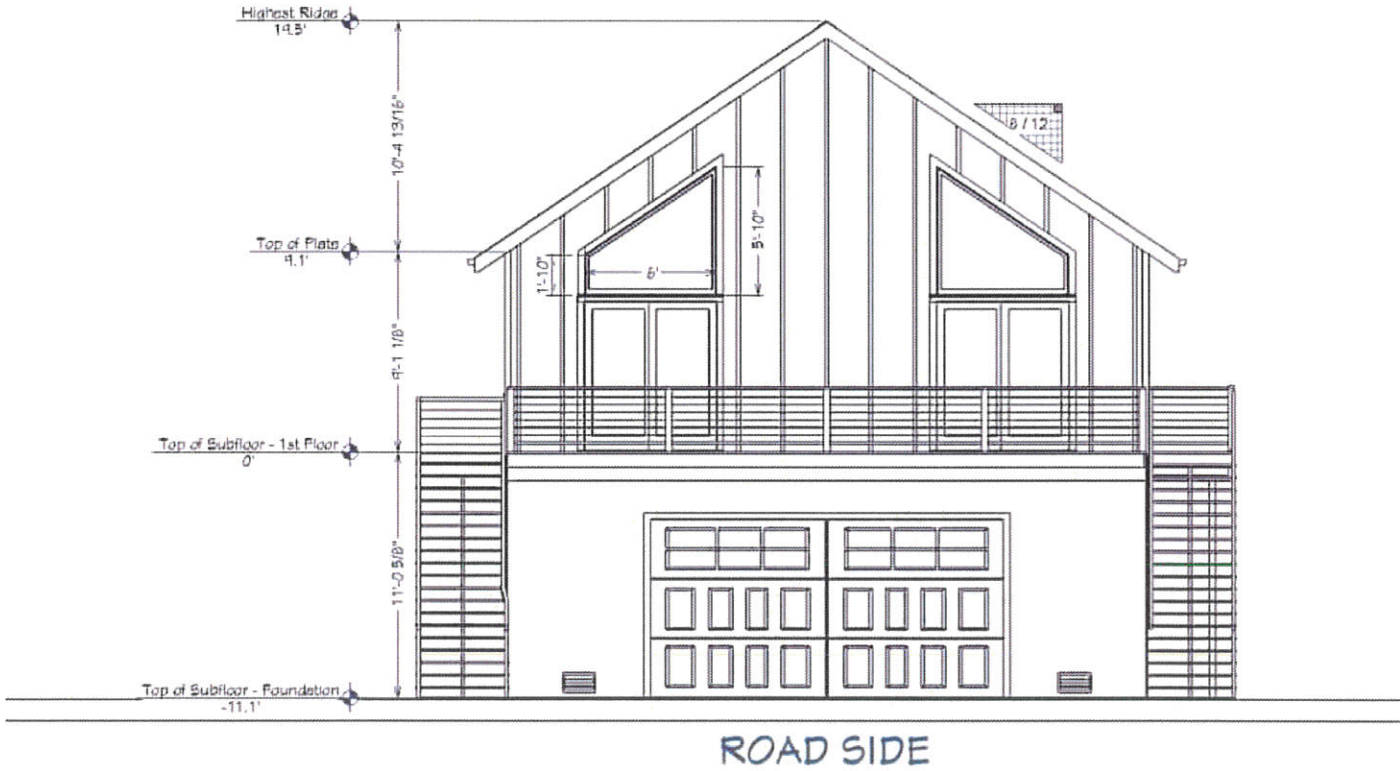
RIVER SIDE



ROAD SIDE



RIVER SIDE





FEMA

NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

AND

INSTRUCTIONS

2019 EDITION

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ELEVATION CERTIFICATE AND INSTRUCTIONS

Paperwork Reduction Act Notice

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

Privacy Act Statement

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of estimating the risk premium rates necessary to provide flood insurance for new or substantially improved structures in designated Special Flood Hazard Areas.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/FEMA-003 – National Flood Insurance Program Files System or Records Notice 73 Fed. Reg. 77747 (December 19, 2008); DHS/FEMA/NFIP/LOMA-1 – National Flood Insurance Program (NFIP) Letter of Map Amendment (LOMA) System of Records Notice 71 Fed. Reg. 7990 (February 15, 2006); and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may result in the inability to obtain flood insurance through the National Flood Insurance Program or the applicant may be subject to higher premium rates for flood insurance. Information will only be released as permitted by law.

Purpose of the Elevation Certificate

The Elevation Certificate is an important administrative tool of the National Flood Insurance Program (NFIP). It is to be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to determine the proper insurance premium rate, and to support a request for a Letter of Map Amendment (LOMA) or Letter of Map Revision based on fill (LOMR-F).

The Elevation Certificate is required in order to properly rate Post-FIRM buildings, which are buildings constructed after publication of the Flood Insurance Rate Map (FIRM), located in flood insurance Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, and AR/AO. The Elevation Certificate is not required for Pre-FIRM buildings unless the building is being rated under the optional Post-FIRM flood insurance rules.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the Federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA or LOMR-F request. Lowest floor and lowest adjacent grade elevations certified by a surveyor or engineer will be required if the certificate is used to support a LOMA or LOMR-F request. A LOMA or LOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 package, whichever is appropriate.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the Base Flood Elevation (BFE). A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

Additional guidance can be found in FEMA Publication 467-1, Floodplain Management Bulletin: Elevation Certificate, available on FEMA's website at <https://www.fema.gov/media-library/assets/documents/3539?id=1727>.

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION				FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Mike Wise				Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. No current address - Vacant Lot				Company NAIC Number:	
City Pacific City	State Oregon	ZIP Code 97135			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 3 of Marges Landing, Tax Lot 4S1019AC05901					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>45°12'41.2"N</u> Long. <u>123°57'11.6"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>991.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>10</u>					
c) Total net area of flood openings in A8.b <u>1280.00</u> sq in					
d) Engineered flood openings? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number 410196 Tillamook County			B2. County Name Tillamook		B3. State Oregon
B4. Map/Panel Number 41057C0855	B5. Suffix F	B6. FIRM Index Date 09-28-2018	B7. FIRM Panel Effective/ Revised Date 09-28-2018	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 19.5'
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. No current address - Vacant Lot			Policy Number:
City Pacific City	State Oregon	ZIP Code 97135	Company NAIC Number

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: ORGN-RTK Vertical Datum: NAVD88

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | <u>12.5</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor | <u>23.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building
(Describe type of equipment and location in Comments) | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | <u>11.8</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG) | <u>12.6</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No Check here if attachments.

Certifier's Name Jack White	License Number 91987PLS	<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;">REGISTERED PROFESSIONAL LAND SURVEYOR</div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> OREGON SEPTEMBER 10, 2019 JACK L WHITE II 91987PLS </div>	
Title Professional Land Surveyor			
Company Name S&F Land Services			
Address 1725 N. Roosevelt Dr. Suite B			
City Seaside	State Oregon	ZIP Code 97138	
Signature 	Date 05-26-2021	Telephone (503) 738-3425	Ext.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
Site is a vacant lot. Future construction is planned. Floor heights provided from construction drawing.
Bottom floor is proposed Garage
Next higher floor is living space

ELEVATION CERTIFICATE

OMB No. 1660-0008
 Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. No current address - Vacant Lot			Policy Number:
City Pacific City	State Oregon	ZIP Code 97135	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)
 FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name _____

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

ELEVATION CERTIFICATEOMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.	FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. No current address - Vacant Lot	Policy Number:
City Pacific City	State Oregon
ZIP Code 97135	Company NAIC Number

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. No current address - Vacant Lot			Policy Number:
City Pacific City	State Oregon	ZIP Code 97135	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



Photo One

Photo One Caption Front

Clear Photo One



Photo Two

Photo Two Caption Rear

Clear Photo Two

BUILDING PHOTOGRAPHS

ELEVATION CERTIFICATE

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. No current address - Vacant Lot			Policy Number:
City Pacific City	State Oregon	ZIP Code 97135	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three

Photo Three Caption

Clear Photo Three

Photo Four

Photo Four

Photo Four Caption

Clear Photo Four

33505 RESORT DRIVE
PACIFIC CITY, OR
HYDRAULICS ANALYSIS REPORT



prepared for
Michael Wise

prepared by
Jake Hofeld, P.E.



May 04, 2021



EXPIRES: 6/30/2021

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INTRODUCTION

Waterways Consulting Inc. (Waterways) has been retained by Michael Wise (client) to evaluate the hydraulic effects on the Nestucca River during a 100-year base flood discharge from a proposed residential structure. The proposed residential structure is located on the south (left) bank floodplain of the Nestucca River at Marge's Landing Lot 3 along Resort Drive in Pacific City, Oregon. The existing site is currently an undeveloped parcel covered with grasses along the protected embankment of the river (Figure 1). Existing residential structures are located on the adjacent properties on Marge's Landing Lot 1 and Marge's Landing Lot 4.

The proposed development on Lot 3 will add a residential structure and development to the floodplain adjacent to the Nestucca River. The entire property being developed will occur within the FEMA designated floodway, effective September 28, 2018 (Figure 2).

The following report has been prepared to support floodplain development permitting with Tillamook County for the proposed project and presents our hydraulic analysis of existing and proposed conditions for the 100-year flood event along the Nestucca River within the vicinity of the proposed residential structure. This report is based on the guidance outlined in Section 3.510(9)(a) of the Tillamook County Land Use Ordinance which requires, "...certification is provided by a professional registered civil engineer demonstrating through hydrologic and hydraulic analysis performed in accordance with standard engineering practice that such encroachment shall not result in any increase in flood levels during the occurrence of the based flood discharge."

HYDRAULIC MODELING METHODOLOGY

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) has mapped Nestucca River at the project area as a Special Flood Hazard Area (SFHA) within the regulatory floodway Zone AE (Figure 3). Tillamook County provided Waterways with a hydraulic model of the Nestucca River covering the project area for a Letter of Map Revision (LOMR), effective September 24, 2015 (Case Number 14-10-1727P). The LOMR and corresponding hydraulic model conducted in the United States Army Corps of Engineers (USACE) Hydraulic Engineering Center River Analysis Software (HEC-RAS) by West Consultants updated the previous modeling and FIRM Panels dated August 1, 1978. All elevations are referenced to a NAVD 88 vertical datum. This model was used as the basis for all hydraulic modeling.

Waterways updated the hydraulic analysis using HEC-RAS, version 5.0.7. A one-dimensional hydraulic model was completed to characterize the existing and proposed conditions at the project site during the 100-year recurrence interval peak flow at the Nestucca River. Additional cross sections were added to the provided model in the vicinity of the project area. The two modeling scenarios include the Existing Conditions Model ("Ex. Cond." is the Plan identifier in the model) and the Proposed Conditions Model ("Prop. Cond." is the Plan identifier in the model). Figure 2 shows the proposed project location, cross section locations used in the hydraulic analysis, and the effective FEMA floodplain and floodway boundaries (FEMA 2018).

Existing Conditions Model

Additional cross sections added to the LOMR model were sampled from a terrain surface derived from LiDAR data from the Department of Geology and Mineral Industries (DOGAMI) North Coast collected by Watershed Sciences Inc. in 2009. Bathymetry for the additional cross sections were interpolated from upstream and downstream cross sections of the LOMR model.

The downstream model boundary extends approximately 2.5 miles downstream of the project area and the upstream model boundary extends approximately 1.4 miles upstream of the project area, see Figure 2. The bridge crossing geometry at Ferry Street and at Pacific Avenue downstream of the project area were included in the model from drawings provided by Oregon Department of Transportation (ODOT) and Tillamook County. Hydraulic roughness values for the additional cross sections were based on values published in the provided model. Hydraulic roughness values, known as Manning's Roughness, for the additional cross sections are outlined in Table 1.

Table 1. Manning's Roughness for Different Land Use Types

Land Use Type	Manning's 'n'
Channel	0.03
Open Pervious Areas (grassed)	0.04 - 0.05
Residential Area	0.07 - 0.08
Open Pervious Areas (trees)	0.10

Proposed Conditions Model

The proposed conditions model included the additional cross sections created in the existing conditions model. The existing conditions terrain was updated with the approximate proposed residential structure first floor footprint of 37.17 feet by 29 feet provided by design drawings supplied from the client (Figure 4). The proposed residential structure was modeled as a blocked obstruction at cross sections located at the upstream and downstream sides of the proposed building. The location of the proposed residential structure is approximate based on the sketch provided by the client, but is considered accurate enough for the purposes of this analysis (Figure 5). Structural posts supporting the raised deck and stairwells of the residential structure were not included in the model because these are assumed to have negligible effect on the river hydraulics (i.e. the river can flow unimpeded through these areas).

Boundary Conditions

The downstream boundary condition used in the two models was set to a known water surface elevation of 14.15 feet (NAVD 88) per the provided model. The downstream boundary condition is located downstream of FEMA Cross Section A near where Nestucca River meets the Nestucca Bay.

Peak Flow Hydrology

According to the FEMA FIS report and the provided model, the 100-year peak flow event for this portion of the Nestucca River is 49,700 cubic feet per second (cfs). Therefore, 49,700 cfs was assumed for the 100-year peak flow (i.e. base flood discharge) in all models.

RESULTS

Results of the hydraulic modeling are presented in Attachment A. These results show that the proposed building will not result in a rise in water surface elevations anywhere in the model. No change between the Existing Conditions Model and Proposed Conditions Model can likely be attributed to the relatively small building footprint as compared to a much larger/wider floodplain area.

CONCLUSIONS

The results of this hydraulic analysis indicated no rise in the 100-year water surface elevations for the Proposed Conditions Model when compared to the Existing Conditions Model. Based on this, the proposed project satisfies the requirement of Section 3.510(9)(a) of the Tillamook County Land Use Ordinance.

REFERENCES

- Federal Emergency Management Agency. 2018. Flood Insurance Rate Maps (FIRMs) for Tillamook County (panel 0855), Oregon and Incorporated Areas. September 28, 2018.
- Federal Emergency Management Agency. 2018. Flood Insurance Study (FIS) for Tillamook County, Oregon and Incorporated Areas. September 8, 2018.
- U.S. Army Corps of Engineers. Hydrologic Engineering Center. Computer Program HEC-RAS Version 5.0.7 Davis, California. March 2019.
- U.S. Army Corps of Engineers. Hydrologic Engineering Center. Hydraulic Reference Manual. Version 5.0 Davis, California. February 2016.
- Watershed Sciences. LiDAR Remote Sensing Data Collection Oregon North Coast. Prepared for Department of Geology and Mineral Industries (DOGAMI). December 21, 2009.
- West Consultants. Hydraulic Engineering Center River Analysis Software (HEC-RAS) Model of the Nestucca River. 2014.

FIGURES

FOR ASSESSMENT AND TAXATION ONLY NOT SUITABLE FOR LEGAL ENGINEERING, OR SURVEY PURPOSES

S.W.1/4 N.E. 1/4 SEC.19 T.4S. R.10W. W.M.
Tillamook County

04S10W19AC
WOODS

CANCELLED:
4300
4501
4600
5300
5704
5700
5702

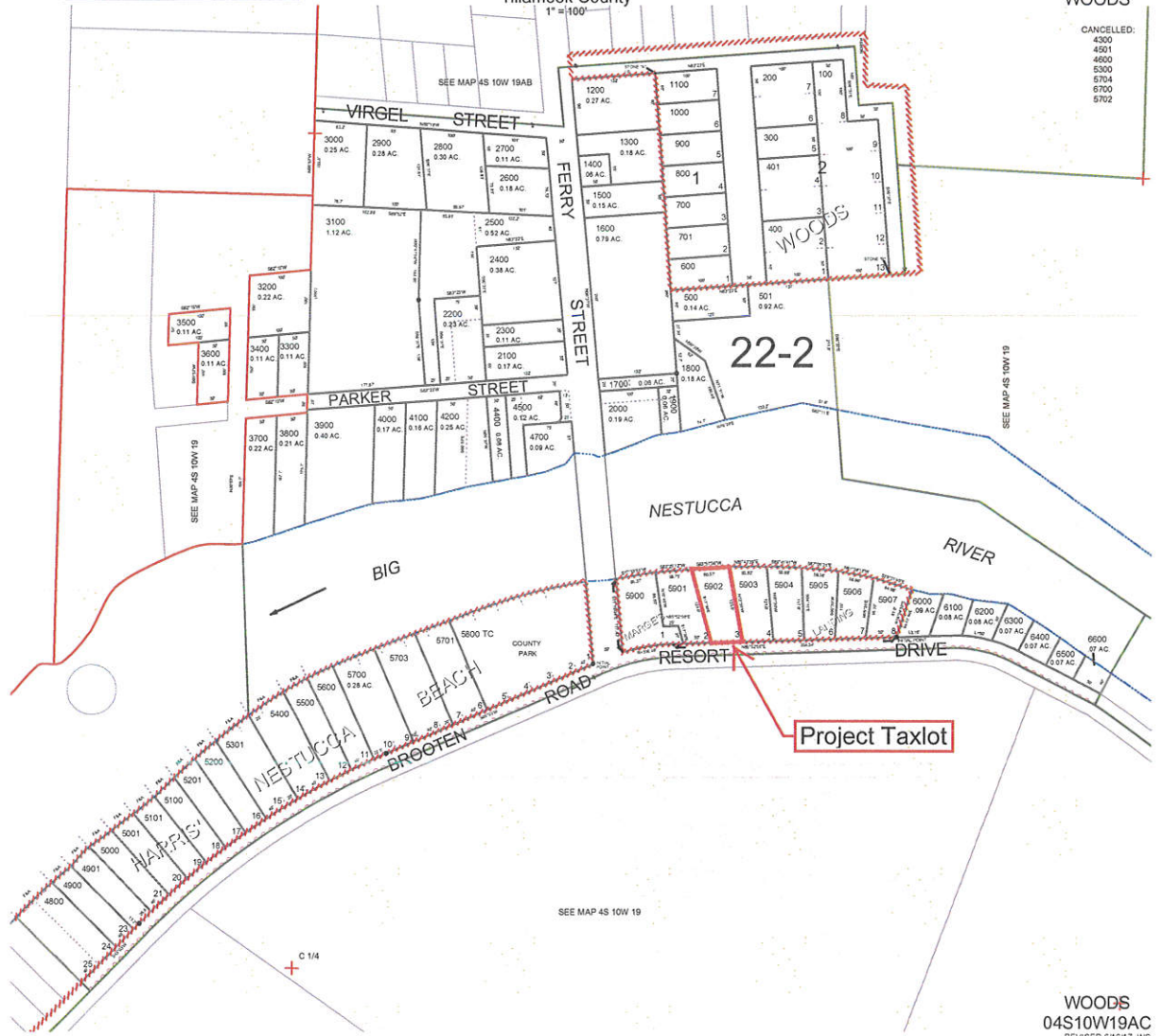
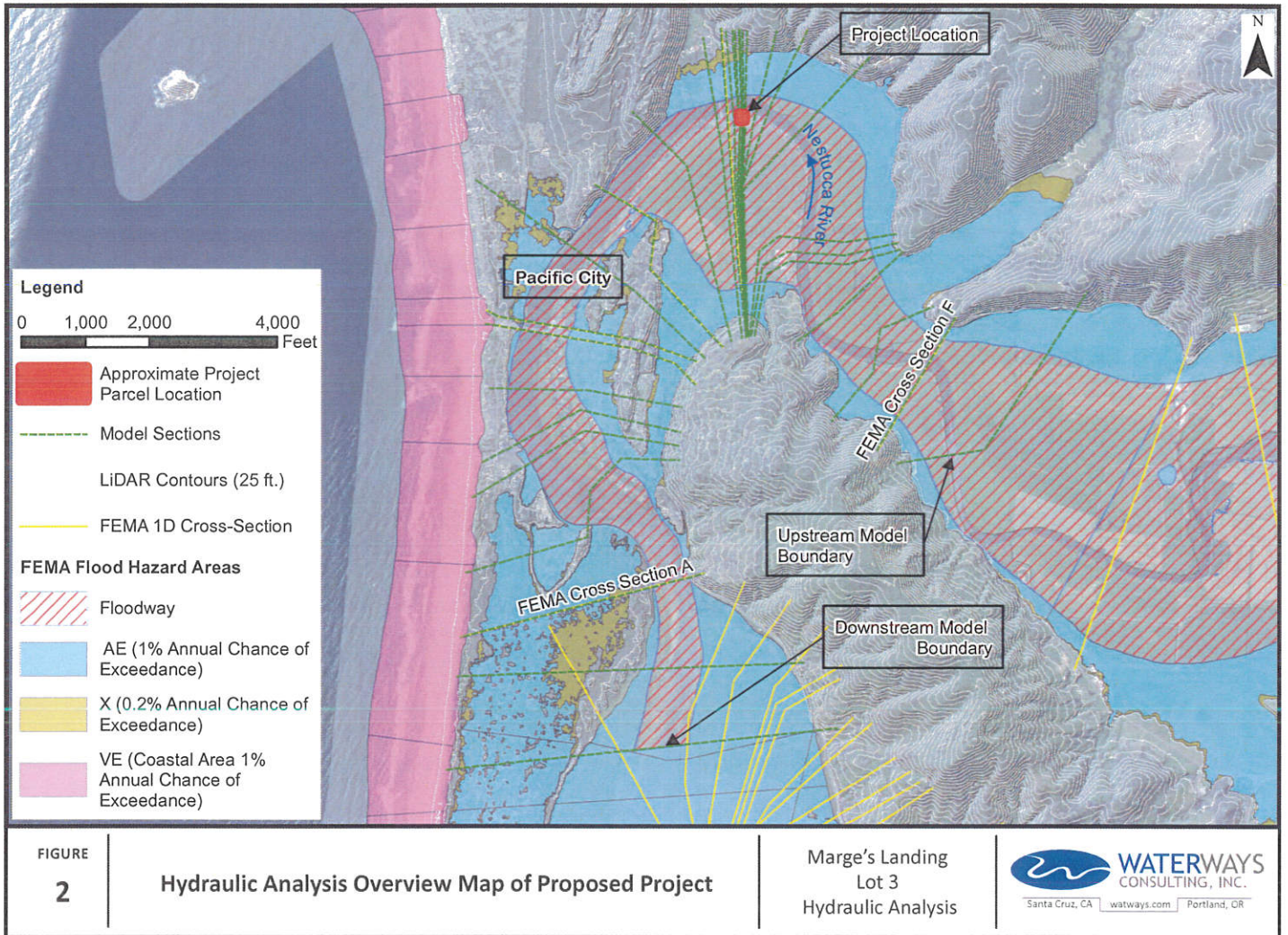
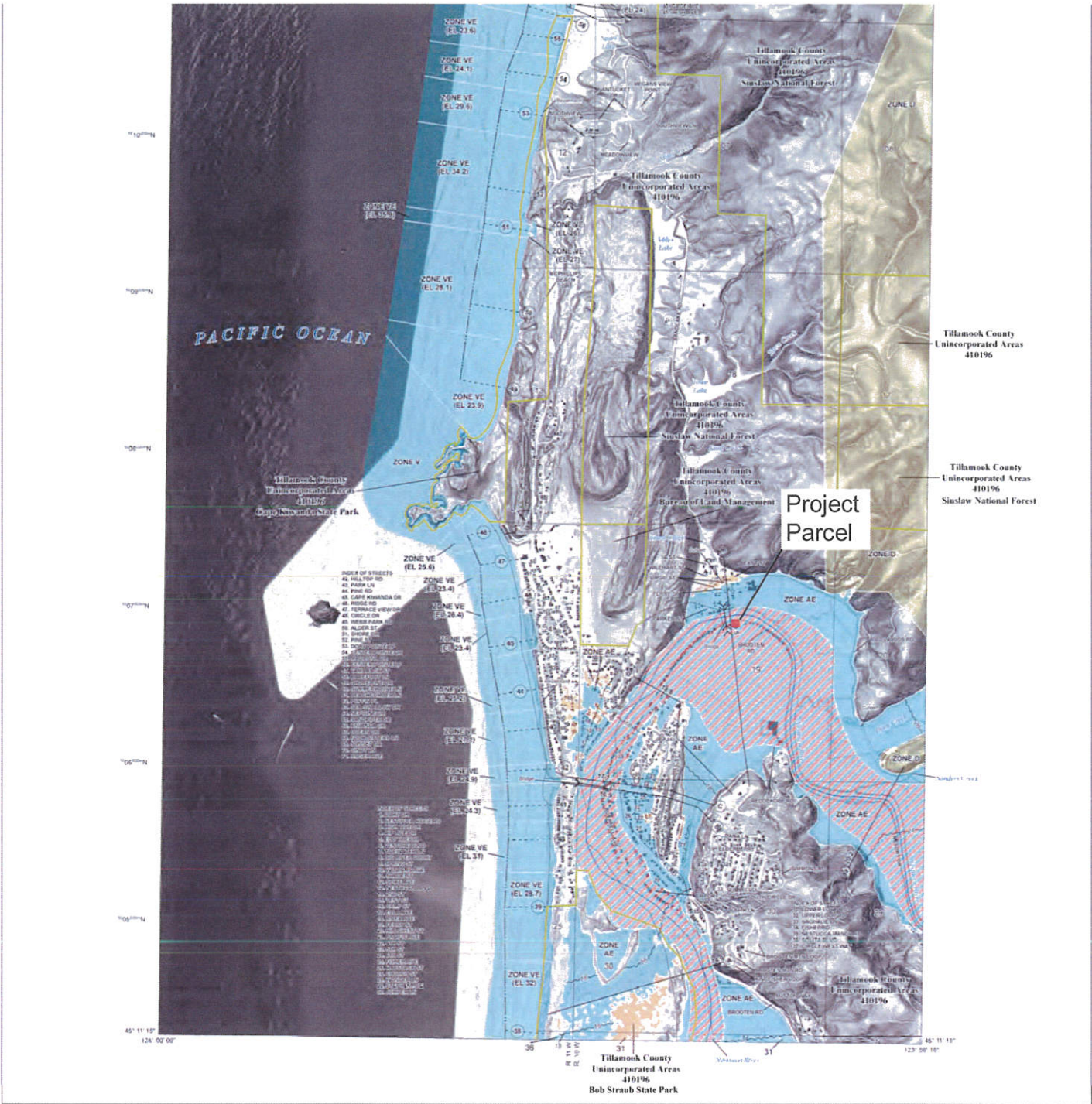


Figure 1. Project Taxlot Location

WOODS
04S10W19AC
REVISED 6/16/17, WS





FLOOD HAZARD INFORMATION

- SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)
- Without Base Flood Elevation (BFE)
 - With BFE or Depth (100, 500, 1000, 5000, 10000)
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Flood Risk due to Levee (See Notes)
 - Area with Flood Risk due to Levee (See Notes)
 - NO SCREEN Area of Minimal Flood Hazard
 - OTHER AREAS Area of Undetermined Flood Hazard
 - Channel, Culvert, or Storm Sewer
 - Levee, Dike, or Floodwall

NOTES TO USERS

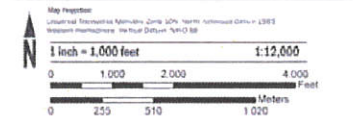
For information and questions about this map, contact the nearest office with the FIRM including National Archives of the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-338-6247) for areas not of FEMA Map Service. Certain symbols and information shown on this map are not shown on other maps. Certain symbols and information shown on this map are not shown on other maps. Certain symbols and information shown on this map are not shown on other maps.

Communities participating in advanced FIRM services must submit a current copy of the applicant parcel or unit to the nearest FIRM office. These maps are intended for use by the Flood Insurance Study report for this jurisdiction.

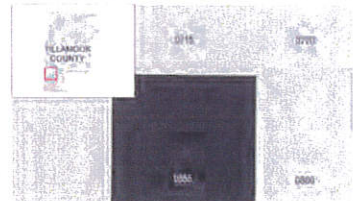
The community and countywide map data is provided as a courtesy. Contact your insurance agent for the National Flood Insurance Program at 1-800-455-6642.

This map was prepared for the FIRM revision of the area. The data was derived from the National Flood Insurance Program at 1-800-455-6642.

SCALE



PANEL LOCATOR



FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
19-23-700-1000-2-100-2-100-2

TILLAMOOK COUNTY, OREGON
Unincorporated Areas

Panel B55 of 1075

COMMUNITY NUMBER PANEL SUFFIX
TILLAMOOK CO. OR 410196 C655

Figure 3. FEMA Flood Insurance Rate Map (FIRM)

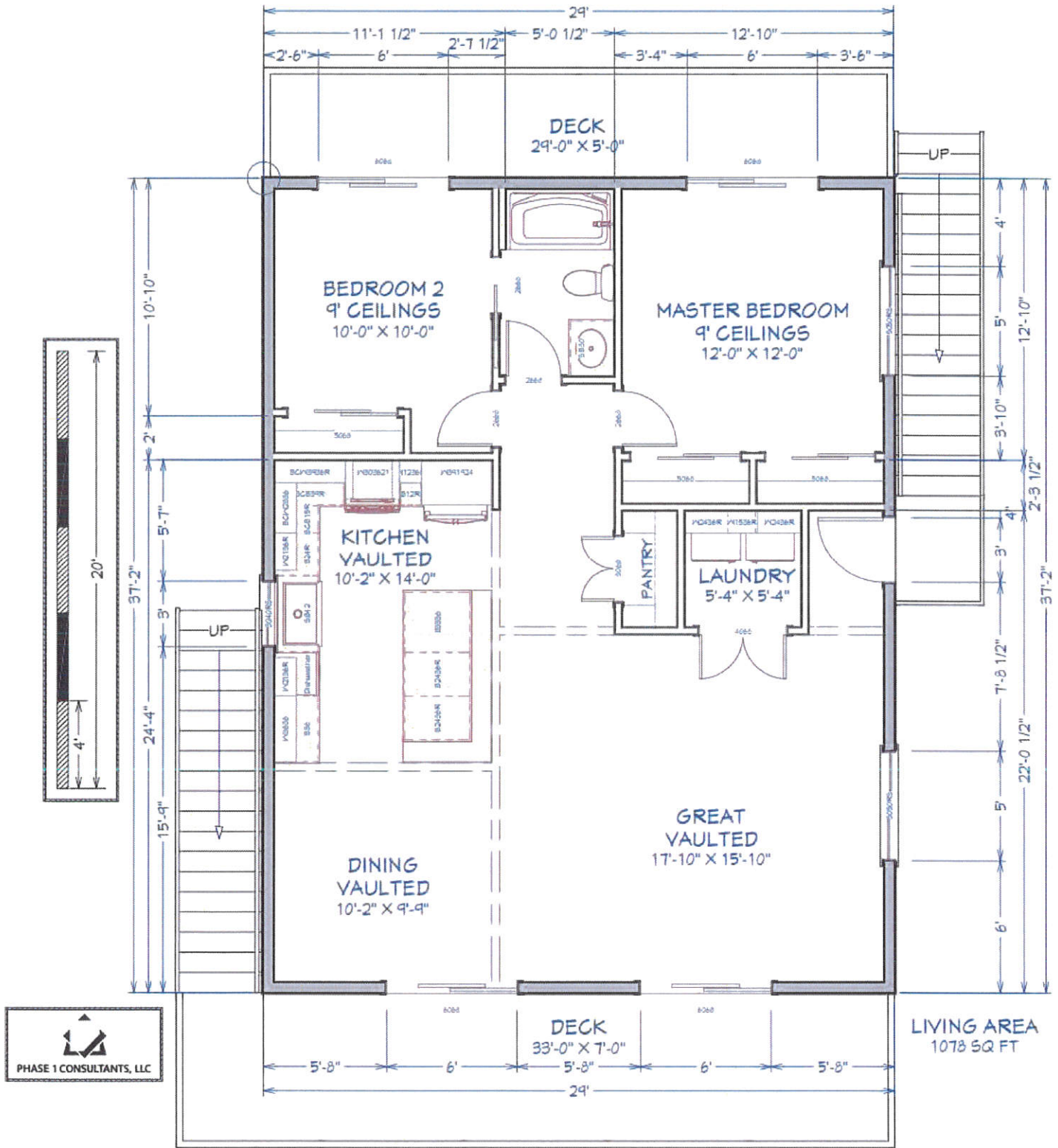


Figure 4. Proposed Residential Structure

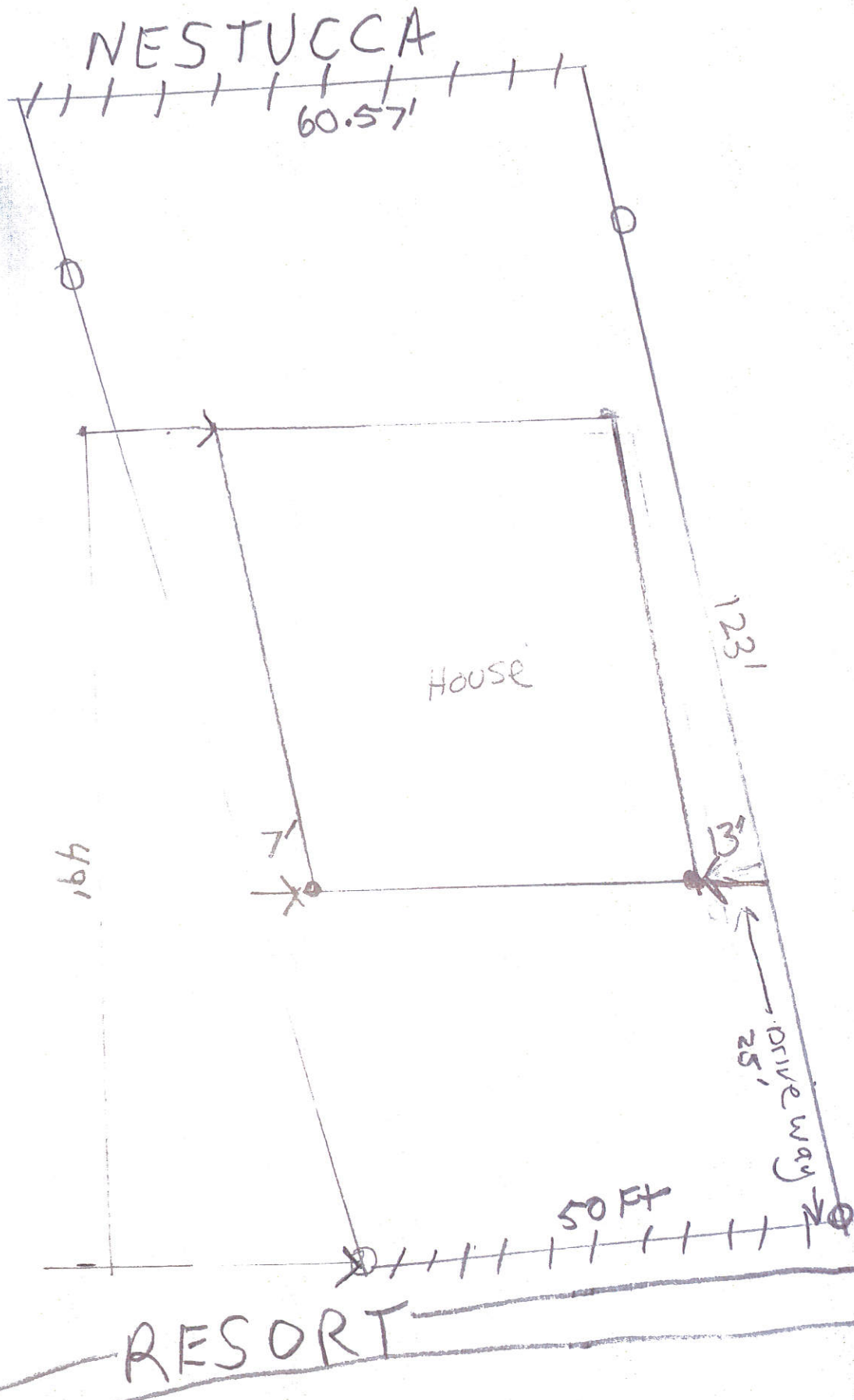


Figure 5. Proposed Residential Footprint

Attachment A

HEC-RAS Output Files

HEC-RAS River: Nestucca River Reach: Lower Profile: 100-YR

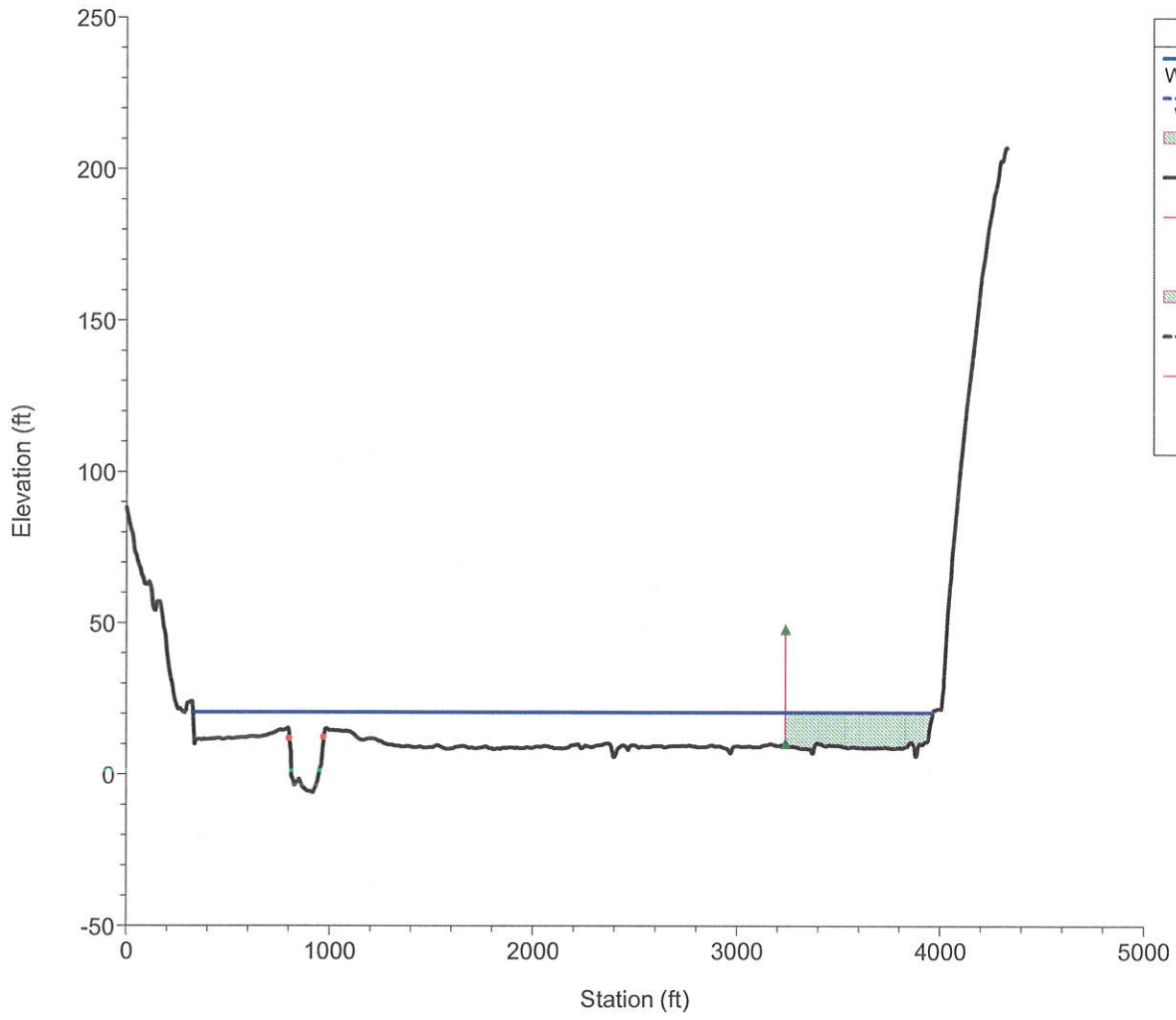
Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Lower	22553.94	100-YR	Ex. Cond.	49700.00	-5.99	20.500	12.22	20.56	0.000090	3.06	32254.27	3644.77	0.11
Lower	22553.94	100-YR	Prop. Cond.	49700.00	-5.99	20.500	12.22	20.56	0.000090	3.06	32254.56	3644.78	0.11
Lower	21008.6	100-YR	Ex. Cond.	49700.00	-8.92	20.094		20.31	0.000259	5.18	17870.37	1743.79	0.20
Lower	21008.6	100-YR	Prop. Cond.	49700.00	-8.92	20.094		20.31	0.000259	5.18	17870.56	1743.79	0.20
Lower	20157.05	100-YR	Ex. Cond.	49700.00	-9.15	19.947	12.36	20.10	0.000212	4.43	20020.03	2302.32	0.17
Lower	20157.05	100-YR	Prop. Cond.	49700.00	-9.15	19.947	12.36	20.10	0.000212	4.43	20020.25	2302.32	0.17
Lower	19079.89	100-YR	Ex. Cond.	49700.00	-11.85	19.707		19.89	0.000228	5.02	20301.33	1888.76	0.18
Lower	19079.89	100-YR	Prop. Cond.	49700.00	-11.85	19.707		19.89	0.000228	5.02	20301.57	1888.76	0.18
Lower	18019.8	100-YR	Ex. Cond.	49700.00	-7.69	19.545	11.35	19.68	0.000186	4.31	22196.93	2668.29	0.16
Lower	18019.8	100-YR	Prop. Cond.	49700.00	-7.69	19.545	11.35	19.68	0.000186	4.31	22197.21	2668.29	0.16
Lower	17875.97	100-YR	Ex. Cond.	49700.00	-7.60	19.527	11.05	19.66	0.000168	4.13	23071.69	2677.08	0.16
Lower	17875.97	100-YR	Prop. Cond.	49700.00	-7.60	19.527	11.05	19.66	0.000168	4.13	23071.97	2677.08	0.16
Lower	17653.2	100-YR	Ex. Cond.	49700.00	-4.67	19.541	11.28	19.61	0.000095	3.21	29290.61	3181.67	0.12
Lower	17653.2	100-YR	Prop. Cond.	49700.00	-4.67	19.541	11.28	19.61	0.000095	3.21	29290.97	3181.67	0.12
Lower	15949.74	100-YR	Ex. Cond.	49700.00	-7.67	19.497	9.86	19.52	0.000032	1.90	46760.86	4377.65	0.07
Lower	15949.74	100-YR	Prop. Cond.	49700.00	-7.67	19.497	9.86	19.52	0.000032	1.90	46761.38	4377.65	0.07
Lower	15178	100-YR	Ex. Cond.	49700.00	-9.08	19.462		19.49	0.000039	2.00	41528.15	4144.42	0.08
Lower	15178	100-YR	Prop. Cond.	49700.00	-9.08	19.462		19.49	0.000039	2.00	41528.65	4144.42	0.08
Lower	14833	100-YR	Ex. Cond.	49700.00	-9.71	19.440		19.48	0.000039	2.32	39196.43	3935.51	0.09
Lower	14833	100-YR	Prop. Cond.	49700.00	-9.71	19.440		19.48	0.000039	2.32	39196.92	3935.52	0.09
Lower	14821	100-YR	Ex. Cond.	49700.00	-9.73	19.439		19.48	0.000040	2.33	38944.46	3937.38	0.09
Lower	14821	100-YR	Prop. Cond.	49700.00	-9.73	19.439		19.48	0.000040	2.33	38689.70	3900.17	0.09
Lower	14777	100-YR	Ex. Cond.	49700.00	-9.81	19.437		19.47	0.000041	2.39	38373.04	3877.17	0.09
Lower	14777	100-YR	Prop. Cond.	49700.00	-9.81	19.436		19.47	0.000042	2.40	38109.40	3839.95	0.09
Lower	14765	100-YR	Ex. Cond.	49700.00	-9.83	19.436		19.47	0.000042	2.39	38261.42	3884.16	0.09
Lower	14765	100-YR	Prop. Cond.	49700.00	-9.83	19.436		19.47	0.000042	2.39	38261.42	3884.16	0.09
Lower	14728.64	100-YR	Ex. Cond.	49700.00	-9.90	19.432	10.23	19.47	0.000043	2.46	37305.84	3855.65	0.09
Lower	14728.64	100-YR	Prop. Cond.	49700.00	-9.90	19.432	10.23	19.47	0.000043	2.46	37305.84	3855.65	0.09
Lower	14621.23			Bridge									

Project Area

HEC-RAS River: Nestucca River Reach: Lower Profile: 100-YR (Continued)

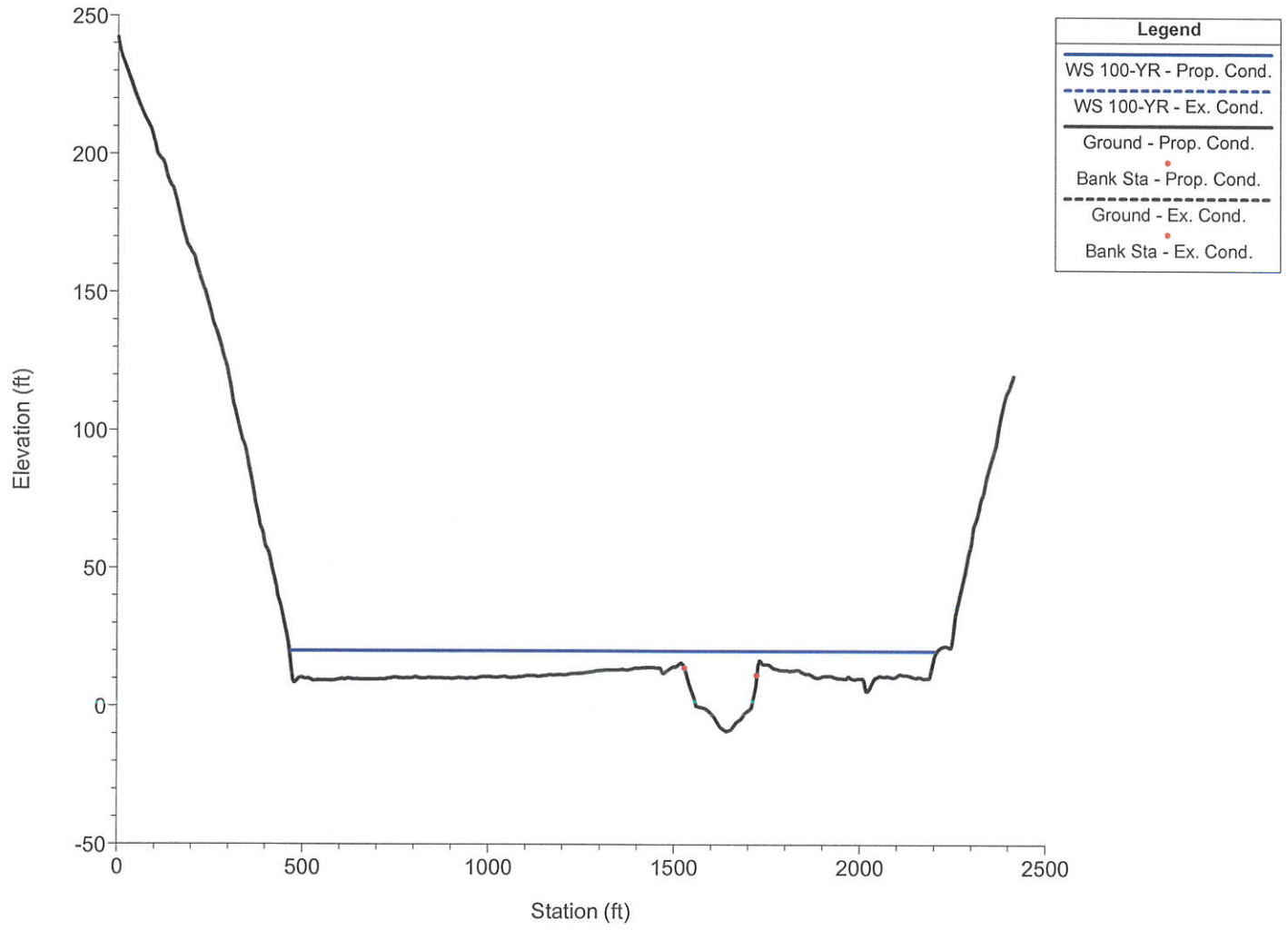
Reach	River Sta	Profile	Plan	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Lower	14544.91	100-YR	Ex. Cond.	49700.00	-8.62	19.414	10.32	19.46	0.000045	2.54	36889.98	3870.99	0.10
Lower	14544.91	100-YR	Prop. Cond.	49700.00	-8.62	19.414	10.32	19.46	0.000045	2.54	36889.98	3870.99	0.10
Lower	13541.26	100-YR	Ex. Cond.	49700.00	-7.81	19.367	10.21	19.41	0.000052	2.50	32776.04	3280.36	0.10
Lower	13541.26	100-YR	Prop. Cond.	49700.00	-7.81	19.367	10.21	19.41	0.000052	2.50	32776.04	3280.36	0.10
Lower	12396	100-YR	Ex. Cond.	49700.00	-3.59	18.502		19.22	0.000463	7.06	9092.69	2049.83	0.30
Lower	12396	100-YR	Prop. Cond.	49700.00	-3.59	18.502		19.22	0.000463	7.06	9092.69	2049.83	0.30
Lower	11367.2	100-YR	Ex. Cond.	49700.00	-3.05	17.729	9.51	18.65	0.000621	7.83	7532.11	2017.15	0.34
Lower	11367.2	100-YR	Prop. Cond.	49700.00	-3.05	17.729	9.51	18.65	0.000621	7.83	7532.11	2017.15	0.34
Lower	10048.77	100-YR	Ex. Cond.	49700.00	-3.49	16.972	9.18	17.81	0.000619	7.53	8674.57	2062.18	0.34
Lower	10048.77	100-YR	Prop. Cond.	49700.00	-3.49	16.972	9.18	17.81	0.000619	7.53	8674.57	2062.18	0.34
Lower	9942.323			Bridge									
Lower	9904.361	100-YR	Ex. Cond.	49700.00	-8.44	16.825	8.05	17.51	0.000542	6.93	10023.92	2094.07	0.31
Lower	9904.361	100-YR	Prop. Cond.	49700.00	-8.44	16.825	8.05	17.51	0.000542	6.93	10023.92	2094.07	0.31
Lower	8988.11	100-YR	Ex. Cond.	49700.00	-4.80	16.608	8.14	16.97	0.000329	5.36	12949.13	1986.55	0.24
Lower	8988.11	100-YR	Prop. Cond.	49700.00	-4.80	16.608	8.14	16.97	0.000329	5.36	12949.13	1986.55	0.24
Lower	8192.259	100-YR	Ex. Cond.	49700.00	-18.19	16.351	6.30	16.72	0.000308	5.47	12921.58	2041.81	0.23
Lower	8192.259	100-YR	Prop. Cond.	49700.00	-18.19	16.351	6.30	16.72	0.000308	5.47	12921.58	2041.81	0.23
Lower	7839.108	100-YR	Ex. Cond.	49700.00	-6.96	16.249	6.76	16.61	0.000310	5.16	12464.76	1879.15	0.23
Lower	7839.108	100-YR	Prop. Cond.	49700.00	-6.96	16.249	6.76	16.61	0.000310	5.16	12464.76	1879.15	0.23
Lower	6628.945	100-YR	Ex. Cond.	49700.00	-1.36	16.042	6.84	16.27	0.000208	3.91	14212.35	3171.30	0.19
Lower	6628.945	100-YR	Prop. Cond.	49700.00	-1.36	16.042	6.84	16.27	0.000208	3.91	14212.35	3171.30	0.19
Lower	4746.314	100-YR	Ex. Cond.	49700.00	-11.72	14.757	7.45	15.56	0.000672	7.30	7417.23	2442.34	0.34
Lower	4746.314	100-YR	Prop. Cond.	49700.00	-11.72	14.757	7.45	15.56	0.000672	7.30	7417.23	2442.34	0.34
Lower	3370.732	100-YR	Ex. Cond.	49700.00	-3.40	14.279	6.63	14.73	0.000430	5.53	9803.55	3594.57	0.27
Lower	3370.732	100-YR	Prop. Cond.	49700.00	-3.40	14.279	6.63	14.73	0.000430	5.53	9803.55	3594.57	0.27
Lower	2099.855	100-YR	Ex. Cond.	49700.00	-3.90	14.150	5.85	14.31	0.000175	3.42	17693.71	5262.50	0.17
Lower	2099.855	100-YR	Prop. Cond.	49700.00	-3.90	14.150	5.85	14.31	0.000175	3.42	17693.71	5262.50	0.17

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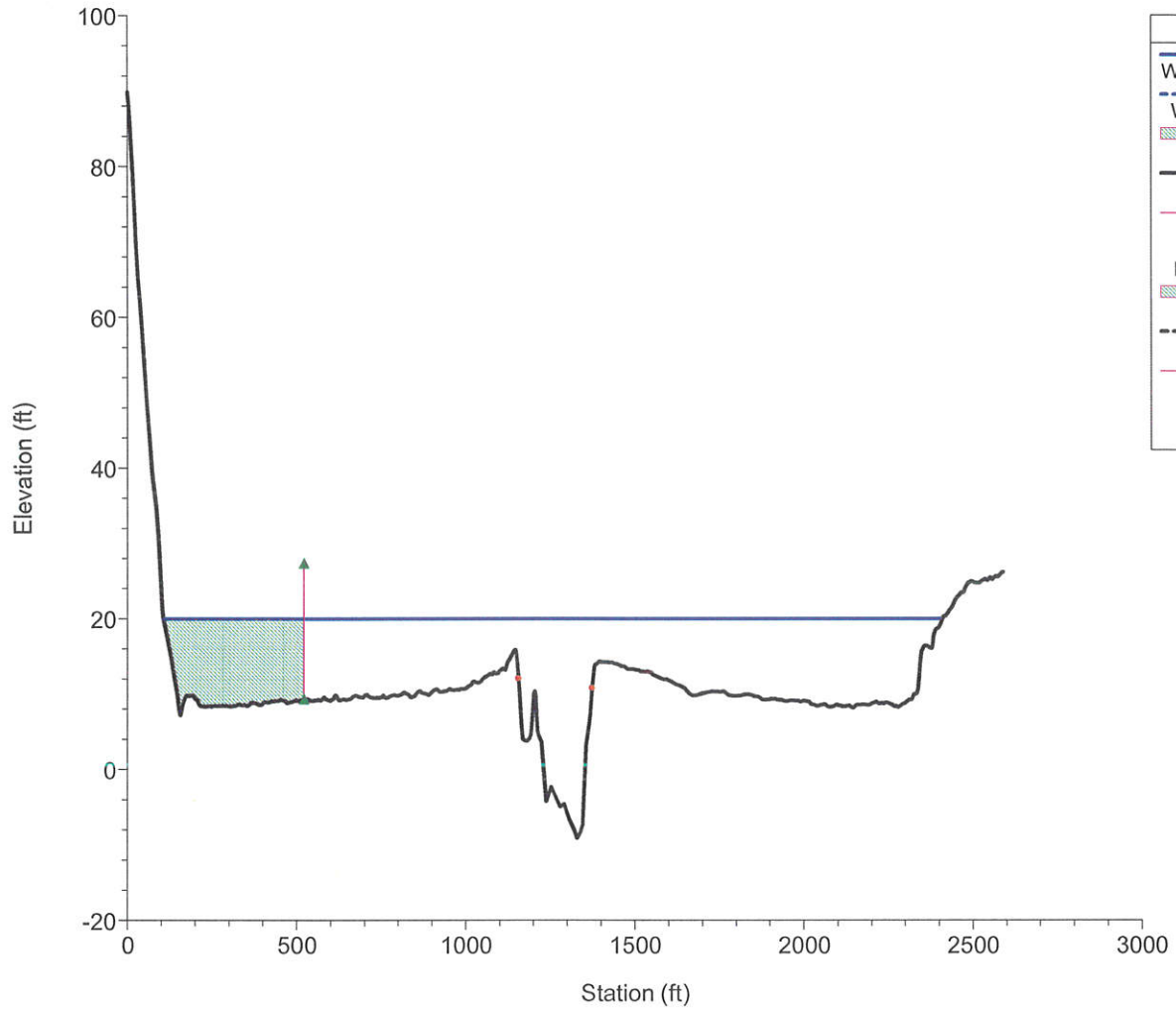


Legend	
WS 100-YR - Prop. Cond.	— (Solid Blue Line)
WS 100-YR - Ex. Cond.	- - - (Dashed Blue Line)
- Prop. Cond.	▨ (Green Hatched Area)
Ground - Prop. Cond.	— (Solid Black Line)
Ineff - Prop. Cond.	▲ (Green Triangle)
Bank Sta - Prop. Cond.	● (Red Dot)
- Ex. Cond.	▨ (Green Hatched Area)
Ground - Ex. Cond.	- - - (Dashed Black Line)
Ineff - Ex. Cond.	▲ (Green Triangle)
Bank Sta - Ex. Cond.	● (Red Dot)

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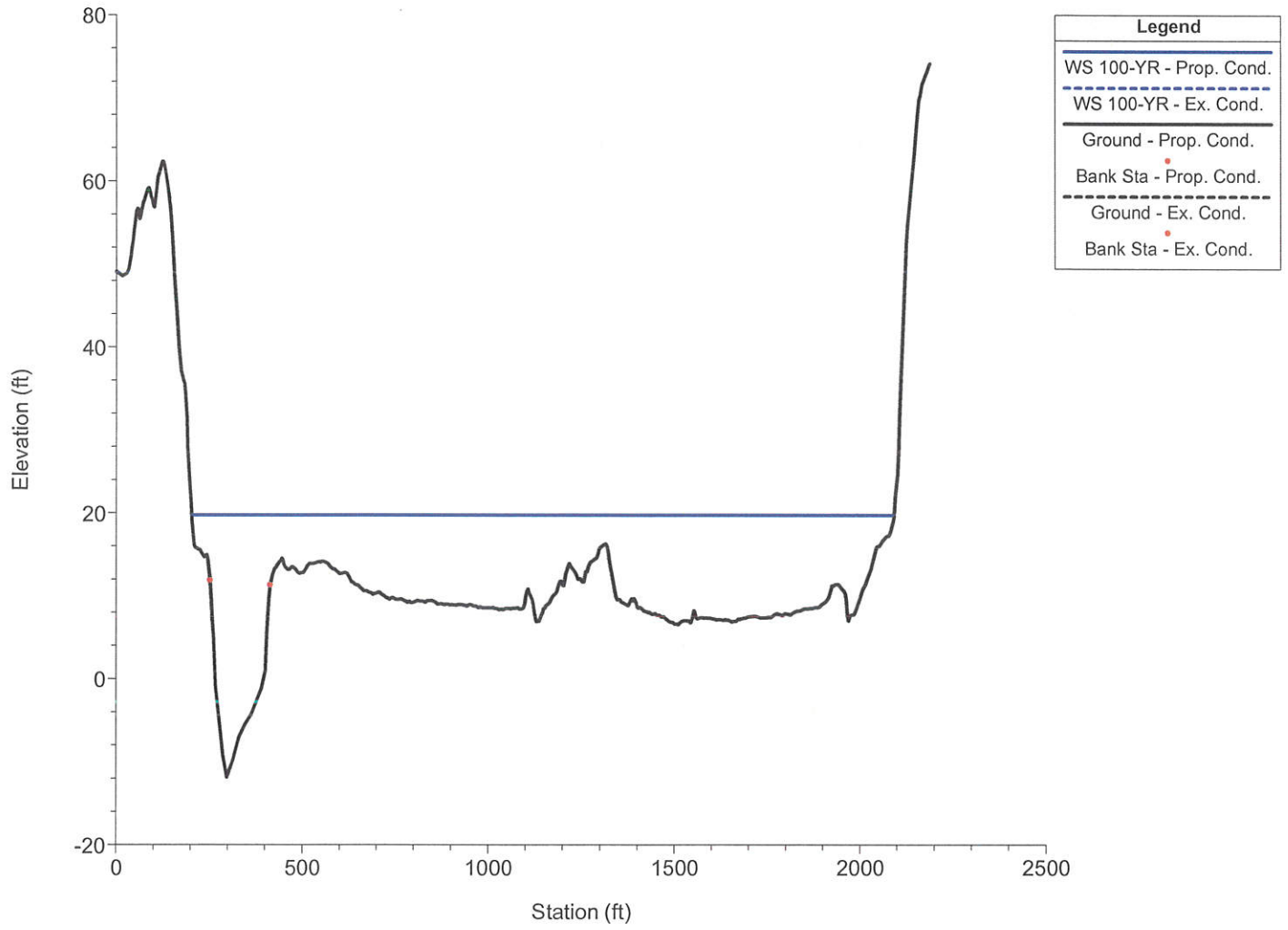


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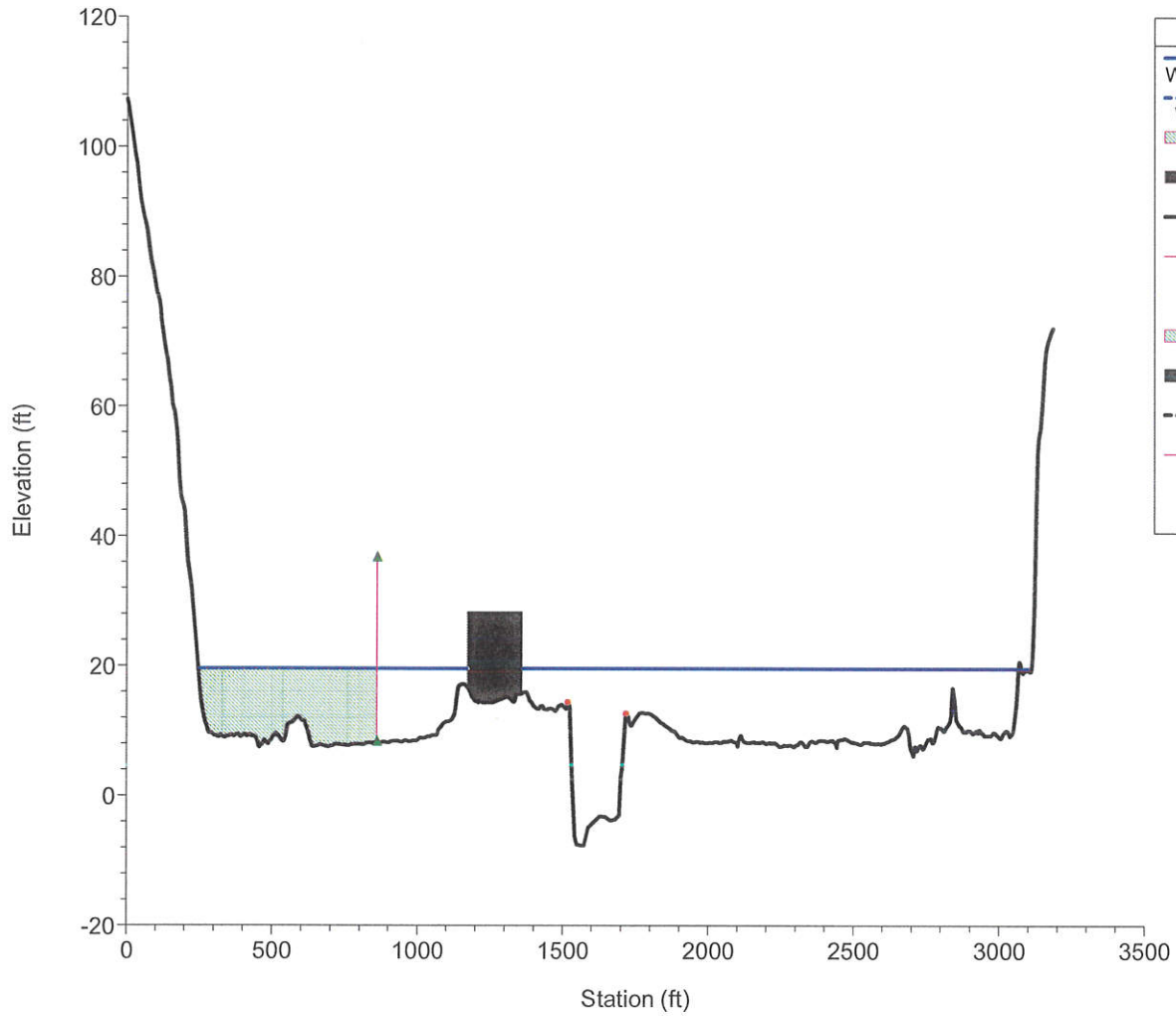


Legend	
WS 100-YR - Prop. Cond.	— (solid blue line)
WS 100-YR - Ex. Cond.	- - - (dashed blue line)
- Prop. Cond.	▨ (green hatched area)
Ground - Prop. Cond.	— (solid black line)
Ineff - Prop. Cond.	▲ (green triangle)
Bank Sta - Prop. Cond.	● (red circle)
- Ex. Cond.	▨ (green hatched area)
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Bank Sta - Ex. Cond.	● (red circle)

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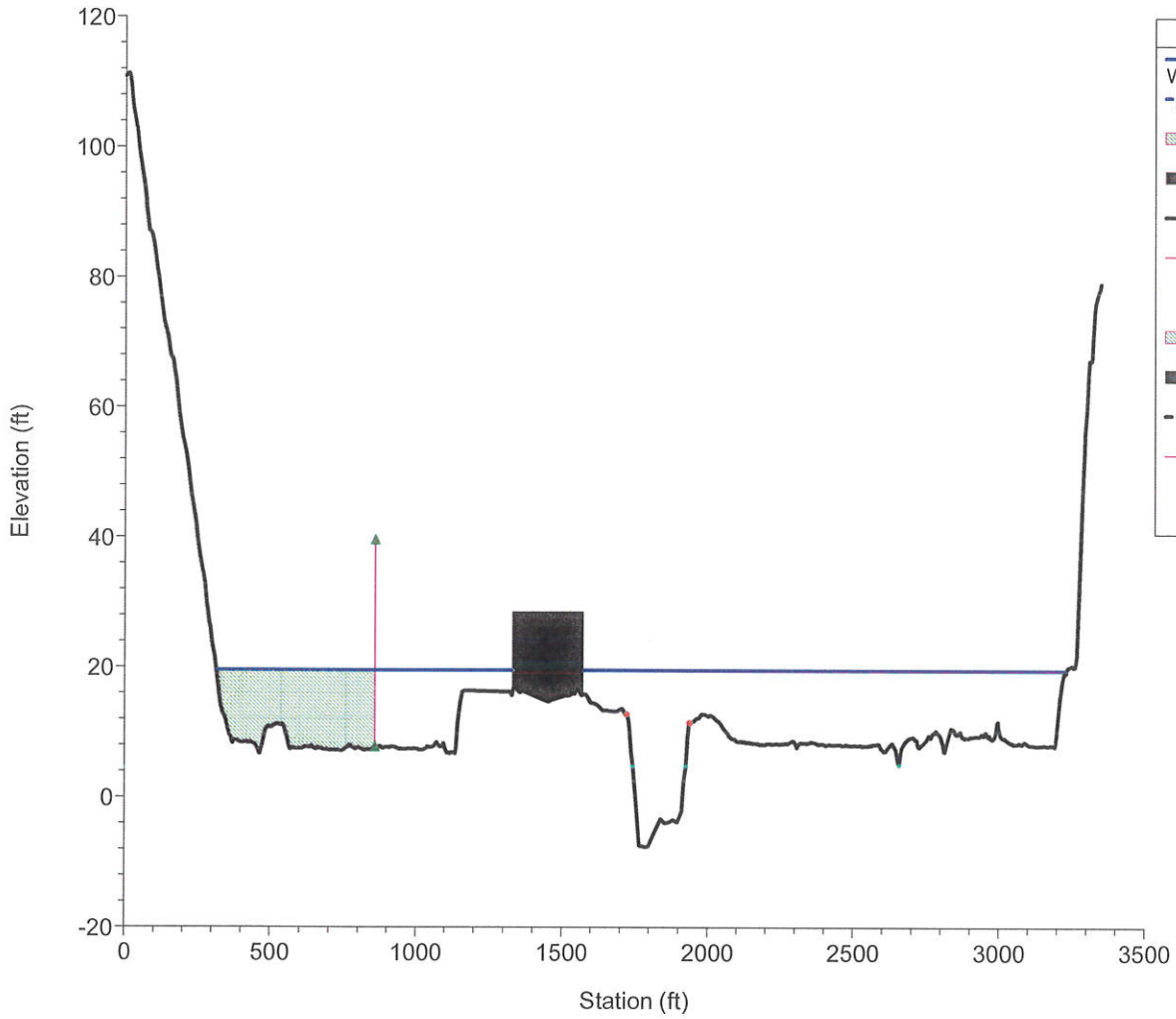


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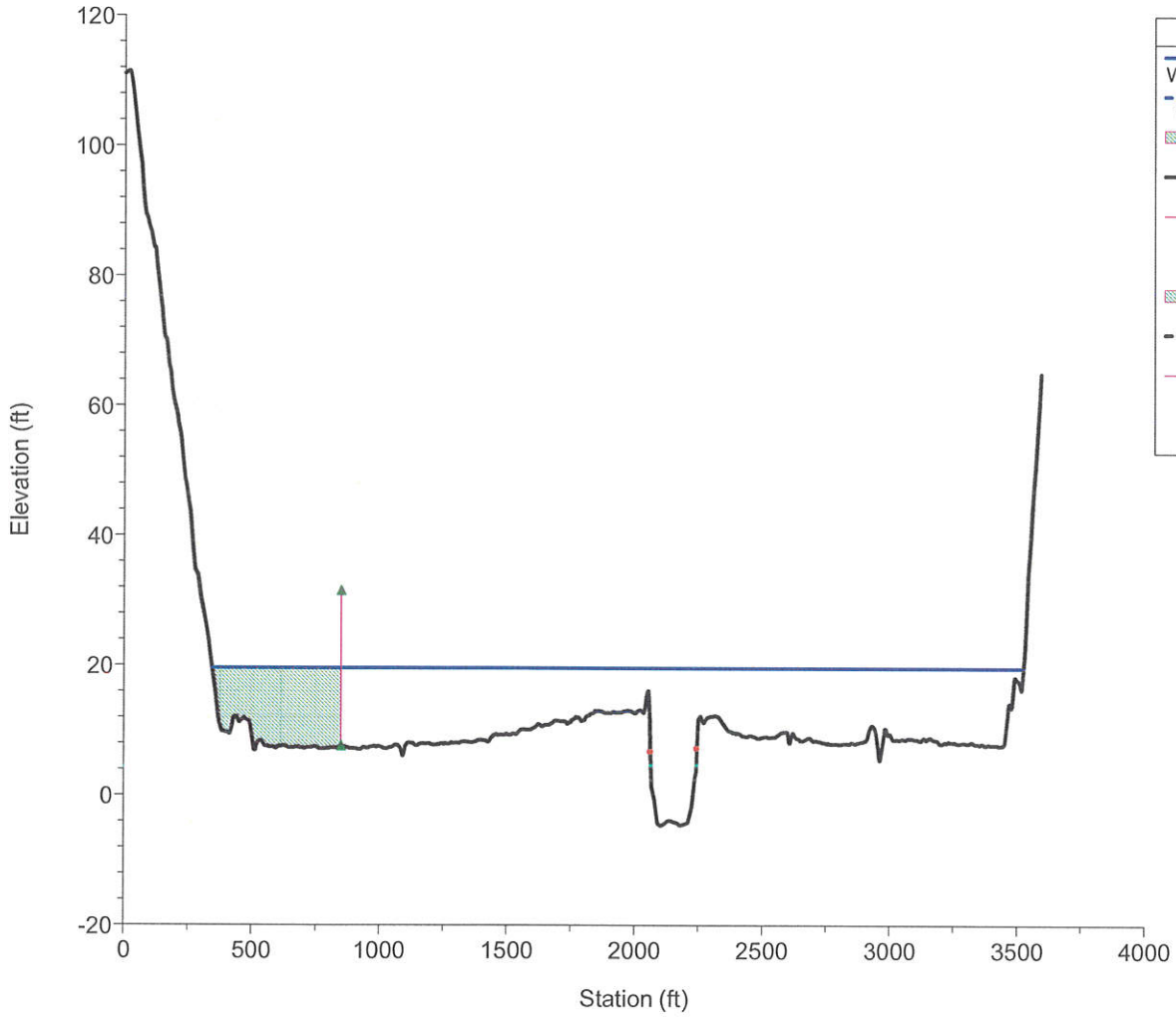
Legend	
WS 100-YR - Prop. Cond.	(Blue solid line)
WS 100-YR - Ex. Cond.	(Blue dashed line)
- Prop. Cond.	(Green hatched area)
- Prop. Cond.	(Black hatched area)
Ground - Prop. Cond.	(Black solid line)
Ineff - Prop. Cond.	(Green triangle)
Bank Sta - Prop. Cond.	(Red dot)
- Ex. Cond.	(Green hatched area)
- Ex. Cond.	(Black hatched area)
Ground - Ex. Cond.	(Black dashed line)
Ineff - Ex. Cond.	(Green triangle)
Bank Sta - Ex. Cond.	(Red dot)

RS = 17875.97

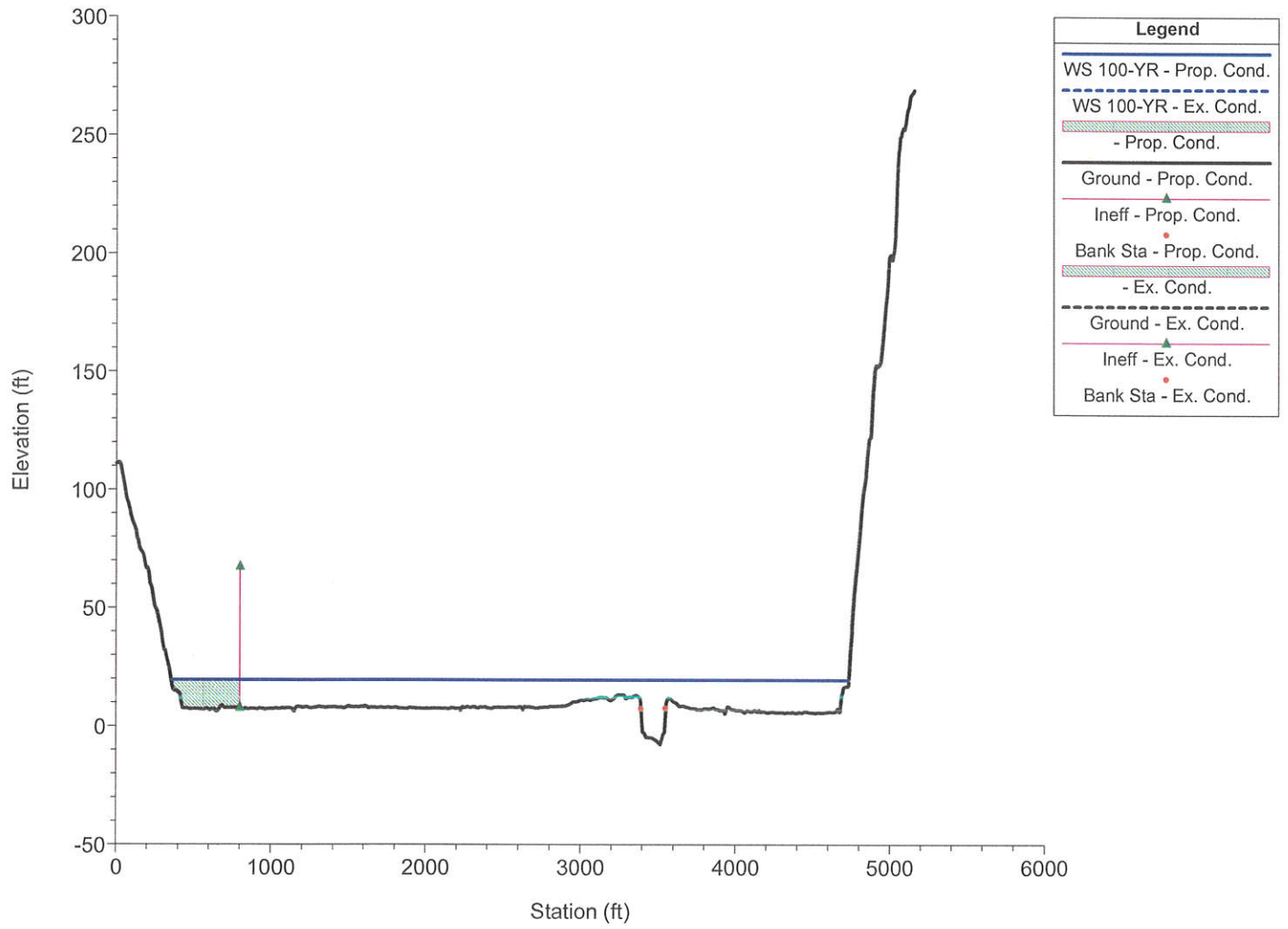


Legend	
WS 100-YR - Prop. Cond.	(Solid blue line)
WS 100-YR - Ex. Cond.	(Dashed blue line)
- Prop. Cond.	(Hatched pattern)
- Prop. Cond.	(Solid black line)
Ground - Prop. Cond.	(Solid black line)
Ineff - Prop. Cond.	(Red line with triangle marker)
Bank Sta - Prop. Cond.	(Red line with square marker)
- Ex. Cond.	(Hatched pattern)
- Ex. Cond.	(Solid black line)
Ground - Ex. Cond.	(Dashed black line)
Ineff - Ex. Cond.	(Red line with triangle marker)
Bank Sta - Ex. Cond.	(Red line with square marker)

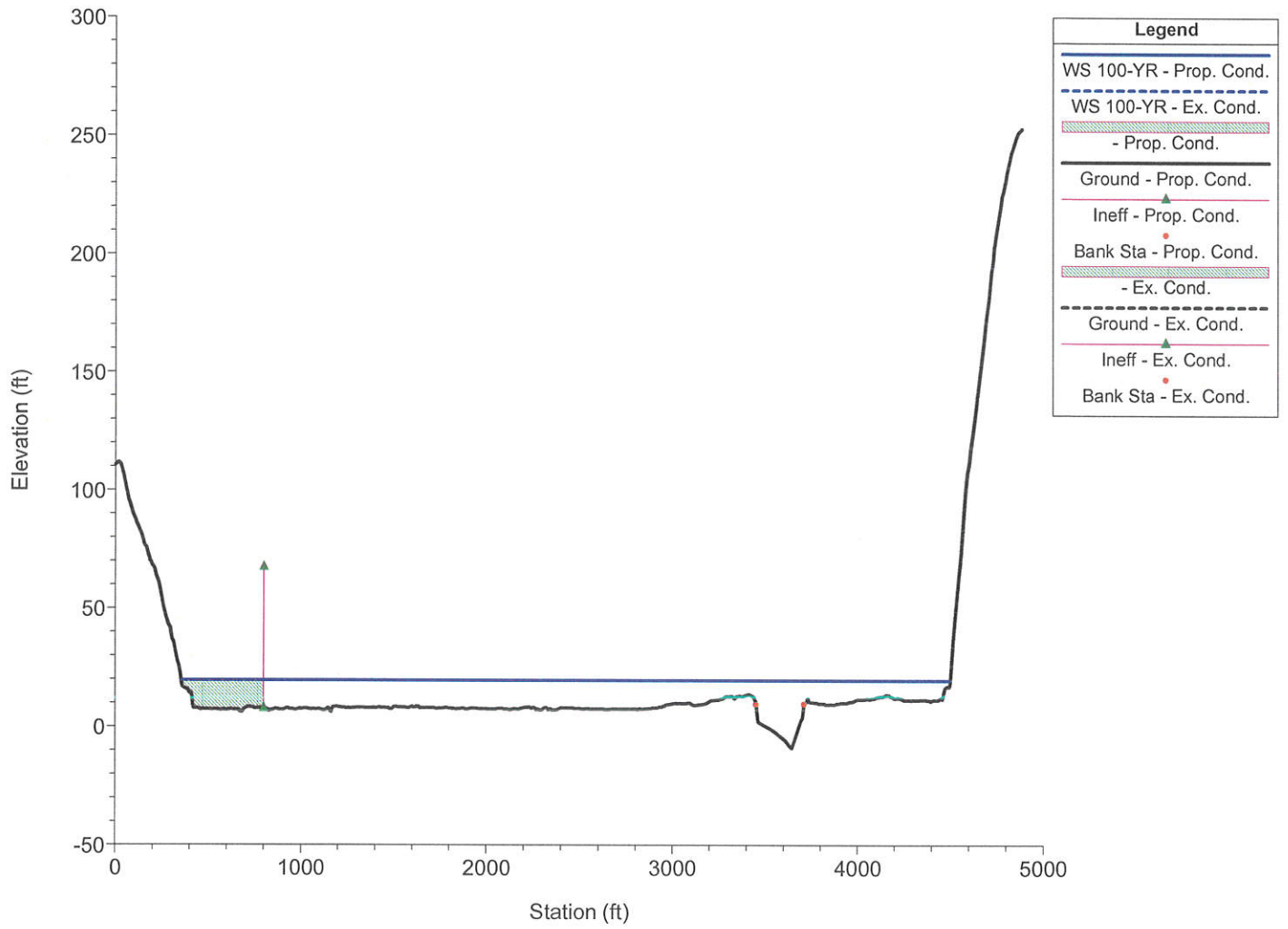
RS = 17653.2



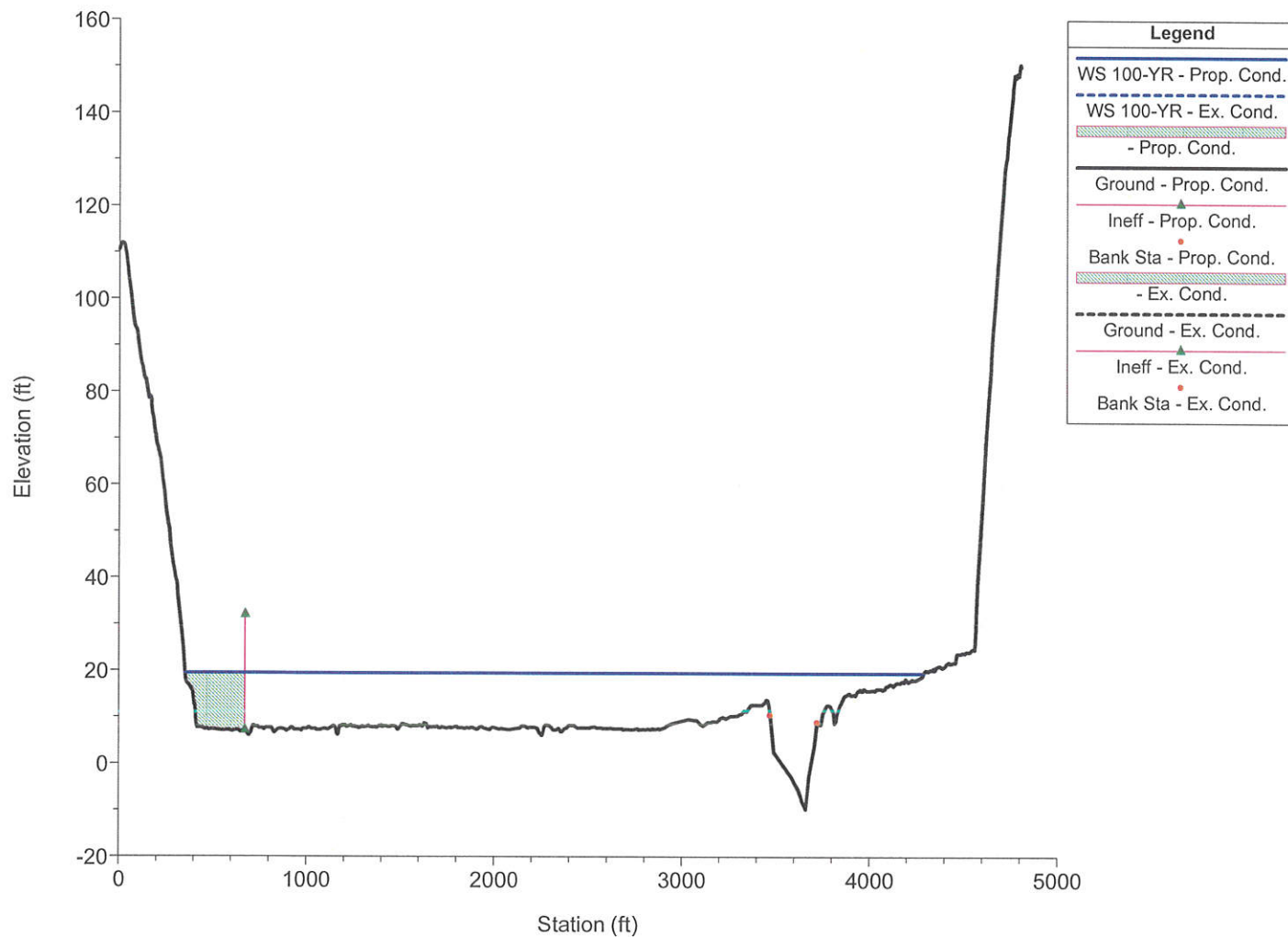
RS = 15949.74



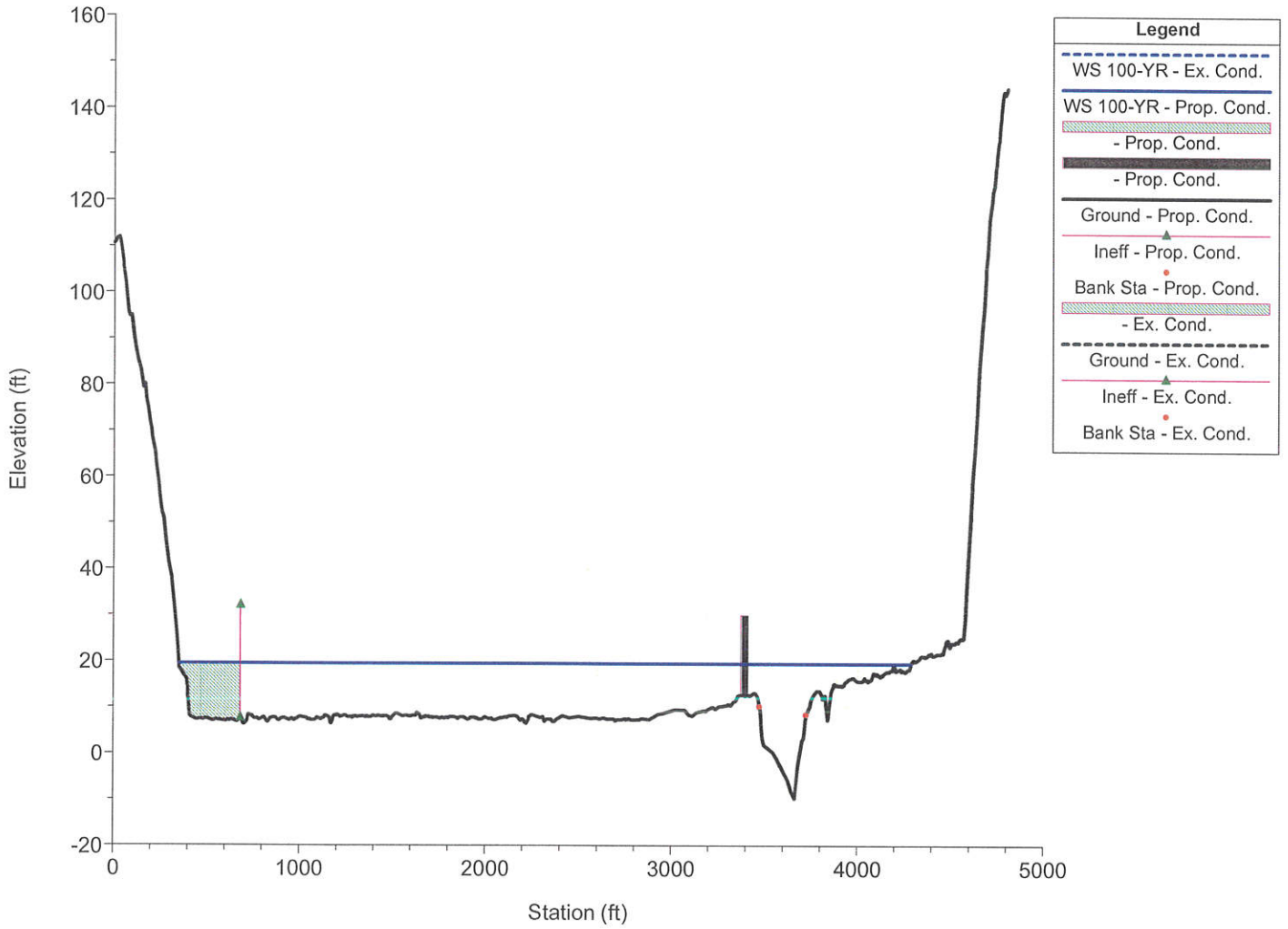
RS = 15178



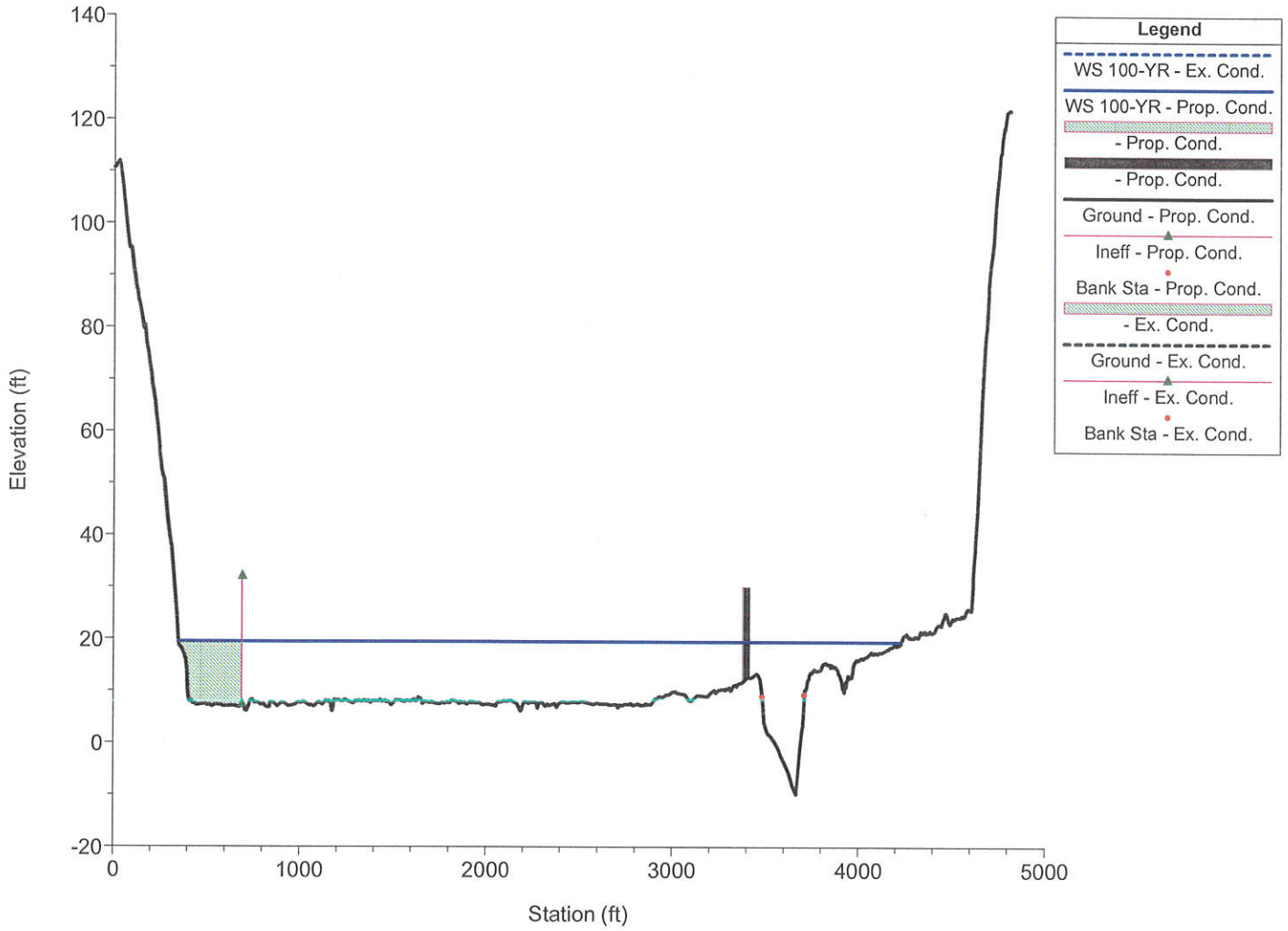
RS = 14833



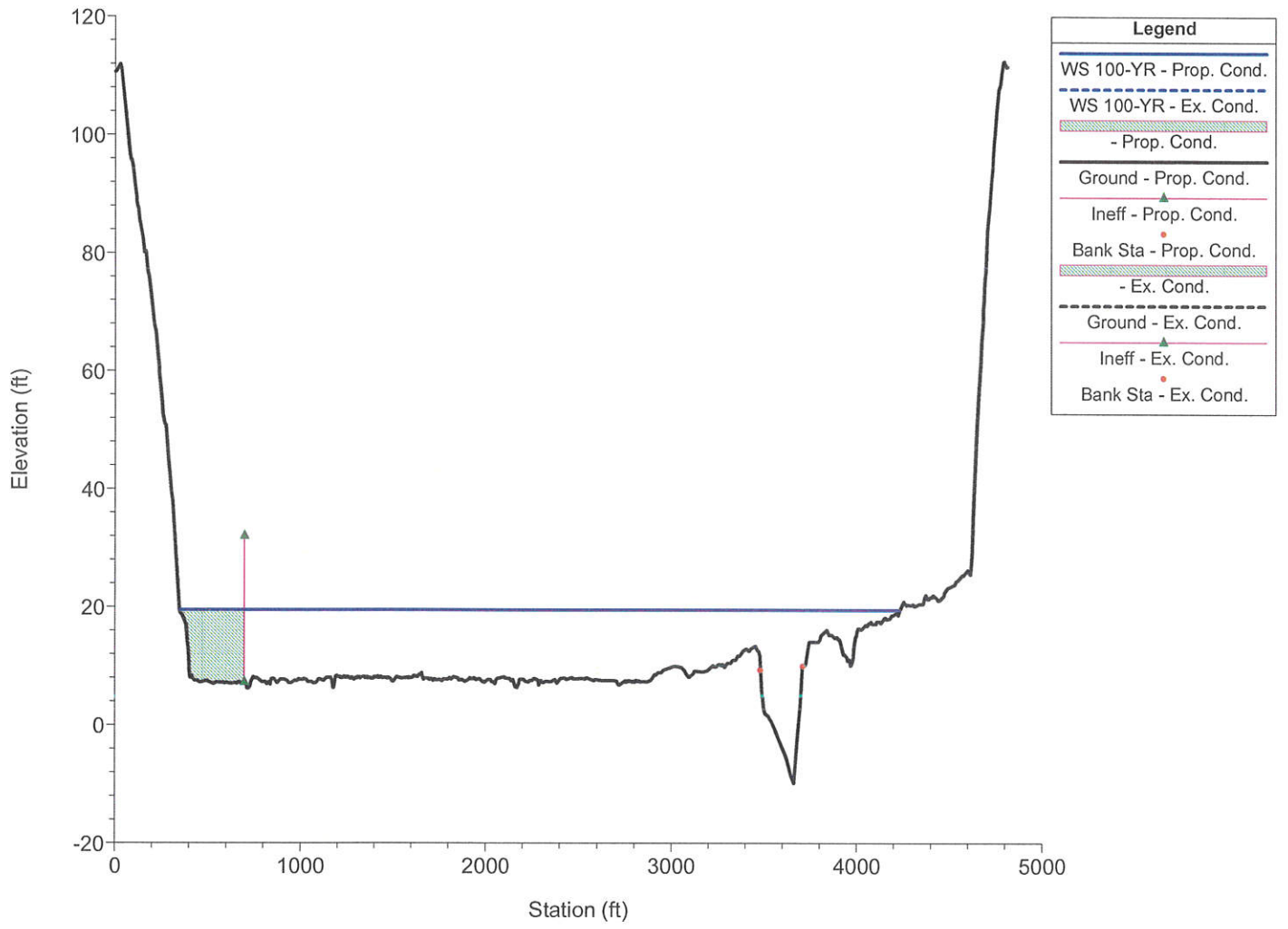
RS = 14821



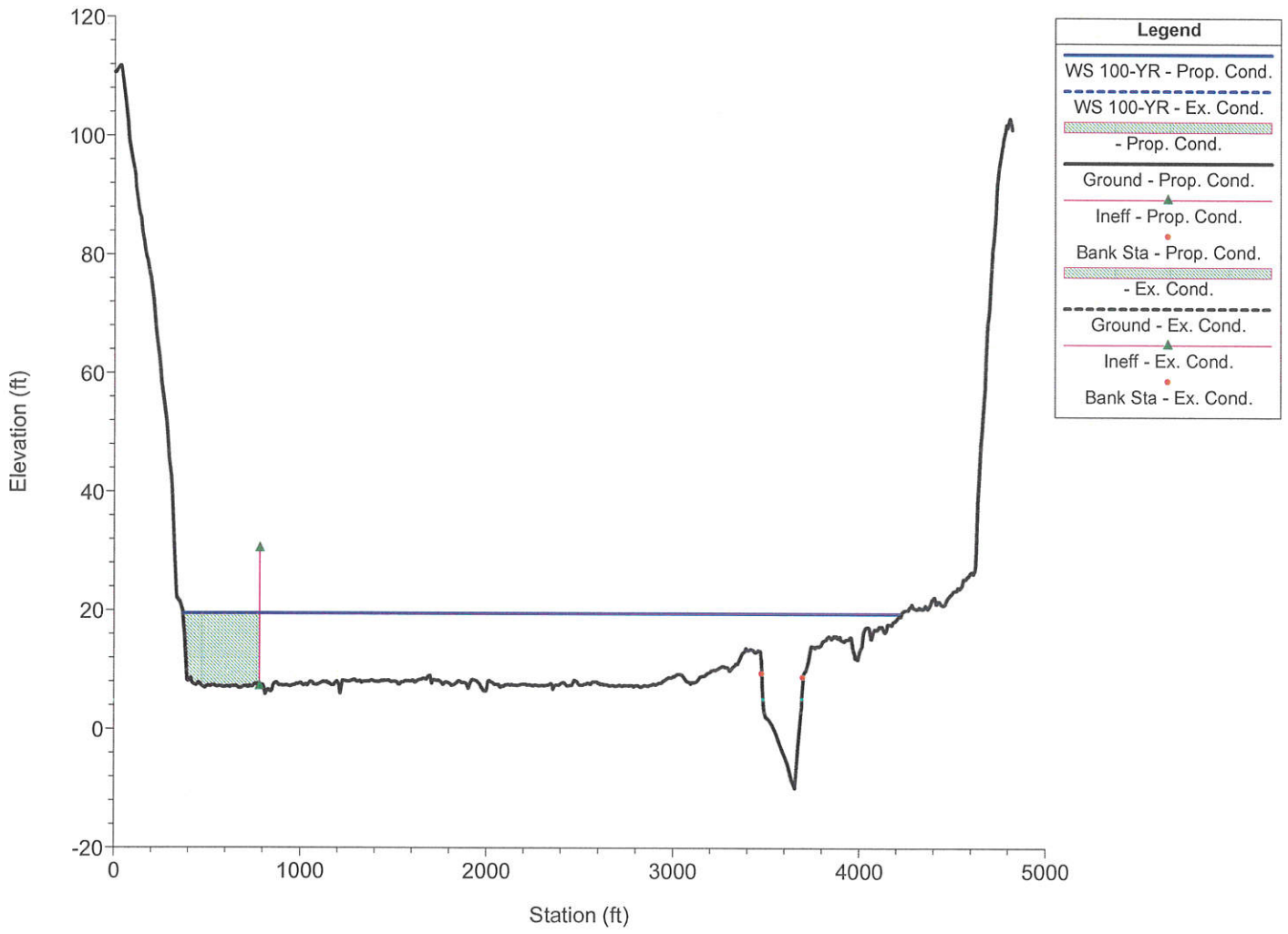
RS = 14777



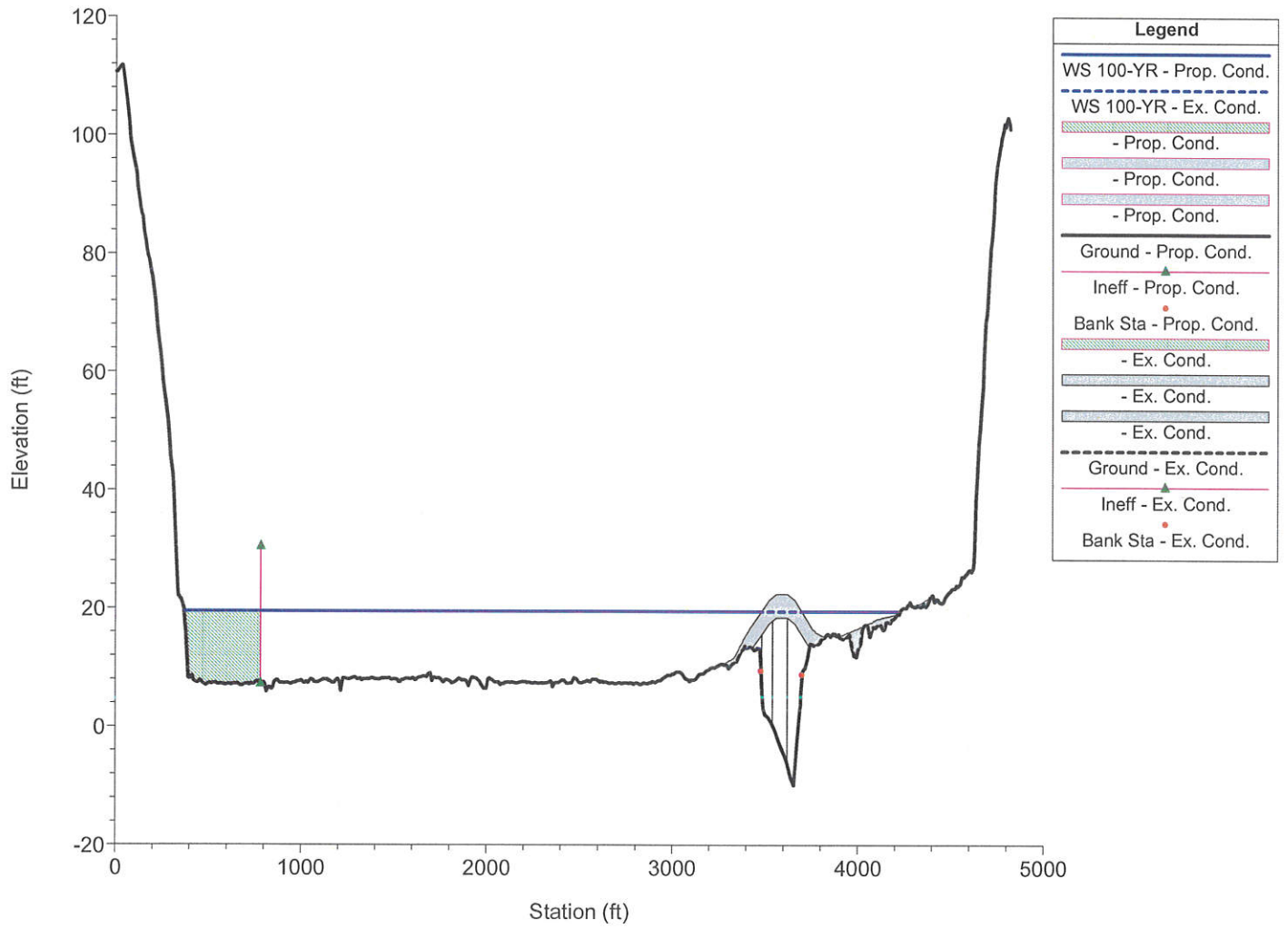
RS = 14765



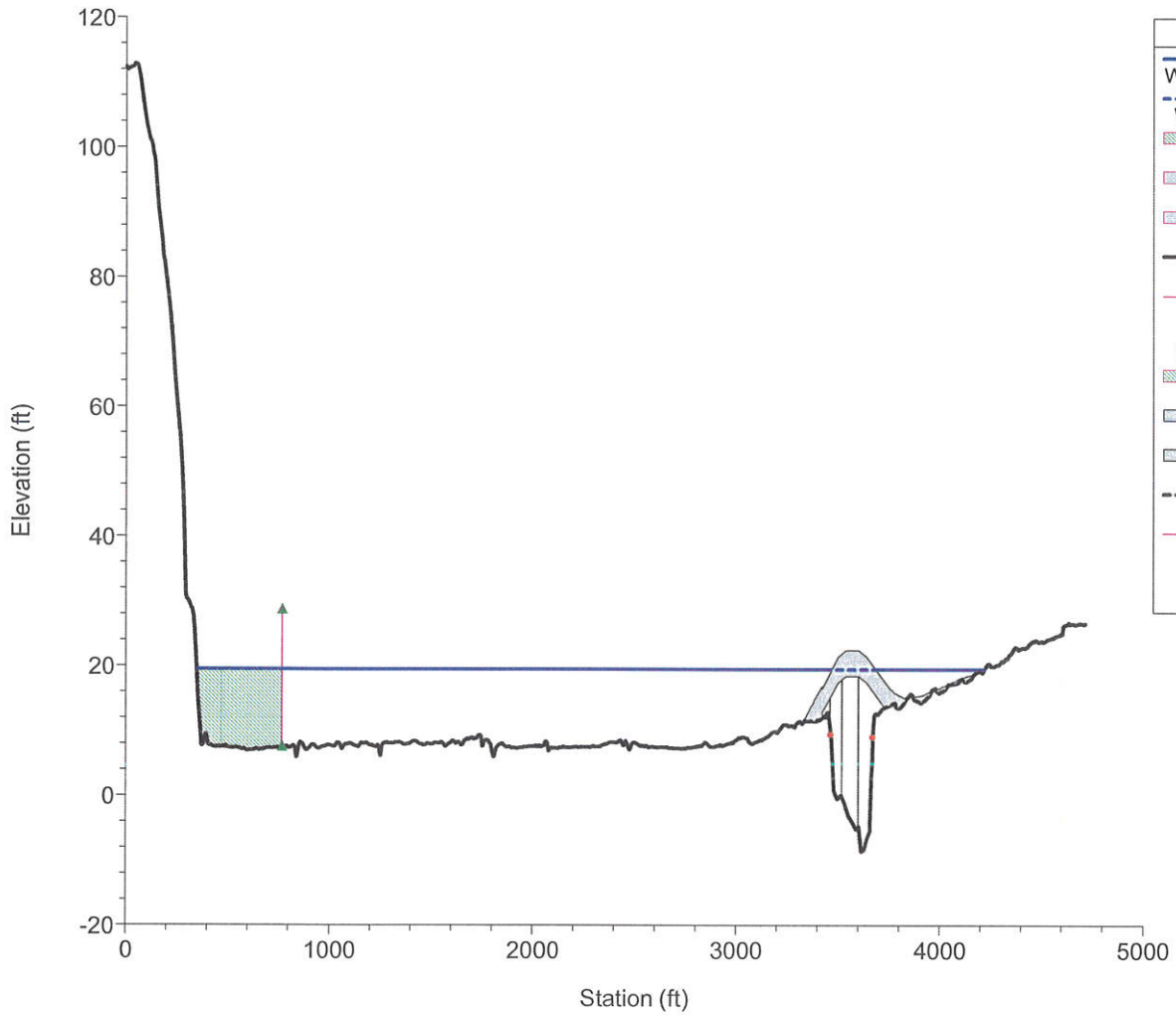
RS = 14728.64



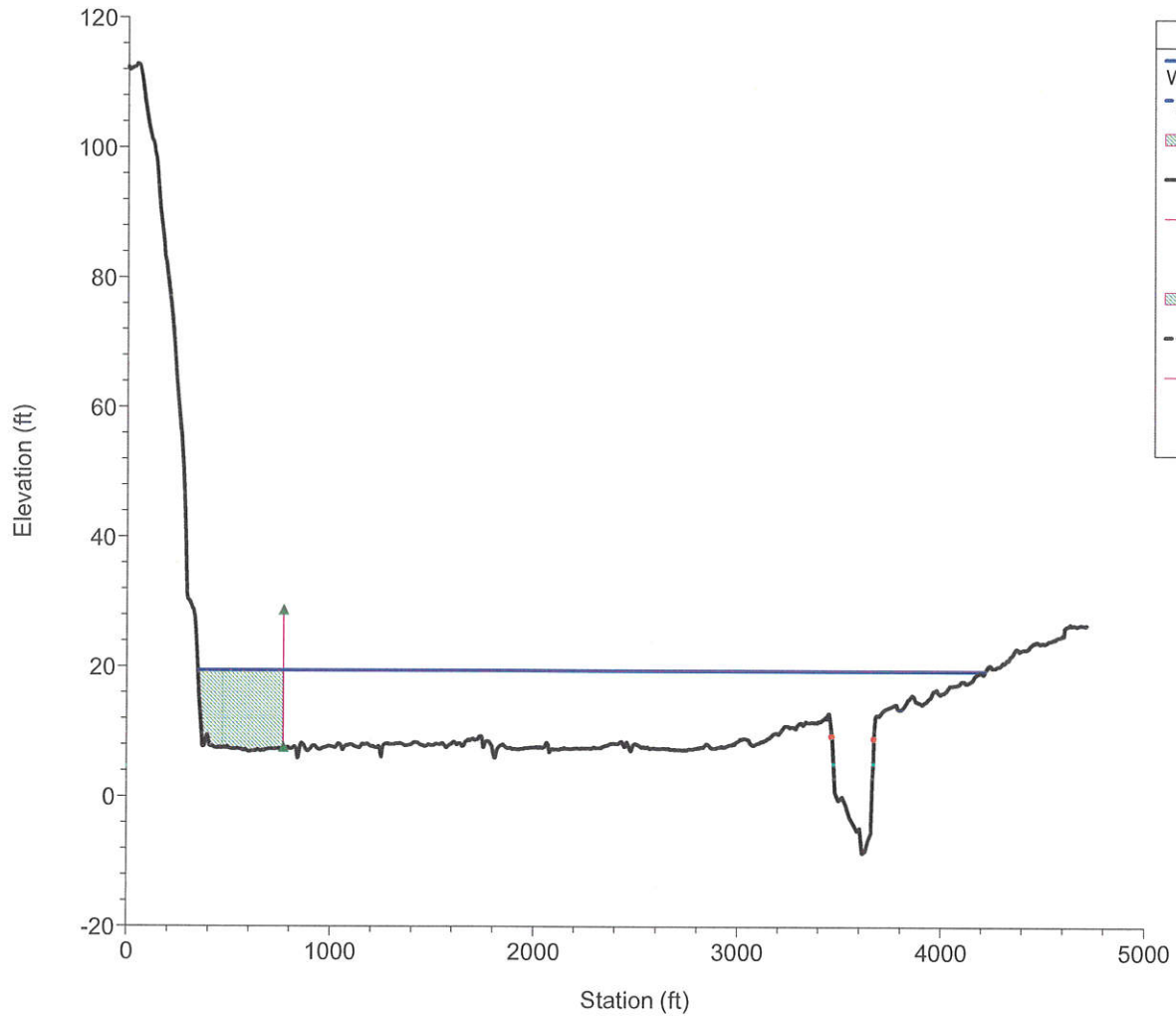
RS = 14621.23 BR



RS = 14621.23 BR

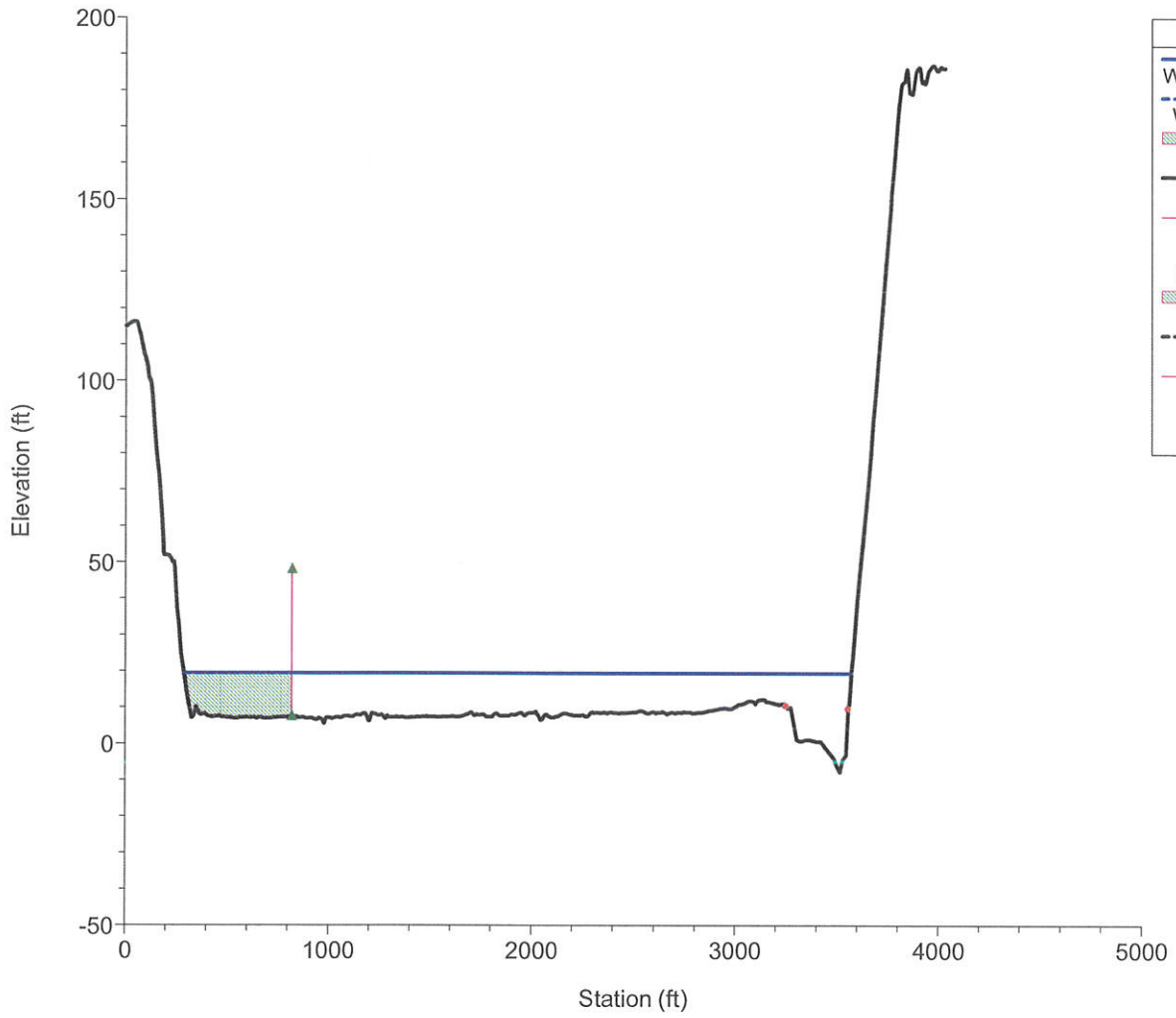


RS = 14544.91



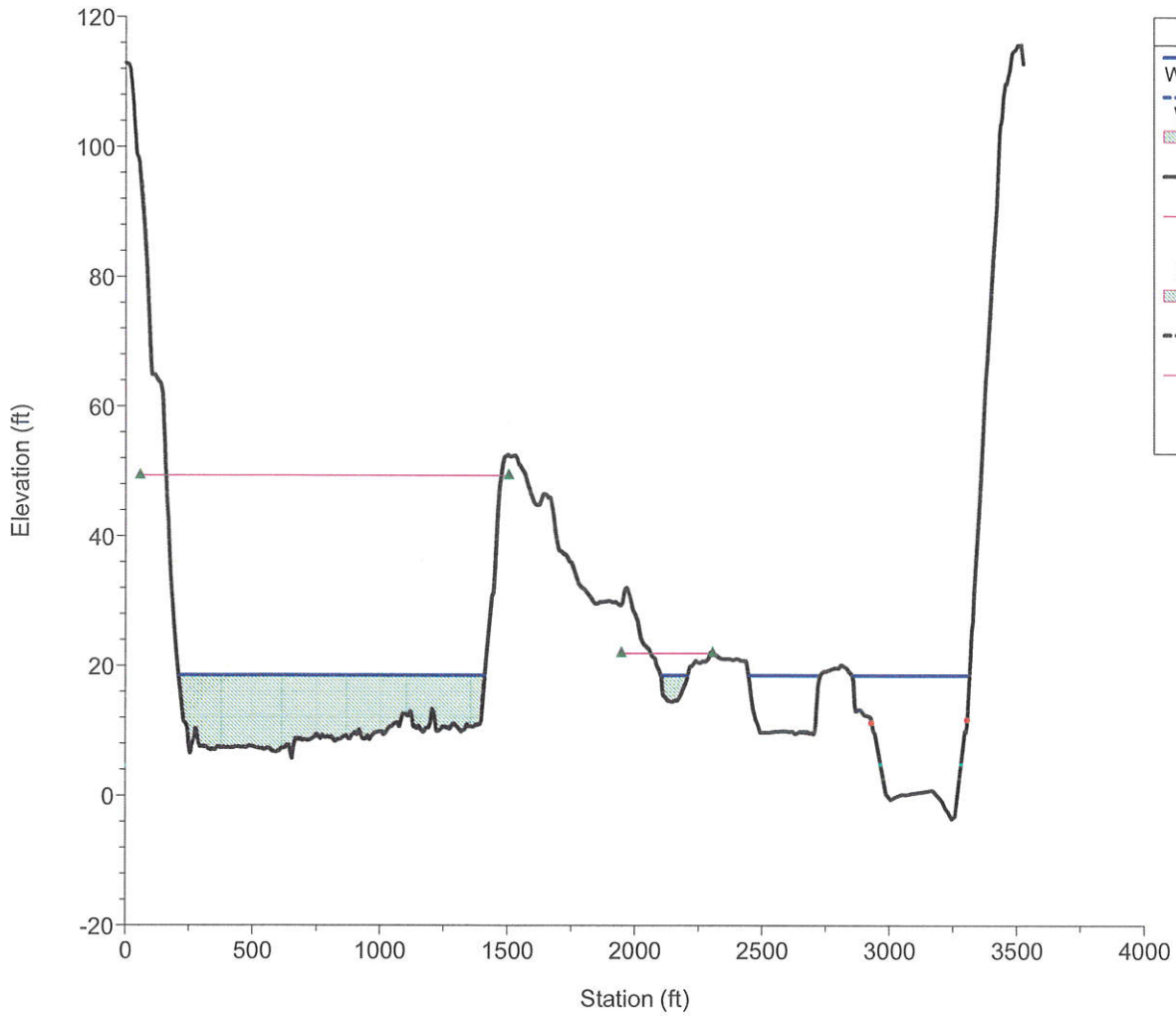
Legend	
WS 100-YR - Prop. Cond.	(Solid blue line)
WS 100-YR - Ex. Cond.	(Dashed blue line)
- Prop. Cond.	(Hatched area)
Ground - Prop. Cond.	(Solid black line)
Ineff - Prop. Cond.	(Red line with upward triangle)
Bank Sta - Prop. Cond.	(Red dot)
- Ex. Cond.	(Hatched area)
Ground - Ex. Cond.	(Dashed black line)
Ineff - Ex. Cond.	(Red line with upward triangle)
Bank Sta - Ex. Cond.	(Red dot)

RS = 13541.26



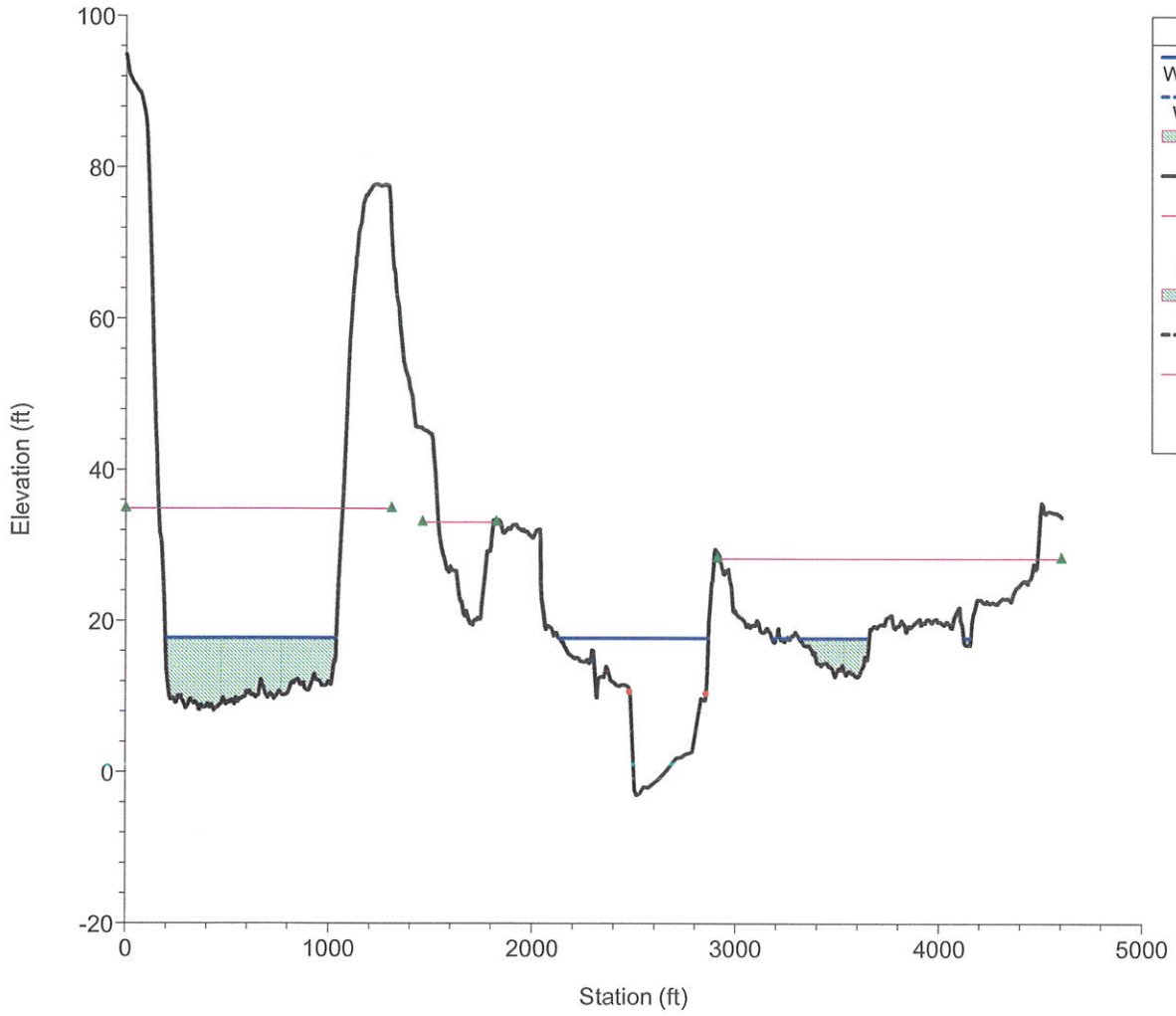
Legend	
WS 100-YR - Prop. Cond.	— (solid blue line)
WS 100-YR - Ex. Cond.	- - - (dashed blue line)
- Prop. Cond.	▨ (green hatched area)
Ground - Prop. Cond.	— (solid black line)
Ineff - Prop. Cond.	▲ (green triangle)
Bank Sta - Prop. Cond.	● (red dot)
- Ex. Cond.	▨ (green hatched area)
Ground - Ex. Cond.	- - - (dashed black line)
Ineff - Ex. Cond.	▲ (green triangle)
Bank Sta - Ex. Cond.	● (red dot)

RS = 12396



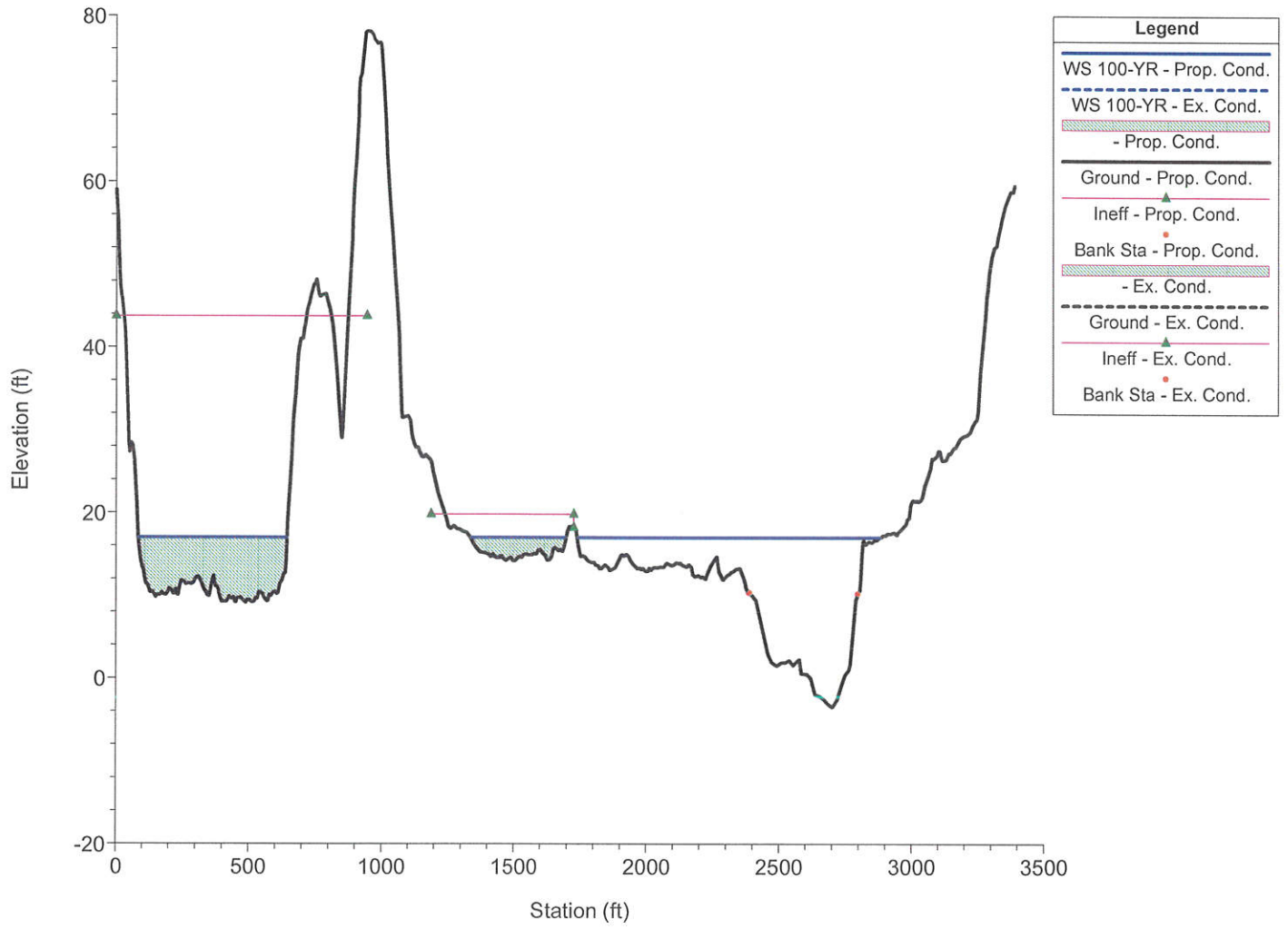
Legend	
— (solid blue line)	WS 100-YR - Prop. Cond.
- - - (dashed blue line)	WS 100-YR - Ex. Cond.
▨ (green hatched)	- Prop. Cond.
— (solid black line)	Ground - Prop. Cond.
▲ (green triangle)	Ineff - Prop. Cond.
● (red dot)	Bank Sta - Prop. Cond.
▨ (red hatched)	- Ex. Cond.
- - - (dashed black line)	Ground - Ex. Cond.
▲ (green triangle)	Ineff - Ex. Cond.
● (red dot)	Bank Sta - Ex. Cond.

RS = 11367.2

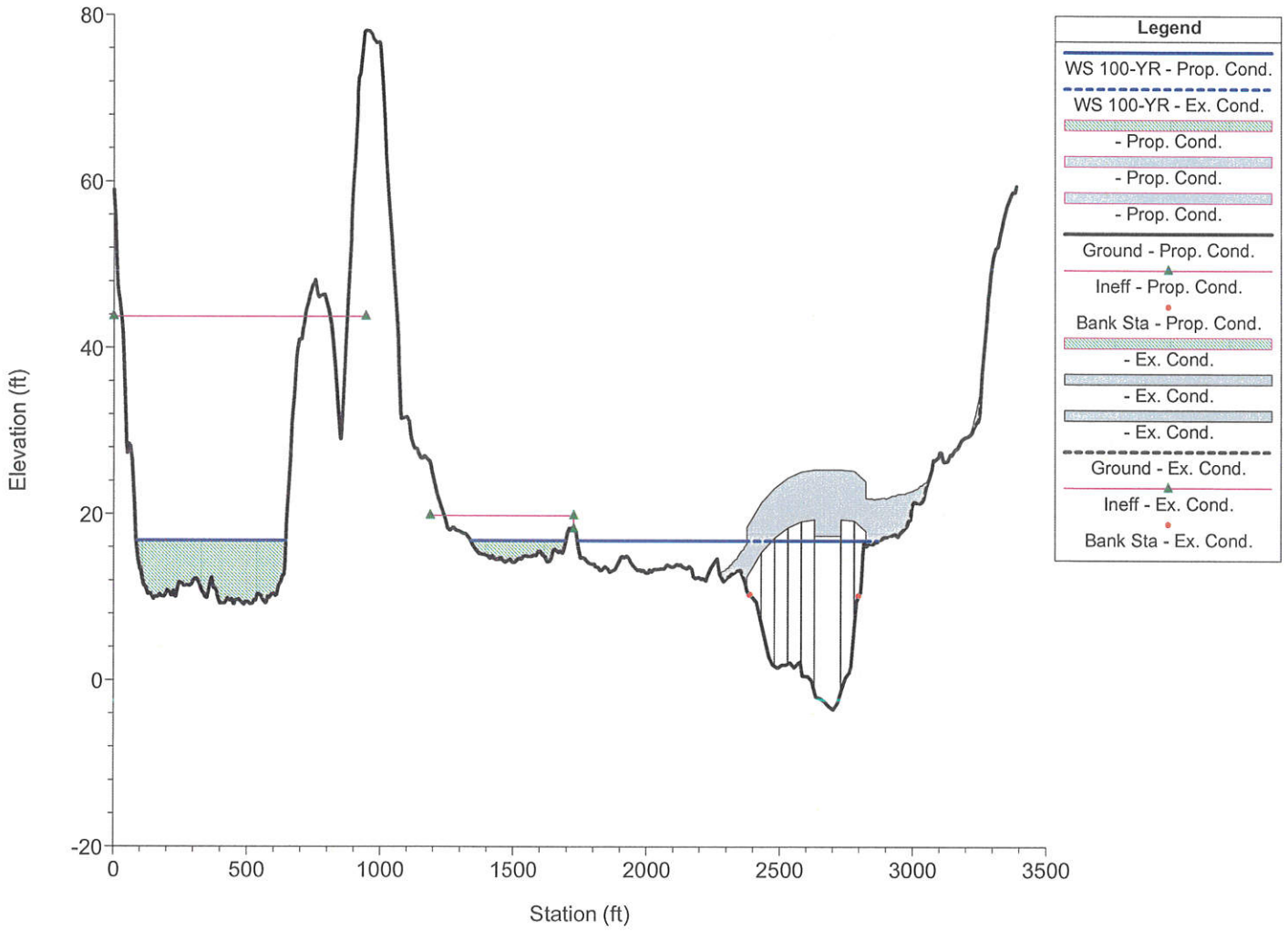


Legend	
WS 100-YR - Prop. Cond.	— (solid blue line)
WS 100-YR - Ex. Cond.	- - - (dashed blue line)
- Prop. Cond.	■ (green shaded area)
Ground - Prop. Cond.	— (solid black line)
Ineff - Prop. Cond.	▲ (green triangle)
Bank Sta - Prop. Cond.	● (red dot)
- Ex. Cond.	■ (green shaded area)
Ground - Ex. Cond.	- - - (dashed black line)
Ineff - Ex. Cond.	▲ (green triangle)
Bank Sta - Ex. Cond.	● (red dot)

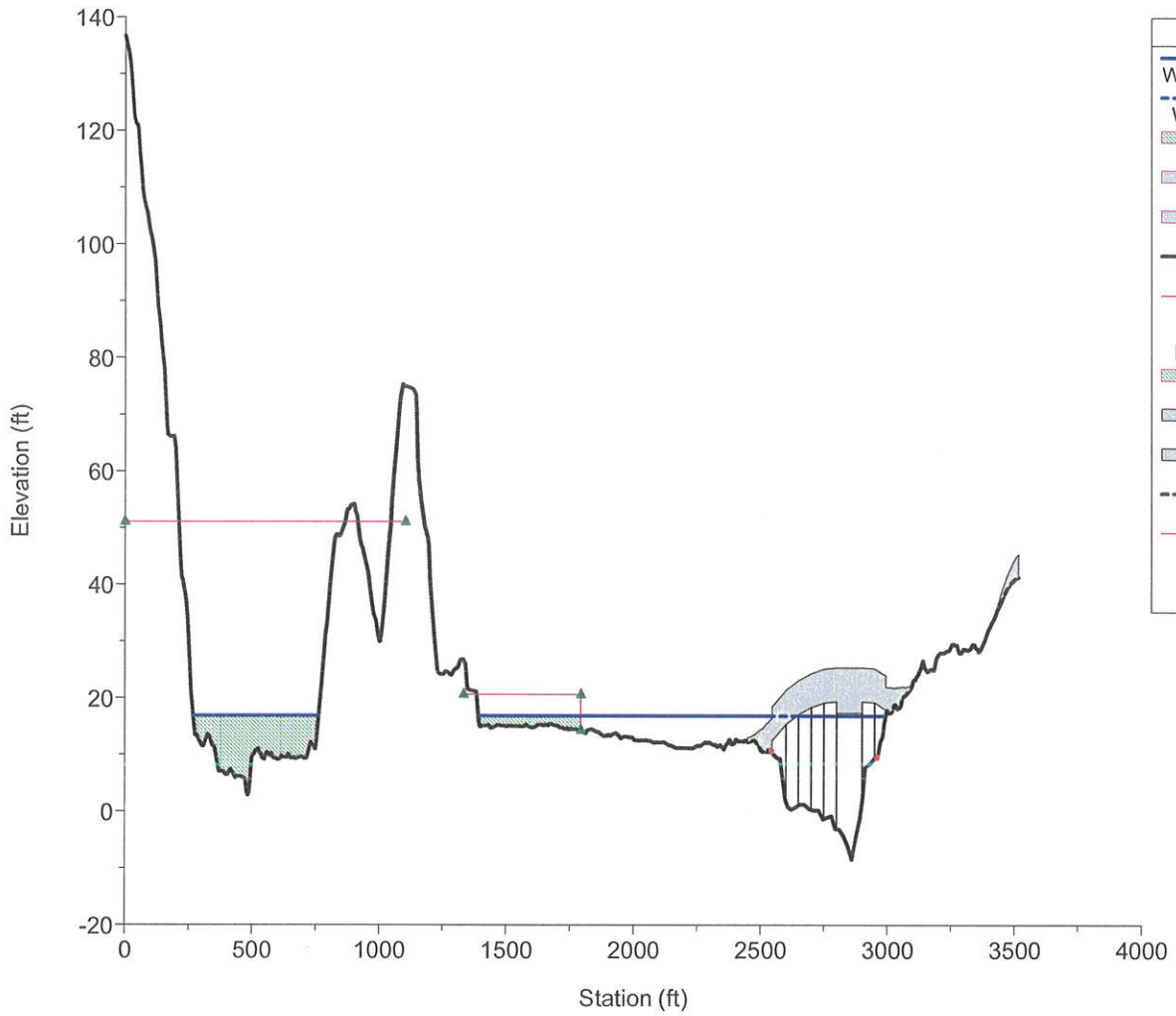
RS = 10048.77



RS = 9942.323 BR

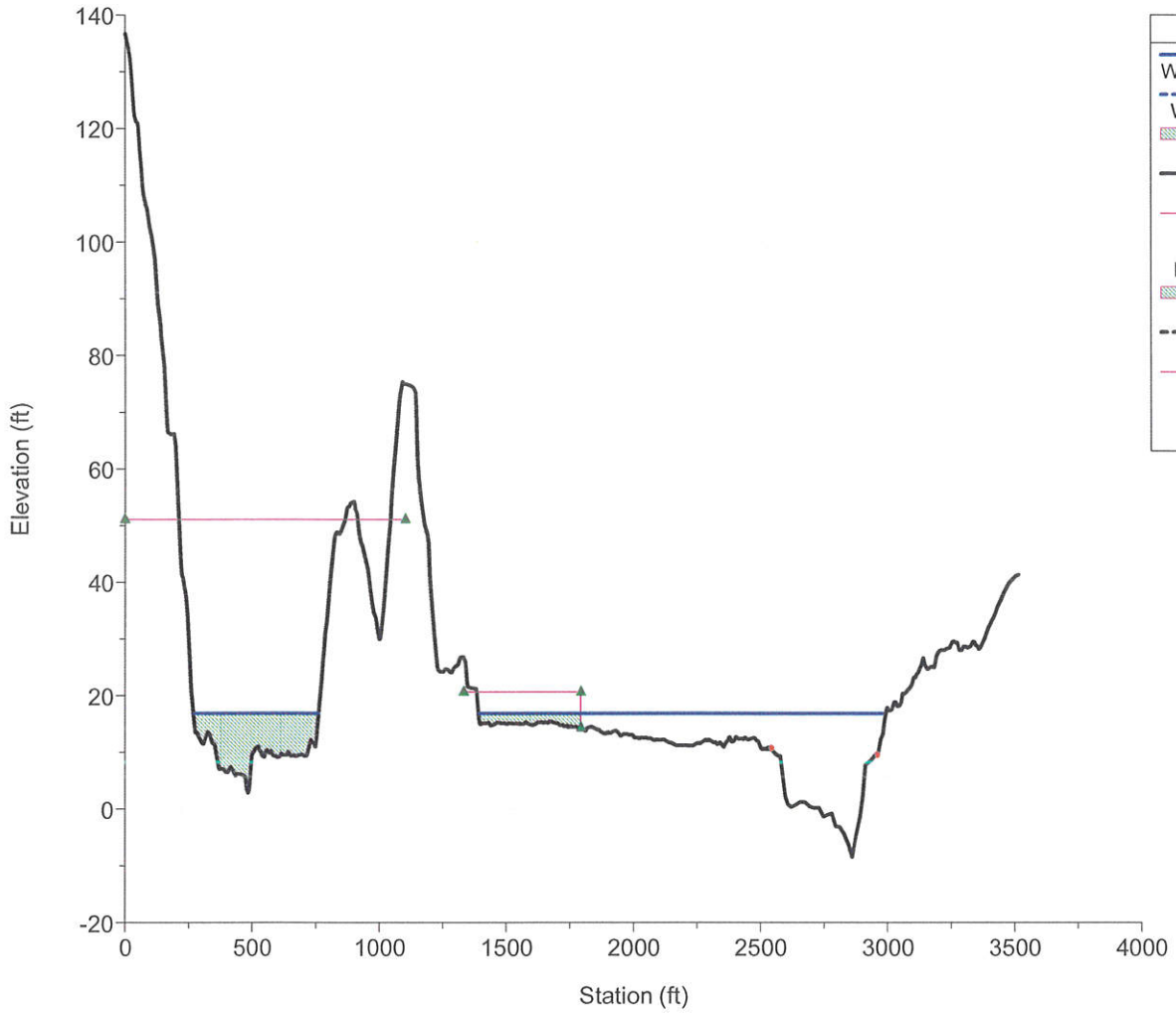


RS = 9942.323 BR



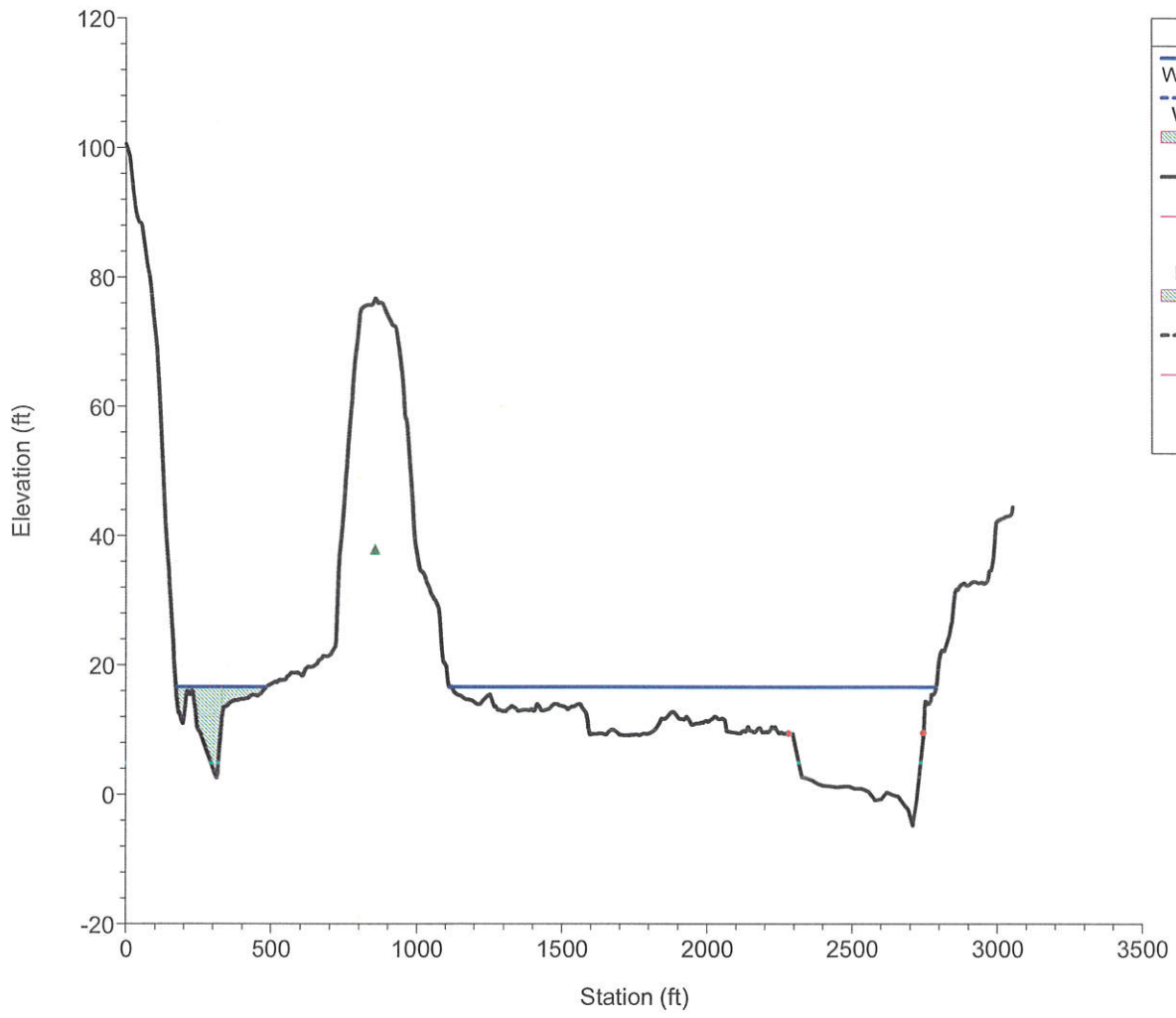
Legend	
WS 100-YR - Prop. Cond.	—
WS 100-YR - Ex. Cond.	- - -
- Prop. Cond.	▨
- Prop. Cond.	▨
- Prop. Cond.	▨
- Prop. Cond.	▨
Ground - Prop. Cond.	—
Ineff - Prop. Cond.	▲
Bank Sta - Prop. Cond.	●
- Ex. Cond.	▨
- Ex. Cond.	▨
- Ex. Cond.	▨
Ground - Ex. Cond.	- - -
Ineff - Ex. Cond.	▲
Bank Sta - Ex. Cond.	●

RS = 9904.361



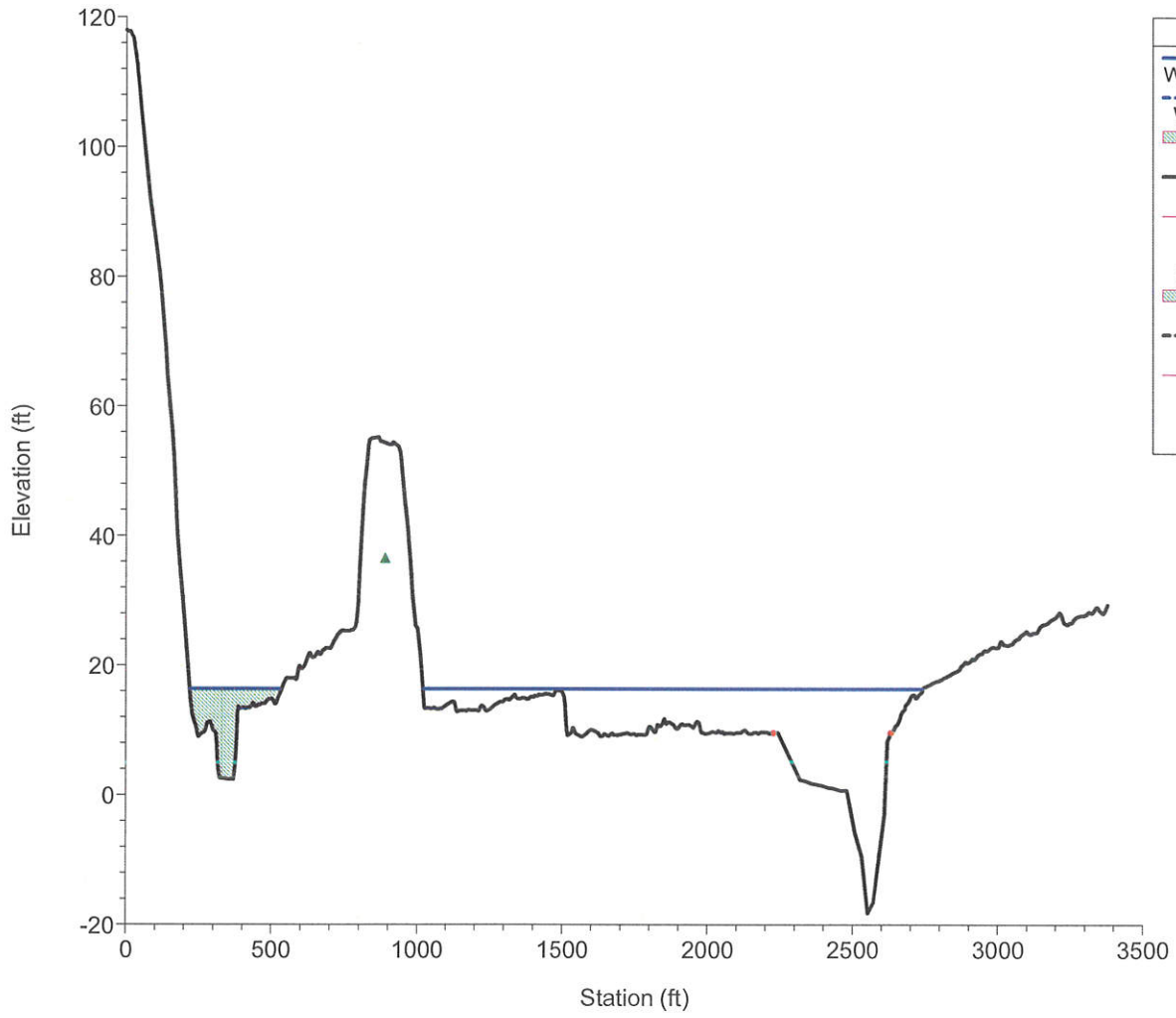
Legend	
WS 100-YR - Prop. Cond.	— (Blue solid line)
WS 100-YR - Ex. Cond.	- - - (Blue dashed line)
- Prop. Cond.	■ (Green shaded area)
Ground - Prop. Cond.	— (Black solid line)
Ineff - Prop. Cond.	▲ (Green triangle)
Bank Sta - Prop. Cond.	● (Red dot)
- Ex. Cond.	■ (Red shaded area)
Ground - Ex. Cond.	- - - (Black dashed line)
Ineff - Ex. Cond.	▲ (Green triangle)
Bank Sta - Ex. Cond.	● (Red dot)

RS = 8988.11

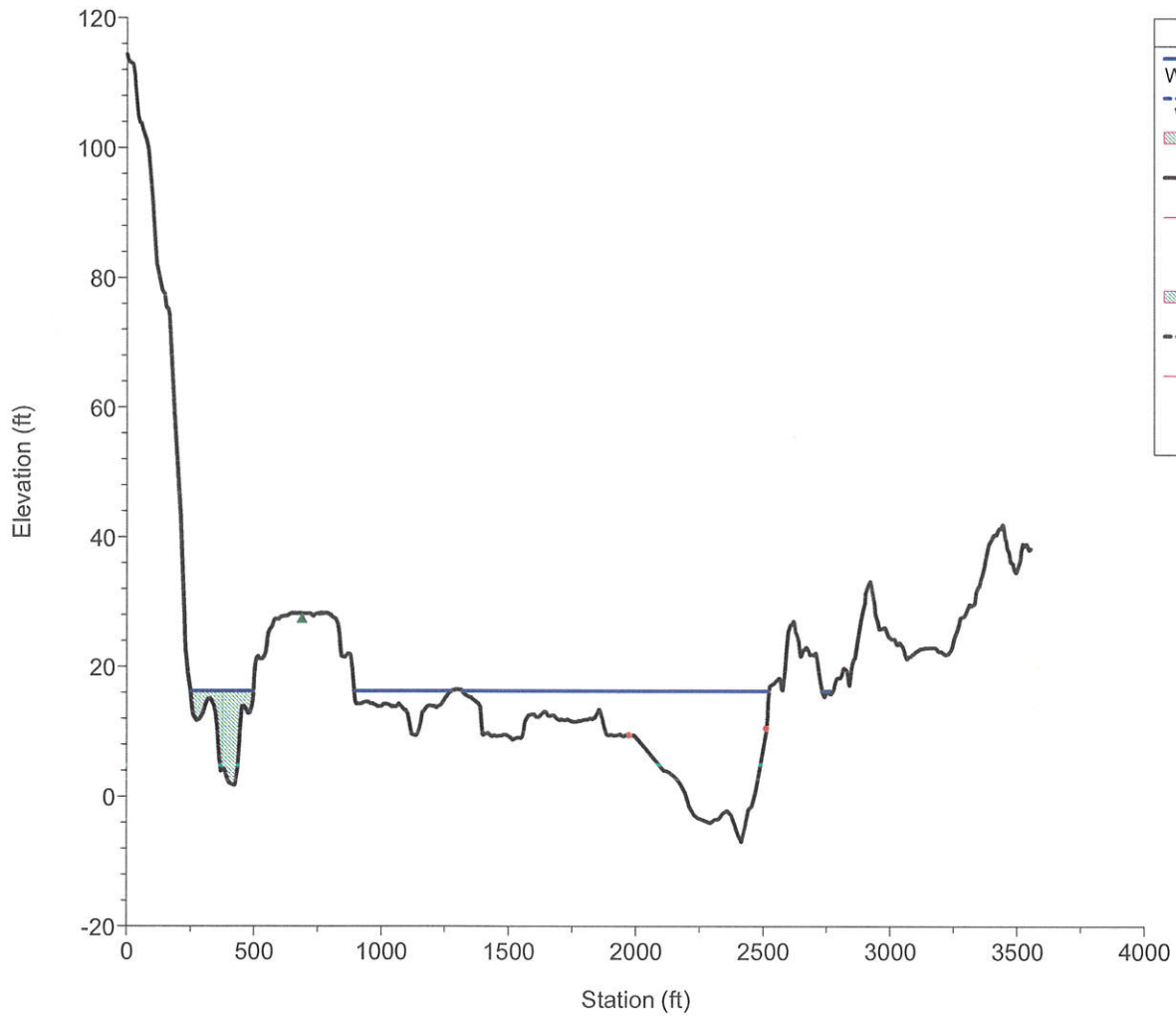


Legend	
WS 100-YR - Prop. Cond.	—
WS 100-YR - Ex. Cond.	- - -
- Prop. Cond.	▨
Ground - Prop. Cond.	—
Ineff - Prop. Cond.	▲
Bank Sta - Prop. Cond.	●
- Ex. Cond.	▨
Ground - Ex. Cond.	- - -
Ineff - Ex. Cond.	▲
Bank Sta - Ex. Cond.	●

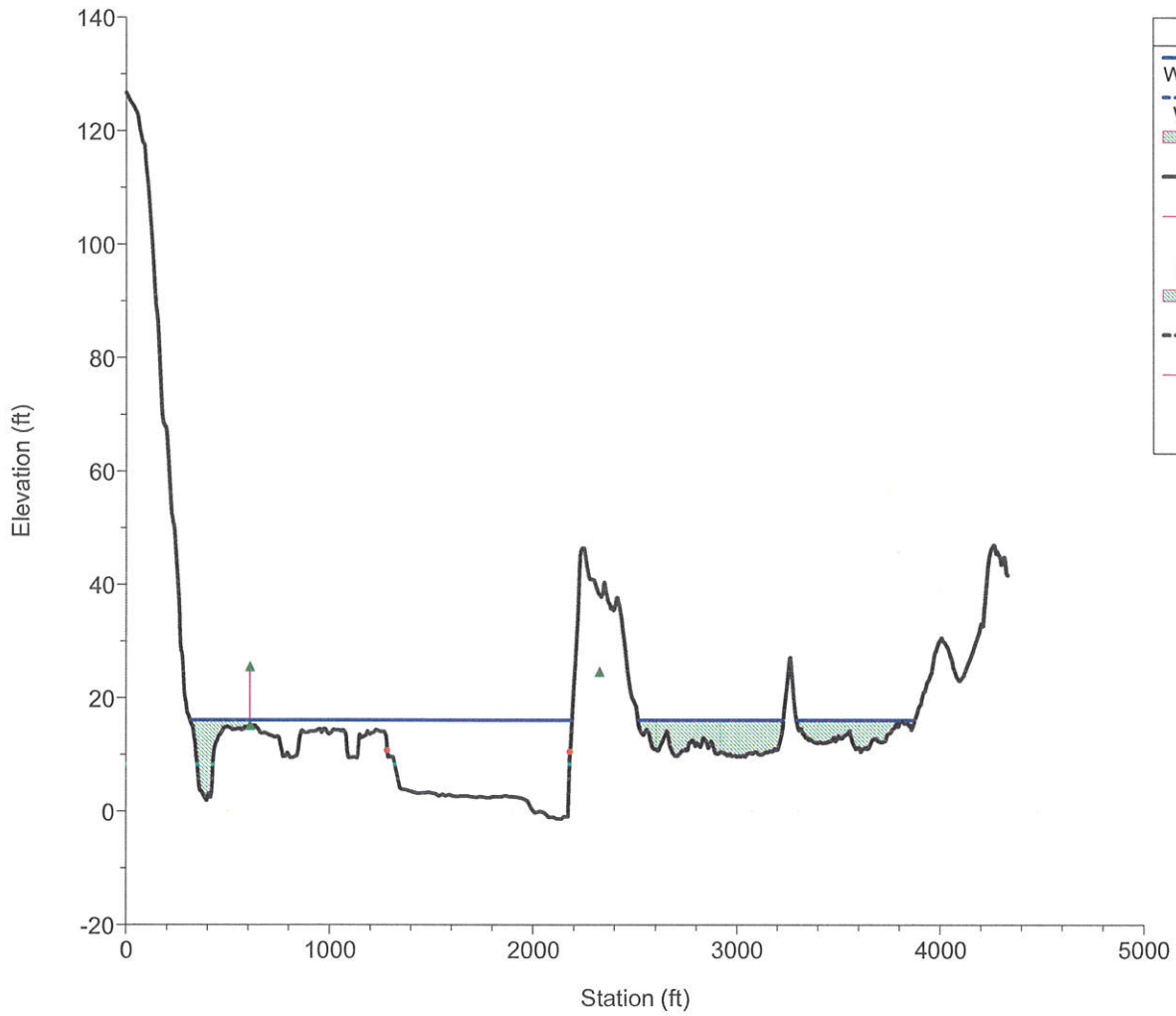
RS = 8192.259



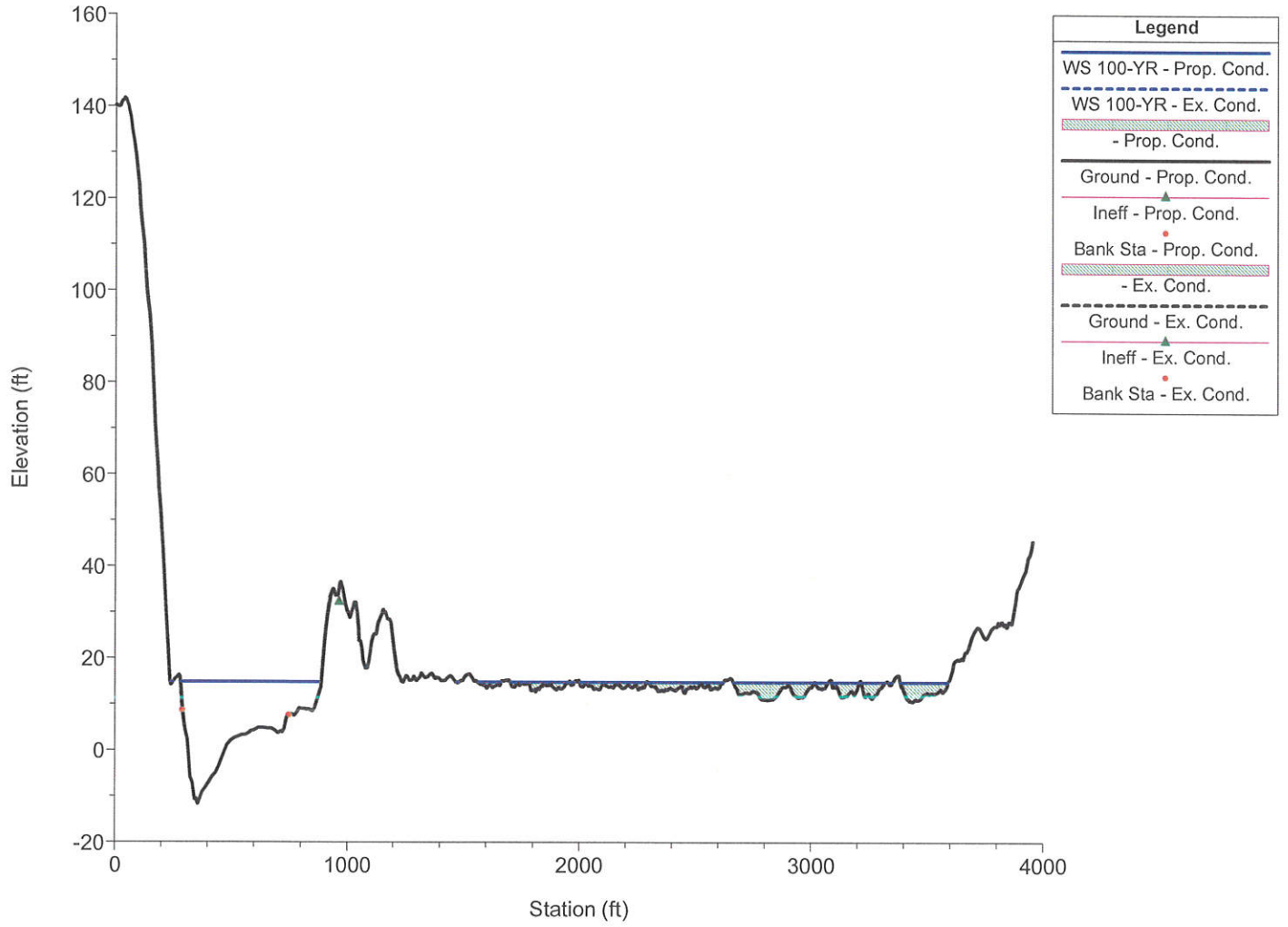
RS = 7839.108



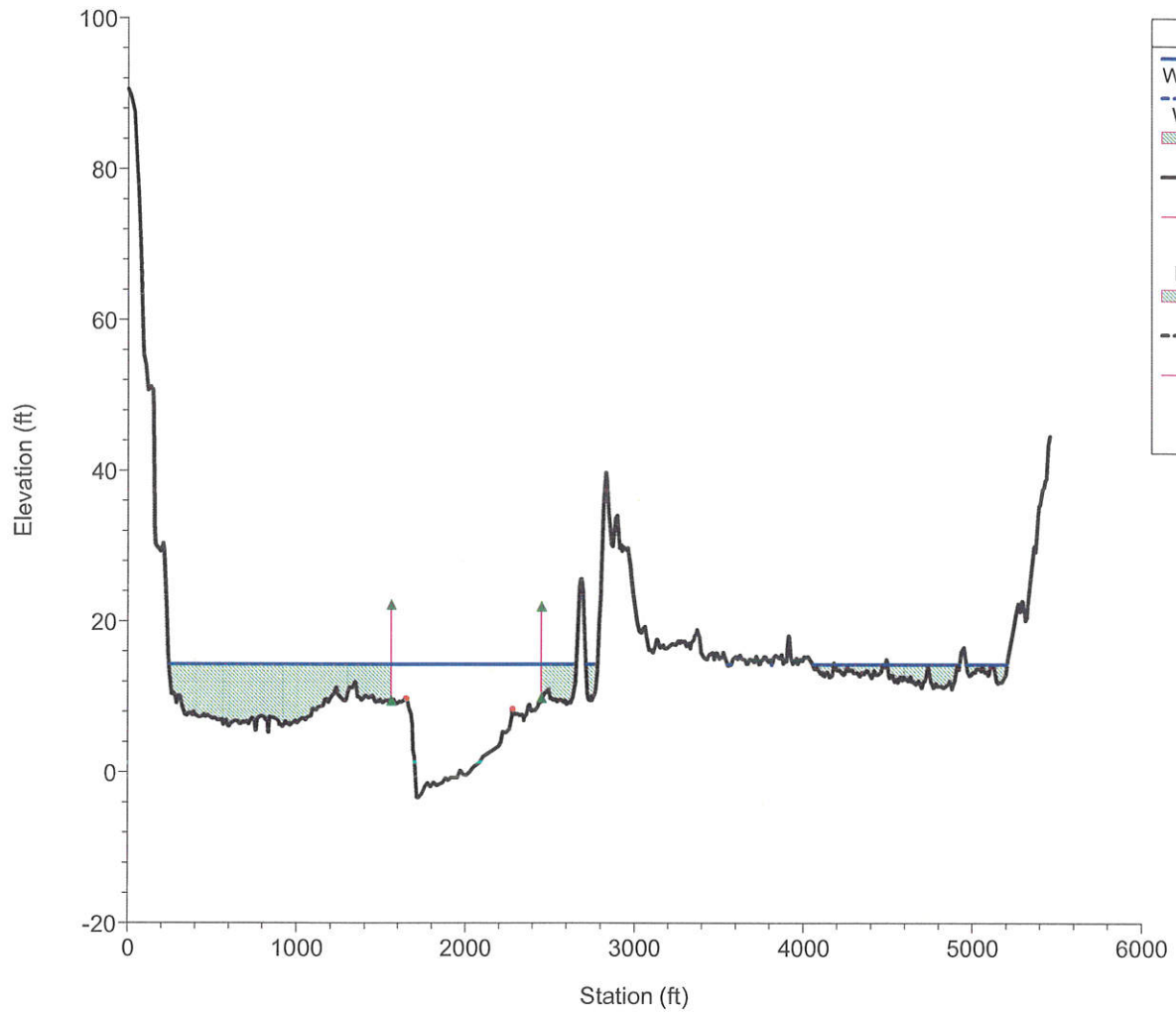
RS = 6628.945



RS = 4746.314



RS = 3370.732



Legend	
WS 100-YR - Prop. Cond.	(dashed blue line)
WS 100-YR - Ex. Cond.	(dashed black line)
- Prop. Cond.	(hatched area)
Ground - Prop. Cond.	(solid black line)
Ineff - Prop. Cond.	(green arrow)
Bank Sta - Prop. Cond.	(red dot)
- Ex. Cond.	(hatched area)
Ground - Ex. Cond.	(dashed black line)
Ineff - Ex. Cond.	(green arrow)
Bank Sta - Ex. Cond.	(red dot)

RS = 2099.855

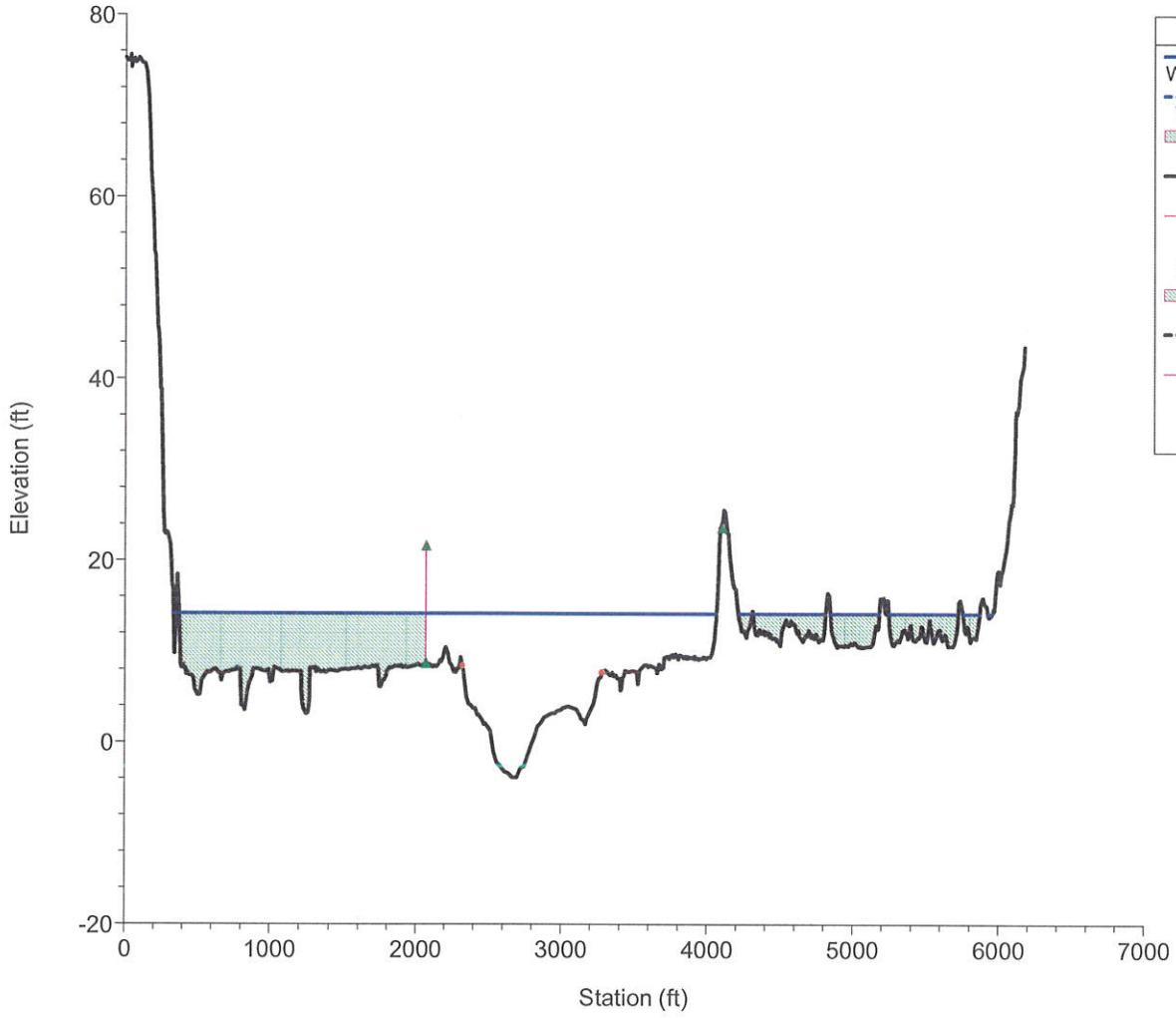


EXHIBIT C



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN#*

WN2021-0889

Responsible Jurisdiction

Staff Contact

Melissa Jenck

Jurisdiction Type

County

Municipality

Tillamook

Local case file #

851-21-000288-PLNG

County

Tillamook

Activity Location

Township

04S

Range

10W

Section

19

QQ section

AC

Tax Lot(s)

5902

Street Address

Resort Dr

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Tillamook

Latitude

45.211424

Longitude

-123.953172

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 property includes or is adjacent to designated Essential Salmonid Habitat.

The property includes or is adjacent to state-owned waters.

Your Activity

A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for any amount of fill, removal, and/or other ground alteration in Essential Salmonid Habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

Closing Information

Additional Comments

Best Management Practices for Erosion and Sediment Control are recommended due to site proximity to the Nestucca River.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

Response Date

9/8/2021

Response by:

Daniel Evans

Response Phone:

503-986-5271

Melissa Jenck

From: Ron Newton
Sent: Monday, August 16, 2021 6:34 AM
To: Allison Hinderer; Melissa Jenck
Cc: Sarah Absher; Jasper Lind
Subject: Re: Tillamook County: Administrative Review/ 851-21-000288-PLNG:Wise

Allison

Any future development of the subject parcel will require written approval of an Ordinance #44 Road Approach provided by the Tillamook County Public Works Department.

Ron Newton
Engineering Tech. III
Tillamook County Public Works
Working from Home
Until Further Notice
Cell - (503) 812-1441

From: Allison Hinderer <ahindere@co.tillamook.or.us>
Sent: Tuesday, August 10, 2021 2:30 PM
To: Melissa Jenck <mjenck@co.tillamook.or.us>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>
Subject: Tillamook County: Administrative Review/ 851-21-000288-PLNG:Wise

Hello,

Please see link for Floodway Development Permit:

[851-21-000288-PLNG | Tillamook County OR](#)

Thank you.



Allison Hinderer | Office Specialist 2
TILLAMOOK COUNTY | Community Development | Surveyor's Office
1510-C Third Street
Tillamook, OR 97141
Phone (503)842-3423 ext. 3423
ahindere@co.tillamook.or.us

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Melissa Jenck

From: Crowley, Josha <Josha.Crowley@atkinsglobal.com>
Sent: Friday, May 14, 2021 3:27 PM
To: Melissa Jenck
Subject: RE: EXTERNAL: Pacific city house

This looks good to me. The proposed house is already in a high roughness value sections of the cross-section. That, combined with the backwater from the Ferry Street bridge, reduce the potential impacts of new obstructions here. Thanks.

Joshua Crowley, PE, PMP, CFM, D.WRE
RSC Lead | STARR II - Region X Service Center
Phone: (425) 329-3679
Cell: (206) 499-2440

From: Melissa Jenck <mjenck@co.tillamook.or.us>
Sent: Friday, May 14, 2021 11:44 AM
To: Crowley, Josha <Josha.Crowley@atkinsglobal.com>
Subject: RE: EXTERNAL: Pacific city house

Happy Friday!

I've attached the model and obtained a PDF version from Waterways, Inc. Please let me know if I can get you anything else.

Thank you, Josha!



Melissa Jenck | CFM, Land Use Planner II
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3301
mjenck@co.tillamook.or.us
(she/her)

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The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/qov/ComDev/> to access the appointment scheduler portal.

From: Crowley, Josha <Josha.Crowley@atkinsglobal.com>
Sent: Tuesday, May 11, 2021 12:38 PM
To: Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: RE: EXTERNAL: Pacific city house