



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

*Land of Cheese, Trees and Ocean Breeze*

**RESOURCE ZONE EXCEPTION #851-23-000491-PLNG: FETZER**

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

**NOTICE OF ADMINISTRATIVE REVIEW**

**Date of Notice: November 17, 2023**

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

**#851-23-000491-PLNG:** An exception request to reduce the required 100-foot resource zone setback from the Farm (F-1) zone boundary and establish 50-foot setbacks to both the north and west property lines, to allow for the placement of a residential structure (single-family dwelling).

The subject property is accessed via Edelwyss Road, a private road, is located southeast of the city of Tillamook, is zoned Rural Residential 2-Acre (RR-2) and is designated as Tax Lot 401 in Section 34 of Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The owner is Wyss Living Trust and the applicant is Curtis Fetzer.

Written comments received by the Department of Community Development prior to 4:00p.m. on December 1, 2023, will be considered in rendering a decision. Comments should address the criteria upon which the Department must base its decision. A decision will be rendered no sooner than December 4, 2023.

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

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

If you have any questions about this application, please call the Department of Community Development at 503-842-3408 x3412 or [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us).

Sincerely,

Sheila Shoemaker, Land Use Planner

Sarah Absher, CFM, Director

Enc. Applicable Ordinance Criteria, Maps

## REVIEW CRITERIA

SECTION 3.010: RURAL RESIDENTIAL 2 ACRE AND 10 ACRE ZONE (RR-2) (RR-10) (4) STANDARDS: Land divisions and development in the RR-2 and RR-10 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

...

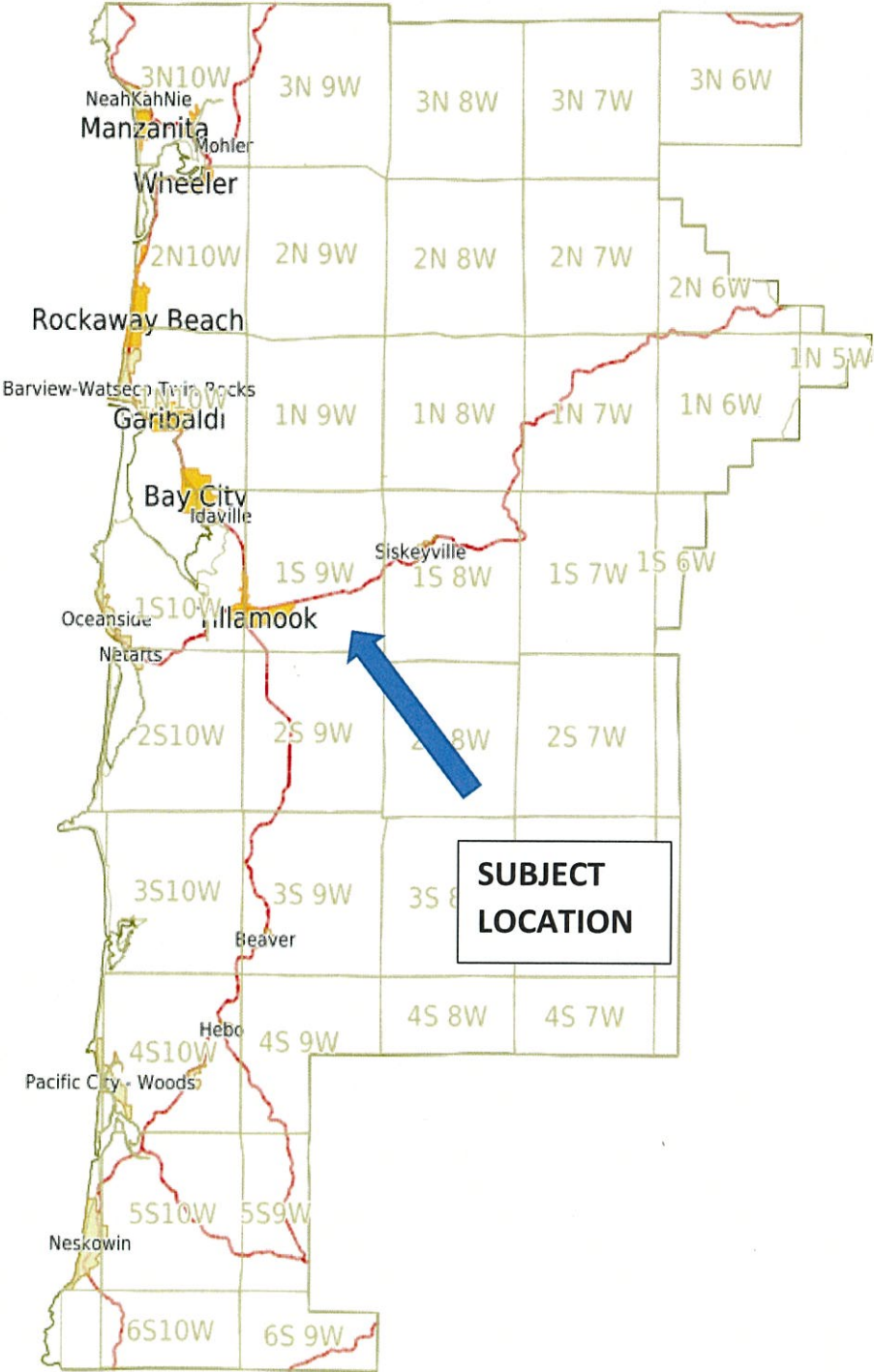
- (f) The minimum front yard shall be 20 feet.
- (g) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
- (i) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.

...

- (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.*

# EXHIBIT A

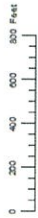
# VICINITY MAP



#851-23-000491-PLNG:  
Fetzer



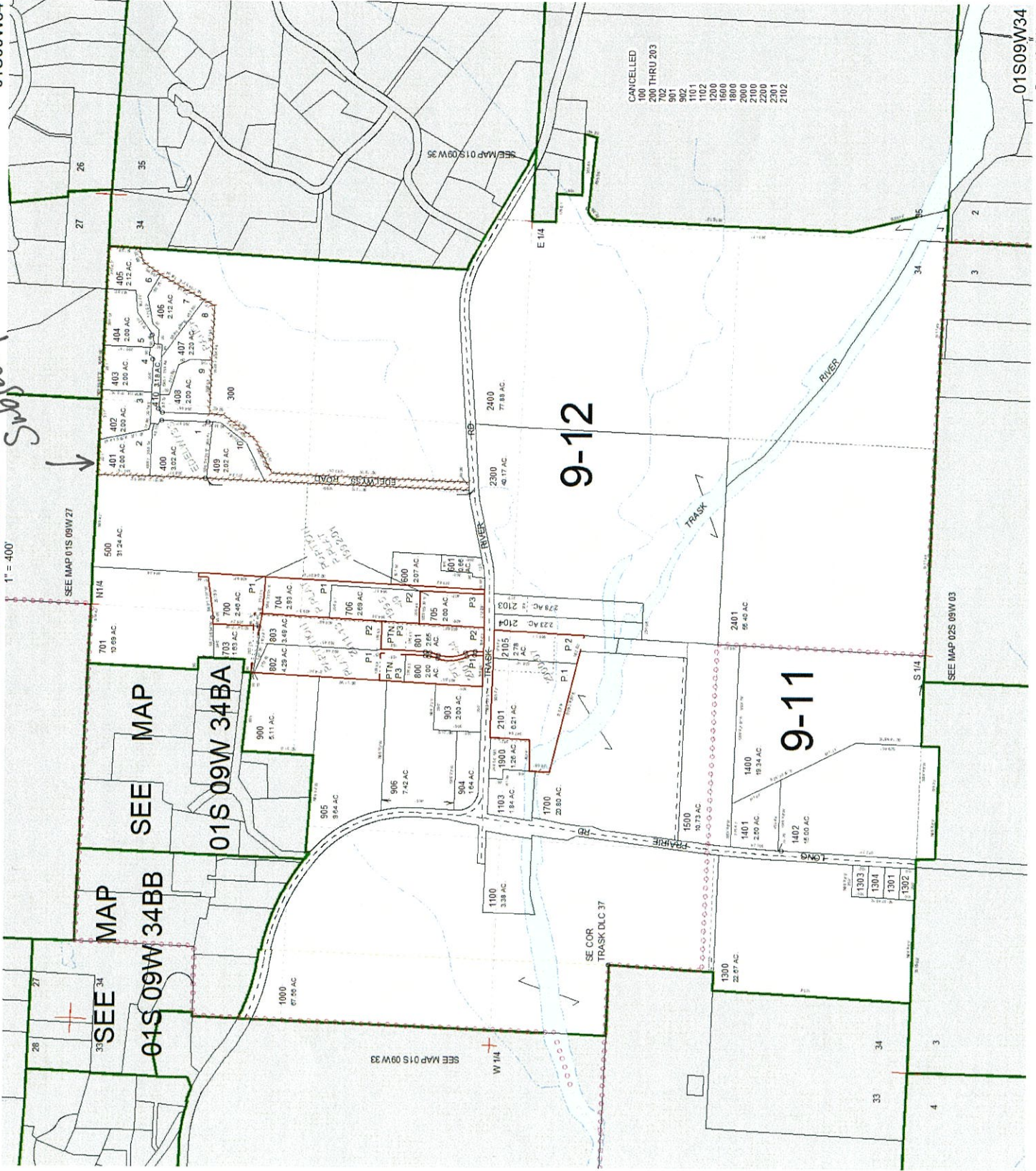
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



SECTION 34 T.1S. R.9W. W.M.  
TILLAMOOK COUNTY

01S09W34

*Subject property*



CANCELLED  
40 THRU 203  
204  
702  
901  
902  
1101  
1102  
1200  
1600  
1800  
2000  
2100  
2200  
2301  
2102

01S09W34  
Revised 8/12/22, WS

# National Flood Hazard Layer FIRMette



123°46'24"W, 45°27'5"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

123°45'47"W, 45°26'40"N

## Legend

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

**SPECIAL FLOOD HAZARD AREAS**

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

**OTHER AREAS OF FLOOD HAZARD**

- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *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*

**OTHER AREAS**

- NO SCREEN
- Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**

- 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

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped




















The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

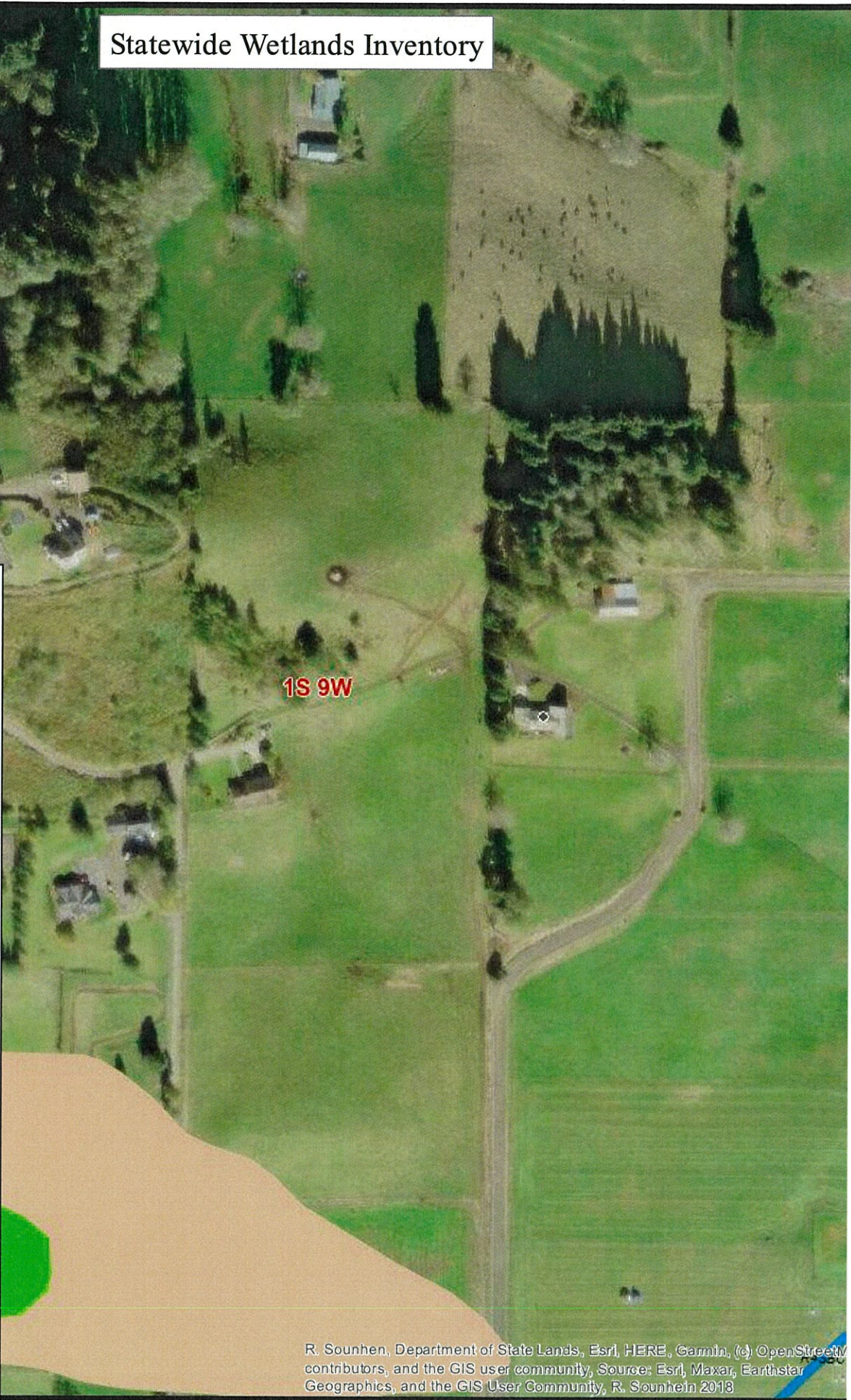
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/3/2023 at 12:37 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.

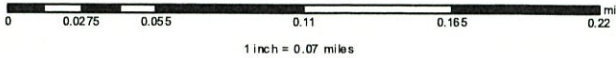
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

# Statewide Wetlands Inventory

-  Townships
-  LWI Study Area
-  NHD Springs/Seeps
- NHD Streams and Rivers**
  -  Perennial
  -  Intermittent
  -  Ephemeral
  -  Unknown
  -  Canal/Ditch
- NHD Area**
  -  NHD 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-Winlo Soils



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



Date: 1/1/3

N





# HAZARD MAP

Zoom to Full Extent Measure Print Find Me Start Over

Catalog Favorites Visible Results

Search catalog

## Map Extras

### Administrative Boundaries

Tax lots

County Boundaries



### Non-Regulatory Planning

### Physical

Debris Flow fans

Deep Landslide Susceptibility

High Susceptibility

Moderate Susceptibility

Shallow Landslide Susceptibility

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

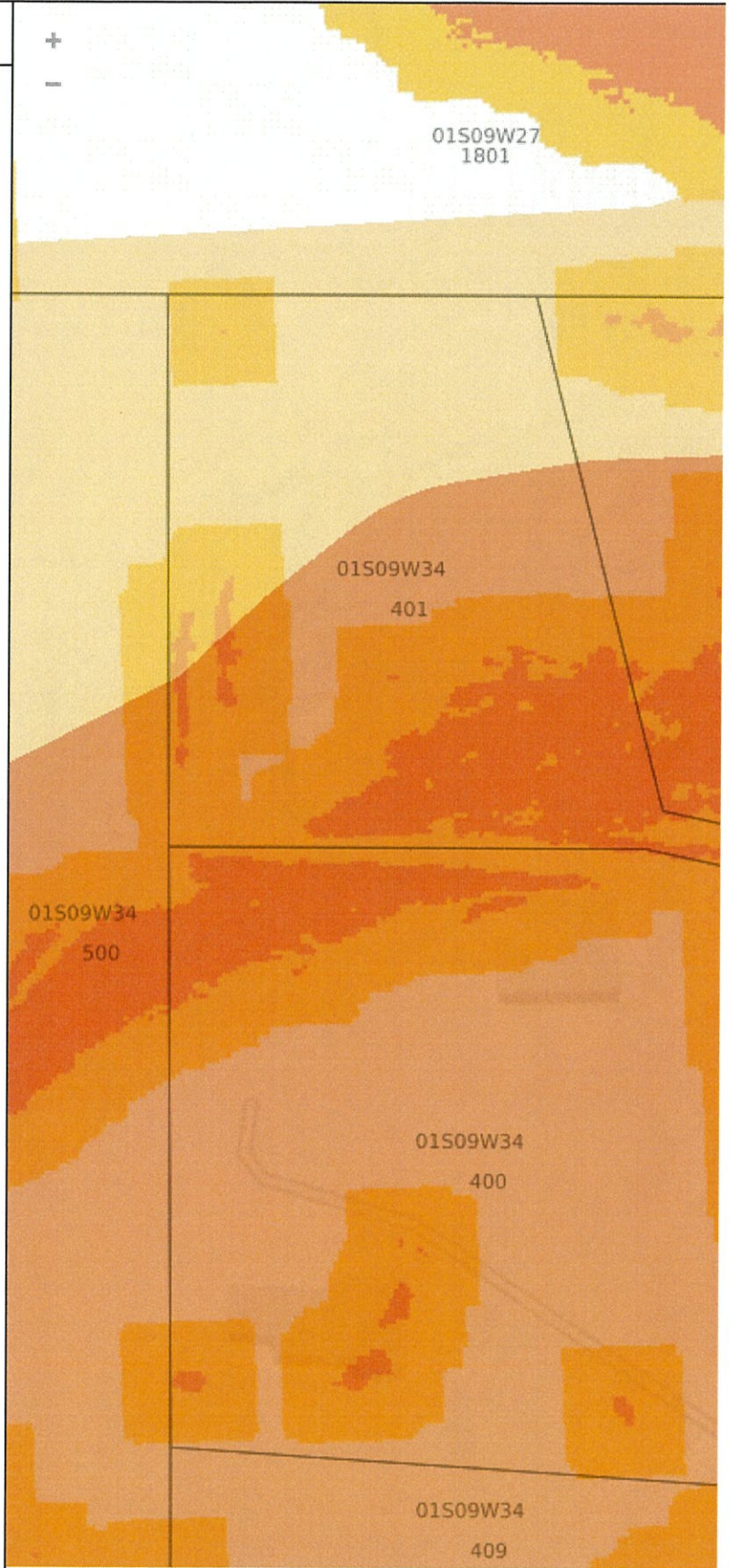
### Basemaps

#### Carto

Light

Voyager

Esri



100 ft

© Carto, © OpenStreetMap contributors.

3.7.0

X,Y -13777823.0, 5692306.8 USNG 10T DR 39920

32991 Lat,Lon 45.447867, -123.768290

Zoom to Extent...



**Tillamook County**  
**2023 Real Property Assessment Report**  
 Account 409165

Map 1S09340000401  
 Code - Tax ID 0912 - 409165

Tax Status Assessable  
 Account Status Active  
 Subtype NORMAL

Legal Descr EDELWYSS RANCH SUB  
 Lot - 2

Mailing WYSS, JEANETTE A TRUSTEE &  
 FETZER, CURTIS (C)  
 WYSS, HARVEY A TRUSTEE  
 1030 HOLLYRIDGE DR  
 TILLAMOOK OR 97141

Deed Reference # 2018-5239  
 Sales Date/Price 08-31-2018 / \$135,000  
 Appraiser ELIZABETH LOFTIS

Property Class 540 MA SA NH  
 RMV Class 400 01 SV 104

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

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
0912	Land	150,580		Land	0	
	Impr	0		Impr	0	
<b>Code Area Total</b>		150,580	128,510	1,743	0	
<b>Grand Total</b>		150,580	128,510	1,743	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0912		<input checked="" type="checkbox"/>		RR-2	Farm Use Unzoned	111	2.00 AC	SP4	150,580
<b>Code Area Total</b>							2.00 AC		150,580

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

Exemptions / Special Assessments / Notations
<p><b>Notations</b></p> <ul style="list-style-type: none"> <li>■ FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY 308A.083</li> <li>■ FARM INCOME QUESTIONNAIRE CYCLE 2 ADDED 2021</li> </ul>

**Comments** 6/2/03 PARCEL IS PART OF THE EDELWYSS RANCH SUBDIVISION-LOT #2. NON ZONED FARM PROGRAM. RCW  
 5/26/16 - Land reappraisal, tabled values. Updated soil classes. EJ.  
 3/6/17 - Added Location 1 adjustment - RMV changes only. EJ.

# 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)

**RECEIVED**  
 OCT 23 2023  
 BY: DIXON

9:22 AM

**PLANNING APPLICATION**

OFFICE USE ONLY	
Date Stamp	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied	
Received by:	
Receipt #:	
Fees: <u>1365-</u>	
Permit No:	
	851-23-00491-PLNG

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

Name: Curtis Fetzer Phone: 503-801-3580  
 Address: 4012 Dogwood Ave.  
 City: Tillamook State: OR Zip: 97141  
 Email: curtis\_fetzer@yahoo.com

**Property Owner**

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

Request: Applying to have the current 100' setback reduced to 50' on the West and North sides of the lot.

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

**Location:**

Site Address: \_\_\_\_\_  
 Map Number: 1S09 3400 00401  
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.

Curtis Fetzer 10-21-23  
 Property Owner Signature (Required) Date

Curtis Fetzer 10-21-23  
 Applicant Signature Date

Dear Sheila Shoemaker,

My Family and I have dreamed of building on our land since we purchased the lot in 2018. However, we first needed to fix up our old house and sell it which we finally accomplished. We now have a healthy chunk of change to be able to get serious about building our dream home.

We do have a sloping lot, although towards the top north/west side of our lot is relatively level and ideal for building. The problem of course, is the 100' setback on both the north and west side. I am asking that you please grant us to build 50' closer to the current 100' north and west setbacks.

Times are tough, everything is extremely expensive, and we have worked hard to make this dream home a reality. If we can build 50' closer to those two sides, we will be able to save thousands on excavation costs. We also already have a home plan in mind, which will fit but we need to be on more level ground. If our setback request is not granted, we most likely will not be able to build the dream home we have always wanted. A daylight basement house might be our only option if our request is denied and that is not something we want to do. I have attached a topographic map which show slope lines throughout our parcel. Every line is 5' of slope, and the further you get away from the north and west side, the closer and steeper these lines are.

We are very close to being able to start the process of building our forever home. This initial step is crucial on how and if we can move forward with the construction process. I do not see it causing any unnecessary hardships for our neighbors, as the land that borders the north and west side of our lot is strictly cow pasture. But it does create an unnecessary hardship for my family if we are unable to build closer to those two sides.

I have tried to track down all available documents that I could find to assist you in making this decision. Please know that I have never applied for something of this nature, and it is somewhat of a foreign language to me. I would be happy to try and explain things further or answer any questions you may have for me.

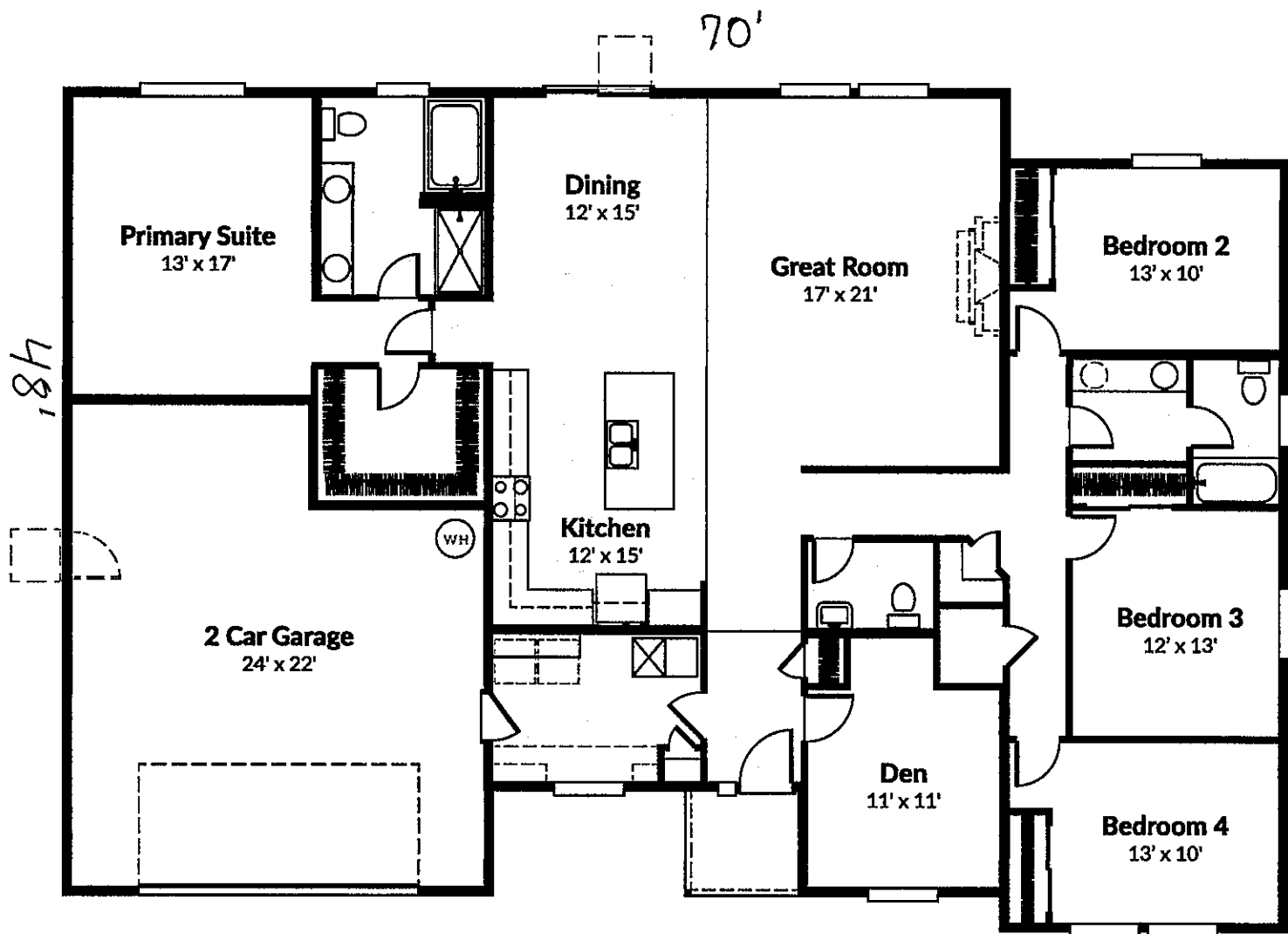
Thank you for your time and consideration,

 10-21-23

Curtis Fetzer

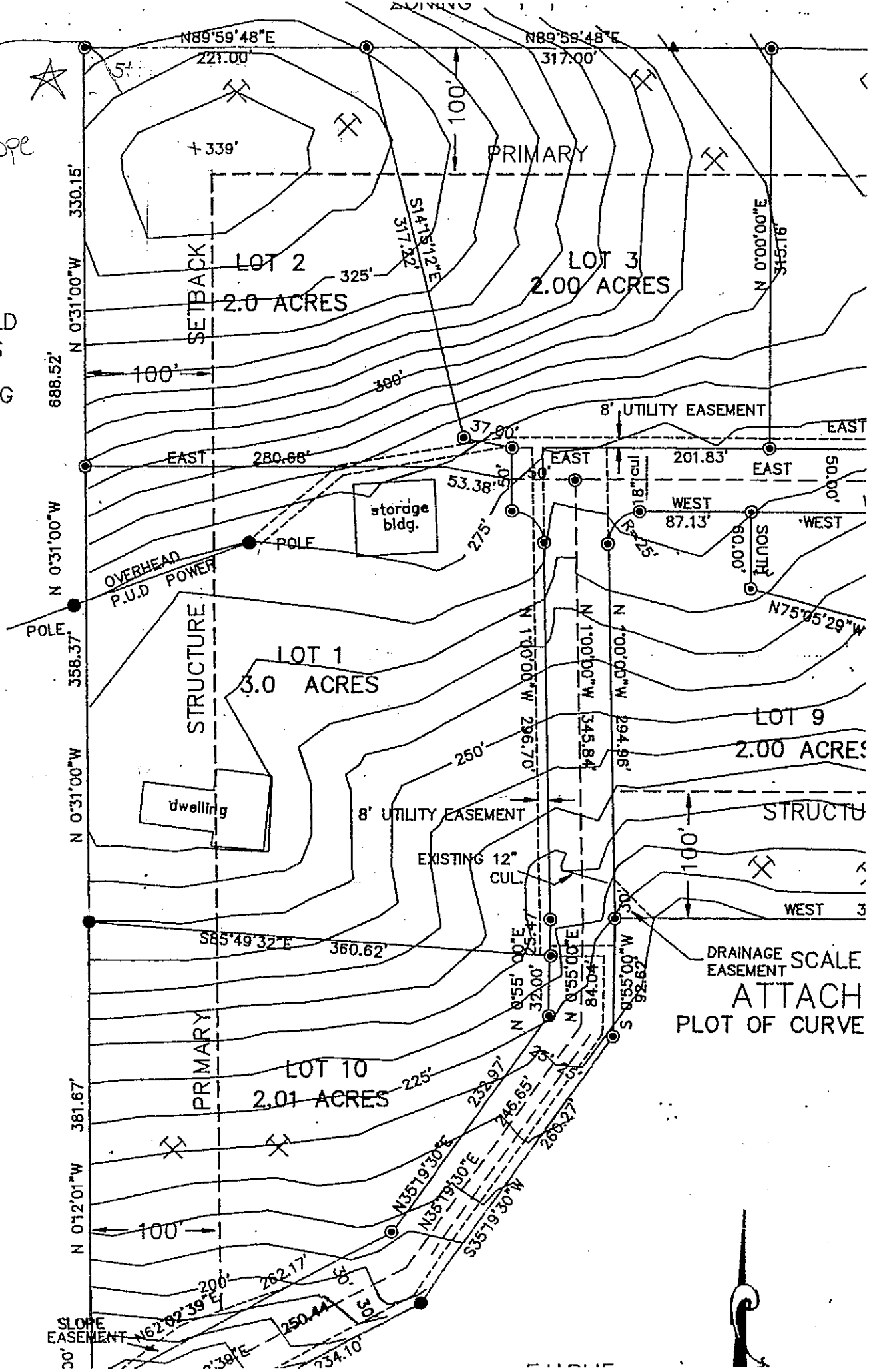
# Our Dream Home

10/22/23, 18:08



Every line is 5' of slope

AROLD  
WYSS  
ONING  
F 1



# Horning Geosciences

808 26th Avenue, Seaside, OR 97138

Ph./FAX: (503)738-3738

Email: horning@pacifier.com



May 18, 2000

Richard Gitschlag, P.E.  
Rhema Engineering  
508 McCormick Loop  
Tillamook, OR 97141

RE: Preliminary Geological Hazard Report; Tax Lot 400, NE 1/4 Sec. 34, T. 1 S., R. 9 W., W. M.; between the Trask River and Balmer Hill; southeast of Fairview, Tillamook County, Oregon (Wyss)

Dear Rich:

This report addresses the geologic hazards affecting the above described property, which I visited with you on Monday, April 3, 2000. I understand that the client intends to subdivide the property into 2-acre lots for home development. The land presently is cow pasture.

Approximately 1.0 hour was spent on the site and in the immediate vicinity examining landforms, soils, bedrock, vegetation, and other parameters related to hazard analysis. Procedures are consistent with those of industry and academia. Slopes were determined with Suunto inclinometer or Brunton compass, or are calculated from topographic maps. Positions were determined from approximate property corners and landmarks by pace and Brunton, or hip chain and the topo map. Maps and diagrams shown in this report have been scanned into Micrografx Designer for annotation or drafted directly with it. Figure 1 is a location map. Figures 2, 3, and 3a are the assessor's plat and maps of the regional geology. Site-specific geology and other pertinent information are provided in Figure 4.

### Location & Description

Tax lot 400 is located about 5 miles east of Tillamook, southwest of Balmer Hill. The lot consists of 5 acres. It is a flag lot, in which access the road along the Trask River is by a long driveway that traverses a low pasture, then widening out on the lower flank of a hill slope. Virtually the entire lot is a cow field. See Figure 1 for the layout.

### Elevation & Topography

Elevations range from about 100 to 280 ft above sea level (NGVD 1929). In the north part of the lot, where home sites are to be developed, the land consists of low, rounded hills with slopes that face south and southeast predominantly. Slopes range up to 30 percent and average about 20 percent. Drainages between the hillocks do not carry streams. It ap-

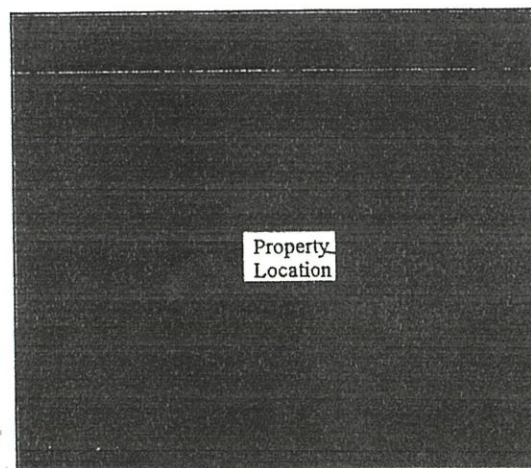


Figure 1: Property location map; extracted from the Tillamook 7.5' USGS Quadrangle Map.

*[Handwritten scribbles and a red underline at the bottom of the page]*

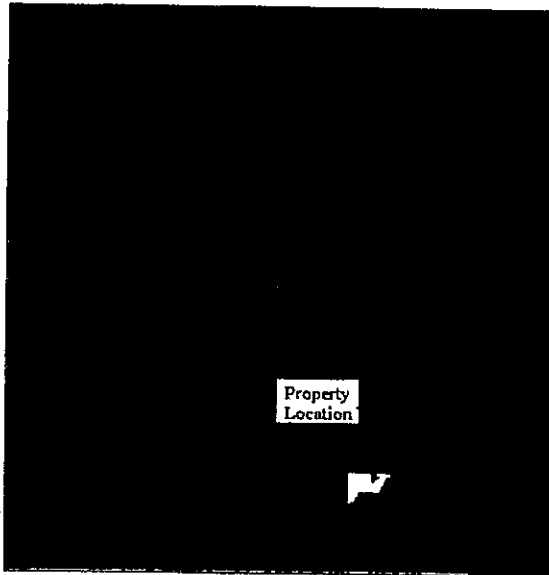




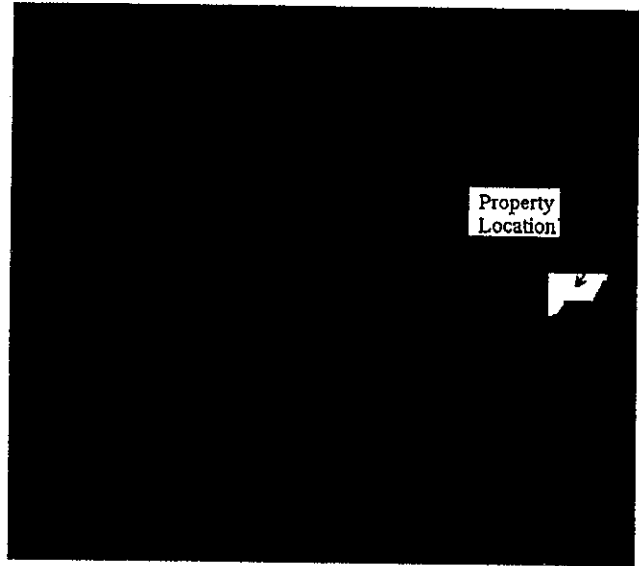
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503-738-3738



**Figure 3:** Geologic map of area east of the City of Tillamook, after Wells and others (1994). The Balmer Hill area is mapped as Alsea Formation (Ta). The bedding dips to the west at less than 15 to 20 degrees. The Tillamook Bay Fault Zone is shown north of the property. Nestucca Formation mudstone (Tn) crops out east of the Alsea silty sandstone.



**Figure 3a:** Geologic map of the Balmer Hill area east of Tillamook; after Schlicker and others (1972). Bedrock is undifferentiated and referred to collectively as "Toms". Triangle pattern denotes hummocky landforms interpreted as possible landslide indicators. An inferred old landslide is shown on the southernmost part of the lot by a toothed line. Note that the slide boundary coincides with the contact of the Nestucca and Alsea Formations in Figure 3.

### Structural Geology

As shown in Figure 3, the Tillamook Bay Fault Zone (TBFZ) passes within one to two miles of Balmer Hill. The TBFZ cannot be demonstrated to have been active any more recent than 2.1 million years ago, according to Goldfinger and others (1992). However, the fault zone is obscured by thick soils, vegetation, and young alluvium, making studies difficult. McNeil and others (1998) have found that numerous off-shore faults project onshore toward coastal estuaries where structural deformation can be demonstrated in young sediments. It is reasonable to conclude that the TBFZ presents a potential seismic hazard to the region. The recurrence interval of earthquakes along this fault is unknown. Given its known length, the TBFZ is estimated to have the potential of generating a Magnitude 6.6 earthquake, using criteria of Wang and Priest (1995). Additional seismic hazards are discussed under *Regional Hazard Assessment*.

### LOCAL HAZARD ASSESSMENT

Geological hazards on Tax Lot 400 are relatively minor. Localized slope instability, drainage control, and compressible soils are the principal hazards. Regional seismic hazards are addressed under later sections.

### Slope Instability

As shown in Figure 3a, Schlicker and others (1972) considered the lower slope of this property to be an ancient landslide. The boundaries of the slide coincide exactly with the contact between the Nestucca Formation mudstone of the lower slope and the Alsea silty tuffaceous sandstone of the rest of the property. Based on this, the landslide most likely is a faulty interpretation based on topographic weathering behavior of the easily eroded mudstone below the more resistant sandstone. Although soil profiles are anomalously thin in road cuts, it is concluded that clearing and past road building have disturbed the soils and reduced the total weathering profile. My experience with soils on the Alsea Formation is that slope failure is rare and restricted to slopes of

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503-738-3738

more than 50 percent. Given the maximum slope for this property is 30 percent, I conclude that there is no risk for landslide activity. However, assuming that thicker soil profiles are present, it may be necessary to retain cut banks or dress them back to a 1.5 Horizontal to 1.0 Vertical slope.

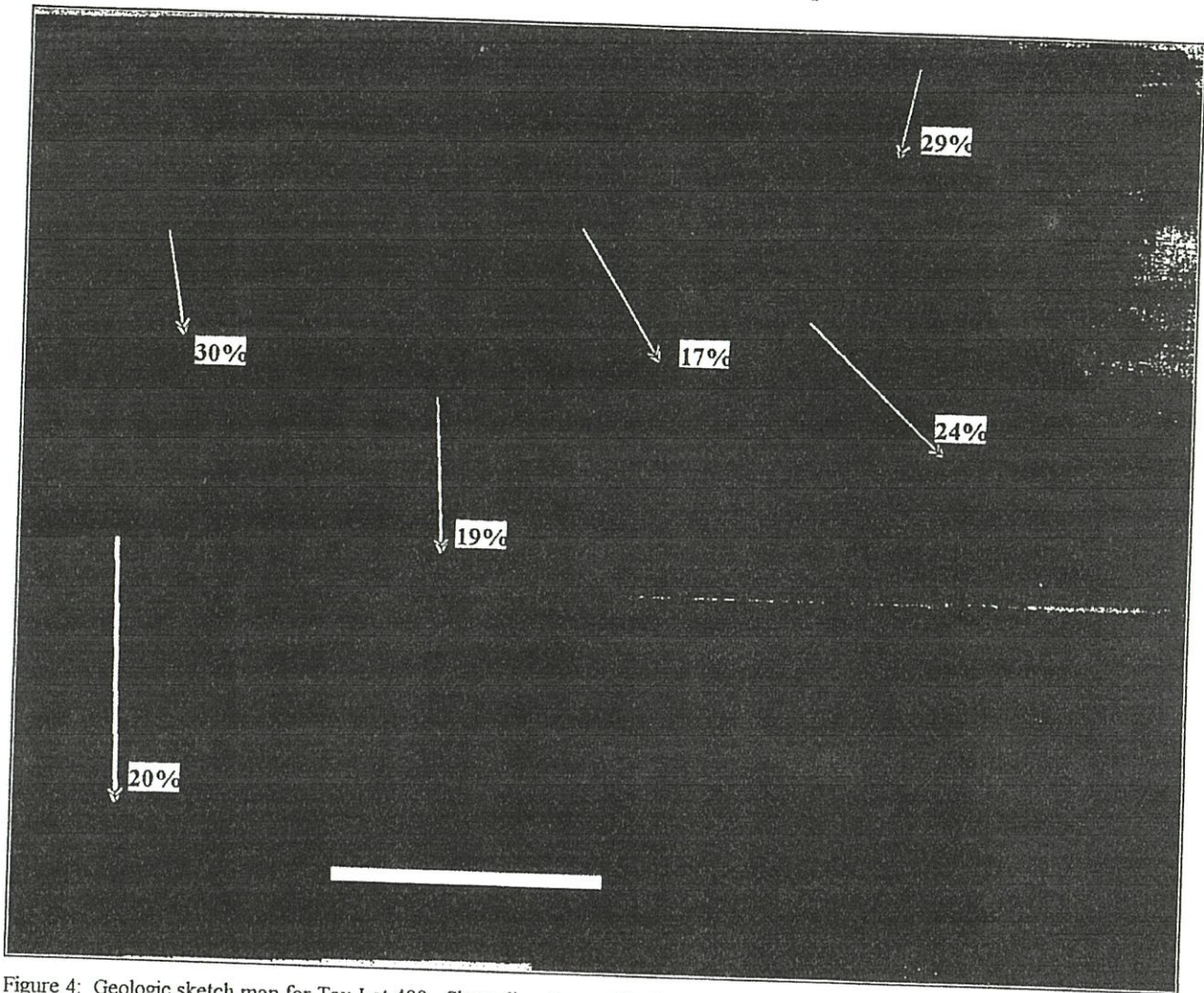


Figure 4: Geologic sketch map for Tax Lot 400. Slope direction and inclination are indicated by arrows.

### Compressible Soils

The black humic soils are compressible and should be excavated prior to laying foundations. Foundations should be laid upon the light-brown B-horizon soils, directly onto bedrock, or onto compacted rock or engineered fill.

### Drainage Control

It is assumed that daylight basements may be a part of the homes built on this site. Peripheral foundation drains must be installed to intercept shallow groundwater that moves through the soils, particularly after heavy rainfall. This drainage should be piped with gutter and downspout water at least 10 ft from the foundations. Distribution of the effluents into a drainfield is not necessary from the standpoint of slope stability, but it would help limit isolated erosion and saturation from the outfall.

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No other hazards were noted.

### REGIONAL HAZARD ASSESSMENT

Oregon coastal property owners are advised that there is abundant evidence for a series of geologically recent and severe regional earthquakes. Discoveries since 1987 confirm a history of as many as thirteen major events originating in the local Cascadia subduction zone during the past ~7700 years. Based on the measured intervals between such events (200 to 550 years), it follows that a major regional earthquake is probable in the next two centuries and could occur at any time. The most recent earthquake was on January 27, 1700 A.D. Newly revised projections estimate a 10 to 30 percent chance of a Mw = 8.0 to 9.2 regional quake in the next 50 years. Shaking durations will be up to 5 minutes.

### Optional Building Standards

It is recommended- as an option- that structures be designed to meet Zone 4 Seismic Standards of the Uniform Building Code. Research by Dr. Chris Goldfinger, of Oregon State University (public presentation, March 9, 1999, Oregon Seismic Safety Policy Advisory Commission (OSSPAC)), finds that western Oregon is being displaced to the east and north by compression between the subsiding Juan de Fuca and over-riding North American tectonic plates in the Cascadia Subduction Zone. This displacement suggests that the locked portion of the subduction zone extends about another 30 to 50 miles farther to the east from earlier estimates, from 15 miles off-shore to nearly the central part of the Coast Range. Under this scenario, also seen for the Olympic Peninsula, the amount of seismic shaking along the north Oregon coast will be greater than previously thought. This will result in peak ground accelerations of about 0.3g to perhaps 0.5g, based on recent analyses by Dr. Ivan Wong (public presentation, March 9, 1999, Oregon Seismic Safety Policy Advisory Commission (OSSPAC)). Furthermore, thick dune sand or other alluvium may, or may not, lead to amplification of short period (0.1 second) ground waves that are closer to the natural harmonic frequency of houses and potentially destructive. Given the moderate to high susceptibility of ground shaking, high peak ground acceleration, and- perhaps most importantly- from three to five minutes of shaking (versus 25 seconds for California quakes)- the need for strong construction standards is great. Construction costs are generally projected to increase from 1 to 2 percent by building to Zone 4 standards. It should be pointed out that the State is presently considering moving to Zone 4, or, alternatively, to the International Building Codes (IBC 2000), which will contain Zone 4 equivalent seismic criteria.

### Seismic Landslide Susceptibility

The middle and lower slopes of Balmer Hill have the potential of failing during the regional earthquake. The susceptibility of this is estimated to be moderate to low.

### RISK

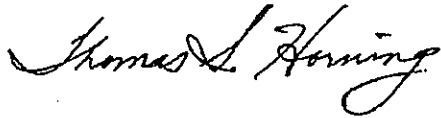
Risks from unusual geologic events such as earthquakes, tsunamis, and the confluence of 100-year storms with maximum tides are, because of their low probabilities, difficult to accurately quantify. The geologic community cannot accurately predict when events will occur and can only estimate their frequency of occurrence and their likely magnitude. Prospective property owners must assume responsibility for determining what level of risk they are willing to tolerate.

Horning Geosciences 808 26th Avenue, Seaside, Oregon 97138 503-738-3738

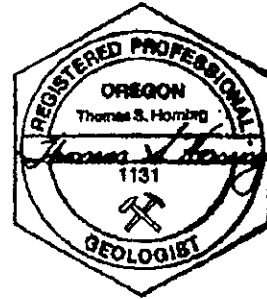
## LIMITATIONS

Observations and conclusions incorporated in this letter report are the result of personal site inspection, the works of other specialists, and generally accepted principles of geologic investigation for a report of this nature. No warranties are expressed or implied. This report does not extend to the activities of unidentified future owners or occupants for which the writer bears no responsibility.

Sincerely yours,



Thomas S. Horning, Chief Geologist  
Horning Geosciences



## References Cited

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

*Land of Cheese, Trees and Ocean Breeze*

201 Laurel Avenue  
Tillamook, Oregon 97141

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

March 14, 2000

Harvey & Jeanette Wyss  
9300 Trask River Road  
Tillamook, OR 97141

**EVALUATION REPORT FOR AN ON-SITE  
WASTEWATER DISPOSAL SYSTEM**

Subject: Tax Lot: 400 (Lot #2) Section: 34 Township: 1S Range: 9W W.M.  
Application Number: 00-2071

Dear Mr. & Mrs. Wyss:

The site evaluation that you requested for the installation of an on-site subsurface wastewater disposal system (septic system) has been completed. The site evaluation was completed on **March 3, 2000**.

Based upon the results of the evaluation of the subject parcel and the associated characterization of the soils exposed in the test pits, wastewater disposal utilizing a septic system appears feasible. Site characteristics and soil conditions require that a **Standard** system must be installed as described in the attached construction detail and setback sheets.

This site evaluation approval is limited to a dwelling of **Four (4)** bedrooms maximum. The definition of a "bedroom" is any room within a dwelling designated as such by the Tillamook County Building Official. Please also note that this site evaluation approval is site specific and does not address the feasibility of locating the system elsewhere on the parcel. Please review the enclosed map for the location of the approved septic system installation area on the parcel.

Prior to construction of the septic system, a construction installation permit must be secured from the Tillamook County Community Development Department, On-Site Sanitation Division. Two (2) complete plot plans drawn to a defined scale which include the layout of the septic system and all supporting system design documentation must be submitted with the

Tax Lot: 400 (Lot #2) Section: 34 Township: 1S Range: 9W W.M.

This map is made solely for the purpose of providing general information. Tillamook County assumes no liability for variations, if any, in dimensions and location of the test pits that may vary from a survey of the parcel.

Any alteration of the natural soil or locating a water well within 100 feet of the approved absorption field area will void this approval.



N

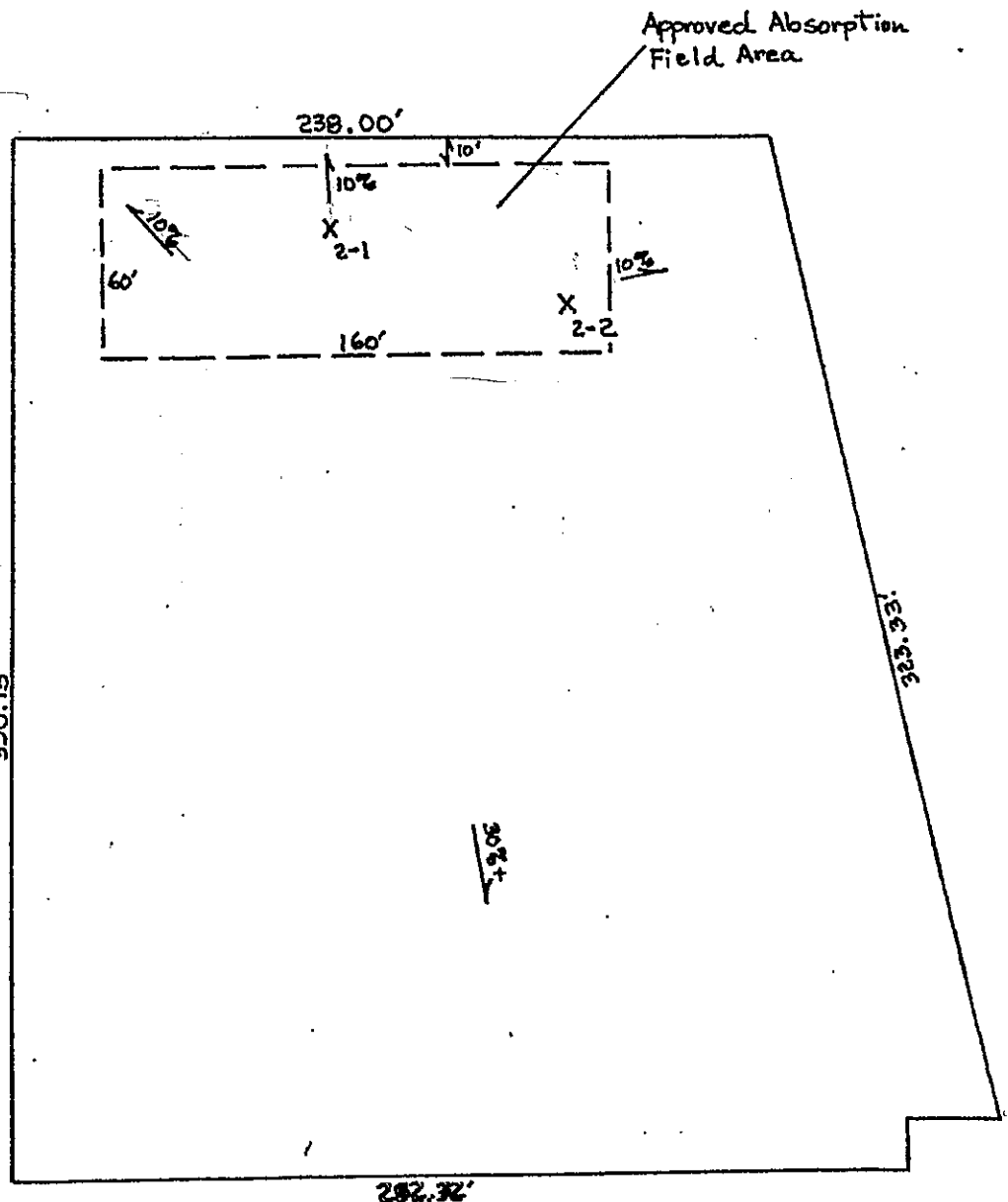
March 14, 2000

Site Evaluation

Scale

1" = 60'

Test Pit: X<sub>n</sub>



**MINIMUM ON-SITE SYSTEM SETBACK DISTANCES**  
(STANDARD & ALTERNATIVE SYSTEMS EXCEPT SAND FILTERS)

Tax Lot: 400 (Lot #2) Section: 34 Township: 1S Range: 9W W.M.

Items Requiring Setbacks	From Initial and Repair Soil Absorption Areas	From Septic Tank and Other System Components
<input checked="" type="checkbox"/> Groundwater Supplies (Wells)	100'	50'
<input type="checkbox"/> Temporarily Abandoned Wells	100'	50'
<input type="checkbox"/> Springs		
<input type="checkbox"/> Upgradient	50'	50'
<input type="checkbox"/> Downgradient	100'	50'
<input type="checkbox"/> Surface Public Waters <sup>1</sup>		
<input type="checkbox"/> Perrenial (Year Round)	100'	50'
<input type="checkbox"/> Intermittent (Seasonal)	50'	50'
<input type="checkbox"/> Intermittent Drainageways		
<input type="checkbox"/> Enclosed in Pipe (Watertight)	20'	20'
<input type="checkbox"/> Open (Unpipied)	50'	50'
<input type="checkbox"/> Groundwater Interceptors		
<input type="checkbox"/> On a Slope 3% or Less	20'	10'
<input type="checkbox"/> On a Slope Greater than 3%		
<input type="checkbox"/> Upgradient	10'	5'
<input type="checkbox"/> Downgradient	50'	10'
<input type="checkbox"/> Irrigation Canals		
<input type="checkbox"/> Lined (Watertight)	25'	25'
<input type="checkbox"/> Unlined		
<input type="checkbox"/> Upgradient	25'	25'
<input type="checkbox"/> Downgradient	50'	50'
<input checked="" type="checkbox"/> Manmade Cuts 30 Inches or Higher		
<input type="checkbox"/> Which Intersect Layers that Limit Effective Soil Depth Within 48" of Ground Surface	50'	25'
<input checked="" type="checkbox"/> Which do not Intersect Layers that Limit Effective Soil Depth	25'	10'
<input type="checkbox"/> Escarpments		
<input type="checkbox"/> Which Intersect Layers that Limit Effective Soil Depth	50'	10'
<input type="checkbox"/> Which do not Intersect Layers that Limit Effective Soil Depth	25'	10'
<input checked="" type="checkbox"/> Parcel Boundary Lines	10'	5'
<input checked="" type="checkbox"/> Water Lines	10'	10'
<input checked="" type="checkbox"/> Foundations of any Buildings	10'	5'
<input checked="" type="checkbox"/> Underground Utilities	10'	--

<sup>1</sup>This does not prevent stream crossing of pressure effluent sewers



## Standard On-Site Wastewater System Construction Detail Sheet

Date: March 14, 2000

New:

Applicant: Harvey & Jeanette Wyss

Repair:

Recheck:

Tax Lot: 400 (Lot #2)

Section: 34

Township: 1S

Range: 9W W.M.

Application Number: 00-2071

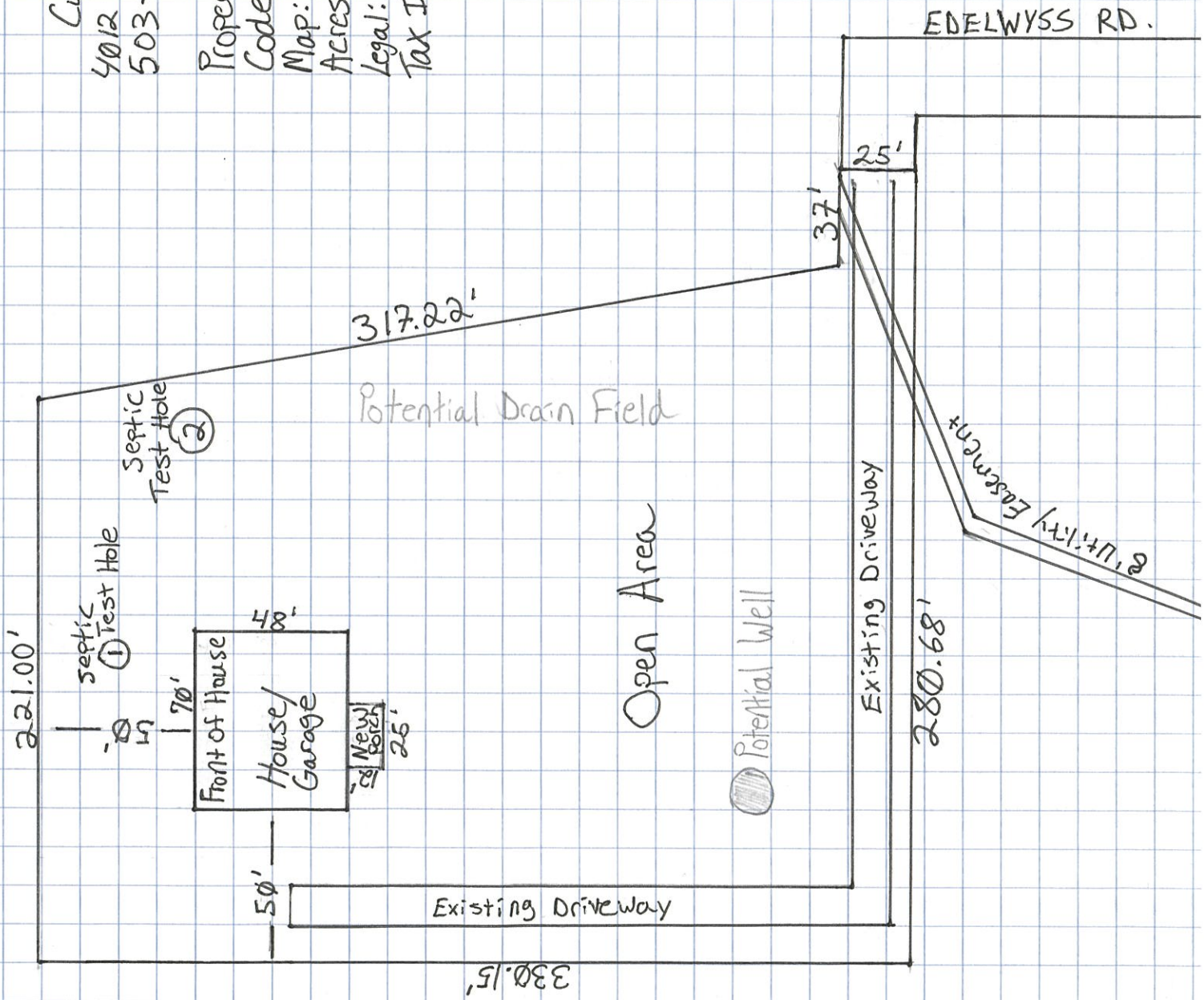
Acreage: 2.07 acres

- Your site has been found suitable for a **STANDARD ON-SITE WASTEWATER SYSTEM**. The following construction installation specifications shall apply:
- The septic tank shall have a minimum liquid capacity of 1,000 gallons.
- The absorption field shall be constructed in **SERIAL** distribution with a maximum trench depth of 36 inches and a minimum trench depth of 24 inches. There shall be a at least 12 inches of clean backfill over the top of the gravel. The depth of backfill shall be measured from the natural ground surface.
- The soil characterized on this site requires 125 lineal feet of absorption trench per 150 gallons of sewage flow. For your proposed development, a minimum of 375 lineal feet of absorption trench is required. Absorption trenches shall be constructed two (2) feet wide on ten (10) foot minimum centers. There shall be eight (8) feet of undisturbed soil between each individual absorption trench. The absorption trenches shall have a total drainrock depth of twelve (12) inches. All absorption trenches shall be constructed to maintain a one (1) inch plus or minus grade (preferably level) the entire length of the trench. The absorption trenches shall be installed to follow the natural ground contours.
- The above described system requires that adequate approved area shall be maintained for both the initial on-site wastewater system and a repair on-site wastewater system. The repair on-site wastewater system area shall be maintained free of buildings or roads so that the area can be utilized for an on-site wastewater system installation site when the initial on-site wastewater system fails.
- Tillamook County Zoning requirements will impact the proposed location of any development on this parcel. Please contact the Tillamook County Community Development Department, Planning Division, phone number (503) 842-3408, for details.**

- [X] The conditions of the on-site wastewater system are as follows:
  - [X] The minimum parcel size for the installation of an on-site wastewater treatment system is as plated.
- [X] **SPECIAL CONDITIONS: Maintain all required setbacks.**

Curtis Fetzler  
 4012 Dogwood Ave. Tillamook OR 97141  
 503-801-3580

Property Description:  
 Code: 0912  
 Map: 1509340000401  
 Acres: 2.0  
 Legal: Edelwyss Ranch Sub lot-2  
 Tax ID: 409165



Scale  
 1" = 60'

## Sheila Shoemaker

---

**From:** Curtis Fetzer <curtis\_fetzer@yahoo.com>  
**Sent:** Friday, November 17, 2023 8:41 AM  
**To:** Sheila Shoemaker  
**Subject:** EXTERNAL: Man made barrier

[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,

This man made barrier will be for the following property:

Property Description:  
Code: 0912  
Map: 1S09340000401  
Acres: 2.0  
Legal: Edelwyss Ranch Sub Lot-2  
Tax ID: 409165

I, Curtis Fetzer will put in a man made barrier of shrubs, bushes, fencing, etc. between my property and the farm zone land on the north and west side of my lot.

Curtis Fetzer

Sent from my iPhone  
-Win the day. Go Ducks.