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*Land of Cheese, Trees and Ocean Breeze*

**CONDITIONAL USE REQUEST #851-21-000213-PLNG  
ADMINISTRATIVE DECISION & STAFF REPORT**

**Staff Report Date: November 4, 2021**  
**Decision Date: November 4, 2021**

**Decision: APPROVED WITH CONDITIONS**

**(This is not a Building/Placement Permit Approval)**

**Report Prepared by: Sarah Absher, CFM, Director**

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**I. GENERAL INFORMATION:**

**Request:** Conditional Use request to establish an existing dwelling as a non-farm dwelling (Exhibit B).

**Location:** Accessed via Moss Creek Road, a County road, the subject property is addressed as 15555 Moss Creek Road and designated as Tax Lot 300 of Section 14, Township 1 North, Range 10 West, W.M., Tillamook County, Oregon (Exhibit A).

**Zone:** Farm (F-1) Zone

**Applicant:** Manuel Aguiar Jr., 15555 Moss Creek Road, Bay City, OR 97107

**Property Owner:** Manuel Aguiar Jr., 15555 Moss Creek Road, Bay City, OR 97107

**Description of Site and Vicinity:** The subject property encompasses approximately 123.39 acres as per County Assessor records with several acres under both classified farm and forest land assessment. The subject property is irregular in shape, zoned Farm (F-1), is improved with both residential and agricultural

structures, and is primarily covered by grassland with sparse coverage of trees and shrubs (Exhibit A). The subject property is accessed off Moss Creek Road, a County road and is located east of the City of Garibaldi via Miami Foley Road, a County road (Exhibits A & B). The majority of the subject property is relatively flat except those areas adjacent to and east of the subject property (Exhibit A). The subject property is bordered to the north and bisected in the eastern region by Moss Creek Road, farmland to the north and south, and residentially improved properties zoned Rural Residential 2-Acre (RR-2) to the west. The subject property is also bordered by Forest (F) zoned properties and forest uses are also predominant in the vicinity (Exhibit A).

Based upon the National Wetlands Inventory mapper, wetland characteristics are limited to the Moss Creek and Miami River corridors however the mapper is a tool only. Confirmation of location and presence of wetlands should be addressed through the Oregon Department of State Lands. SLIDO data indicates this area is adjacent to an area of landslide topography (Exhibit A). A substantial portion of the subject property lies within Areas of Flood Hazard according to FEMA FIRM 41057C0403F dated September 28, 2018 (Exhibit A).

## **II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:**

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

- A. TCLUO Section 4.080: Requirements for Protection of Water Quality and Streambank Stabilization**
- B. TCLUO Section 3.002: Farm (F-1) Zone**
  - o **OAR-660-033-0130(4)(c): State Non-Farm Dwelling Requirements for Counties Outside the Willamette Valley**
- C. TCLUO Article VI: Conditional Use Procedures and Criteria**

## **III. ANALYSIS**

- A. TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization**

TCLUO Section 4.140 identifies as areas of riparian vegetation measured from the more landward of the line of non-aquatic vegetation or the ordinary high-water mark. TCLUO Section 4.140 further limits removal of vegetation and development within those areas of riparian vegetation. TCLUO 4.140(4) states that *'all trees and at least 50 percent of the understory vegetation shall be retained'* within the areas of riparian vegetation.

**Findings:** Staff finds that, as a Condition of Approval, all future development, including removal of vegetation within riparian areas, on the subject property is subject to TCLUO 4.140 and that applicant shall identify the distance of the proposed dwelling from riparian areas on the site plan submitted at the time of Building Permit and Zoning Permit application.

- C. TCLUO Section 3.002: Farm (F-1) Zone**

### **TCLUO Section 3.002(3), 'Development Standards'**

(a) *Land divisions and development in the F-1 Zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

...

4. *The minimum front and rear yards shall be 20 feet.*
5. *The minimum side yard shall be 10 feet where adjacent to land in the F-1 or SFW-20 zones. Otherwise the minimum side yard shall be 20 feet.*
- ...
7. *The maximum building height for all nonfarm structures shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.*

**Findings:** Staff finds that the existing dwelling complies with these development standards and compliance to these standards for future development of the subject in relation to the non-farm dwelling can be met through compliance with Conditions of Approval.

**TCLUO Section 3.002(4)(w), ‘General Use Standards’**

- ...
2. *Single-family dwelling deeds. The landowner shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.*
- ...

**Findings:** Staff finds that this standard can be met through compliance with Conditions of Approval requiring a Covenant be recorded prior to applying for Zoning permit approval.

**TCLUO Section 3.002(5), ‘Conditional Use Review Criteria’**

- An applicant for a use permitted in Table 1 must demonstrate compliance with the following criteria and with the Conditional Use Criteria in Article 6 Subsection 040, or in Article 6 Subsection 060 if the proposed use is for the restoration, enhancement or creation of a wetland as defined in 3.002(2).*
- (a) *The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and*
- (b) *The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.*

**Findings:** Adjacent properties utilized for farm use also include residential structures, agricultural buildings and associated agricultural improvements (Exhibit A). Applicant states the dwelling has been utilized for nonfarm residential purposes for many years and the continued use of the dwelling for nonfarm residential purposes will not force a significant change in or increase the costs of accepted farming practices on nearby lands as there will be no change whatsoever in the use of the dwelling as a result of this request (Exhibit B). Additionally, the applicant/property owner is the owner of the adjacent farms and would be most impacted (Exhibit B).

Staff finds that other properties in the vicinity devoted to farm use are located to the southwest and several hundred feet from the northerly and southerly boundaries of the subject property, where existing roadways, topography and natural features provide buffers between farm uses and nonfarm residential uses on the subject property (Exhibit B).

The following properties include forest deferrals or are classified forest lands. Those with an asterisk are also residentially improved:

Township/Range/Section	Tax Lot	Acres	Zoning	Ownership
1N10 14	201*	12.55	Farm (F-1)	Private
1N10 11	500	13.60	Farm (F-1)	Private
1N10 11	501	29.01	Farm (F-1)	Private
1N10 11	502	5.23	Farm (F-1)	Private
1N10 14	200	7.96	Farm (F-1)	Private
1N10 14	100	34.09	Forest	State of Oregon
1N10 14	1100*	9.75	Farm (F-1)	Private
1N10 14	500	40.16	Farm (F-1)	Private
1N10 14	600	9.81	Forest (F)	State of Oregon
1N10 13	700	9.63	Forest (F)	State of Oregon
1N10 14	1000	78.85	Forest (F)	State of Oregon
3N9 34	703*	3.64	RR-2	Private

The following properties are zoned Rural Residential 2-Acre (RR-2), do not include a forest or farm deferral, and those with an asterisk are also residentially improved:

Township/Range/Section	Tax Lot	Acres	Ownership
1N10 14CA	100*	0.75	Private
1N10 14CA	200*	2.14	Private
1N10 14CA	201*	3.34	Private
1N10 14CA	400*	1.19	Private
1N10 14CA	500*	2.39	Private
1N10 14CA	501*	2.04	Private
1N10 14CA	502*	2.01	Private

Staff finds that current site conditions have not changed and no evidence has been submitted to indicate that the confirmation of an existing single family dwelling as a nonfarm dwelling on the subject property would significantly change farm or forest practices or significantly increase the cost of farm or forest practices on the adjacent lands devoted to farm use. Staff finds that these criteria can be met through compliance with Conditions of Approval.

**TCLUO Section 3.002(9), ‘Dwellings Not in Conjunction With Farm Use’**

(a) *Non-farm dwelling. A non-farm dwelling is subject to the following requirements:*

1. *The dwelling or activities associated with the dwelling will not force a significant change in or significantly increase the cost of accepted farming or forest practices on nearby lands devoted to farm or forest use;*

**Findings:** Staff has addressed this requirement above in response to the Conditional Use Review Criteria outlined TCLUO 3.002(5). Staff finds that the continuation of a non-farm dwelling will not significantly change farm or forest practices or significantly increase the cost of farm or forest practices on surrounding

land devoted to farm or forest use. Staff finds that these criteria can be met through compliance with Conditions of Approval.

2. *The following applies to a non-farm dwelling subject to Subsection (9):*

*a. The dwelling is situated upon a new parcel, or a portion of an existing lot or parcel, that is generally unsuitable land for the production of farm crops and livestock or merchantable tree species, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the tract. A new parcel or portion of an existing lot or parcel shall not be considered unsuitable solely because of size or location if it can reasonably be put to farm or forest use in conjunction with other land; and*

*b. A new parcel or portion of an existing lot or parcel is not "generally unsuitable" simply because it is too small to be farmed profitably by itself. If a new parcel or portion of an existing lot or parcel can be sold, leased, rented or otherwise managed as a part of a commercial farm or ranch, then the new parcel or portion of the existing lot or parcel is not "generally unsuitable". A new parcel or portion of an existing lot or parcel is presumed to be suitable if is composed predominantly of Class I-IV soils. Just because a new parcel or portion of an existing lot or parcel is unsuitable for one farm use does not mean it is not suitable for another farm use; or*

*c. If the parcel is under forest assessment, the dwelling shall be situated upon generally unsuitable land for the production of merchantable tree species recognized by the Forest Practices Rules, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the parcel. If a lot or parcel is under forest assessment, the area is not "generally unsuitable" simply because it is too small to be managed for forest production profitably by itself. If a lot or parcel under forest assessment can be sold, leased, rented or otherwise managed as a part of a forestry operation, it is not "generally unsuitable". If a lot or parcel is under forest assessment, it is presumed suitable if it is composed predominantly of soils capable of producing 50 cubic feet of wood fiber per acre per year. If a lot or parcel is under forest assessment, to be found compatible and not seriously interfere with forest uses on surrounding land it must not force a significant change in forest practices or significantly increase the cost of those practices on the surrounding land;*

3. *The dwelling will not materially alter the stability of the overall land use pattern of the area. In determining whether a proposed nonfarm dwelling will alter the stability of the land use pattern in the area, a county shall consider the cumulative impact of nonfarm dwellings on other lots or parcels in the area similarly situated by applying the standards set forth in subparagraphs 3.a through c. If the application involves the creation of a new parcel for the nonfarm dwelling, a county shall consider whether creation of the parcel will lead to creation of other nonfarm parcels, to the detriment of agriculture in the area by applying the standards set forth in subparagraphs 3.a through c.*

*a. Identify a Study Area for the cumulative impacts analysis. The Study Area shall include at least 2000 acres or a smaller area not less than 1000 acres, if the smaller area is a distinct agricultural area based on topography, soil types, land use pattern, or the type of farm or ranch operations or practices that distinguish it from other, adjacent agricultural areas. Findings shall describe the Study Area, its boundaries, the location of the subject parcel within this area, why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the analysis required by this standard. Lands zoned for rural residential or other urban or nonresource uses shall not be included in the Study Area;*

**Findings:** Applicant has included a NRCS soil map for the study area and the areas adjacent to the study area included as "Exhibit J" in the applicant's submittal (Exhibit B). Staff has reviewed the soil study for

this area and concurs with the applicant's evidence confirming the soils in this area are not high-value farmland soils. A copy of a NRCS custom soil resource report for the study area completed by staff is included in "Exhibit C" of this report.

Applicant identified four active farms in the study area, and states that the land use pattern in the study area appears to be relatively stable with most properties dedicated to conservation or farm use while other properties are dedicated to non-farm, residential use. Applicant provided a "Cumulative Impacts Spreadsheet" included as "Exhibit K" of the applicant's submittal (Exhibit B).

Staff finds that after considering the terrain, poor soil classification, and the fact that the dwelling has been devoted to nonfarm use for several years, this portion of the subject property containing the nonfarm dwelling can be considered for non-farm residential use and is generally unsuitable land for the production of farm crops and livestock or merchantable tree species. Staff finds that this requirement can be met through compliance with Conditions of Approval.

*3. The dwelling will not materially alter the stability of the overall land use pattern of the area. In determining whether a proposed nonfarm dwelling will alter the stability of the land use pattern in the area, a county shall consider the cumulative impact of nonfarm dwellings on other lots or parcels in the area similarly situated by applying the standards set forth in subparagraphs 3.a through c. If the application involves the creation of a new parcel for the nonfarm dwelling, a county shall consider whether creation of the parcel will lead to creation of other nonfarm parcels, to the detriment of agriculture in the area by applying the standards set forth in subparagraphs 3.a through c.*

*a. Identify a Study Area for the cumulative impacts analysis. The Study Area shall include at least 2000 acres or a smaller area not less than 1000 acres, if the smaller area is a distinct agricultural area based on topography, soil types, land use pattern, or the type of farm or ranch operations or practices that distinguish it from other, adjacent agricultural areas. Findings shall describe the Study Area, its boundaries, the location of the subject parcel within this area, why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the analysis required by this standard. Lands zoned for rural residential or other urban or nonresource uses shall not be included in the Study Area;*

**Findings:** A study area including 33 separate properties held in both public and private ownership including the required information outlined above has been furnished by the Applicant and is included in "Exhibit B". Applicant states the study area was chosen because it largely encompasses the Miami River valley and describes a diverse range zoning designations within the study area (Exhibit B).

Applicant's analysis includes examination of the analysis for potential non-farm dwellings, analysis for potential lot-of-record dwellings, as well as existing and possible land use patterns (Exhibit B). Factors considered in the determination included soil classifications; natural features such as wetlands; location of development in relation to the Miami River floodway; date of acquisition of study area properties; and potential of eligibility of development of non-farm dwellings and lot-of-record dwellings on properties within the study area. Examination of the existing land use patterns within the area is also included in the area of study. Applicant states land use pattern is predominately agricultural and conservation-based in character, with most of the Miami River valley dedicated to farm uses. Applicant adds that residences are limited to dwellings in conjunction with farm use with few dwellings unrelated to farm use within the periphery of the valley (Exhibit B).

**Conclusion:** Given the limited agricultural use within the study area, Staff concludes the following:

- The Non-Farm Dwelling will not materially alter the stability of the land use pattern in the area due to the existence of the dwelling and location of the dwelling in relation to existing agricultural uses within the area.
- The overall character of the study area will not be destabilized as there has been minimal residential development within the study area- particularly given the fact that the study concludes three homesites (roughly 3-acres) is the maximum potential for additional residential development in the study area (Exhibit B).
- The approval of the requested Non-Farm Dwelling is likely to have little to no effect on other potential development on resource land in the area as there is no objective change to the use of this structure and this area of the subject property.

Staff concludes this criterion can be met through the Conditions of Approval.

*4. If a single-family dwelling is established on a lot of record as set forth in this ordinance, no additional dwelling may later be sited under the provisions of this section.*

**Findings:** The non-farm dwelling designation request is for an existing dwelling on the subject property. No new dwellings are proposed (Exhibit B).

#### **D. TCLUO Article VI: Conditional Use Procedures and Criteria**

Article VI of the Tillamook County Land Use Ordinance contains the procedures and review criteria for processing a conditional use request. These criteria, along with Staff's findings and conclusions are indicated below.

**TCLUO Section 6.020, 'Procedure'** requires notification of the request to be mailed to landowners within 250-feet of the subject property and agencies, to allow 14 days for written comment, and requires staff to consider comments received in making the decision.

**Findings:** Notice was mailed to property owners and agencies on September 15, 2021. Written commentary was received by the Oregon Department of State Lands (Exhibit C).

#### **TCLUO Section 6.04, 'Review Criteria'**

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

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

**Findings:** The subject property is zoned Farm (F-1) and the proposal for a non-farm dwelling is listed as a use permitted conditionally, subject to all applicable supplemental standards of the TCLUO. The Applicant's submittal addresses this TCLUO Section 3.002(5) and all other applicable standards of the Farm (F-1) zone, including those provisions for setbacks, building height, etc.

Staff finds that this criterion has been met and can be met through the Conditions of Approval.

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

**Findings:** Staff finds that the proposed uses are permitted conditionally in the Tillamook County Land Use Ordinance. The TCLUO is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan.

The applicant recognizes that the Goal 3 Element of the Comprehensive Plan discusses in significant detail the importance of agricultural land in Tillamook County and the need to protect such land. Applicant states that the requested use will not change the zoning designation of the property, will not reduce available land zoned for farm use available in Tillamook County, and the request does not result in urbanization of farm land (Exhibit B).

As discussed above, Staff finds that the non-farm dwelling will not have a significant impact on surrounding farm and forest uses and that considering the terrain, poor soil classification, isolated location and size of the site proposed for non-farm residential use, that the portion of parcel proposed for non-farm residential use is generally unsuitable land for the production of farm crops and livestock or merchantable tree species.

Staff also provided findings above based on Staff's review of the analysis provided by the Applicant that the existing dwelling, in combination with other potential non-farm dwelling in a 2,000-acre Study Area will not alter the surrounding agricultural land use pattern. Staff finds that the proposed use is consistent with the Goal 3 and Goal 4 elements of the Tillamook County Comprehensive Plan.

Staff finds that the non-farm dwelling will not have any impact on available housing stock or services to the subject property. The area is served by existing services and Staff finds that the proposed use is consistent with the Goal 10, Goal 12 and Goal 14 elements of the Tillamook County Comprehensive Plan. Coastal goal elements do not apply.

Staff concludes this criterion has been met.

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

**Findings:** The Applicant provides explanation as to why the subject property is suitable for the non-farm dwelling, stating that the property is poorly suited for commercial or profitable farm and forestry uses due to the limitations presented in the application (Exhibit B).

As discussed in previously in this report and in the Applicant's submittal, Staff concurs with the Applicant's analysis and finds that the proposed site is suitable for a non-farm dwelling considering the terrain, poor soil classification, isolated location and size of the site dedicated to non-farm residential use (Exhibit B). Staff finds this site-specific location is generally unsuitable land for the production of farm crops and livestock or merchantable tree species and is already improved with an on-site wastewater treatment system as well as other utilities that currently serve the non-farm dwelling.

Staff finds that this criterion can be met through compliance with Conditions of Approval

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

**Findings:** The vicinity consists of multiple uses including farm and forest uses and residential uses. Potential impacts of the proposed use on surrounding resource zoned properties are discussed at length in the Applicant's submittal (Exhibit B). Staff concurs with the Applicant's analysis and finds that the non-farm dwelling will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding farm and forest properties.

Staff finds this criterion has been met.



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

**Findings:** Applicant states that no such facilities exist on or near the subject site (Exhibit B). Staff finds no record of any such facilities being installed on or near the subject site. Staff finds that this criterion has been met.

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

**Findings:** Applicant states and Tillamook County records confirm that existing services are long-established on the subject site, long serving the existing dwelling (Exhibit B). Staff finds that this criterion can be met through compliance with Conditions of Approval.

#### **IV. 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 this request for the placement of a non-farm dwelling subject to the Conditions of Approval in Section V 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 November 16, 2021.**

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

Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owners shall obtain all Federal, State, and Local permits, as applicable, prior to development/construction.
2. The applicant/property owner shall obtain approved Zoning Permit from the Tillamook County Department of Community Development to confirm designation of the existing dwelling as a non-farm dwelling.
3. Future development of the property is subject to land use review and approval in accordance with the relevant development standards of TCLUO Section 3.002: Farm (F-1) Zone and all supplemental applicable standards of the TCLUO.
4. In accepting this Approval for a Non-Farm Dwelling in the Farm zone, the applicants/ property owners understand intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. The owners hereby acknowledge that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. The applicants/property owners acknowledge the use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, the applicant/property owners understand preference will be given to farm and forest practices.

A covenant to the deed shall be required, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as "Exhibit D" shall be provided at the time of applying for Building and Zoning Permits.

5. This approval shall be void on November 4, 2023, unless all conditions are met, or an extension is requested from, and approved by, this Department.

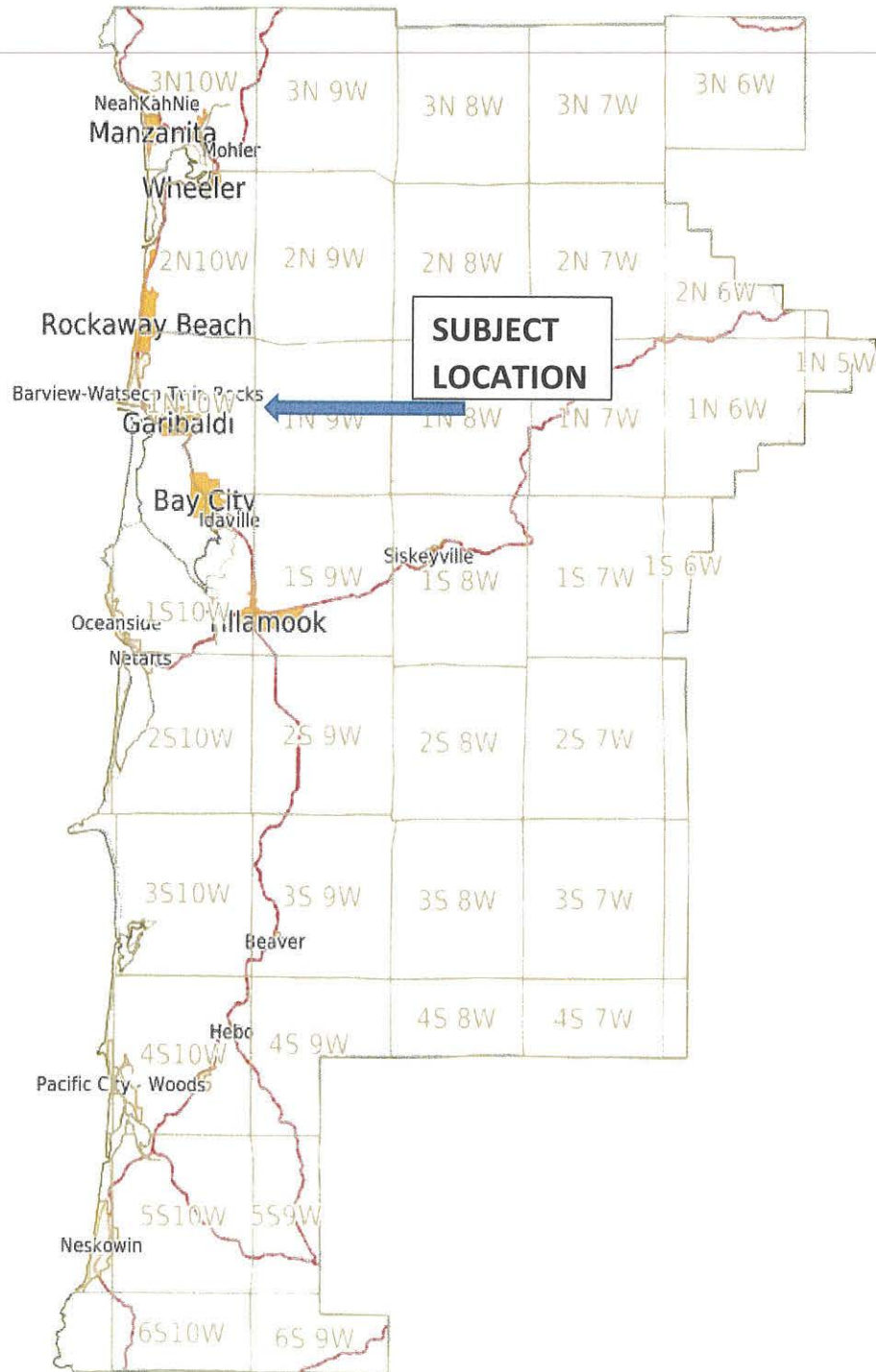
## **VI. EXHIBITS**

All Exhibits referenced herein are, by this reference, made a part hereof.

- A. Vicinity, Assessor's, Zoning and Hazard maps
- B. Applicant's submittal (Includes Analysis Review & Soils Assessment)
- C. Public Comments
- D. Farm/Forest Practices Covenant

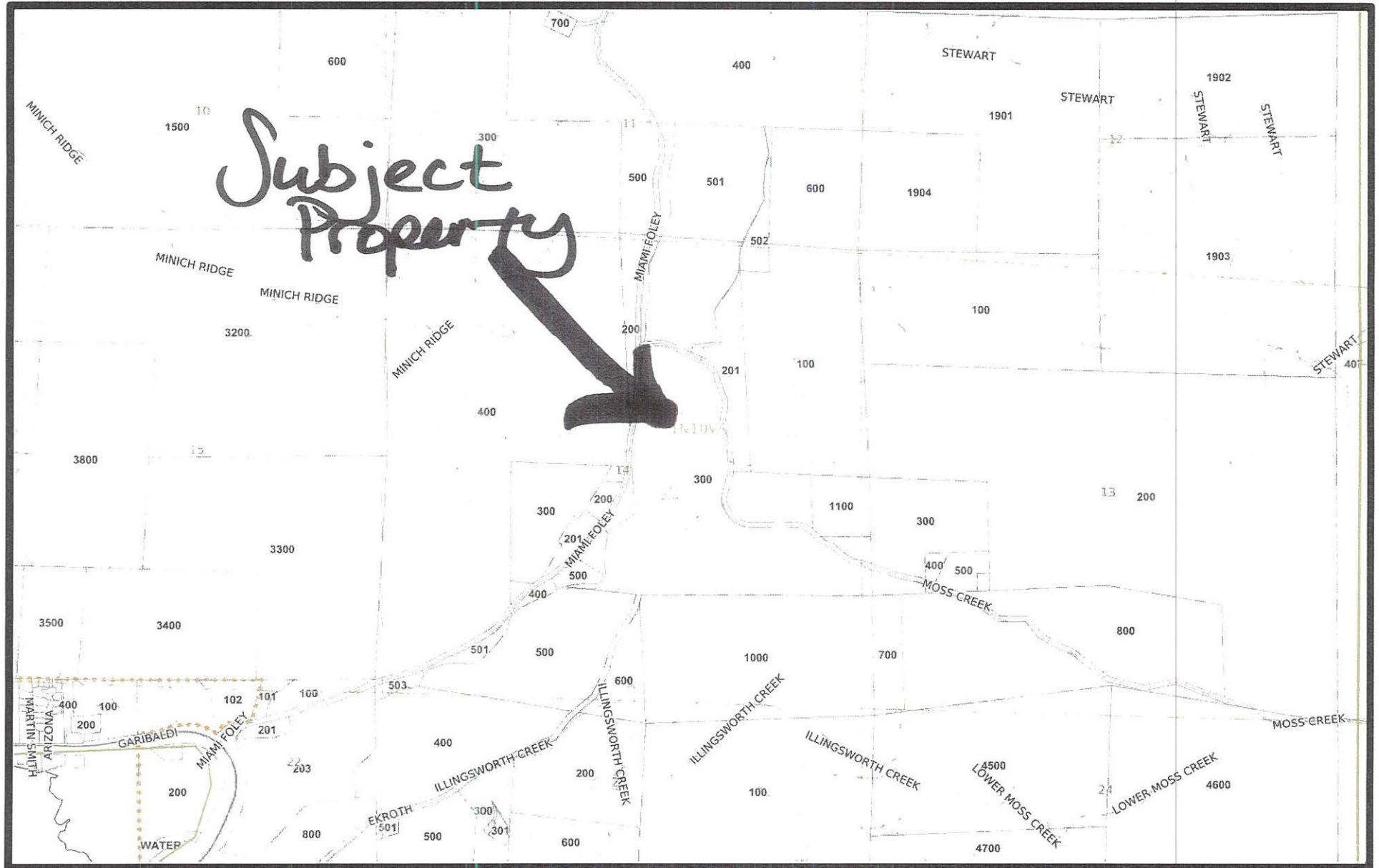
# EXHIBIT A

# VICINITY MAP



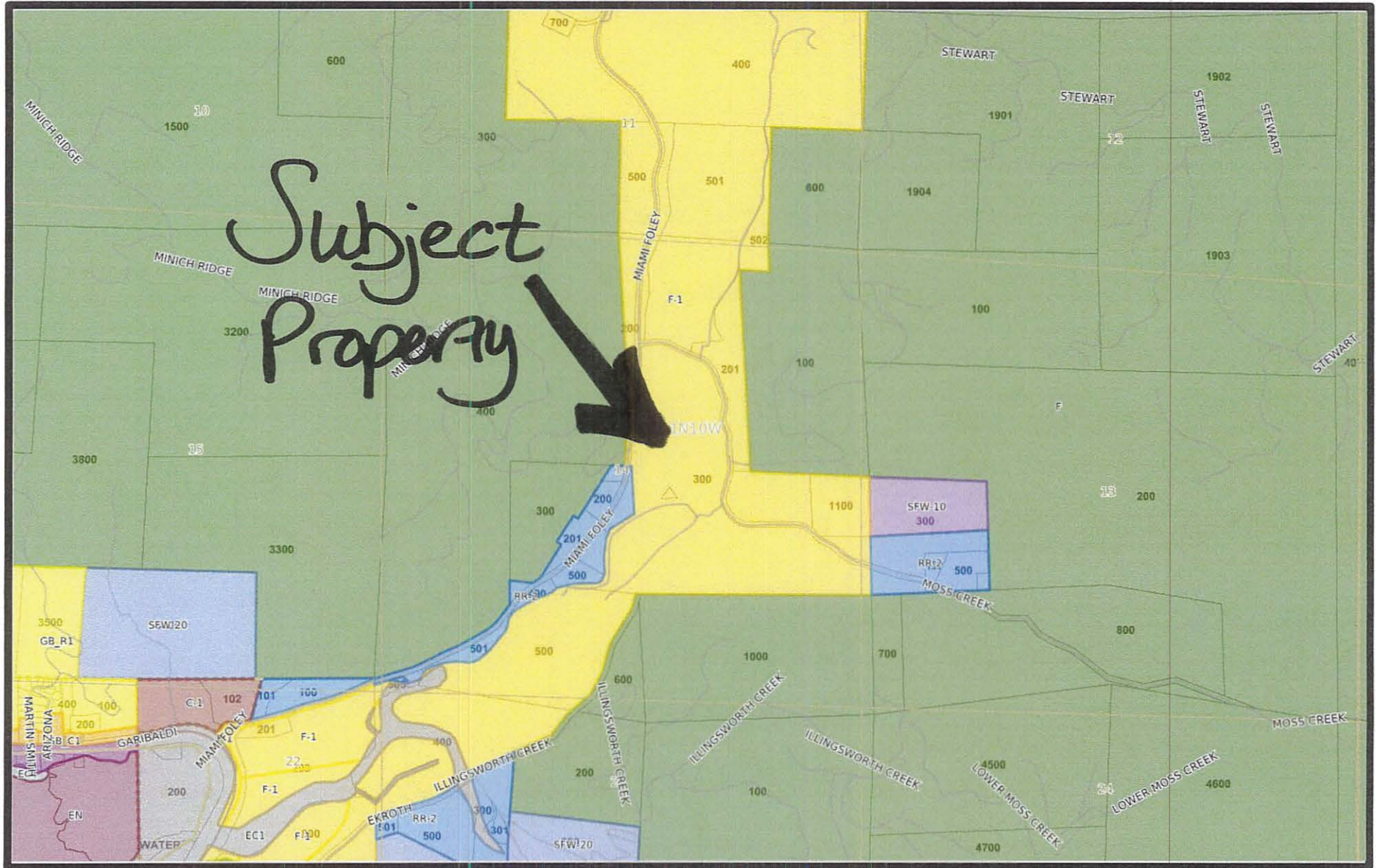
#851-21-000213-PLNG: AGUIAR NON-FARM DWELLING

# Map

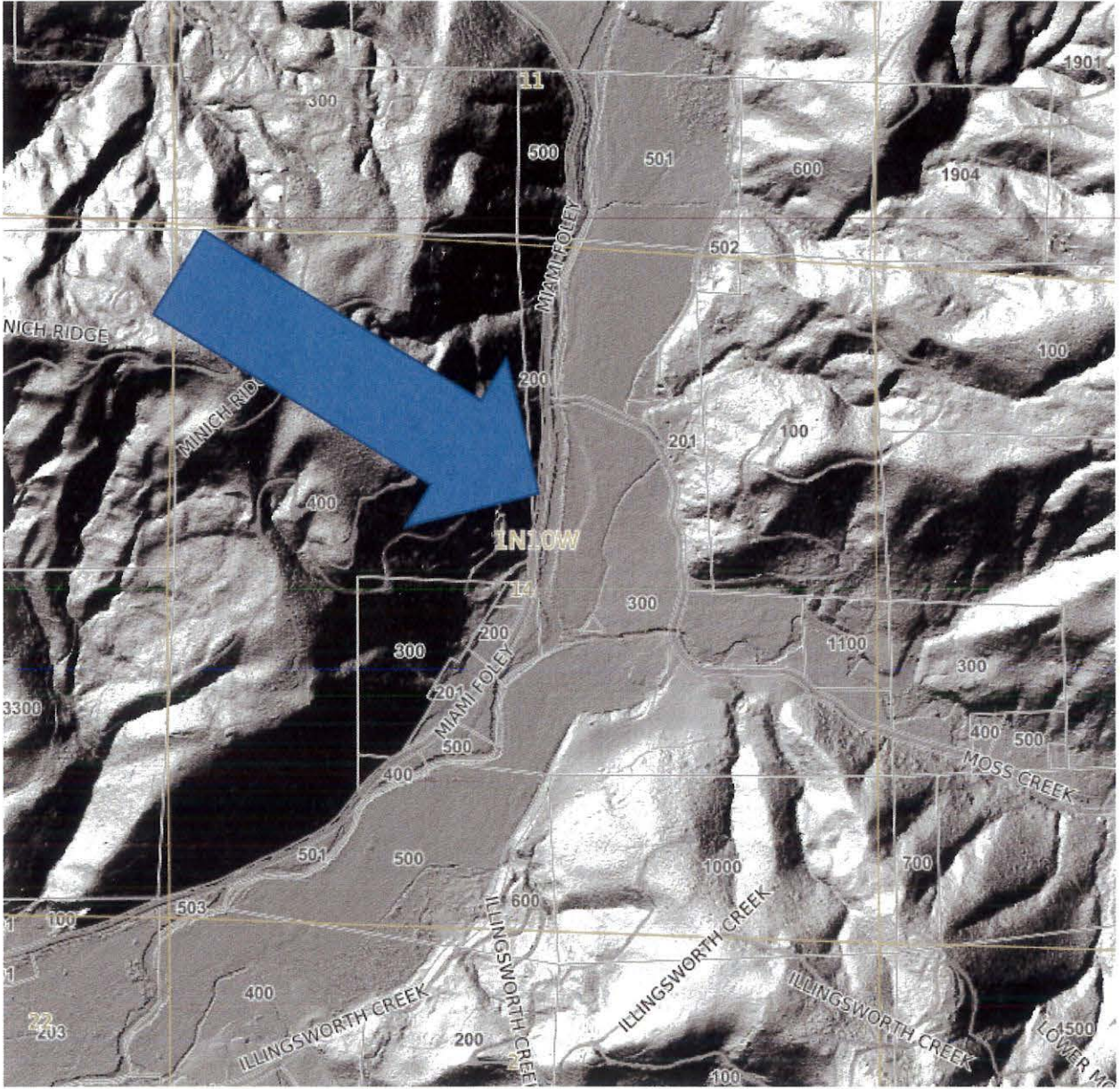


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# Map

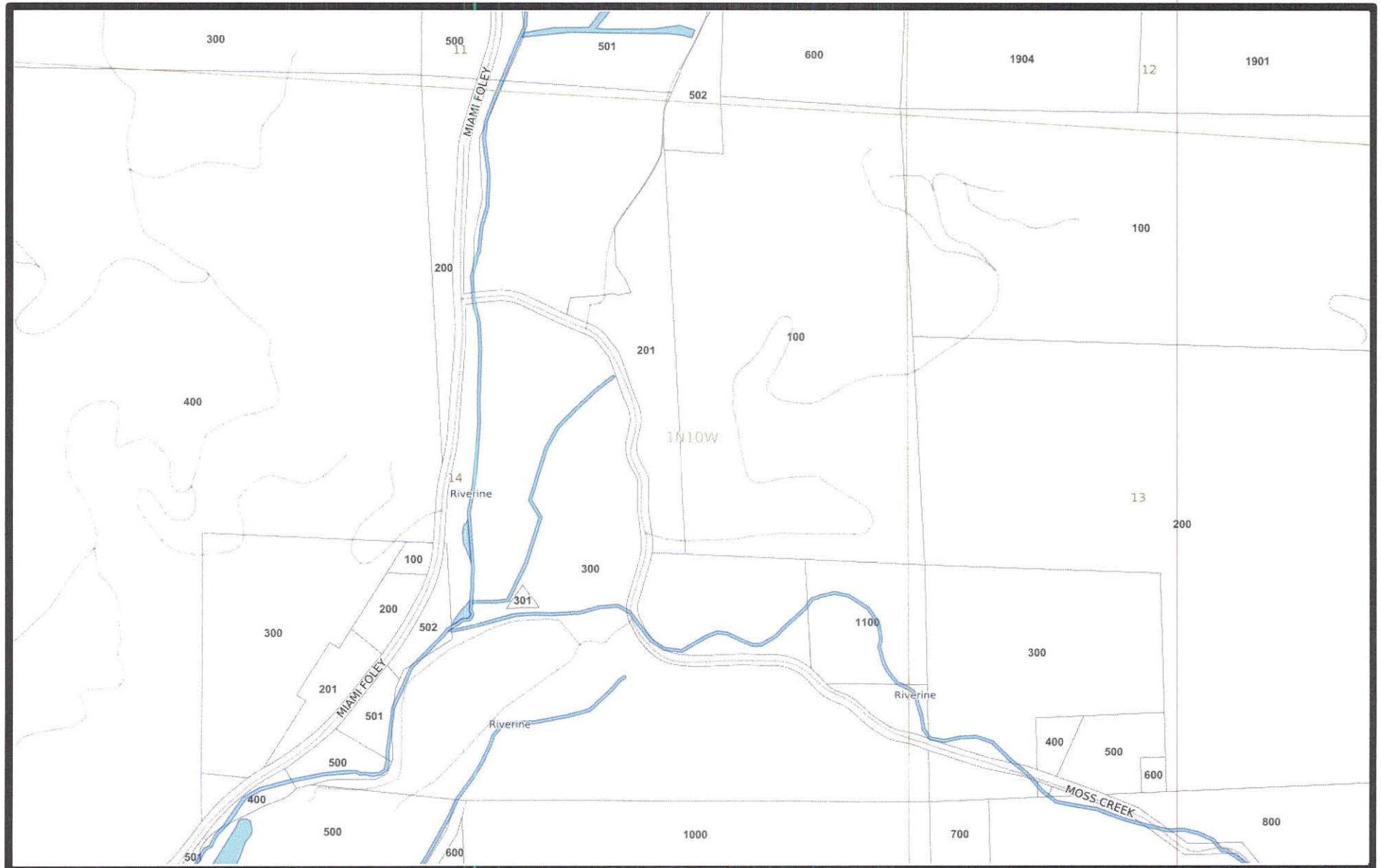


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**#851-21-000213-PLNG: AGUIAR**

# Map



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# National Flood Hazard Layer FIRMette



123°52'35"W 45°34'27"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, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		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 X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		8 Coastal Transect
		513 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 10/19/2021 at 7:22 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.

# TILLAMOOK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

October 19, 2021 3:55:40 pm

Account # 6317  
 Map # 1N10140000300  
 Code - Tax # 5608-6317

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr See Record

Mailing Name AGUIAR, MANUEL A JR & CATHERINE S  
 Agent  
 In Care Of  
 Mailing Address 15555 MOSS CREEK RD  
 BAY CITY, OR 97107

Deed Reference # 2014-5412  
 Sales Date/Price 10-29-2014 / \$1,250,000.00  
 Appraiser ELIZABETH JEFFRIES

Prop Class 581 MA SA NH Unit  
 RMV Class 501 02 01 500 15988-1

Situs Address(s)		Situs City
ID#	15555 MOSS CREEK RD	COUNTY
ID#	15595 MOSS CREEK RD	COUNTY

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
5608	Land 742,580 Impr. 1,256,530			Land Impr.	0
<b>Code Area Total</b>	<b>1,999,110</b>	<b>1,023,300</b>	<b>943,543</b>		<b>0</b>
<b>Grand Total</b>	<b>1,999,110</b>	<b>1,023,300</b>	<b>943,543</b>		<b>0</b>

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown		Size	Land Class	Trended RMV
						TD%	LS			
5608		<input type="checkbox"/>		F-1	Designated Forest Land	100	A	22.00	OC	127,600
5608	2	<input checked="" type="checkbox"/>		F-1	Designated Forest Land	100	A	4.00	OC	23,200
5608	1	<input checked="" type="checkbox"/>		F-1	Farm Site	100	A	2.00	SFM	11,600
5608		<input checked="" type="checkbox"/>		F-1	Farm Use Zoned	100	A	8.00	SP1	46,400
5608		<input checked="" type="checkbox"/>		F-1	Farm Use Zoned	100	A	28.50	SP1	165,300
5608		<input checked="" type="checkbox"/>		F-1	Farm Use Zoned	100	A	7.50	SP2	43,500
5608		<input checked="" type="checkbox"/>		F-1	Farm Use Zoned	100	A	27.50	SP3	159,500
5608		<input checked="" type="checkbox"/>		F-1	Farm Use Zoned	100	A	24.22	SP4	140,480
5608					SA OSD	100				12,500
5608					SA OSD	100				12,500
<b>Grand Total</b>								<b>123.72</b>		<b>742,580</b>

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%				
5608	12	1960	382	MULTI-PURPOSE SHED	100		198		660
5608	9	1988	345	GENERAL PURPOSE BUILDING	100		120		2,950
5608	6	1948	333	BUNKER SILO 2009 FFB	100		1,440		4,860
5608	4	1960	339	FREE STALL BARN	100		3,000		10,110
5608	7	1992	354	HAY COVER	100		3,888		9,840
5608	11	1960	386	UTILITY BUILDING	100		4,200		21,460
5608	8	1997	354	HAY COVER	100		5,670		32,320
5608	3	1948	369	LOFT BARN	100		5,094		42,820
5608	5	1991	339	FREE STALL BARN	100		9,600		99,730
5608	10	2004	388	WASTE TANK	100		452		87,150
5608	1	1940	145	Two story or more	120		3,079		351,330
5608	13	2015	339	FREE STALL BARN	100		11,520		189,430
5608	2	2000	145	Two story or more	120		2,670		403,870
<b>Grand Total</b>							<b>50,931</b>		<b>1,256,530</b>

Code Area	Type	Exemptions/Special Assessments/Potential Liability
5608		SPECIAL ASSESSMENT:

Account # 6317

■ SOLID WASTE	<b>Amount</b>	24.00	<b>Acres</b>	0	<b>Year</b>	2020
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**NOTATION(S):**

■ FOREST LAND - POTENTIAL ADDITIONAL TAX LIABILITY 321.362

■ FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY 308A.083

5608

**FIRE PATROL:**

■ FIRE PATROL SURCHARGE	<b>Amount</b>	47.50			<b>Year</b>	2020
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■ FIRE PATROL NORTHWEST	<b>Amount</b>	22.92	<b>Acres</b>	22	<b>Year</b>	2020
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**Comments:**

6/05 Account has forestland in it-S1 carries farmland /Value reflects. RCW  
4/7/15 Farm re-appraisal. Combined S1 into parent account, cancelled S1 account. Tabled land using Farm Values. Updated inventory. Increased effective year built on Residence 1 to 1980 - RMV changes only. EJ.  
1/12/16 - Increased effective year built on Free Stall Barn 1 to 2004 - RMV change only. New Free Stall Barn 3 is 75% complete - applied exception. EJ.  
1/24/17 - Free Stall Barn 100% complete - applied exception. EJ.  
1/27/17 Updated inventory for Property Appraisal conversion. LM  
7/22/20 Reduced FP to 22 acres per ODF. LM



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Tillamook County, Oregon



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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## How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil



## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

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# Soil Map

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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

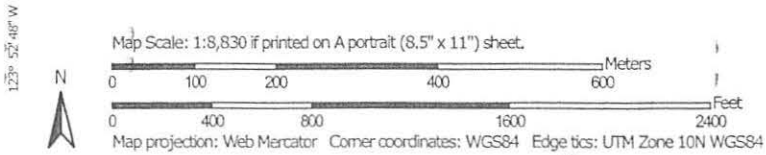
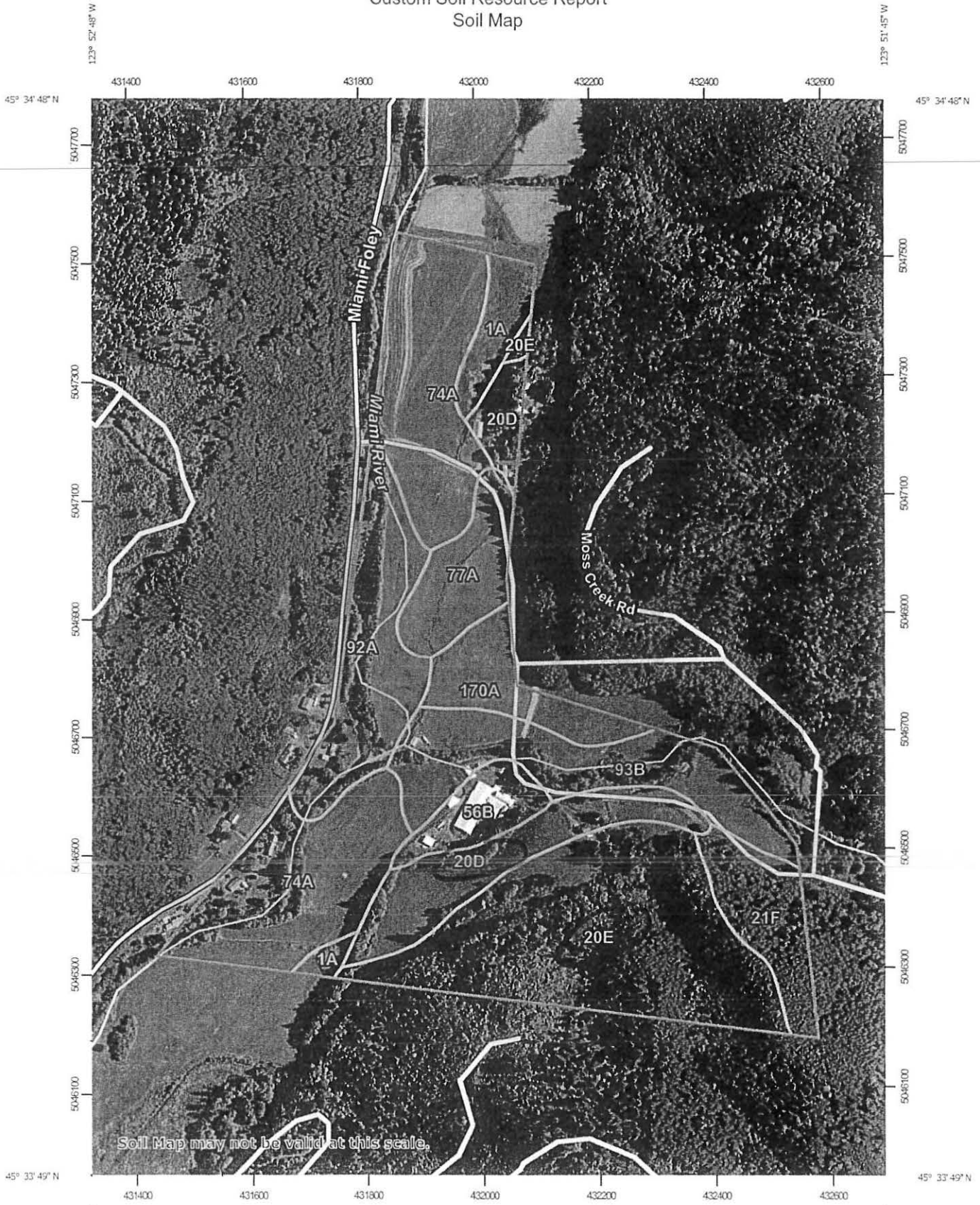
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






















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Custom Soil Resource Report  
Soil Map



### MAP LEGEND

<b>Area of Interest (AOI)</b>			Spoil Area
	Area of Interest (AOI)		Stony Spot
<b>Soils</b>			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
<b>Special Point Features</b>		<b>Water Features</b>	
	Blowout		Streams and Canals
	Borrow Pit	<b>Transportation</b>	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	<b>Background</b>	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tillamook County, Oregon  
 Survey Area Data: Version 14, Oct 27, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 28, 2020—Jun 22, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1A	Brenner silt loam, 0 to 1 percent slopes	5.5	3.4%
20D	Kloutchie-Necanicum complex, 5 to 30 percent slopes	15.7	9.7%
20E	Kloutchie-Necanicum complex, 30 to 60 percent slopes	37.5	23.2%
21F	Necanicum-Ascar-Kloutchie complex, 60 to 90 percent slopes	8.6	5.3%
56B	Wolfer medial silt loam, 0 to 5 percent slopes	5.6	3.5%
74A	Nehalem silt loam, 0 to 3 percent slopes	38.3	23.6%
77A	Nestucca-Brenner silt loams, 0 to 3 percent slopes	8.4	5.2%
92A	Yachats-Gauldy complex, 0 to 3 percent slopes	16.5	10.2%
93B	Gauldy complex, 0 to 5 percent slopes	17.8	11.0%
170A	Logsdan silt loam, 0 to 3 percent slopes	8.1	5.0%
<b>Totals for Area of Interest</b>		<b>162.0</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a

particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

## Custom Soil Resource Report

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

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## Tillamook County, Oregon

### 1A—Brenner silt loam, 0 to 1 percent slopes

#### Map Unit Setting

*National map unit symbol:* 27z0

*Elevation:* 10 to 200 feet

*Mean annual precipitation:* 80 to 100 inches

*Mean annual air temperature:* 49 to 52 degrees F

*Frost-free period:* 160 to 300 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Brenner and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Brenner

##### Setting

*Landform:* Flood plains

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium derived from igneous and sedimentary rock

##### Typical profile

*Ap - 0 to 7 inches:* silt loam

*A - 7 to 12 inches:* silty clay loam

*Bw1 - 12 to 18 inches:* silty clay loam

*Bw2 - 18 to 26 inches:* silty clay loam

*BC - 26 to 40 inches:* silty clay loam

*Cg1 - 40 to 55 inches:* silty clay

*Cg2 - 55 to 60 inches:* silty clay

##### Properties and qualities

*Slope:* 0 to 1 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Poorly drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.57 in/hr)

*Depth to water table:* About 0 to 7 inches

*Frequency of flooding:* NoneFrequent

*Frequency of ponding:* Frequent

*Available water supply, 0 to 60 inches:* High (about 11.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4w

*Hydrologic Soil Group:* B/D

*Ecological site:* F004AB007OR - Aquic Flood Plain Forest

*Forage suitability group:* Poorly Drained (G004AY018OR)

*Other vegetative classification:* Sitka spruce/salmonberry-wet (903), Poorly Drained (G004AY018OR)

*Hydric soil rating:* Yes

## 20D—Klootchie-Necanicum complex, 5 to 30 percent slopes

### Map Unit Setting

*National map unit symbol:* 27xq  
*Elevation:* 50 to 1,800 feet  
*Mean annual precipitation:* 80 to 110 inches  
*Mean annual air temperature:* 46 to 52 degrees F  
*Frost-free period:* 120 to 210 days  
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Klootchie and similar soils:* 60 percent  
*Necanicum and similar soils:* 25 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Klootchie

#### Setting

*Landform:* Mountain slopes  
*Landform position (two-dimensional):* Summit, toeslope  
*Landform position (three-dimensional):* Mountaintop, mountainbase  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave, linear  
*Parent material:* Colluvium and residuum derived from igneous rock and tuff

#### Typical profile

*Oi - 0 to 1 inches:* slightly decomposed plant material  
*A1 - 1 to 9 inches:* medial silt loam  
*A2 - 9 to 19 inches:* medial silt loam  
*Bw1 - 19 to 44 inches:* medial silty clay loam  
*Bw2 - 44 to 68 inches:* medial silty clay loam

#### Properties and qualities

*Slope:* 5 to 30 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Very high (about 19.1 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* B  
*Ecological site:* F004AB404WA - Coastal Upland Warm Forest  
*Other vegetative classification:* Sitka spruce/salmonberry-wet (903)  
*Hydric soil rating:* No

## Description of Necanicum

### Setting

*Landform:* Mountain slopes

*Landform position (two-dimensional):* Summit, footslope

*Landform position (three-dimensional):* Mountaintop, mountainbase

*Down-slope shape:* Convex, linear

*Across-slope shape:* Convex, linear

*Parent material:* Colluvium derived from igneous rock and tuff

### Typical profile

*Oi - 0 to 1 inches:* slightly decomposed plant material

*A1 - 1 to 10 inches:* very gravelly medial loam

*A2 - 10 to 18 inches:* very gravelly medial loam

*Bw1 - 18 to 27 inches:* very gravelly medial loam

*Bw2 - 27 to 49 inches:* extremely cobbly medial loam

*Bw3 - 49 to 71 inches:* extremely cobbly medial loam

### Properties and qualities

*Slope:* 5 to 30 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Moderate (about 7.8 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6e

*Hydrologic Soil Group:* B

*Ecological site:* F004AB404WA - Coastal Upland Warm Forest

*Other vegetative classification:* Sitka spruce/salmonberry-wet (903)

*Hydric soil rating:* No

## 20E—Kloutchie-Necanicum complex, 30 to 60 percent slopes

### Map Unit Setting

*National map unit symbol:* 27x3

*Elevation:* 50 to 1,800 feet

*Mean annual precipitation:* 80 to 110 inches

*Mean annual air temperature:* 46 to 52 degrees F

*Frost-free period:* 120 to 210 days

*Farmland classification:* Not prime farmland

### Map Unit Composition

*Kloutchie and similar soils:* 55 percent

*Necanicum and similar soils:* 30 percent

i )  
j )

## Custom Soil Resource Report

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Klootchie

#### Setting

*Landform:* Mountain slopes

*Landform position (two-dimensional):* Backslope, footslope

*Landform position (three-dimensional):* Center third of mountainflank, lower third of mountainflank

*Down-slope shape:* Concave

*Across-slope shape:* Concave, linear

*Parent material:* Colluvium and residuum derived from igneous rock and tuff

#### Typical profile

*Oi - 0 to 1 inches:* slightly decomposed plant material

*A1 - 1 to 9 inches:* medial silt loam

*A2 - 9 to 19 inches:* medial silt loam

*Bw1 - 19 to 44 inches:* medial silty clay loam

*Bw2 - 44 to 68 inches:* medial silty clay loam

#### Properties and qualities

*Slope:* 30 to 60 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Very high (about 19.1 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6e

*Hydrologic Soil Group:* B

*Ecological site:* F004AB404WA - Coastal Upland Warm Forest

*Other vegetative classification:* Sitka spruce/oxalis, swordfern-moist (902)

*Hydric soil rating:* No

### Description of Necanicum

#### Setting

*Landform:* Mountain slopes

*Landform position (two-dimensional):* Backslope, footslope

*Landform position (three-dimensional):* Upper third of mountainflank, lower third of mountainflank

*Down-slope shape:* Convex, linear

*Across-slope shape:* Convex, linear

*Parent material:* Colluvium derived from igneous rock and tuff

#### Typical profile

*Oi - 0 to 1 inches:* slightly decomposed plant material

*A1 - 1 to 10 inches:* very gravelly medial loam

*A2 - 10 to 18 inches:* very gravelly medial loam

*Bw1 - 18 to 27 inches:* very gravelly medial loam

*Bw2 - 27 to 49 inches:* extremely cobbly medial loam

*Bw3 - 49 to 71 inches:* extremely cobbly medial loam

**Properties and qualities**

*Slope:* 30 to 60 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Moderate (about 7.8 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* B  
*Ecological site:* F004AB404WA - Coastal Upland Warm Forest  
*Other vegetative classification:* Sitka spruce/oxalis, swordfern-moist (902)  
*Hydric soil rating:* No

**21F—Necanicum-Ascar-Klootchie complex, 60 to 90 percent slopes**

**Map Unit Setting**

*National map unit symbol:* 27xv  
*Elevation:* 50 to 1,800 feet  
*Mean annual precipitation:* 80 to 110 inches  
*Mean annual air temperature:* 46 to 52 degrees F  
*Frost-free period:* 120 to 210 days  
*Farmland classification:* Not prime farmland

**Map Unit Composition**

*Necanicum and similar soils:* 40 percent  
*Ascar and similar soils:* 25 percent  
*Klootchie and similar soils:* 20 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

**Description of Necanicum**

**Setting**

*Landform:* Mountain slopes  
*Landform position (two-dimensional):* Backslope, footslope  
*Landform position (three-dimensional):* Center third of mountainflank, lower third of mountainflank  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Colluvium derived from igneous rock

**Typical profile**

*O<sub>i</sub> - 0 to 1 inches:* slightly decomposed plant material  
*A<sub>1</sub> - 1 to 10 inches:* very gravelly medial loam  
*A<sub>2</sub> - 10 to 18 inches:* very gravelly medial loam

## Custom Soil Resource Report

*Bw1 - 18 to 27 inches:* very gravelly medial loam  
*Bw2 - 27 to 49 inches:* extremely cobbly medial loam  
*Bw3 - 49 to 71 inches:* extremely cobbly medial loam

### Properties and qualities

*Slope:* 60 to 90 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Moderate (about 7.8 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7e  
*Hydrologic Soil Group:* B  
*Ecological site:* F004AB404WA - Coastal Upland Warm Forest  
*Other vegetative classification:* Sitka spruce/oxalis, swordfern-moist (902)  
*Hydric soil rating:* No

### Description of Ascar

#### Setting

*Landform:* Mountain slopes  
*Landform position (two-dimensional):* Shoulder, backslope  
*Landform position (three-dimensional):* Upper third of mountainflank  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Convex, linear  
*Parent material:* Colluvium derived from igneous rock

#### Typical profile

*Oi - 0 to 1 inches:* slightly decomposed plant material  
*A1 - 1 to 9 inches:* extremely gravelly medial loam  
*A2 - 9 to 25 inches:* extremely cobbly medial loam  
*Bw - 25 to 39 inches:* extremely cobbly medial loam  
*R - 39 to 43 inches:* unweathered bedrock

### Properties and qualities

*Slope:* 60 to 90 percent  
*Depth to restrictive feature:* 20 to 40 inches to lithic bedrock  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* High (1.98 to 5.95 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 5.0 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 7s  
*Hydrologic Soil Group:* B  
*Ecological site:* F004AB404WA - Coastal Upland Warm Forest  
*Other vegetative classification:* Sitka spruce/oxalis, swordfern-moist (902)

*Hydric soil rating:* No

#### Description of Klootchie

##### Setting

*Landform:* Mountain slopes

*Landform position (two-dimensional):* Foothlope

*Landform position (three-dimensional):* Lower third of mountainflank

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Parent material:* Colluvium and residuum derived from igneous rock

##### Typical profile

*Oi - 0 to 1 inches:* slightly decomposed plant material

*A1 - 1 to 9 inches:* medial silt loam

*A2 - 9 to 19 inches:* medial silt loam

*Bw1 - 19 to 44 inches:* medial silty clay loam

*Bw2 - 44 to 68 inches:* medial silty clay loam

##### Properties and qualities

*Slope:* 60 to 90 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Very high (about 19.1 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 7e

*Hydrologic Soil Group:* B

*Ecological site:* F004AB404WA - Coastal Upland Warm Forest

*Other vegetative classification:* Sitka spruce/oxalis, swordfern-moist (902)

*Hydric soil rating:* No

#### 56B—Wolfer medial silt loam, 0 to 5 percent slopes

##### Map Unit Setting

*National map unit symbol:* 12fqI

*Elevation:* 20 to 250 feet

*Mean annual precipitation:* 80 to 100 inches

*Mean annual air temperature:* 49 to 52 degrees F

*Frost-free period:* 160 to 260 days

*Farmland classification:* Farmland of statewide importance

##### Map Unit Composition

*Wolfer and similar soils:* 80 percent

## Custom Soil Resource Report

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

### Description of Wolfer

#### Setting

*Landform:* Stream terraces

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Silty alluvium overlying sandy and gravelly alluvium derived from igneous rock

#### Typical profile

*Ap - 0 to 8 inches:* medial silt loam

*A - 8 to 14 inches:* medial silt loam

*AB - 14 to 22 inches:* medial silt loam

*Bw - 22 to 35 inches:* medial silty clay loam

*2C - 35 to 60 inches:* extremely gravelly loam

#### Properties and qualities

*Slope:* 0 to 5 percent

*Depth to restrictive feature:* 24 to 36 inches to strongly contrasting textural stratification

*Drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.57 to 1.98 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* Very high (about 12.3 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 3e

*Land capability classification (nonirrigated):* 3s

*Hydrologic Soil Group:* B

*Ecological site:* F004AB006OR - Udic Flood Plain Forest

*Forage suitability group:* Well Drained <15% Slopes (G004AY014OR)

*Other vegetative classification:* Sitka spruce/oxalis, swordfern-moist (902), Well Drained <15% Slopes (G004AY014OR)

*Hydric soil rating:* No

### Minor Components

#### Hebo

*Percent of map unit:* 5 percent

*Landform:* Depressions on stream terraces

*Other vegetative classification:* Poorly Drained (G004AY018OR)

*Hydric soil rating:* Yes



## 74A—Nehalem silt loam, 0 to 3 percent slopes

### Map Unit Setting

*National map unit symbol:* 27z5  
*Elevation:* 10 to 200 feet  
*Mean annual precipitation:* 80 to 100 inches  
*Mean annual air temperature:* 49 to 52 degrees F  
*Frost-free period:* 160 to 260 days  
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Nehalem, occasional flooding, and similar soils:* 80 percent  
*Minor components:* 3 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Nehalem, Occasional Flooding

#### Setting

*Landform:* Flood plains  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from igneous and sedimentary rock

#### Typical profile

*Ap - 0 to 9 inches:* silt loam  
*A - 9 to 16 inches:* silt loam  
*Bw - 16 to 48 inches:* silt loam  
*BC - 48 to 60 inches:* silt loam

#### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high (0.20 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* OccasionalNone  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* High (about 11.6 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 2w  
*Land capability classification (nonirrigated):* 2w  
*Hydrologic Soil Group:* B  
*Ecological site:* F004AB006OR - Udic Flood Plain Forest  
*Forage suitability group:* Well Drained <15% Slopes (G004AY014OR)  
*Other vegetative classification:* Sitka spruce/salmonberry-wet (903), Well Drained <15% Slopes (G004AY014OR)  
*Hydric soil rating:* No

## Minor Components

### Brenner

*Percent of map unit:* 3 percent

*Landform:* Depressions on flood plains

*Other vegetative classification:* Poorly Drained (G004AY018OR)

*Hydric soil rating:* Yes

## 77A—Nestucca-Brenner silt loams, 0 to 3 percent slopes

### Map Unit Setting

*National map unit symbol:* 27wj

*Elevation:* 10 to 200 feet

*Mean annual precipitation:* 80 to 100 inches

*Mean annual air temperature:* 49 to 52 degrees F

*Frost-free period:* 160 to 260 days

*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Nestucca and similar soils:* 55 percent

*Brenner and similar soils:* 40 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Nestucca

#### Setting

*Landform:* Flood plains

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Alluvium derived from igneous and sedimentary rock

#### Typical profile

*Ap - 0 to 6 inches:* silt loam

*A - 6 to 14 inches:* silt loam

*Bw - 14 to 41 inches:* silty clay loam

*C - 41 to 60 inches:* silty clay

#### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Drainage class:* Somewhat poorly drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.57 in/hr)

*Depth to water table:* About 14 to 41 inches

*Frequency of flooding:* FrequentNone

*Frequency of ponding:* None

*Available water supply, 0 to 60 inches:* High (about 11.6 inches)

## Custom Soil Resource Report

### Interpretive groups

*Land capability classification (irrigated):* 3w  
*Land capability classification (nonirrigated):* 3w  
*Hydrologic Soil Group:* B/D  
*Ecological site:* F004AB007OR - Aquic Flood Plain Forest  
*Forage suitability group:* Somewhat Poorly Drained (G004AY017OR)  
*Other vegetative classification:* Sitka spruce/salmonberry-wet (903), Somewhat Poorly Drained (G004AY017OR)  
*Hydric soil rating:* No

### Description of Brenner

#### Setting

*Landform:* Flood plains  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from igneous and sedimentary rock

#### Typical profile

*Ap - 0 to 7 inches:* silt loam  
*A - 7 to 12 inches:* silty clay loam  
*Bw1 - 12 to 18 inches:* silty clay loam  
*Bw2 - 18 to 26 inches:* silty clay loam  
*BC - 26 to 40 inches:* silty clay loam  
*Cg1 - 40 to 55 inches:* silty clay  
*Cg2 - 55 to 60 inches:* silty clay

#### Properties and qualities

*Slope:* 0 to 1 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.57 in/hr)  
*Depth to water table:* About 0 to 7 inches  
*Frequency of flooding:* NoneFrequent  
*Frequency of ponding:* Frequent  
*Available water supply, 0 to 60 inches:* High (about 11.6 inches)

### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* B/D  
*Ecological site:* F004AB007OR - Aquic Flood Plain Forest  
*Forage suitability group:* Poorly Drained (G004AY018OR)  
*Other vegetative classification:* Sitka spruce/salmonberry-wet (903), Poorly Drained (G004AY018OR)  
*Hydric soil rating:* Yes

## 92A—Yachats-Gauldy complex, 0 to 3 percent slopes

### Map Unit Setting

*National map unit symbol:* sws6  
*Elevation:* 10 to 400 feet  
*Mean annual precipitation:* 80 to 100 inches  
*Mean annual air temperature:* 49 to 52 degrees F  
*Frost-free period:* 160 to 260 days  
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Yachats and similar soils:* 45 percent  
*Gauldy and similar soils:* 40 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Yachats

#### Setting

*Landform:* Flood plains  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from igneous and sedimentary rock

#### Typical profile

*Ap - 0 to 9 inches:* very fine sandy loam  
*A - 9 to 19 inches:* loam  
*C1 - 19 to 39 inches:* fine sandy loam  
*C2 - 39 to 54 inches:* fine sandy loam  
*C3 - 54 to 60 inches:* very fine sandy loam

#### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* FrequentNone  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Moderate (about 8.4 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 3w  
*Land capability classification (nonirrigated):* 3w  
*Hydrologic Soil Group:* B  
*Ecological site:* F004AB006OR - Udic Flood Plain Forest  
*Forage suitability group:* Well Drained <15% Slopes (G004AY014OR)

## Custom Soil Resource Report

*Other vegetative classification:* Sitka spruce/salmonberry-wet (903), Well Drained  
<15% Slopes (G004AY014OR)  
*Hydric soil rating:* No

### Description of Gaudy

#### Setting

*Landform:* Flood plains  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from igneous and sedimentary rock

#### Typical profile

*Ap - 0 to 10 inches:* loam  
*Bw - 10 to 26 inches:* gravelly loam  
*2C1 - 26 to 38 inches:* extremely gravelly loamy coarse sand  
*2C2 - 38 to 55 inches:* loamy fine sand  
*2C3 - 55 to 60 inches:* extremely gravelly fine sand

#### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 20 to 30 inches to strongly contrasting textural stratification  
*Drainage class:* Somewhat excessively drained  
*Capacity of the most limiting layer to transmit water (Ksat):* High (1.98 to 5.95 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* FrequentNone  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 3.9 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* A  
*Ecological site:* F004AC012OR - Udic Flood Plain Forest  
*Forage suitability group:* Somewhat Excessively Drained (G004AY012OR)  
*Other vegetative classification:* Sitka spruce/salmonberry-wet (903), Somewhat Excessively Drained (G004AY012OR)  
*Hydric soil rating:* No

### Minor Components

#### Brenner

*Percent of map unit:* 5 percent  
*Landform:* Depressions on flood plains  
*Other vegetative classification:* Poorly Drained (G004AY018OR)  
*Hydric soil rating:* Yes

## 93B—Gauldy complex, 0 to 5 percent slopes

### Map Unit Setting

*National map unit symbol:* 1jxw4  
*Elevation:* 10 to 400 feet  
*Mean annual precipitation:* 80 to 100 inches  
*Mean annual air temperature:* 49 to 52 degrees F  
*Frost-free period:* 160 to 260 days  
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Gauldy, occasional flooding, and similar soils:* 50 percent  
*Gauldy, rare flooding, and similar soils:* 35 percent  
*Minor components:* 10 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Gauldy, Occasional Flooding

#### Setting

*Landform:* Flood plains  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from igneous and sedimentary rock

#### Typical profile

*Ap - 0 to 10 inches:* loam  
*Bw - 10 to 26 inches:* gravelly loam  
*2C1 - 26 to 38 inches:* extremely gravelly loamy coarse sand  
*2C2 - 38 to 55 inches:* loamy fine sand  
*2C3 - 55 to 60 inches:* extremely gravelly fine sand

#### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 20 to 30 inches to strongly contrasting textural stratification  
*Drainage class:* Somewhat excessively drained  
*Capacity of the most limiting layer to transmit water (Ksat):* High (1.98 to 5.95 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* OccasionalNone  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 3.9 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* A  
*Ecological site:* F004AC012OR - Udic Flood Plain Forest

## Custom Soil Resource Report

*Forage suitability group:* Somewhat Excessively Drained (G004AY012OR)  
*Other vegetative classification:* Sitka spruce/salmonberry-wet (903), Somewhat Excessively Drained (G004AY012OR)  
*Hydric soil rating:* No

### Description of Gauldy, Rare Flooding

#### Setting

*Landform:* Stream terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from igneous and sedimentary rock

#### Typical profile

*Ap - 0 to 10 inches:* loam  
*Bw - 10 to 26 inches:* gravelly loam  
*2C1 - 26 to 38 inches:* extremely gravelly loamy coarse sand  
*2C2 - 38 to 55 inches:* loamy fine sand  
*2C3 - 55 to 60 inches:* extremely gravelly fine sand

#### Properties and qualities

*Slope:* 0 to 5 percent  
*Depth to restrictive feature:* 20 to 30 inches to strongly contrasting textural stratification  
*Drainage class:* Somewhat excessively drained  
*Capacity of the most limiting layer to transmit water (Ksat):* High (1.98 to 5.95 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* RareNone  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 3.9 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4s  
*Hydrologic Soil Group:* A  
*Ecological site:* F004AC012OR - Udic Flood Plain Forest  
*Forage suitability group:* Somewhat Excessively Drained (G004AY012OR)  
*Other vegetative classification:* Sitka spruce/salmonberry-wet (903), Somewhat Excessively Drained (G004AY012OR)  
*Hydric soil rating:* No

### Minor Components

#### Brenner

*Percent of map unit:* 10 percent  
*Landform:* Stream terraces  
*Other vegetative classification:* Poorly Drained (G004AY018OR)  
*Hydric soil rating:* Yes

## 170A—Logsden silt loam, 0 to 3 percent slopes

### Map Unit Setting

*National map unit symbol:* 27zd  
*Elevation:* 20 to 200 feet  
*Mean annual precipitation:* 80 to 100 inches  
*Mean annual air temperature:* 49 to 52 degrees F  
*Frost-free period:* 160 to 260 days  
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Logsden and similar soils:* 85 percent  
*Minor components:* 2 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Logsden

#### Setting

*Landform:* Stream terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Linear  
*Parent material:* Alluvium derived from igneous and sedimentary rock

#### Typical profile

*Ap - 0 to 8 inches:* silt loam  
*A - 8 to 17 inches:* silt loam  
*Bw1 - 17 to 37 inches:* silty clay loam  
*Bw2 - 37 to 60 inches:* silty clay loam

#### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.20 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* NoneRare  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* High (about 12.0 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 2c  
*Land capability classification (nonirrigated):* 2c  
*Hydrologic Soil Group:* B  
*Ecological site:* F004AB006OR - Udic Flood Plain Forest  
*Forage suitability group:* Well Drained <15% Slopes (G004AY014OR)  
*Other vegetative classification:* Sitka spruce/salmonberry-wet (903), Well Drained  
<15% Slopes (G004AY014OR)



Custom Soil Resource Report

*Hydric soil rating:* No

**Minor Components**

**Brenner**

*Percent of map unit:* 2 percent

*Landform:* Depressions on flood plains

*Other vegetative classification:* Poorly Drained (G004AY018OR)

*Hydric soil rating:* Yes

# Soil Information for All Uses

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## Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

## Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

## Irrigated Capability Class

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

1	2	3	4	5	6	7	8
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## Custom Soil Resource Report

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

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Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

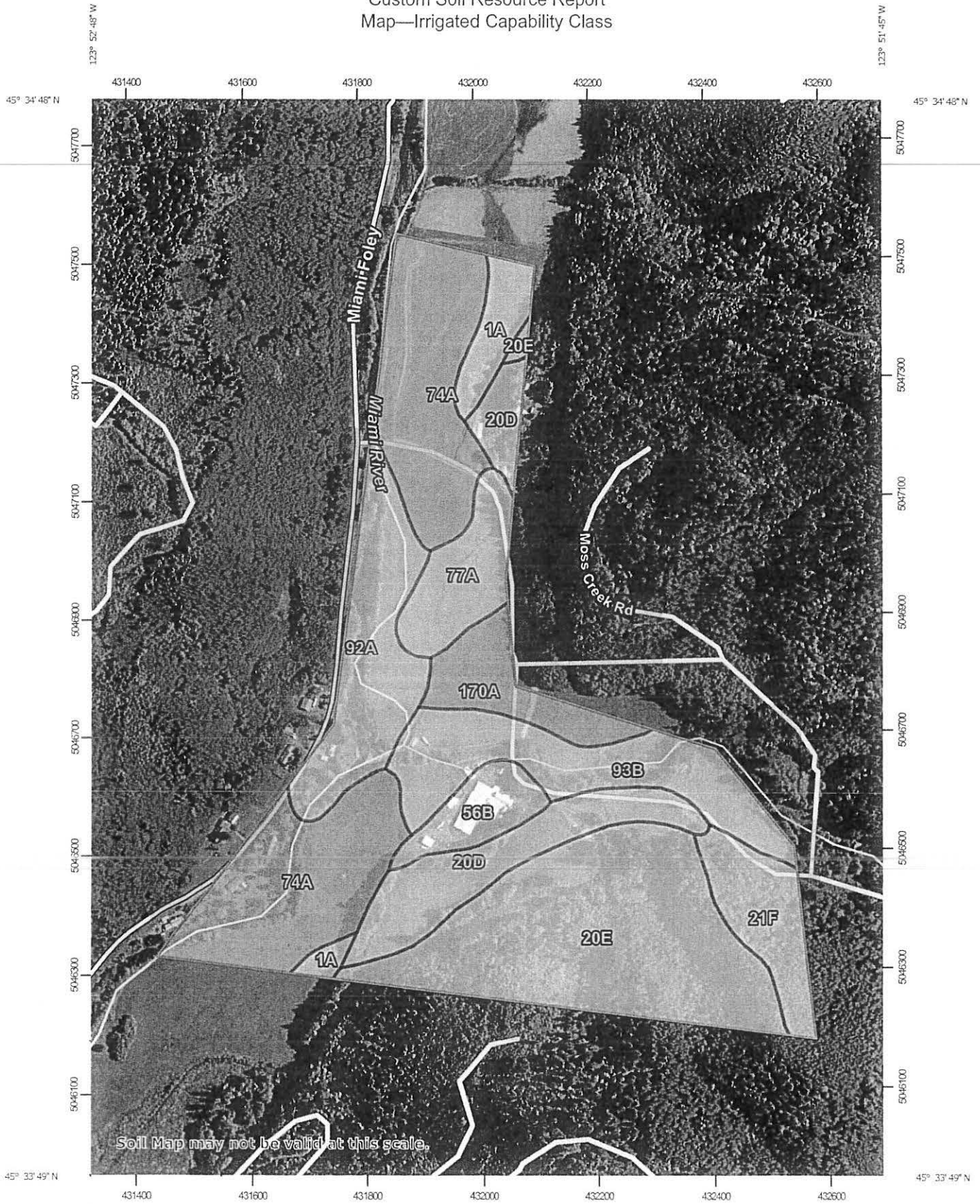
Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

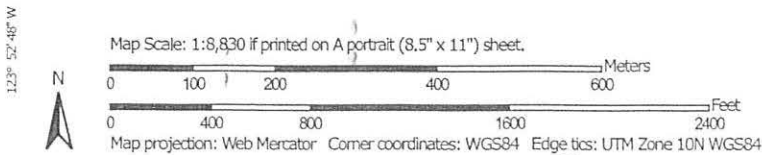
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






























# Custom Soil Resource Report Map—Irrigated Capability Class



Soil Map may not be valid at this scale.



### MAP LEGEND

- Area of Interest (AOI)**
  -  Area of Interest (AOI)
- Soils**
  - Soil Rating Polygons**
    -  Capability Class - I
    -  Capability Class - II
    -  Capability Class - III
    -  Capability Class - IV
    -  Capability Class - V
    -  Capability Class - VI
    -  Capability Class - VII
    -  Capability Class - VIII
    -  Not rated or not available
  - Soil Rating Lines**
    -  Capability Class - I
    -  Capability Class - II
    -  Capability Class - III
    -  Capability Class - IV
    -  Capability Class - V
    -  Capability Class - VI
    -  Capability Class - VII
    -  Capability Class - VIII
    -  Not rated or not available
  - Soil Rating Points**
    -  Capability Class - I
    -  Capability Class - II
- Capability Class - III** 
- Capability Class - IV** 
- Capability Class - V** 
- Capability Class - VI** 
- Capability Class - VII** 
- Capability Class - VIII** 
- Not rated or not available** 
- Water Features**
  -  Streams and Canals
- Transportation**
  -  Rails
  -  Interstate Highways
  -  US Routes
  -  Major Roads
  -  Local Roads
- Background**
  -  Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Tillamook County, Oregon  
 Survey Area Data: Version 14, Oct 27, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 28, 2020—Jun 22, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Irrigated Capability Class**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Brenner silt loam, 0 to 1 percent slopes		5.5	3.4%
20D	Klootchie-Necanicum complex, 5 to 30 percent slopes		15.7	9.7%
20E	Klootchie-Necanicum complex, 30 to 60 percent slopes		37.5	23.2%
21F	Necanicum-Ascar-Klootchie complex, 60 to 90 percent slopes		8.6	5.3%
56B	Wolfer medial silt loam, 0 to 5 percent slopes	3	5.6	3.5%
74A	Nehalem silt loam, 0 to 3 percent slopes	2	38.3	23.6%
77A	Nestucca-Brenner silt loams, 0 to 3 percent slopes	3	8.4	5.2%
92A	Yachats-Gauldy complex, 0 to 3 percent slopes	3	16.5	10.2%
93B	Gauldy complex, 0 to 5 percent slopes		17.8	11.0%
170A	Logsdon silt loam, 0 to 3 percent slopes	2	8.1	5.0%
<b>Totals for Area of Interest</b>			<b>162.0</b>	<b>100.0%</b>

**Rating Options—Irrigated Capability Class**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

**Irrigated Capability Subclass**

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

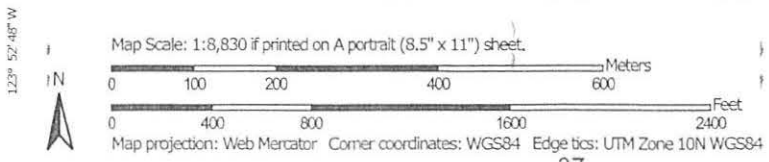
## Custom Soil Resource Report

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability subclasses are soil groups within one capability class. They are designated by adding a small letter, "e," "w," "s," or "c," to the class numeral, for example, 2e. The letter "e" shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; "w" shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); "s" shows that the soil is limited mainly because it is shallow, droughty, or stony; and "c," used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

In class 1 there are no subclasses because the soils of this class have few limitations. Class 5 contains only the subclasses indicated by "w," "s," or "c" because the soils in class 5 are subject to little or no erosion. They have other limitations that restrict their use to pasture, rangeland, forestland, or wildlife habitat.


Custom Soil Resource Report  
 Map—Irrigated Capability Subclass










### MAP LEGEND

**Area of Interest (AOI)**






 Area of Interest (AOI)

**Soils**






**Soil Rating Polygons**

-  Erosion
-  Soil limitation within the rooting zone
-  Excess water
-  Climate condition
-  Not rated or not available

**Soil Rating Lines**

-  Erosion
-  Soil limitation within the rooting zone
-  Excess water
-  Climate condition
-  Not rated or not available

**Soil Rating Points**

-  Erosion
-  Soil limitation within the rooting zone
-  Excess water
-  Climate condition
-  Not rated or not available

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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Soil Survey Area: Tillamook County, Oregon  
 Survey Area Data: Version 14, Oct 27, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 28, 2020—Jun 22, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

**Table—Irrigated Capability Subclass**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Brenner silt loam, 0 to 1 percent slopes		5.5	3.4%
20D	Kloutchie-Necanicum complex, 5 to 30 percent slopes		15.7	9.7%
20E	Kloutchie-Necanicum complex, 30 to 60 percent slopes		37.5	23.2%
21F	Necanicum-Ascar-Kloutchie complex, 60 to 90 percent slopes		8.6	5.3%
56B	Wolfer medial silt loam, 0 to 5 percent slopes	e	5.6	3.5%
74A	Nehalem silt loam, 0 to 3 percent slopes	w	38.3	23.6%
77A	Nestucca-Brenner silt loams, 0 to 3 percent slopes	w	8.4	5.2%
92A	Yachats-Gauldy complex, 0 to 3 percent slopes	w	16.5	10.2%
93B	Gauldy complex, 0 to 5 percent slopes		17.8	11.0%
170A	Logsdon silt loam, 0 to 3 percent slopes	c	8.1	5.0%
<b>Totals for Area of Interest</b>			<b>162.0</b>	<b>100.0%</b>

**Rating Options—Irrigated Capability Subclass**

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Lower*

**Nonirrigated Capability Class**

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

## Custom Soil Resource Report

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

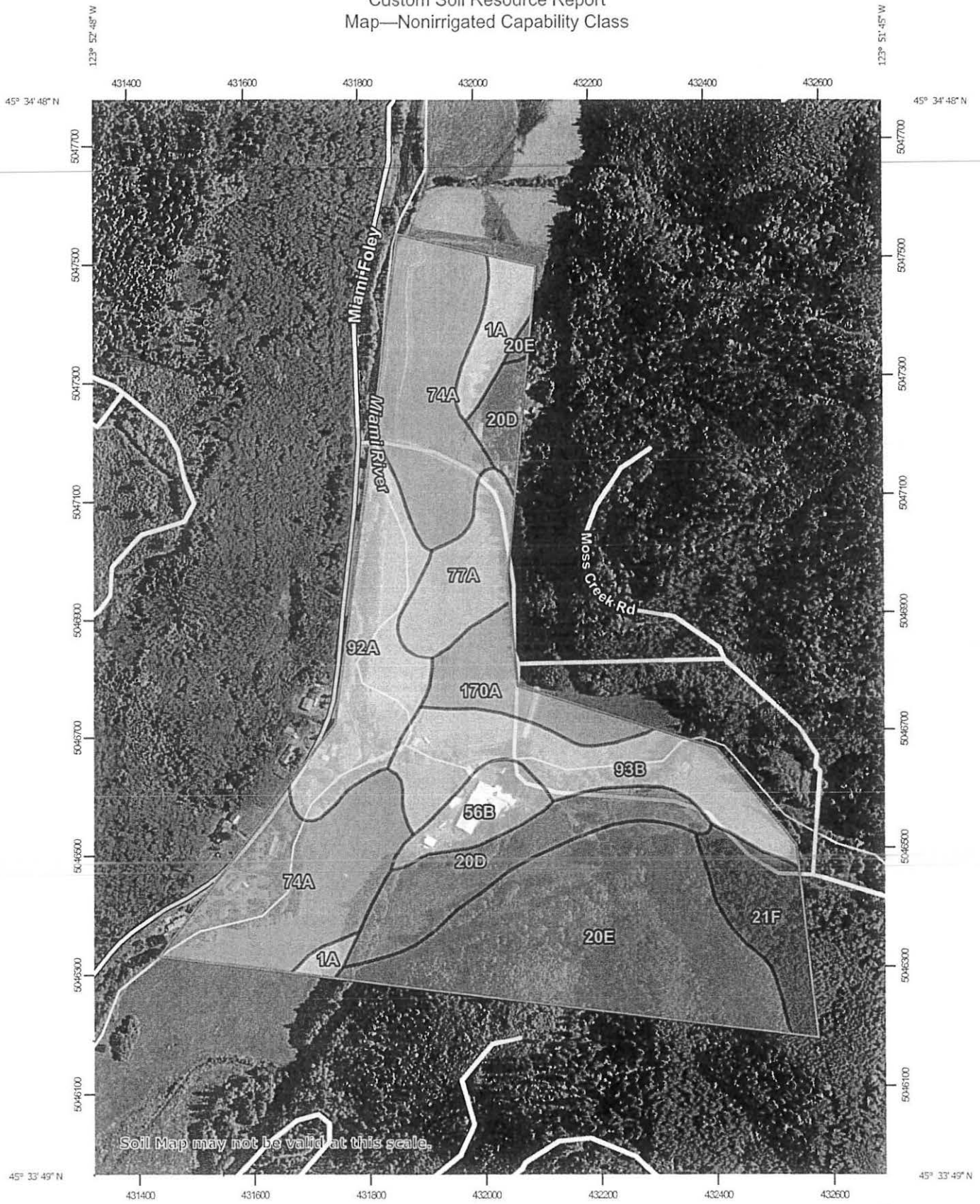
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

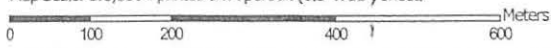
Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report  
Map—Nonirrigated Capability Class




Map Scale: 1:8,830 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 10N WGS84










### MAP LEGEND

**Area of Interest (AOI)**









 Area of Interest (AOI)

**Soils**



**Soil Rating Polygons**








-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

**Soil Rating Lines**


-  Capability Class - I
-  Capability Class - II
-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

**Soil Rating Points**

-  Capability Class - I
-  Capability Class - II

-  Capability Class - III
-  Capability Class - IV
-  Capability Class - V
-  Capability Class - VI
-  Capability Class - VII
-  Capability Class - VIII
-  Not rated or not available

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

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**Table—Nonirrigated Capability Class**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Brenner silt loam, 0 to 1 percent slopes	4	5.5	3.4%
20D	Kloutchie-Necanicum complex, 5 to 30 percent slopes	6	15.7	9.7%
20E	Kloutchie-Necanicum complex, 30 to 60 percent slopes	6	37.5	23.2%
21F	Necanicum-Ascar-Kloutchie complex, 60 to 90 percent slopes	7	8.6	5.3%
56B	Wolfer medial silt loam, 0 to 5 percent slopes	3	5.6	3.5%
74A	Nehalem silt loam, 0 to 3 percent slopes	2	38.3	23.6%
77A	Nestucca-Brenner silt loams, 0 to 3 percent slopes	3	8.4	5.2%
92A	Yachats-Gauldy complex, 0 to 3 percent slopes	4	16.5	10.2%
93B	Gauldy complex, 0 to 5 percent slopes	4	17.8	11.0%
170A	Logsdon silt loam, 0 to 3 percent slopes	2	8.1	5.0%
<b>Totals for Area of Interest</b>			<b>162.0</b>	<b>100.0%</b>

**Rating Options—Nonirrigated Capability Class**

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

**Nonirrigated Capability Subclass**

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

## Custom Soil Resource Report

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability subclasses are soil groups within one capability class. They are designated by adding a small letter, "e," "w," "s," or "c," to the class numeral, for example, 2e. The letter "e" shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; "w" shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); "s" shows that the soil is limited mainly because it is shallow, droughty, or stony; and "c," used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

In class 1 there are no subclasses because the soils of this class have few limitations. Class 5 contains only the subclasses indicated by "w," "s," or "c" because the soils in class 5 are subject to little or no erosion. They have other limitations that restrict their use to pasture, rangeland, forestland, or wildlife habitat.

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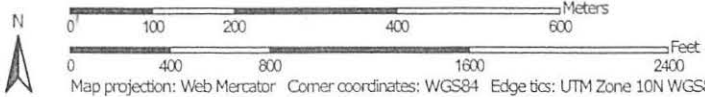
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Custom Soil Resource Report  
 Map—Nonirrigated Capability Subclass



Soil Map may not be valid at this scale.

Map Scale: 1:8,830 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84








### MAP LEGEND

**Area of Interest (AOI)**






 Area of Interest (AOI)

**Soils**






**Soil Rating Polygons**

-  Erosion
-  Soil limitation within the rooting zone
-  Excess water
-  Climate condition
-  Not rated or not available


**Soil Rating Lines**

-  Erosion
-  Soil limitation within the rooting zone
-  Excess water
-  Climate condition
-  Not rated or not available

**Soil Rating Points**

-  Erosion
-  Soil limitation within the rooting zone
-  Excess water
-  Climate condition
-  Not rated or not available


**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

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**Table—Nonirrigated Capability Subclass**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1A	Brenner silt loam, 0 to 1 percent slopes	w	5.5	3.4%
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20E	Klootchie-Necanicum complex, 30 to 60 percent slopes	e	37.5	23.2%
21F	Necanicum-Ascar-Klootchie complex, 60 to 90 percent slopes	e	8.6	5.3%
56B	Wolfer medial silt loam, 0 to 5 percent slopes	s	5.6	3.5%
74A	Nehalem silt loam, 0 to 3 percent slopes	w	38.3	23.6%
77A	Nestucca-Brenner silt loams, 0 to 3 percent slopes	w	8.4	5.2%
92A	Yachats-Gauldy complex, 0 to 3 percent slopes	w	16.5	10.2%
93B	Gauldy complex, 0 to 5 percent slopes	w	17.8	11.0%
170A	Logsdon silt loam, 0 to 3 percent slopes	c	8.1	5.0%
<b>Totals for Area of Interest</b>			<b>162.0</b>	<b>100.0%</b>

**Rating Options—Nonirrigated Capability Subclass**

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Lower*

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- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)

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# EXHIBIT B



Tillamook County Department of Community Development  
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819  
[www.co.tillamook.or.us](http://www.co.tillamook.or.us)

## PLANNING APPLICATION

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

Name: Manuel Aguiar Jr. \* Phone: 530-321-3961  
 Address: 15555 Moss Creek Road  
 City: Bay City State: OR Zip: 97107  
 Email: aguiardairy@gmail.com

**Property Owner**

Name: Phone:  
 Address:  
 City: State: Zip:  
 Email:

OFFICE USE ONLY	
Date Stamp	<b>RECEIVED</b> JUN 07 2021 BY: Manuel Aguiar Jr.
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	SS
Receipt #:	120440 + 120439
Fees:	1743.00
Permit No:	851-21-000213-PLNG

Request: Nonfarm dwelling

\* and Catherine Aguiar

**Type II**

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

**Type III**

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

**Type IV**

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

**Location:**

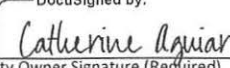
Site Address: 15595 Moss Creek Road, Bay City, OR 97107

Map Number:	1N	10	14	300
	Township	Range	Section	Tax Lot(s)

Clerk's Instrument #: 2014-005412

**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.

DocuSigned by:  
  
 Property Owner Signature (Required) \_\_\_\_\_ Date: 5/11/2021  
 Applicant Signature \_\_\_\_\_ Date: \_\_\_\_\_

May 10, 2021

Attn: Sarah Absher, Director  
Tillamook County Dept. of Comm. Dev.  
1510-B Third Street  
Tillamook, OR 97141

PERSONAL DELIVERY

Re: *Aguiar Applications*

Dear Ms. Absher:

Please find enclosed the Planning Application for a Dwelling Not in Conjunction with Farm Use, and an Application for Primary Farm Dwelling. Also enclosed are the following checks for your office's processing of these applications: (1) \$1,637.00, (2) \$737.00, and (2) \$212.00 for Tillamook County Public Works.

The application to partition will be filed separately.

I request that you please process these applications as quickly as possible. Please let me know if you have any questions or concerns.

Sincerely,

ALBRIGHT KITTELL PC



MICHAEL KITTELL\*

Encls.

Cc: Cathy & Manual Aguiar (w/ encls.)



## APPLICATION STATEMENT

(Application for Nonfarm Dwelling)  
(Application for Accessory Farm Dwelling)  
(Application to Partition Farmland)

### Part 1 GENERAL INFORMATION

#### Applicants and Owner:

Catherine Aguiar and Manuel Aguiar, Jr. are the applicants and owners of the Subject Property (defined below) (together, “**Applicants**” or “**Owners**”). The Applicants are the owners and operators of the Aguiar dairy farm.

#### Subject Property:

The Subject Property is located along and between Moss Creek Road and Miami Foley Road, about 1.8 miles from the intersection of Miami Foley Road and Hwy 101, in Tillamook County, OR. The Subject Property is identified as map and tax lot 1N1014-00-00300 (“**Subject Property**”). According to the Tillamook County Assessor, the Subject Property is 123.72 acres in size and is primarily under farmland assessment; 32 acres are under forest assessment, which areas are shown in the map provided by the Tillamook County Assessor’s Office, attached as Exhibit A. The Subject Property is zoned entirely Farm (F-1), is located directly next to and east of Miami River, and directly south of the intersection of Miami Foley Road and Moss Creek Road. The Subject Property abuts a Forest (F) and Farm (F-1) zones to the south, Woodlot 10-Acre (SFW-10) and Rural Residential 2-acre (RR-2), and F zones to the east, RR-2 and F zones to the west, and F-1 and F zones to the north.

The Applicants have owned the Subject Property since 2014. The Subject Property has been used for farming purposes for decades, and the Applicants have used the Subject Property for the operation of their farm since 2014.

The Subject Property is improved with two residential structures as well as farm-related structures and improvements. This Application concerns the existing single-family dwelling located at 15595 Moss Creek Rd in Tillamook County, Oregon (“**15595 Dwelling**”). Upon information and belief, it has been used for residential purposes (both farm and nonfarm related) since its original construction. It is currently used for non-farm residential purposes and has been for many years. Attached as Exhibit B is a Google Earth image of the Subject Property, and attached as Exhibit C is a Google Earth image of the 15595 Dwelling and

immediate surroundings. Photographs of the 15595 Dwelling and immediate surroundings, as well as of Moss Creek Road near the 15595 Dwelling, are attached as Exhibit D.

The Subject Property also contains a second single-family dwelling located at 15555 Moss Creek Rd. ("15555 Dwelling"). The Applicants currently reside in the 15555 Dwelling.

With the exception of the 15595 Dwelling, the Subject Property is currently employed for farming purposes. The Applicants have operated the onsite farm since on or about 2014. However, the 15595 Dwelling and adjacent areas have not been used for farming purposes, as these areas – including any areas east of 15595 Dwelling – are poor for farming primarily because the soils are unsuitable, any potential area that could be used as a field in that area is too steep for productive farming, is too small in size, and is disconnected from the rest of the farm (reachable only after a long walk for the cows), there is little sun exposure, and Moss Creek has eroded in that area which makes livestock access dangerous.

Attached as Exhibit E is a USDA Web Soil Survey image of the 15595 Dwelling and the area surrounding it. The soils on or around the 15595 Dwelling are poor for farming. The 15595 Dwelling sits mostly upon Klootchie-Necanicum complex soils (symbol 20D), with a land capability classification of 6e. A small portion of the 15595 Dwelling sits upon Klootchie-Necanicum complex soils (symbol 20E), which has a land capability classification of 6e.

Regarding the remainder of the Subject Property, Exhibit F shows the applicable soil designations. Essentially, there are two predominant soil sections. The first area is comprised of the southeast region of the Subject Property. This area is at the edge of the Miami River Valley, abutting and including forestland sloping upwards towards the south. This area is comprised primarily of the following four soils: 1) Klootchie-Necanicum complex soils (symbol 20E), which has a land capability classification of 6e; 2) Necanicum-Ascar-Klootchie complex soils (symbol 21F), which has a land capability classification of 7e; 3) Klootchie Necanicum complex soils (symbol 20D), which has a land classification of 6e; and 4) Wolfer medial silt loam soils (56B), which has a land capability classification of 3e.

The second section is comprised of the north and west region of the Subject Property. This area is within the Miami River Valley. It is composed of predominately of Gaudy Complex complex soils (symbol 93B), Logsdon Silt Loam complex soils (symbol 170A), which has a land capability classification of 2c, Nestucca-Brenner Silt Loams (symbol 77A), which has a land capability classification of 4w, and Nehalem Silt Loam (symbol 74A) soils, which has a land capability classification of 2w.

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Requests:

This Application Statement is submitted as support for three separate land use requests:

1. Designation of the 15595 Dwelling as a dwelling not in conjunction with farm use pursuant to Tillamook County Land Use Ordinance ("TCLUO") 3.002(9);
2. Designation of the 15555 Dwelling as a Primary Farm Dwelling under TCLUO Section 3.002(6)(d); and,
3. To partition the area around the 15595 Dwelling from the Subject Property, pursuant to TCLUO Section 3.002(14)(c).

The applications for these requests are filed simultaneously. This Application Statement will address each request in turn.

APPLICATION FOR NONFARM DWELLING

Applicable Ordinance and Comprehensive Plan Provisions

TCLUO § 3.002(9)

TCLUO § 3.002(9) permits the placement of a dwelling not in conjunction with farm use (*i.e.* a nonfarm dwelling) if the elements described in this Section are satisfied.

o TCLUO 3.002(9)(a)(1)

*The dwelling or activities associated with the dwelling will not force a significant change in or significantly increase the cost of accepted farming or forest practices on nearby lands devoted to farm or forest use.*

Upon information and belief, the 15595 Dwelling has been used for nonfarm residential purposes for the past many years, if not decades; consequently, the continued use of the 15595 Dwelling for nonfarm residential purposes will not "force a significant change in or increase the costs of accepted farming . . . practices on nearby lands" because there will be no change whatsoever in the use of this dwelling as a result of this application.

Additionally, the Applicants are the owners of the nearby farming land and are therefore the farming operators who would most impacted by the "dwelling or activities

associated with the dwelling” that result from this application (of course, as discussed above, there will be no impact or change in impact as a result of this application). The Applicants hereby assert that this application for a nonfarm dwelling designation will not “force a significant change in or significantly increase the cost” of farming in the area; indeed, no change will occur.

o TCLUO 3.002(9)(a)(2):

- a. *The dwelling is situated upon a new parcel, or a portion of an existing lot or parcel, that is generally unsuitable land for the production of farm crops and livestock or merchantable tree species, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the tract. A new parcel or portion of an existing lot or parcel shall not be considered unsuitable solely because of size or location if it can reasonably be put to farm or forest use in conjunction with other land; and*
- b. *A new parcel or portion of an existing lot or parcel is not “generally unsuitable” simply because it is too small to be farmed profitably by itself. If a new parcel or portion of an existing lot or parcel can be sold, leased, rented or otherwise managed as a part of a commercial farm or ranch, then the new parcel or portion of the existing lot or parcel is not “generally unsuitable”. A new parcel or portion of an existing lot or parcel is presumed to be suitable if is composed predominantly of Class I-IV soils. Just because a new parcel or portion of an existing lot or parcel is unsuitable for one farm use does not mean it is not suitable for another farm use;*

The area immediately surrounding the 15595 Dwelling is comprised entirely of soils identified by the Natural Resources Conservation Service Web Soil Survey as Klotchie Necanicum complex (symbols 20D and 20E), both of which have a land capability classification of 6e. These soils are a Class VI soil and cover approximately 12.1 acres of area around which the 15595 Dwelling is located. The 15595 Dwelling is therefore not presumed to be suitable for farming; in fact, according to the Natural Resources Conservation Service Soils Classification, Class VI soils “have severe limitations that make them generally unsuited to cultivation and that limit their use mainly to pasture, range, forestland, or wildlife food and cover.” E.g. <https://www.ars.u-sda.gov/ARUserFiles/np215/Food%20security%20talk%20inputs%20Lunch%203-15-11.pdf> (last visited on March 24, 2021).

In addition to poor soil cover for the production of farm crops and livestock, the 15595 Dwelling is also subject to significant natural and practical barriers for usage with an on-site or off-site commercial farming operation, summarized as the following:

- Most obviously, the 15595 Dwelling already exists in fact, and conversion of the area on which the 15595 Dwelling is located for farming purposes would cause immense waste and require significant expense.
- Satellite images attached as Exhibit G show that use of the 15595 Dwelling and surrounding areas has been consistent for at least the past 25 years, and that this area has not been used for farming purposes. If the 15595 Dwelling and immediate surroundings were suitable for farming purposes, then those areas would have inevitably been used for farming purposes in the past 25 years given the adjacent farm (under the same ownership).
- The areas immediately surrounding the 15595 Dwelling are separated from both the main farm area and Moss Creek Road by significant increase in elevation, as shown in the topographic maps attached as Exhibit H.
- Immediately south of the 15595 Dwelling is a large expanse of land zoned F that rises up in elevation; the land to the south is owned by the State of Oregon and is sloped northward at a severe angle. The area immediately surrounding the 15595 Dwelling is not forested, and so has no apparent forestry resource value.
- The 15595 Dwelling is located close to developed RR-2 and SFW-10 land (to the east), Miami Foley Rd and Miami River (to the west), freshwater emergent wetland to the south and west, flood hazard area to the southeast, east, and north, and additional developed RR-2 land to the west, all of which present significant barriers to effective integration or use of the area on which the 15595 Dwelling in conjunction with an onsite or offsite farming operation.
- The area immediately east of 15595 Dwelling is poor for farming primarily because the soils are unsuitable, any potential area that could be used as a field in that area is too steep for productive farming, is too small in size, and is disconnected from the rest of the farm (reachable only after a long walk for the cows), there is little sun exposure, and Moss Creek has eroded in that area which makes livestock access dangerous.

The area on which the Existing Dwelling is located is also a poor candidate for the cultivation of merchantable tree species given the soil limitations, but also due to the same limitations described in the preceding bullet-points. The nearest Forest-zoned property is nearly 600 feet to the south.

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o TCLUO 3.002(9)(a)(3):

*The dwelling will not materially alter the stability of the overall land use pattern of the area. In determining whether a proposed nonfarm dwelling will alter the stability of the land use pattern in the area, a county shall consider the cumulative impact of nonfarm dwellings on other lots or parcels in the area similarly situated by applying the standards set forth in subparagraphs 3.a through c. If the application involves the creation of a new parcel for the nonfarm dwelling, a county shall consider whether creation of the parcel will lead to creation of other nonfarm parcels, to the detriment of agriculture in the area by applying the standards set forth in subparagraphs 3.a through c.*

- a. *Identify a study area for the cumulative impacts analysis. The study area shall include at least 2000 acres or a smaller area not less than 1000 acres, if the smaller area is a distinct agricultural area based on topography, soil types, land use pattern, or the type of farm or ranch operations or practices that distinguish it from other, adjacent agricultural areas. Findings shall describe the study area, its boundaries, the location of the subject parcel within this area, why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the analysis required by this standard. Lands zoned for rural residential or other urban or nonresource uses shall not be included in the study area;*

The study area identified by the Applicants is shown on Exhibit I and includes an area of roughly 1,046 acres according to the Tillamook County Assessment and Taxation ("Study Area").<sup>1</sup> This Study Area was chosen because it largely encompasses the Miami River valley in which the Subject Property is situated: a distinct and geographically low-lying agricultural area flanked on all sides by forested hills. Any additional areas included in a study area affecting the Subject Property would be not part of the same distinct agricultural area. The Study Area is primarily zoned F-1, with some F, EC1, and SFW-20 land, and therefore approximates the zones surrounding the Subject Property. Lands zoned RR-2 or other urban or non-resource uses are not included in the Study Area.

The Study Area includes thirty-three (33) separate properties, five (5) of which are owned by the State of Oregon or the City of Garibaldi. The remaining twenty-eight (28) properties in the Study Area are privately owned. Nineteen (19) of the properties are vacant (four (4) of which are owned by the state or city government). Twenty-one (21) of the properties are zoned entirely F-1, five (5) are zoned SFW-20, one (1) is split-zoned between the

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<sup>1</sup> The acreage shown in this Exhibit I indicates 1,102 acres, but this could be slightly off due to inaccuracies with employment of the GIS measuring tool. The acreage of 1,046 acres is the sum total of all parcels in the Study Area as determined by the Tillamook County Assessor, and so is likely the more reliable acreage figure.

F-1 and SFW-20 zones, two (2) are split-zoned between the F-1 and EC1 zones, and four (4) are zoned entirely F zone. The average size of all properties in the Study Area is 31.7 acres. Three of the properties in the area are large enough to be partitioned.

Nine (9) of the properties in the Study Area are improved with a single-family residence. According to the Tillamook County Department of Assessment and Taxation, all of the single-family residences were constructed prior to 1993, except four residences, and only two of those were constructed as the sole dwelling on a property (a one-story home on 2N1035-00-00201 and a one and one-half story home on 2N1035-00-00700). Three (3) of the residences do not appear to be currently used in conjunction with an active farm by virtue of ownership, and the remaining six (6) residences appear to be associated with an active farm.

Attached as Exhibit J is the Natural Resources Conservation Service Web Soil Survey's Soil Map for the Study Area (and the areas adjacent to the Study Area). The low-lying areas in the Study Area are primarily comprised of 170B, 170A, 74A, and 77A soils, all of which are Class I-IV soils. Many of the areas immediately adjacent to and uphill from the low-lying agricultural areas are comprised of 20E and 29E soils, which are Class VI(e) soils, and 21F which is a Class VII(s) soil. As shown in Exhibit J, the split between Class I-IV soils and Class VI soils roughly follows the pastureland/forestland divide.

There appear to be four active farms in the Study Area:

1. Aguiar farm (123.72 acres);
2. Mary & Douglas Lee farm (30.1 acres);
3. Waldron farm (66.43 acres); and,
4. Seable Farm (43.2 acres);

The land use pattern in the Study Area appears to be relatively stable, with most of the properties dedicated to conservation or farm use, and some properties apparently used exclusively for nonconforming residential purposes. Four single-family residences not in conjunction with farm use appear to have been constructed since 1993, which indicates that the Study Area is not subjected to rapid change or non-farm development. The land use pattern also closely follows the soil divide between Class I-IV and Class VI soils, with the former used for agricultural or conservation purposes, and the latter comprised of forestland.

Attached as Exhibit K is the Applicants' Cumulative Impacts Spreadsheet, which provides in Excel format the findings with respect to the Study Area.

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o TCLUO 3.002(9)(a)(3)(b):

*Identify within the study area the broad types of farm uses (irrigated or nonirrigated crops, pasture or grazing lands), the number, location and type of existing dwellings (farm, nonfarm, hardship, etc.), and the dwelling development trends since 1993. Determine the potential number of nonfarm/lot-of-record dwellings that could be approved under Subsections A and Section 2.11, including identification of predominant soil classifications, the parcels created prior to January 1, 1993 and the parcels larger than the minimum lot size that may be divided to create new parcels for nonfarm dwellings under ORS 215.263(4). The findings shall describe the existing land use pattern of the study area including the distribution and arrangement of existing uses and the land use pattern that could result from approval of the possible nonfarm dwellings under this subparagraph;*

The section immediately above (along with Exhibit K) describes the broad types of farm uses, as well as the number, location and type of existing dwellings, the size of parcels, and dwelling development trends since 1993 in the Study Area.

As indicated above, the Study Area includes 33 properties in total.<sup>2</sup> Five (5) of these properties are owned by the State of Oregon or the City of Garibaldi, and are therefore not reasonably subject to non-farm or lot-of-record dwellings. Fifteen (15) additional properties in the Study Area are currently improved with a single-family residence, and are therefore not subject to the construction of nonfarm or lot-of-record dwellings. One (1) property is the Subject Property.

Consequently, twelve (12) properties<sup>3</sup> require additional analysis to determine whether they potentially qualify for placement of a non-farm or lot-of-record dwelling.

1. Analysis for potential non-farm dwellings.

Five (5) of the twelve (12) properties in the Study Area are comprised entirely of Class I-IV soils (and are assessed as farmland), and are therefore presumed to be generally suitable for the production of farm crops and livestock, and are therefore likely ineligible for the placement of a nonfarm dwelling. Consequently, only seven (7) properties remain for potential non-farm dwellings:

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<sup>2</sup> Of the thirty-three (33) properties in the Study Area, only four were created after January 1, 1993 (1N1014-00-00201, 1N1011-00-00501, 1N1011-00-00502, and 1N1011-00-00201).

<sup>3</sup> These twelve (12) properties are: 1N1014-00-00500; 1N1014-00-00200; 1N1011-00-00501; 1N1011-00-00502; 2N1035-00-00202; 2N1035-00-00200; 1N1011-00-00500; 1N1011-00-00700; 1N1022-A0-00203; 1N1002-00-00800, 2N1035-00-00300; and 1N1002-00-00401.



- Map and tax lot 1N1011-00-00502
- Map and tax lot 1N1011-00-00700
- Map and tax lot 1N1022-A0-00203
- Map and tax lot 2N1035-00-00202
- Map and tax lot 1N1011-00-00500
- Map and tax lot 1N1002-00-00401
- Map and tax lot 2N1035-00-00200

One property (1N1022-A0-00203) is composed almost entirely of freshwater emergent wetland, is located entirely in the AE flood zone, and is owned by the Nature Conservancy – all of which strongly indicates that no nonfarm dwelling could be constructed thereon. One property (1N1002-00-00401) is zoned entirely SFW-20 and appears its primary use has been forest since 1993; it is therefore ineligible for a non-farm dwelling under TCLUO 3.006. Three properties are entirely under forest assessment/classified forest land and comprised entirely of soils capable of producing 50 cubic feet of wood fiber per acre per year (1N1011-00-00700, 1N1011-00-00500 and 1N1011-00-00502), and are therefore presumed to be suitable for the production of merchantable tree species under TCLUO 3.002(9)(a)(2)(c). There are two properties that could conceivably qualify for the placement of a non-farm dwelling under TCLUO 3.002(9).

- Map and tax lot 2N1035-00-00202
- Map and tax lot 2N1035-00-00200

These two properties (2N1035-00-00202, 2N1035-00-00200) have a majority of their soils classified as Class I-IV and therefore majority of the property would be presumed to be general suitable for the production of farm crops and livestock and therefore likely ineligible for the placement of a nonfarm dwelling. These properties also lie on the periphery of the study area, on the northern edge of the area with F-1 zones surrounding it and RR-2 zones in the proximity.

## 2. Analysis for potential lot-of-record dwellings.

Of the twelve (12) remaining properties, five (5) properties (1N1002-00-00401, 1N1022-A0-00203, 1N1011-00-00501, 1N1011-00-00502, and 1N1014-00-00500) were acquired by the present owner (as that term is defined in TCLUO 3.002(8)(A)(5)) after January 1, 1985, and are therefore ineligible for a lot-of-record dwelling under TCLUO 3.002(8)(A)(1)(a). One property (2N1035-00-00200) appears to have a dwelling according to satellite imagery and is therefore ineligible for a lot-of-record dwelling under TCLUO 3.002(8)(A)(1)(b). 1N1011-00-00700 is on the same tract as 1N1011-00-00400 which has a dwelling and is therefore ineligible for a lot-of-record dwelling under TCLUO 3.002(8)(A)(1)(b). 1N1002-00-00800 is on the same tract as 1N1011-00-00201 which has a dwelling and is therefore ineligible for a lot-of-record dwelling

under TCLUO 3.002(8)(A)(1)(b). 2N1035-00-00202 and 2N1035-00-00300 are on the same tract as 2N1035-00-00200 which has a dwelling per satellite imagery and are therefore ineligible for a lot-of-record dwelling under TCLUO 3.002(8)(A)(1)(b).

Consequently, only one (1) of two properties remains and potentially qualifies for placement of a lot-of-record dwelling:

Map and tax lot 1N1014-00-00200 (7.96 acres) OR map and tax lot 1N1011-00-00500 (13.6 acres).

Note that 1N1014-00-00200 and 1N1011-00-00500 are part of the same tract and thus only one or the other may qualify for a dwelling under TCLUO 3.002(8)(A)(1)(b). This leaves three total properties that can be developed of the four properties shown on the map attached as Exhibit G. There are only 3 properties in total that qualify for *either* a lot-of-record dwelling or nonfarm dwelling. These properties are delineated on the Exhibit L map.

### 3. Existing and Possible Land Use Pattern

The existing land use pattern is predominately agricultural and conservation-based in character, with most of the Miami River valley dedicated to farm uses. Residences are limited to dwellings in conjunction with farm use and a few dwellings apparently unrelated to farm use are located on the periphery of the valley. The Study Area is traversed by Miami Foley Road and Moss Creek Road. The Applicant is not aware of any traffic congestion on these roads in the Study Area.

The two properties (only one of which that may qualify) identified in Exhibit L that possibly qualify for a lot-of-record dwelling are generally in forested areas. One property (1N1014-00-00200) is classified entirely as forestland and one property (1N1011-00-00500) is in the floodway with freshwater forested/shrubland.

#### o TCLUO 3.002(9)(a)(3)(c):

*Determine whether approval of the proposed nonfarm/lot-of-record dwellings together with existing nonfarm dwellings will materially alter the stability of the land use pattern in the area. The stability of the land use pattern will be materially altered if the cumulative effect of existing and potential nonfarm dwellings will make it more difficult for the existing types of farms in the area to continue operation due to diminished opportunities to expand, purchase or lease farmland, acquire water rights or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the study area.*

As indicated in the response to TCLUO 3.002(9)(a)(3)(b), and for purposes of this cumulative impacts analysis, the full development of three of the four properties identified in Exhibit G would result in a single-family dwelling on three properties. Assuming one-acre homesteads, only three acres out of the entire Study Area would be removed from possible agricultural or conservation-based use, and dedicated to residential use. The existing farms in the area would therefore only lose the potential of applying one acre to agricultural use in the entire Study Area, and would otherwise retain all present options to expand, purchase, or lease farmland. Consequently, there would be no material diminution of opportunities to expand, purchase, or lease farmland, and there would be no material diminution in the number of tracts or acreage in farm use, such that there would be a destabilization of the overall character of the Study Area. Therefore, the possible land use pattern (assuming full development of one of the two properties) would not materially change or alter the existing land use pattern.

- o **TCLUO 3.002(9)(a)(4):**

*If a single-family dwelling is established on a lot of record as set forth in this ordinance, no additional dwelling may later be sited under the provisions of this section.*

The Applicants do not seek to add or site another dwelling to the Subject Property, so this criterion is inapplicable. Stated differently, there is no "additional dwelling" that is sought to be "sited" on the Subject Property. Rather, the Applicants wish to continue to use their single-family dwelling, such that only the dwelling already in place will be sited on the Subject Property.

In any event, this criterion will be satisfied with the partition described herein, the approval of which could be a condition of approval of the Nonfarm Dwelling application.

**TCLUO § 3.002(4) & (5)**

- o **TCLUO 3.002(4)(w) ("General Standards")**

The Applicant agrees to sign and record in the deed records for Tillamook County the document described in TCLUO 3.002(4)(w)(2). TCLUO 3.002(4)(w)(1) and (3) do not apply.

- o **TCLUO 3.002(5):**

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

(a) *The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and*

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

In this case, the requested use is for a nonfarm single-family dwelling, which is the same use to which the 15595 Dwelling has been put for many years. All practical aspects of the requested use are identical to the current use; indeed, *there is no objective change* – i.e. the purpose of this application is to “check the box” for the associated application to partition the Subject Property. Perhaps there may be a change in who resides at the property; however, the identity of the resident in the house cannot conceivably “force a significant change in,” or “significantly increase the cost of,” “accepted farm or forest practices on surrounding lands devoted to farm or forest use.”

See below for analysis with respect to the Conditional Use Criteria in Article 6 Subsection 040. The criteria in Article 6 Subsection 060 does not apply because the proposed use is not for the restoration, enhancement or creation of a wetland.

#### TCLUO § 6.040

TCLUO § 6.040 provides: *Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:*

- **TCLUO 6.040(1):** *The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying.*

TCLUO 3.002(5) provides that a “use permitted in Table 1 must demonstrate compliance with . . . the Conditional Use Criteria in Article 6 Subsection 040.” Table 1 includes Dwellings Not in Conjunction with Farm Use.

- **TCLUO 6.040(2):** *The use is consistent with the applicable goals and policies of the Comprehensive Plan.*

The Goal 3 Element of the Tillamook County Comprehensive Plan discusses in significant detail the importance of agricultural land to Tillamook County, and the need to protect such land. Importantly, the requested use will not change the zoning designation of the Subject Property, and therefore will not reduce the available EFU land available in the county. It also does not result in the urbanization of farm land.

The protection of EFU land for farm uses is the primary reason for the extensive analysis required to obtain approval for a dwelling not in conjunction with farm use under TCLUO 3.002(9). The goal, of course, is to ensure that the surrounding agricultural areas are not threatened or substantially affected by the placement of a nonfarm dwelling. The analysis provided above demonstrates that the placement of a nonfarm dwelling on the Property will not threaten or substantially affect the use of surrounding agricultural, and that it therefore accords with the Goal 3 Element of the Tillamook County Comprehensive Plan.

This application also preserves the housing available in Tillamook County and therefore accords with the Goal 10 Element of the Tillamook County Comprehensive Plan. Further, no public facilities (Goal 11 Element) or transportation facilities (Goal 12) will be changed or affected by this application, and no urbanization will occur (Goal 14). All other Goal Elements in the Tillamook County Comprehensive Plan are not directly applicable to this application.

- o **TCLUO 6.030(3):** *The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.*

The suitability of the Subject Property for the placement of a (nonfarm) single-family dwelling is apparent due to the existence of a single-family dwelling on the Subject Property and the poor farm suitability of this area. The 15595 Dwelling nor the areas immediately adjacent thereto are subject to any unique geologic or natural hazards.

- o **TCLUO 6.030(4):** *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.*

The continued use of the 15595 Dwelling for nonfarm purposes will not alter the character of the surrounding area because there will be no *alteration* of character whatsoever, and no on-the-ground change will result due to the approval of this application.

The analysis under TCLUO 3.002(9) fully demonstrates that the permitting of the 15595 Dwelling will not alter the character of the surrounding area *even if* all other qualified properties in a 1000+ acre area were similarly allowed non-farm or lot of record dwellings

- o **TCLUO 6.030(5):** *The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.*

The continued use of the 15595 Dwelling for nonfarm residential purposes will have no impact on existing solar energy systems, wind energy conversion systems or wind mills because no such systems or improvements are located on or near the Subject Property

- o **TCLUO 6.030(6):** *The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.*

This element is not relevant because the proposed use will not affect public facilities or services.

### APPLICATION FOR PRIMARY FARM DWELLING

The Applicants' Application for an Accessory Farm Dwelling under TCLUO Section 3.002(7)(d) is contingent on County approval of the Applicants' Application for Nonfarm Dwelling with respect to the 15595 Dwelling. The area under and around the 15555 Dwelling is high-value farmland.

#### **Applicable Criteria** **TCLUO § 3.002(6) & (4)(w)**

**TCLUO 3.002(6)(f)(1).** *Commercial Dairy Farm Standards. A dwelling may be considered customarily provided in conjunction with a commercial dairy farm as defined in subparagraph g if: (1) The subject tract will be employed as a commercial dairy as defined in subparagraph g;*

*(g) As used in this section, "commercial dairy farm" is a dairy operation that owns a sufficient number of producing dairy animals capable of earning the gross annual income required by Paragraph © or (d), whichever is applicable, from the sale of fluid milk.*

The 15595 Dwelling is and will continue to be used in conjunction with the onsite dairy farm operation. The Applicants, as the farm operators, have earned at least \$80,000 in gross annual income from the sale of farm products in each of the last two years, proof of which is attached as Exhibit M.

**TCLUO 3.002(6)(f)(2).** *The dwelling is sited on the same lot or parcel as the buildings required by the commercial dairy;*

The 15595 Dwelling is sited on the same parcel as the dairy farm buildings, including barn and related structures.

**TCLUO 3.002(6)(f)(3).** *Except for an accessory dwelling, there is no other dwelling on the subject tract;*

The only other dwelling on the current tract is the 15595 Dwelling. Assuming approval of the application to designate the 15595 Dwelling as a Nonfarm Dwelling, the Applicants agree to a condition of approval that requires them to provide the County with proof of compliance

with this criteria, which would be a copy of a deed showing the retitling of the partitioned area of the 15595 Dwelling to different ownership, so it is not of the same "tract" as the parcel on which the 15555 Dwelling is located.

*TCLUO 3.002(6)(f)(4). The dwelling will be occupied by a person or persons who will be principally engaged in the operation of the commercial dairy farm, such as the feeding, milking or pasturing of the dairy animals or other farm use activities necessary to the operation of the commercial dairy farm;*

The Applicants covenant that the 15555 Dwelling will be occupied persons in compliance with this criteria, and agree to execute and record a declaratory statement or restrictive covenant to that effect.

*TCLUO 3.002(6)(f)(5): The building permits, if required, have been issued for and construction has begun for the buildings and animal waste facilities required for a commercial dairy farm; and,*

This criteria is inapplicable. All such buildings and facilities already exist.

*TCLUO 3.002(6)(f)(6): The Oregon Department of Agriculture has approved the following: a. A permit for a "confined animal feeding operation" under ORS 468B.050 and 468B.200 to 468B.230; and b. A Producer License for the sale of dairy products under ORS 621.072.*

See the documents demonstrating satisfaction of this criteria attached as Exhibit N.

*TCLUO 3.002(4)(w) ("General Standards")*

The Applicant agrees to sign and record in the deed records for Tillamook County the document described in TCLUO 3.002(4)(w)(2). TCLUO 3.002(4)(w)(1) and (3) do not apply.

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## APPLICATION TO PARTITION

The Applicants' Application to Partition filed under TCLUO Section 3.002(14)(c) is contingent on County approval of the Applicants' Application for Nonfarm Dwelling with respect to the 15595 Dwelling. The area under and around the 15555 Dwelling is high-value farmland.

### Applicable Criteria TCLUO § 3.002(14)(c)

**TCLUO 3.002(14)(c)(1):** *A division of land to create up to two new parcels smaller than the minimum size established under Subsection (a), each to contain a dwelling not provided in conjunction with farm use, may be permitted if: 1. The nonfarm dwellings have been approved under paragraph (9);*

This Application to partition seeks to create one new parcel of 4.0 acres ("Partition Area"), as shown in partition application filed herewith, which acreage is smaller than the minimum size allowed under TCLUO 3.002(14)(a). This Application is contingent on approval of the designation of the 15595 Dwelling as a nonfarm dwelling.

**TCLUO 3.002(14)(c)(2):** *The parcels for the nonfarm dwellings are divided from a lot or parcel that was lawfully created prior to July 1, 2001.*

Attached as Exhibit O is the chain of title for the Subject Property from 1998 to the present, which demonstrates that the Subject Property was lawfully created at some time prior to July 1, 2001. The Subject Property was adjusted by a property line adjustment on or about 2005, but pre-existed that adjustment.

**TCLUO 3.002(14)(c)(3):** *The parcels for the nonfarm dwellings are divided from a lot or parcel that complies with the minimum size in Subsection (a);*

The Subject Property is over 123 acres in size and therefore is significantly larger than the minimum size required under TCLUO 3.002(14)(a).

**TCLUO 3.002(14)(c)(4):** *The remainder of the original lot or parcel that does not contain the nonfarm dwellings complies with the minimum size established under Subsection (a); and*

As shown in the partition application, the remainder of the original lot or parcel that does not contain the 15595 Dwelling will be 4.0 acres, which exceeds the minimum size required under TCLUO 3.002(14)(a).



**TCLUO 3.002(14)(c)(5).** *The parcels for the nonfarm dwellings are generally unsuitable for the production of farm crops and livestock or merchantable tree species considering the terrain, adverse soil or land conditions, drainage or flooding, vegetation, location and size of the tract. A parcel may not be considered unsuitable based solely on size or location if the parcel can reasonably be put to farm or forest use in conjunction with other land.*

The Partition Area is comprised entirely of Class 6 soils and is therefore poorly suited for farming purposes. Please refer to the above discussion with respect to the portion of the Partition Area immediately surrounding the 15595 Dwelling. The small field on the eastern edge of the Partition Area is not actively or regularly used for farming because of a number of deficiencies, including but not limited to:

- (a) Poor soils and unproductive grass.
- (b) Steep east-facing slope, which renders the field difficult or even dangerous for equipment and livestock.
- (c) Poor sun exposure, which results in frequently wet and muddy ground on steep slopes.
- (d) This small area is disconnected from the rest of the farm (reachable only after a long walk for the cows).
- (e) Access is only Moss Creek Road, which runs adjacent to Moss Creek. The Creek has eroded, making a steep drop-off, which is dangerous for livestock. Consequently, access – already poor and difficult – is also dangerous. See responses in the portion of this Application Statement applicable to the Application for Nonfarm Dwelling.

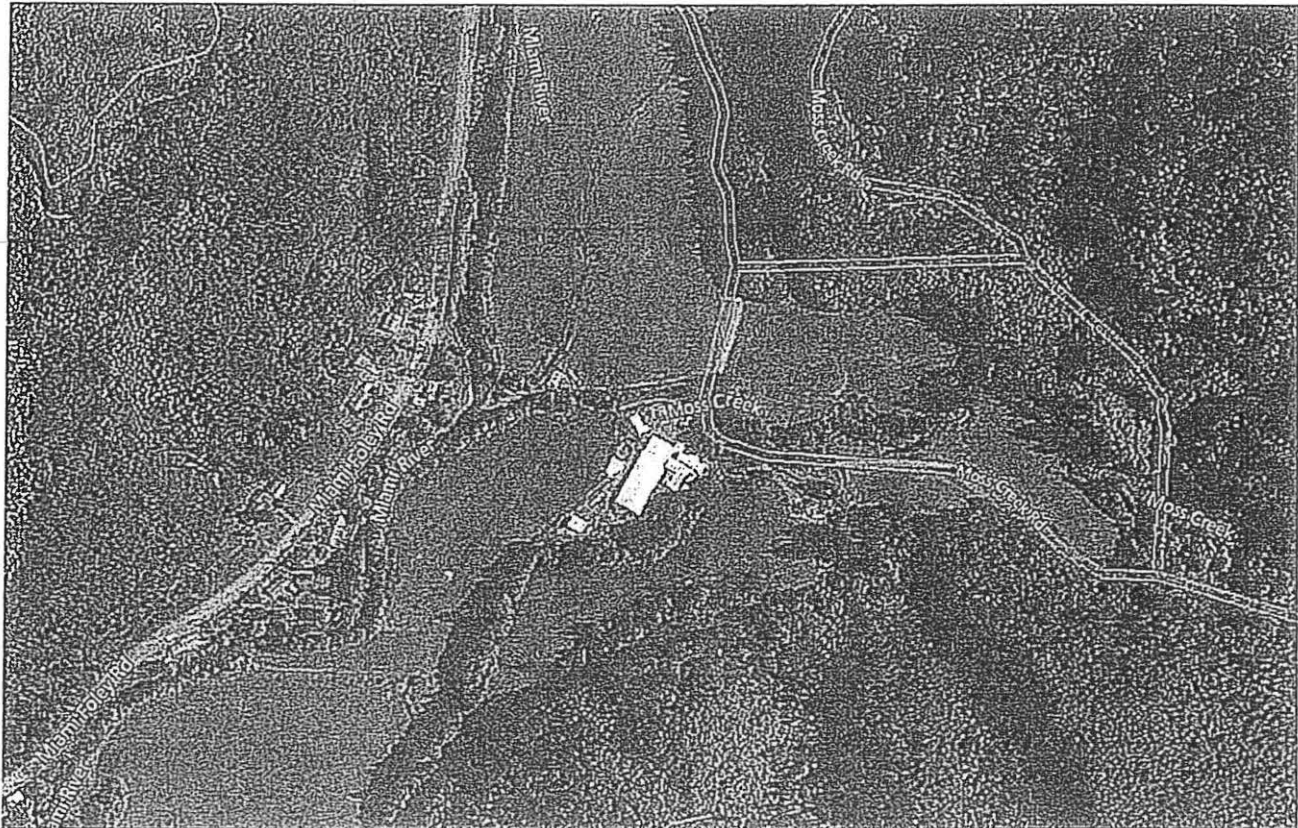
The entire Partition Area is unsuitable for farming purposes, which is why the Applicants – as the farm operators – wish to partition this area from the rest of the farm property.

## CONCLUSION

All exhibits cited herein will be emailed to the Planning Department.

The Applicants respectfully request that the County approve the Applicants' requests herein. Any questions or concerns regarding this application should be addressed to Michael Kittell, PO Box 939, Tillamook, OR 97141 or via email at [michael@albrightkittell.com](mailto:michael@albrightkittell.com).

# EXHIBIT A



**TILLAMOOK County Assessor's Summary Report**  
**Real Property Assessment Report**  
 FOR ASSESSMENT YEAR 2020

February 23, 2021 4:23:08 pm

Account#	6317	Tax Status	ASSESSABLE
Map#	11110140000300	Acct Status	ACTIVE
Code - Tax#	5608-6317	Subtype	NORMAL
Legal Descr	See Record		
Mailing Name	AGUIAR, MANUEL A JR & CATHERINE S	Deed Reference #	2014-5412
Agent		Sales Date/Price	10-29-2014/\$1,250,000.00
In Care Of		Appraiser	ELIZABETH JEFFRIES
Mailing Address	15555 MOSS CREEK RD BAY CITY, OR 97107		

Prop Class	581	MA	SA	NH	Unit
RMV Class	501	02	01	500	15555-1

Situa Address(es)		Situa City	
ID#	15555 MOSS CREEK RD		COUNTY
ID#	15595 MOSS CREEK RD		COUNTY

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
5608	Land 742,580 Impr. 1,256,530			Land Impr. 0 0	0
<b>Code Area Total</b>	<b>1,999,110</b>	<b>1,023,300</b>	<b>943,543</b>		<b>0</b>
<b>Grand Total</b>	<b>1,999,110</b>	<b>1,023,300</b>	<b>943,543</b>		<b>0</b>

Land Breakdown										
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	T0%	LS	Size	Land Class	Trended RMV
5608			<input type="checkbox"/>	F-1	Designated Forest Land	100	A	22.00	OC	127,600
5608	2		<input checked="" type="checkbox"/>	F-1	Designated Forest Land	100	A	4.00	OC	23,200
5608	1		<input checked="" type="checkbox"/>	F-1	Farm Site	100	A	2.00	SFH	11,500
5608			<input checked="" type="checkbox"/>	F-1	Farm Use Zoned	100	A	8.00	SP1	45,400
5608			<input checked="" type="checkbox"/>	F-1	Farm Use Zoned	100	A	28.50	SP1	165,300
5608			<input checked="" type="checkbox"/>	F-1	Farm Use Zoned	100	A	7.50	SP2	43,500
5608			<input checked="" type="checkbox"/>	F-1	Farm Use Zoned	100	A	27.50	SP3	159,500
5608			<input checked="" type="checkbox"/>	F-1	Farm Use Zoned	100	A	24.22	SP4	140,400
5608					SA OSD	100				12,500
5608					SA OSD	100				12,500
<b>Grand Total</b>										<b>742,580</b>

EXHIBIT B



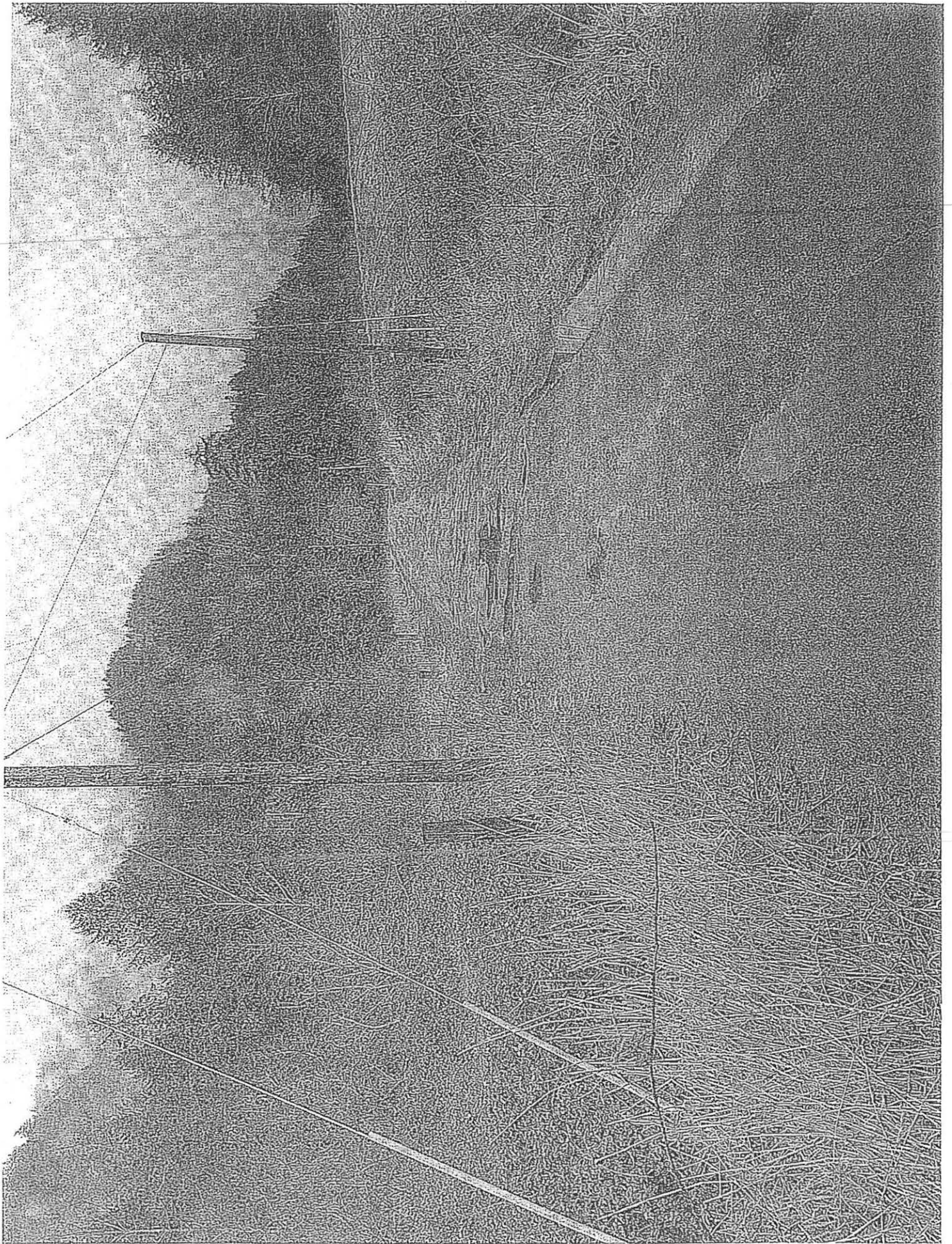
# EXHIBIT C

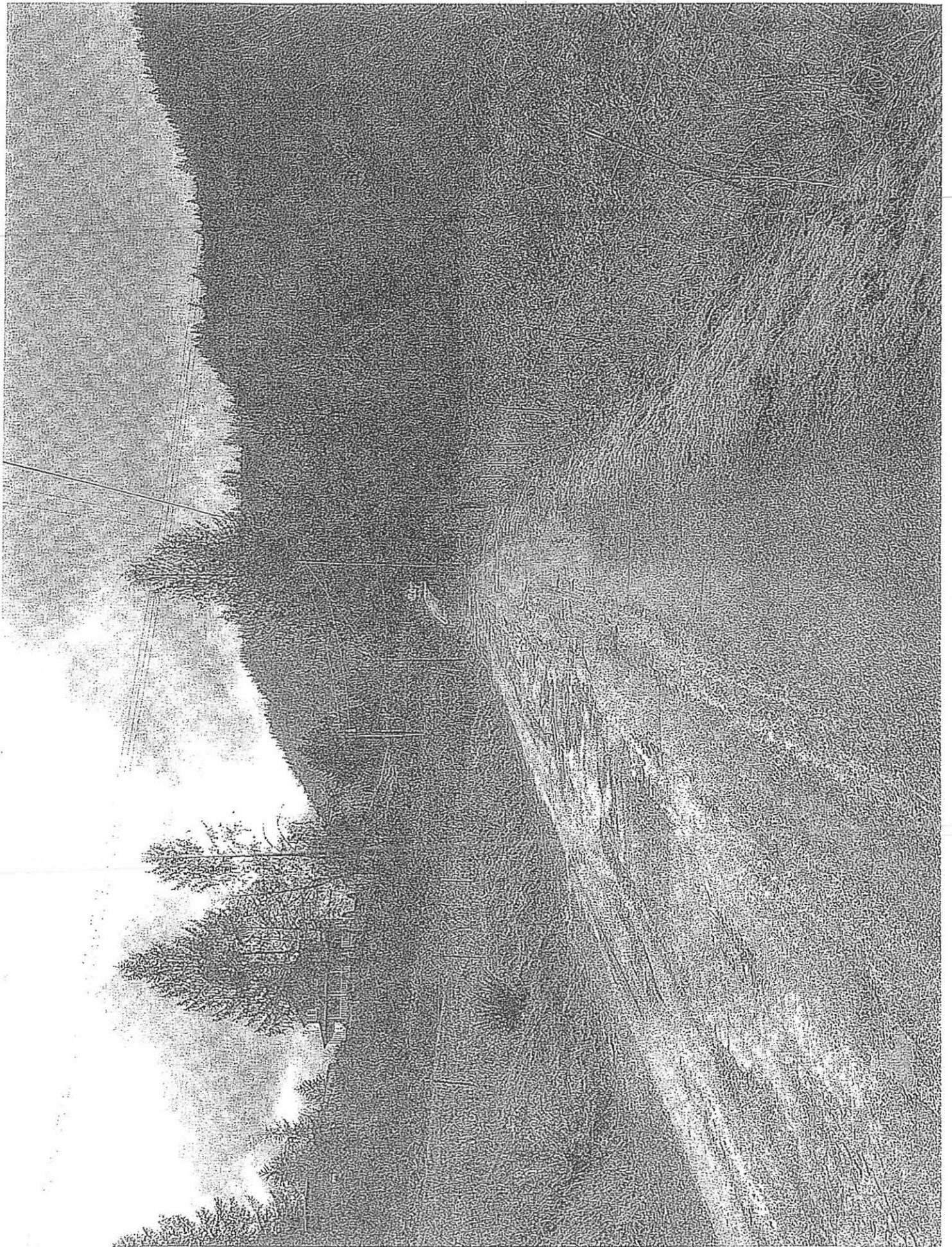


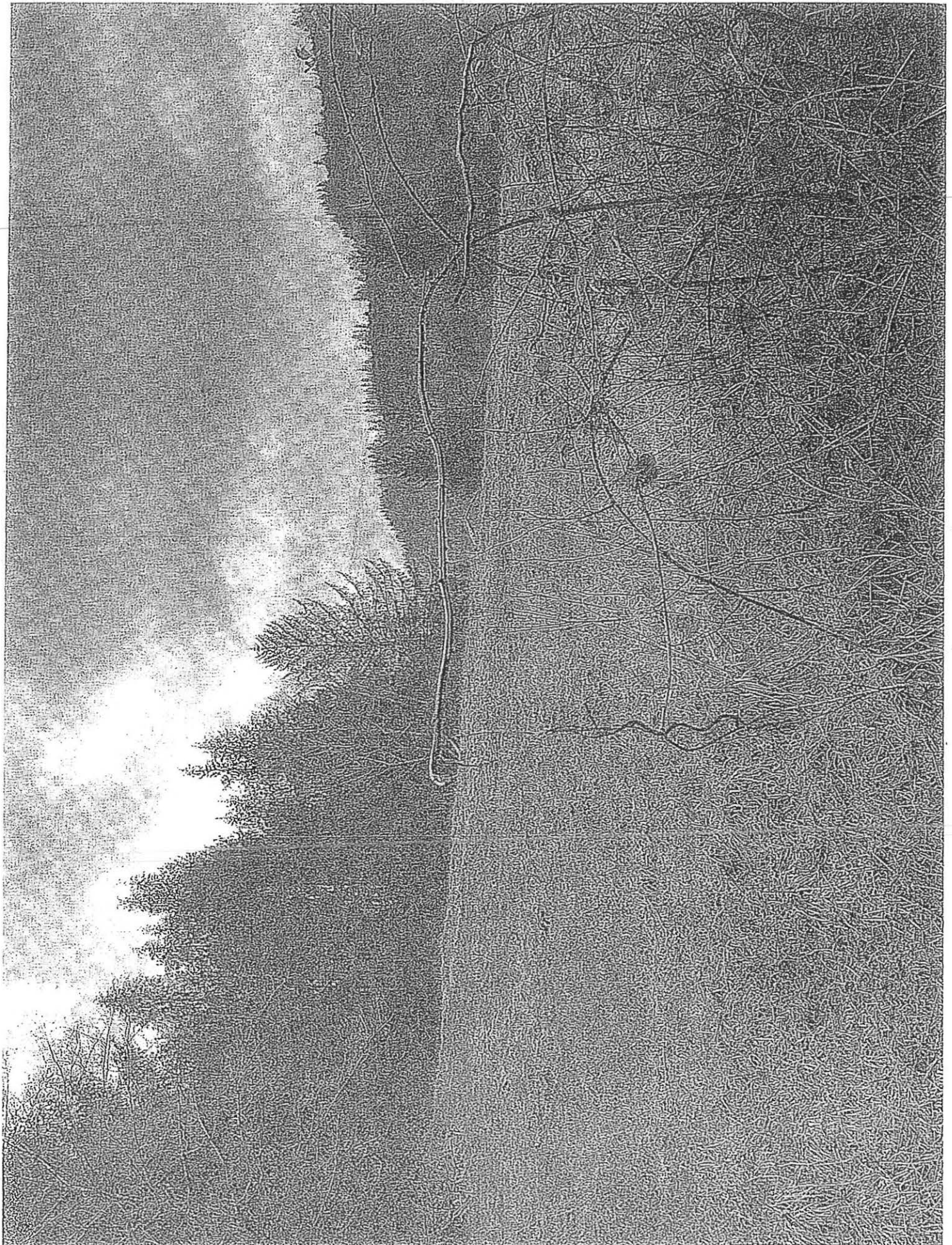
EXHIBIT D















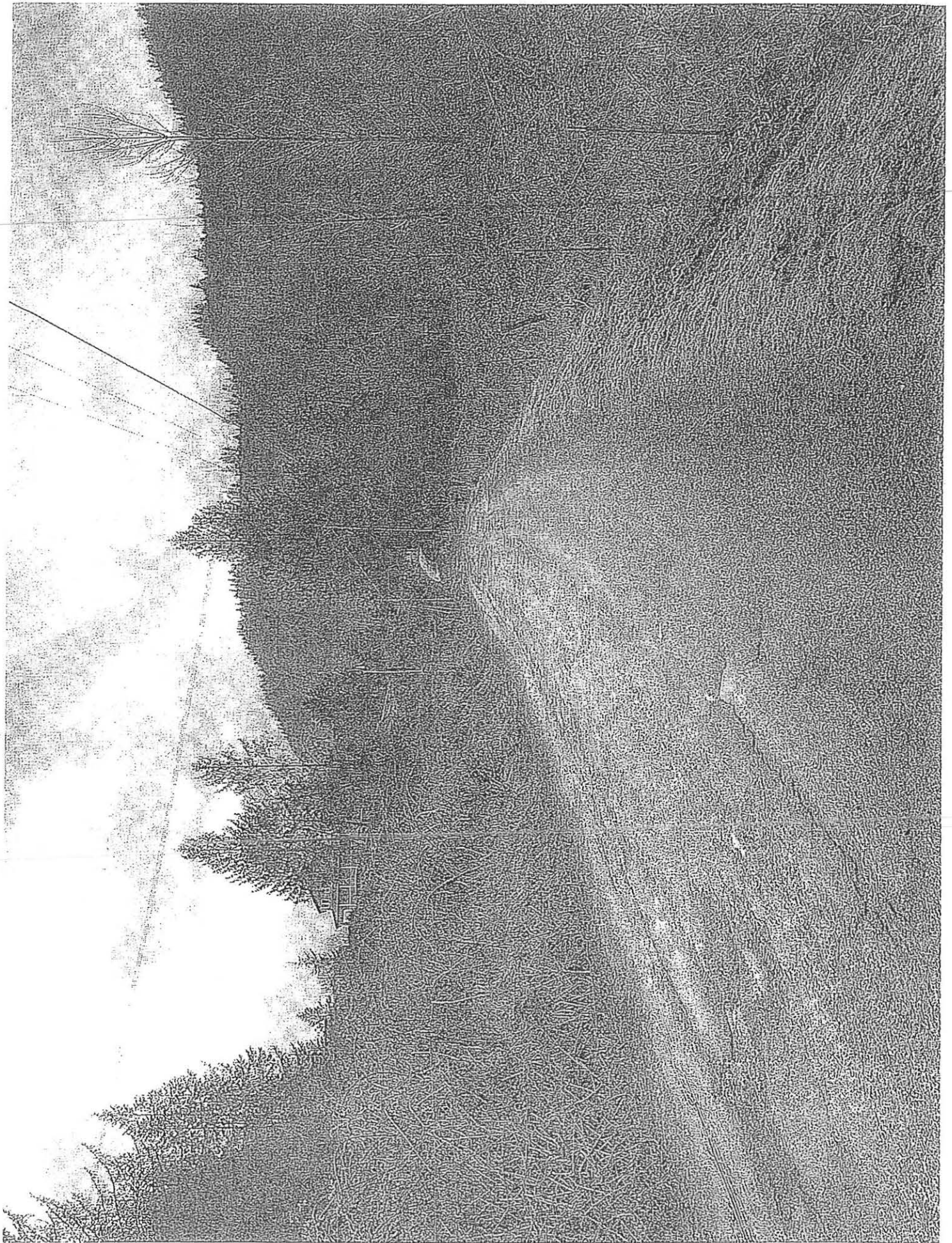
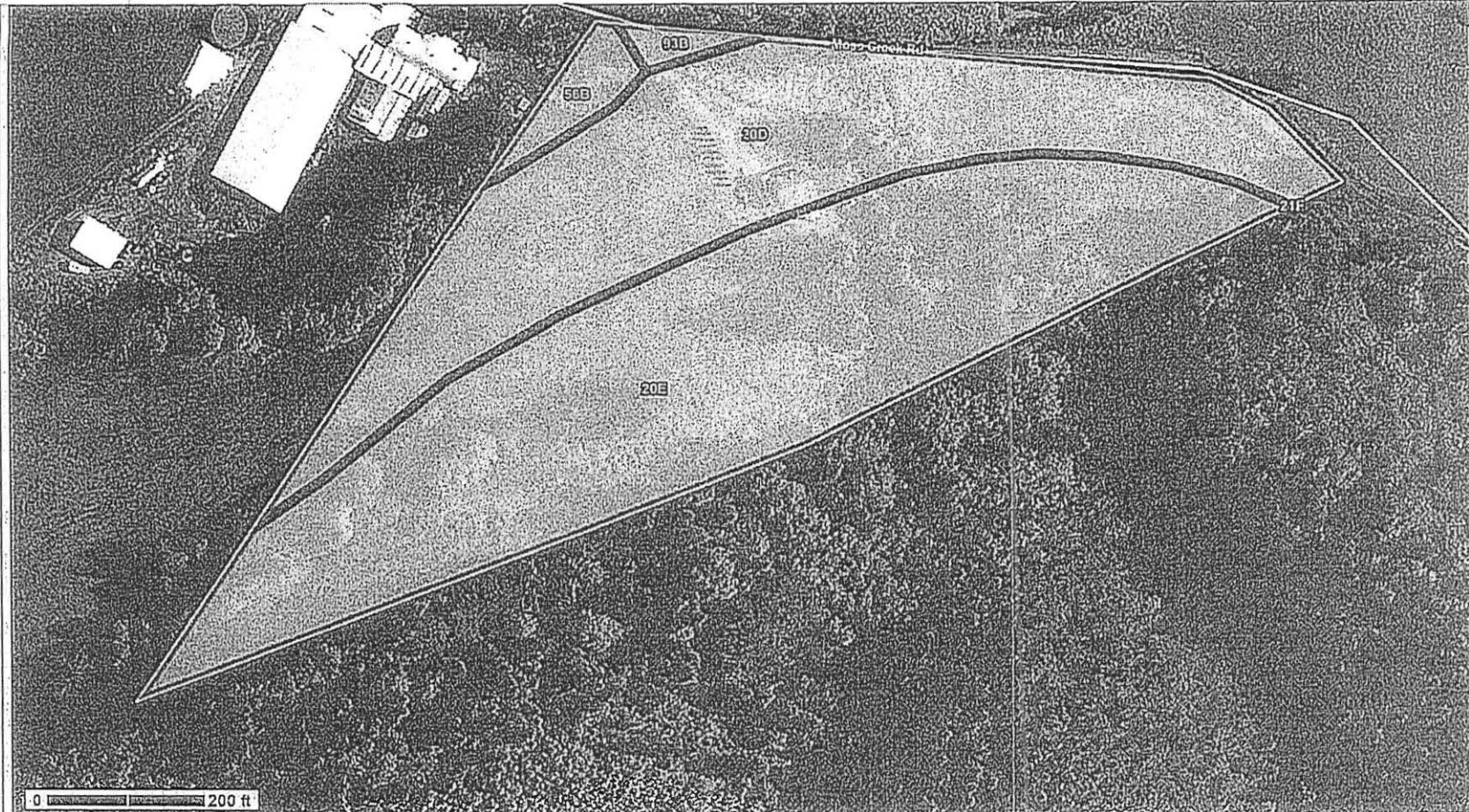








EXHIBIT E



Warning: Soil Ratings Map may not be valid at this scale.

**Tables — Nonirrigated Capability Class — Summary By Map Unit**

**Summary by Map Unit — Tillamook County, Oregon (OR057)**

Summary by Map Unit — Tillamook County, Oregon (OR057)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
20D	Kloutchie-Necanicum complex, 5 to 30 percent slopes	6	4.9	39.4%
20E	Kloutchie-Necanicum complex, 30 to 60 percent slopes	6	7.2	57.0%
21F	Necanicum-Ascar-Kloutchie complex, 60 to 90 percent slopes	7	0.0	0.0%
56B	Wolfer medial silt loam, 0 to 5 percent slopes	3	0.3	2.6%
93B	Gauldy complex, 0 to 5 percent slopes	4	0.1	1.0%
<b>Totals for Area of Interest</b>			<b>12.5</b>	<b>100.0%</b>

EXHIBIT F

Tillamook County, Oregon (OR057)  
Tillamook County, Oregon (OR057) 📍

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
20D	Kloutchie-Necanicum complex, 5 to 30 percent slopes	9.7	11.6%
20E	Kloutchie-Necanicum complex, 30 to 60 percent slopes	12.4	14.8%
21F	Necanicum-Ascar-Kloutchie complex, 60 to 90 percent slopes	4.3	5.1%
56B	Wolfer medial silt loam, 0 to 5 percent slopes	5.5	6.5%
74A	Nehalem silt loam, 0 to 3 percent slopes	14.2	17.1%
77A	Nestucca-Brenner silt loams, 0 to 3 percent slopes	7.5	9.0%
92A	Yachats-Gauldy complex, 0 to 3 percent slopes	17.3	20.7%
93B	Gauldy complex,	7.6	9.1%

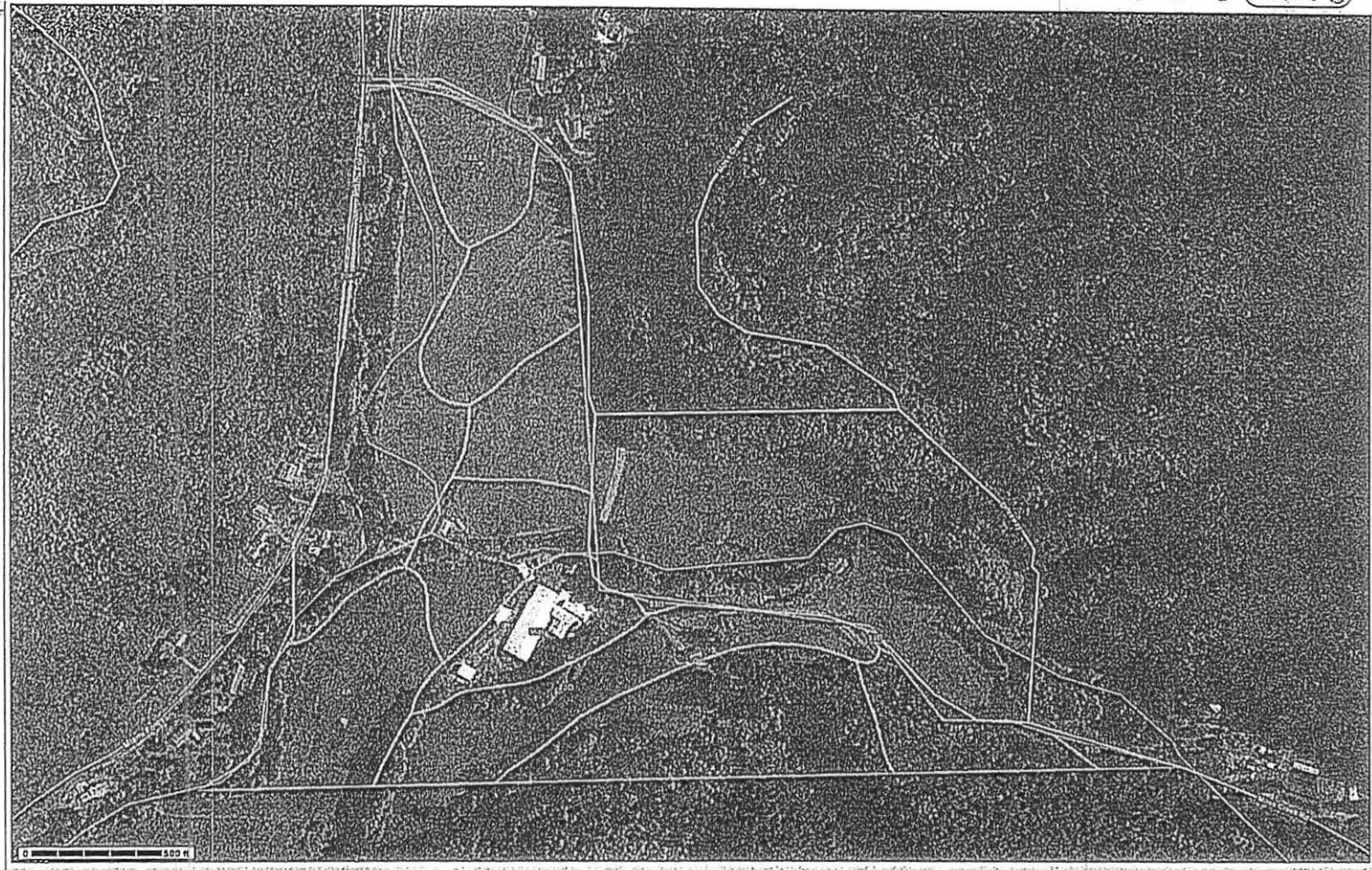
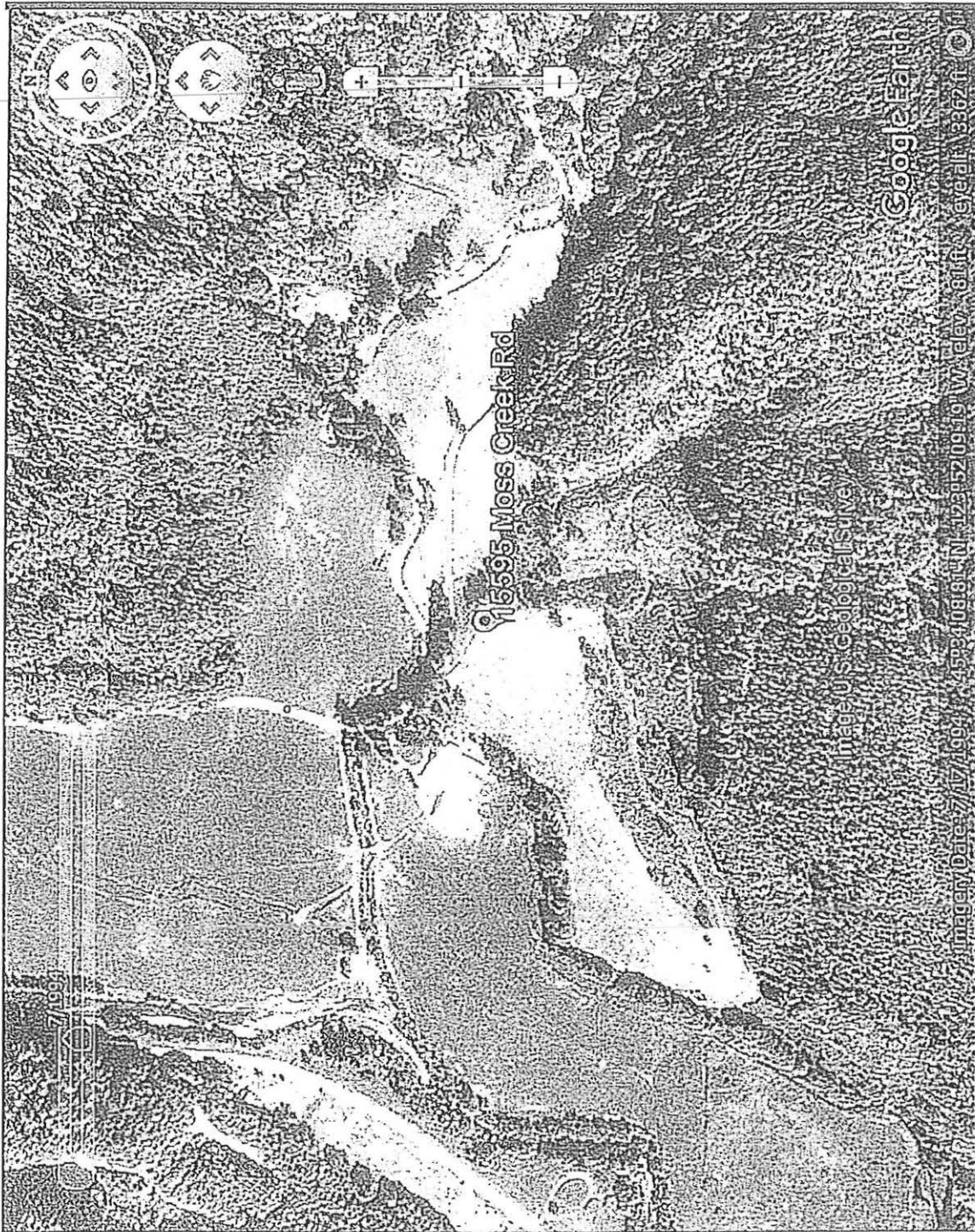


EXHIBIT G

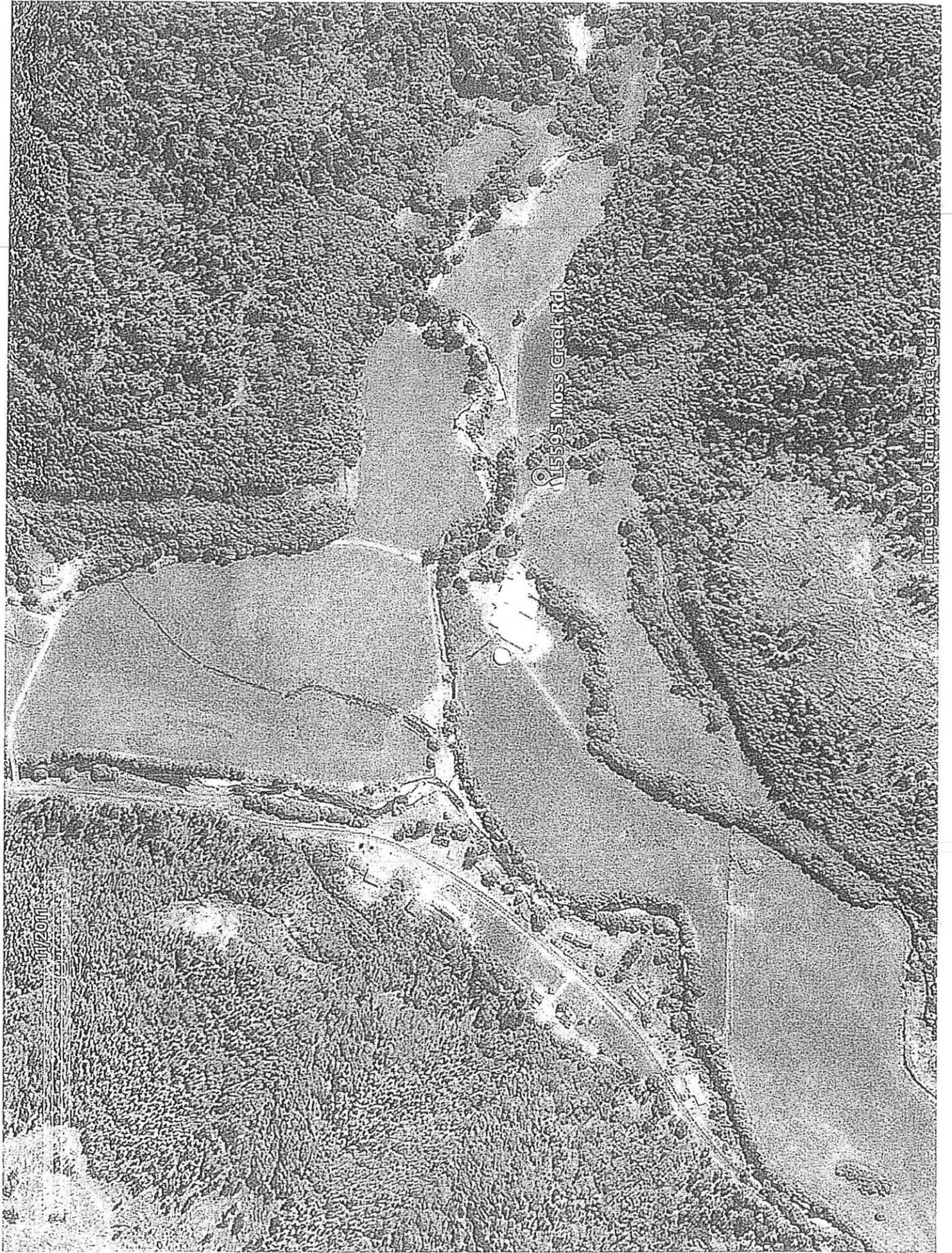




15595 Moss Creek Rd

8/2005

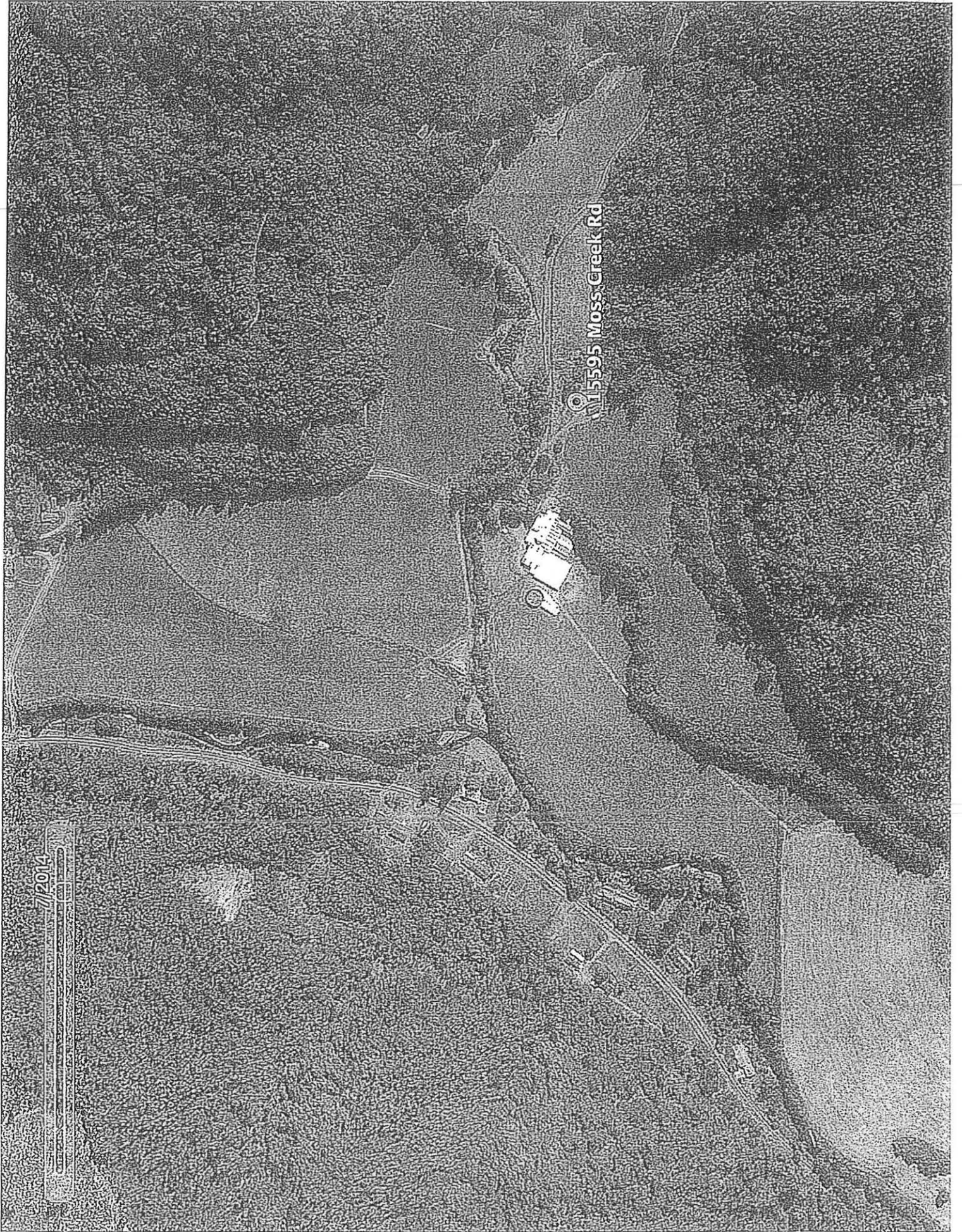




15505 Moss Creek Rd

11/2011

Image: USDA Farm Service Agency



1595 Moss Creek Rd

7/2014



8/2016

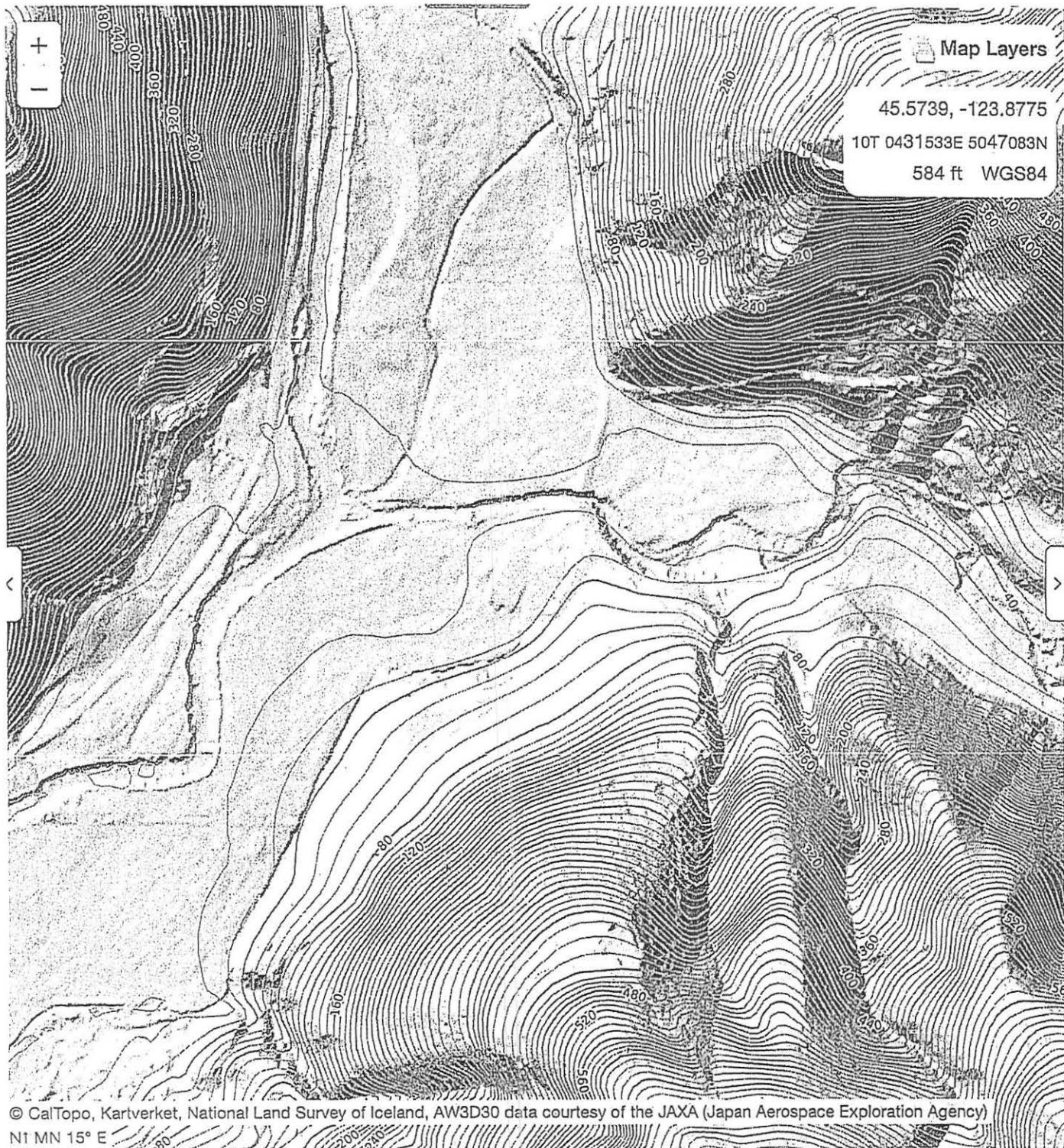
EXHIBIT H



Map Layers

45.5694, -123.8712  
10T 0432019E 5046573N  
35 ft WGS84

+ |



## Map Layers

### Base Layers

Normal

+ Stack Base Layer

### Map Sheets

+ Stack Map Sheet

### Map Overlays

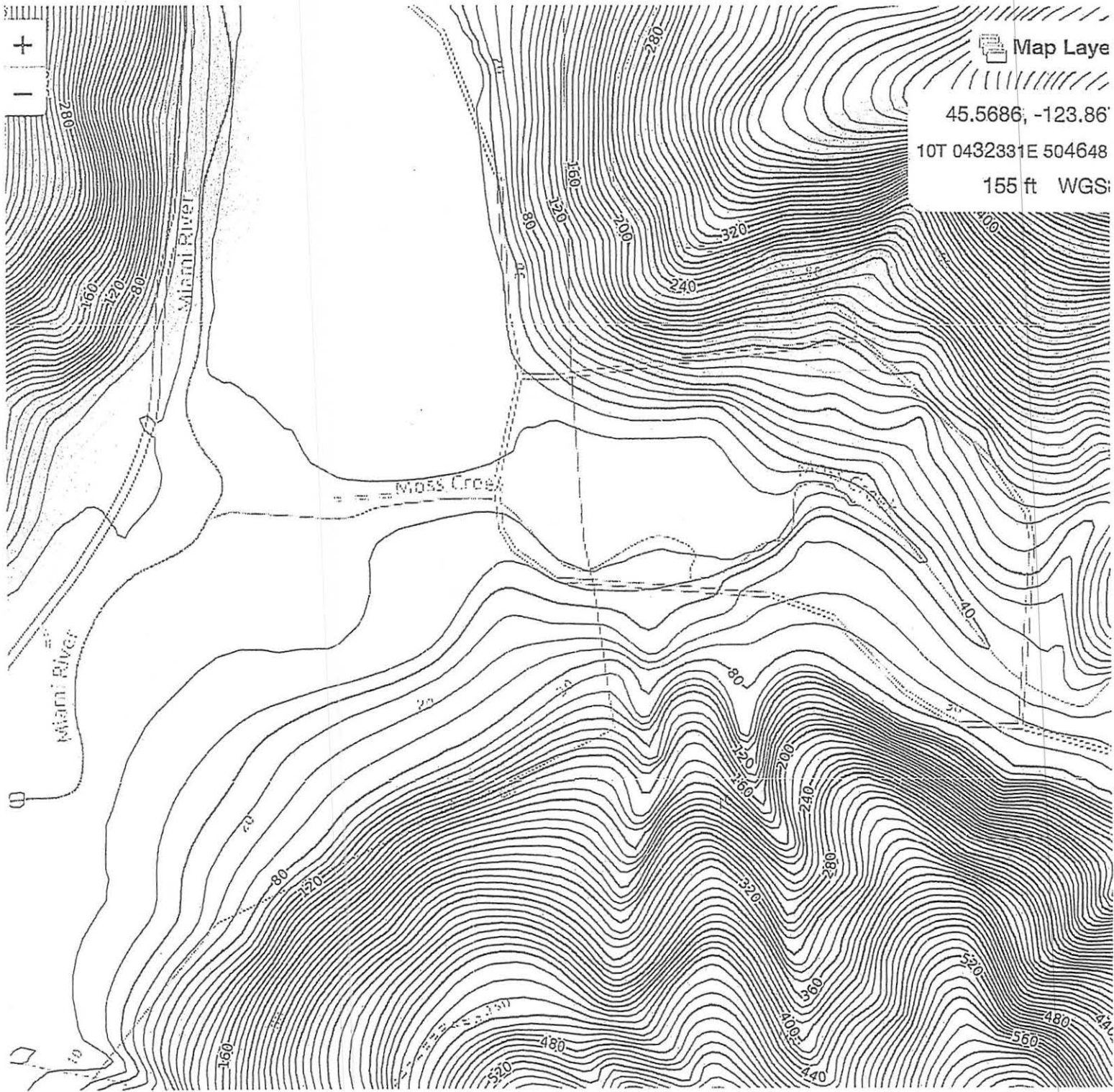
- Contours 10 Foot
- MapBuilder Overlay
- Slope Angle Shading
- Geology
- Public Lands
- Parcel Data (pro)
- Motor Vehicle MVUM
- Fire History
- Fire Activity
- GOES 17 Live Fire Detection
- Sun Exposure

### Forecasts

- Weather Shading
- Wind Plot
- Weather Grid
- Avalanche

## Preset Combinations

- MapBuilder Topo
- 7.5' Topo Maps
- Forest Service
- Aerial Topo Hybrid
- Hybrid Satellite
- Slope Angle Shading



Map Layer

45.5686, -123.86

10T 0432331E 504648

155 ft WGS



280

160  
120  
80

Miami River

Moss Creek

Miami River



10

160

20  
80  
120

520

480

20  
80  
120

280

160  
120  
80

240

320

320

160  
120  
80

240

280

400

560

520

480

560

440

400

40

20

40

10

# EXHIBIT I



Map To:

Category:

Value:

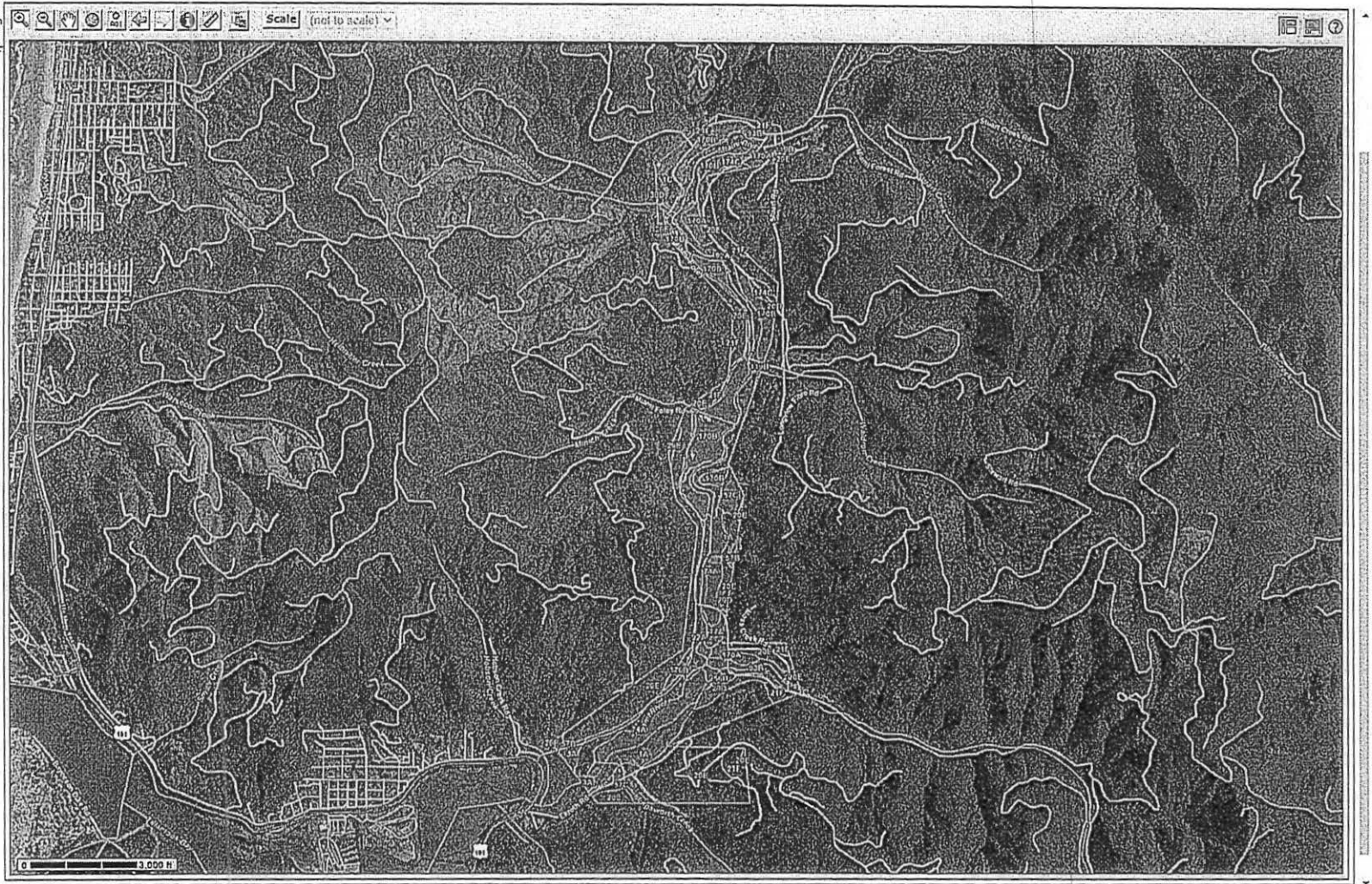
Units:

Click on the map to start measuring. Double-click to finish measuring.



# EXHIBIT J

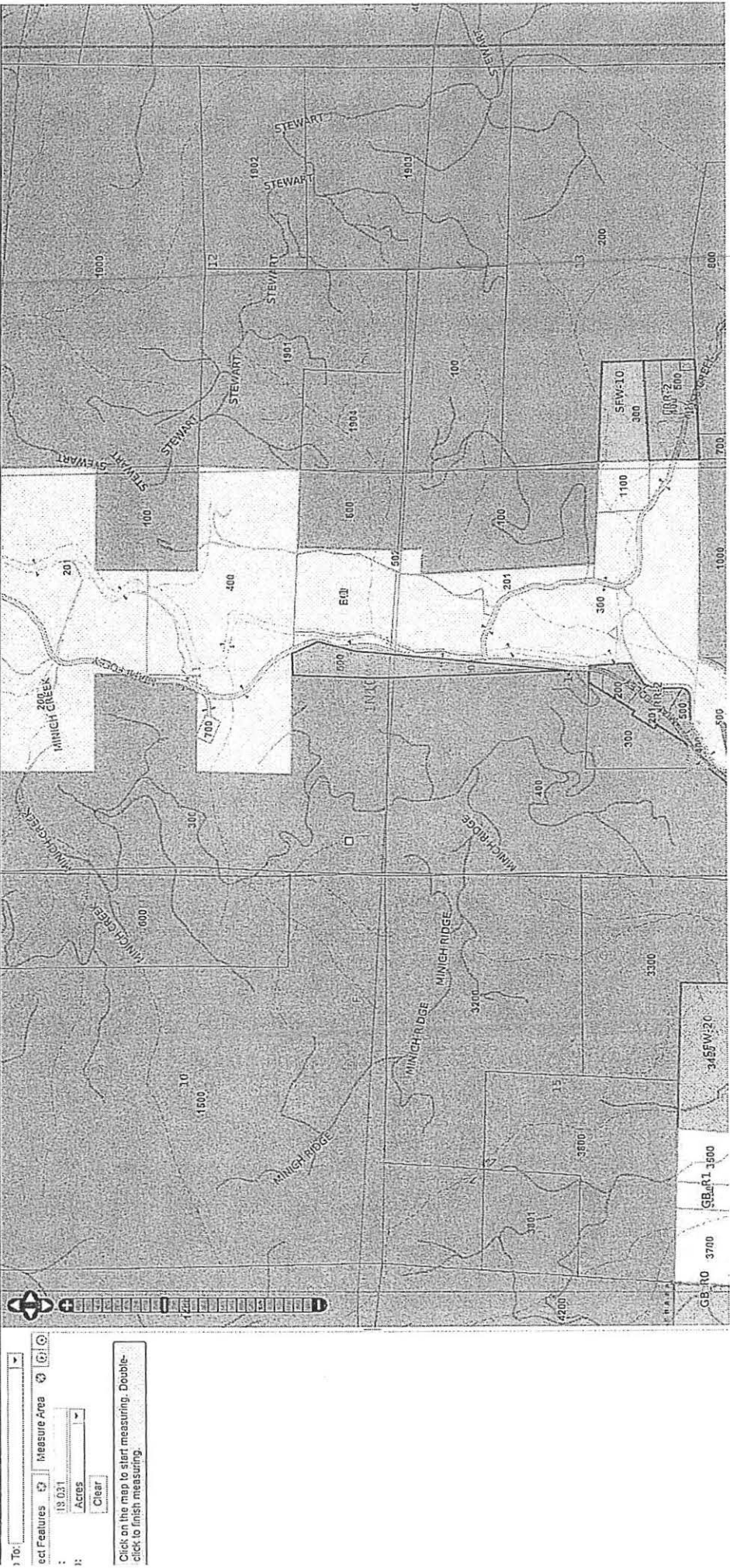
Map Unit Legend			
Tillamook County, Oregon (OR057)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
1A	Brenner silt loam, 0 to 1 percent slopes	49.8	5.1%
3A	Coquille silt loam, 0 to 1 percent slopes	10.2	1.0%
20D	Klootchie-Necanicum complex, 5 to 30 percent slopes	15.2	1.6%
20E	Klootchie-Necanicum complex, 30 to 60 percent slopes	318.4	32.6%
21F	Necanicum-Ascar-Klootchie complex, 60 to 90 percent slopes	37.3	3.8%
29E	Templeton-Klootchie complex, 30 to 60 percent slopes	7.1	0.7%



# EXHIBIT K



# EXHIBIT L



To:

18.031 Acres

Click on the map to start measuring. Double-click to finish measuring.





# EXHIBIT M

# EXHIBIT N



May 1, 2021

AGUIAR DAIRY 1228  
15555 MOSS CREEK ROAD  
BAY CITY, OR 97107

Dear TCCA Producer:

This notice is to inform you that TCCA is paying your fluid milk license for the upcoming year. Our records show that TCCA paid **\$1,058,856.83** for your milk production in 2020. Using the chart below, your 2021-2022 fee is **\$533.00**. You will find the deduction on the check you receive on July 1, 2021 for payment of May milk.

You will still receive a written notice from the State of Oregon requesting payment for your license(s) as well as your CAFO permit. When you sign into the site, you may see a place to enter your gross annual sales. **Do not fill in this field to avoid the calculation of your fluid milk license.** You are responsible for any other licenses listed on the renewal site.

Also, the name on your license should be identical to the member name we have on our records. The name of your TCCA membership is **AGUIAR DAIRY**. If it does not match the name on the renewal site, please make any corrections with the Department of Agriculture.

Feel free to call me at 503-815-1324 if you have any questions.

Sincerely,  
Darla DuBois  
Patron Accounting Administrator

2021-2022 Milk Fee Schedule (Based on Annual  
Gross Sales) Subject to change:

\$0 to \$50,000	\$148.00
\$50,001 to \$500,000	\$208.00
\$500,001 to \$1,000,000	\$356.00
\$1,000,001 to \$5,000,000	\$533.00
\$5,000,001 to \$10,000,000	\$709.00
Greater than \$10,000,000	\$887.00



TILLAMOOK COUNTY CREAMERY ASSOCIATION  
4185 Highway 101 North, Tillamook, Oregon 97141  
TILLAMOOK.COM

OREGON DEPARTMENT OF AGRICULTURE

635 CAPITOL ST NE, STE 100

SALEM, OR 97301-2532

(503) 986-4550

**POST IN A CONSPICUOUS PLACE**

AGUIAR DAIRY  
MANUEL AND CATHERINE AGUIAR  
15555 MOSS CREEK RD  
BAY CITY OR 97107

**BUSINESS LOCATION**

AGUIAR DAIRY  
15555 MOSS CREEK RD  
BAY CITY OR 97107

<u>LICENSE NUMBER</u>	<u>DATE ISSUED</u>	<u>DATE EXPIRES</u>	<u>LICENSE</u>
AG-P1000117CAFG	07/09/2020	06/30/2021	CAFO General Permit - Medium
Refer to your Oregon Confined Animal Feeding Operation General Permit Number 1 for operating conditions.			
AG-L1034123FMP	07/09/2020	06/30/2021	Fluid Milk Producer

Printed: 07/10/2020

# EXHIBIT C

## Allison Hinderer

---

**From:** BROWN Jevra \* DSL <jevra.brown@dsl.state.or.us>  
**Sent:** Thursday, September 16, 2021 4:33 PM  
**To:** Sarah Absher  
**Cc:** Allison Hinderer  
**Subject:** RE: Tillamook County: Administrative Review/ 851-21-000213-PLNG: Aguiar

There was only one previous WLUN – and if the footprint changes drastically then the response to WLUN may be different...

Two of the other files were enforcement cases, same owner. When you see one of our files with an -ENF – that is what it is.

As I mentioned, the application was very old and had a different address so I think it was before a previous partition. I try to give you file numbers for previous documents in our database in case you have them, or want them, if they may help with the current decision.

Good evening!

Jevra Brown, Aquatic Resource Planner  
Department of State Lands  
Cell 503-580-3172

Checking for wetlands and waters? – Use the [STATEWIDE WETLANDS INVENTORY](#)

To help prevent the spread of COVID-19 many of the DSL staff are telecommuting.

---

**From:** Sarah Absher <sabsher@co.tillamook.or.us>  
**Sent:** Thursday, September 16, 2021 2:07 PM  
**To:** BROWN Jevra \* DSL <jevra.brown@dsl.state.or.us>  
**Cc:** HINDERER Allison <ahindere@co.tillamook.or.us>  
**Subject:** Tillamook County: Administrative Review/ 851-21-000213-PLNG: Aguiar

Thank You Jevra,

There continue to be multiple applications submitted for development of this property and has resulted in multiple WLUNs. Our apologies for the redundancy, we just need to document we are following process for each of the separate reviews as they come in for the property.

Sincerely,



**Sarah Absher**, CFM, Director  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x3317  
[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

---

**From:** BROWN Jevra \* DSL <[jevra.brown@dsl.state.or.us](mailto:jevra.brown@dsl.state.or.us)>  
**Sent:** Thursday, September 16, 2021 11:34 AM  
**To:** Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>  
**Cc:** Allison Hinderer <[ahindere@co.tillamook.or.us](mailto:ahindere@co.tillamook.or.us)>  
**Subject:** EXTERNAL: RE: Tillamook County: Administrative Review/ 851-21-000213-PLNG: Aguiar

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

RE: 01N10W14 #300

Hi Sarah,

Thank you for submitting WLUN #WN2021-1008 for this application. We have multiple previous documents for activities on this parcel that you may have in your records, FYI: WN2021-0847, 8039-ENF, 7381-ENF, 22300-RF (prior to partition?). The response to WN2021-1008 will be the comments on this application for the Removal-Fill program.

The proprietary program will respond separately if needed.

Thank you for both notifications,  
Jevra Brown, Aquatic Resource Planner  
Department of State Lands  
Cell 503-580-3172

Checking for wetlands and waters? – Use the STATEWIDE WETLANDS INVENTORY

To help prevent the spread of COVID-19 many of the DSL staff are telecommuting.

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**From:** Allison Hinderer <[ahindere@co.tillamook.or.us](mailto:ahindere@co.tillamook.or.us)>  
**Sent:** Wednesday, September 15, 2021 4:32 PM  
**To:** Sarah Absher <[sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)>  
**Cc:** HINDERER Allison <[ahindere@co.tillamook.or.us](mailto:ahindere@co.tillamook.or.us)>  
**Subject:** Tillamook County: Administrative Review/ 851-21-000213-PLNG: Aguiar

Hello,

Please see link for Conditional Use Request:

[851-21-000213-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](mailto:ahindere@co.tillamook.or.us)

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# EXHIBIT D



**INSTRUCTIONS FOR FILING RESTRICTIVE COVENANT  
FOR THE CREATION OF A PARCEL OR PLACEMENT OF A DWELLING  
ADJACENT TO LAND ZONED FOR FARM OR FOREST USE**

1. This acknowledgment is required when the County permits the creation of parcels or the location/placement of dwellings adjacent to an area designated by the County as farm or forest lands (F, F-1, SFW-20).
2. Obtain the legal description of the subject property as it's recorded in the Tillamook County Deed Records. This is what is referred to as Exhibit A and must accompany the affidavit/covenant.
3. The attached affidavit/covenant must be filled out showing the names of ALL current property owners who appear on the property deed or contract, and signed before a Notary Public. Community Development has Notaries that can provide the service for free.
4. Once the affidavit/covenant is signed and notarized with the attached legal description, bring these to the Tillamook County Clerk's office to be recorded. **The Clerk's will charge a recording fee.** Please contact the Clerk's office at (503)842-3402 for current fees.
5. **A copy of the recorded and notarized affidavit/covenant will be given to DCD to put on file.**
6. If you have any questions about the affidavit/covenant, or the recording procedure, please contact the Department of Community Development Staff at (503)842-3408 x3410.

After Recording Return To:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RESTRICTIVE COVENANT**

\_\_\_\_\_  
(GRANTORS) are the owners of real property described as follows:

**PROPERTY LEGAL DESCRIPTION** attached as Exhibit A hereto and incorporated by reference

Do hereby promise and covenant as follows:

The property herein described is situated adjacent to a Farm or Forest resource zone such as F, F-1, or SFW-20 zones in Tillamook County, Oregon where the intent is to encourage farm and forest use and minimize conflicts with those uses. The owners/residents of this parcel understand that on the adjacent land customary and accepted farm or forest management practices, conducted in accordance with federal and state laws, ordinarily and necessarily produce noise, dust, smoke, odors, the application of manure, fertilizers, or herbicides (including aerial spraying), road construction, changes in view, and other impacts related to a resource zone.

I/We do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a structure in this area and shall not pursue a claim for relief or cause of action of alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or ORS 30.937.

This covenant shall run with the land and is intended to and hereby shall bind my/our heirs, assigns, lessees, and successors and it can not be deleted or altered without prior contact and approval by the Tillamook County Department of Community Development (GRANTEE) or its successor.

IN WITNESS WHEREOF, the said Party has executed this instrument this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Names

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

SEAL

\_\_\_\_\_  
Notary Public of Oregon  
My Commission Expires:

STATE OF OREGON  
COUNTY OF TILLAMOOK