



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*

**CONDITIONAL USE REQUEST #851-23-000179-PLNG:  
WILDFLOWER CORPORATION / BARBARA GIDDINGS – PUBLIC UTILITY  
FACILITY FOR WATER TREATMENT  
ADMINISTRATIVE DECISION & STAFF REPORT**

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

October 13, 2023

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Conditional Use Request on October 13, 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 in accordance with Article 10 of the TCLUO before **4:00 PM on October 25, 2023**. Unless appealed, the effective date of this decision shall be October 13, 2023.

- Request:** A Conditional Use request for a Water Public Treatment Facility (Exhibit B).
- Location:** The subject property is accessed via Megans View Point, a private road and designated as Tax Lot 300 in Section 7B of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.
- Zone:** Rural Residential 2 Acre (RR-2)
- Applicant:** Ben Johnson, PO Box 908 Pacific city, OR 97135
- Property Owner:** Barbara Giddings, dba Wildflower Corporation, PO Box 999, Pacific City, OR 97135

**CONDITIONS OF APPROVAL:**

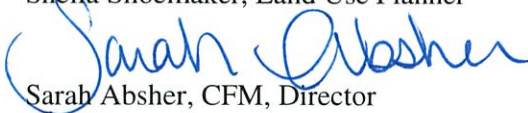
Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain a consolidated Zoning/Building permit approvals for the proposed Public Utility Facility.
3. The applicant/property owner shall obtain all necessary electrical, mechanical, and plumbing permits for the proposed Public Utility Facility.
4. A site plan, drawn to scale, illustrating the proposed development and required setbacks shall be provided at the time of consolidated Zoning/Building permit submittal.
5. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
6. Development shall comply with the applicable requirements and standards of TCLUO 3.010: Rural Residential 2-Acre (RR-2) Zone and 5.040: Recreational Campground Standards.
7. Development shall comply with applicable provisions and development standards outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas and Section 3.555: Freshwater Wetlands (FW) Overlay Zone.
8. The applicant/property owner shall submit a fire letter from the Nestucca Rural Fire District to the Department at the time of consolidated Zoning/Building permit submittal.
9. This approval shall be void on October 13, 2025, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,  
Tillamook County Department of Community Development



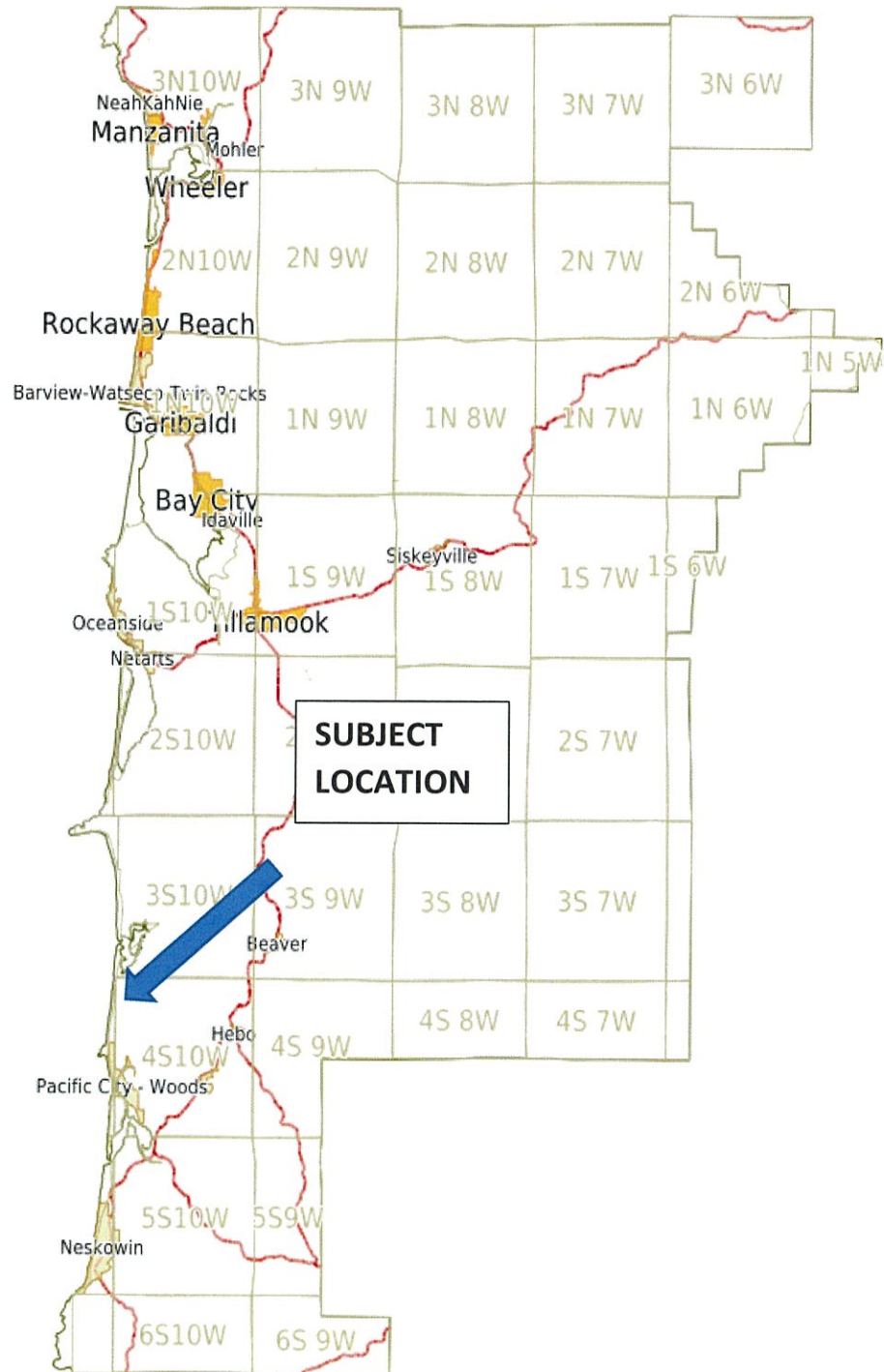
Sheila Shoemaker, Land Use Planner



Sarah Absher, CFM, Director

Enc.: Vicinity & Assessor/Zoning Map

# VICINITY MAP



#851-23-000179-PLNG:  
Wild Flower Corp / Giddings

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

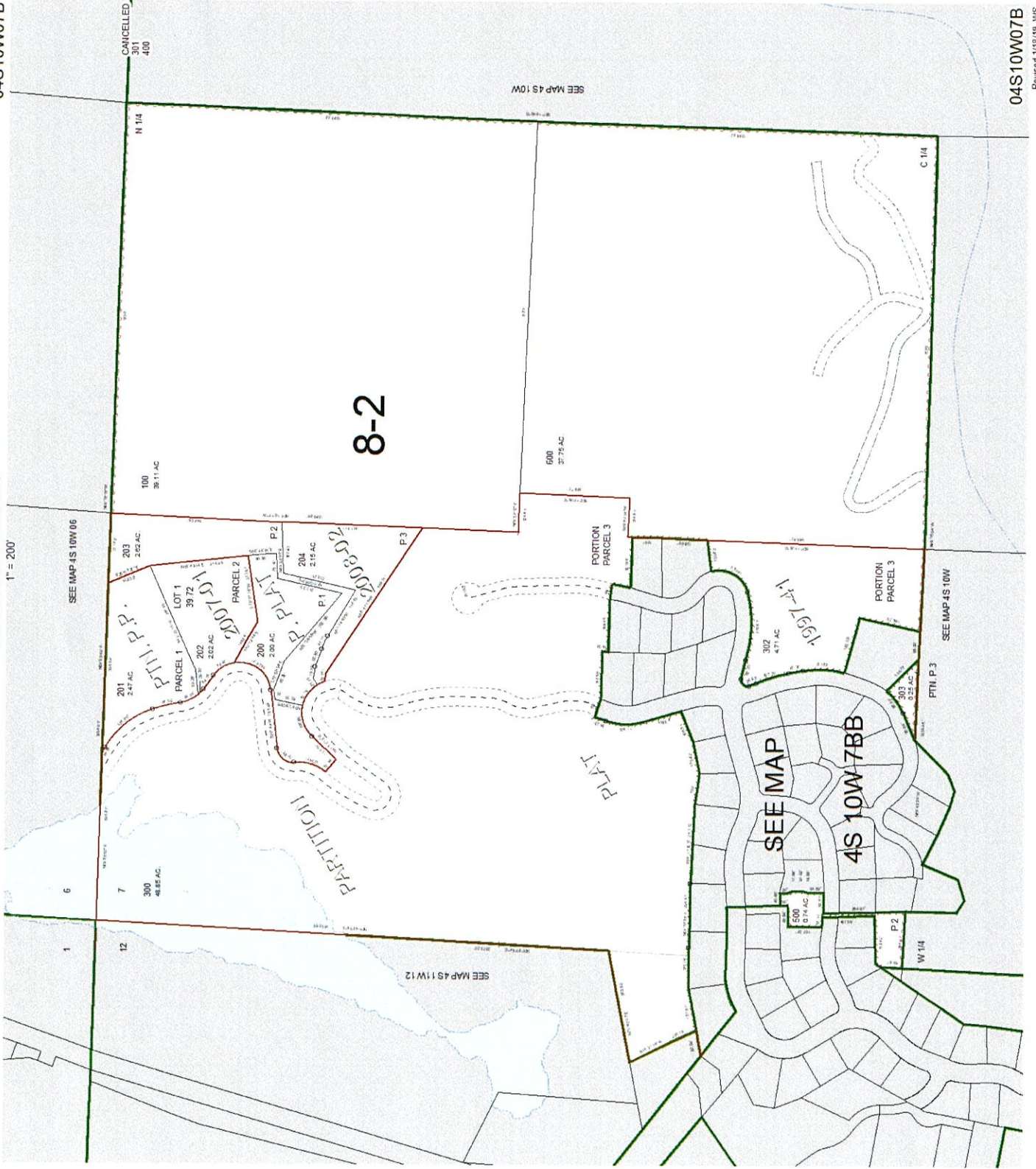


N.W.1/4 SEC.7 T.4S. R.10W. W.M.

TILLAMOOK COUNTY

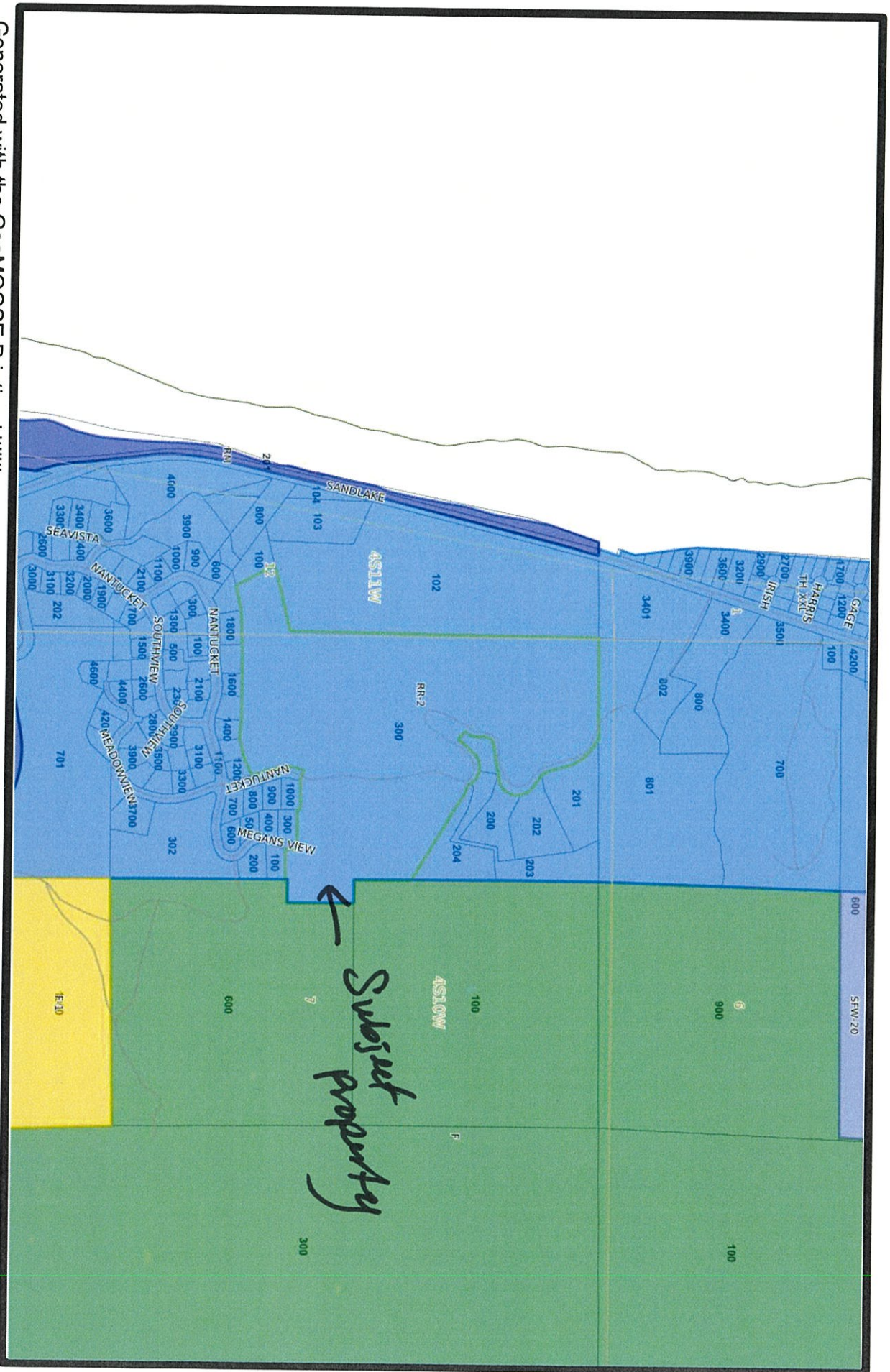
1" = 200'

04S10W07B



04S10W07B  
Revised 1/18/19 WS

# Map





*Land of Cheese, Trees and Ocean Breeze*

---

**CONDITIONAL USE REQUEST #851-23-000179-PLNG:  
WILDFLOWER CORPORATION / BARBARA GIDDINGS – PUBLIC UTILITY  
FACILITY FOR WATER TREATMENT  
ADMINISTRATIVE DECISION & STAFF REPORT**

**Decision Date: October 13, 2023**

**Decision: APPROVED WITH CONDITIONS  
(This is not Building or Placement Permit Approval)**

**Report Prepared By: Sheila Shoemaker, Land Use Planner** 

---

**I. GENERAL INFORMATION:**

**Request:** A Conditional Use request for a Water Public Treatment Facility (Exhibit B).

**Location:** The subject property is accessed via Megans View Point, a private road and designated as Tax Lot 300 in Section 7B of Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

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

**Applicant:** Ben Johnson, PO Box 908 Pacific city, OR 97135

**Property Owner:** Barbara Giddings, dba Wildflower Corporation, PO Box 999, Pacific City, OR 97135

**Property and Vicinity Description:** The subject property is located south of Tierra Del Mar and north of the unincorporated community of Pacific City, is 44.36 acres, is irregular in shape with some sloped areas covered in trees, shrubs, and green open spaces. The subject property is located north easterly of the Nantucket Shores subdivision. It is accessed off Megans View Point, a private road (Exhibit A). The subject

property is improved with a water storage tank that serves the Nantucket Shores Water Company (Exhibit A).

There are mapped wetlands and a named lake, Sears Lake is located northwest of the subject property (Exhibit A). The subject property is not located within area of special flood hazard per FEMA Firm #41057C0855F dated September 28, 2018 (Exhibit A). The subject property is located in an area of geologic hazard as identified in Oregon Department of Geology and Mineral Industries (DOGMI) Bulletins 74 and 79 (Exhibit A).

The subject property is zoned Rural Residential 2 Acre (RR-2) with adjacent properties zoned RR-2 and Forest (F) (Exhibit A).

The applicant is requesting Conditional Use Permit approval for establishing a Public Water Utility Facility for the onsite treatment of (3) three new wells (Exhibit B). The applicant details the proposal includes the development of a 936 square foot building. Located approximately 150 feet from the existing water storage tank (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 AND 10 ACRE ZONE (RR-2) (RR-10)
- B. TCLUO SECTION 4.130: DEVELOPMENT REQUIRMENTS FOR GEOLOGIC HAZARD AREAS
- C. TCLUO SECTION 3.555: FRESHWATER WETLANDS (FW) OVERLAY ZONE
- D. TCLUO SECTION 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION
- E. TCLUO SECTION 6.040: REVIEW CRITERIA FOR CONDITIONAL USE

## **III. ANALYSIS:**

### **A: SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10)**

*PURPOSE: 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.*

...  
(3) *USES PERMITTED CONDITIONALLY: In the RR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.*

...  
(n) *Public utility facilities, including substations and transmission lines.*

**Findings:** TCLUO Article 11 defines utility facilities as “Structures, pipes, or transmission lines which provide the public with electricity, gas, heat, steam, communication, water, sewage collection, or other similar service.” Applicant is proposing development of a 936 square foot water treatment facility, to be utilized as part of the Nantucket Water Company (Exhibit B). The proposed facility would supplement their existing resources (Exhibit B). Staff finds that the proposed use meets the definition of a Public Utility Facility and is allowed in the Rural Residential 2-Acre (RR-2) Zone subject to satisfaction of the Conditional Use Review Criteria which are discussed below, and all other applicable standards.

**B: SECTION 4.130: DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS**

*(2) The following areas are considered potentially geologically hazardous and are therefore subject to the requirements of Section 4.130:*

*(a) All lands partially or completely within categories of “high” and “moderate” susceptibility to shallow landslides as mapped in Oregon Department of Geology and Mineral Industries (DOGAMI) Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;*

**Findings:** The subject property contains mapped areas with susceptibility to landslides as identified by DOGAMI Open File report O-20-13 (Exhibit A). Applicant states the site is gently sloping towards the west (Exhibit B). Staff finds development within the mapped areas is subject to applicable standards of TCLUO 4.130: Development Requirements for Geologic Hazard Areas. A Condition of Approval has been made to ensure development adheres to the applicable standards of TCLUO Section 4.130.

**C. SECTION 3.555: FRESHWATER WETLANDS OVERLAY (FW)**

*(1) PURPOSE AND AREAS INCLUDED: The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:*

...

*(b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).*

*(2) USES PERMITTED:*

..

*(b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).*

*(3) STANDARDS: The following standard shall be met in addition to the standards of the underlying zone.*

...

*(b) Development activities, permits, and land-use decisions affecting a Notification Wetland require notification of the Division of State Lands, and are allowed only upon compliance with any requirements of that agency. The applicant shall be responsible for obtaining approval from the Division of State Lands for activities on Notification Wetlands.*

**Findings:** Mapped wetlands are indicated on the National Wetlands Inventory (NWI) Map and are mapped in the southeastern region of the subject property (Exhibit A). The Oregon Department of State Lands (DSL) has provided comment stating based on the location, it does not appear that the project will not impact jurisdictional wetlands or water. (Exhibit C). Staff finds that this requirement can be met through compliance with Conditions of Approval.

**D: SECTION 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION**

*(1) The following areas of riparian vegetation are defined:*

*(a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.*

*(b) Twenty-five (25) feet from all other rivers and streams where the river or stream channel is greater than 15 feet in width.*

*(c) Fifteen (15) feet from all perennial rivers and streams where the river or stream channel is 15 feet in width or less. For estuaries, all measurements are horizontal and perpendicular from the mean high water*



*line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.*

**Findings:** A 50-foot riparian setback from Sears Lake, a coastal lake, is required for development. Staff finds per the submitted applicants site plan, the proposed development of the Public Utility Facility will be outside the 50-foot perimeter for Sears Lake (Exhibits A & B).

Staff finds that the riparian setbacks of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization shall be followed for any development on the subject property. Staff finds that this requirement can be met through compliance with Conditions of Approval.

## **E: ARTICLE VI: CONDITIONAL USE PROCEDURES AND CRITERIA**

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

*Section 6.020 Procedure requires public notice in accordance with TCLUO Section 10.070 which requires notification of the request to be mailed to landowners within 250 feet of the subject property, to allow at least 14 days for written comment, and requires staff to consider comments received in making the decision.*

**Findings:** Notice of the request was mailed to property owners and agencies on July 14, 2023. Comments were received from the Oregon Department of State Lands, indicating that the project is proposed in the southeastern part of the property and appears that the project will not impact jurisdictional wetlands or waters (Exhibit C). Comments received by Oregon Health Authority indicate they have not received any plans for new wells or treatment, and approval is required (Exhibit C). Comments and questions were also received from a neighboring property owner and forwarded to the applicant. The comments consisted of view obstruction, odor and smells associated with the treatment facility, discharge, flood and traffic impacts (Exhibit C). The applicant did not respond to the public testimony received.

### **Section 6.040 Review Criteria**

*1. The use is listed as a conditional use in the underlying zone, or in an applicable overlying zone.*

**Findings:** As discussed above, staff finds that the proposed public utility facility is a use allowed conditionally in the Rural Residential 2-Acres (RR-2) zone.

**Conclusion:** Staff concludes that this criterion has been met.

*2. The use is consistent with the applicable goals and policies of the comprehensive plan.*

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

Staff finds that non-residential uses can be permitted on properties zoned Rural Residential (RR-2) without conflicting with the goals and policies of the Goal 10 Housing Element. Policies and findings within the Goal 10 element that interface with public utilities and facilities are largely focused on water and sewer availability in relation to residential uses and density in rural and urban areas.

The Goal 11 element of the Tillamook County Comprehensive Plan specifically states that the purpose of this Goal in relation to Tillamook County is to “plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Urban and rural development shall be guided and supported by types and levels of urban and rural public facilities and services appropriate for, but limited to, the needs and requirements of the urban, urbanizable, and rural areas to be served.” Public facilities and services are defined by the goals as ‘projects activities and facilities which the planning agency determines to be necessary for the public health, safety and welfare.’ This does not mean that the service or facilities are publicly owned but that they are necessary for public health, safety, and welfare. Staff finds there are several water systems in the County that are privately owned but are essential for the health of the general public.

**Conclusion:** Staff concludes that this criterion has been met.

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

**Findings:** The subject property encompasses 44.36 acres and is accessed via Megans View Point, a private road, part of the Nantucket Shores private road system (Exhibit A). According to Tillamook County Assessor’s records, the subject property is improved with a water storage tank that serves the Nantucket Shores Water Company (Exhibit A). Applicant states that the property is suitable as topography is gently sloping towards the west and large enough to accommodate both the tank, piping and treatment plant (Exhibit B).

**Conclusion:** Staff finds that the subject property is suitable for the proposed public utility facility due to the proposed location is generally flat, away from hazard overlays such as wetlands and floods and due to the existing use of the property. Staff concludes that this criterion has been met or can be met through the Conditions of Approval.

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

**Findings:** The applicant is requesting the approval for a Public Utility Facility for a water treatment building that will process water from (3) three new wells to increase water availability and quality.

The subject property is adjacent to the Nantucket Shores subdivision. Existing uses in the vicinity consist primarily of single-family residences and heavily treed Forest (F) land (Exhibit B). The private road, Meagan View Point, is shared with adjacent landowners whose properties are developed with residential uses. The private road will continue to be used for residential purposes. Staff finds in review of the submitted site plan in ‘Exhibit B’ and based upon findings contained within this report, the subject property is of adequate size to accommodate the Public Utility Facility, which is demonstrated to be accommodated within the boundaries of the subject property (Exhibits A & B).

Comments were received from a neighboring property requesting additional information. The comments consisted of view obstruction, odor and smells associated with the treatment facility, discharge, flood and traffic impacts (Exhibit C).

The applicant states that the location of the proposed building will be in the easterly portion of the property, accessible from an existing gravel road, will resemble a small house and a line of trees will screen the proposed building (Exhibit B).

**Conclusion:** Given the location of the existing water storage tank location and the proposed location of the Public Utility Facility, the structure will be sited in a manner that meets or exceeds minimum setback requirements as demonstrated on the site plan. The applicant states there are existing trees that act as a vegetative buffer that separate the existing water tank from the rest of the development which will also screen the proposed building (Exhibit B). Staff finds the request will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses on the surrounding properties or uses listed in the underlying zone. Staff concludes that this criterion has been met or can be met through the Conditions of Approval.

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

**Findings:** Staff do not find any record of such facilities in the area. Applicant states that these systems do not exist (Exhibit B).

**Conclusion:** Staff concludes that this criterion has been met.

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

**Findings:** Applicant states the proposal is to expand existing public facilities, to improve water quality and supply (Exhibit B). Long-established public services and facilities exist in the area. Facilities and services include Nestucca Rural Fire Protection District, Tillamook County Sheriff's Office and Tillamook People's Utility District. Access exists off Megans View Point, a private road, and water services provided by Nantucket Water Company (Exhibit B).

Comments were received by Oregon Health Authority, stating plans for the wells or treatment require approval prior to use (Exhibit C).

**Conclusion:** Staff concludes that this criterion has been met or can be met through the Conditions of Approval.

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

Based on the findings shown above, Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves this request subject to the Conditions of Approval in section V of this report.

**Appeal of this decision.** This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on October 25, 2023**

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

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

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.

2. The applicant/property owner shall obtain a consolidated Zoning/Building permit approvals for the proposed Public Utility Facility.
3. The applicant/property owner shall obtain all necessary electrical, mechanical, and plumbing permits for the proposed Public Utility Facility.
4. A site plan, drawn to scale, illustrating the proposed development and required setbacks shall be provided at the time of consolidated Zoning/Building permit submittal.
5. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
6. Development shall comply with the applicable requirements and standards of TCLUO 3.010: Rural Residential 2-Acre (RR-2) Zone and 5.040: Recreational Campground Standards.
7. Development shall comply with applicable provisions and development standards outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas and Section 3.555: Freshwater Wetlands (FW) Overlay Zone.
8. The applicant/property owner shall submit a fire letter from the Nestucca Rural Fire District to the Department at the time of consolidated Zoning/Building permit submittal.
9. This approval shall be void on October 13, 2025, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

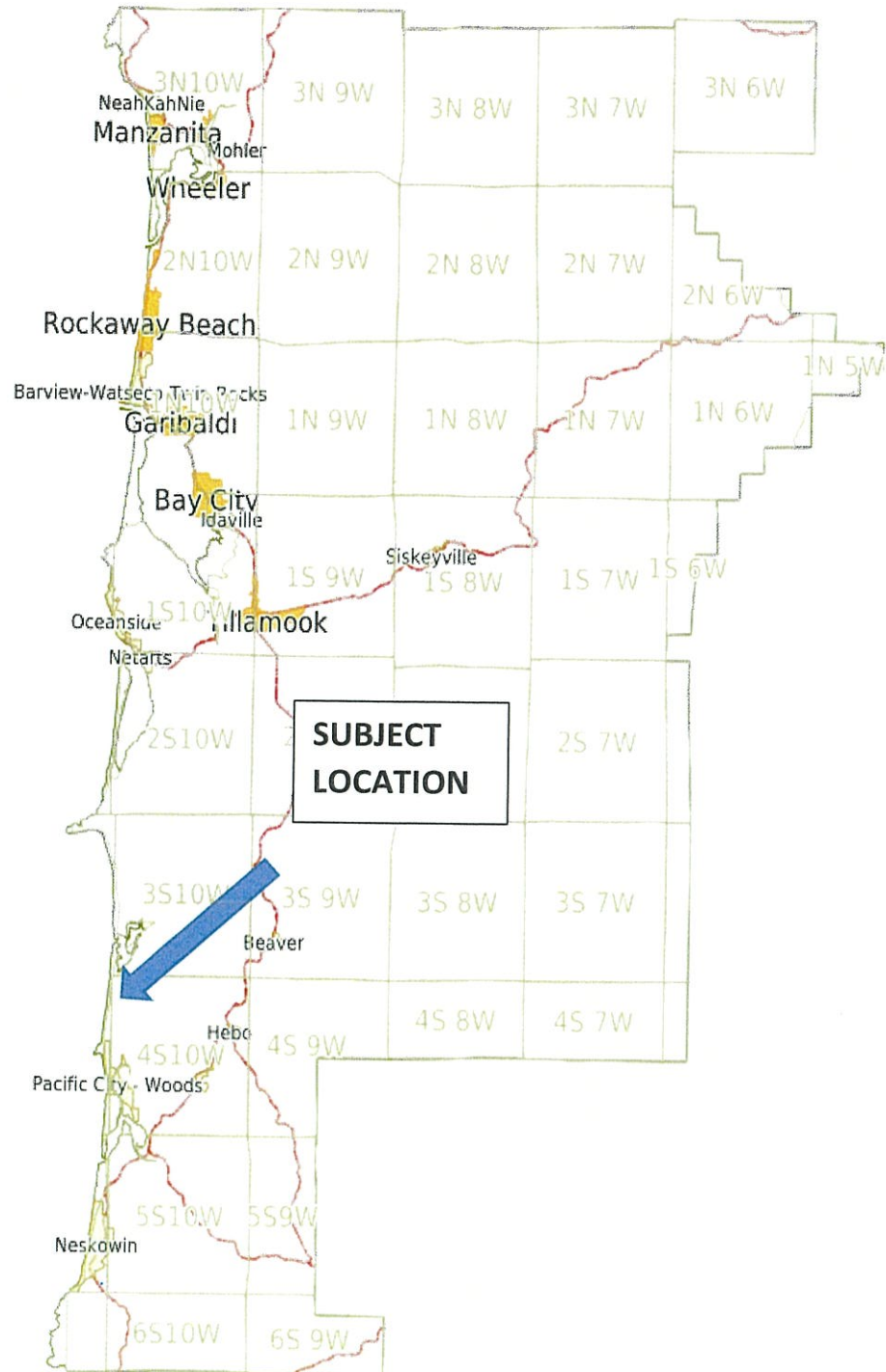
**VI. EXHIBITS**

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

- A. Location map, Assessor map, Zoning map, Assessor's Summary Report
- B. Applicant's submittal
- C. Agency comments

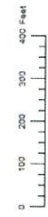
# EXHIBIT A

# VICINITY MAP



#851-23-000179-PLNG:  
Wild Flower Corp / Giddings

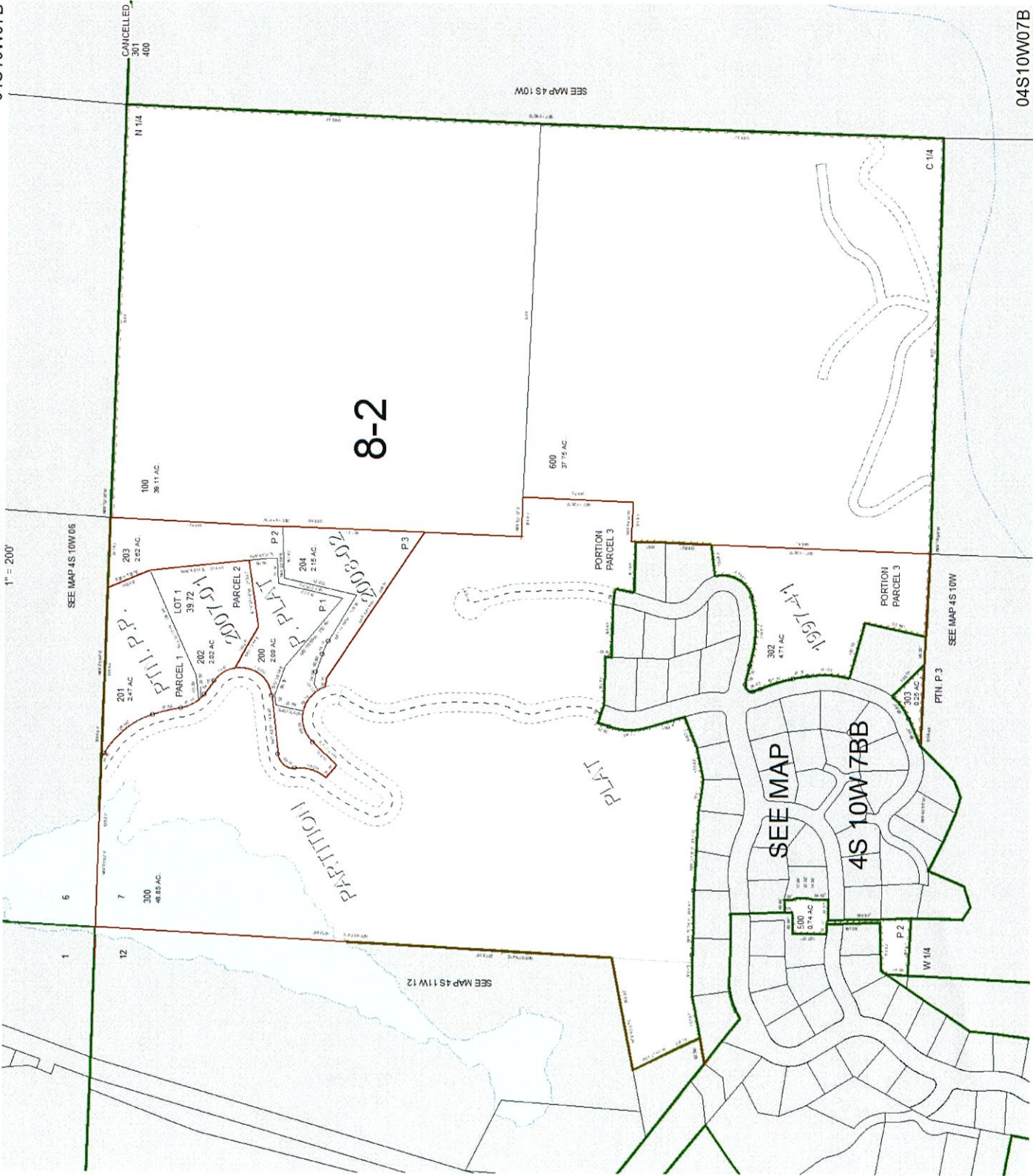
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



N.W.1/4 SEC.7 T.4S. R.10W. W.M.  
TILLAMOOK COUNTY

1" = 200'

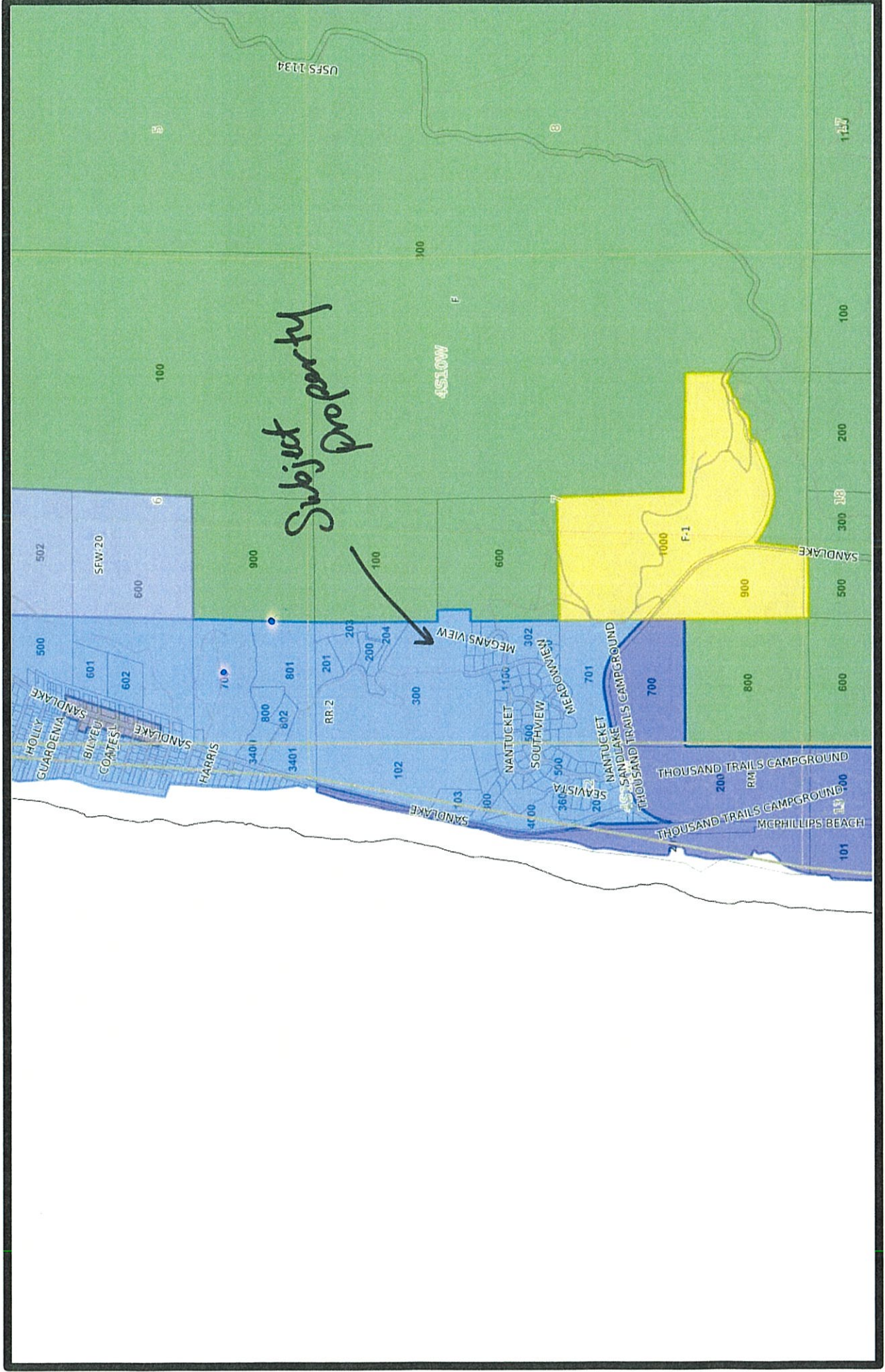
04S10W07B



8-2

04S10W07B  
Revised 1/18/19, WS

# Map





**Tillamook County**  
**2022 Real Property Assessment Report**  
 Account 401721

Map 4S1007B000300  
 Code - Tax ID 0800 - 401721

Tax Status Assessable  
 Account Status Active  
 Subtype NORMAL

Legal Descr See Record

Mailing GIDDINGS, BARBARA JEAN TRUSTEE  
 PO BOX 999  
 PACIFIC CITY OR 97135

Deed Reference # (SOURCE ID: 414-29)  
 Sales Date/Price 12-23-1999 / \$0  
 Appraiser RANDY WILSON

Property Class 400 MA SA NH  
 RMV Class 400 09 OV 965

<b>Site Situs Address</b>	<b>City</b>
---------------------------	-------------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0800 Land	519,090		Land	0	
Impr	0		impr	0	
<b>Code Area Total</b>	<b>519,090</b>	<b>357,920</b>	<b>357,920</b>	<b>0</b>	
<b>Grand Total</b>	<b>519,090</b>	<b>357,920</b>	<b>357,920</b>	<b>0</b>	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0800	1			RR-2	Market	118	47.85 AC		514,250
	2			RR-2	Market	118	1.00 AC		4,840
<b>Code Area Total</b>							<b>48.85 AC</b>		<b>519,090</b>

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations				
Code Area 0800				
Fire Patrol		Amount	Acres	Year
■ FIRE PATROL NORTHWEST		74.99	48.85	2022
Fire Patrol		Amount	Acres	Year
■ FIRE PATROL SURCHARGE		0.00		2022

**Comments** 9/17/02 CREATE NEW S1 ACCT FOR WATERTANK & 1 ACRE. GB 4/17/07 Apportioned value after lot line adjustment to Tax Lot 200. dv. 7/29/08 Apportioned value after Lot Line Adjustment is market value. No change. dv. 7/28/09 Land to market after Segs. to 301, 302 and 303. Sub Account has water tank. dv. 5/2014 Reapp. of land/Entd. value remains on acct./Portion of parcel is wetland area The remaining portions of the parcel have different ocean views and topography. RCW 9/2014 Acct. review/PCA chge. to 400 w/S1 having imp. associated with it. RCW 12/11/20 Tabled land. LM 7/30/21 Moved 1 acre from S1 to parent account. Reservoir on S1 account now carried on utility roll AC#68 - Canceled Account. KF

# National Flood Hazard Layer FIRMette

123°57'56"W 45°14'44"N



123°57'19"W 45°14'19"N

## Legend

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

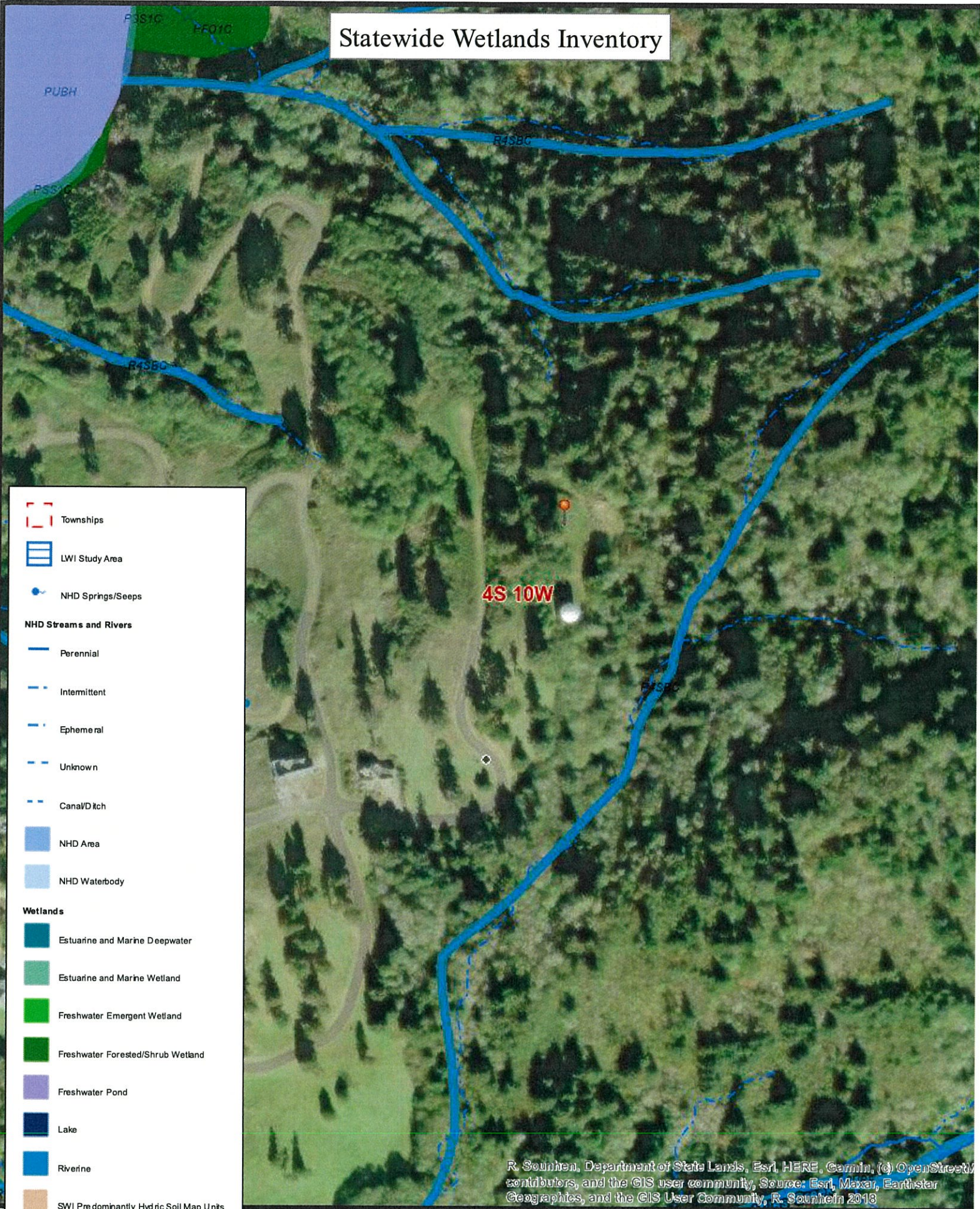
	Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
	With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
	Future 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>
	NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
	Effective LOMRs
	Area of Undetermined Flood Hazard <i>Zone</i>
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect 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 **9/12/2023 at 6:58 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.

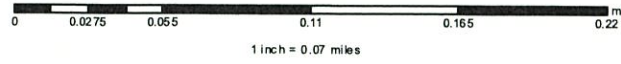
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

# Statewide Wetlands Inventory



- Townships
- 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 Pre dominantly Hydric Soil Map Units
  - SWI Agate-Winko 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



Date: 9/12

N



# Beach and Dune Overlay

atalog | Favorites | Visible | Results

Search catalog

## Map Extras

### Administrative Boundaries

- Tax lots

- County Boundaries

### Non-Regulatory Planning

- Debris Flow Fans
- Deep Landslide Susceptibility
- Shallow Landslide Susceptibility
- Rapidly Moving Landslides
- Beaches and Dunes Overlay Zone

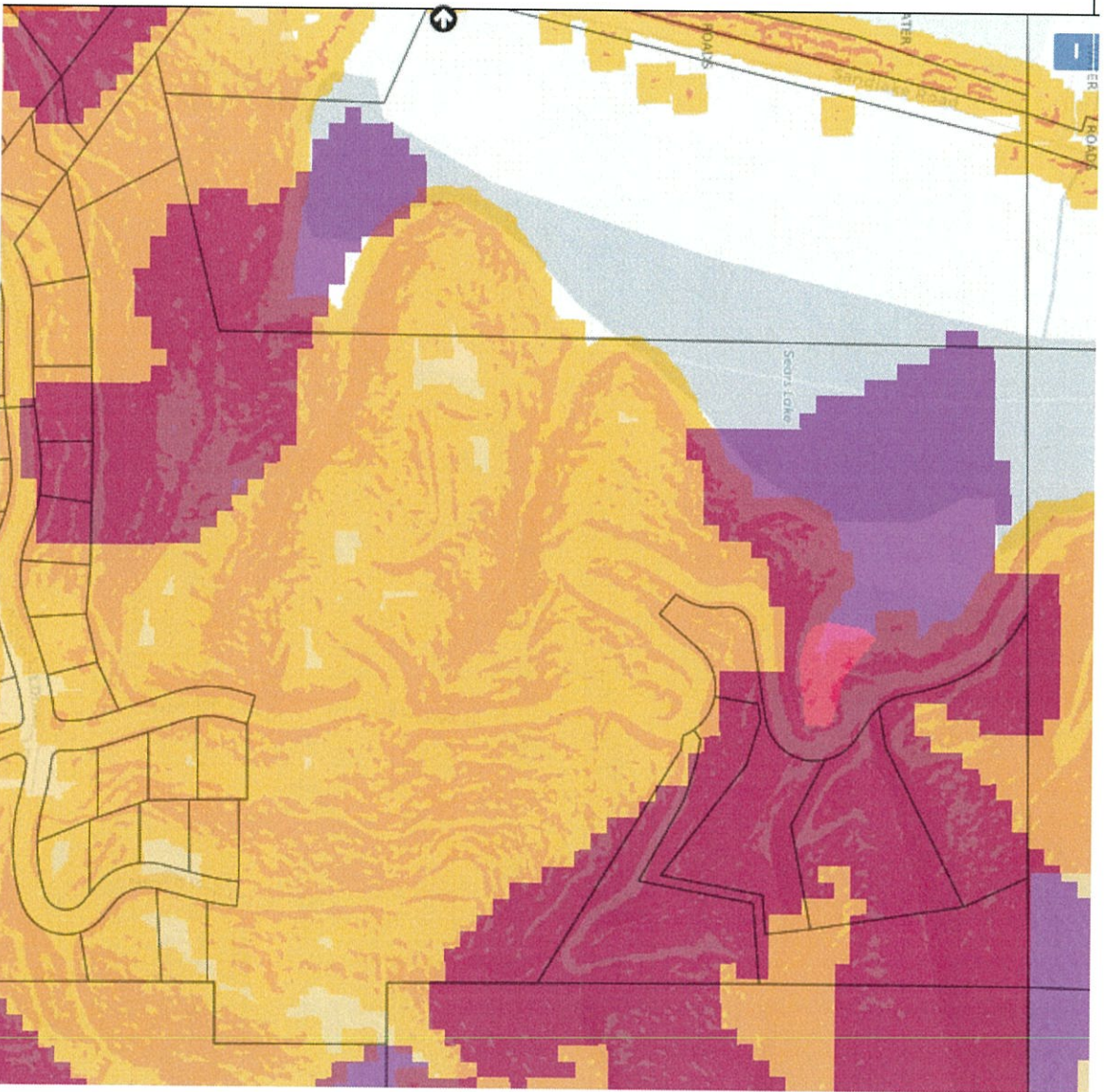
### Physical

- B - Beach
- FDA - Active foredune
- AFDA - Artificial dune
- FD (W) - Recradical erosion/flooding
- H - Hummocks, active
- FD - Hummocks, active
- IFD - Island foredune
- FD - Island foredune
- DC - Dunes complex
- DC (W) - wet
- DS - Dune, younger stabilized
- OPS - Dune, older stabilized
- OS - Open sand
- W - Interdune
- WIF - Wet interdune
- WMP - Wet mountain knit
- WDP - Wet deflation plan
- WL - Wetland
- WSP - Wet single plan
- WFP - Wet flood plan
- LK - Lake
- CT - Coastal Terrace



# Geologic Hazard Area

- Search catalog
- Map Extras
  - Administrative Boundaries
    - Tax lots
  - County Boundaries
- Non-Regulatory Planning
  - Physical
    - Debris Flow fans
      - Debris Flow Fans
    - Deep Landslide Susceptibility
      - High Susceptibility
      - Moderate Susceptibility
    - Shallow Landslide Susceptibility
    - Rapidly Moving Landslides
      - Rapidly Moving Landslides
  - Beaches and Dunes Overlay Zone
- Elevation
  - Highest Hit, OLC, 2008-19
  - Bare Earth, OLC, 2008-19
- Aerial Photos
  - State Imagery
  - World Imagery
- Basemaps
  - Carto
    - Light
    - Mapbox



# EXHIBIT B



## PLANNING APPLICATION

*Nantucket Shores Water Treatment*

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

Name: BEN JOHNSON Phone: 503-801-0609

Address: PO Box 908

City: PACIFIC City State: OR Zip: 97135

Email: bjohnsonco@gmail.com

**Property Owner**

Name: Wild Flower Corp Phone: 503-939-0260

Address: PO Box 999

City: PACIFIC City State: OR Zip: 97135

Email: WILD FLOWER DON@AOL.COM

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #: <u>152715</u>	
Fees: <u>1300</u>	
Permit No:	
<u>851-23-00079</u> PLNG	

Request: Build AN ADDITIONAL WATER TREATMENT PLANT BUILDING @ A better location for the longevity OF THE WATER SYSTEM.  
NANTUCKET SHORES WATER CO.

- | Type II  | Type III   | Type IV   |
|--|--|---|
| <input type="checkbox"/> Farm/Forest Review                                | <input type="checkbox"/> Appeal of Director's Decision           |   |
| <input checked="" type="checkbox"/> Conditional Use Review                 | <input type="checkbox"/> Extension of Time                       | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <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 type="checkbox"/> Fore-dune Grading Permit Review                   |  |   |
| <input type="checkbox"/> Neskowin Coastal Hazards Area                     |  |   |

**Location:**

Site Address:

Map Number: 45 10 7B 300  
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.

*Ben A Johnson*  
 Property Owner Signature (Required)

*Ben A Johnson*  
 Applicant Signature

Date  
5/24/2023  
 Date

## CONDITIONAL USE REVIEW CRITERIA

A Conditional Use shall be granted if the applicant demonstrates that all the following applicable criteria are satisfied.

- (1) The use is listed as a Conditional Use in the underlying zone, or in an applicable overlying zone.
  - a. As per the Zoning ordinance for RR, the use is a conditional use in the zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
  - a. Goal 11 in the comprehensive plan, Public Facilities, one of which is water. The main goal in this project is to bring the current system to the highest and best condition and redundancy possible. The existing 293,000 gallon water Reservoir (310' @ base Elevation) is currently fed from the original water treatment plant at the corner of Sand Lake Road and Ferry Street at an elevation of approximately 115', and the well is about 1 mile south on McPhillips drive at about the same elevation.
    - i. The new wells are at elevations as follows:
      1. Well #4 approx. 300'EL & 150' away from reservoir
      2. Well #5 Approx 250' EL & 300' away from reservoir
      3. Well #6 Approx 200'EL & 450' away from reservoir.

All three are significantly above the Tsunami Zone. Which in the occurrence of such an event, Nantucket Water Co will have water for our residents and neighbors and other local water districts as our system will be completely out of the Tsunami Zone.

To use our existing WTP , pumped water from all three wells would have to be pumped thru a new piping system back down to the existing WTP, the cost of which would render the project unattainable.

- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
  - a. The proposed location of the additional Water Treatment Plant (WTP) building is approximately 150' from the existing water storage reservoir, and very close to the 3 new wells.
  - b. The site is well suited for placement of the WTP, the site is gently sloping towards the west, & large enough to accommodate both the tank, piping and treatment plant, and tract "L" is outside the original property line of tax lot 300. Tract "L" is 1.15 acres or 50,292 sq ft.



- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- a. The location of the WTP will be to the East of any future development of tax lot 300 on Tract "L" which is outside the boundary of tax lot 300 to the east, and in the F Zone. All the property east of Tract L is in the F Zone.
  - b. Access will be provided by an existing gravel road with a gate at the north end of Megan's View Drive that accesses the upper area of tax lot 300, off of this to the east, there is an existing gravel road up the hill that provides access to Tract "L". There will be an access easement thru any future lots to the west of Tract L.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.  
There are none of the above-mentioned systems in place in the subdivision.
- (5) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.
- a. Currently our water system has 1 operating well, located approximately 1 mile south of the existing WTP. This well water has a high content of Iron. A few years ago our original well failed, it took two months to get the replacement well up and running, during this period we were buying water from PCJWSA and trucking it to the plant to be pumped up to the reservoir. This was prohibitively expensive. Recently we drilled 3 new wells near the reservoir. These three wells average about 60-80 gallons per minute of production, the water is Iron free, will need minimal treating (less Chlorine) which will thrill our water users.
  - b. The fact that the whole new system will be out of the Tsunami zone and have 3 wells will ensure our customers existing and future will have a safe, very clean water supply.

## CONDITIONAL USE REVIEW CRITERIA

A Conditional Use shall be granted if the applicant demonstrates that all the following applicable criteria are satisfied.

- (1) The use is listed as a Conditional Use in the underlying zone, or in an applicable overlying zone.
  - a. As per the Zoning ordinance for RR, the use is a conditional use in the zone.
  
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
  - a. Goal 11 in the comprehensive plan, Public Facilities, one of which is water. The main goal in this project is to bring the current system to the highest and best condition and redundancy possible. The existing 293,000 gallon water Reservoir (310' @ base Elevation) is currently fed from the original water treatment plant at the corner of Sand Lake Road and Ferry Street at an elevation of approximately 115', and the well is about 1 mile south on McPhillips drive at about the same elevation.
    - i. The new wells are at elevations as follows:
      1. Well #4 approx. 300'EL & 150' away from reservoir
      2. Well #5 Approx 250' EL & 300' away from reservoir
      3. Well #6 Approx 200'EL & 450' away from reservoir.

All three are significantly above the Tsunami Zone. Which in the occurrence of such an event, Nantucket Water Co will have water for our residents and neighbors and other local water districts as our system will be completely out of the Tsunami Zone.

To use our existing WTP , pumped water from all three wells would have to be pumped thru a new piping system back down to the existing WTP, the cost of which would render the project unattainable.

- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.\
- a. The proposed location of the additional Water Treatment Plant (WTP) building is approximately 150' from the existing water storage reservoir, and very close to the 3 new wells.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- a. The building will resemble a small house, with board and batten siding, painted a natural color to blend in with the trees.
  - b. There is a line of tree's separating it from the rest of the development which will additionally screen the building.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.
- There are none of the above mentioned systems in place in the subdivision.
- (5) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.
- a. Currently our water system has 1 operating well, located approximately 1 mile south of the existing WTP. This well water has a high content of Iron. A few years ago our original well failed, it took two months to get the replacement well up and running, during this period we were buying water from PCJWSA and trucking it to the plant to be pumped up to the reservoir. This was prohibitively expensive. Recently we drilled 3 new wells near the reservoir. These three wells average about 60-80 gallons per minute of production, the water is Iron free, will need minimal treating (less Chlorine) which will thrill our water users.
  - b. The fact that the whole new system will be out of the Tsunami zone and have 3 wells will ensure our customers existing and future will have a safe, very clean water supply.

## CONDITIONAL USE REVIEW CRITERIA

A Conditional Use shall be granted if the applicant demonstrates that all the following applicable criteria are satisfied.

- (1) The use is listed as a Conditional Use in the underlying zone, or in an applicable overlying zone.
  - a. As per the Zoning ordinance for RR, the use is a conditional use in the zone.
  
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
  - a. Goal 11 in the comprehensive plan, Public Facilities, one of which is water. The main goal in this project is to bring the current system to the highest and best condition and redundancy possible. The existing 293,000 gallon water Reservoir (310' @ base Elevation) is currently fed from the original water treatment plant at the corner of Sand Lake Road and Ferry Street at an elevation of approximately 115', and the well is about 1 mile south on McPhillips drive at about the same elevation.
    - i. The new wells are at elevations as follows:
      1. Well #4 approx. 300'EL & 150' away from reservoir
      2. Well #5 Approx 250' EL & 300' away from reservoir
      3. Well #6 Approx 200'EL & 450' away from reservoir.

All three are significantly above the Tsunami Zone. Which in the occurrence of such an event, Nantucket Water Co will have water for our residents and neighbors and other local water districts as our system will be completely out of the Tsunami Zone.

To use our existing WTP , pumped water from all three wells would have to be pumped thru a new piping system back down to the existing WTP, the cost of which would render the project unattainable.

- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.\
- a. The proposed location of the additional Water Treatment Plant (WTP) building is approximately 150' from the existing water storage reservoir, and very close to the 3 new wells.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- a. The building will resemble a small house, with board and batten siding, painted a natural color to blend in with the trees.
  - b. There is a line of tree's separating it from the rest of the development which will additionally screen the building.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.
- There are none of the above mentioned systems in place in the subdivision.
- (5) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.
- a. Currently our water system has 1 operating well, located approximately 1 mile south of the existing WTP. This well water has a high content of Iron. A few years ago our original well failed, it took two months to get the replacement well up and running, during this period we were buying water from PCJWSA and trucking it to the plant to be pumped up to the reservoir. This was prohibitively expensive. Recently we drilled 3 new wells near the reservoir. These three wells average about 60-80 gallons per minute of production, the water is Iron free, will need minimal treating (less Chlorine) which will thrill our water users.
  - b. The fact that the whole new system will be out of the Tsunami zone and have 3 wells will ensure our customers existing and future will have a safe, very clean water supply.



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

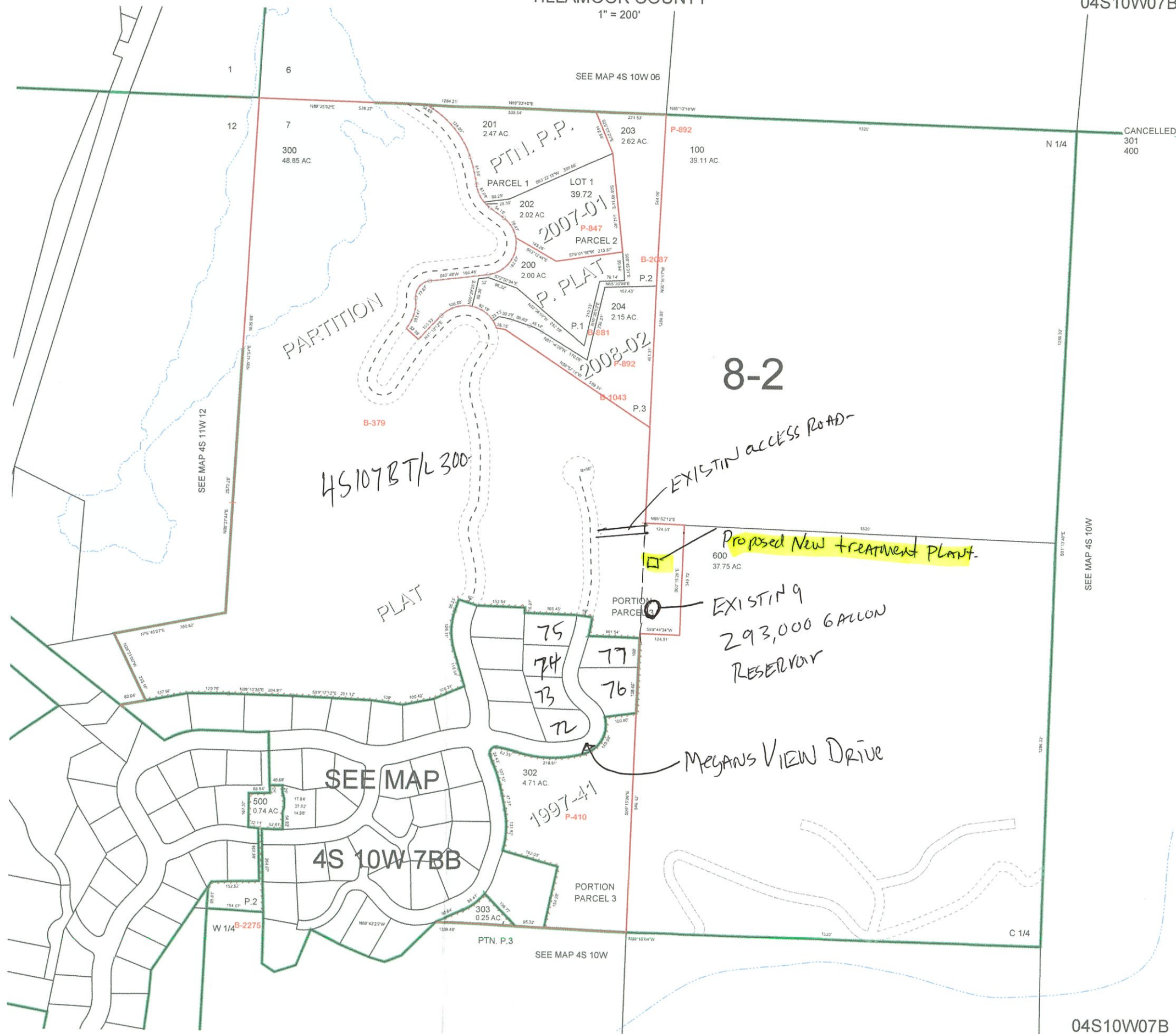


N.W. 1/4 SEC. 7 T. 4S. R. 10W. W.M.

TILLAMOOK COUNTY

1" = 200'

04S10W07B



CANCELLED 301 400

8-2

PARTITION

PLAT

4S107BT/L 300

EXISTING access ROAD

Proposed New treatment Plant.

EXISTING 293,000 GALLON RESERVOIR

Megans View Drive

SEE MAP

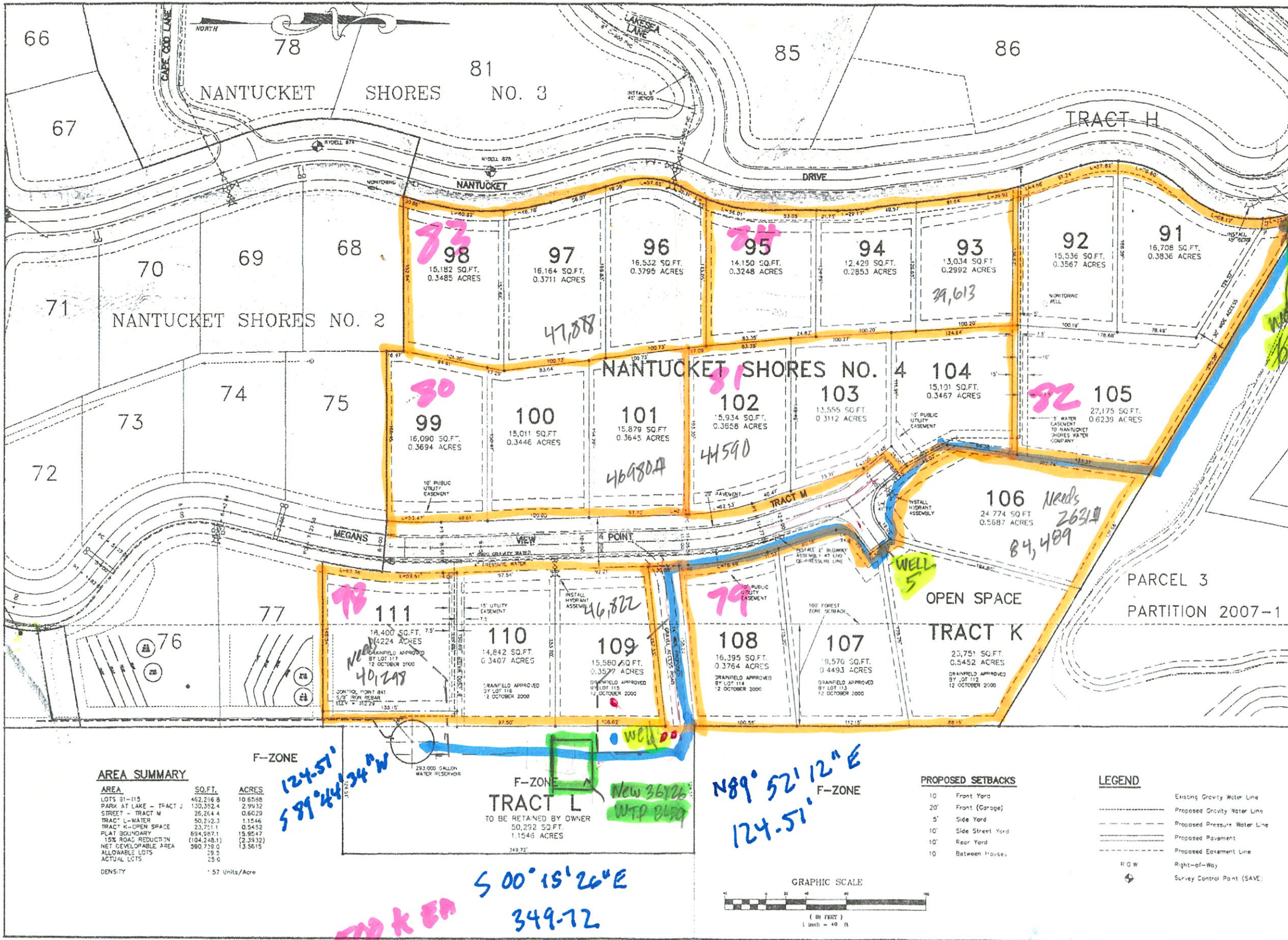
4S 10W 7BB

1997-41

SEE MAP 4S 10W

04S10W07B

Revised 1/18/19, WS



**AREA SUMMARY**

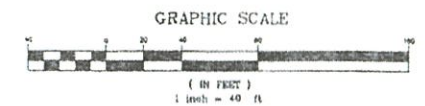
AREA	SQ.FT.	ACRES
LOTS 91-111	462,216.8	10.6548
PARK AT LAKE - TRACT J	130,352.4	2.9932
STREET - TRACT M	26,264.4	0.6029
TRACT L - WATER	50,212.3	1.1546
TRACT K - OPEN SPACE	23,721.1	0.5452
PLAT BOUNDARY	654,587.1	15.0547
15% ROAD REDUCTION	(104,248.1)	(2.3932)
NET DEVELOPABLE AREA	590,739.0	13.5615
ALLOWABLE LOTS	29.5	
ACTUAL LOTS	29.0	
DENSITY	.57 Units/Acre	

F-ZONE

F-ZONE  
TRACT L  
TO BE RETAINED BY OWNER  
50,292 SQ.FT.  
1.1546 ACRES  
349.72'

- PROPOSED SETBACKS**
- 10' Front Yard
  - 20' Front (Garage)
  - 5' Side Yard
  - 10' Side Street Yard
  - 10' Rear Yard
  - 10' Between Houses

- LEGEND**
- Existing Gravity Water Line
  - Proposed Gravity Water Line
  - Proposed Pressure Water Line
  - Proposed Pavement
  - Proposed Easement Line
  - Right-of-Way
  - Survey Control Point (SAVE)



*7 Lots @ 900 k EA*

*1 Acre = 43,560*

*87,120 \$*

- Lot Lines?*
- WATER LINES & POWER LINES*
- WELLS 4-6*
- WTP Building*

**TENTATIVE PLAT - LOTS 91-111 AND UTILITY PLAN**  
**NANTUCKET SHORES NO. 4**  
 Located in Government Lots 2 and 3, Section 7, T4S, R10W, of the W.M., Government Lots 2, 3 and 4 of Section 12, T4S, R11W, of the W.M., and Government Lots 1, 2 and 3 of Section 13, T4S, R11W, of the W.M.  
 Tillamook County, Oregon

Prepared for:  
 Wildflower, Inc.  
 P. O. Box 999  
 Pacific City, Oregon 97135  
 Phone: (503) 965-7420  
 Fax: (503) 965-7407

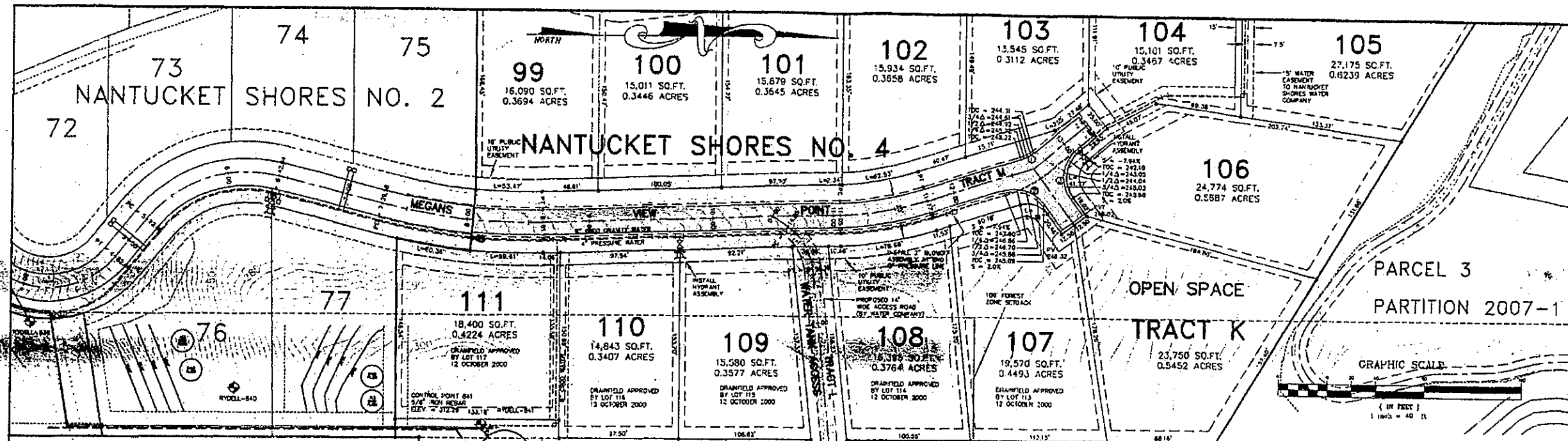
W.O. No. 1920  
 Design: [Signature]  
 Drawn: [Signature]  
 Date: 12 October 2007  
 Dwg: NS4-TPAZ2.DWG

Sheet  
 2 of 4

REVISIONS  
 No. Description/Date By

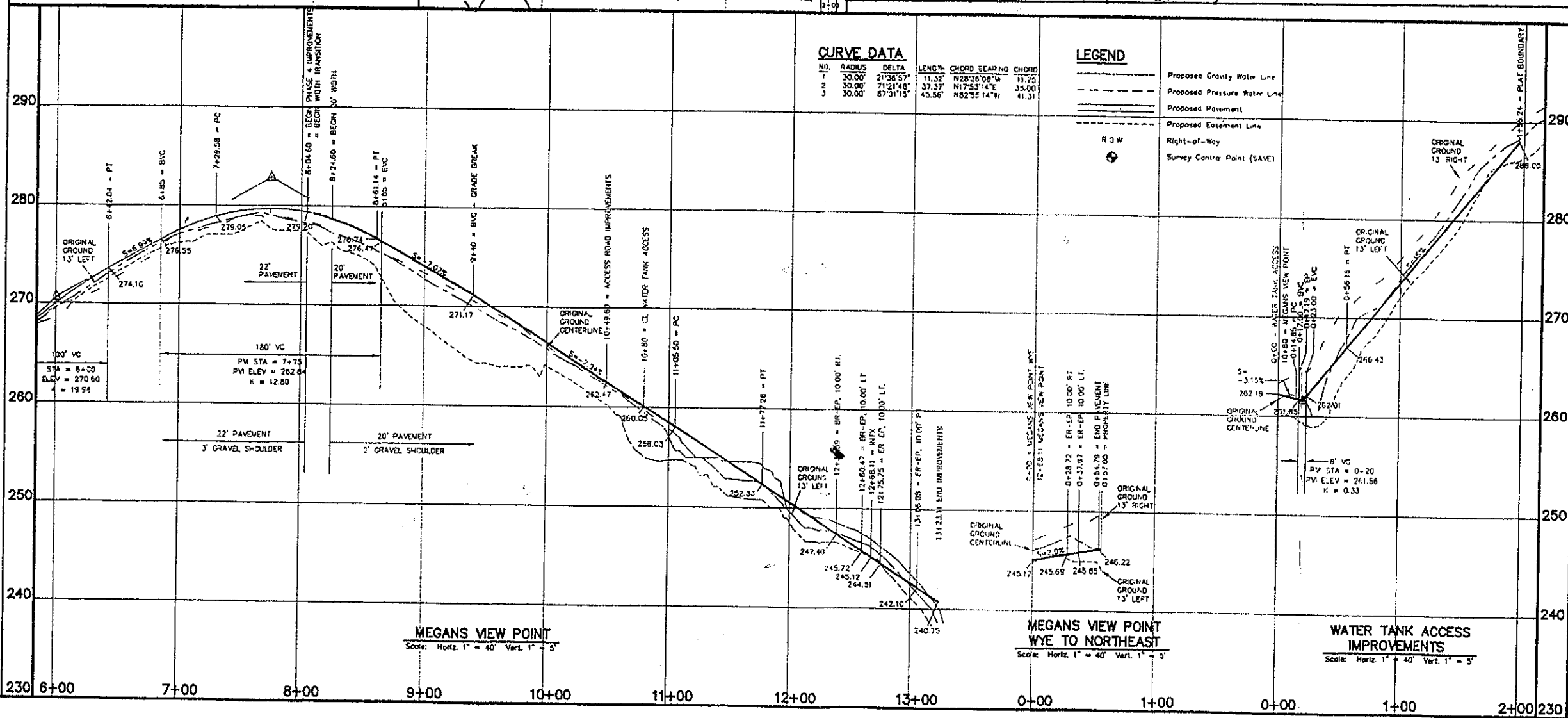
LEONARD A. ROBEL, P.E., PLS  
 601 Meadows Drive, Medford, Oregon 97504  
 Phone: (503) 538-5700  
 Fax: (503) 538-1187  
 Consulting Civil Engineer - Land Surveyor  
 LICENSE NO. 12345  
 EXPIRES 12/31/2008





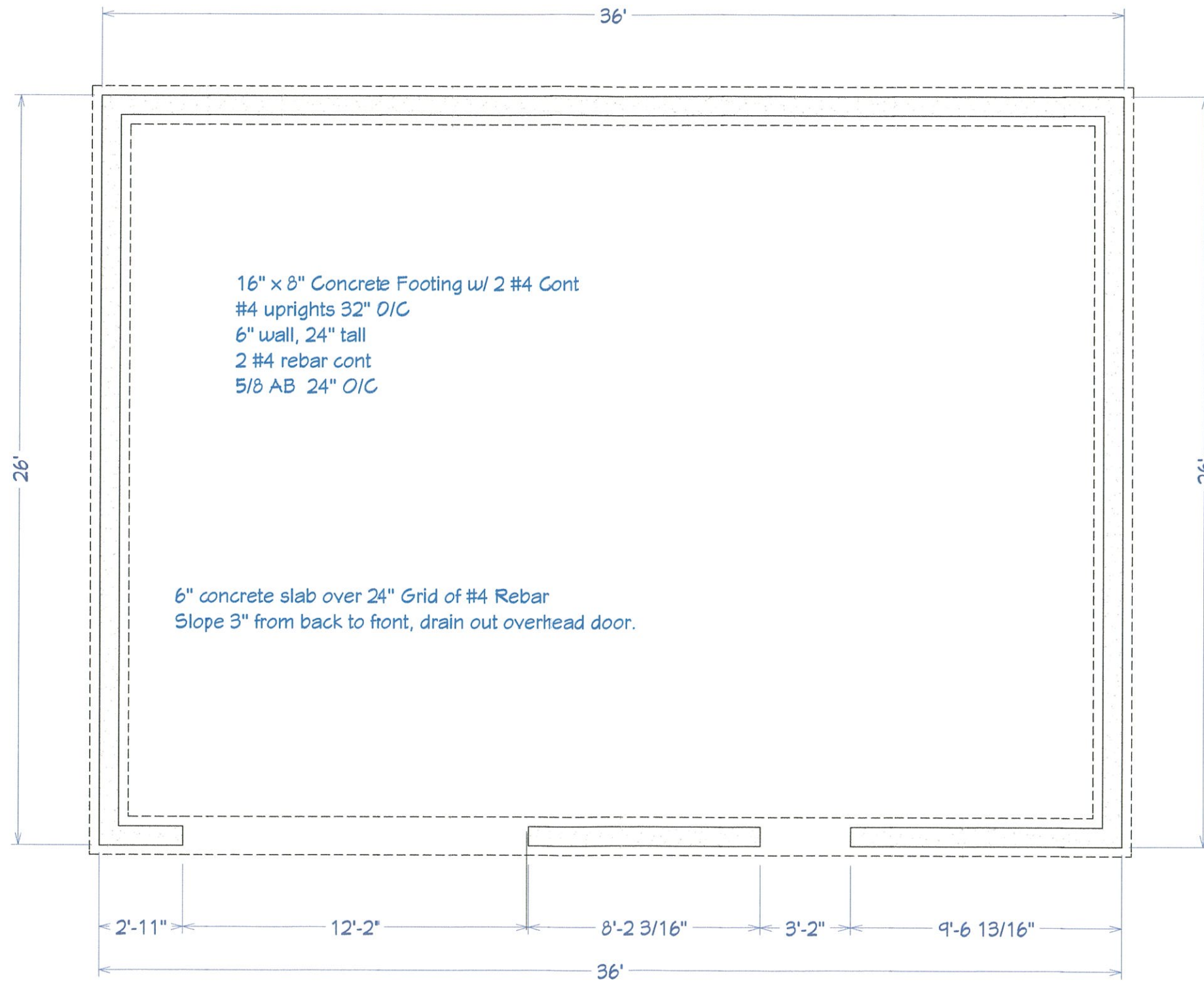
**LEONARD A. RYDOLL, P.E., P.L.S.**  
 800 Prospect Ave., Nantucket, MA 01903  
 Phone: (508) 538-5500  
 Fax: (508) 538-5500  
 License No. 17701  
 Registration No. 17701  
 Registration Date: 12/23/2006

**MEGANS VIEW POINT IMPROVEMENTS**  
**NANTUCKET SHORES NO. 4**  
 Located in Government Lots 2 and 3, Section 7, T4S, R10W, of the W.M., and Government Lots 2, 3, and 4 of Section 12, T4S, R11W, of the W.M., and Government Lots 1, 2 and 3 of Section 13, T4S, R11W, of the W.M., Tillamook County, Oregon



Prepared for:  
 Widdiower, Inc.  
 P. O. Box 999  
 Pacific City, Oregon 97135  
 Phone: (503) 965-7420  
 Fax: (503) 965-7407

W.D. No.	8720	
Design	Widdiower, Inc.	
Drawn	Widdiower, Inc.	
Date	12 October 2007	
Desc	NS4-TP44.DWG	
<b>Sheet</b>		
<b>4 of 4</b>		
<b>REVISIONS</b>		
No.	Description/Date	By
1	Lot 2 Jan. 2008	RT



FOUNDATION PLAN  
 936 sq ft

Foundation

REVISION TABLE	
NUMBER	DATE

NEW WATER TREATMENT PLANT BLDG  
 NANTUCKET SHORES WATER CO  
 PO BOX 969  
 PACIFIC CITY, OR 97135

DATE:  
 5/24/2023

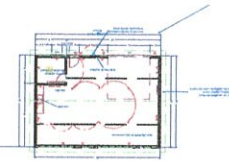
SCALE:

SHEET:

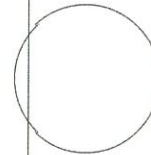
Existing Gravel portion of Megan's View Drive

EXISTING ACCESS ROAD

PROPOSED  
NEW WATER  
TREATMENT  
PLANT  
36' X 26'



TRACT L  
portion of 45 10 TB tax lot 300



EXISTING  
WATER  
RESERVOIR  
293,000  
GALLONS



REVISION TABLE	
NUMBER	DATE

NEW WATER TREATMENT PLANT BLDG  
NANTUCKET SHORES WATER CO  
PO BOX 959  
PACIFIC CITY, OR 97135

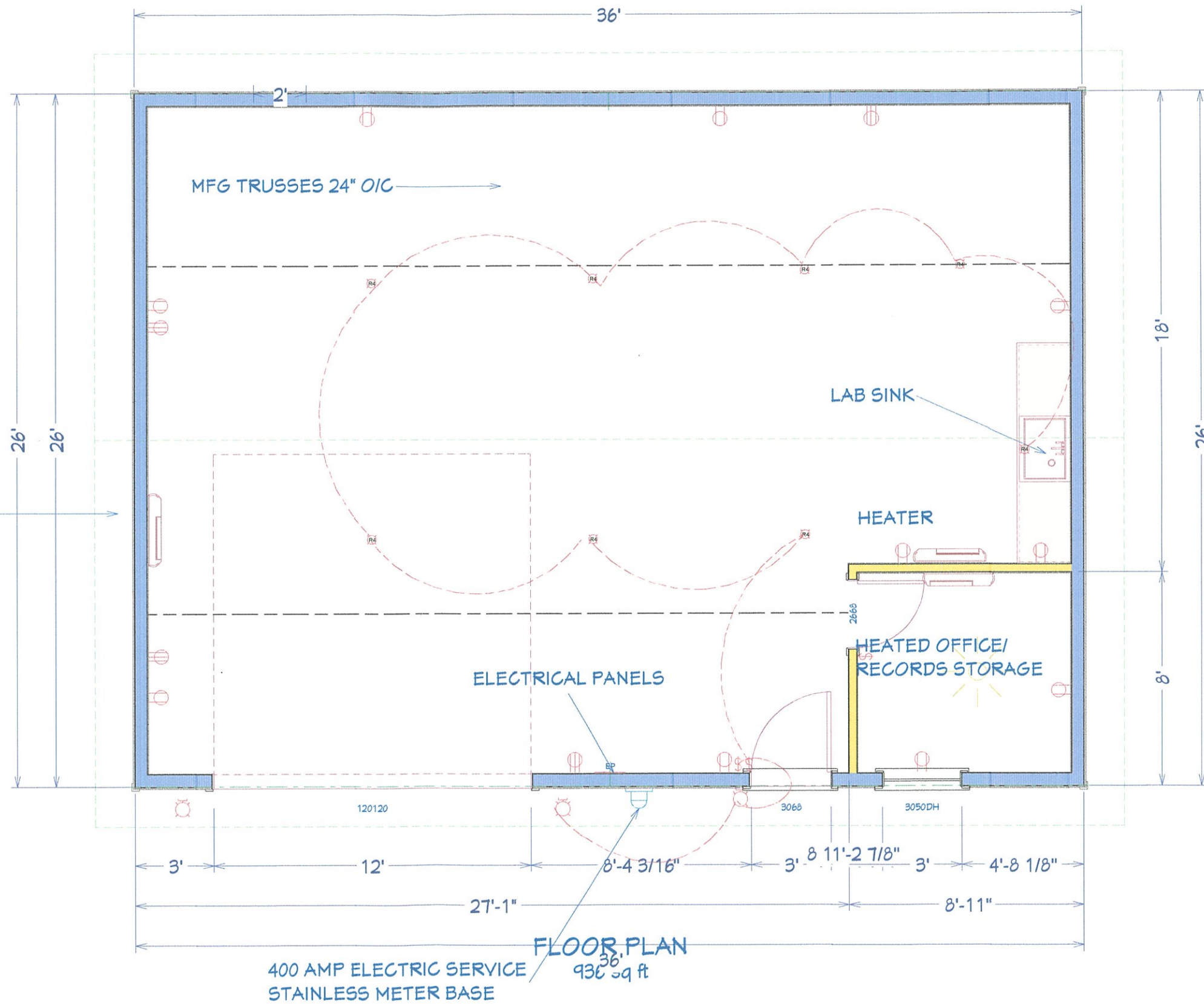
DATE:  
5/24/2023

SCALE:

SHEET:



2 X 6 AT 16" O/C EXTERIOR WALLS  
R-21 FIBERGLASS INSULATION  
FIRETAPED SHEETROCK PAINTED WHITE.



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

PAGE TITLE

NEW WATER TREATMENT PLANT BLDG  
NANTUCKET SHORES WATER CO  
PO BOX 999  
PACIFIC CITY, OR 97135

DATE:  
5/24/2023

SCALE:

SHEET:

A#





**SEWER SYSTEM**

All lots will be served by individual septic tanks with effluent pumped to an Orasco Advanced Secondary treatment system and either an individual or community drainfield.

**DRAINAGE**

Sheet flow drainage will be utilized to provide water quality benefits and reduce peak flows resulting from the increase in impervious area. Culverts will be provided at road crossings at established drainage ways. Existing drainage ways to be maintained in their existing natural state where possible.

**STREETS**

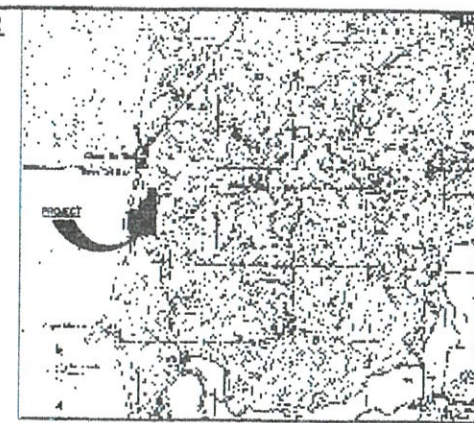
Streets to be privately owned, operated and maintained by the Nantucket Shores Homeowners Association.

**WATER SYSTEM**

Water will be supplied by the Nantucket Shores Water Company, an Oregon Corporation, and currently a "Non-Community Public Water System" as it currently serves less than 15 lots or 25 year around residents. The system currently consists of an existing well capable of 100 gpm, a water treatment plant, a 234,000 gallon storage reservoir, a pressure system for lots above 240 feet and a gravity distribution system. All new lots will be served by the existing or proposed extensions to the gravity or pressure systems. All fire hydrants will be served by gravity.

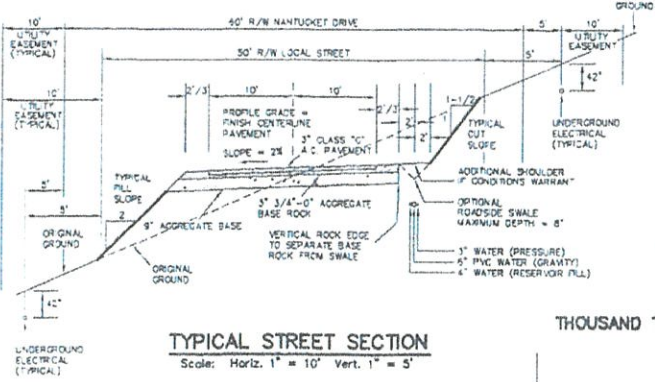
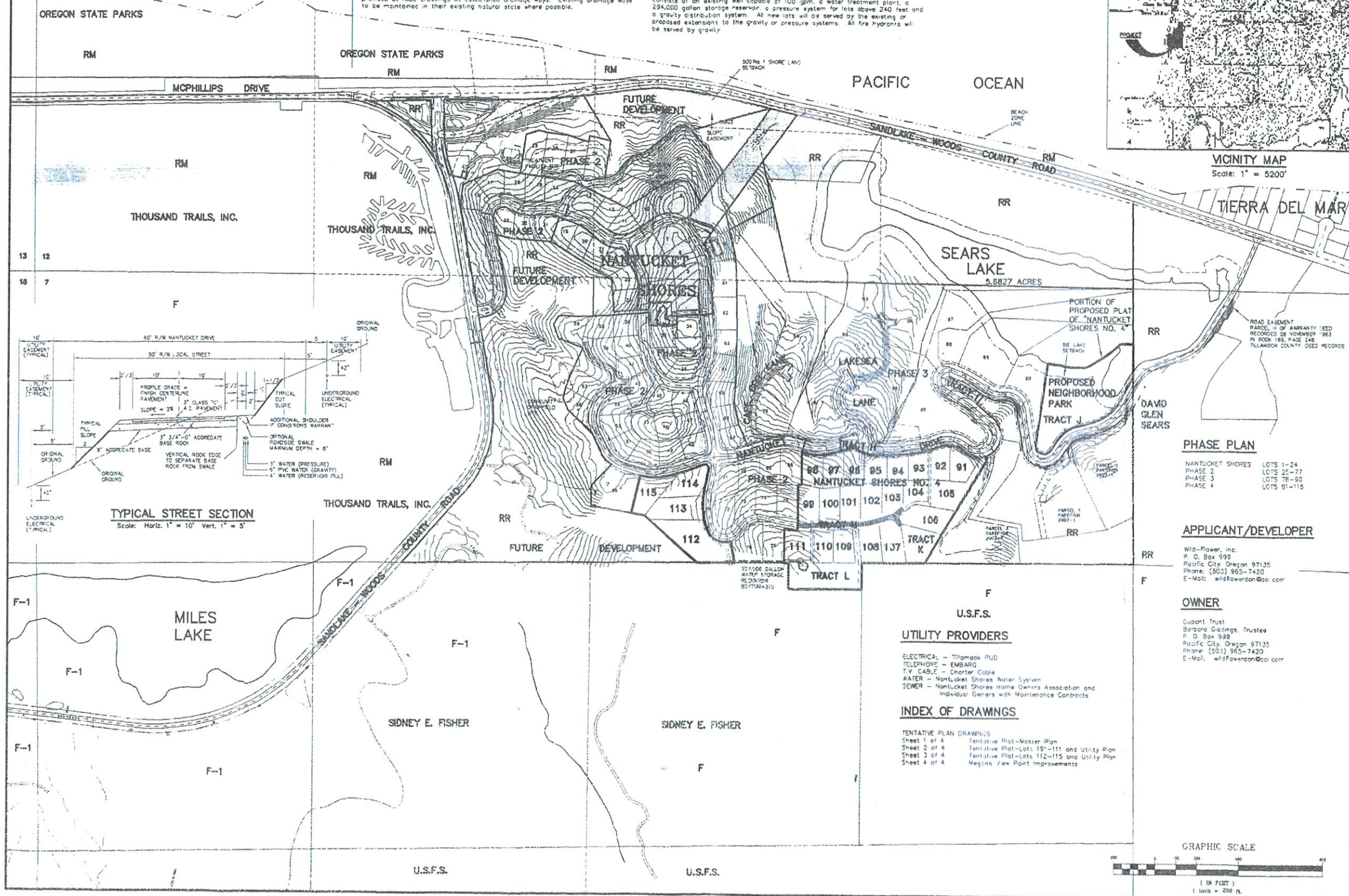
**GEO-TECHNICAL ENGINEER**

P.B.S. Environmental  
John Manney, P.E.  
442 S.W. Corbett Avenue  
Portland, Oregon 97201  
Phone: (503) 248-1939  
Fax: (503) 248-0223  
E-Mail: john\_manney@obsenv.com



**VICINITY MAP**  
Scale: 1" = 5200'

LEONARD A. RYDOLL, P.E., P.L.S.  
Professional Engineer  
1000 Phelan Drive, Medford, Oregon 97504  
Phone: (531) 338-4138  
Fax: (531) 338-9917  
Consulting Civil Engineer - Land Surveyor - W.F.E.  
RENEWAL DATE: 12/31/2008



**TYPICAL STREET SECTION**  
Scale: Horiz. 1" = 10' Vert. 1" = 5'

**PHASE PLAN**

NANTUCKET SHORES	LOTS 1-24
PHASE 2	LOTS 25-77
PHASE 3	LOTS 78-90
PHASE 4	LOTS 91-115

**APPLICANT/DEVELOPER**

Wild-Flower, Inc.  
P. O. Box 999  
Pacific City, Oregon 97135  
Phone: (503) 965-7420  
E-Mail: wildflower@ccr.com

**OWNER**

Guant Trust  
Barbara Giddings, Trustee  
P. O. Box 999  
Pacific City, Oregon 97135  
Phone: (503) 965-7420  
E-Mail: wildflower@ccr.com

**UTILITY PROVIDERS**

- ELECTRICAL - Tillamook PUD
- TELEPHONE - EMBARG
- T.V. CABLE - Charter Cable
- WATER - Nantucket Shores Water System
- SEWER - Nantucket Shores Home Owners Association and Individual Owners with Maintenance Contracts

**INDEX OF DRAWINGS**

TENTATIVE PLAN DRAWINGS	
Sheet 1 of 4	Tentative Plot-Master Plan
Sheet 2 of 4	Tentative Plot-Lots 191-111 and Utility Plan
Sheet 3 of 4	Tentative Plot-Lots 112-115 and Utility Plan
Sheet 4 of 4	Regulatory Fee Point Improvements

**TENTATIVE PLAN - MASTER PLAN**  
**NANTUCKET SHORES NO. 4**  
Located in Government Lots 2 and 3, Section 7, T4S, R10W, of the W.M., Government Lots 2, 3 and 4 of Section 12, T4S, R11W, of the W.M., and Government Lots 1, 2 and 3 of Section 13, T4S, R11W of the W.M., Tillamook County, Oregon

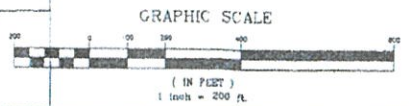
**Prepared for:**  
Wildflower, Inc.  
P. O. Box 999  
Pacific City, Oregon 97135  
Phone: (503) 965-7420  
Fax: (503) 965-7407

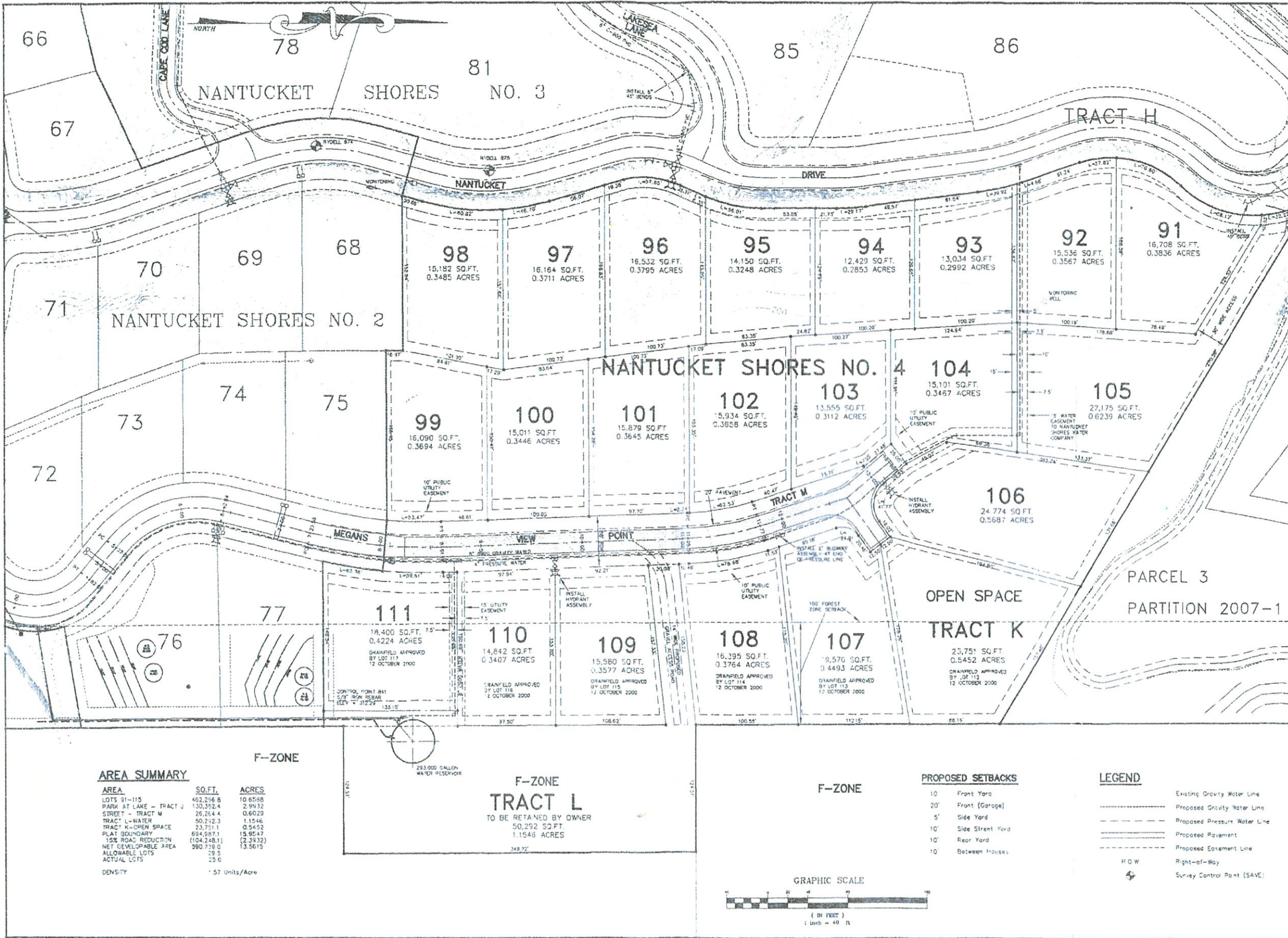
W.O. No. 8720  
Design: Leonard A. Rydoll  
Drawn: Leonard A. Rydoll  
Date: 12 October 2007  
Dwg: NS4-PA1.DWG

**Sheet**  
**1 of 4**

**REVISIONS**

No.	Description/Date	By
1	LOTS 2 Jan. 08-JRY	





**AREA SUMMARY**

AREA	SQ. FT.	ACRES
LOTS 91-111	462,296.8	10.6588
PARK AT LAKE - TRACT J	130,352.4	2.9932
STREET - TRACT M	26,264.4	0.6029
TRACT L - WATER	50,292.3	1.1546
TRACT K - OPEN SPACE	23,761.1	0.5452
PLAT BOUNDARY	694,987.1	15.9547
15% ROAD REDUCTION	(104,248.1)	(2.3932)
NET DEVELOPABLE AREA	590,739.0	13.5615
ALLOWABLE LOTS	29.5	
ACTUAL LOTS	29.6	
DENSITY	.57 Units/Acre	

F-ZONE

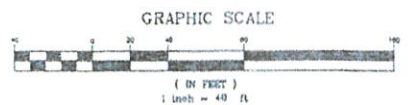
**F-ZONE TRACT L**  
TO BE RETAINED BY OWNER  
50,292 SQ. FT.  
1.1546 ACRES

F-ZONE

- PROPOSED SETBACKS**
- 10' Front Yard
  - 20' Front (Garage)
  - 5' Side Yard
  - 10' Side Street Yard
  - 10' Rear Yard
  - 10' Between Houses

**LEGEND**

- Existing Gravity Water Line
- Proposed Gravity Water Line
- Proposed Pressure Water Line
- Proposed Pavement
- Proposed Easement Line
- Right-of-Way
- Survey Control Point (SAVE)



**LEONARD A. RYDOLL, P.E., P.L.R.**  
 800 Piedmont Drive, Hillsboro, Oregon 97133  
 Phone: (503) 536-5700  
 Fax: (503) 536-5187  
 www.larryrydollar.com  
 Consulting Civil Engineer - Land Surveyor - W.L.C.

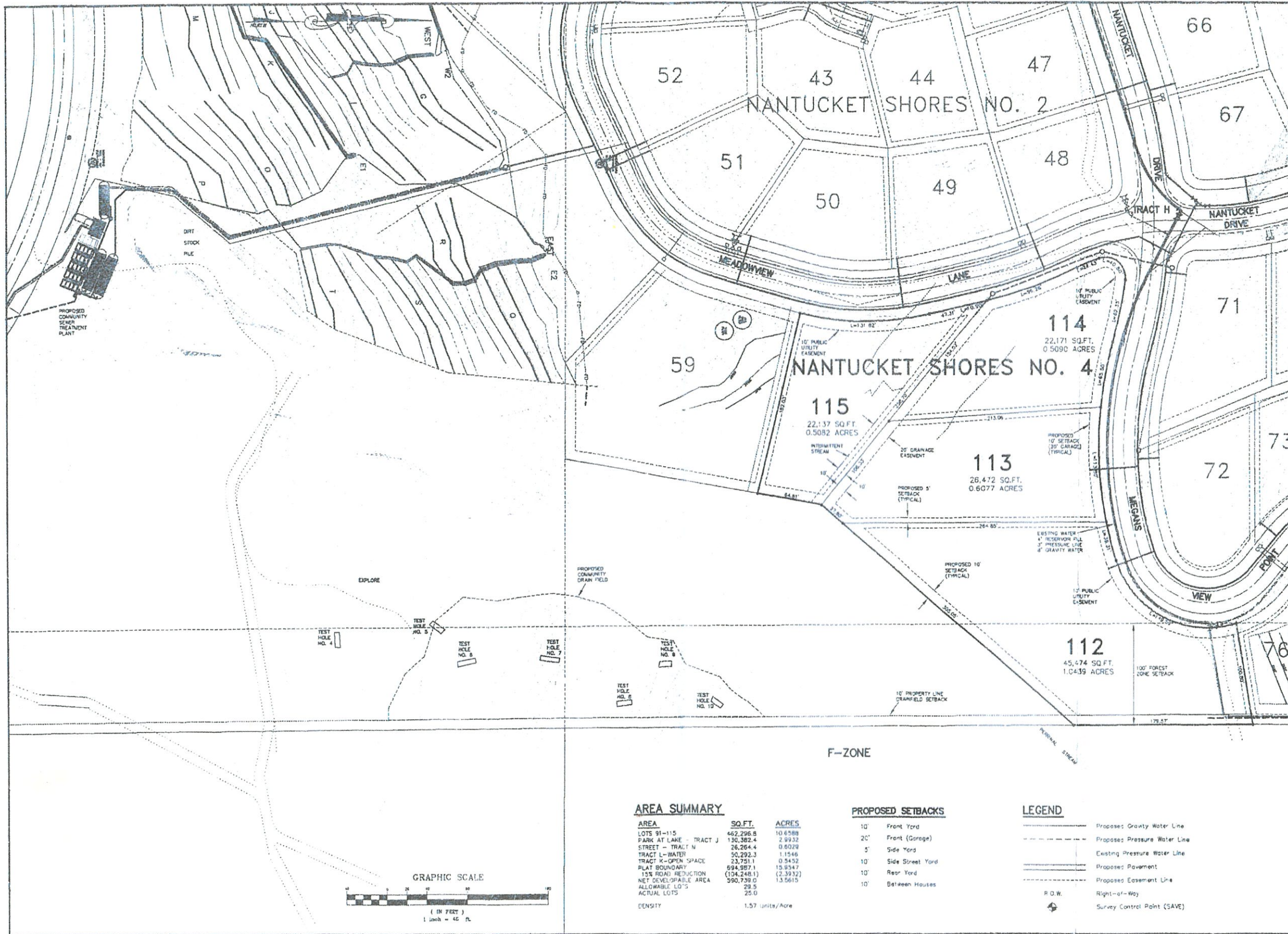
**TENTATIVE PLAT - LOTS 91-111 AND UTILITY PLAN**  
**NANTUCKET SHORES NO. 4**  
 Located in Government Lots 2 and 3, Section 7, T4S, R10W, of the W.M.,  
 Government Lots 2, 3 and 4, of Section 12, T4S, R11W, of the W.M.,  
 and Government Lots 1, 2 and 3 of Section 13, T4S, R11W of the W.M.  
 Tillamook County, Oregon

Prepared for:  
 Wildflower, Inc.  
 P. O. Box 999  
 Pacific City, Oregon 97135  
 Phone: (503) 965-7420  
 Fax: (503) 965-7407

W.O. No. 8720  
 Design: *[Signature]*  
 Drawn: *[Signature]*  
 Date: 12 October 2007  
 Dwg: NS4-TPA2.DWG

**Sheet**  
**2 of 4**

**REVISIONS**  
 No. Description/Date By



LEONARD A. RIDGELL, P.E., P.L.L.C.  
 201 Pleasant Drive, Newport, Oregon 97132  
 Phone: (503) 338-5200  
 Fax: (503) 338-5167  
 leonard@ridgell.com  
 License No. 12173/2206 Consulting Civil Engineer - Land Surveyor - W.F.C.E.

**TENTATIVE PLAT-LOTS 112-115 AND UTILITY PLAN  
 NANTUCKET SHORES NO. 4**  
 Located in Government Lots 2 and 3, Section 7, T4S, R10W, of the W.M.,  
 Government Lots 2, 3 and 4 of Section 12, T4S, R11W, of the W.M.,  
 and Government Lots 1, 2 and 3 of Section 13, T4S, R11W of the W.M.  
 Tillamook County, Oregon

Prepared for:  
 Wildflower, Inc.  
 P. O. Box 999  
 Pacific City, Oregon 97135  
 Phone: (503) 965-7420  
 Fax: (503) 965-7407

W.C. No. 9720  
 Design No. 112-115  
 Drawn by [Signature]  
 Date 12 Jan 2008  
 Dwg NS4-TPA3.DWG

Sheet  
 3 of 4

REVISIONS		
No.	Description	Date

**AREA SUMMARY**

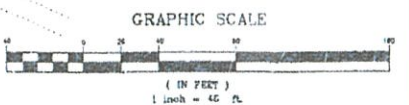
AREA	SQ.FT.	ACRES
LOTS 91-115	462,296.8	10.6588
PARK AT LAKE - TRACT J	130,382.4	2.9932
STREET - TRACT N	26,264.4	0.6029
TRACT L-WATER	50,292.3	1.1546
TRACT K-OPEN SPACE	23,751.1	0.5452
PLAT BOUNDARY	694,987.1	15.9547
15% ROAD REDUCTION	(104,248.1)	(2.3932)
NET DEVELOPABLE AREA	590,739.0	13.5615
ALLOWABLE L.O.'S	29.5	
ACTUAL LOTS	25.0	
DENSITY	1.57 Units/Acre	

**PROPOSED SETBACKS**

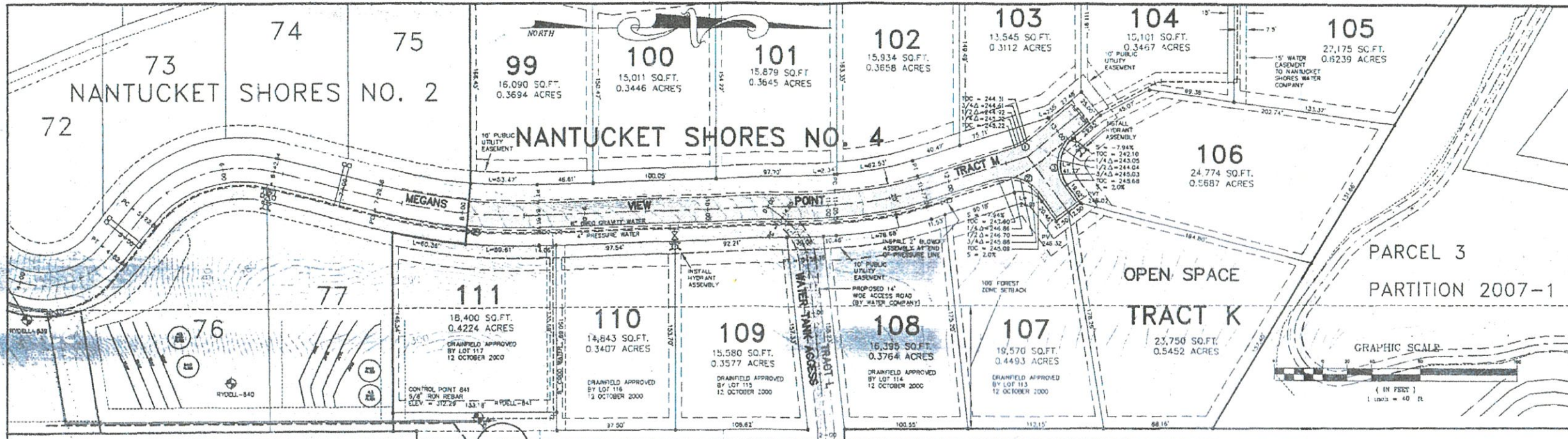
- 10' Front Yard
- 20' Front (Garage)
- 5' Side Yard
- 10' Side Street Yard
- 10' Rear Yard
- 10' Between Houses

**LEGEND**

- Proposed Gravit Water Line
- Proposed Pressure Water Line
- Existing Pressure Water Line
- Proposed Pavement
- Proposed Easement Line
- Right-of-Way
- Survey Control Point (SAVE)

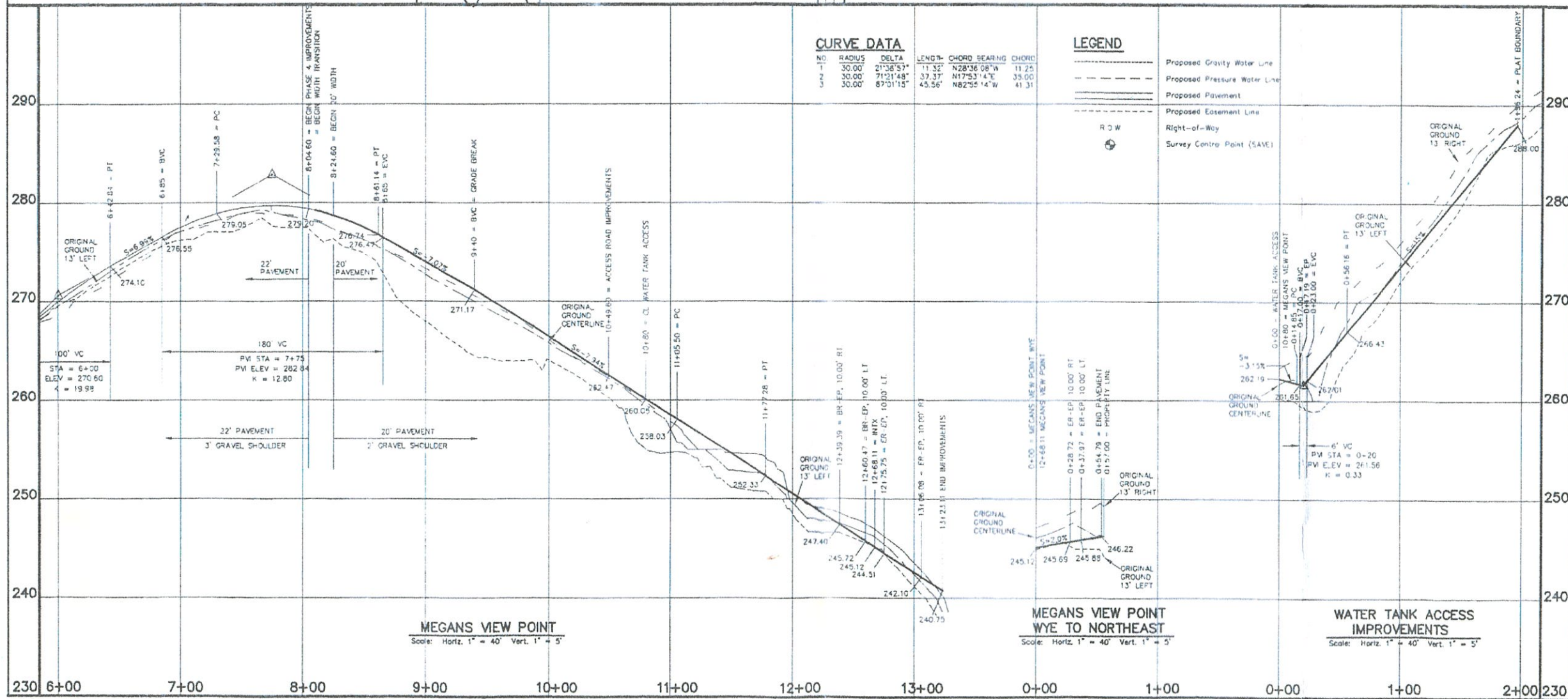






LEONARD A. RYDOLL, P.E., P.L.S.  
 801 Pleasant Drive, Madras, Oregon 97532  
 Phone: (503) 965-7420  
 Fax: (503) 965-7407  
 rydollar@aol.com  
 CREATED DATE: 12/23/2007

MEGANS VIEW POINT IMPROVEMENTS  
**NANTUCKET SHORES NO. 4**  
 Located in Government Lots 2 and 3, Section 14, T. 4S., R. 11W., of the W.M. of the Willamette Merger, 1852, and Government Lots 1, 2 and 3 of Section 13, T. 4S., R. 11W. of the W.M. Tillamook County, Oregon



**LEGEND**

- Proposed Gravity Water Line
- Proposed Pressure Water Line
- Proposed Pavement
- Proposed Easement Line
- Right-of-Way
- Survey Centre Point (SAVE)

Prepared for:  
 Wildflower, Inc.  
 P. O. Box 999  
 Pacific City, Oregon 97135  
 Phone: (503) 965-7420  
 Fax: (503) 965-7407

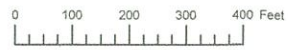
W.D. No. 8720  
 Design: [Signature]  
 Drawn: [Signature]  
 Date: 12 October 2007  
 Dwg: NS4-TPA4.DWG

Sheet  
**4 of 4**

REVISIONS

No.	Description/Date	By
1	Lots 2 Jan. 2008 JRR	

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

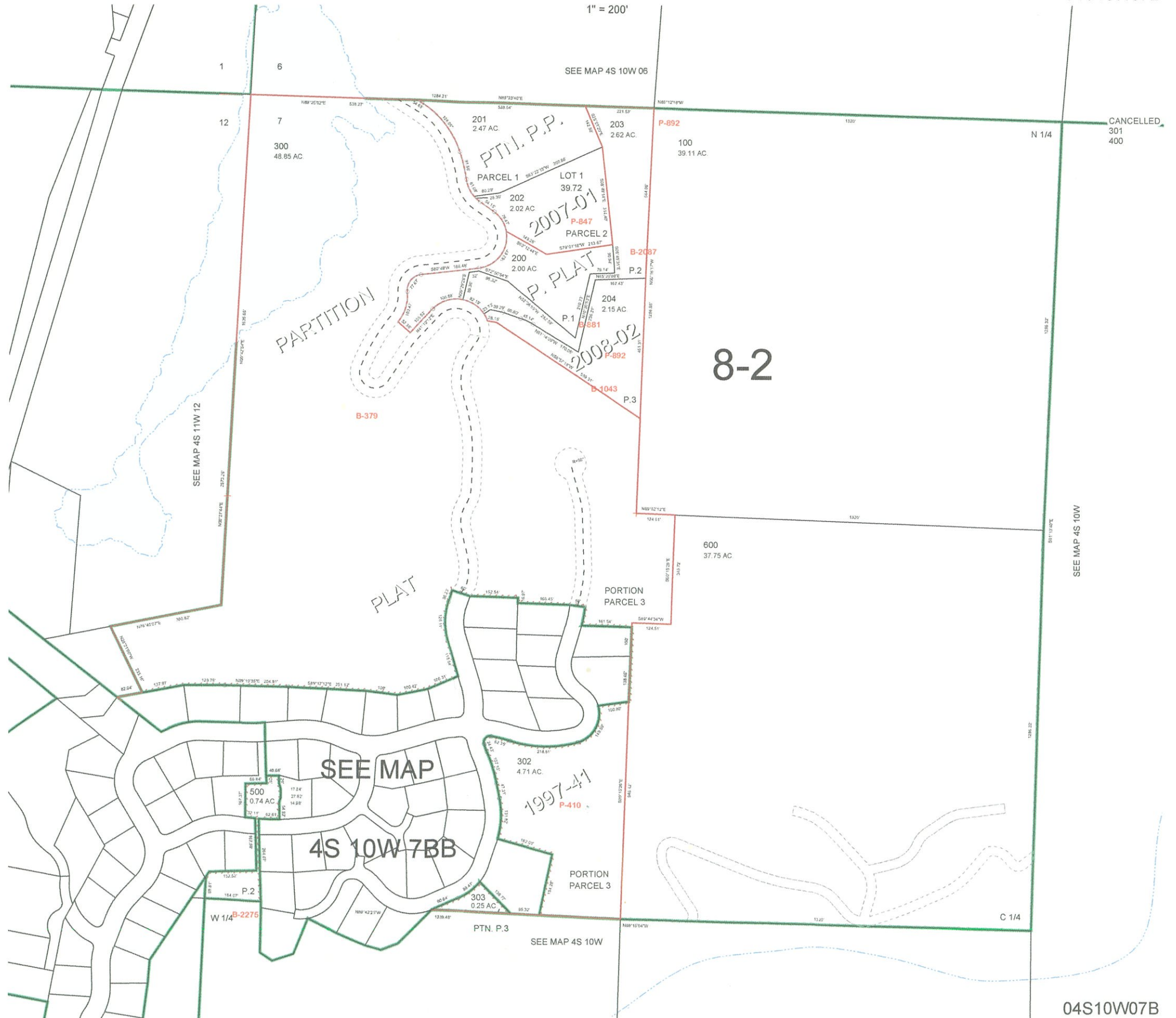


N.W.1/4 SEC.7 T.4S. R.10W. W.M.

TILLAMOOK COUNTY

1" = 200'

04S10W07B



04S10W07B

Revised 1/18/19, WS

# EXHIBIT C

## Sheila Shoemaker

---

**From:** Lynn Tone  
**Sent:** Friday, July 14, 2023 4:08 PM  
**To:** Sheila Shoemaker  
**Subject:** FW: EXTERNAL: RE: Conditional Use Review Request 851-23-000179-PLNG

---

**From:** Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>  
**Sent:** Friday, July 14, 2023 4:01 PM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Cc:** Jaime Craig <jcraig@co.tillamook.or.us>; June Hemingway <jhemingw@co.tillamook.or.us>  
**Subject:** EXTERNAL: RE: Conditional Use Review Request 851-23-000179-PLNG

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

Thanks for the heads up. I have not received any plans for the new wells or treatment and they will need approval prior to use. Since I have not seen test results from the well, I don't know if additional treatment will be needed or not.

**Evan Hofeld**  
Regional Engineer  
OREGON HEALTH AUTHORITY - Public Health Division - Drinking Water Services  
[evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov)  
Cell: 971-200-0288  
Fax: 971-673-0458  
[www.healthoregon.org/dwp](http://www.healthoregon.org/dwp)

*After-hours emergencies: evenings, weekends, holidays  
Contact on-call DWS manager (503) 704-1174*

---

**From:** Lynn Tone <[ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us)>  
**Sent:** Friday, July 14, 2023 3:48 PM  
**To:** Sheila Shoemaker <[sshoemak@co.tillamook.or.us](mailto:sshoemak@co.tillamook.or.us)>  
**Subject:** Conditional Use Review Request 851-23-000179-PLNG

**Think twice** before clicking on links or opening attachments. This email came from outside our organization and might not be safe. If you are not expecting an attachment, contact the sender before opening it.

Please see attached for Notice of Administrative Review, thank you



**Lynn Tone** | Office Specialist II

**TILLAMOOK COUNTY** | Surveyor's Office/Community Development

1510 3<sup>rd</sup> Street Ste C

Tillamook, OR 97141

Phone (503) 842-3423

[ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

## Sheila Shoemaker

---

**From:** Sheila Shoemaker  
**Sent:** Monday, August 28, 2023 4:47 PM  
**To:** 'bjohnsonco@gmail.com'; Nantucket Shores Water Co (wildflowerdon@aol.com)  
**Subject:** RE: EXTERNAL: Re: Conditional Use Review Request #851-23-000179-PLNG

Hello,

I'm checking in to make sure that there is no additional information you'd like to submit. If I don't hear back from you by the end of the week, we will move forward with the review with the materials submitted.

Sincerely,



**Sheila Shoemaker** | Land Use Planner  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3123  
[Sheila.Shoemaker@tillamookcounty.gov](mailto:Sheila.Shoemaker@tillamookcounty.gov)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*

---

**From:** Sheila Shoemaker  
**Sent:** Wednesday, August 2, 2023 4:17 PM  
**To:** bjohnsonco@gmail.com; Nantucket Shores Water Co (wildflowerdon@aol.com) <wildflowerdon@aol.com>  
**Subject:** FW: EXTERNAL: Re: Conditional Use Review Request #851-23-000179-PLNG

Good afternoon,

We have received an email regarding your application, see below. Would you like to submit any additional information for review of the conditional use?

Sincerely,



**Sheila Shoemaker** | Land Use Planner  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3123  
[Sheila.Shoemaker@tillamookcounty.gov](mailto:Sheila.Shoemaker@tillamookcounty.gov)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

## Sheila Shoemaker

---

**From:** Lynn Tone  
**Sent:** Friday, July 14, 2023 4:08 PM  
**To:** Sheila Shoemaker  
**Subject:** FW: EXTERNAL: RE: Conditional Use Review Request 851-23-000179-PLNG

---

**From:** Hofeld Evan E <EVAN.E.HOFELD@oha.oregon.gov>  
**Sent:** Friday, July 14, 2023 4:01 PM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Cc:** Jaime Craig <jcraig@co.tillamook.or.us>; June Hemingway <jhemingw@co.tillamook.or.us>  
**Subject:** EXTERNAL: RE: Conditional Use Review Request 851-23-000179-PLNG

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

Thanks for the heads up. I have not received any plans for the new wells or treatment and they will need approval prior to use. Since I have not seen test results from the well, I don't know if additional treatment will be needed or not.

**Evan Hofeld**  
Regional Engineer  
OREGON HEALTH AUTHORITY - Public Health Division - Drinking Water Services  
[evan.e.hofeld@oha.oregon.gov](mailto:evan.e.hofeld@oha.oregon.gov)  
Cell: 971-200-0288  
Fax: 971-673-0458  
[www.healthoregon.org/dwp](http://www.healthoregon.org/dwp)

*After-hours emergencies: evenings, weekends, holidays*  
*Contact on-call DWS manager (503) 704-1174*

---

**From:** Lynn Tone <[ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us)>  
**Sent:** Friday, July 14, 2023 3:48 PM  
**To:** Sheila Shoemaker <[sshoemak@co.tillamook.or.us](mailto:sshoemak@co.tillamook.or.us)>  
**Subject:** Conditional Use Review Request 851-23-000179-PLNG

**Think twice** before clicking on links or opening attachments. This email came from outside our organization and might not be safe. If you are not expecting an attachment, contact the sender before opening it.

Please see attached for Notice of Administrative Review, thank you



**Lynn Tone** | Office Specialist II

**TILLAMOOK COUNTY** | Surveyor's Office/Community Development

1510 3<sup>rd</sup> Street Ste C

Tillamook, OR 97141

Phone (503) 842-3423

[ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.



## Sheila Shoemaker

---

**From:** Lynn Tone  
**Sent:** Friday, July 28, 2023 8:35 AM  
**To:** Sheila Shoemaker  
**Subject:** FW: EXTERNAL: Re: Conditional Use Review Request #851-23-000179-PLNG

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Deepa Sarangapani <deepasarangapani@gmail.com>  
**Sent:** Friday, July 28, 2023 8:32 AM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Cc:** Sridhar Srinivasan <kothi@yahoo.com>  
**Subject:** EXTERNAL: Re: Conditional Use Review Request #851-23-000179-PLNG

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

### To Whom it may concern

I am one of the owners of Lot 77 at Nantucket Shores. The proposed public utility facility for water treatment comes within 250 feet of the exterior boundary and we got a notification regarding that. We have a number of questions regarding this project because some things aren't apparent from the application and the letter we received.

We need information about

1. Actual location of the plant - will it obstruct view or integrity of landscape?
2. The expected size
3. The expected visual and noise impact to the neighbors
4. Mitigation measures to avoid noise and improve visual impact
5. Whether the plant will be visible from the Megan View St
6. Any discharge from facility
7. Any odor or smell from the treatment process
8. Chlorine or any other water treatment chemicals
9. Any flooding risks if the plant malfunctions
10. Earthquakes or storms related impact, if the water leaks from the system
11. Any continual maintenance crew needed that increases traffic and outsider presence at the location

The decision on this should wait till above questions are answered. We appreciate your support and consideration.

Sincerely,  
Deepa Sarangapani

---

Sent wirelessly through the air or airlessly through the wire ? That is the question.

## Sheila Shoemaker

---

**From:** Sheila Shoemaker  
**Sent:** Wednesday, August 2, 2023 4:12 PM  
**To:** deepasarangapani@gmail.com  
**Subject:** FW: EXTERNAL: Re: Conditional Use Review Request #851-23-000179-PLNG

Good afternoon Deepa,

Thank you for the email. Staff would invite you to review the full applicants submittal on our website [here](#) and would be happy to forward the email on to the applicant. You also welcome to reach out to the applicant directly regarding your questions.

Sincerely,



**Sheila Shoemaker** | Land Use Planner  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3123  
[Sheila.Shoemaker@tillamookcounty.gov](mailto:Sheila.Shoemaker@tillamookcounty.gov)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*

---

**From:** Deepa Sarangapani <[deepasarangapani@gmail.com](mailto:deepasarangapani@gmail.com)>  
**Sent:** Friday, July 28, 2023 8:32 AM  
**To:** Lynn Tone <[ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us)>  
**Cc:** Sridhar Srinivasan <[kothi@yahoo.com](mailto:kothi@yahoo.com)>  
**Subject:** EXTERNAL: Re: Conditional Use Review Request #851-23-000179-PLNG

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

### To Whom it may concern

I am one of the owners of Lot 77 at Nantucket Shores. The proposed public utility facility for water treatment comes within 250 feet of the exterior boundary and we got a notification regarding that. We have a number of questions regarding this project because some things aren't apparent from the application and the letter we received.

We need information about

1. Actual location of the plant - will it obstruct view or integrity of landscape?
2. The expected size

3. The expected visual and noise impact to the neighbors
4. Mitigation measures to avoid noise and improve visual impact
5. Whether the plant will be visible from the Megan View St
6. Any discharge from facility
7. Any odor or smell from the treatment process
8. Chlorine or any other water treatment chemicals
9. Any flooding risks if the plant malfunctions
10. Earthquakes or storms related impact, if the water leaks from the system
11. Any continual maintenance crew needed that increases traffic and outsider presence at the location

The decision on this should wait till above questions are answered. We appreciate your support and consideration.

Sincerely,  
Deepa Sarangapani

---

Sent wirelessly through the air or airlessly through the wire ? That is the question.

## Sheila Shoemaker

---

**From:** Sheila Shoemaker  
**Sent:** Wednesday, August 2, 2023 4:17 PM  
**To:** bjohnsonco@gmail.com; Nantucket Shores Water Co (wildflowerdon@aol.com)  
**Subject:** FW: EXTERNAL: Re: Conditional Use Review Request #851-23-000179-PLNG

Good afternoon,

We have received an email regarding your application, see below. Would you like to submit any additional information for review of the conditional use?

Sincerely,



**Sheila Shoemaker** | Land Use Planner  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3123  
[Sheila.Shoemaker@tillamookcounty.gov](mailto:Sheila.Shoemaker@tillamookcounty.gov)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*

---

**From:** Sheila Shoemaker  
**Sent:** Wednesday, August 2, 2023 4:12 PM  
**To:** 'deepasarangapani@gmail.com' <deepasarangapani@gmail.com>  
**Subject:** FW: EXTERNAL: Re: Conditional Use Review Request #851-23-000179-PLNG

Good afternoon Deepa,

Thank you for the email. Staff would invite you to review the full applicants submittal on our website [here](#) and would be happy to forward the email on to the applicant. You also welcome to reach out to the applicant directly regarding your questions.

Sincerely,



**Sheila Shoemaker** | Land Use Planner  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3123  
[Sheila.Shoemaker@tillamookcounty.gov](mailto:Sheila.Shoemaker@tillamookcounty.gov)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.

---

**From:** Deepa Sarangapani <[deepasarangapani@gmail.com](mailto:deepasarangapani@gmail.com)>  
**Sent:** Friday, July 28, 2023 8:32 AM  
**To:** Lynn Tone <[ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us)>  
**Cc:** Sridhar Srinivasan <[kothi@yahoo.com](mailto:kothi@yahoo.com)>  
**Subject:** EXTERNAL: Re: Conditional Use Review Request #851-23-000179-PLNG

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

To Whom it may concern

I am one of the owners of Lot 77 at Nantucket Shores. The proposed public utility facility for water treatment comes within 250 feet of the exterior boundary and we got a notification regarding that. We have a number of questions regarding this project because some things aren't apparent from the application and the letter we received.

We need information about

1. Actual location of the plant - will it obstruct view or integrity of landscape?
2. The expected size
3. The expected visual and noise impact to the neighbors
4. Mitigation measures to avoid noise and improve visual impact
5. Whether the plant will be visible from the Megan View St
6. Any discharge from facility
7. Any odor or smell from the treatment process
8. Chlorine or any other water treatment chemicals
9. Any flooding risks if the plant malfunctions
10. Earthquakes or storms related impact, if the water leaks from the system
11. Any continual maintenance crew needed that increases traffic and outsider presence at the location

The decision on this should wait till above questions are answered. We appreciate your support and consideration.

Sincerely,  
Deepa Sarangapani

---

Sent wirelessly through the air or airlessly through the wire ? That is the question.

## Sheila Shoemaker

---

**From:** Lynn Tone  
**Sent:** Monday, August 14, 2023 11:56 AM  
**To:** Sheila Shoemaker  
**Subject:** FW: EXTERNAL: WN2023-0572 Response to Local Case File #851-23-000179-PLNG  
**Attachments:** Wetland Land Use Notice.pdf; Wetland Land Use Notice Response.pdf

---

**From:** lynne.mcallister@dsl.oregon.gov <lynne.mcallister@dsl.oregon.gov>  
**Sent:** Monday, August 14, 2023 9:13 AM  
**To:** Lynn Tone <ltone@co.tillamook.or.us>  
**Subject:** EXTERNAL: WN2023-0572 Response to Local Case File #851-23-000179-PLNG

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

Hi there,

Cities and Counties are required by statute (ORS 215.418 & 227.350) to submit notice to DSL of any projects that may impact wetlands and waterways, according to the Statewide Wetlands Inventory. DSL has completed review of the Wetland Land Use Notification that was prepared for Ben Johnson (WN2023-0572).

Please see attached for the results and conclusions of this review. To request paper copies please contact [support.services@dsl.oregon.gov](mailto:support.services@dsl.oregon.gov). Otherwise, please review the attachments carefully and if you have questions regarding this response, contact Lynne McAllister, [lynne.mcallister@dsl.oregon.gov](mailto:lynne.mcallister@dsl.oregon.gov). Questions regarding the local permit should be directed to your Planner: Lynn Tone, [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us).

[Planning and Conservation Page](#)  
[Permits and Authorization Page](#)

Thank you,

Aquatic Resource Management Program  
Oregon Department of State Lands  
775 Summer St. NE, Ste. 100  
Salem, OR 97301-1279  
[www.oregon.gov/dsl](http://www.oregon.gov/dsl)



## Response Page

Department of State Lands (DSL) WN# \*

WN2023-0572

### Responsible Jurisdiction

<b>Staff Contact</b> Lynn Tone	<b>Jurisdiction Type</b> County	<b>Municipality</b> Tillamook
<b>Local case file #</b> 851-23-000179-PLNG	<b>County</b> Tillamook	

### Activity Location

<b>Township</b> 04S	<b>Range</b> 10W	<b>Section</b> 07	<b>QQ section</b> B	<b>Tax Lot(s)</b> 300
------------------------	---------------------	----------------------	------------------------	--------------------------

Street Address

Accessed off of Megans View

Address Line 2

City

State / Province / Region

Postal / Zip Code

Country

Tillamook

**Latitude**

45.241997

**Longitude**

-123.960472

### Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property

### Your Activity

- A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

### Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

## Closing Information



### Additional Comments

Based on the submitted site plan, the project is located in the southeastern part of tax lot 300. In this location, it does not appear that the project will not impact jurisdictional wetlands or waters. There may be wetlands elsewhere on the tax lot.

**This is a preliminary jurisdictional determination and is advisory only.**

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

### Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

### Response Date

8/14/2023

### Response by:

Lynne McAllister

### Response Phone:

503-986-5300



## Sheila Shoemaker

---

**From:** Sheila Shoemaker  
**Sent:** Wednesday, July 5, 2023 3:12 PM  
**To:** 'bjohnsonco@gmail.com'; Nantucket Shores Water Co (wildflowerdon@aol.com)  
**Subject:** 851-23-000179-PLNG - Conditional use

Good afternoon Ben and Barbara,

Thank you for the payment on your conditional use application. After review of your application submittal all required information has been provided. However, the department is recommending additional findings to support criterion #3 and #4. For #3 please describe the property and its suitability for the proposed treatment plant, specifically with regards to the size and topography. For #4 please describe how the use will not affect neighboring property uses, for instance access. Please let me know if your willing to provide additional information. We will notice the application upon your response.

Sincerely,



**Sheila Shoemaker** | Land Use Planner  
**TILLAMOOK COUNTY** | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3123  
[sshoemak@co.tillamook.or.us](mailto:sshoemak@co.tillamook.or.us)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*

## Sheila Shoemaker

---

**From:** bjohnsonco@gmail.com  
**Sent:** Thursday, July 6, 2023 4:57 PM  
**To:** Sheila Shoemaker; 'Nantucket Shores Water Co'  
**Subject:** EXTERNAL: RE: EXTERNAL: RE: 851-23-000179-PLNG - Conditional use  
**Attachments:** CONDITIONAL USE REVIEW CRITERIA (002) WTP Nantucket Revised July6.pdf

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

Hi Sheila - Please see attached for additional info.

Please let me know if you need anything else, Or if further info is needed.

Thanks,

Ben Johnson  
503-801-0609  
bjohnsonco@gmail.com

---

**From:** Sheila Shoemaker <sshoemak@co.tillamook.or.us>  
**Sent:** Thursday, July 6, 2023 8:15 AM  
**To:** bjohnsonco@gmail.com; 'Nantucket Shores Water Co' <wildflowerdon@aol.com>  
**Subject:** RE: EXTERNAL: RE: 851-23-000179-PLNG - Conditional use

Good morning Ben,

Yes, email is sufficient. Thank you for your prompt response.

Sincerely,



**Sheila Shoemaker** | Land Use Planner  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3123  
[sshoemak@co.tillamook.or.us](mailto:sshoemak@co.tillamook.or.us)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*

---

**From:** [bjohnsonco@gmail.com](mailto:bjohnsonco@gmail.com) <[bjohnsonco@gmail.com](mailto:bjohnsonco@gmail.com)>  
**Sent:** Wednesday, July 5, 2023 4:20 PM  
**To:** Sheila Shoemaker <[sshoemak@co.tillamook.or.us](mailto:sshoemak@co.tillamook.or.us)>; 'Nantucket Shores Water Co' <[wildflowerdon@aol.com](mailto:wildflowerdon@aol.com)>  
**Subject:** EXTERNAL: RE: 851-23-000179-PLNG - Conditional use

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

Hi Sheila – thanks for the note. Yes I will send you further information on those points in the next day or so.

Can I just email it to you?

Thank You,

Ben Johnson  
503-801-0609  
[bjohnsonco@gmail.com](mailto:bjohnsonco@gmail.com)

---

**From:** Sheila Shoemaker <[sshoemak@co.tillamook.or.us](mailto:sshoemak@co.tillamook.or.us)>  
**Sent:** Wednesday, July 5, 2023 3:12 PM  
**To:** [bjohnsonco@gmail.com](mailto:bjohnsonco@gmail.com); Nantucket Shores Water Co ([wildflowerdon@aol.com](mailto:wildflowerdon@aol.com)) <[wildflowerdon@aol.com](mailto:wildflowerdon@aol.com)>  
**Subject:** 851-23-000179-PLNG - Conditional use

Good afternoon Ben and Barbara,

Thank you for the payment on your conditional use application. After review of your application submittal all required information has been provided. However, the department is recommending additional findings to support criterion #3 and #4. For #3 please describe the property and its suitability for the proposed treatment plant, specifically with regards to the size and topography. For #4 please describe how the use will not affect neighboring property uses, for instance access. Please let me know if your willing to provide additional information. We will notice the application upon your response.

Sincerely,



**Sheila Shoemaker** | Land Use Planner  
**TILLAMOOK COUNTY** | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3123  
[sshoemak@co.tillamook.or.us](mailto:sshoemak@co.tillamook.or.us)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.co.tillamook.or.us/gov/ComDev/> to access the appointment scheduler portal.*