

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*

**RIPARIAN EXCEPTION REQUEST #851-22-000262-PLNG: DEFERRARI**

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

January 24, 2023

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited requests on January 24, 2023. 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.

**Appeal of this decision.** This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00pm on February 6, 2023**. This decision will become final on February 6, 2023 after 4:00pm unless an appeal is filed in accordance with Tillamook County Land Use Ordinance Article X.

**Request:** An exception request to reduce the required 50-foot riparian setback from the Sandlake Estuary to 30-feet to allow the replacement of an existing accessory structure (shop/garage) within the same building footprint.

**Location:** The subject property is located at 24800/24810 Sandlake Road, a County road, is located north of Tierra Del Mar, and is designated as Tax Lot 1200 in Section 29CC of Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

**Zone:** Rural Residential 2-Acre

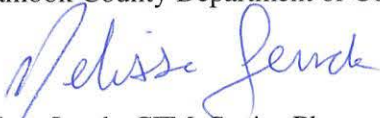
**Applicant/  
Property Owner:** Rick DeFerrari, PO Box 748, McMinnville OR 97128

**CONDITIONS OF APPROVAL**

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. All applicable permits, including a consolidated Zoning and Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction the proposed development.
3. A minimum 30-foot riparian setback from the estuarian boundary of Sandlake Estuary, determined by the Oregon Department of Fish and Wildlife (ODFW) and measured in accordance with TCLUO Section 4.140, shall be maintained on the subject property.
4. The applicant/property owner shall develop in coordination with ODFW a riparian vegetation enhancement (planting) plan and a copy of the plan shall be submitted to the Department at the time of consolidated Zoning and Building Permit application submittal, should any vegetation removal be proposed as part of the construction activity. The plan submittal shall include written confirmation from ODFW that the plan is acceptable. No trees within the 30-foot riparian corridor shall be removed without written consent from ODFW. Any trees to be removed and any mitigation action for each tree shall also be indicated on the riparian vegetation enhancement plan.
5. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks, including the 30-foot riparian setback, are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
6. Development shall otherwise comply with the applicable standards and requirements of TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone and TCLUO Section 3.102: Estuary Natural (EN) zone.
7. A Floodplain Development Permit is required for development within the Area of Special Flood Hazard. If development is proposed within the FEMA Special Flood Hazard Area, the Applicant/Property Owner shall obtain an approved Floodplain Development Permit demonstrating compliance with the requirements of TCLUO Section 3.510 prior to or at the time of consolidated Zoning and Building Permit application submittal.
8. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval.

Sincerely,

Tillamook County Department of Community Development



Melissa Jenck, CFM, Senior Planner  
503-842-3408 x 3301 or mjenck@co.tillamook.or.us

Sarah Absher, CFM, Director

Enc.: Vicinity, Assessor's and Zoning maps



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**RIPARIAN EXCEPTION #851-22-000262-PLNG: DEFERRARI**

**ADMINISTRATIVE DECISION AND STAFF REPORT**

**DECISION: Approved with Conditions**

**DECISION DATE:** January 24, 2023

**REPORT PREPARED BY:** Melissa Jenck, CFM, Senior Planner

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**I. GENERAL INFORMATION:**

**Request:** An exception request to reduce the required 50-foot riparian setback from the Sandlake Estuary to 30-feet to allow the replacement of an existing accessory structure (shop/garage) within the same building footprint.

**Location:** The subject property is located at 24800/24810 Sandlake Road, a County road, is located north of Tierra Del Mar, and is designated as Tax Lot 1200 in Section 29CC of Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

**Zone:** Rural Residential 2-Acre

**Applicant/  
Property Owner:** Rick DeFerrari, PO Box 748, McMinnville OR 97128

**Description of Site and Vicinity:** The subject property is an irregular rectangular shape, encompasses 2.79 acres and is located north of Tierra Del Mar (Exhibit A). The property is currently improved with a residential dwelling and an accessory structure used as a garage/shop (Exhibit A & B). The property is vegetated with grasses and trees throughout. The Sandlake Estuary traverses in a north/south direction abutting the westerly property boundary (Exhibits A & B). The topography at the location proposed for development consists of a moderately flat area with slopes in the westerly portion of the property down towards the Sandlake estuary (Exhibits A and B).

Riparian habitat values are discussed further in this report. Wetland features are mapped on the subject property westerly of the dwelling footprint and proposed expansion area (Exhibit A). 'Exhibit B' contains a site plan which depicts the location of the proposed riparian setback from the Sandlake Estuary boundary (Exhibit B). The subject property is within the AE Area of Special Flood Hazard Area (SFHA) as depicted on FEMA FIRM 41057C0715F dated September 28, 2018, with the accessory structure being located outside the SFHA (Exhibit A).

Staff finds the subject property is split zoned Rural Residential 2-Acre (RR-2) and Estuary Natural (EN) (Exhibit A). Staff's findings and compliance with underlying zone standards shall demonstrate compliance with the RR-2 zone, as the residential dwelling and accessory structure are maintained in the RR-2 zone (Exhibit A).

Applicant is proposing to replace an existing accessory building on the subject property and is requesting to establish a 30-foot riparian setback, a 20-foot reduction to the required 50-foot riparian setback from the Sandlake Estuary (Exhibit B).

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

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

- A. TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) zone
- B. TCLUO Section 3.102: Estuary Natural (EN) Zone
- C. TCLUO Section 3.510: Flood Hazard Overlay (FH) zone
- D. TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization

**III. ANALYSIS:**

Notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on September 12, 2022. No comments were received as part of this request.

**Findings:** Notice of this application was sent to the Oregon Department of Fish & Wildlife (ODFW) as well as the Oregon Department of State Lands (DSL), who has jurisdiction over all waterways in the State of Oregon. No comments were received from DSL. ODFW provided comments as part of the applicants submittal materials, contained in 'Exhibit B'.

Analysis of the request in relation to the criteria that are the basis for the decision to grant or deny an exception request, including the requirement for a riparian habitat value assessment by ODFW, are discussed in Section C below. Concerns related to protection of the riparian corridor are also addressed below and reflected in the Conditions of Approval.

**A. Section 3.010: Rural Residential 2-Acre (RR-2) Zone**

*The purpose of the RR zone is to provide for the creation and use of small-acreage residential homesites. Land that is suitable for Rural Residential use has limited value for farm or forest use; it is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes.*

- 1. **Section 3.010 (2)(A)** states that "Single-family dwelling" and their accessory uses are permitted outright in the Rural Residential 2 Acre Zone.

**Findings:** Staff finds the proposed accessory structure is ancillary to the existing residential dwelling. The dwelling on the subject property is maintained as a two-family dwelling, which is an existing nonconforming use. The proposed development does not require a nonconforming review, as the to-be-replaced structure is a detached ancillary accessory structure serving the existing residential structure (Exhibit A & B).

- 2. **Section 3.010 (4) Standards:** *Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

...

*(f) The minimum front yard shall be 20 feet.*

*(g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.*

- (h) *The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.*
- (i) *The maximum building height 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:** Applicant’s submittal confirms the setbacks of the RR-2 zone can be met for the replaced accessory structure (Exhibit B). Staff finds a Condition of Approval has been made to require demonstration that the applicable development standards of the RR-2 zone are met at the time of consolidated Zoning and Building Permit application submittal.

**B. TCLUO Section 3.102, ‘Estuary Natural (EN) Zone’**

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

**Findings:** Applicant is proposing to replace an accessory structure used as a garage/shop in the same footprint (Exhibit B). A site plan was included in ‘Exhibit B’, which demonstrates that the proposed siting location is at its closest point 30-feet from the riparian setback line. A letter was included from Robert Bradley, Oregon Department of Fish and Wildlife, stating they have no objection to the plan to replace the accessory structure at its current location at 30-feet from the riparian area (Exhibit B). The site plan and ODFW’s information indicates that the proposed siting location of the accessory structure is landward of the Mean Higher High water (MHHW) and the line of non-aquatic vegetation (Exhibit B).

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

**C. TCLUO Section 3.510 ‘Flood Hazard Overlay (FH) zone’**

The subject property is within an AE Area of Special Flood Hazard as depicted on FEMA FIRM 41057C0715F dated September 28, 2018 (Exhibit A). Staff finds that at the existing and proposed location of the accessory structure, it will be located wholly outside the FEMA SFHA. Staff finds that as a Condition of Approval, Applicant shall obtain a Floodplain Development Permit demonstrating compliance with the requirements of TCLUO Section 3.510 if development is sited within the FEMA Special Flood Hazard Area. Confirmation shall be demonstrated at the time of consolidated Zoning/Building Permit application submittal.

**D. Findings for TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization**

TCLUO Section 4.140 identifies as areas of riparian vegetation that area within 50-feet an estuary measured from the more landward of the line of non-aquatic vegetation or the mean high-water line. TCLUO Section 4.140 also limits removal of vegetation and development within those areas of riparian vegetation.

TCLUO 4.140(2) requires all development to be located outside of riparia areas with some exceptions. Exceptions include the following:

...

- (c) *Because of natural features such as topography, a narrower riparian area protects equivalent habitat values; or*
- (d) *A minimal amount of riparian vegetation is present and dense development in the general vicinity significantly degrades riparian habitat values.*

TCLUO 4.140(2) also provides for an Exception process for certain types of development based on a determination to be made by ODFW that a narrower riparian area provides equivalent protection value or minimal vegetation is present and existing development degrades riparian values.

Applicant's Site Plan anticipates that the closest point of the proposed development of the to-be-replaced accessory structure will be thirty (30) feet from the line of non-aquatic vegetation (Exhibit B).

Comments from Robert Bradley, ODFW District Fish Biologist, were included in the Applicant's submittal (Exhibit B). Staff finds that ODFW has provided a determination that a minimal amount of biological habitat loss would occur as part of the proposed to-be-replaced accessory structure. ODFW recommended that potential riparian habitat loss be mitigated through an approved planting plan with their agency, should any trees need removal for accommodating construction activities (Exhibit B).

Staff finds that the determination by Mr. Bradley meets the criterion of TCLUO Section 4.140(2)(d). To ensure that the threat of erosion will not increase as a result of the proposed activities, a Condition of Approval has been made to require the Applicant to incorporate a vegetation maintenance plan for the riparian area to promote bank stabilization. Staff finds that an exception to allow the reduction of the riparian setback from 50 feet to 30-feet can be granted subject to Conditions of Approval requiring that the applicant/property owner to adhere to the recommendations stated by ODFW.

#### **IV. DECISION: APPROVED WITH CONDITIONS**

Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance provisions. Therefore, Staff approves this request for an exception to the riparian setback subject to the Conditions of Approval in Section V of this report. No further development shall occur on the subject property without prior land use approval. This approval does not address any additional development of the subject property.

By accepting this approval, the applicant and property owner agrees to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicant/property owner shall obtain all the necessary local, state, and federal permits and comply with all applicable regulations for the proposed construction.

**Appeal of this decision.** This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before **4:00 PM on February 6, 2023**.

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

Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. All applicable permits, including a consolidated Zoning and Building Permit from the Tillamook County Department of Community Development shall be obtained prior to construction the proposed development.
3. A minimum 30-foot riparian setback from the estuarian boundary of Sandlake Estuary, determined by the Oregon Department of Fish and Wildlife (ODFW) and measured in accordance with TCLUO Section 4.140, shall be maintained on the subject property.
4. The applicant/property owner shall develop in coordination with ODFW a riparian vegetation enhancement (planting) plan and a copy of the plan shall be submitted to the Department at the time of consolidated Zoning and Building Permit application submittal, should any vegetation removal be proposed as part of the construction activity. The plan submittal

shall include written confirmation from ODFW that the plan is acceptable. No trees within the 30-foot riparian corridor shall be removed without written consent from ODFW. Any trees to be removed and any mitigation action for each tree shall also be indicated on the riparian vegetation enhancement plan.

5. The applicant/property owner shall submit a site plan drawn to scale that confirms all required setbacks, including the 30-foot riparian setback, are met. The site plan shall be submitted to the Department of Community Development at the time of consolidated Zoning and Building Permit application submittal.
6. Development shall otherwise comply with the applicable standards and requirements of TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone and TCLUO Section 3.102: Estuary Natural (EN) zone.
7. A Floodplain Development Permit is required for development within the Area of Special Flood Hazard. If development is proposed within the FEMA Special Flood Hazard Area, the Applicant/Property Owner shall obtain an approved Floodplain Development Permit demonstrating compliance with the requirements of TCLUO Section 3.510 prior to or at the time of consolidated Zoning and Building Permit application submittal.
8. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval.

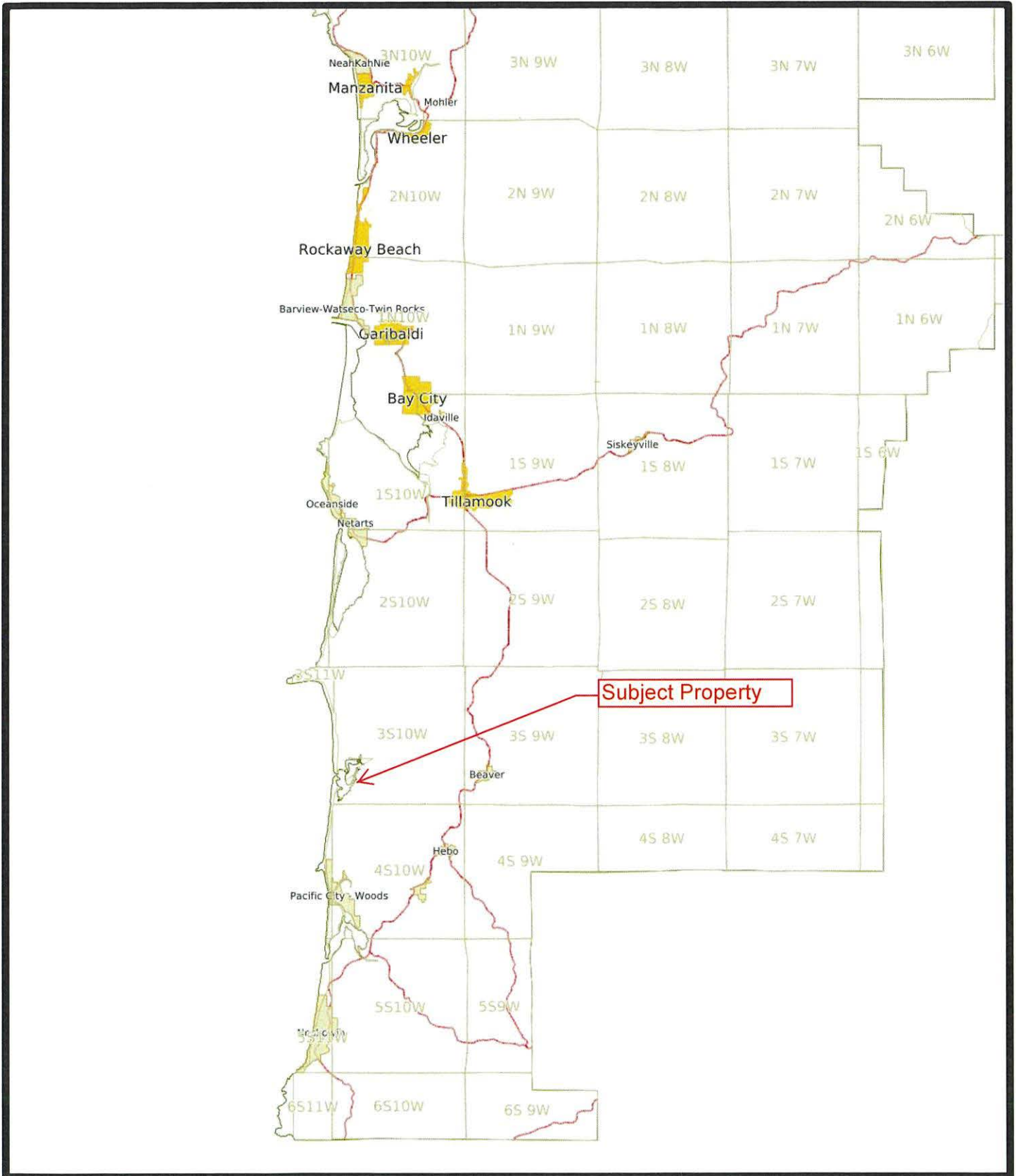
**VI. EXHIBITS**

- A. Vicinity map, Assessor's map, Zoning map, Tax Assessor's Summary Report
- B. Applicant's Submittal

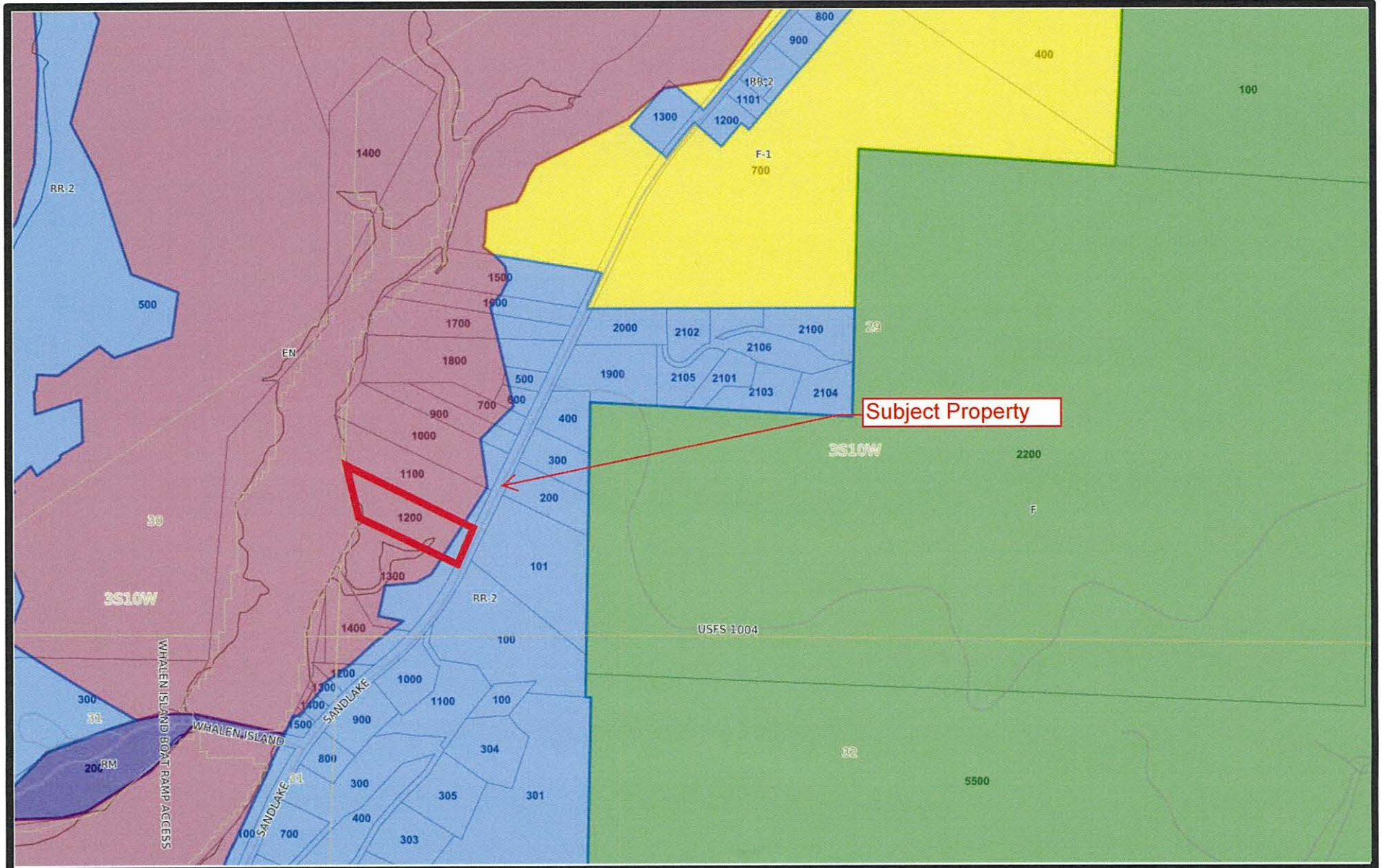
# EXHIBIT A



# Vicinity Map



# Zoning Map

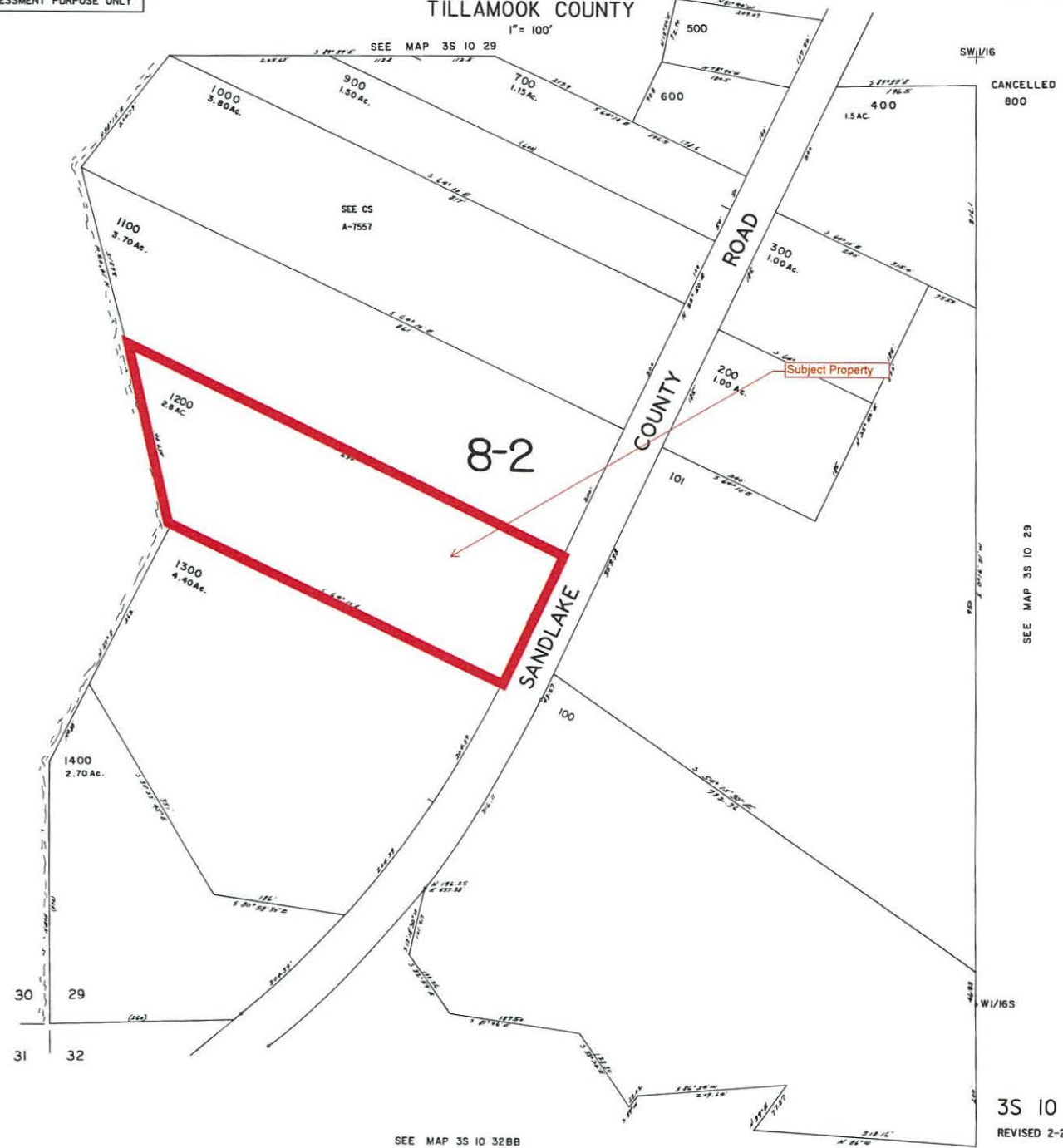


THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

SW1/4 SW1/4 SEC.29 T.3S. R.10W. W.M.  
TILLAMOOK COUNTY

3S 10 29CC

SAND  
LAKE



SEE MAP 3S 10 32BB

3S 10 29CC  
REVISED 2-25-99, BPH

**Tillamook County**  
**2022 Real Property Assessment Report**  
 Account 218945

Map 3S1029CC01200  
 Code - Tax ID 0802 - 218945

Tax Status Assessable  
 Account Status Active  
 Subtype NORMAL

Legal Descr See Record

Mailing DEFERRARI, RICK  
 PO BOX 748  
 MCMINNVILLE OR 97128

Deed Reference # 2014-294  
 Sales Date/Price 01-16-2014 / \$0  
 Appraiser ROBERT BUCKINGHAM

Property Class 401 MA SA NH  
 RMV Class 401 06 BV 607

Site	Situs Address	City
	24800 SANDLAKE RD	COUNTY
	24810 SANDLAKE RD	COUNTY

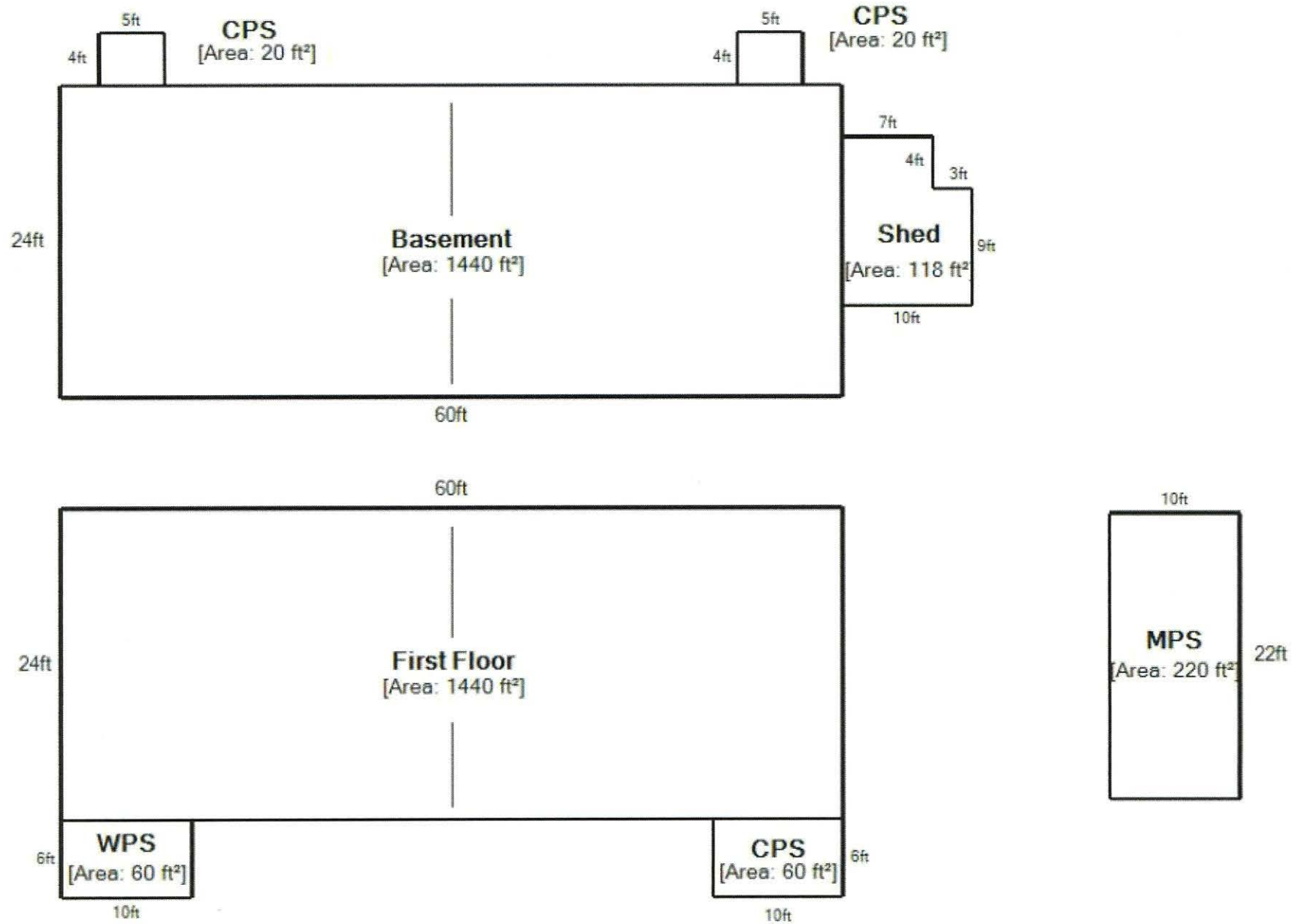
Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0802	Land	158,950		Land	0	
	Impr	282,820		Impr	0	
<b>Code Area Total</b>		441,770	164,710	164,710	0	
<b>Grand Total</b>		441,770	164,710	164,710	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0802					LANDSCAPE - FAIR	100			500
	1	<input checked="" type="checkbox"/>		RR-2	Market	125	0.30 AC		48,450
	2	<input checked="" type="checkbox"/>		RR-2	Market	125	2.50 AC		97,500
					OSD - AVERAGE	100			12,500
<b>Code Area Total</b>							2.80		158,950

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0802	1	1952	232	Duplex	173	2,880			281,360
	2	1952	382	MULTI-PURPOSE SHED	173	220			1,460
<b>Code Area Total</b>						3,100			282,820

Exemptions / Special Assessments / Notations			
Code Area	Special Assessments	Amount	Year Used
0802	■ SOLID WASTE	24.00	2022

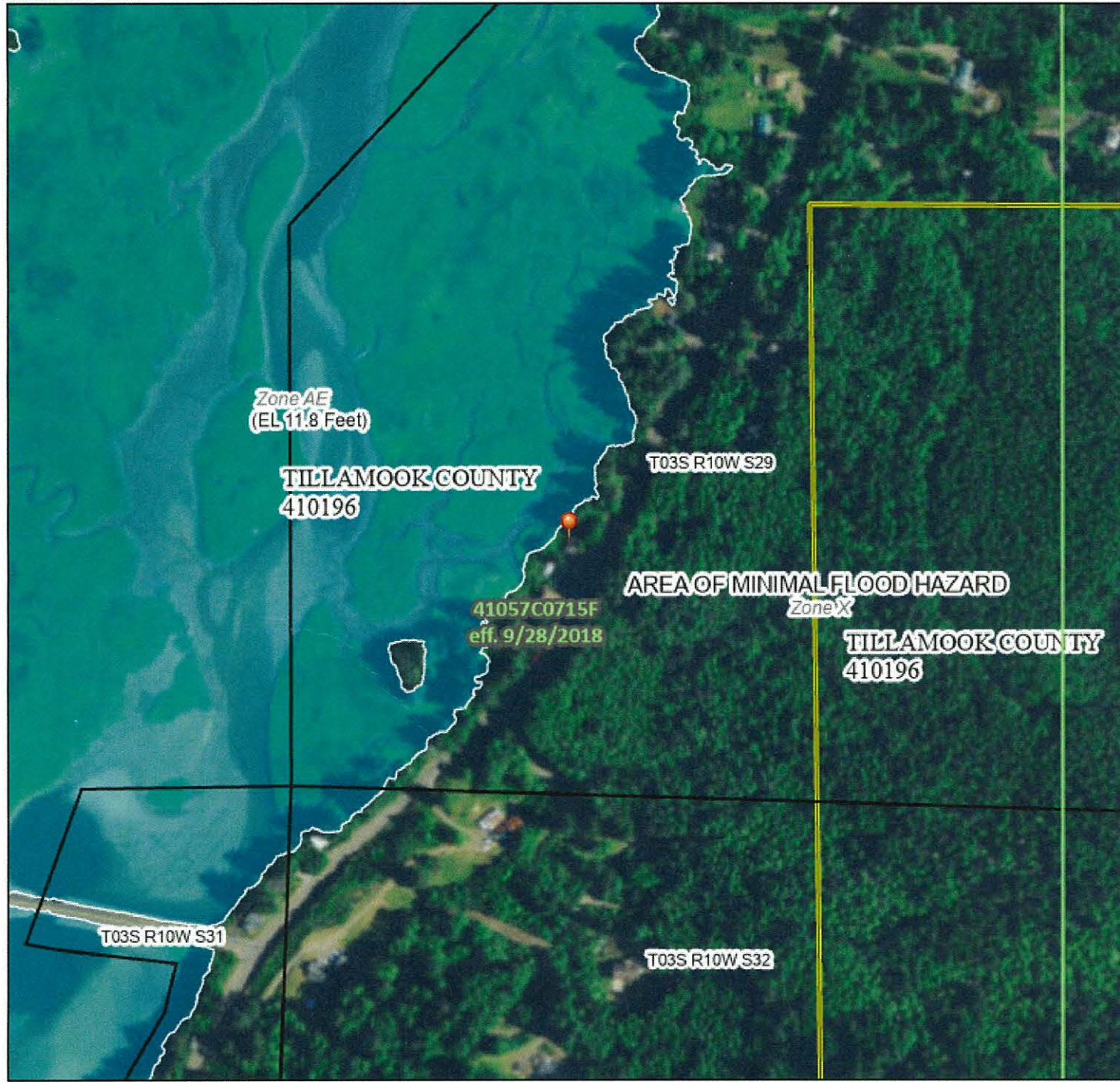
Comments 02/08/08 Corrected solid waste, now \$24.ef  
 10/06/08 Entered inventory. KF  
 01/28/11 Reappraisal, updated inventory, tabled values.ef  
 03/03/17 Reappraised land; tabled values. Updated size per GIS calculations. RBB



# National Flood Hazard Layer FIRMMette



123°56'50"W 45°16'45"N



1:6,000

123°56'13"W 45°16'20"N

## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		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 <i>Zone Y</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes, <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone Z</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		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 **1/23/2023 at 5:22 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.

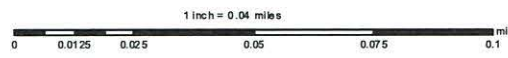
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# Statewide Wetlands Inventory

-  LWI Study Area
-  NHD Springs/Seeps
- NHD Streams and Rivers**
-  Perennial
-  Intermittent
-  Ephemeral
-  Unknown
-  Canal/Ditch
-  NHD Area
-  NHD Waterbody
- Wetlands**
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine
-  SWI Predominantly Hydric Soil Map Units
-  SWI Agate-Winlo Soils



R. Sounhein, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounhein 2018



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Date: 1/23/2023



State of Oregon  
Department of State Lands  
775 Summer Street, NE, Ste 100  
Salem, OR, 97301-1279  
(503) 986-5200

# EXHIBIT B





# PLANNING APPLICATION

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #: 127278	
Fees: 615	
Permit No: 851-22-000202-PLNG	

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

Name: Rick DeFerral Phone: \_\_\_\_\_  
 Address: PO Box 748  
 City: MCMINNVILLE State: OR Zip: 97128  
 Email: RICK@OSKONBARRELWORKS.COM

**Property Owner**

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

Request: EXCEPTION TO RIPARIAN SET BACK FOR REPLACEMENT OF EXISTING SHOP/GARAGE

**Type II**

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

**Type III**

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

**Type IV**

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

**Location:**

Site Address: 24800 SANDLAKE RD, CHESTERDALE, OR 97112  
 Map Number: T3S R10W W Sec 29 218776  
Township Range Section Tax Lot(s)

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

**Authorization**

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

[Signature]  
 Property Owner Signature (Required)

6/24/22  
 Date

Applicant Signature

Date

## Sarah Absher

---

**From:** BRADLEY Robert \* ODFW <Robert.BRADLEY@odfw.oregon.gov>  
**Sent:** Friday, June 10, 2022 10:12 AM  
**To:** Melissa Jenck  
**Cc:** Sarah Absher; Sheila Shoemaker; rick@oregonbarrelworks.com  
**Subject:** EXTERNAL: 24800 Sandlake Rd

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

I met with the landowner at this address yesterday to review the estuary setbacks.

The existing house and shop structures are approximately 30-40 feet back from the estuary line along the rear edges that face the waterway (distance varies along the length of the structure with the topography).

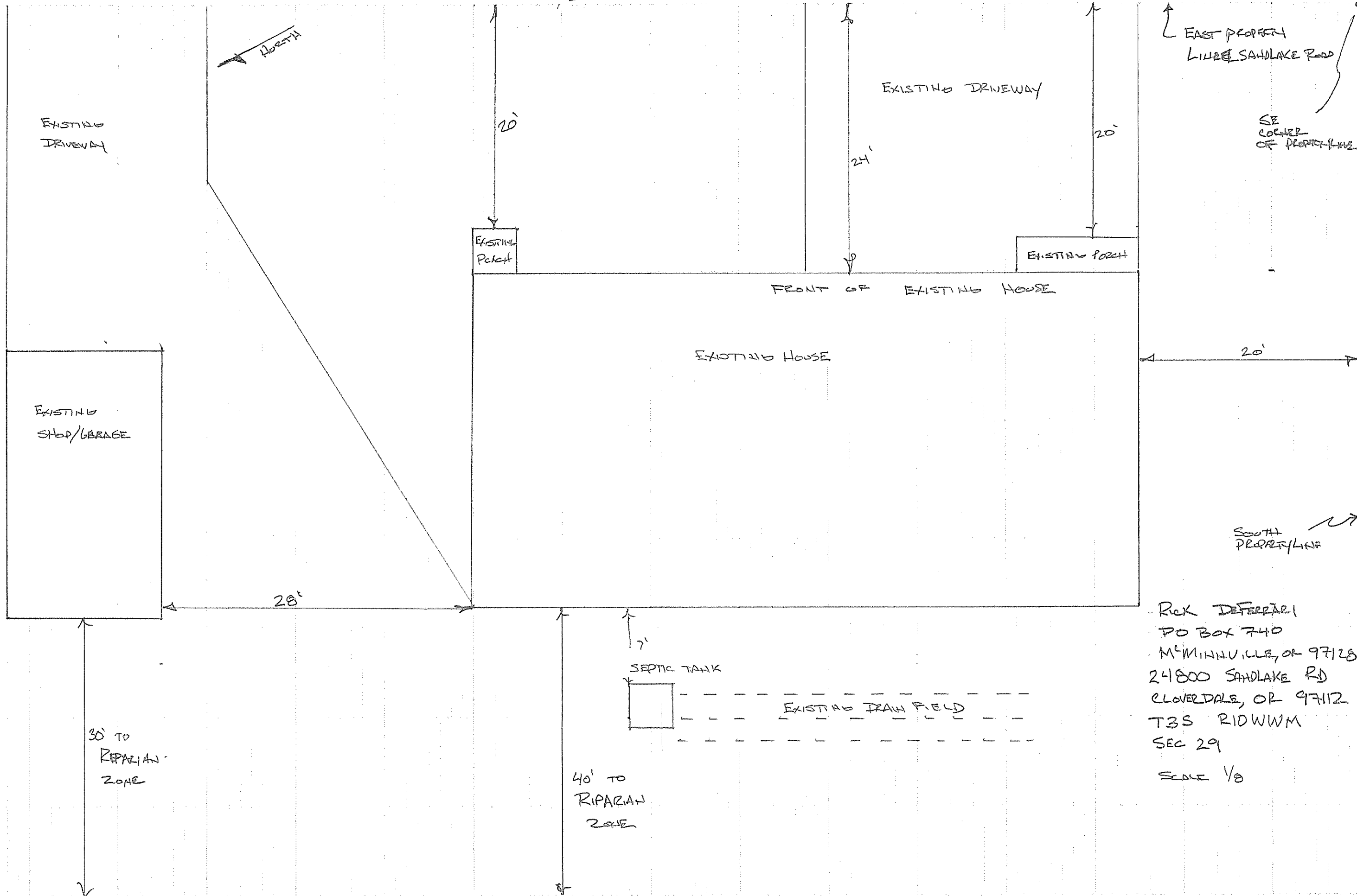
My understanding is that the landowner would like to rebuild in the same footprints of the existing structures. ODFW would not object to this plan.

If necessary to remove any trees within the setback to accommodate construction, ODFW would request mitigation (replanting trees and/or native vegetation) to replace the lost trees. A planting plan could be developed later if permitted and when the construction plan becomes clearer. Control of invasive vegetation on the site would be encouraged also.

Robert

Robert W. Bradley  
District Fish Biologist  
Oregon Department of Fish and Wildlife  
North Coast Watershed District  
4907 Third St  
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