



1510 – B Third Street  
Tillamook, Oregon 97141  
[www.tillamook.or.us](http://www.tillamook.or.us)  
Building (503) 842-3407  
Planning (503) 842-3408  
Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1(800) 488-8280

Land of Cheese, Trees and Ocean Breeze

**Foredune Grading Request #851-22-000068-PLNG:  
Pelican Brewing Company & Tillamook County**

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

**NOTICE OF ADMINISTRATIVE REVIEW  
Date of Notice: March 7, 2022**

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

**#851-22-000068-PLNG:** A Foredune Grading Permit review to grade the existing Foredune within Unit A of the Pacific City Foredune Management Area accessed via Cape Kiwanda Drive, a County road, and the Cape Kiwanda Parking Lot within the Pacific City/Woods Community Growth Boundary. The subject properties are designated as Tax Lots 1500, 1600 and 2000 in Section 24AA located in Township 4 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon. Pelican Brewing Company and Tillamook County are the property owners. Pelican Brewing Company is the applicant. Harper, Houf, Peterson, Righellis, Inc. is the engineer of record.

Written comments received by the Department of Community Development prior to 4:00p.m. on March 21, 2022, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than March 22, 2022.

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

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website:

<https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x 3317 or [sabsher@co.tillamook.or.us](mailto:sabsher@co.tillamook.or.us)

Sincerely,

Sarah Absher, CFM, Director

Enc. Maps  
Applicable Ordinance Criteria

**REVIEW STANDARDS**  
**TCLUO Section 3.530(4)(C)(2)**

**d.** Foredune grading to maintain ocean views shall be permitted only in Foredune Management Areas, according to Foredune Grading Plans included in the Goal 18 Element of the Comprehensive Plan.

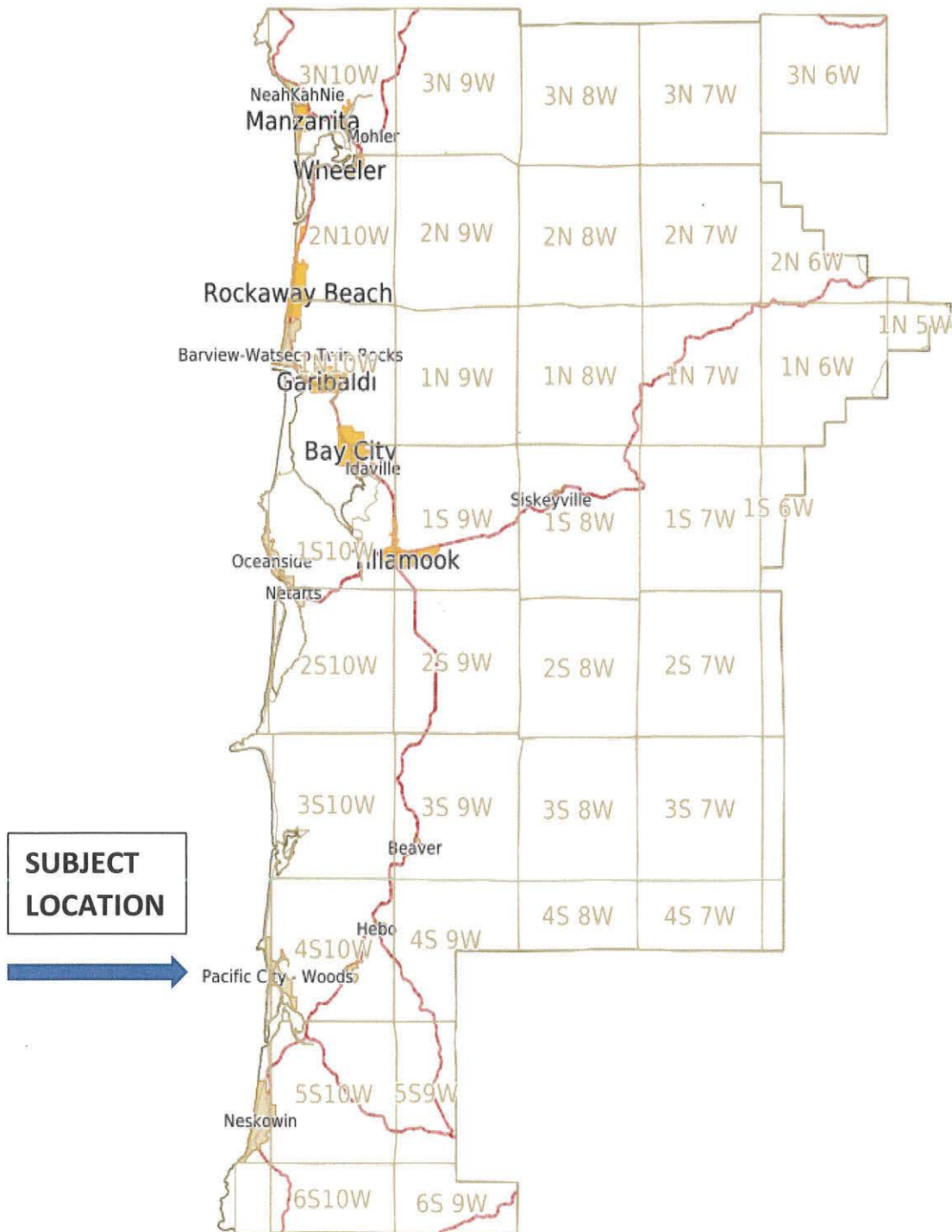
Grading in foredune crest areas shall only be allowed where the dune elevation is more than four feet above the base flood elevation. At a minimum, Foredune Grading Plans shall describe standards for redistribution of graded sand by identifying low and narrow dune areas suitable for dune restoration, define the appropriate timing for grading actions, and outline requirements for future monitoring.

**e.** All foredune grading and other activities in foredune management areas may only be conducted as part of an approved grading plan developed as described below. A grading plan shall contain the following elements:

1. Description of the proposed work, including location and timing of activities, and equipment to be used;
2. Plan view and elevations of existing conditions in the grading area;
3. Plan view and elevations of proposed modifications in the grading area; and
4. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

All grading plans shall cover all or at least a 500 foot portion of a Management Unit plan contained in the Management Strategy and shall have approval of 60% of the property owners in the area covered, except for remedial grading which may be approved for a single parcel. The grading plan shall be submitted to the County for administrative review. Administrative Review of the plan shall be confined to determining consistency with the approved Foredune Management Plan. A review fee as determined by the County shall accompany the plan. The approval may be revoked and citations issued for noncompliance with the approval.

# VICINITY MAP



**SUBJECT  
LOCATION**



**#851-22-000068-PLNG: PELICAN BREWING  
COMPANY & TILLAMOOK COUNTY**





# PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #: 124599	
Fees: 615.-	
Permit No: 851-22-000068-PLNG	

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

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

**Property Owner**

Name: Pelican Brewing Co Phone: 503-965-7779  
 Address: PO Box 189  
 City: Pacific City State: OR Zip: 97135  
 Email: SSW@nestuccaridge.com

Request: Foredune grading permit ~~re~~ renewal

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

**Location:**

Site Address: 33180 Cape Kiwanda Dr., Pacific City OR 97135  
 Map Number: 4S 11W 24AA 1500, 1600, 2000  
Township Range Section Fax Lot(s)

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

**Authorization**

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

Property Owner Signature (Required) \_\_\_\_\_ Date 2-15-2022  
 Applicant Signature \_\_\_\_\_ Date 2-15-2022

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Pelican Brewing Company PHONE: 503-965-7779

ADDRESS: 9005 Nestucca Ridge Drive CITY: Pacific City STATE: OR ZIP: 97135

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11W Section 24AA Tax Lot 2000

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33180 Cape Kiwanda Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Pacific City Management Area A

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
\_\_\_\_\_  
Signature of Property Owner

2-15-2022  
\_\_\_\_\_  
Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Kiwanda Properties LLC PHONE: 503-965-7779

ADDRESS: 9005 Nestucca Ridge Drive CITY: Pacific City STATE: OR ZIP: 97135

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11W Section 24AA Tax Lot 1500

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

33000 Cape Kiwanda Drive, Pacific City, OR 97135

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Pacific City Management Area A

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

  
\_\_\_\_\_  
Signature of Property Owner

2-15-2022  
\_\_\_\_\_  
Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below

# FOREDUNE GRADING PERMIT APPLICATION

TILLAMOOK COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT  
(Please remit fees with the completed application)

Date Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

PROPERTY OWNER: Tillamook County Parks PHONE: 503-965-7779

ADDRESS: P.O. Box 633 CITY: Garibaldi STATE: OR ZIP: 97118

1. LEGAL DESCRIPTION OF PROPERTY WHERE GRADING IS TO OCCUR.

Township 4S Range 11W Section 24AA Tax Lot 1600

2. ADDRESS OF PROPERTY OWNER WHERE GRADING IS TO OCCUR:

N/A – Parking Lot at Cape Kiwanda

3. FOREDUNE MANAGEMENT SUBAREA PLAN: Pacific City Management Area A

4. A FOREDUNE GRADING PLAN SHALL CONTAIN THE FOLLOWING ELEMENTS:

- a. Description of the proposed work, including location and timing of activities, and equipment to be used;
- b. Plan view and elevations of existing conditions in the grading area;
- c. Plan view and elevations of proposed modifications in the grading area; and
- d. Identity of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.

I certify that all dune management activities will comply with the Pacific City Foredune Management Plan and subarea plan identified above. I understand that failure to comply with the requirements of the Management Plan and the conditions of approval of this permit may result in revocation of this permit and citation.

I certify that the information contained in this application, to the best of my knowledge, is complete and accurate. I further certify that I possess the authority to undertake the activities described herein. I will obtain necessary Oregon Parks and Recreation Department permits before I do any of the activities described herein.

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date Signed

---

This permit is Valid Only with Tillamook County Approval Stamp Below



November 22, 2021

**Tillamook Co. Dept. of Community Development**  
1510-B Third Street  
Tillamook, OR 97141



ENGINEERS ♦ PLANNERS  
LANDSCAPE ARCHITECTS ♦ SURVEYORS

205 SE Spokane Street, Suite 200, Portland, OR 97202  
PHONE: 503.221.1131 www.hhpr.com FAX: 503.221.1171

**To:** Tillamook County Community Development

**From:** Dan Houf, P.E.  
Harper Houf Peterson Righellis, Inc.

**Re:** Foredune Grading Permit Application for properties located near the Tillamook County  
Parking Lot at Cape Kiwanda - 4S11W24AA

**Background:**

In 2016 Pelican Brewing Company, the primary applicant for Management Unit A, received permits from Tillamook County and Oregon State Parks allowing foredune grading and the creation of a foredune on the west edge of the Pelican Brewing property, under the supervision of Jay Sennewald. Over the last five years the sand that has blown in during the winter storms has been pushed west from the building and shaped into a foredune in compliance with the guidelines outlined in the permit. The foredune has been planted with beach grass and cordoned off from public foot traffic in an attempt to establish the growth of the beach grass and slow the movement of sand. Establishing beach grass has proven to be difficult as Management Unit A has heavy foot traffic by the public; however, the grass planted in 2021 has been surprisingly hardy giving hope that continued efforts may result in eventual success. Another factor is that Management Unit B, directly to the south, has been graded and planted with grass and this is causing much less sand movement. This application is a request to continue our efforts to establish a foredune via foredune grading and beach grass maintenance.

**Project Description:**

The subject tracts are located near the Tillamook County Parking Lot at Cape Kiwanda and the sand foredune lies along the westerly portion of the properties. The subject tracts lie within the area covered under the Pacific City Foredune Management Plan, Unit A. The properties in Area A would like to maintain the foredune as a continuation of the previous Foredune Grading Permit #851-16-000182-PLG. The last five years have shown that sand buildup occurs annually requiring grading and additional grass planting to maintain the current grades.

Management Area A extends from the southern boundary of Cape Kiwanda State Park to the southern boundary of the Alder Street (between tax Lots 2000 and 2001). The Dory Boat Ramp and

the shoreline fronting the County Parking Lot and Pelican Brew Pub is within this management unit. It is zoned C-1 Commercial and is a designated pedestrian-vehicular beach access and as a result, experiences heavy recreational use. Other than the foredune, this area is relatively low, narrow, and poorly vegetated. The area is subject to the requirements of Section 3.530 (Beach and Dune Overlay Zone) of the Tillamook County Land Use Ordinance.

The subject tracts are also above the FEMA identified Special Flood Hazard Area (SFHA), designated Zone V14. The Base Flood Elevation for the Zone V14 is 25.6 feet mean sea level (msl) NAVD 1988 Datum. The existing ground elevations, adjacent to the building structure on the subject tracts, average around 31 to 33 feet mean sea level.

Pursuant to the methodology outlines within the Pacific City Foredune Management Plan, the owners wish to maintain the allowable grades of the foredune portion of their property with a new Foredune Grading Permit in the following prescribed manner:

The alteration of the existing foredune will consist of a redistribution of existing sand by mechanical means (i.e. track excavators and dozers) in a manner which is consistent with previous projects of this nature. The proposed grading will include grading down to an elevation which is no lower than the designated V14 100-year flood elevation of 25.6 feet above mean sea level, plus 4.0 feet (29.6 msl) based upon the NAVD 1988 Datum. Said view grading will commence at a point which is no less than 50 feet westerly from the average setback line of the subject properties. From this point (Primary Foredune Crest) the existing sand will be sloped, seaward, to a point where it intersects the existing beach line at an elevation of approximately 8.4 feet above mean sea level (NAVD 1988). Please reference the Foredune Grading Plan and responses to Section 3.530 below for additional details on compliance.

It should be noted that the Pacific City Foredune Management Plan states that remedial grading should be allowed on an as needed basis and be fairly extensive in scope. Because of the location and grade of the existing parking lot and ramp, there are areas that remedial grading occurs below the 29.6 foot elevation as shown on the plans for emergency access if the ramp is blocked and as noted in the management practices for Management Unit A.

As noted in the management plan, there has been minor shoreline changes since 1965 in this area. The proposed grading associated with this application is consistent with the management of the dune that has occurred since this time, and is consistent with the Pacific City Foredune Management Plan.

### **Section 3.530: Beach and Dune Overlay (BD)**

#### ***C. Special Activities Permitted with Standards:***

##### ***2. Foredune Grading***

- b. Foredune grading shall be permitted only in Foredune Management Areas or in Developed Beachfront Areas. In these areas, grading shall be allowed only for siting a***

*permitted use, for removing sand that is inundating a structure allowed by the underlying zone, or for dune restoration purposes were recommended in Fore dune Management Plans. Sand graded from fore dune lots shall be relocated either to the beach, to low and narrow dune areas on the site, or to alternative beach and dune areas as specified in an approved Fore dune Management Plan.*

**Response:** The area encompassed by this Fore dune Grading Application lies within Unit A of the Pacific City Fore dune Management Plan. Re-grading of the fore dune for view purposes and sand removal are permitted under the guidelines, as outlined within the Pacific City Management Plan. The adjacent properties – the Pelican Brew Pub and the County parking lot – are permitted uses and allowed structures by the underlying zone. The re-graded sand will be utilized to fill in the existing low areas between the Primary and Secondary Fore dune Crests and be spread westward, being evenly distributed in front of the Secondary Fore dune Crest. This grading technique has been working well to mitigate the fore dune on the subject properties, and this permit is requesting to continue these practices.

- c. Fore dune grading to remove inundating sand shall be permitted only if there is no feasible or reasonable alternative method of sand removal, or as specified in an approved Fore dune Management Plan. Inundating sand shall be disposed of seaward of existing structures and distributed in a manner that shall not impact adjacent dwellings or adversely impact the public beach. Areas graded between November and April shall be replanted with beachgrass or other appropriate vegetation approved by the Department. If grading occurs between the months of May and October, approved temporary stabilization measures, such as mulching with ryegrass straw or matting shall be employed.*

*In Fore dune Management Areas, grading to remove inundating sand may occur on a parcel-by-parcel basis. An Administrative Review of a Remedial Grading Plan is required, as described in e., below.*

**Response:** The re-grading of the existing sand will involve filling within low areas, re-grading the dune to create accumulation areas and spreading out seawards. None of the surrounding existing dwellings or the public beach will be adversely impacted by the re-grading.

Because of the high volume of vehicle and pedestrian traffic, vegetation plantings are not recommended near the vicinity of the Cape Kiwanda parking lot/Dory Boat Ramp as per the Fore dune Management Plan. However, even though plantings west of the Pelican Pub & Brewery have been slow to establish, they have been marginally successful. Weekly maintenance of the jute string “fencing” and signage to keep off the grass has been necessary but effective. The grass is currently continuing to grow even through the dry and busy summer season.

- d. *Foredune grading to maintain ocean views shall be permitted only in Foredune Management Areas, according to Foredune Grading Plans included in the Goal 18 Element of the Comprehensive Plan.*

*Grading in foredune crest areas shall only be allowed where the dune elevation is more than four feet above the base flood elevation. At a minimum, Foredune Grading Plans shall describe standards for redistribution of graded sand by identifying low and narrow dune areas suitable for dune restoration, define the appropriate timing for grading actions, and outline requirements for future monitoring*

**Response:** The re-graded sand will be utilized to fill in the existing low areas between the Primary and Secondary Foredune Crests and be spread westward, being evenly distributed in front of the Secondary Foredune Crest.

The existing elevation at the Primary Foredune Crest is between ranges from approximately 30 feet to the south portion of the proposed grading to approximately 24 feet above mean sea level in the area adjacent to the parking lot and boat ramp. The Base Flood Elevation for the abutting Zone V14 is 26.6 feet above mean sea level (NAVD 1988).

- e. *All foredune grading and other activities in foredune management areas may only be conducted as part of an approved grading plan developed as described below. A grading plan shall contain the following elements:*
- 1) *Description of the proposed work, including location and timing of activities, and equipment to be used;*
  - 2) *Plan view and elevations of existing conditions in the grading area;*
  - 3) *Plan view and elevations of proposed modifications in the grading area; and*
  - 4) *Identify of the individual(s) responsible for supervising the project, and for conducting monitoring and maintenance activities.*

**Response:** A Foredune Grading Plan/ profile has been prepared by Harper Houf Peterson Righellis Inc (HHPR). The Foredune Grading Plan/Profile has been prepared by HHPR as well as surveying for the tracts; the existing topography; and the proposed finish grades for the re-graded foredune area.

The project will be completed under the supervision of Dan Houf, P.E. of Harper Houf Peterson Righellis and Stephanie Starostka Welch of Nestucca Ridge Development. The mechanical re-grading of the Foredune area will be accomplished by Coastway Construction The elevation control and staking of the grading limits will be carried out by HHPR surveyors. HHPR will also provide a letter of certification upon completion of the re-grading process.

The following are attached as a part of the application:

- *Attachment A – List of Participation Owners (Page 5 of this Application)*

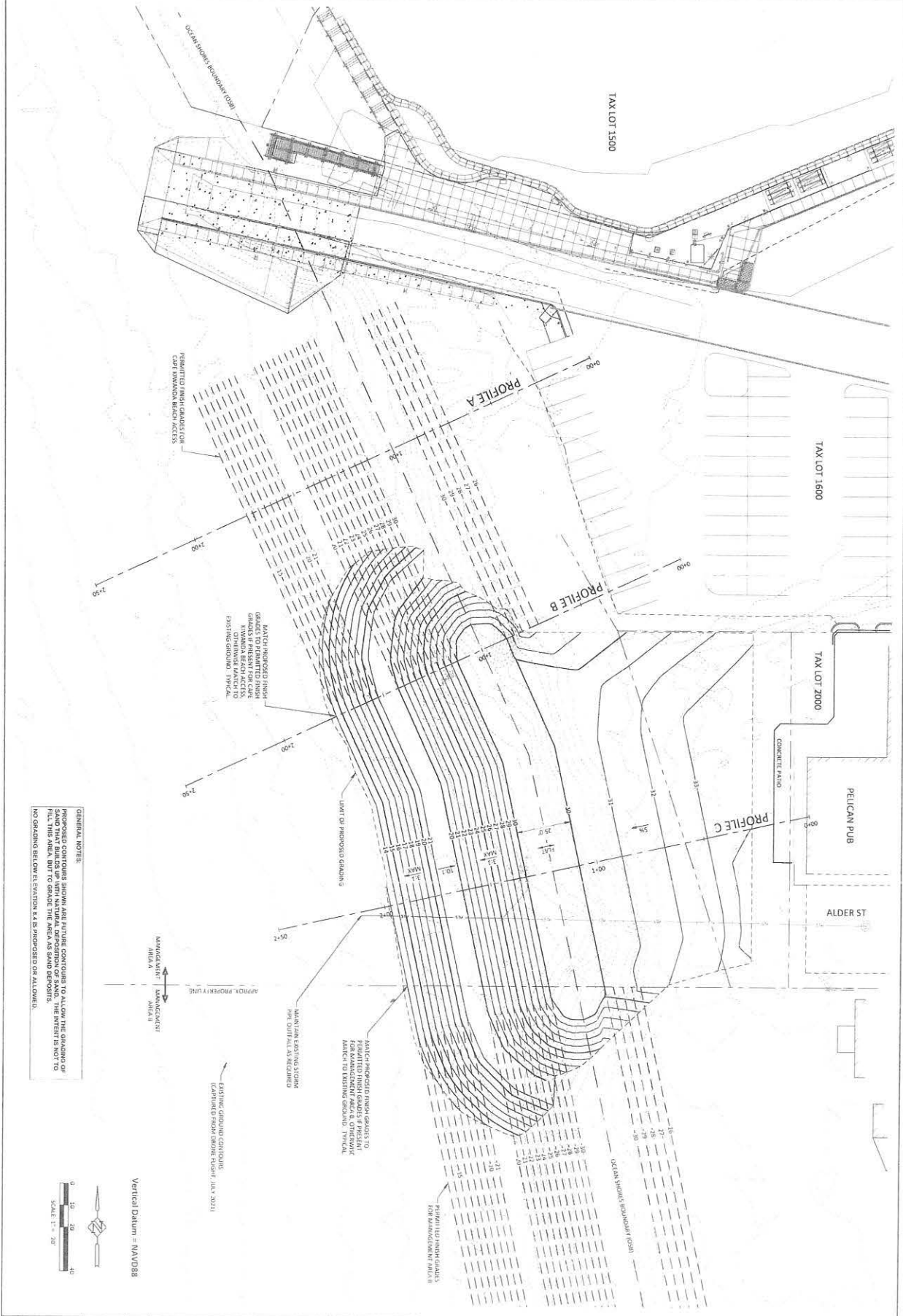
- *11x17 Plans with Plan and Cross Sections of Fore dune Grading Prepared by Harper Houf Peterson Righellis dated October 1, 2021*

EXHIBIT A

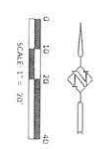
**List of participating owners:**

**Fore dune Management Unit A:**

<b>Tax Lot 1500</b> <b>4S-11W-24AA</b>	Pelican Brewing Company PO Box 189 Pacific City, OR 97135	<b>33180 Cape Kiwanda Drive</b> <b>Pacific City, OR 97135</b>
<b>Tax Lot 2000</b> <b>4S-11W-24AA</b>	Kiwanda Properties, LLC PO Box 189 Pacific City, OR 97135	<b>33000 Cape Kiwanda Drive</b> <b>Pacific City, OR 97135</b>
<b>Tax Lot 1600</b> <b>4S-11W-24AA</b>	Tillamook County Parks PO Box 663 Garibaldi, OR 97118	<b>No Address for Parking Lot</b>



**GENERAL NOTES:**  
 PROPOSED CONTOURS SHOW AND FUTURE CONTOURS TO ALLOW THE GRADING OF  
 THE PROPERTY TO BE IN ACCORDANCE WITH THE DUNE GRADING PERMIT.  
 THE INTEREST IS NOT TO  
 NO GRADING BELOW ELEVATION 4.5 IS PROPOSED OR ALLOWED.



Vertical Datum = NAVD88

DESIGNED	DSH
DRAWN	JSE
CHECKED	DSH
DATE	11/24/2021
NO.	
DESCRIPTION	
R E V I S I O N S	

REGISTERED PROFESSIONAL  
 ENGINEER  
 STATE OF OREGON  
 NO. 16283  
 HARPER HOUF PETERSON RIGHELLIS INC.  
 DAVIS L. YOUNG

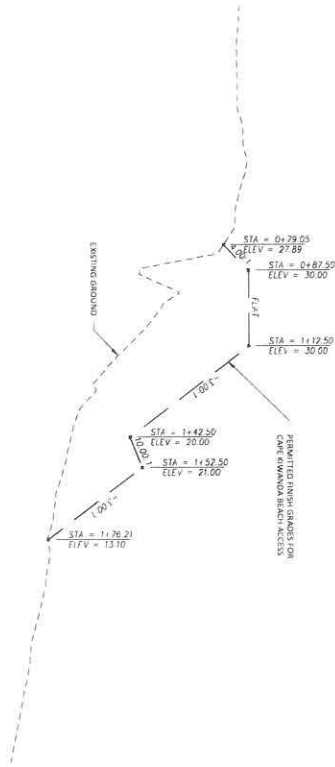
EXPIRES 6/30/23

**HP** Harper Houf Peterson Righellis Inc.  
 205 NE Spinkau Street Suite 200 Portland, OR 97202  
 Phone: 503.227.1131 www.hhp.com Fax: 503.227.1173

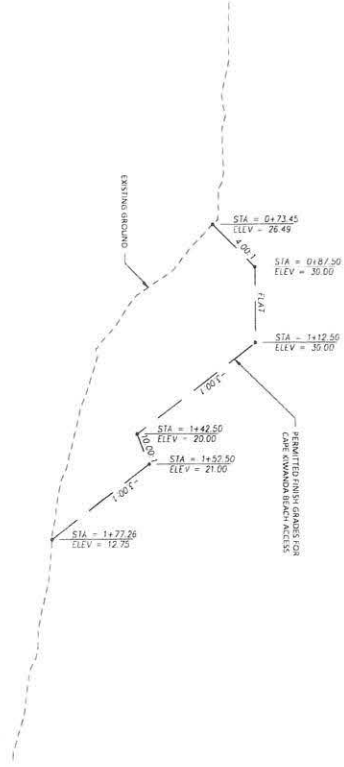
DUNE GRADING PLAN  
**CAPE KIWANDA / PELICAN PUB**  
 TILAMOOK COUNTY, OREGON

GENERAL NOTE:  
 PROFILES A & B SHOW PERMITTED FINISH GRADES FOR CAPE KIWANDA BEACH ACCESS AND ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.  
 GRADING FOR CAPE KIWANDA BEACH ACCESS IS PERMITTED UNDER SEPARATE PERMIT.

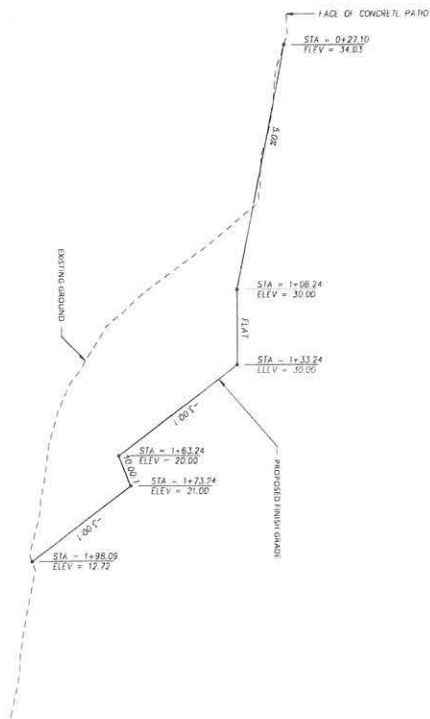
PROFILE B  
 1"=20' (PLAN) 1"=5' (VERT.)



PROFILE A  
 1"=20' (PLAN) 1"=5' (VERT.)



PROFILE C  
 1"=20' (PLAN) 1"=5' (VERT.)

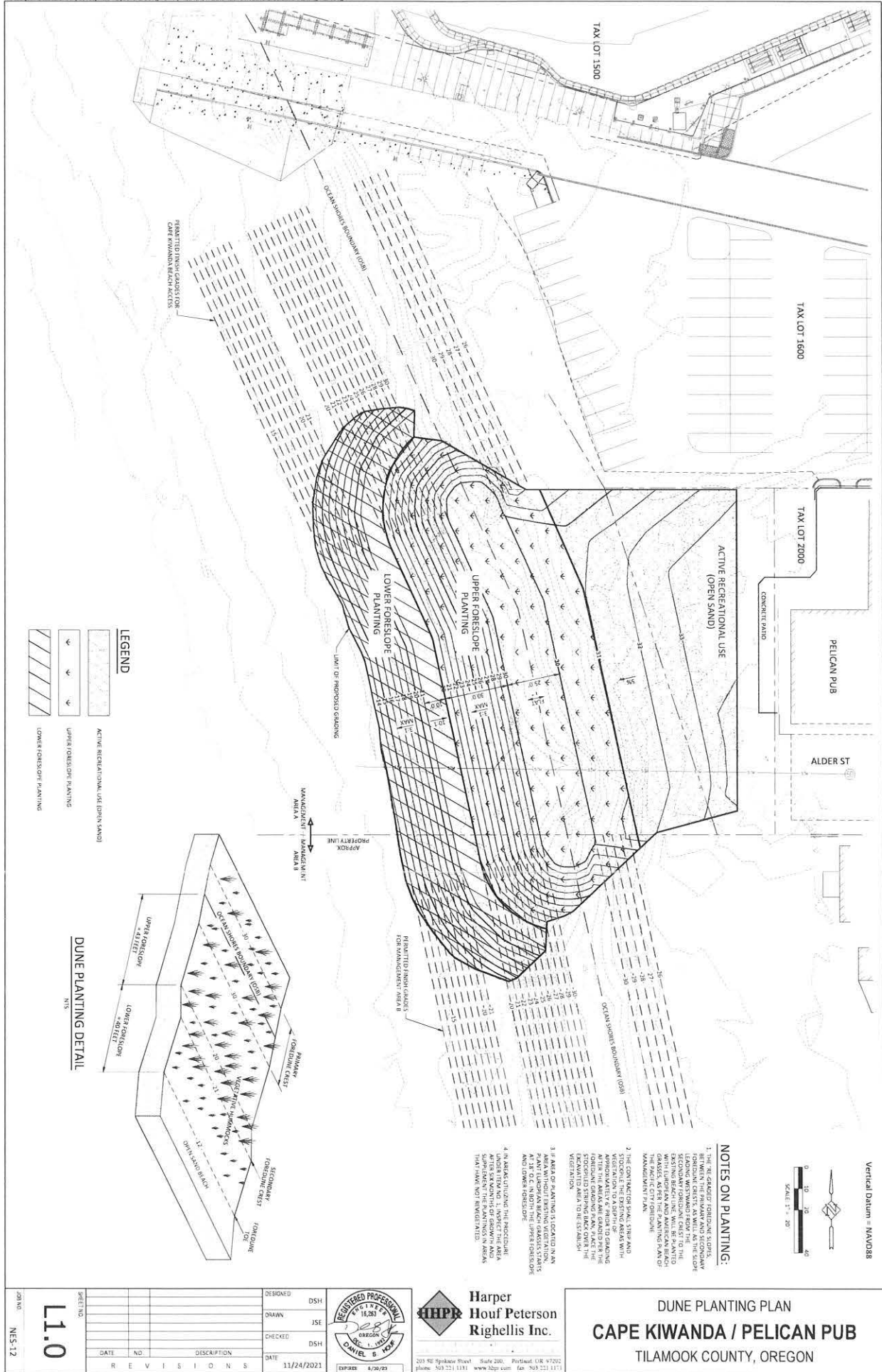


SHEET NO. <b>2</b>	OF <b>2</b>	DESIGNED	DSH
		DRAWN	JSE
DATE		NO.	DESCRIPTION
11/24/2021			
REVISIONS			

DESIGNED: DSH  
 DRAWN: JSE  
 CHECKED: DSH  
 DATE: 11/24/2021  
 EXPIRES: 6/30/25

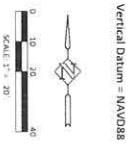
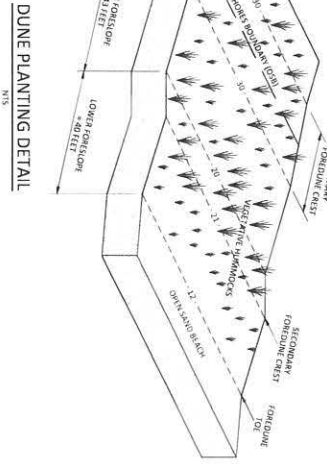
**HP** Harper Houf Peterson Righellis Inc.  
 301 SE Spokane Street, Suite 200, Portland, OR 97202  
 phone: 403.221.1191 www.hhp.com fax: 403.221.1171

DUNE GRADING PROFILE  
**CAPE KIWANDA / PELICAN PUB**  
 TILAMOOK COUNTY, OREGON



**LEGEND**

	ACTIVE RECREATIONAL USE (OPEN SAND)
	UPPER FORESLOPE PLANTING
	LOWER FORESLOPE PLANTING



**NOTES ON PLANTING:**

1. THE RE-GRADED FOREDUNE SLOPE, FOREDUNE CRIST, AS WELL AS THE SLOPE LEADING WESTWARD FROM THE FOREDUNE CRIST, WILL BE PLANTED WITH EUROPEAN AND AMERICAN BIRCH. THE PACIFIC CITY FOREDUNE MANAGEMENT PLAN.
2. THE CONTRACTOR SHALL STRIP AND STOCKPILE THE EXISTING AREA WITH APPROXIMATELY 2' PRIOR TO GRADING FOREDUNE GRADING. PLACE THE STOCKPILED STRIPING BACK OVER THE VEGETATION.
3. THE CONTRACTOR SHALL STRIP AND STOCKPILE THE EXISTING AREA WITH APPROXIMATELY 2' PRIOR TO GRADING FOREDUNE GRADING. PLACE THE STOCKPILED STRIPING BACK OVER THE VEGETATION.
4. IN AREAS UTILIZING THE PREVIOUSLY SUPPLEMENTED PLANTING IN AREA A AND LOWER FOREDUNE.

DESIGNED	DSH
DRAWN	JSE
CHECKED	DSH
DATE	11/24/2021
R E V I S I O N S	
NO.	DESCRIPTION

REGISTERED PROFESSIONAL  
 LANDSCAPE ARCHITECT  
 CAVEL & FOX  
 6/26/22

**HP** Harper Houf Peterson Righellis Inc.  
 201 SE Spokane Street Suite 200 Portland, OR 97202  
 phone: 503.221.1191 www.hpp.com fax: 503.221.1171

**DUNE PLANTING PLAN**  
**CAPE KIWANDA / PELICAN PUB**  
 TILAMOOK COUNTY, OREGON

SHEET NO. **L1.0**  
 DATE: NES-12





Kellow Land Surveying



P.O. BOX 335  
PACIFIC CITY, OR 97135

PH: (503)801-3537  
kellow@pacifier.com

*Pelican Pub Mark IV*

*Mean MSL = 37.4*

April 24, 2019

**POST-GRADING ELEVATION CERTIFICATION**

**FOR THE**

**FOREDUNE GRADING FRONTING THE PELICAN PUB IN CONJUNCTION WITH THE  
PACIFIC CITY FOREDUNE MANAGEMENT PLAN**

**Job Site: Tax Lots 1600 & 2000, T 4 S - R 11 W - 24-AA, Tillamook Co., Oregon**  
**Permit Issuance Date: April 9, 2019 Permit Expiration Date: April 30, 2019**

**OWNER: Haystack Holdings, LLC**  
**PO Box 189**  
**Pacific City, OR 97135**

**APPLICANT: Coastway Construction Co, Inc**  
**PO Box 40**  
**Pacific City, OR 97135**

**Oregon Parks and Recreation Department Ocean Shore Permit #2870-16**

**Tillamook County Foredune Grading Permit #851-16-000182-PLNG**

**FEMA FIRM: Tillamook County - 410196 - Panel No. 41057C0855F**  
**Effective Date: 09/28/2018 Zone: VE 25.6 feet msl plus 4 feet=29.6 feet**  
**Elevation Datum: NAVD 1988 Benchmark Utilized: Till. Co. Surveyor B.M.**

I, Douglas H. Kellow, a Registered Professional Land Surveyor for Oregon, hereby Certify that on Wednesday, April 24, 2019, following the re-grading of the above noted Foredune, I visited said Foredune and derived an average elevation of 29.74 feet above Mean Sea Level NAVD 1988 datum. The minimum required height of the Foredune is 29.6 feet above Mean Sea Level NAVD 1988 datum.

*Douglas H. Kellow*  
\_\_\_\_\_  
Douglas H. Kellow Oregon PLS No. 2027

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Douglas H. Kellow*

OREGON  
FEBRUARY 3, 1983  
DOUGLAS H. KELLOW  
2027

RENEWS: 06/30/19

## Stephanie Starostka Welch

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**From:** Stephanie Starostka Welch  
**Sent:** Wednesday, November 24, 2021 12:33 PM  
**To:** Sarah Absher  
**Subject:** Foredune Grading Permit  
**Attachments:** 2021 Permit Narrative.docx; Foredune Permit Application.doc; Kellow Survey.pdf; NES12-L1.0-Dune Planting Plan.pdf; NES12-Plan Profile\_10-1-2021 (002).pdf; Permit Application.pdf; TIL02-L1\_0.pdf

Hi Sarah,

It was good talking to you and catching up a little bit. Attached is the Foredune Grading Permit for Management Unit A in Pacific City. Please take a look and let me know if anything is missing.

I will figure out the fee and get that sent in.

Have a great Thanksgiving and enjoy the weekend with your daughter!

Stephanie

### STEPHANIE STAROSTKA WELCH

C: 503 539 9982

9005 NESTUCCA RIDGE RD | P.O BOX 189  
PACIFIC CITY, OREGON 97135



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