



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*

**RESOURCE ZONE EXCEPTION #851-22-000283-PLNG: MILLS**  
**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:**  
**ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,**  
**IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER**

May 19, 2023

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Resource Zone Exception Request on May 19, 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 **4:00 PM on May 31, 2023.**

**Request:** An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) boundary by 80-feet to establish a 20-footsetback from the southeasterly (rear) property line.

**Location:** The subject property is located at north of the Unincorporated Community of Pacific City/Woods, accessed via Sandlake Road, a County road, and is designated as Tax Lot 1100 in Section 29 of Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

**Zone:** Rural Residential 2-Acre (RR-2) Zone

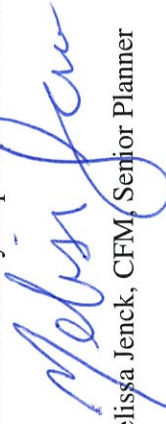
**Applicant & Property Owner:** Jeffery Lohr, 13133 Faircourt Lane SE, Rainier, WA 98576

## 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. The applicant/property owner shall obtain an approved consolidated Building/Zoning Permit from the Tillamook County Department of Community Development prior to siting the proposed dwelling.
3. Development shall be as shown on the approved site plan and shall maintain the approved reduced resource zone setback of an 80-foot setback from the southeasterly (rear) property line, as indicated on the proposed site plan.
4. The applicant/property owner shall submit a site plan, drawn to scale and indicating all required yard setbacks and reduced resource zone setbacks, at the time of consolidated Building/Zoning Permit application submittal.
5. Development shall otherwise comply with the applicable standards and requirements of TCLUO Section 3.010: Rural Residential 2-Acre (RR-2) Zone.
6. In accepting this approval, the property owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. The property owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. The property owner acknowledges the residential use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, the property owner understands preference will be given to farm and forest practices.  
  
A covenant to the deed shall be required, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as 'Exhibit C' shall be provided at the time of applying for Building and Zoning Permits.
7. 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



Handwritten signature of Melissa Jenck in blue ink.

Melissa Jenck, CFM, Senior Planner

Sarah Absher, CBO, CFM, Director  
Enc.: Vicinity, Assessor's and Zoning maps



1510 Third Street Suite B  
Tillamook, Oregon 97141  
www.tillamook.or.us  
503-842-3408

*Land of Cheese, Trees and Ocean Breeze*

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**Resource Zone Exception #851-23-000013-PLNG: LOHR  
Administrative Decision & Staff Report**

**Decision:** Approved with Conditions

**Decision Date:** May 19, 2023

**Report Prepared By:** Melissa Jenck, CFM, Senior Planner

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**I. GENERAL INFORMATION:**

**Request:** An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) boundary by 80-feet to establish a 20-footsetback from the southeasterly (rear) property line.

**Location:** The subject property is located at north of the Unincorporated Community of Pacific City/Woods, accessed via Sandlake Road, a County road, and is designated as Tax Lot 1100 in Section 29 of Township 3 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

**Zone:** Rural Residential 2-Acre (RR-2) Zone

**Applicant & Property Owner:** Jeffery Lohr, 13133 Faircourt Lane SE, Rainier, WA 98576

**Description of Site and Vicinity:** Assessor records indicate the subject property encompasses approximately 0.82-acres, has steep topography trending upwards to the rear of the property, is vegetated with grasses and trees, and currently vacant. No mapped wetlands are located on the property, with a small unnamed creek located approximately 90-feet to the southwest. The subject property is accessed via Sandlake Road, a County road. The property is within an area of geologic hazard, with areas of shallow & deep landslide susceptibility and rapidly moving landslides (Exhibit A).

The area is a pocket of RR-2 zoned properties which are primarily abutting Sandlake Road, generally improved with single-family dwellings and their accessory structures or vacant. Remaining in the vicinity are zoned Farm (F-1) and Forest (F) and appears to be in Forest use or small farm operations. FEMA Flood Insurance Rate Map 41057C0720F dated September 28, 2018 confirms the subject property is not located in an area of the Special Flood Hazard Area (SFHA) (Exhibit A).

Applicant is proposing to reduce the 100-foot setback from the Farm (F-1) boundary by 80-feet to establish a 20-foot setback from the southeasterly (rear) property line to allow for the siting of a residence (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 4.130: Development Requirements for Geologic Hazard Areas

## **III. ANALYSIS:**

Notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on April 4, 2023. Notice was provided to the Department of State Lands (DSL) and the Oregon Department of Forestry. No comments were received.

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

**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:*

*...(k) No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100 foot requirement. In either case, all yard requirements in this zone shall still apply.*

**Findings:** The northwesterly property boundary abuts the Farm (F-1) zone (Exhibit A). The southeasterly property boundary is 30-feet from the Farm (F-1) zone (Exhibit A). With a 100-foot setback from the resource zone from the rear (southeasterly) property boundary, and a 70-foot setback from the resource zone as a result of the Farm (F-1) zone boundaries location to the front (northwesterly) property boundary, the result would be a 30-foot area for construction of a dwelling due to the depth of a 200-foot lot (Exhibit A & B). The Applicants site plan indicates the area of an existing steep slopes near the westerly portion of the property, along with an existing driveway system to access the property (Exhibit B). The Applicants site plan shall establish a 20-foot setback from the easterly (rear) property line (Exhibit B).

Staff finds that a residential structure could not otherwise be placed on the subject property without requiring a variance to the 100-ft setback due to the location of the Farm (F-1) zone boundaries surrounding the subject property, and the existing slopes and driveway systems areas of improvement (Exhibit A & B). The resource zone setback reductions shall result in a 20-foot rear yard setback, with an 80-foot exception to the resource zone setback along the southeasterly property boundary (Exhibit B).

The resource zone setback reductions shall result in a 20-foot setback to the resource zone boundary, with all other rear, side and front yard setbacks being maintained (Exhibit B). Staff find this standard is met.

### **B. TCLUO Section 4.130: Development requirements for Geologic Hazard Areas**

TCLUO Section 4.130(2)(b) identifies the area maintaining shallow & deep landslide susceptibility and rapidly moving landslides as identified in DOGAMI Open File Report O-20-13.

Staff finds a Geologic Hazard Report prepared in conformance with the standards of TCLUO 4.130 shall be submitted to this Department for review and approval prior to applying for Zoning and Building Permits if average existing slopes are equal to or greater than 29 percent. Staff find that a condition of approval can be made to ensure compliance with this standard at the time of Consolidated Zoning/Building permit submittal.

**IV. DECISION: APPROVED WITH CONDITIONS**

Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, Staff approves this request for an exception to the Farm (F-1) zone setback subject to the Conditions of Approval in Section V of this report. 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 of 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 May 31, 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. The applicant/property owner shall obtain an approved consolidated Building/Zoning Permit from the Tillamook County Department of Community Development prior to siting the proposed dwelling.
3. Development shall be as shown on the approved site plan and shall maintain the approved reduced resource zone setback of an 80-foot setback from the southeasterly (rear) property line, as indicated on the proposed site plan.
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A covenant to the deed shall be required, informing that intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use and limiting pursuance of a claim for relief or cause of action of alleging injury from farming or forest practices. A copy of the recorded covenant included as 'Exhibit C' shall be provided at the time of applying for Building and Zoning Permits.

7. This approval expires if a Building Permit is not applied for within two (2) years of issuance of this approval.

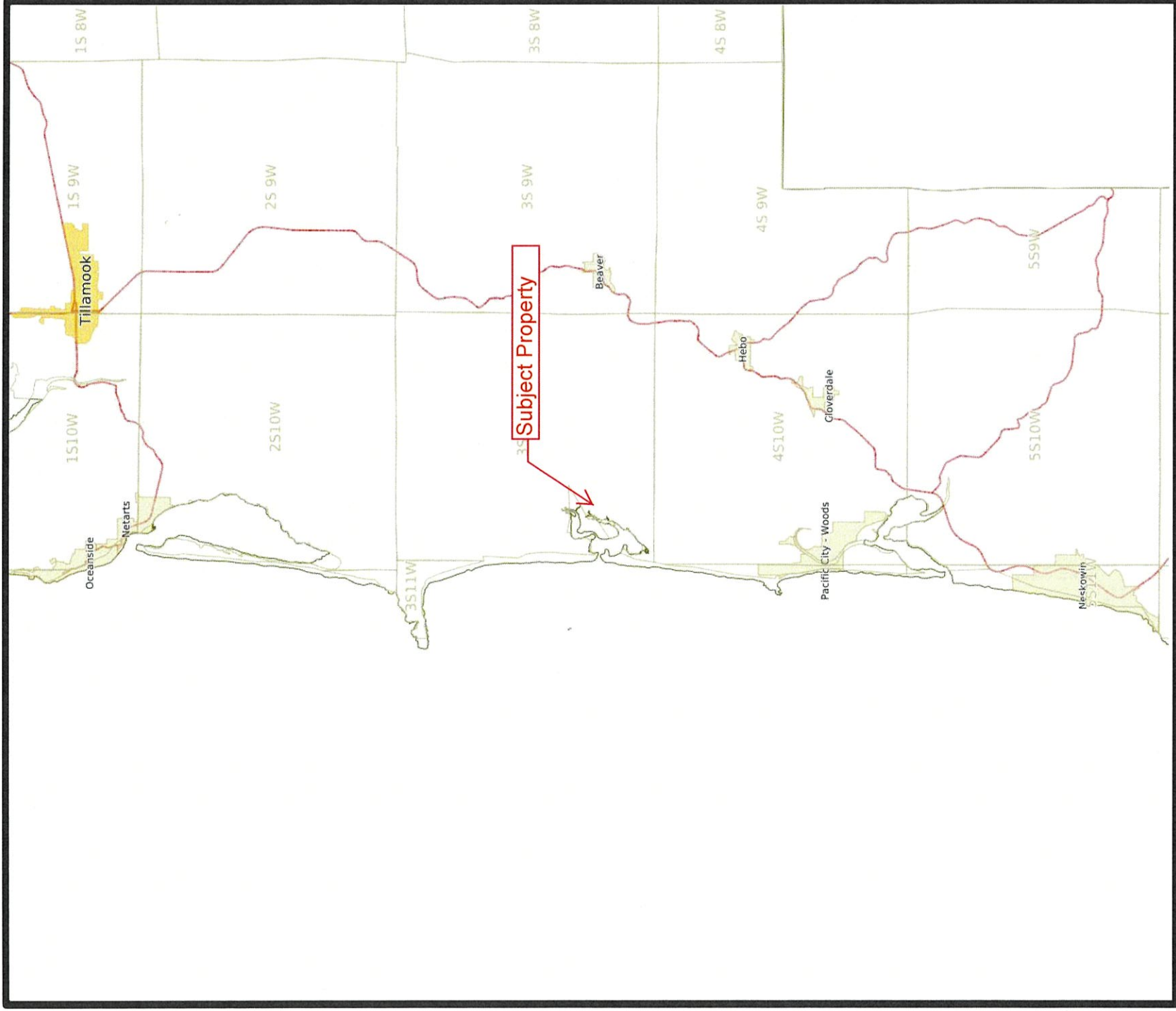
**VI. EXHIBITS**

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

- A. Vicinity map, Assessor map, Zoning map, Assessor's Summary Report
- B. Applicant's submittal
- C. Required Restrictive Covenant: Farm Forest Practices

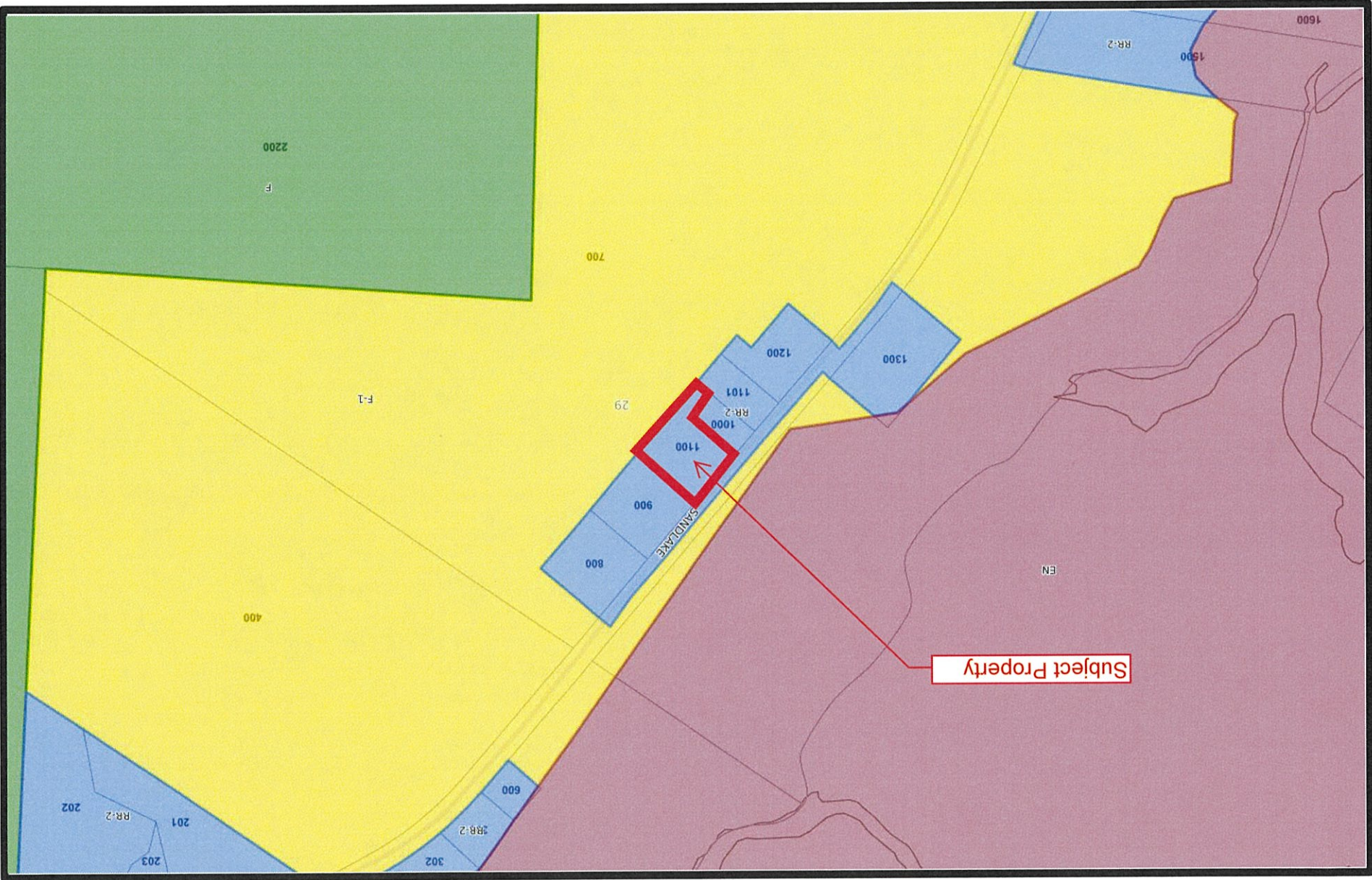
# EXHIBIT A

# Vicinity Map





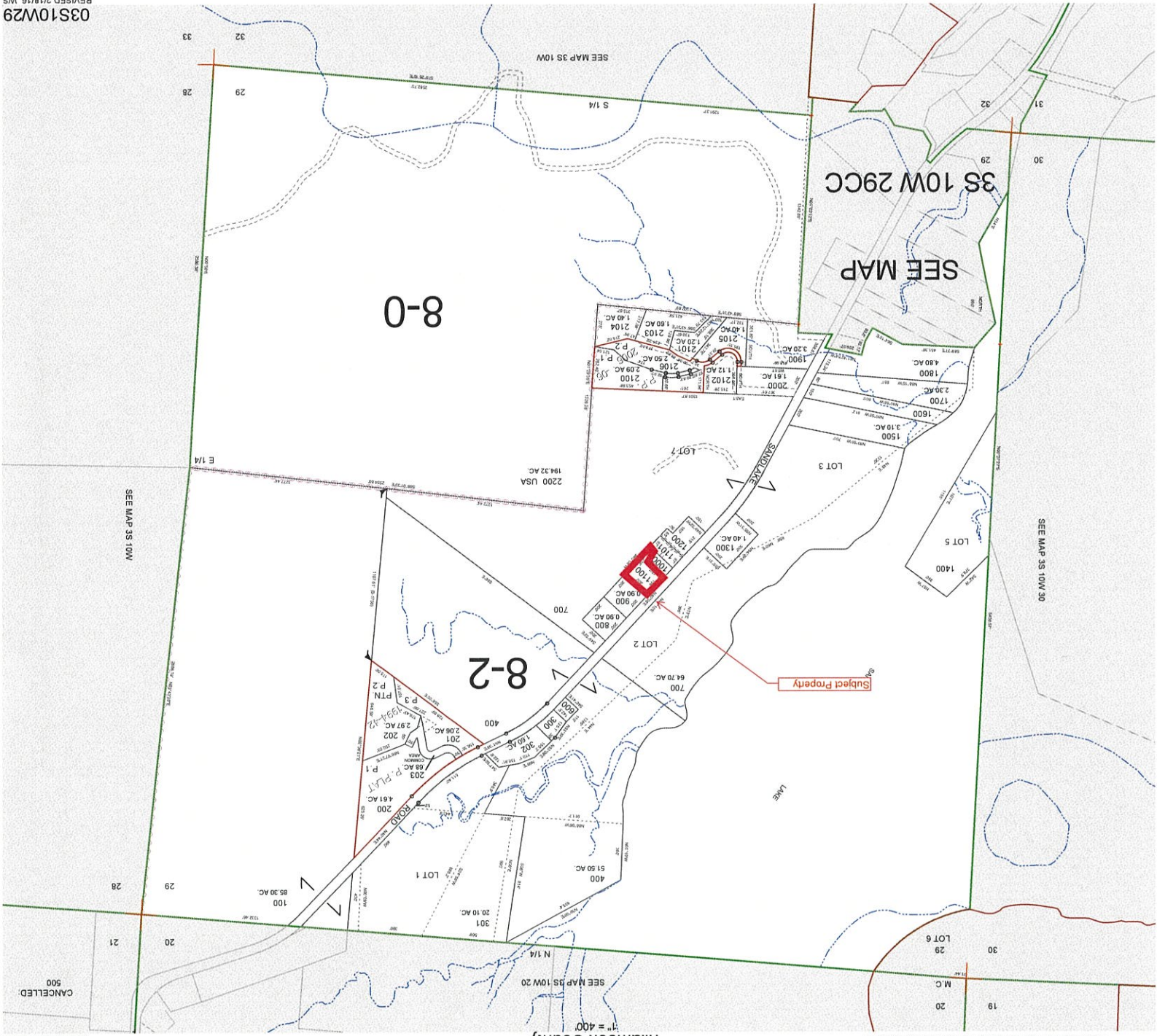
# Zoning Map



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

SECTION 29 T.3S, R.10W, W.M.

Tillamook County



03S10W29

CANCELLED: 500

03S10W29  
REVISED 2/18/16, WS

# TILLAMOOK County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2022

March 31, 2023 9:12:21 pm

Account # 217919  
 Map # 3S10290001100  
 Code - Tax # 0802-217919

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr See Record

Mailing Name LOHR, JEFFERY L & JOHANNA R  
 Agent  
 In Care Of  
 Mailing Address 13133 FAIRCOURT LN SE  
 RAINIER, WA 98576

Deed Reference # 2022-2913  
 Sales Date/Price 04-28-2022 / \$80,000.00  
 Appraiser UNKNOWN

Prop Class 100 MA SA NH Unit  
 RMV Class 100 06 SV 604 8447-1

Situs Address(es) Situs City

Code Area		RMV	MAV	Value Summary		RMV Exception	CPR %
		AV		AV			
0802	Land	66,410				Land	0
	Impr.	0				Impr.	0
<b>Code Area Total</b>		<b>66,410</b>	<b>31,020</b>	<b>31,020</b>			<b>0</b>
<b>Grand Total</b>		<b>66,410</b>	<b>31,020</b>	<b>31,020</b>			<b>0</b>

Code Area	ID#	RFPD	Ex	Zone	Plan	Value Source	TD%	LS	Size	Land Class	Trended RMV
0802	0	<input checked="" type="checkbox"/>			Market		125	A	0.82		66,410
<b>Grand Total</b>											<b>66,410</b>

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Sq. Ft.	Ex% MS Acct #	Trended RMV
					<b>Grand Total</b>		<b>0</b>		<b>0</b>

Comments: 4/27/17 Land reappraisal, tabled land. LM

# National Flood Hazard Layer FIRMette



## Legend

	Regulatory Floodway
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR

	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone D

	Area of Minimal Flood Hazard Zone X
	Effective LOMRS
	Area of Undetermined Flood Hazard Zone D

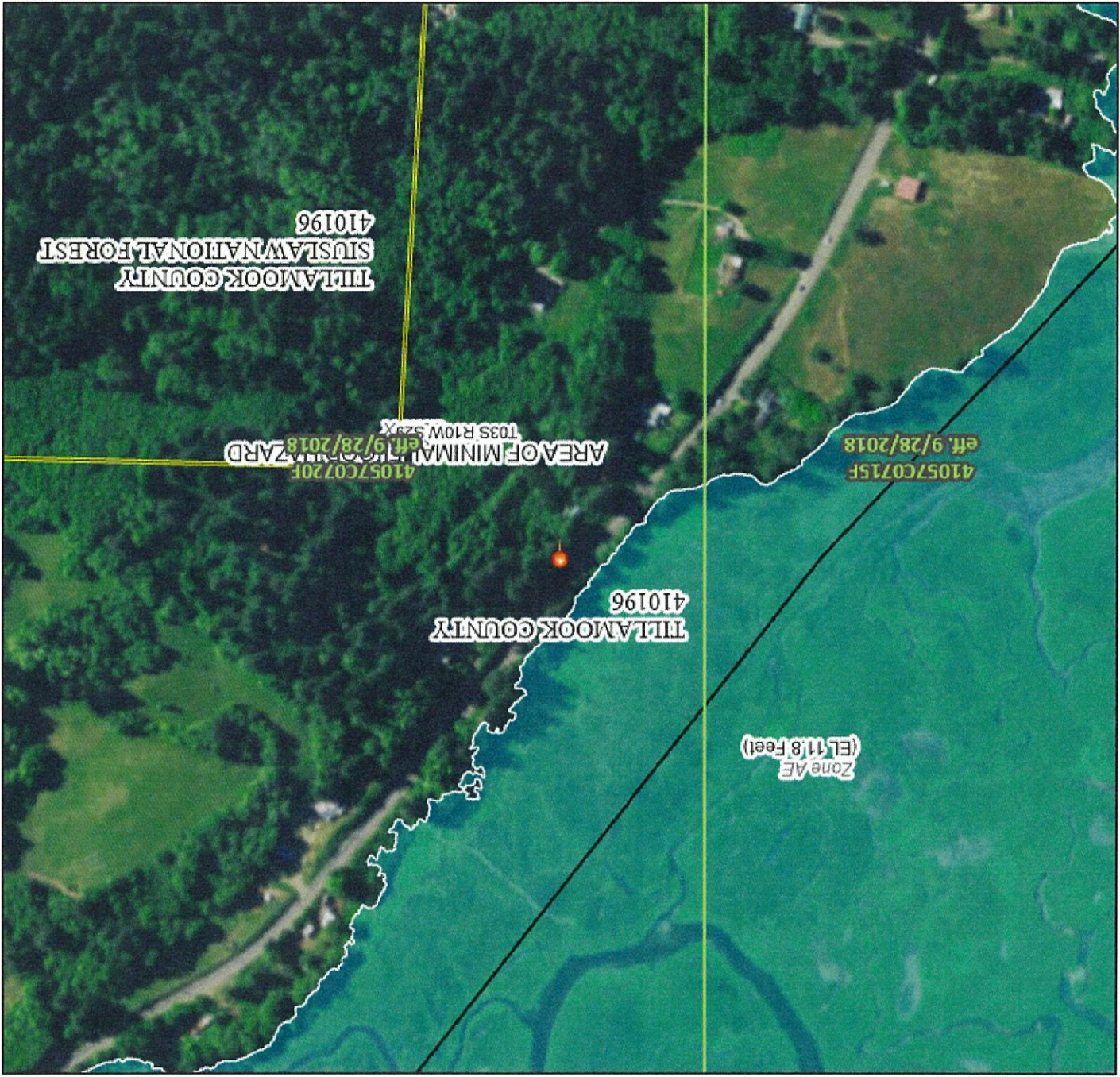
	20.2	Cross Sections with 1% Annual Chance Water Surface Elevation
	8	Coastal Transsect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transsect Baseline
		Profile Baseline
		Hydrographic Feature

	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 3/31/2023 at 11:48 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.



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

123°56'29\"/>

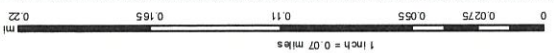
# Lohr Hazard Map

- Physical
- Deep Landslide Susceptibility
- Debris Flow fans
- High Susceptibility
- Moderate Susceptibility



Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

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.



**Townships**

- LM Study Area

**NHD Streams and Rivers**

- NHD Springs/Seeps
- 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-Wino Soils

Statewide Wetlands Inventory

# EXHIBIT B



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

## PLANNING APPLICATION

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

Name: JEFFERY & JOHANNA LOHR Phone: 360-259-5191  
 Address: 13133 FAIRCOURT LN SE  
 City: RAINIER State: WA Zip: 98576  
 Email: jefflohr@gmail.com

### Property Owner

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

<b>OFFICE USE ONLY</b>	
Date Stamp	<b>RECEIVE</b>
JAN 23 2023	
BY: <u>Caunter</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>WA</u>	
Receipt #: <u>130070</u>	
Fees: <u>1,300</u>	
Permit No: <u>851-23-000017-PLNG</u>	

**Request:** An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) zone boundary and establish a 20-foot setback to allow for the placement of a residential structure (single-family dwelling). Exception is needed due to existing driveway placement, sloping of property and required setbacks from driveway, septic and well.  
*Legal: Ideal w/ the out exceptions.*

### Type II

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

### Type III

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

### Type IV

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


### Location:

Site Address: TL 1100 Sandlake Road Cloverdale, OR 97112  
 Map Number: 3S Township 10 Range 29 Section 1100 Tax Lot(s)

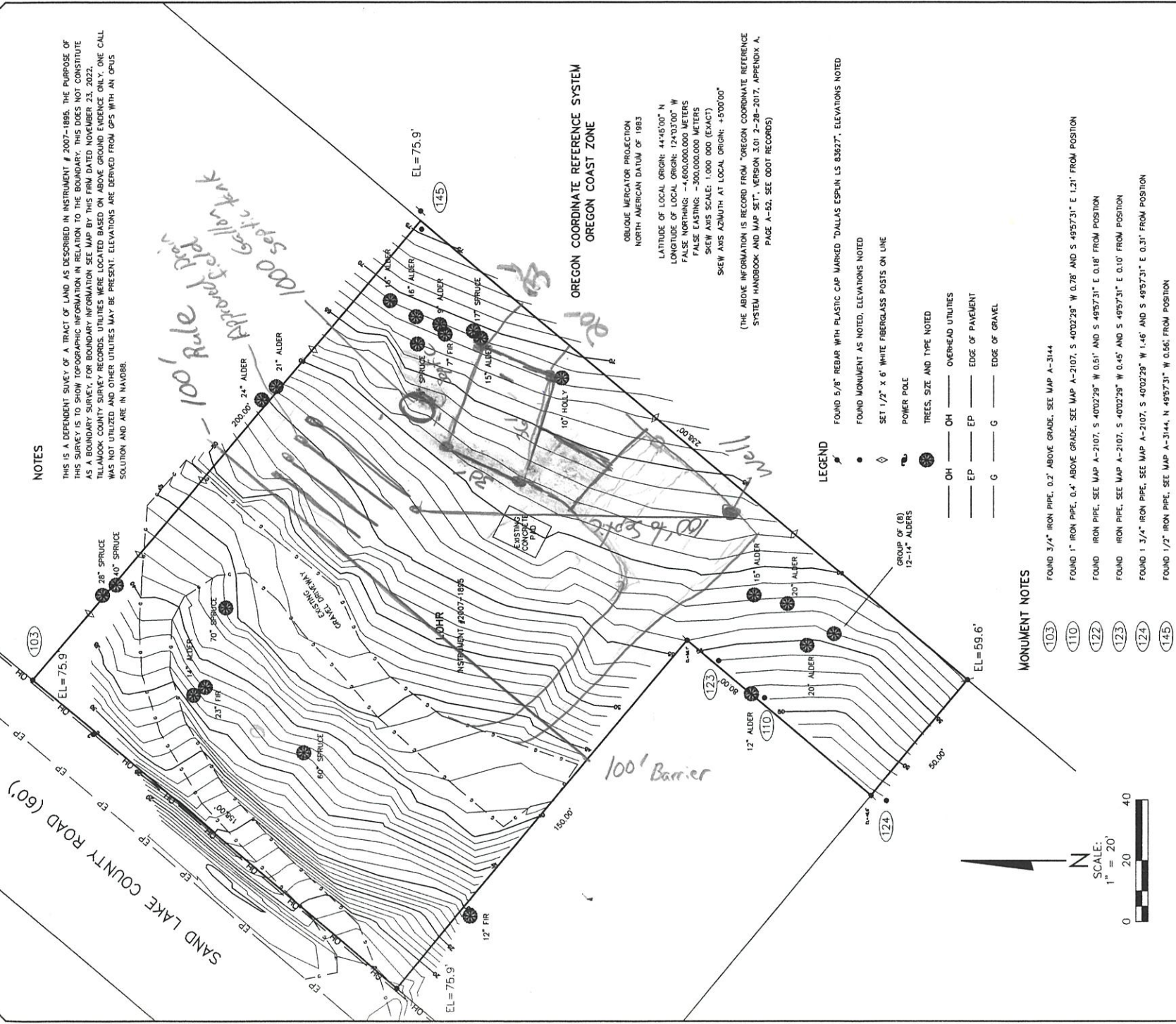
Clerk's Instrument #: \_\_\_\_\_

### 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.

 Johanne Johr 1/23/2023  
 Property Owner Signature (Required) Date  
 Applicant Signature \_\_\_\_\_ Date





**NOTES**

THIS IS A DEPENDENT SURVEY OF A TRACT OF LAND AS DESCRIBED IN INSTRUMENT # 2007-1895. THE PURPOSE OF THIS SURVEY IS TO SHOW TOPOGRAPHIC INFORMATION IN RELATION TO THE BOUNDARY. THIS DOES NOT CONSTITUTE AS A BOUNDARY SURVEY. FOR BOUNDARY INFORMATION SEE MAP BY THIS FIRM DATED NOVEMBER 23, 2022. TILLAMOOK COUNTY SURVEY RECORDS. UTILITIES WERE LOCATED BASED ON ABOVE GROUND EVIDENCE ONLY. ONE CALL WAS NOT UTILIZED AND OTHER UTILITIES MAY BE PRESENT. ELEVATIONS ARE DERIVED FROM GPS WITH AN GNSS SOLUTION AND ARE IN NAVD83.

**OREGON COORDINATE REFERENCE SYSTEM  
OREGON COAST ZONE**

OBLIQUE MERCATOR PROJECTION  
NORTH AMERICAN DATUM OF 1983  
LATITUDE OF LOCAL ORIGIN: 44°45'00" N  
LONGITUDE OF LOCAL ORIGIN: 124°03'00" W  
FALSE NORTHING: 600,000.000 METERS  
FALSE EASTING: -500,000.000 METERS  
SKEW AXIS SCALE: 1,000,000 (EXACT)  
SKEW AXIS AZIMUTH AT LOCAL ORIGIN: +570000"  
  
(THE ABOVE INFORMATION IS RECORD FROM "OREGON COORDINATE REFERENCE SYSTEM HANDBOOK AND MAP SET", VERSION 3.01 2-28-2017, APPENDIX A, PAGE A-52, SEE 0001 RECORDS)

**LEGEND**

- FOUND MONUMENT AS NOTED, ELEVATIONS NOTED
- ◇ SET 1/2" X 6" WHITE FIBERGLASS POSTS ON LINE
- ⊥ POWER POLE
- TREES, SIZE AND TYPE NOTED
- OH — OH — OVERHEAD UTILITIES
- EP — EP — EDGE OF PAVEMENT
- G — G — EDGE OF GRAVEL

**MONUMENT NOTES**

- (103) FOUND 3/4" IRON PIPE, 0.2' ABOVE GRADE, SEE MAP A-3144
- (110) FOUND 1" IRON PIPE, 0.4' ABOVE GRADE, SEE MAP A-2107, S 40°02'29" W 0.78' AND S 49°57'31" E 1.21' FROM POSITION
- (122) FOUND IRON PIPE, SEE MAP A-2107, S 40°02'29" W 0.51' AND S 49°57'31" E 0.18' FROM POSITION
- (123) FOUND IRON PIPE, SEE MAP A-2107, S 40°02'29" W 0.45' AND S 49°57'31" E 0.10' FROM POSITION
- (124) FOUND 1 3/4" IRON PIPE, SEE MAP A-2107, S 40°02'29" W 1.46' AND S 49°57'31" E 0.31' FROM POSITION
- (145) FOUND 1/2" IRON PIPE, SEE MAP A-3144, N 49°57'31" W 0.56' FROM POSITION



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Dallas W. Esplin*  
OREGON  
DECEMBER 31, 2014  
DALLAS W. ESPLIN  
RENEWED: DECEMBER 31, 2023

**BAYSIDE SURVEYING LLC**  
11765 HWY 101 SOUTH  
TILLAMOOK, OR 97141  
503-842-5551

TOPOGRAPHIC MAP FOR:  
**JEFFERY & JOHANNA LOHR**  
INSTRUMENT #2007-1895  
TILLAMOOK COUNTY DEED RECORDS  
NW 1/4 SECTION 29  
T3S, R10W W.M.  
TILLAMOOK COUNTY, OREGON

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	JOB NUMBER
NOVEMBER 23, 2022	TOPCON, OZ, FC-6000 HIPER-V, ES-103	DCJ/SDB/ADS	DWE	DWE	#1190

TOP\LOHR-JDING  
LOHR-J-TOPO.CRS

**STATE OF OREGON  
WATER SUPPLY WELL REPORT**

(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

1) **LAND OWNER** Owner Well I.D. NW \_\_\_\_\_  
Last Name Lohr

Company \_\_\_\_\_  
Address 13133 Faircourt Lane SE State WA Zip 98576  
City Rainier

2) **TYPE OF WORK**  New Well  Deepening  Conversion  
 Alteration (complete 2a & 10)  Abandonment (complete 5a)

3) **PRE-ALTERATION**  
Dia \_\_\_\_\_ from \_\_\_\_\_ To \_\_\_\_\_ Gauge      
Stl     Pstc     Wld        
Thrd \_\_\_\_\_  
Casing: \_\_\_\_\_ from \_\_\_\_\_ To \_\_\_\_\_ Amt \_\_\_\_\_  
Material \_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_ Amt \_\_\_\_\_ sacks/lbs

4) **DRILL METHOD**  
 Rotary Air  Rotary Mud  Cable  Auger  Cable Mud  
 Reverse Rotary  Other \_\_\_\_\_

5) **PROPOSED USE**  Domestic  Irrigation  Community  
 Industrial/Commercial  Livestock  Dewatering  
 Thermal  Injection  Other \_\_\_\_\_

6) **BORE HOLE CONSTRUCTION** Special Standard  (Attach copy)  
Depth of Completed Well 71 ft.

BORE HOLE		Material		SEAL		sacks/ lbs	
Dia	From	To	Material	From	To	Amt	Calculated
10	0	32	Benionite Chips	0	32	34	S
8	32	58				14.28	
5.5	58	71				14.28	

How was seal placed:  Other poured dry  A  B  C  D  E  
Backfill placed from 10 ft. to 71 ft. Material Silica size 6/8

7) **ABANDONMENT USING UNIDENTIFIED DEVIATE**  
Proposed Amount \_\_\_\_\_ P Actual Amount \_\_\_\_\_ P

8) **CASING/LINER**

Casing/Liner	Dia	From	To	Gauge	Stl	Pstc	Wld	Thrd
6	1	58	.250	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	1	31	sch40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Shoe  Inside  Outside  Other \_\_\_\_\_ Location of shoe(s) 58  
Temp casing  Yes Dia \_\_\_\_\_ From + \_\_\_\_\_ To \_\_\_\_\_

9) **PERFORATIONS/SCREENS**  
Perforations Method \_\_\_\_\_

Perf/Screen	Casing/Liner	Dia	From	To	Width	Slot	# of slots	Tele/pipe size
Sch	4	31	71	.032				

Screens Type certa-loc Material sch40 pvc

10) **WELL TESTS: Minimum testing time is 1 hour**

Pump  Bailor  Air  Flowing Artesian  
Yield 20 gal/min Drawdown 71 Duration (hr) 4

Temperature 51 °F Lab analysis  Yes  No  
Water quality concerns?  Yes (describe below) TDS amount 105 ppt  
From \_\_\_\_\_ To \_\_\_\_\_ Description \_\_\_\_\_ Amount \_\_\_\_\_ Units \_\_\_\_\_

WELL I.D. LABEL # L148779  
START CARD # 1059584  
ORIGINAL LOG # \_\_\_\_\_

**(9) LOCATION OF WELL (legal description)**

County TILLAMOC Twp 3 S N/S Range 10 E E/W WM  
Sec 29 SE 1/4 of the NW 1/4 Tax Lot 1100  
Tax Map Number \_\_\_\_\_ Lot \_\_\_\_\_  
DMS or DD \_\_\_\_\_  
Lat \_\_\_\_\_ " or 45.28337969 \_\_\_\_\_  
Long \_\_\_\_\_ " or 123.93444571 \_\_\_\_\_  
DMS or DD \_\_\_\_\_  
Street address of well \_\_\_\_\_ Nearest address \_\_\_\_\_

23795 Sandlake Rd. Cloverdale, OR 97112

**(10) STATIC WATER LEVEL**

Existing Well/Pre-Alteration \_\_\_\_\_ Date \_\_\_\_\_ SWL(psi) \_\_\_\_\_ + SWL(ft) \_\_\_\_\_  
Completed Well \_\_\_\_\_ 12-22-2022 \_\_\_\_\_ 6

Flowing Artesian?  Dry Hole?

WATER BEARING ZONES \_\_\_\_\_ Depth water was first found 33

SWL Date	From	To	Est Flow	SWL(psi)	+ SWL(ft)
12-22-2022	33	60	20		6

**(11) WELL LOG**

Material	From	To	Ground Elevation
clay, brown, sandy	0	9	
shale, brown	9	26	
claystone, grev. med	26	32	

*Driller recommends setting pump @ 50' due to fragile formation.
Dickerson Well Drilling, Inc. 503-623-2664

Date Started 12-16-2022 Completed 12-22-2022

**(unbonded) Water Well Constructor Certification**

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number 1574 Date 12-24-2022

Signed William A. Blair

**(bonded) Water Well Constructor Certification**

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1571 Date 12-24-2022

Signed William A. Blair  
Contact Info (optional) \_\_\_\_\_



Tillamook County  
1510 - B Third St  
Tillamook, OR 97141  
503-842-3408

Website: tillamook.or.us

# Septic Permit

## Repair (Major) - Residential - New

### 851-22-000178-PRMT

**Date issued:** 12/13/22  
**Work description:** MAJOR REPAIR PERMIT  
**Expiration date:** 12/13/23

**Applicant:** Huddleston Construction  
**Address:** 1980 S Drift Creek Rd  
Lincoln City OR 97367  
**Phone:** (541) 992-3550  
**Email:** akhuddleston@yahoo.com

**Primary contractor:** Huddleston Construction  
**Installer License:** 38614  
**Address:** 1980 S Drift Creek Rd  
Lincoln City OR 97367  
**Phone:** (541) 992-3550  
**Email:** akhuddleston@yahoo.com

**Business License:** N/A

**Owner:** LOHR, JEFF  
**Address:** 13133 FAIRCOURT LANE  
RAINEER WA 98576

**Parcel:** 3S10 2900 01100 - Primary

**Township:** 3S **Range:** 10 **Section:** 29

**Lot size:** 0.82 acres  
**Zoning:** Rural Residential 2 Acre and 10 Acre (RR-2, RR-10)  
**Land use approval:** N/A  
**Action:** New  
**Suefarm failinnr:** N/A

**Water supply:** Well  
**City/County/UGB:** County  
**County:** N/A  
**Type of application:** Repair (Major) - Residential  
**Sanitary tank list number:** N/A

**Category of construction:** Single Family Dwelling

Existing	Proposed
Use of structure:	Single-Family Dwelling
Number of bedrooms:	2

**System Specifications**

**Type:** Seepage Trench  
**Max peak design flow:** 300 gpd.  
**Min septic tank volume:** 1000 gal.

**ATT description:** N/A  
**Proposed flow:** 300 gpd.  
**Min dosing tank volume:** N/A

**Drain Field Specifications**

**Drain field type:** Standard  
**Drainfield sizing:** N/A  
**Trench length:** 100 linear ft.  
**Total rock depth:** 18 in.  
**Max depth:** 36 in.  
**Min depth:** 24 in.

**System distribution Type:** Serial  
**Distribution method:** Serial  
**Rock above pipe:** 2 in.  
**Rock below pipe:** 12 in.  
**Undisturbed soil between trenches:** 8 ft.  
**Capping fills-min depth of fill material:** N/A

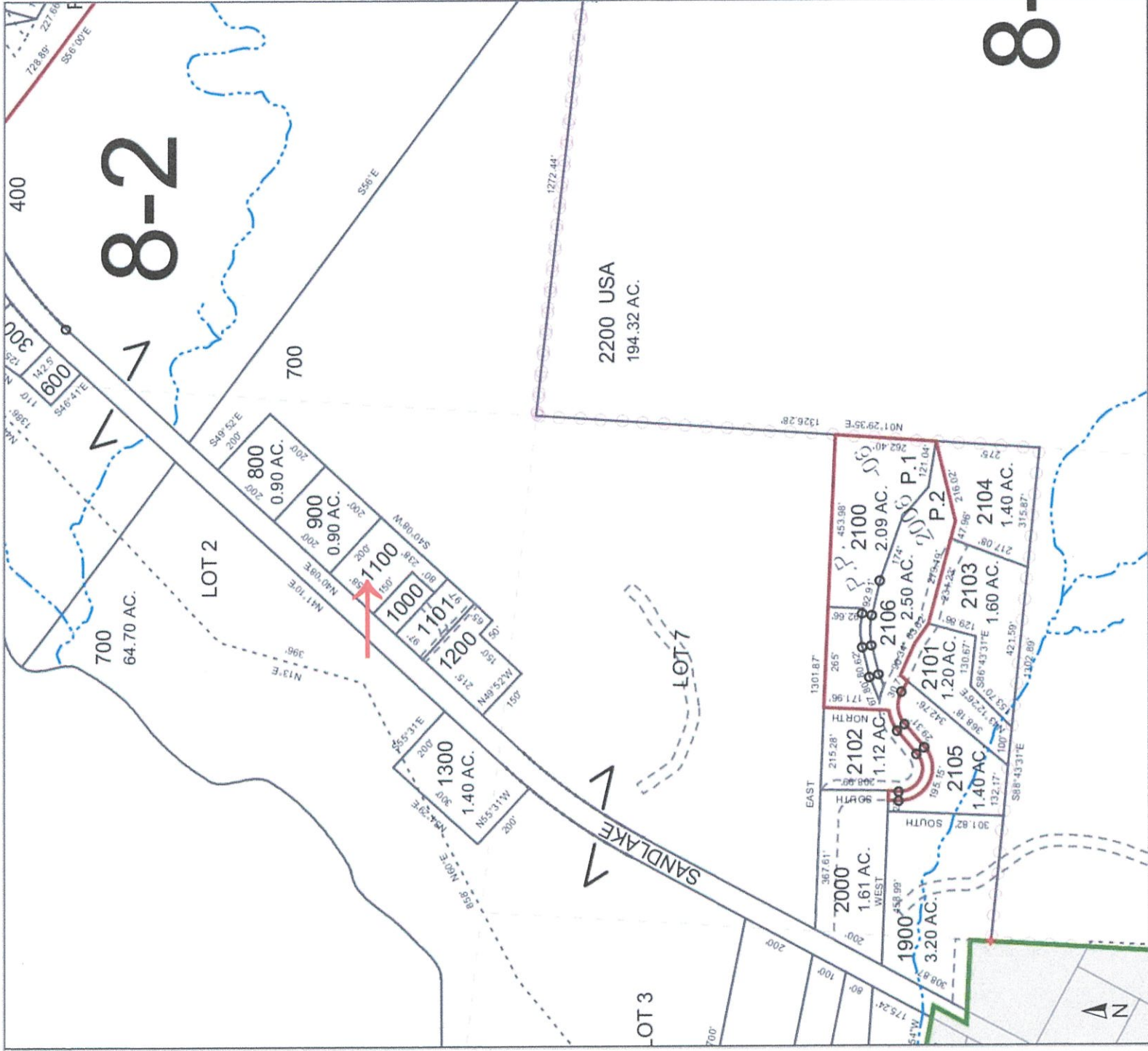
**Special Requirements**

**Stake out required:** No  
**Groundwater type:** Not Applicable  
**Groundwater depth:** N/A

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)





**ParcelID: 217919R**  
**Tax Account #: 3S10290001100**  
**, OR 97112**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# EXHIBIT C

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

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

After Recording Return To:

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

**RESTRICTIVE COVENANT**

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

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

Do hereby promise and covenant as follows:

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

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

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

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

\_\_\_\_\_

Signature

Print Names

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

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

SEAL

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

STATE OF OREGON  
COUNTY OF TILLAMOOK