

TILLAMOOK COUNTY PLANNING COMMISSION

To Be Held
January 13, 2022- Beginning at 6:30p.m.

VIRTUAL & TELECONFERENCE MEETING

*The Tillamook County Courthouse is closed to the public at this time and hearing proceedings are taking place in virtual meeting format only. The hearing can also be accessed via teleconference. For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.co.tillamook.or.us/commdev>. Click on Virtual Teams Link. *Microsoft Teams Meeting Format.*

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS:

#851-21-000293-PLNG: Request for preliminary subdivision plat approval of a 4-lot subdivision with Tract A identified as "Fern Hill" together with Variance request #851-21-000294-PLNG and Geologic Hazard Report #851-21-000302-PLNG on a property located accessed via Resort Drive, a County road, and located southeast of the Unincorporated Community of Pacific City/Woods. The subject property is zoned Rural Residential 2-Acre (RR-2) and is designated as Tax Lot 202 of Section 32A, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Property Owner is Kingfisher Holdings LLC. The Applicant is Mary Jones.

IV. NEW BUSINESS:

NONE

V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY

VI. ADMINISTRATIVE DECISIONS: Administrative Decisions are available for public review on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>

VII. HOUSING COMMISSION UPDATE

VIII. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

IX. ADJOURNMENT

The Courthouse is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-488-8280 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.

;

;

Tillamook County



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

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

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

Land of Cheese, Trees and Ocean Breeze

MEMO

Date: January 6, 2022
To: Tillamook County Planning Commission
From: Sarah Absher, CFM, Director
Subject: Subdivision Request #851-21-000293-PLNG “Fern Hill”, together with Variance #851-21-000294-PLNG and Geologic Hazard Report #851-21-000302-PLNG

Included with this memorandum are copies of updated information provided by the Applicant and received by the Department at 2:00pm this afternoon. Staff have not had an opportunity to review the materials and no comments regarding the submitted materials have been received from Tillamook County Public Works or the Nestucca Rural Fire Protection District.

Due to lack of adequate time to review the materials and receive comments from affected agencies, the Department requests that the hearing be continued to a later date, but that the hearing open on January 13, 2022, with a brief presentation by staff, the Applicant’s presentation and then opportunity for public comment. It is requested the hearing then be continued to a date and time certain to afford staff, affected agencies and the public adequate review time to review the new information received this afternoon and provide comments to the Planning Commission for consideration.

The hearing can be accessed via teleconference and live video. To access the live video or virtual meeting, please visit the Tillamook County Planning Commission homepage for meeting options: <https://www.co.tillamook.or.us/bc-pc>. For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 162 123 896#.

Please do not hesitate to contact me if you have any questions.

Thank You,

A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive, written over a white background.

January 6, 2022

Sarah Absher, Director
1510-B Third Street
Tillamook, OR 97141
sabsher@co.tillamook.or.us

DELIVERED BY: EMAIL
 PERSONAL DELIVERY

Re: *Fern Hill Subdivision – Minor Modification*
 PLNG #851-21-000293-PLNG & 851-21-00294-PLNG

Dear Director Absher:

Please find enclosed a revised grading and street improvement plan for the proposed Fern Hill Subdivision, currently under review as Application #851-21-000293 and Variance Request #851-21-000294-PLNG. This revised plan is provided to address potential concerns expressed by Fire Chief Oeder and Public Works Director Chris Laity. This revised plan constitutes a minor modification under Tillamook County Land Use Ordinance Section 10.020(6)(f)(iii), as it does not alter any applicable approval criteria and standards.

Note the following with respect to this revised plan:

1. The attached documents should replace the applicant's documents included on pages 166-175 of the Staff Report (in Exhibit B).
2. The street improvement plan has been revised to reduce the maximum grade for the private access road from 17.94% grade over ~200 feet to 15% grade over ~40 feet. The remainder of the grade for the revised street improvement is limited to 12% grade or under. The applicant proposes place all-weather surfacing over the entirety of the road (i.e. gravel). Consequently, variance Request #851-21-000294-PLNG is still relevant (for Tillamook County Land Division Ordinance ("TCLDO"), Section 160(2)(d)), but the scope of requested variance has been reduced.
3. Part of the street plan is located on an adjacent property, identified as map and tax lot 4S1032-A0-00200, owned by Daneil Smith and Laurel Smith, Trustees of the Smith Living Trust. The Smiths have approved this street improvement plan, including side slopes, and are currently working with Kingfisher Holdings, LLC to formalize

the arrangement with an easement. A copy of the Smiths' written support of this street plan is attached. As a suggestion, the Planning Commission could require as a condition of approval that the owner enter into and record an access, side slope, and utility easement permitting the street improvements and utilities to be located on the Smith property, and provide a copy of such easement to the Department, for your file (*see* TCLDO 070(1)(f)).

4. The revised street improvement plan does not affect the findings and recommendations in the Geohazard Report prepared by R. Warren Krager – *i.e.* this GHR still complies with applicable criteria.

At your request, this letter and attached documents are provided to you along with (10) copies, for inclusion in the Planning Commission's packet. I look forward to attending the hearing scheduled for January 13, 2022 at 6:30 p.m. Thanks for your work on this matter.

Sincerely,

ALBRIGHT KITTELL PC



MICHAEL KITTELL*

Legal Counsel for Kingfisher Holdings, LLC

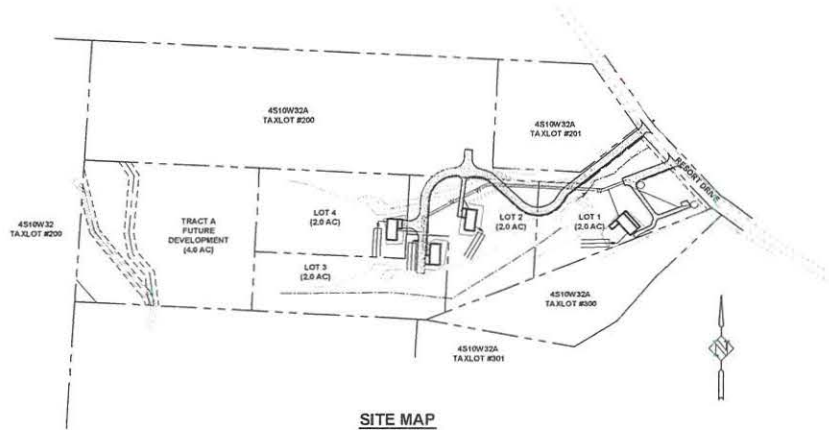
Encls.

Cc: Jeff Schons (via email: jeff@nestuccaridge.com) (w/ encls.)
Mary Jones (via email: maryjjones@nestuccaridge.com) (w/ encls.)
Peter Schons (via email: peter@nestuccaridge.com) (w/ encls.)
Melissa Jenck (via email: mjenck@co.tillamook.or.us) (w/ encls.)
Fire Chief Oeder (via email: joeder@nrfpd.com) (w/ encls.)
Chris Laity, Director of Public Works (via email: claity@co.tillamook.or.us) (w/ encls.)

* Licensed in Oregon and Washington

FERN HILL SUBDIVISION - PRELIMINARY PLAT

PACIFIC CITY, OREGON



SITE MAP
SCALE: 1" = 150'

OWNER:

NESTUCCA DEVELOPMENT
PO BOX 189
PACIFIC CITY, OREGON 97135
PETER@TRIMTAB.COM
(503) 559-6000

ENGINEER:

HARPER HOUR PETERSON RIGHELLIS INC.
305 SE SPOKANE STREET, SUITE 200
PORTLAND, OREGON 97202

(503) 221-1131

CONTACT: DAN HOUR, P.E.
DAN@HHP.COM

SURVEYOR:

HARPER HOUR PETERSON RIGHELLIS INC.
305 SE SPOKANE STREET, SUITE 200
PORTLAND, OREGON 97202

(503) 221-1131

CONTACT: JOHN CAMPBELL, P.L.S.
JOHN@HHP.COM

DRAWING INDEX:

- C0.0 COVER SHEET
- C1.0 EXISTING CONDITIONS PLAN
- C1.1 EXISTING CONDITIONS PLAN
- C2.0 PRELIMINARY SUBDIVISION PLAN
- C2.1 PRELIMINARY SUBDIVISION PLAN
- C3.0 PRELIMINARY UTILITY PLAN
- C3.1 PRELIMINARY UTILITY PLAN
- C4.0 PRELIMINARY GRADING PLAN
- C4.1 PRELIMINARY GRADING PLAN
- CA.2 PRELIMINARY PRIVATE ROAD PROFILE

SITE INFORMATION:

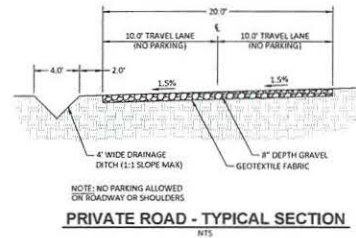
MAP NUMBER 4510W32A 00202
SECTION 32 TOWNSHIP 45 RANGE 10W,
TILLAMOOK COUNTY, WILLAMETTE MERIDIAN

HORIZONTAL DATUM

HORIZONTAL COORDINATES ARE LOCAL DATUM PLANE GROUND
COORDINATES BASED ON THE OREGON STATE PLANE COORDINATE
SYSTEM - NORTH ZONE, NAD83(2011) (EPOCH 2012.0000) IN
INTERNATIONAL FEET PER NETWORK GPS OBSERVATIONS

VERTICAL DATUM

ELEVATIONS SHOWN ARE BASED ON NAVD83 PER
NETWORK GPS OBSERVATIONS
BENCHMARK:
CONTROL POINT 11
ELEVATION: 30.78 (NAVD83)
MAGNAIL WITH WASHER MARKED "HHP CONTROL"



PRIVATE ROAD - TYPICAL SECTION
N.T.S.

COVER SHEET
FERN HILL SUBDIVISION
PACIFIC CITY, OR

Harper Hour Peterson Righellis Inc.
HHP
305 SE SPOKANE STREET, SUITE 200
PORTLAND, OREGON 97202
PHONE: 503.221.1131 www.hhp.com

OWNER:	DEVELOPER
HHP	HHP
PACIFIC CITY, OREGON 97135	PACIFIC CITY, OREGON 97135
(503) 559-6000	(503) 559-6000
SURVEY DATE: 01/10/2020	
DATE	01/06/23

NO.	DATE	DESCRIPTION

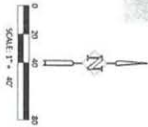
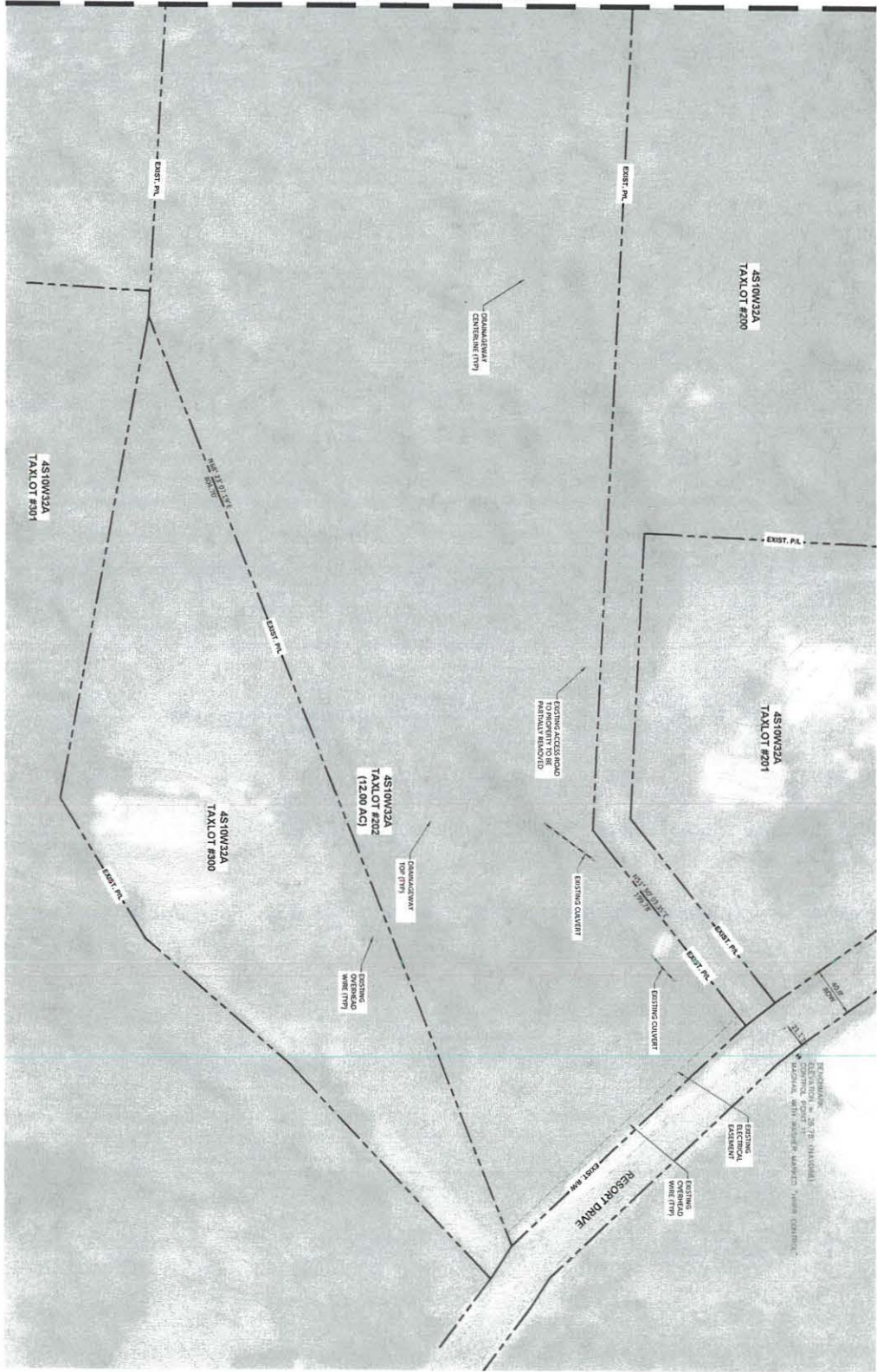
SHEET NO.
C0.0

JOB NO. NES-17

P:\MES\JAKE\2023\11_Mes_2023\NES-17_FernHill\Subdivision\23_FernHillSubdivision\Sheet\C0.0 - COVER SHEET.dwg

MATCHLINE - SEE SHEET C1.1

- GENERAL NOTES:**
1. CONSTRUCTION TO ADAPT LOTS AND QUARTERS OF OCEANVIEW SUBDIVISION INFORMATION PROVIDED AS REFERENCE ONLY.
 2. DETAILED TREE REMOVAL NOT SHOWN. CONTRACTOR TO OBTAIN ALL APPLICABLE TREE REMOVAL PERMITS PRIOR TO CONSTRUCTION.
 3. EXISTING CONDITIONS ARE BASED ON FIELD SURVEY DATA AND AERIAL PHOTOGRAPHS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION.



SHEET NO.	DATE	NO.	DESCRIPTION												
				REVISIONS											
<table border="1"> <tr> <td>DESIGNED</td> <td>HHPR</td> <td>OWNER</td> <td>NERRICKA DEVELOPMENT PO BOX 189 PACIFIC CITY, OREGON 97135 (503) 354-6640</td> </tr> <tr> <td>DRAWN</td> <td>HHPR</td> <td>SURVEY DATE:</td> <td>05/11/2020</td> </tr> <tr> <td>CHECKED</td> <td>HHPR</td> <td>DATE</td> <td>01/06/22</td> </tr> </table>				DESIGNED	HHPR	OWNER	NERRICKA DEVELOPMENT PO BOX 189 PACIFIC CITY, OREGON 97135 (503) 354-6640	DRAWN	HHPR	SURVEY DATE:	05/11/2020	CHECKED	HHPR	DATE	01/06/22
DESIGNED	HHPR	OWNER	NERRICKA DEVELOPMENT PO BOX 189 PACIFIC CITY, OREGON 97135 (503) 354-6640												
DRAWN	HHPR	SURVEY DATE:	05/11/2020												
CHECKED	HHPR	DATE	01/06/22												

OWNER:
NERRICKA DEVELOPMENT
PO BOX 189
PACIFIC CITY, OREGON 97135
(503) 354-6640

SURVEY DATE: 05/11/2020

DATE: 01/06/22

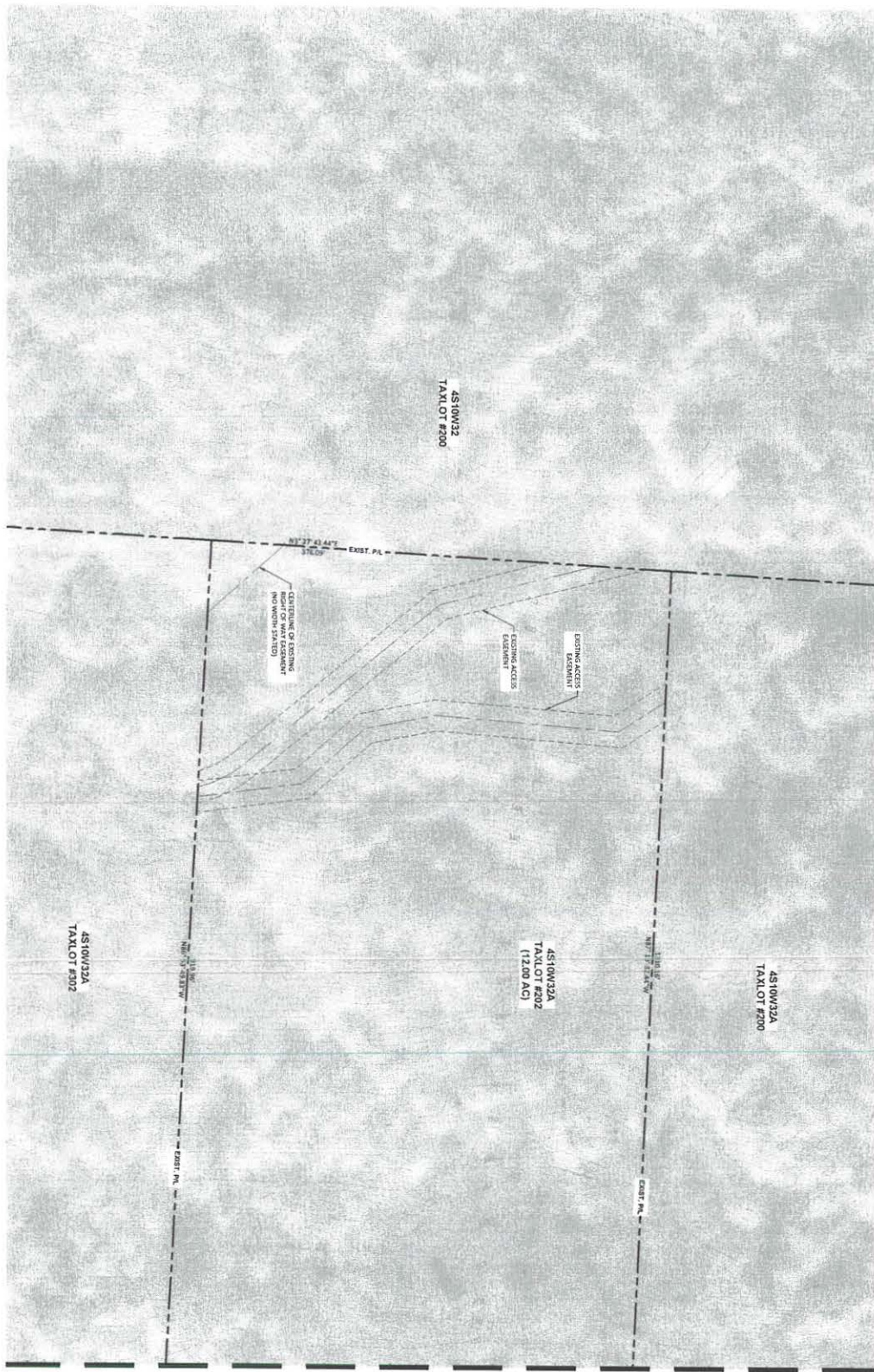
**Harper
Houf Peterson
Righellis Inc.**

205 SE Spokane Blvd., Room 200, Portland, OR 97202
Phone: 503.225.1130 www.hhpr.com Fax: 503.225.2213

**EXISTING CONDITIONS PLAN
FERN HILL SUBDIVISION
PACIFIC CITY, OR**

18000
NES-17

- GENERAL NOTES:**
1. CONTRACTOR TO VERIFY LOTS AND QUANTITIES OF DEMOLITION QUANTITY INFORMATION PROVIDED AS REFERENCE ONLY.
 2. REFLECT THE GENERAL NOT SHOWN CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 3. APPROXIMATE IN PLACE CONTRACTOR TO FIELD FOR ANY CHANGES PRIOR TO CONSTRUCTION.



MATCHLINE - SEE SHEET C1.0

DATE NO DESCRIPTION

DATE	NO	DESCRIPTION
01/06/22		

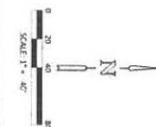
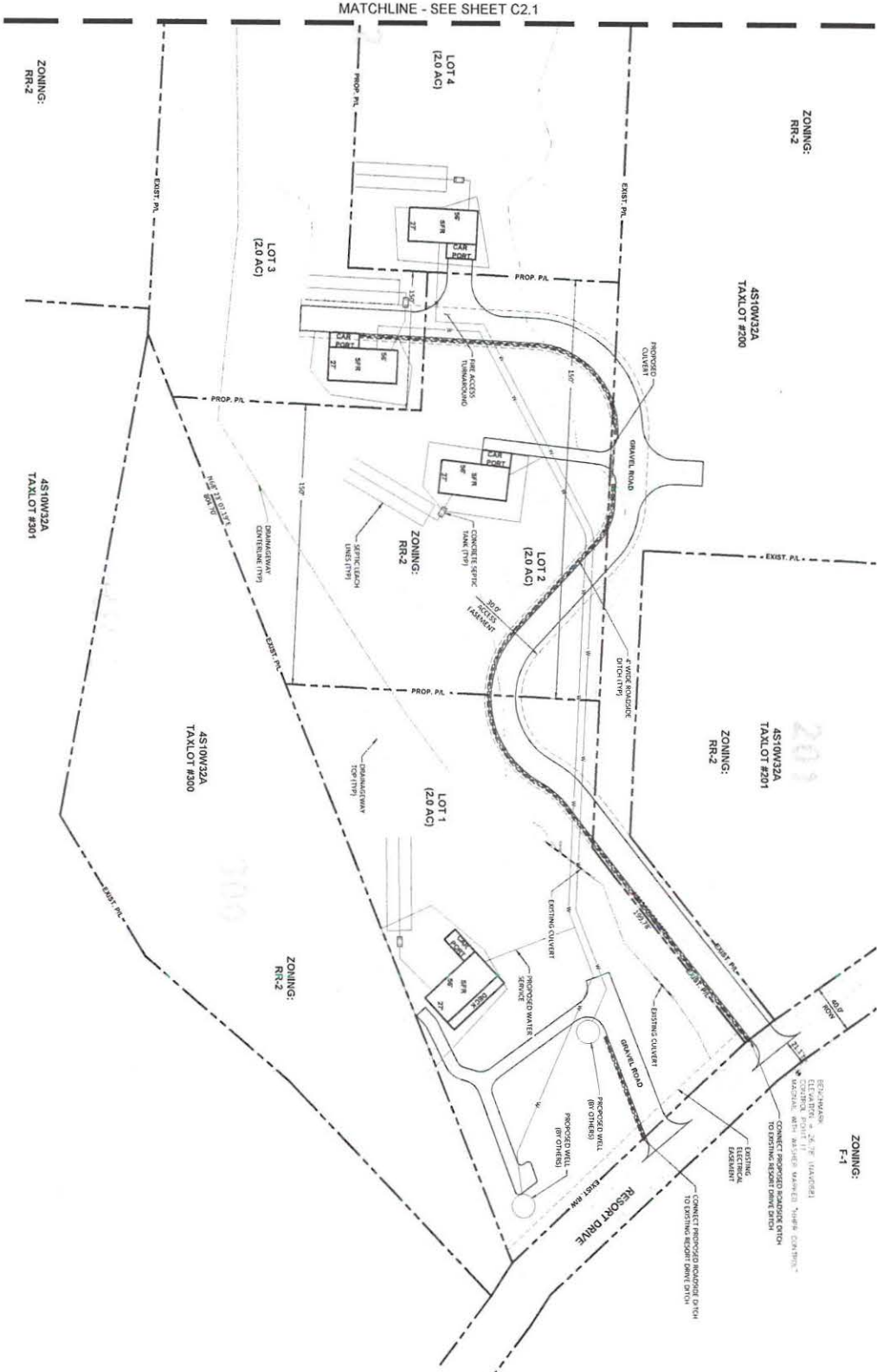
DESIGNED	HHPR	OWNER	NESTUCCA DEVELOPMENT PO BOX 180 PACIFIC CITY, OREGON 97135 (503) 550-6040
DRAWN	HHPR	SURVEY DATE	03/11/2020
CHECKED	HHPR		
DATE	01/06/22		

HHPR Harper Houf Peterson Righellis Inc.
 215 SE Skyway Street, Suite 200, Portland, OR 97202
 Phone: 503.221.1131 www.hhpri.com Fax: 503.221.0170

EXISTING CONDITIONS PLAN
FERN HILL SUBDIVISION
 PACIFIC CITY, OR

SHEET NO
C1.1
 DATE
 NES-17

LEGAL DESCRIPTION
 LOCATED IN THE NORTHEAST QUARTER OF THE
 NORTHWEST CORNER OF SECTION 22,
 T41N R12E S20E, CLATSOP COUNTY, OREGON



DESIGNED	HHPA
DRAWN	HHPA
CHECKED	HHPA
DATE	01/06/22

NO.	DATE	DESCRIPTION

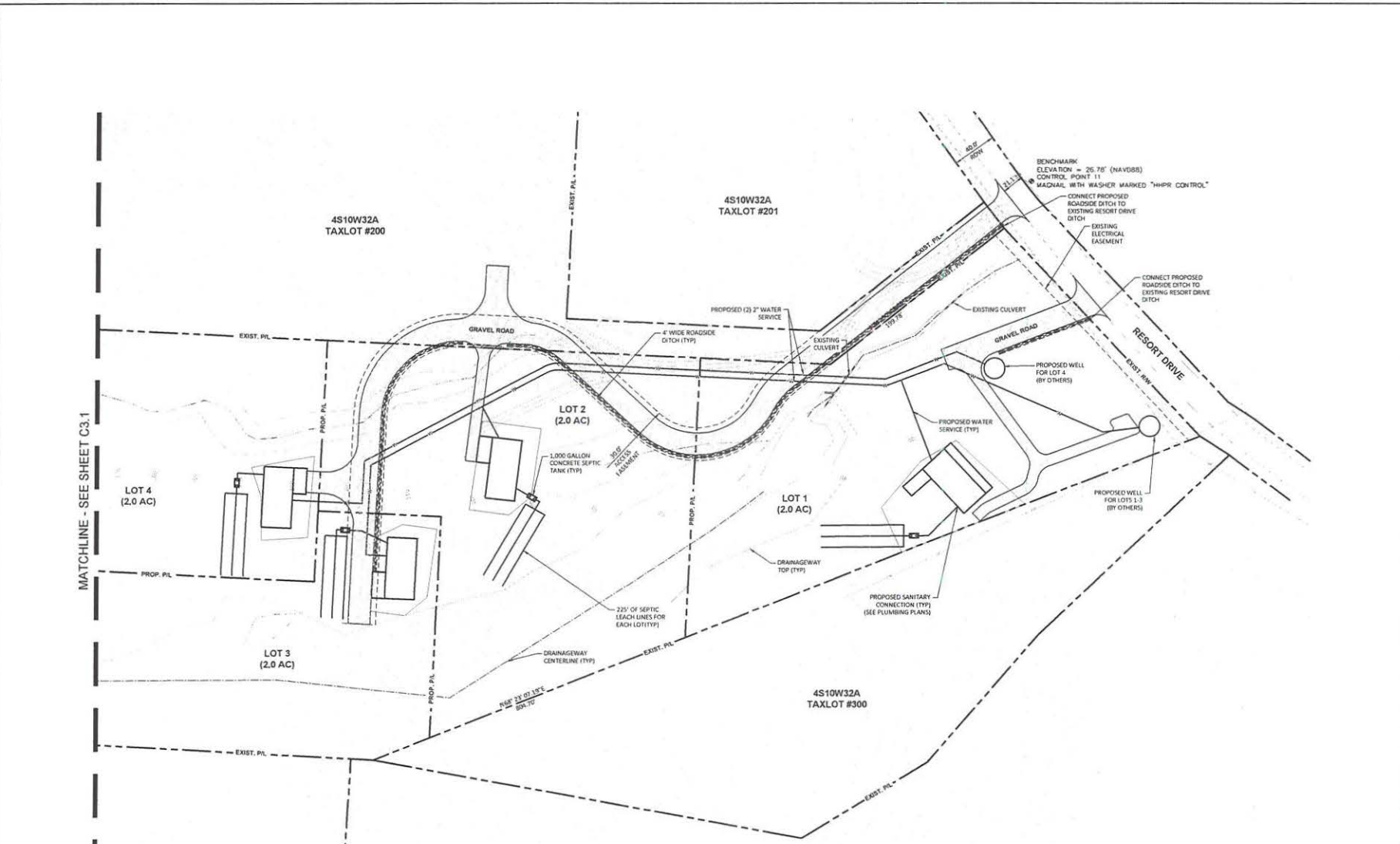
OWNER
 NESTOLCA DEVELOPMENT
 181 BOX 188
 PACIFIC CITY, OREGON 97135
 (503) 556-6040
 SURVEY DATE: 03/11/2020

HHPA Harper Houf Peterson Righellis Inc.
 225 SE Spokane Street, Suite 200, Portland, OR 97202
 Phone: 503.221.1131 www.hhpai.com Fax: 503.221.1174

PRELIMINARY SUBDIVISION PLAN
FERN HILL SUBDIVISION
 PACIFIC CITY, OR

SHEET NO. **C2.0**
 SHEET OF NES-17

P:\NES\JME\50300\8_May_2016\0561517_03000_0\0561517_03000\0561517_03_01\UTL_Plan.dwg



GENERAL STORM SEWER NOTES:

1. ROOF DRAINS TO DAYLIGHT TO NATURAL DRAINAGEWAYS ON SITE.
2. INDIVIDUAL HOMES TO VERIFY LOCATIONS OF ROOF DRAINS.

GENERAL SANITARY SEWER NOTES:

1. PVC PIPE TO BE SDR35, ASTM D-3034 UNLESS OTHERWISE NOTED. PIPE BEDDING AND BACKFILL PER COS STD. DWG. 214.
2. PIPE LENGTHS ARE MEASURED FROM EDGE OF STRUCTURE TO EDGE OF STRUCTURE OR TO THE CENTER OF EACH CLEANOUT.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.
4. SEPTIC AND LEACH LINE DESIGN AND INSTALLATION DETAILS TO BE BY OTHERS.

GENERAL WATER NOTES:

1. WATER PIPE TO BE SCH. 40 PVC, UNLESS OTHERWISE NOTED.
2. PROVIDE A MINIMUM OF 3" OF COVER FROM FINISHED GRADE TO TOP OF PIPE.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN ON THESE PLANS.
4. TRACER WIRE SHALL BE INSTALLED OVER ALL WATER PIPE.
5. PRESSURE REDUCING VALVES ARE REQUIRED AT EACH HOME. SEE PLUMBING PLANS FOR DESIGN.
6. WELL AND RESERVOIR DESIGN AND INSTALLATION DETAILS TO BE BY OTHERS.

**PRELIMINARY UTILITY PLAN
FERN HILL SUBDIVISION
PACIFIC CITY, OR**

**Harper
Houf Peterson
Rightell's Inc.**

HP

200 SE Spokane Street, Suite 200, Portland, OR 97202
Phone: 503.221.1111 www.hhp.com Fax: 503.221.1112

OWNER:	INVESTICA DEVELOPMENT PACIFIC CITY, OREGON #9318 (503) 550-6640	SURVEY DATE:	01/11/2016
DESIGNED:	HP	DATE:	01/06/22
DRAWN:	HP	NO.:	
CHECKED:	HP	DESCRIPTION:	
DATE:			

SHEET NO.
C3.0

JOB NO. NES-17

P:\NES\17_Hillside & Mary Johnson\NES-17_Hillside & Johnson\DESIGN\WORKSHEETS\NES17-3-UTILITY.PLA\01.dwg

GENERAL SANITARY SEWER NOTES:

1. PVC PIPE TO BE 48" IS, ASTM D-3034 UNLESS OTHERWISE NOTED. PIPE BEDDING AND BACKFILL PER CGS STD. DWG. 214.
2. PIPE LENGTHS ARE MEASURED FROM EDGE OF STRUCTURE TO EDGE OF STRUCTURE OR TO THE CENTER OF EACH CLEANOUT.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.
4. SEPTIC AND LEACH LINE DESIGN AND INSTALLATION DETAILS TO BE BY OTHERS.

GENERAL WATER NOTES:

1. WATER PIPE TO BE 50N. 40" PVC, UNLESS OTHERWISE NOTED.
2. PROVIDE A MINIMUM OF 3" OF COVER FROM FINISHED GRADE TO TOP OF PIPE.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN ON THESE PLANS.
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GENERAL STORM SEWER NOTES:

1. ROOF DRAINS TO DAYLIGHT TO NATURAL DRAINAGEWAYS ON SITE.
2. INDIVIDUAL HOMES TO VERIFY LOCATIONS OF ROOF DRAINS.

4S10W32
TAXLOT #200

4S10W32A
TAXLOT #200

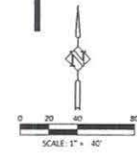
TRACT A
FUTURE
DEVELOPMENT
(4.0 AC)

LOT 4
(2.0 AC)

LOT 3
(2.0 AC)

4S10W32A
TAXLOT #302

MATCHLINE - SEE SHEET C3.0



PRELIMINARY UTILITY PLAN
FERN HILL SUBDIVISION
PACIFIC CITY, OR

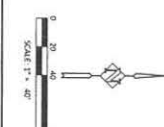
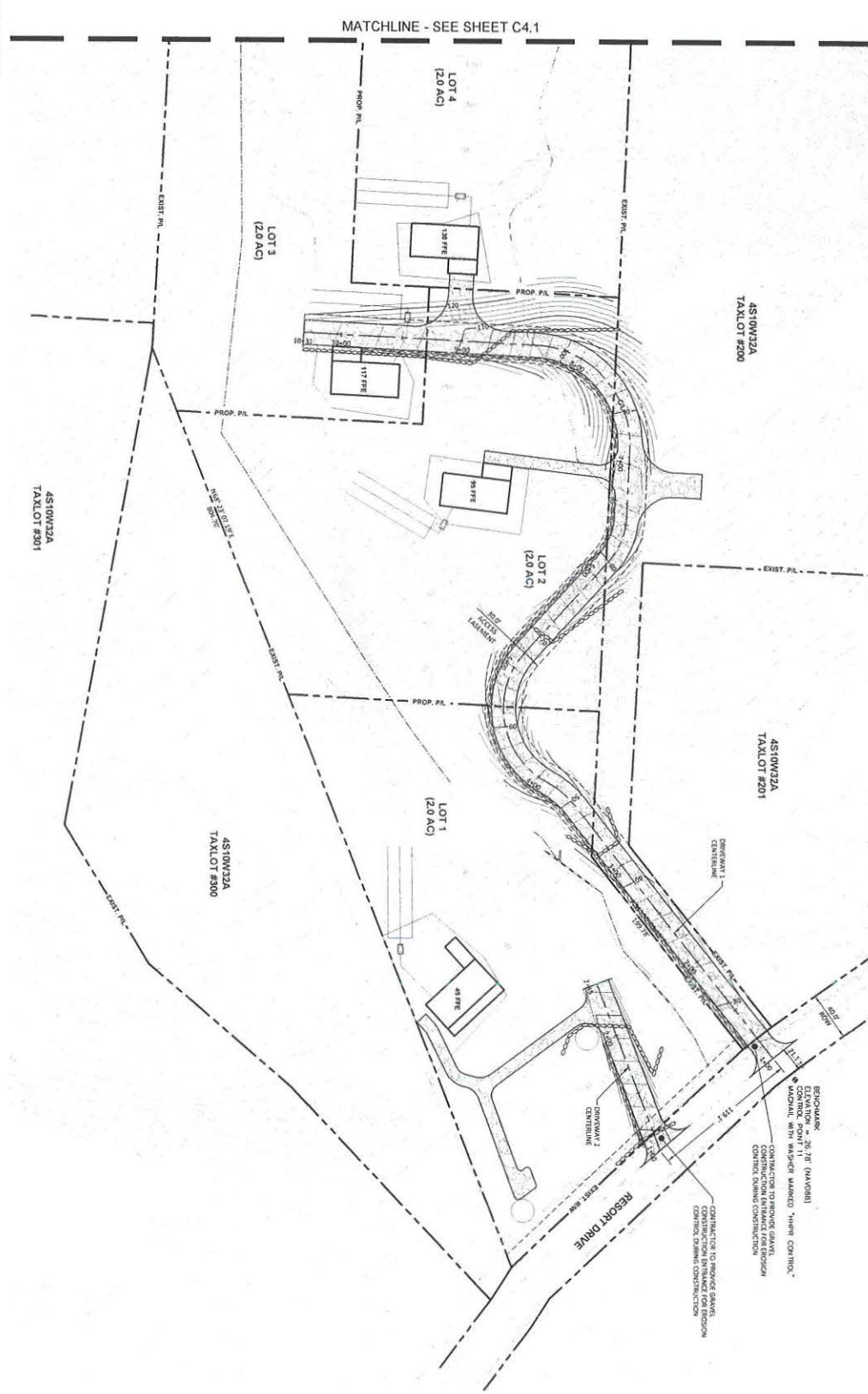
Harper
HHP
Houf Peterson
Righellis Inc.

205 SE Spokane Street, Suite 204, Portland, OR 97202
Phone: 503.231.1118 Fax: 503.231.1174

OWNER HHP TRACT A DEVELOPMENT PACIFIC CITY, OREGON 97115 (503) 355-6640		SURVEY DATE 01/11/2020	
DESIGNED HHP	DRAWN HHP	CHECKED HHP	DATE 01/06/23
R E V I S I O N S			
DATE	NO.	DESCRIPTION	

SHEET NO.
C3.1
JOB NO. NES-17

- GRADING NOTES:**
1. EXISTING CONTROLS ARE BASED ON FIELD TOW DATA AND ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
 2. PROPOSED GRADES ARE BASED ON AVAILABLE SPOT ELEVATION DATA AND ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
 3. ALL GRADES TO BE DONE ACCORDING TO GEOTECHNICAL REPORT.
 4. EROSION CONTROL MEASURES TO BE PROVIDED FOR CONSTRUCTION ACTIVITIES ACCORDING TO TULSA COUNTY AND OREGON STANDARDS.



SHEET NO. C4.0	DESIGNED	HHPR	OWNER:	NESTUCA DEVELOPMENT
	DRAWN	HHPR	FOR BOX 388	PACIFIC CITY, OREGON 97135
DATE	NO.	DESCRIPTION	CHECKED	HHPR
DATE		01/10	SURVEY DATE:	03/11/2020
245 88 Spokane Street, Suite 205, Portland, OR 97202 Phone: 503.223.1131 www.hhp.com fax: 503.223.1131				
PRELIMINARY GRADING PLAN FERN HILL SUBDIVISION PACIFIC CITY, OR				

P:\NES\1001_Hilltop & Mary Jermolunas-17_Hilltop Subdivision\NES-17_C04\SS\Sheet\NES-17-C4_GRADE PLAN.DWG, 20 Aug

GRADING NOTES:

1. EXISTING CONTOURS ARE BASED ON FIELD FLOW DATA AND ARE APPROXIMATE IN NATURE. CONTRACTOR TO FIELD VERIFY GRADES PRIOR TO CONSTRUCTION.
2. PROPOSED GRADES ARE BASED ON AVAILABLE SUPPLEMENTAL TOPOGRAPHY WITHIN THE LOCATION OF PROPOSED IMPROVEMENTS.
3. ALL GRADING TO BE DONE ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS.
4. EROSION CONTROL MEASURES TO BE PROVIDED FOR CONSTRUCTION ACTIVITIES ACCORDING TO TILLAMOOK COUNTY AND DEQ STANDARDS.

4S10W32
TAXLOT #200

4S10W32A
TAXLOT #200

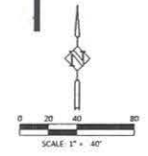
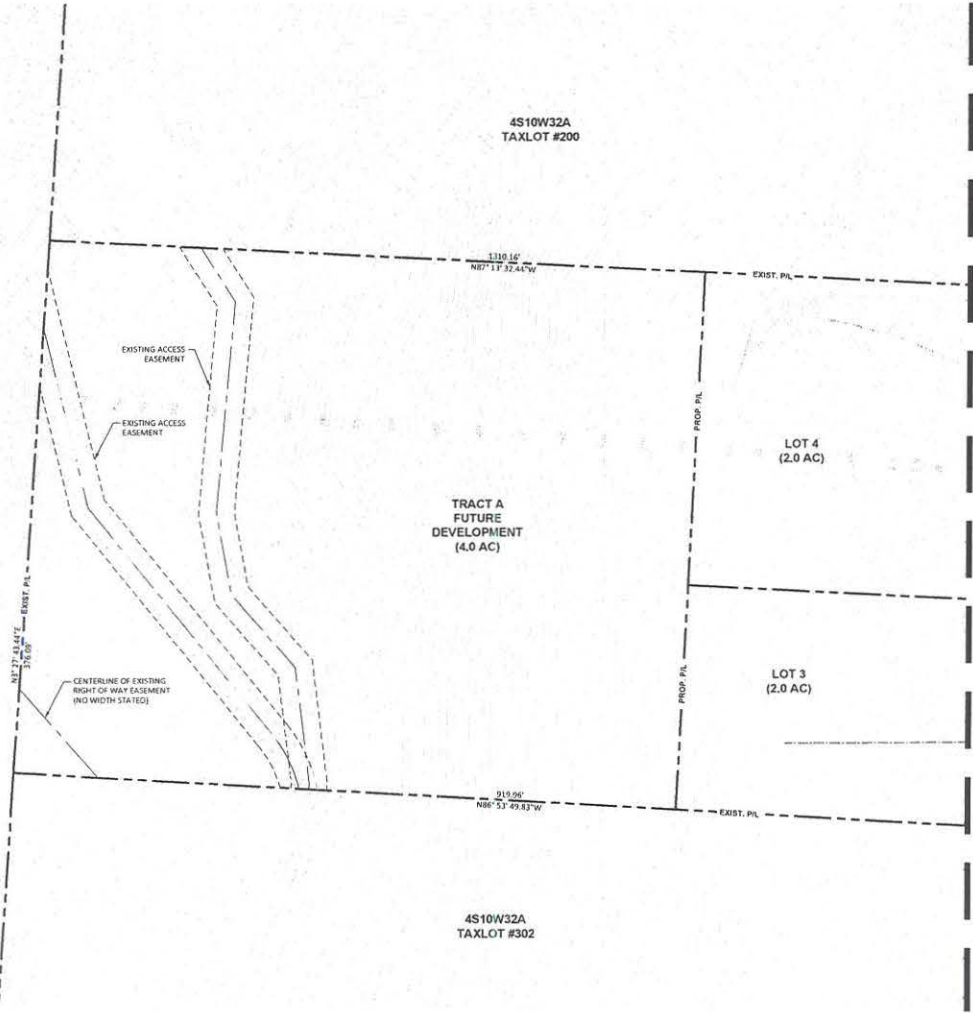
TRACT A
FUTURE
DEVELOPMENT
(4.0 AC)

LOT 4
(2.0 AC)

LOT 3
(2.0 AC)

4S10W32A
TAXLOT #302

MATCHLINE - SEE SHEET C4.0



**PRELIMINARY GRADING PLAN
FERN HILL SUBDIVISION
PACIFIC CITY, OR**

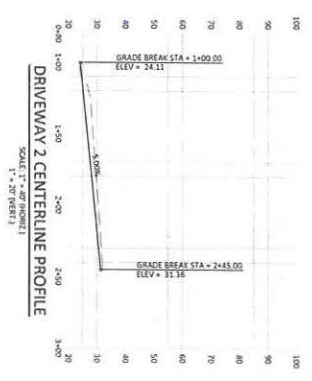
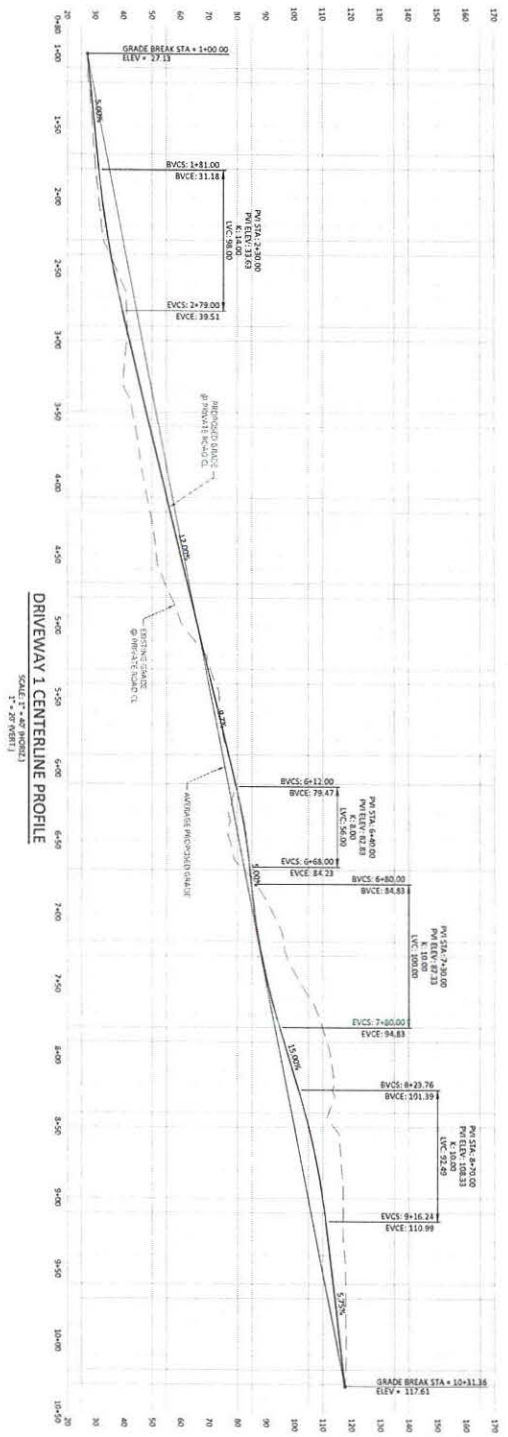
Harper
Hout Peterson
Righellis Inc.

235 SE Madison Street, Suite 200, Portland, OR 97202
Phone: 503.251.1110 • www.hpr-inc.com • 503.251.1171

OWNER		DESIGNED		DATE	
HPR DEVELOPMENT		HPR	HPR	01/06/22	
235 SE MADISON ST.		DRWN	CHKD		
PACIFIC CITY, OREGON 97115					
(503) 358-6640					
SURVEY DATE 03/11/2020					

SHEET NO.
C4.1

JOB NO. NES-17



PRELIMINARY PRIVATE ROAD PROFILE
FERN HILL SUBDIVISION
 PACIFIC CITY, OR

HHPR Harper Houf Peterson Righellis Inc.
 205 SE Spokane Street, Suite 200, Portland, OR 97202
 Phone: 503.221.1131 www.hhpr.com Fax: 503.221.1175

DESIGNED	HHPR	OWNER	NESTLUCCA DEVELOPMENT
DRAWN	HHPR	PROJECT	881 BOX 189 PACIFIC CITY, OREGON 97135 (503) 350-6040
CHECKED	HHPR	SURVEY DATE:	03/11/2020
DATE	01/06/22		

NO.	DATE	DESCRIPTION
REVISIONS		

C4.2
 SHEET NO.
 PROJECT: NES-17

From: Dan Smith <dansmith575@gmail.com>

Subject: Fwd: Fern Hill Subdivision

Date: January 6, 2022 at 10:55:45 AM PST

To: Melissa Jenck <mjenck@co.tillamook.or.us>

Cc: Lawrence Glickman <larryglickmanhappy@me.com>, Jeff Schons <jeff@nestuccaridge.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Beware of people impersonating employees in our organization.

Dear Melissa:

I am the property owner adjacent to the Fern Hill Subdivision property and I am working with the owner (Kingfisher Holdings) on a mutually beneficial access easement that benefits both properties; see plan attached which I have reviewed and approve. I am in support of the Fern Hill Subdivision Application.

Thank you,

Dan Smith
Owner of Tax Lot #200

Melissa Jenck

From: Dan Smith <dansmith575@gmail.com>
Sent: Thursday, January 6, 2022 10:56 AM
To: Melissa Jenck
Cc: Lawrence Glickman; Jeff Schons
Subject: EXTERNAL: Fwd: Fern Hill Subdivision
Attachments: 21-0106_Fern Hill Preliminary Plat.pdf

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

Dear Melissa:

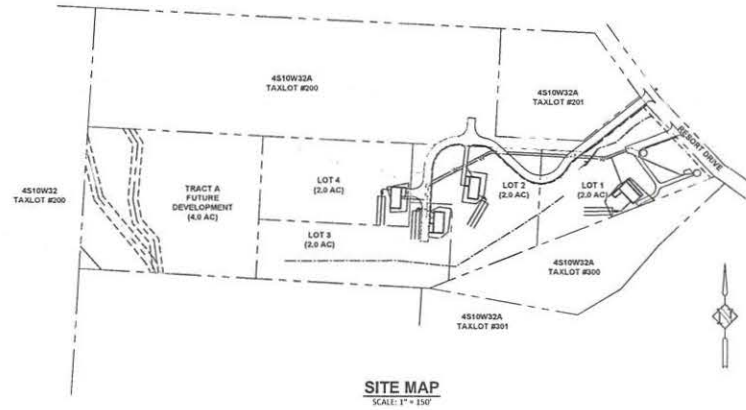
I am the property owner adjacent to the Fern Hill Subdivision property and I am working with the owner (Kingfisher Holdings) on a mutually beneficial access easement that benefits both properties; see plan attached which I have reviewed and approve. I am in support of the Fern Hill Subdivision Application.

Thank you,

Dan Smith
Owner of Tax Lot #200

FERN HILL SUBDIVISION - PRELIMINARY PLAT

PACIFIC CITY, OREGON



OWNER:

NESTUCCA DEVELOPMENT
PO BOX 189
PACIFIC CITY, OREGON 97135
PETER@TRIMTAB CONSULTING
(503) 550-6040

ENGINEER:

HARPER HOUFF PETERSON RIGHHELLIS INC.
205 SE SPOKANE STREET, SUITE 200
PORTLAND, OREGON 97202
(503) 221-1133

CONTACT: DAN HOUFF, P.E.
DAN@HHP.COM

SURVEYOR:

HARPER HOUFF PETERSON RIGHHELLIS INC.
205 SE SPOKANE STREET, SUITE 200
PORTLAND, OREGON 97202
(503) 221-1133

CONTACT: JOHN CAMPBELL, P.L.S.
JOHN@HHP.COM

DRAWING INDEX:

- | | |
|------|----------------------------------|
| C0.0 | COVER SHEET |
| C1.0 | EXISTING CONDITIONS PLAN |
| C1.1 | EXISTING CONDITIONS PLAN |
| C2.0 | PRELIMINARY SUBDIVISION PLAN |
| C2.1 | PRELIMINARY SUBDIVISION PLAN |
| C3.0 | PRELIMINARY UTILITY PLAN |
| C3.1 | PRELIMINARY UTILITY PLAN |
| C4.0 | PRELIMINARY GRAZING PLAN |
| C4.1 | PRELIMINARY GRAZING PLAN |
| C4.2 | PRELIMINARY PRIVATE ROAD PROFILE |

SITE INFORMATION:

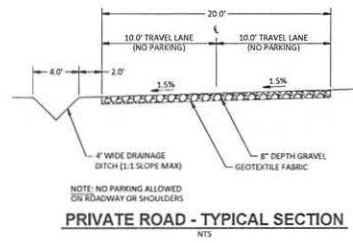
MAP NUMBER 4510W32A-0002
NE 1/4 SECTION 32 TOWNSHIP 45 RANGE 10W,
TILLAMOOK COUNTY, WILLAMETTE MERIDIAN

HORIZONTAL DATUM

HORIZONTAL COORDINATES ARE LOCAL DATUM PLANE GROUND COORDINATES BASED ON THE OREGON STATE PLANE COORDINATE SYSTEM - NORTH ZONE, NAD83(2011 EPOCH 2010 0000) IN INTERNATIONAL FEET PER NETWORK GPS OBSERVATIONS.

VERTICAL DATUM

ELEVATIONS SHOWN ARE BASED ON NAVD88 PER NETWORK GPS OBSERVATIONS
BENCHMARK:
CONTROL POINT 11
ELEVATION=26.78 (NAVD88)
MAGNICAL WITH WASHER MARKED "HHP CONTROL"

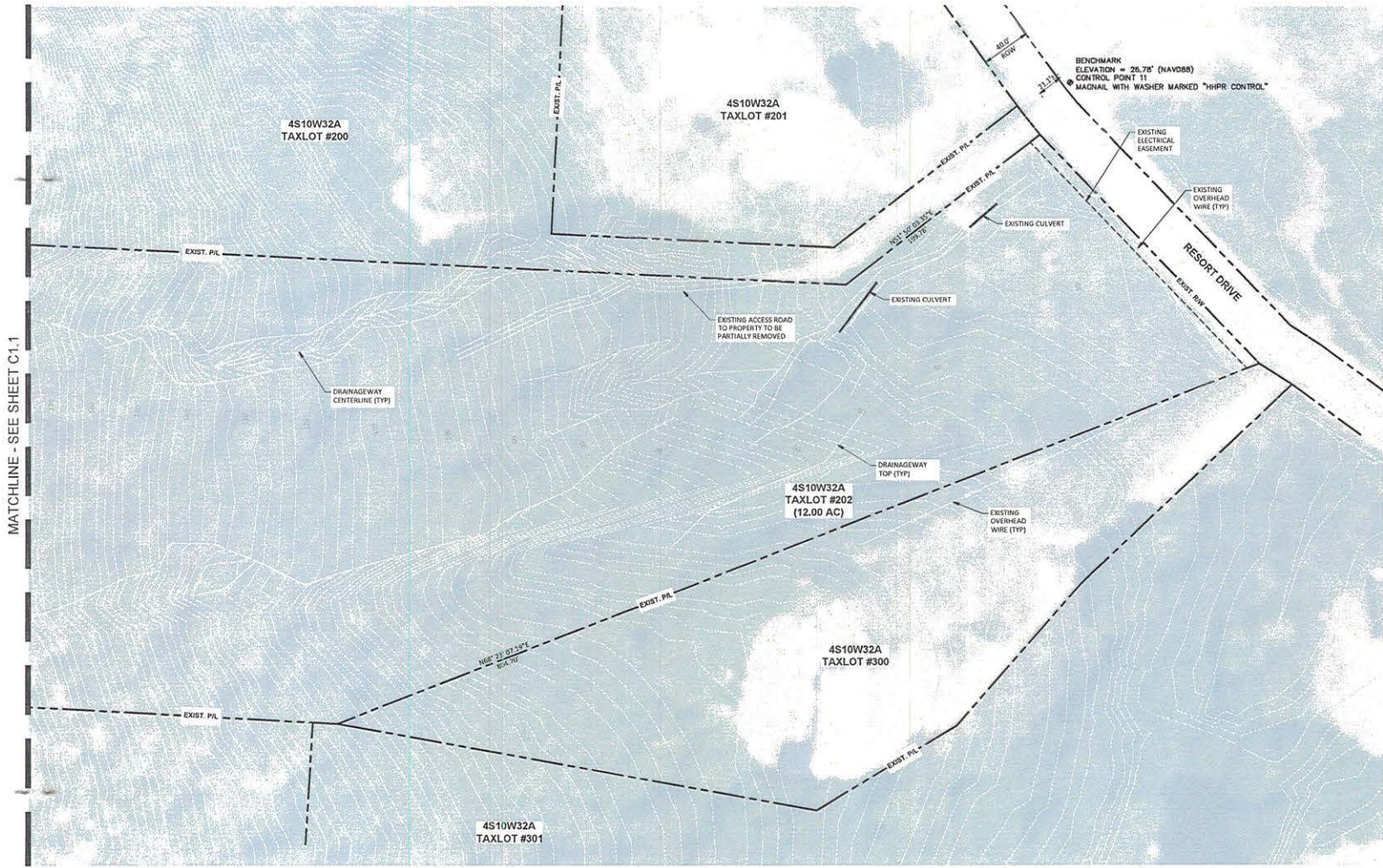


COVER SHEET
FERN HILL SUBDIVISION
PACIFIC CITY, OR

HARPER HOUFF PETERSON RIGHHELLIS INC.

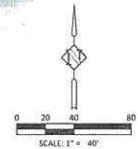
OWNER:	HHP	REVISIONS		
PO BOX 189	HHP	NO.	DATE	DESCRIPTION
205 SE SPOKANE STREET	DRWN	DATE		
PORTLAND, OREGON 97202	CREATED			
BARNEY GATE 03/11/2008	HHP	DATE		
	DATE			
SHEET NO.	C0.0			
JOB NO.	NES-17			

P:\ME\Juf_Schroeder\4_May_2016\NES-17\Drawings\NES-17\Drawings\Sheet\NES-17 - 1 - EXISTING CONDITIONS PLAN.dwg



GENERAL NOTES:

1. CONTRACTOR TO VERIFY LIMITS AND QUANTITIES OF DEMOLITION. DEMOLITION INFORMATION PROVIDED AS REFERENCE ONLY.
2. DETAILED TREE REMOVAL NOT SHOWN. CONTRACTOR TO OBTAIN ALL APPLICABLE TREE REMOVAL PERMITS PRIOR TO CONSTRUCTION.
3. EXISTING CONTOURS ARE BASED ON FIELD FLOW DATA AND ARE APPROXIMATE IN NATURE. CONTRACTOR TO FIELD VERIFY GRADES PRIOR TO CONSTRUCTION.



**EXISTING CONDITIONS PLAN
FERN HILL SUBDIVISION
PACIFIC CITY, OR**

Harper
Hout Peterson
Rightellis Inc.

HPHR

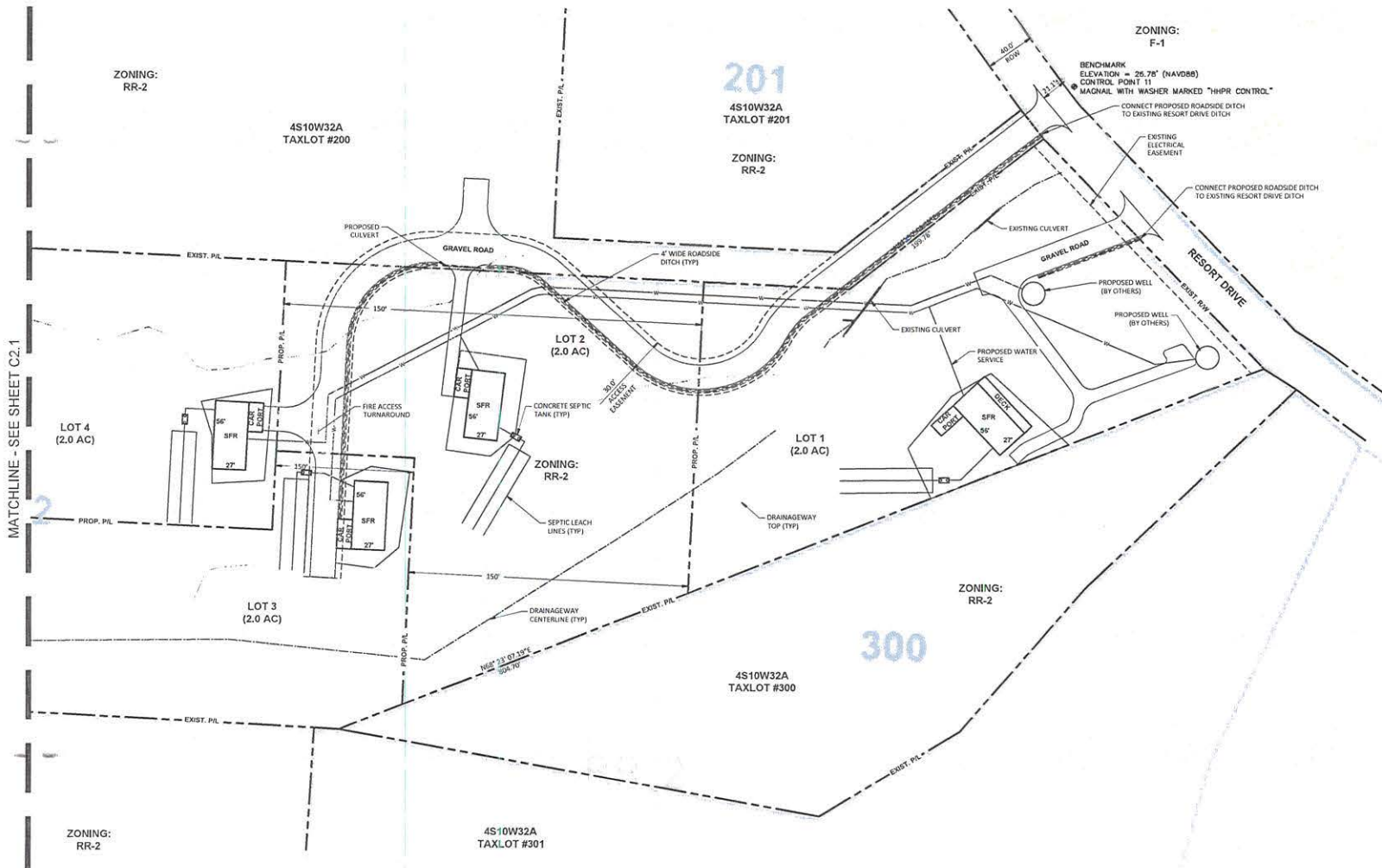
1100 N. W. 11th St., Suite 100, Astoria, OR 97103
Phone: 503.325.1311 www.houtpeterson.com Fax: 503.325.1172

OWNER:	HPHR DEVELOPMENT
PROJECT:	PACIFIC CITY, OREGON 97133
DATE:	10/28/2015
SCALE:	1"=50'-0"
SURVEY DATE:	01/11/2020
REVISION:	
NO.	
DATE	
DESCRIPTION	

SHEET NO.
C1.0

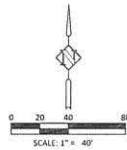
JOB NO. NES-17

P:\NES\JES\2017\ESD\Subdivision\NES17\Zoning\Sheet\NES17-2_SUBDIVISION.PLAN.dwg



LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 10 WEST, WILLAMETTE MERIDIAN TILLAMOOK COUNTY, OREGON



PRELIMINARY SUBDIVISION PLAN
FERN HILL SUBDIVISION
 PACIFIC CITY, OR

Harper
HHPR Houf Peterson
 Righellis Inc.
 301 NE Hopkins Street, Suite 200, Portland, OR 97210
 phone: 503.221.1111 www.harper.com Inc. 503.221.1111

OWNER:	NETBUCA DEVELOPMENT PACIFIC CITY, OREGON 97135 [503] 306-6400	
DATE:	01/11/2020	
REVISION	DATE	DESCRIPTION
DESIGNED	HHPR	
DRAWN	HHPR	
CHECKED	HHPR	
DATE	NO.	DATE
		07/06/22

SHEET NO.
C2.0
 JOB NO. NES-17

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LEGAL DESCRIPTION

LOCATED IN THE NORTHEAST ONE-QUARTER OF THE
NORTHWEST ONE-QUARTER OF SECTION 32,
TOWNSHIP 4 SOUTH, RANGE 10 WEST, MILLAMETTE MERIDIAN
TILAMOOK COUNTY, OREGON

ZONING:
SFW-20

4S10W32
TAXLOT #200

4S10W32A
TAXLOT #200

ZONING:
RR-2

TRACT A
FUTURE
DEVELOPMENT
(4.0 AC)

LOT 4
(2.0 AC)

LOT 3
(2.0 AC)

4S10W32A
TAXLOT #302



200

20

**PRELIMINARY SUBDIVISION PLAN
FERN HILL SUBDIVISION
PACIFIC CITY, OR**

Harper
Houper Peterson
Righellis Inc.

OWNER:	DESIGNED:	DATE:
INTELLUCA DEVELOPMENT PACIFIC CITY, OREGON 97135 503.555.6640	IHRP	01/06/22
DRAWN:	CHECKED:	DESCRIPTION:
IHRP	IHRP	
DATE:	NO.	DESCRIPTION:

SHEET NO.
C2.1
JOB NO. NES-17

P:\NES-17-Subdiv\NES-17-Subdiv\NES-17-Subdiv\SS\Sheet\NES-17-3-UTILITY PLAN.dwg

GENERAL SANITARY SEWER NOTES:

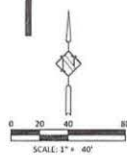
1. PVC PIPE TO BE SDR35, ASTM D-3034 UNLESS OTHERWISE NOTED. PIPE BEDDING AND BACKFILL PER CGG STD. DWG. 214.
2. PIPE LENGTHS ARE MEASURED FROM EDGE OF STRUCTURE TO EDGE OF STRUCTURE OR TO THE CENTER OF EACH CLEANOUT.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN SHOWN ON THESE PLANS.
4. SEPTIC AND LEACH LINE DESIGN AND INSTALLATION DETAILS TO BE BY OTHERS.

GENERAL WATER NOTES:

1. WATER PIPE TO BE SCH. 40 PVC, UNLESS OTHERWISE NOTED.
2. PROVIDE A MINIMUM OF 3" OF COVER FROM FINISHED GRADE TO TOP OF PIPE.
3. ALL PIPE LENGTHS SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITY TAKEOFFS TO CONSTRUCT THE DESIGN ON THESE PLANS.
4. TRACER WIRE SHALL BE INSTALLED OVER ALL WATER PIPE.
5. PRESSURE REDUCING VALVES ARE REQUIRED AT EACH HOME. SEE PLUMBING PLANS FOR DESIGN.
6. WELL AND RESERVOIR DESIGN AND INSTALLATION DETAILS TO BE BY OTHERS.

GENERAL STORM SEWER NOTES:

1. ROOF DRAINS TO DAYLIGHT TO NATURAL DRAINAGEWAYS ON SITE.
2. INDIVIDUAL HOMES TO VERIFY LOCATIONS OF ROOF DRAINS.



PRELIMINARY UTILITY PLAN
FERN HILL SUBDIVISION
 PACIFIC CITY, OR

Harper Houff Peterson
Righellis Inc.
 295 SE Spokane Blvd., Suite 206, Portland, OR 97202
 phone: 503.231.1131 www.hhp.com fax: 503.231.1171

OWNER	NEBUCCA DEVELOPMENT
PROJECT	FERN HILL SUBDIVISION
PARCEL	PACIFIC CITY, OREGON 97135
PLANS	150B, 150C, 150D
SURVEY DATE	03/11/2020
RESPONSE	HHPR
DRAWN	HHPR
CHECKED	HHPR
DATE	03/06/22
DATE	
NO.	
DESCRIPTION	

SHEET NO.
C3.1
 JOB NO. NES-17

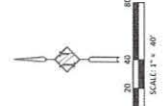
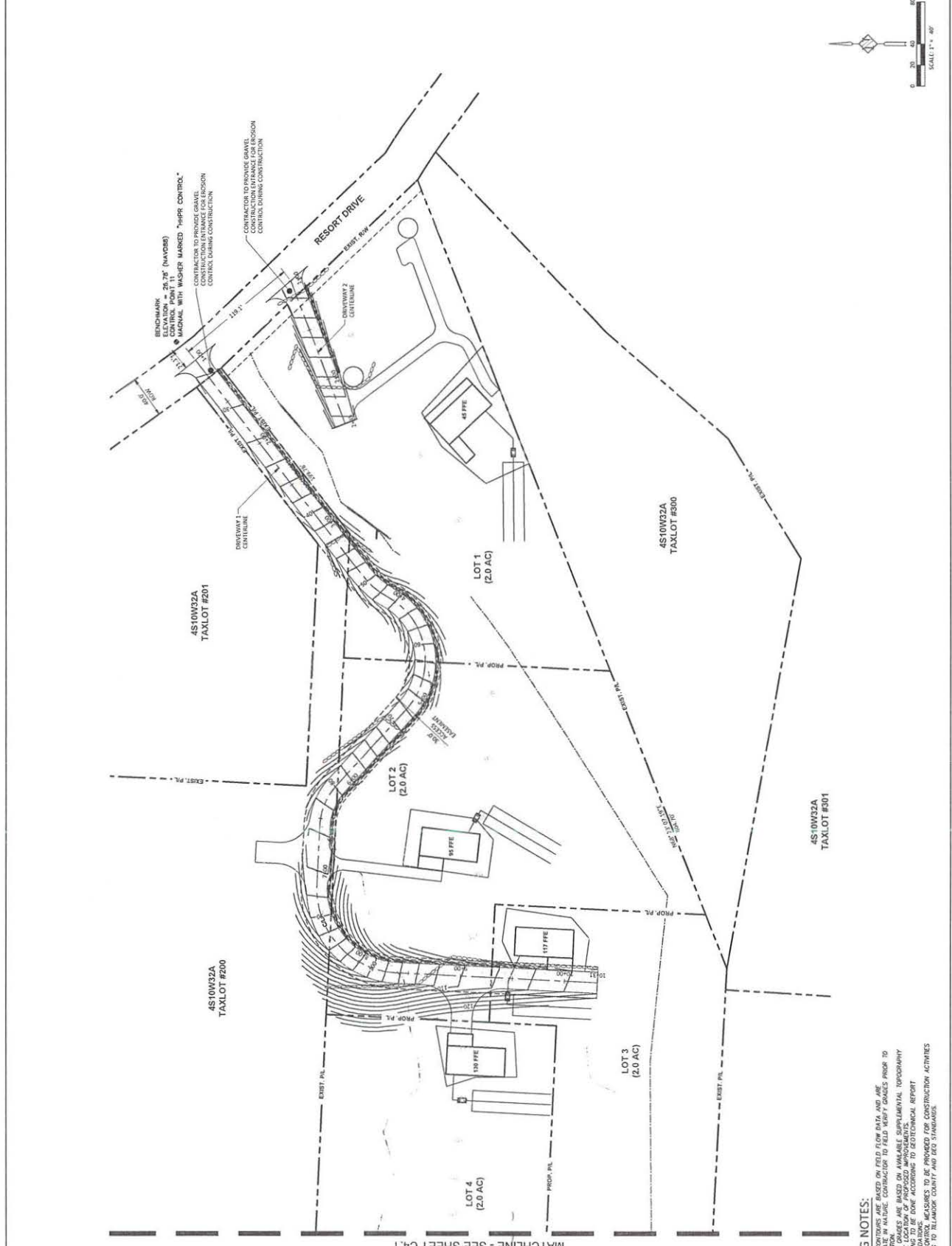
FERN HILL SUBDIVISION
PRELIMINARY GRADING PLAN
 PACIFIC CITY, OR

Harper Houff Peterson
 Righellis Inc.

OWNER: RESURCA DEVELOPMENT
 PROJECT: PACIFIC CITY OREGON 97135
 DRAWN: HHPR
 CHECKED: HHPR
 DATE: 01/06/22
 SURVEY DATE: 03/11/2020

DATE	NO.	DESCRIPTION

SHEET NO. **C4.0**
 JOB NO. NES-17



GRADING NOTES:

- EXISTING CONTOURS ARE BASED ON FIELD FLOW DATA AND ARE FOR INFORMATION ONLY. CONTRACTOR TO FIELD VERIFY GRADES PRIOR TO CONSTRUCTION.
- PROPOSED GRADES ARE BASED ON AVAILABLE SUPPLEMENTAL TOPOGRAPHY DATA. CONTRACTOR TO FIELD VERIFY GRADES PRIOR TO CONSTRUCTION.
- ALL GRADING TO BE DONE ACCORDING TO GEOTECHNICAL REPORT.
- EROSION CONTROL MEASURES TO BE PROVIDED FOR CONSTRUCTION ACTIVITIES ACCORDING TO TILLAMOOK COUNTY AND DEQ STANDARDS.

MATCHLINE - SEE SHEET C4.1

P:\NES\146_Sheet A_Maps_Architect\NES-146_Sheet A\Architect\06.07.20\SSS\Sheet A\NES-146_Grading_Plan.dwg

GRADING NOTES:

- EXISTING CONTOURS ARE BASED ON FIELD FLOW DATA AND ARE APPROXIMATE IN NATURE. CONTRACTOR TO FIELD VERIFY GRADES PRIOR TO CONSTRUCTION.
- PROPOSED GRADES ARE BASED ON AVAILABLE SUPPLEMENTAL TOPOGRAPHY WITHIN THE LOCATION OF PROPOSED IMPROVEMENTS.
- ALL GRADING TO BE DONE ACCORDING TO GEOTECHNICAL REPORT RECOMMENDATIONS.
- EROSION CONTROL MEASURES TO BE PROVIDED FOR CONSTRUCTION ACTIVITIES ACCORDING TO TILLAMOOK COUNTY AND DEQ STANDARDS.

4S10W32
TAXLOT #200

4S10W32A
TAXLOT #200

1310.14'
N87°13'32.42"W

LOT 4
(2.0 AC)

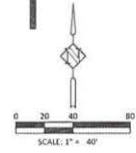
TRACT A
FUTURE
DEVELOPMENT
(4.0 AC)

LOT 3
(2.0 AC)

319.06'
N86°53'49.83"W

4S10W32A
TAXLOT #302

MATCHLINE - SEE SHEET C4.0



PRELIMINARY GRADING PLAN
FERN HILL SUBDIVISION
PACIFIC CITY, OR



OWNER:
NESTUCA DEVELOPMENT
PACIFIC CITY, OREGON 97135
DOB 5/6/60
SURVEY DATE 03/12/20

DESIGNED BY	HHP
DRAWN BY	HHP
CHECKED BY	HHP
DATE	03/06/22

DATE	NO.	DESCRIPTION

SHEET NO.
C4.1
JOB NO. NES-17

Harper Houff Peterson Righellis Inc.
304 SE Spokane Street, Ste. 206, Portland, OR 97202
Phone: 503.221.1131 www.hhp.com fax: 503.221.1171

