



Land of Cheese, Trees and Ocean Breeze

*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 PUBLIC HEARING
TILLAMOOK COUNTY PLANNING COMMISSION**

Date of Notice: June 13, 2024

Date of Planning Commission Hearing: July 11, 2024

A public hearing will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, July 11, 2024, in the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

#851-24-000192-PLNG: Request for conditional use approval to update the Master Plan for Nehalem Bay State Park. Located at off Garey Street, a County road, the subject properties are located adjacent to the City of Manzanita, zoned Recreation Management (RM), and designated as Tax Lot 100 of Index Section 00, Township 2 North, Range 10 West of the Willamette Meridian, and Tax Lot 300 of Section 32 & Tax Lot 1700 of Section 33, Township 3 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. The Applicant is Tracy Johnson. The property owner is Oregon State Parks and Recreation Department.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250-feet of the exterior boundary of the subject properties for which application has been made at least 28 days prior to the date of the hearing.

Applicable criteria are contained within the Tillamook County Land Use Ordinance Section 6.040: Conditional Use Review Criteria. Only comments relevant to the approval criteria are considered relevant evidence. Relevant standards include and may not be limited to applicable standards contained within TCLUO Section 3.040: Recreation Management (RM) Zone and TCLUO Section 3.530: Beach and Dune Hazard (BD) Overlay.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the July 11, 2024 hearing and hearing protocol, please visit the Tillamook County Community Development Planning Commission page at <https://www.tillamookcounty.gov/bc-pc> or email Lynn Tone, Permit Technician, at lynn.tone@tillamookcounty.gov. The virtual meeting link can be found at the bottom of the Community Development Department homepage as well as a dial in number for those who wish to participate via teleconference.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the July 11, 2024, Planning Commission hearing. Testimony submitted by 4:00pm on Tuesday, July 2, 2024, will be included in the packet mailed to the Planning Commission the week prior to the July 11, 2024, hearing. Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Lynn Tone, Permit Technician, Tillamook County Department of

Community Development, lynn.tone@tillamookcounty.gov as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

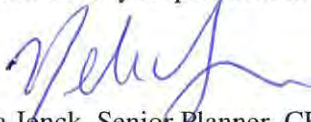
Documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.tillamookcounty.gov/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon, 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection seven days prior to the hearing. Please contact Lynn Tone for additional information lynn.tone@tillamookcounty.gov or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Comprehensive Plan and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is accessible to persons with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearings, call 1-800-488-8280 ext. 3423 or email lynn.tone@tillamookcounty.gov at least 24 hours prior to the hearing so that the appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email lynn.tone@tillamookcounty.gov.

Tillamook County Department of Community Development



Melissa Jenck, Senior Planner, CFM
Sarah Absher, CFM, Director

Enc. Maps & Testimony Tips

SECTION 6.040: REVIEW CRITERIA:

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (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.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Citizen Tips for Providing Testimony at a Planning Commission/Board of County Commissioner Hearing

Goal 1 of Oregon's Statewide Planning Goals recognizes the importance of citizen involvement "in all phases of the planning process." One of the principal ways for citizens to be involved is by testifying at local land use hearings. These citizen tips are designed to help citizens prepare and deliver testimony during Tillamook County land use hearing processes.

Know the Process

The Chair of the decision-making body will always read aloud the order of presentation and the process. Presentation is generally as follows:

- Planning Staff Presentation (generally 15 minutes)
 - Questions to Staff by the Decision-Maker
- Applicant's Presentation (generally 15 minutes)
 - Questions to Applicant by the Decision-Maker
- Public Comment Period
 - Generally limited to 3 minutes per person.
- Applicant Rebuttal & Final Statements
- Staff Final Statements
- Public Hearing Closed for Decision-Maker Deliberation
 - No further public testimony accepted.
- Decision-Maker may ask questions of staff.
- Decision-Makers vote on issue.
- Notice of Decision mailed to all parties.

Understand the Issue

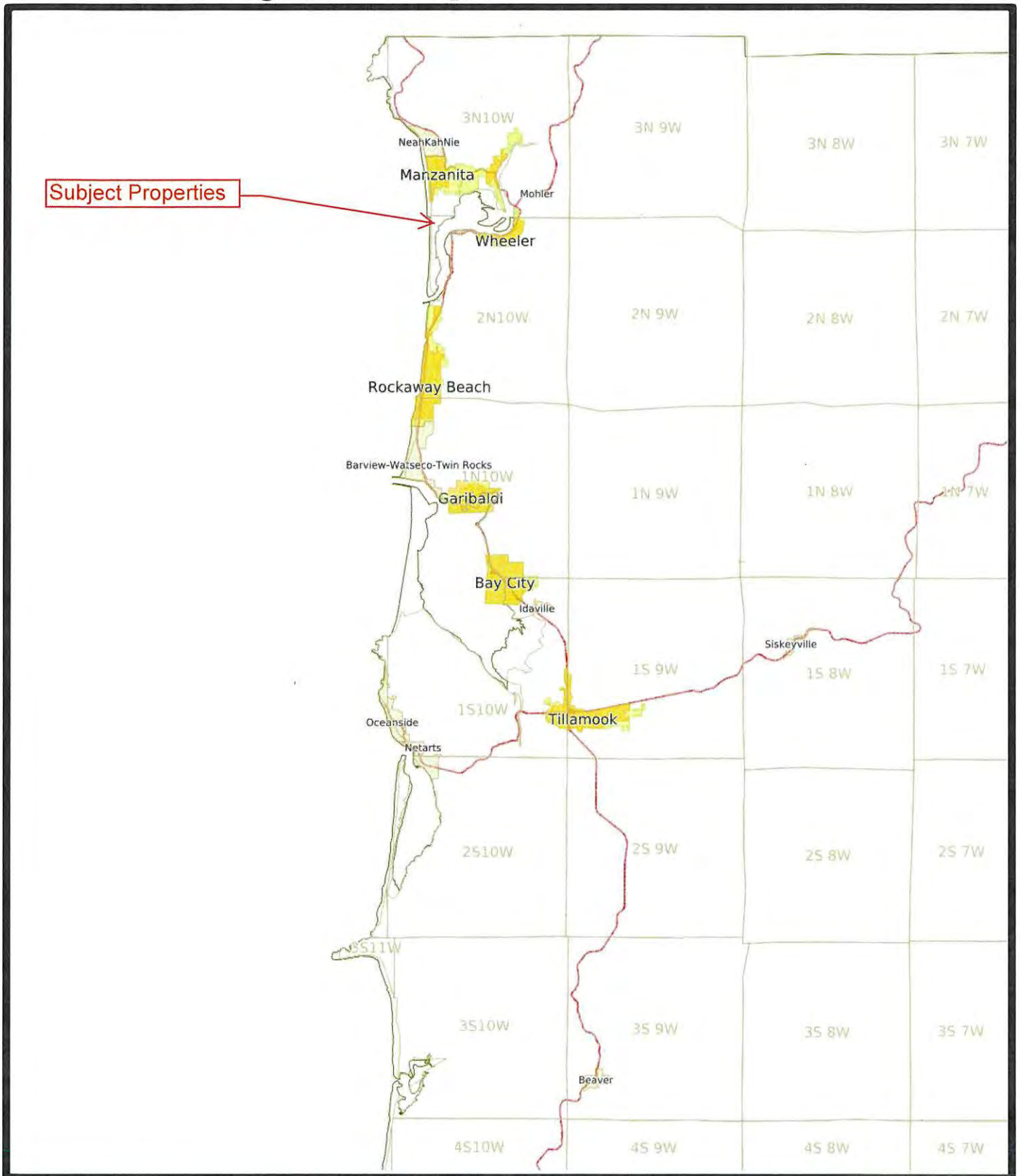
- Become familiar with the land use record (application, staff report and hearing materials) found on the Land Use Applications page under the Planning tab of the Community Development website.
- Become familiar with the relevant criteria (included in notice of public hearing).
- Prepare an outline of your testimony to use while testifying and focus testimony to the relevant criteria
- Decisions to approve or deny a request are based on the relevant criteria.
- Know when, where and who you are speaking to.
 - Tillamook County Planning Commission or Board of County Commissioners- depending on nature of request, application review process, and current phase of hearing process.
- Public testimony is generally limited to 3 minutes per person.
- Be sure to state your name and address for the record at the beginning of your testimony to ensure you receive notice of decision after hearing process has ended.

Check Department Website for Updates

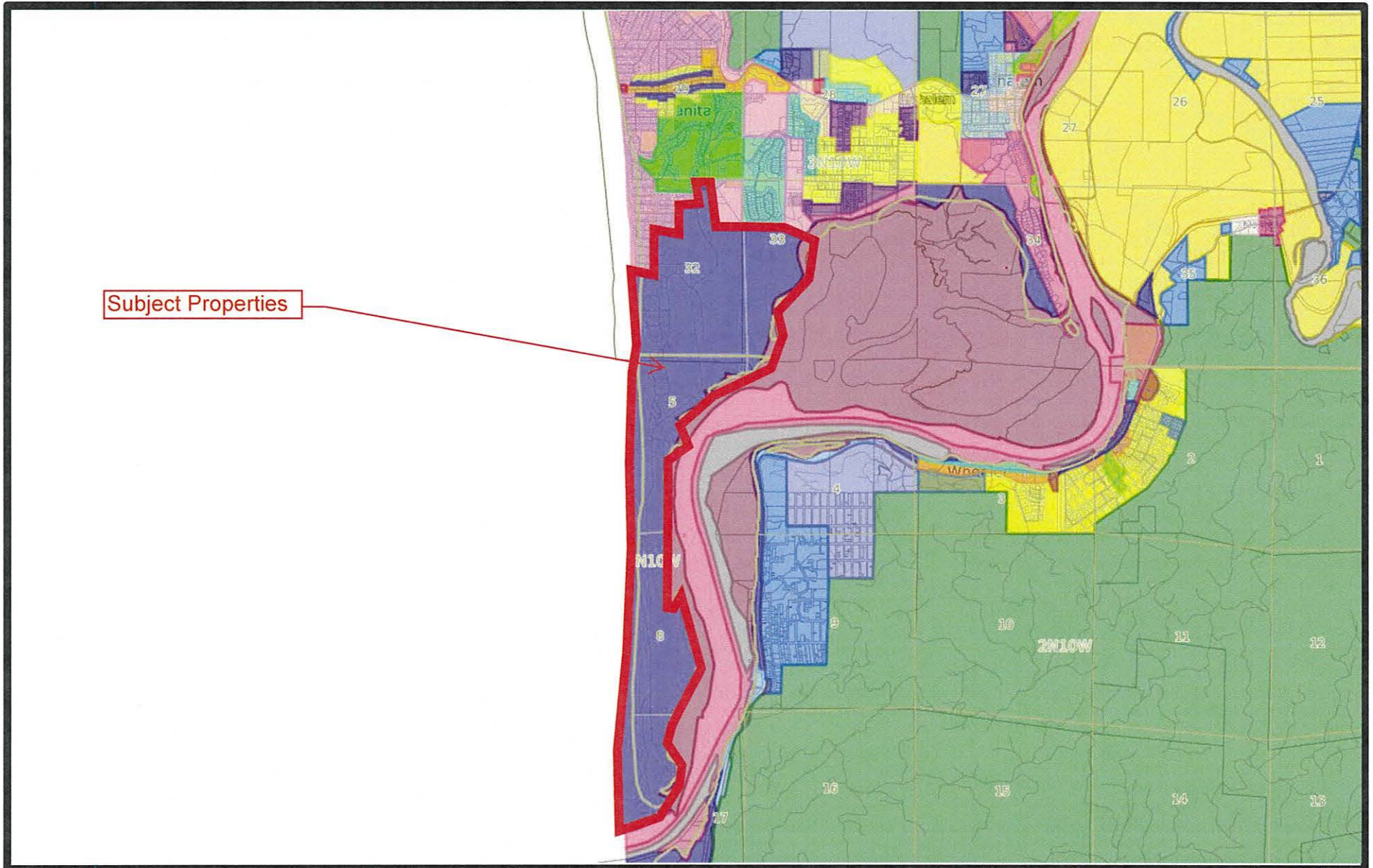
- Visit the Land Use Applications page.
- Follow posted calendar dates for written testimony submittal opportunities if the hearing is ongoing.
- Review additional written testimony received during the open comment periods.
- Review hearing packets and agendas if hearing process is ongoing.
- Review Notice of Decision and remain informed on appeal dates.

EXHIBIT A

Vicinity Map



Zoning Map



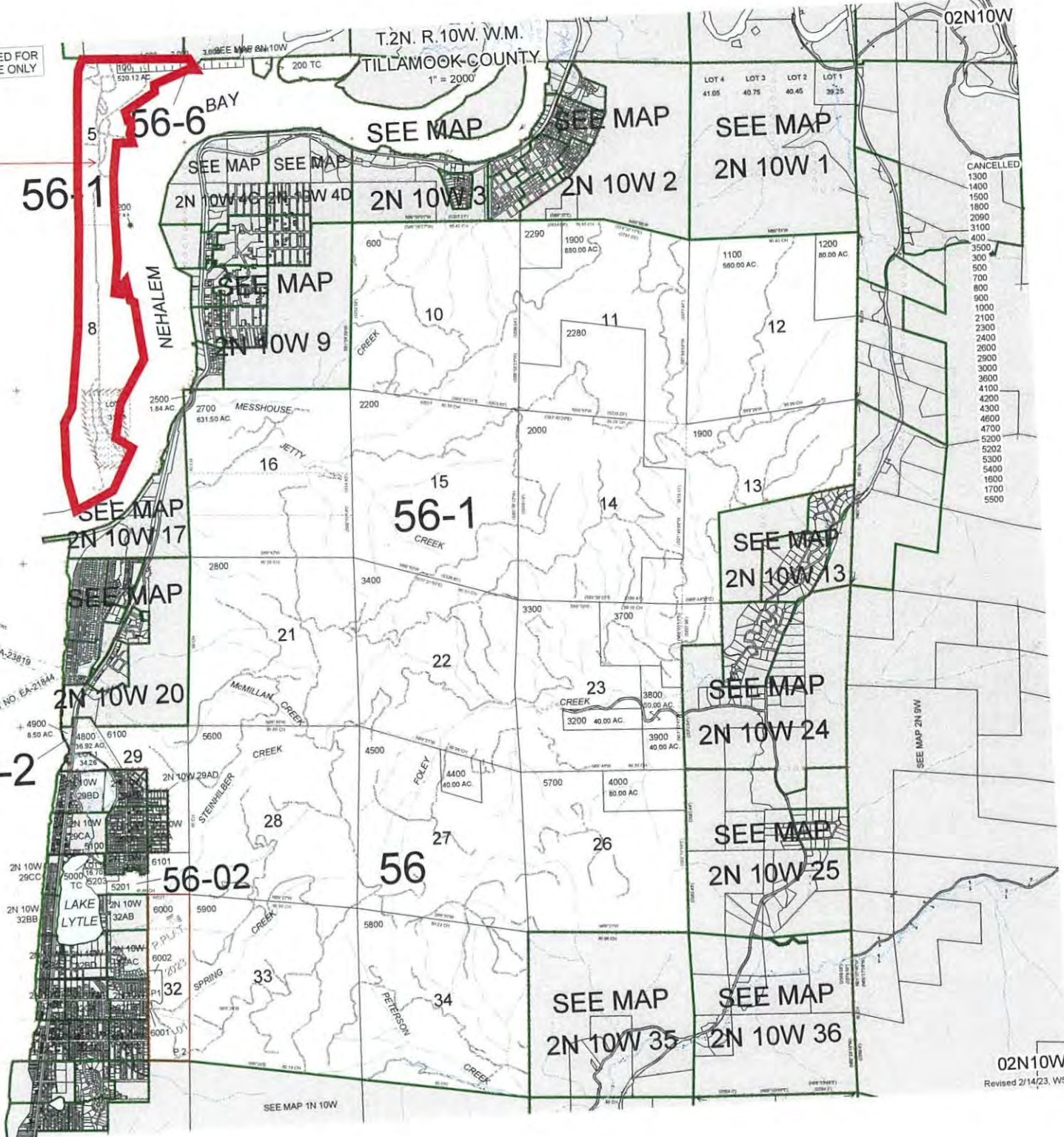
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

T.2N. R.10W. W.M. TILLAMOOK-COUNTY 1" = 2000'

Subject Property

OCEAN

PACIFIC



02N10W

02N10W Revised 2/14/23, WS

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 200 400 600 800 Feet

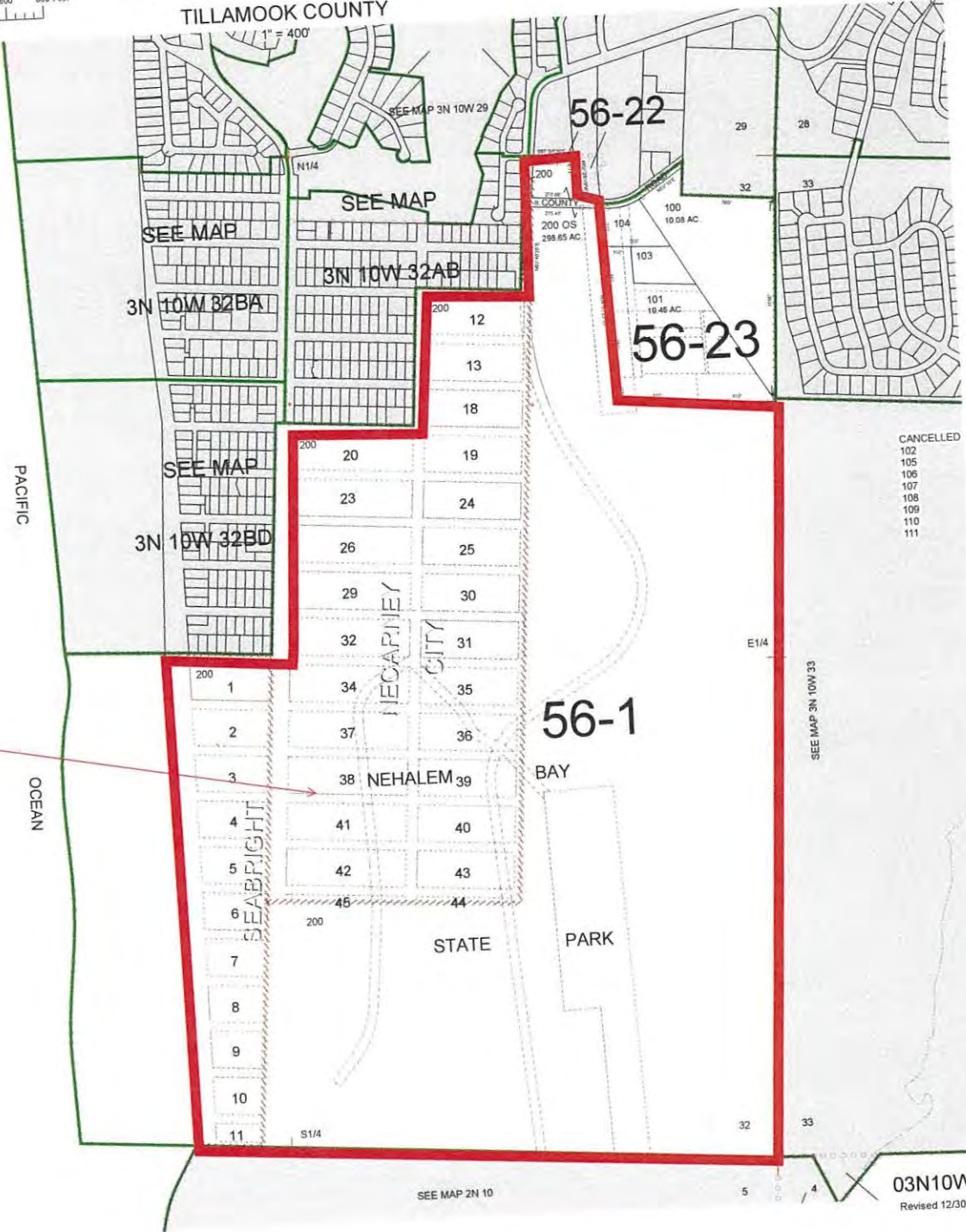
SECTION 32 T.3N. R.10W. W.M.

03N10W32

TILLAMOOK COUNTY

1" = 400'

Subject Property



CANCELLED
 102
 105
 106
 107
 108
 109
 110
 111

SEE MAP 2N 10

03N10W32
Revised 12/30/22, WS

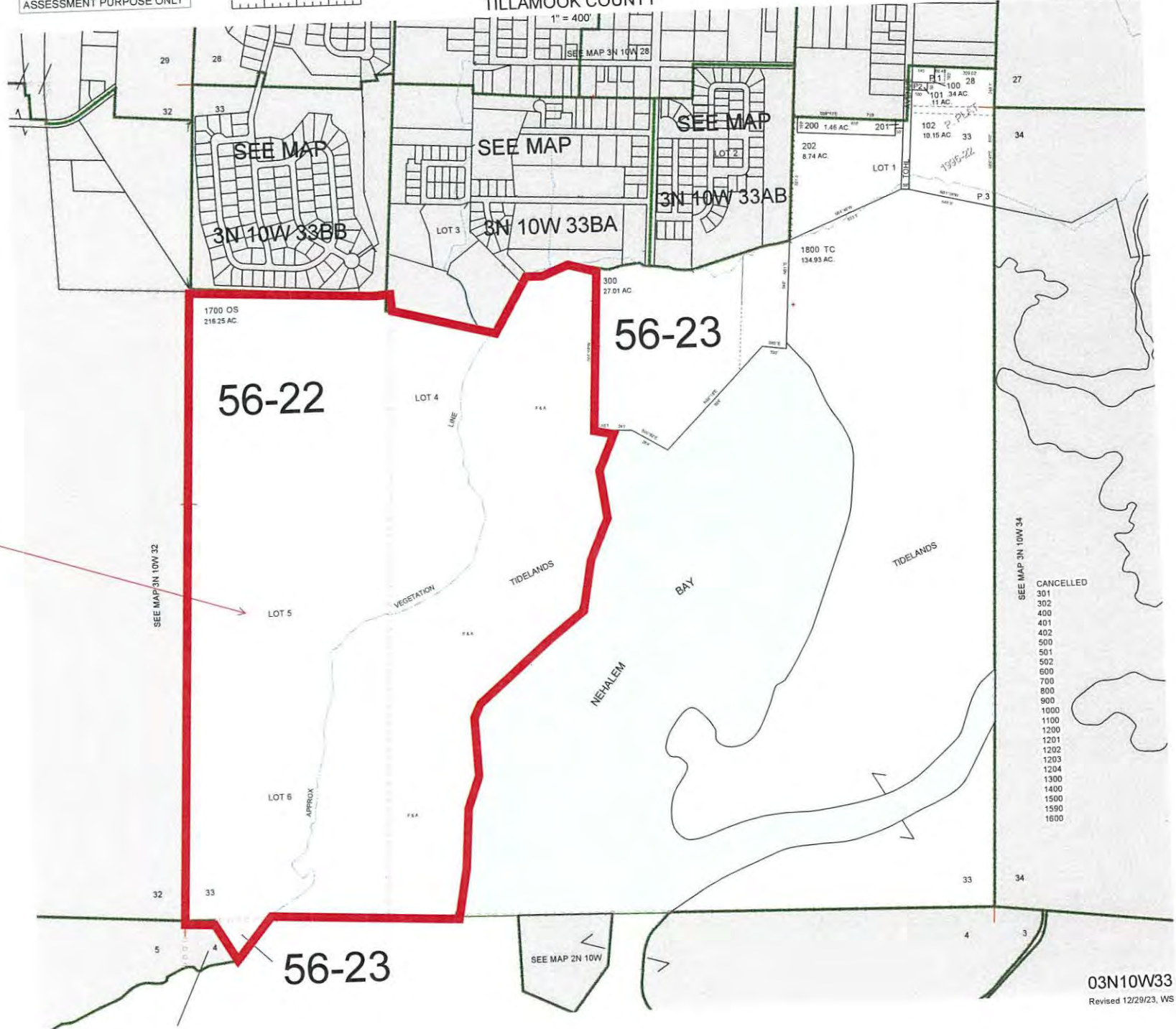
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

0 210 420 630 840 Feet

SECTION 33 T.3N. R.10W. W.M.
TILLAMOOK COUNTY

03N10W33

1" = 400'



Subject Property

- SEE MAP 3N 10W 34
- CANCELLED
- 301
- 302
- 400
- 401
- 402
- 500
- 501
- 502
- 600
- 700
- 800
- 900
- 1000
- 1100
- 1200
- 1201
- 1202
- 1203
- 1204
- 1300
- 1400
- 1500
- 1590
- 1600

Tillamook County
2023 Real Property Assessment Report
 Account 318285

Map	3N10320000200	Tax Status	Non-Assessable
Code - Tax ID	5601 - 318285 5622 - 414921	Account Status	Active
Legal Descr	See Record	Subtype	NORMAL
Mailing	OREGON, STATE OF PARKS & RECREATION NEHALEM BAY STATE PARK 34600 GAREY ST NEHALEM OR 97131	Deed Reference #	(SOURCE ID: 394-158)
		Sales Date/Price	02-26-1998 / \$0
		Appraiser	KARI FLEISHER
Property Class	969 MA SA NH		
RMV Class	209 07 OF 100		

Site	Situs Address	City
1	34600 GAREY ST	COUNTY
2	9395 SANDPIPER LN	COUNTY

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
5601	Land 11,626,890		Land	0	
	Impr 3,985,500		Impr	0	
Code Area Total	15,612,390	0	0	0	
5622	Land 50,780		Land	0	
	Impr 0		Impr	0	
Code Area Total	50,780	0	0	0	
Grand Total	15,663,170	0	0	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5601	1	<input checked="" type="checkbox"/>		RM	Market	105	296.35 AC		11,575,430
	2	<input checked="" type="checkbox"/>		RM	Market	105	1.00 AC		39,060
					OSD - AVERAGE	100			12,400
Code Area Total							297.35 AC		11,626,890
5622	1	<input checked="" type="checkbox"/>		RM	Market	105	1.30 AC		50,780
Code Area Total							1.30 AC		50,780
Grand Total							298.65 AC		11,677,670

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
5601	2	1993	962	Class 6, Double Wide	120	1,782	R-391875	80,950	
	3	1900	511	RV Park/Campground	149	10		3,904,550	
Code Area Total							1,792	3,985,500	

Tillamook County
2023 Real Property Assessment Report
 Account 318285

Exemptions / Special Assessments / Notations	
Code Area 5601	
Exemptions (AV)	Amount
▪ STATE GOVERNMENT 307.090	0
Code Area 5622	
Exemptions (AV)	Amount
▪ STATE GOVERNMENT 307.090	0

MS Accounts 5601 - R-391875

Comments 09/07/06 - Set MAV to zero - nonassessable account, KL. 8/15/07 Reappraised RMV for 2007-08. KF 1/26/2010
 Created split code due to multiple taxing districts. KF 11/10/22 Tabled land. KF 12/29/22 Removed roadway from
 account, reduced acreage. RMV change only. KF

Tillamook County
2023 Real Property Assessment Report
 Account 318347

Map	3N10330001700	Tax Status	Non-Assessable
Code - Tax ID	5622 - 318347 5623 - 414727	Account Status	Active
Legal Descr	See Record	Subtype	NORMAL
Mailing	OREGON PARKS & RECREATION DEPT (NEHALEM BAY STATE PARK) 725 SUMMER ST NE SUITE C SALEM OR 97301	Deed Reference #	(SOURCE ID: 394-158)
		Sales Date/Price	02-26-1998 / \$0
		Appraiser	KARI FLEISHER
Property Class	960 MA SA NH		
RMV Class	200 07 AC 100		

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5622	Land	4,847,350		Land	0	
	Impr	0		Impr	0	
Code Area Total		4,847,350	0	0	0	
5623	Land	3,599,380		Land	0	
	Impr	0		Impr	0	
Code Area Total		3,599,380	0	0	0	
Grand Total		8,446,730	0	0	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5622	0	<input checked="" type="checkbox"/>		RM	Market	105	124.10 AC		4,847,350
Code Area Total							124.10 AC		4,847,350
5623	0	<input checked="" type="checkbox"/>		RM	Market	105	92.15 AC		3,599,380
Code Area Total							92.15 AC		3,599,380
Grand Total							216.25 AC		8,446,730

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

Exemptions / Special Assessments / Notations									
Code Area 5622									
Exemptions (AV)					Amount				
■ STATE GOVERNMENT 307.090					0				
Code Area 5623									
Exemptions (AV)					Amount				
■ STATE GOVERNMENT 307.090					0				

Comments 4/17/08 Reappraised land for 2008-09. KF 6/24/09 Acreage correction per GIS, acreage change only. Created split code due to new fire district. KF 12/8/10 Added exemption to code 56.23. KF 11/10/22 Tabled land. KF

Tillamook County
2023 Real Property Assessment Report
 Account 314369

Map 2N1000000100 Code - Tax ID 5601 - 314369 5606 - 414719 Legal Descr See Record Mailing OREGON PARKS & RECREATION DEPT (NEHALEM BAY STATE PARK) 725 SUMMER ST NE SUITE C SALEM OR 97301	Tax Status Non-Assessable Account Status Active Subtype NORMAL Deed Reference # (SOURCE ID: 394-158) Sales Date/Price 02-26-1998 / \$0 Appraiser KARI FLEISHER Property Class 961 MA SA NH RMV Class 201 07 OF 100
--	---

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5601	Land	20,255,580		Land	0	
	Impr	1,412,000		Impr	0	
Code Area Total		21,667,580	0	0	0	
5606	Land	70,310		Land	0	
	Impr	0		Impr	0	
Code Area Total		70,310	0	0	0	
Grand Total		21,737,890	0	0	0	

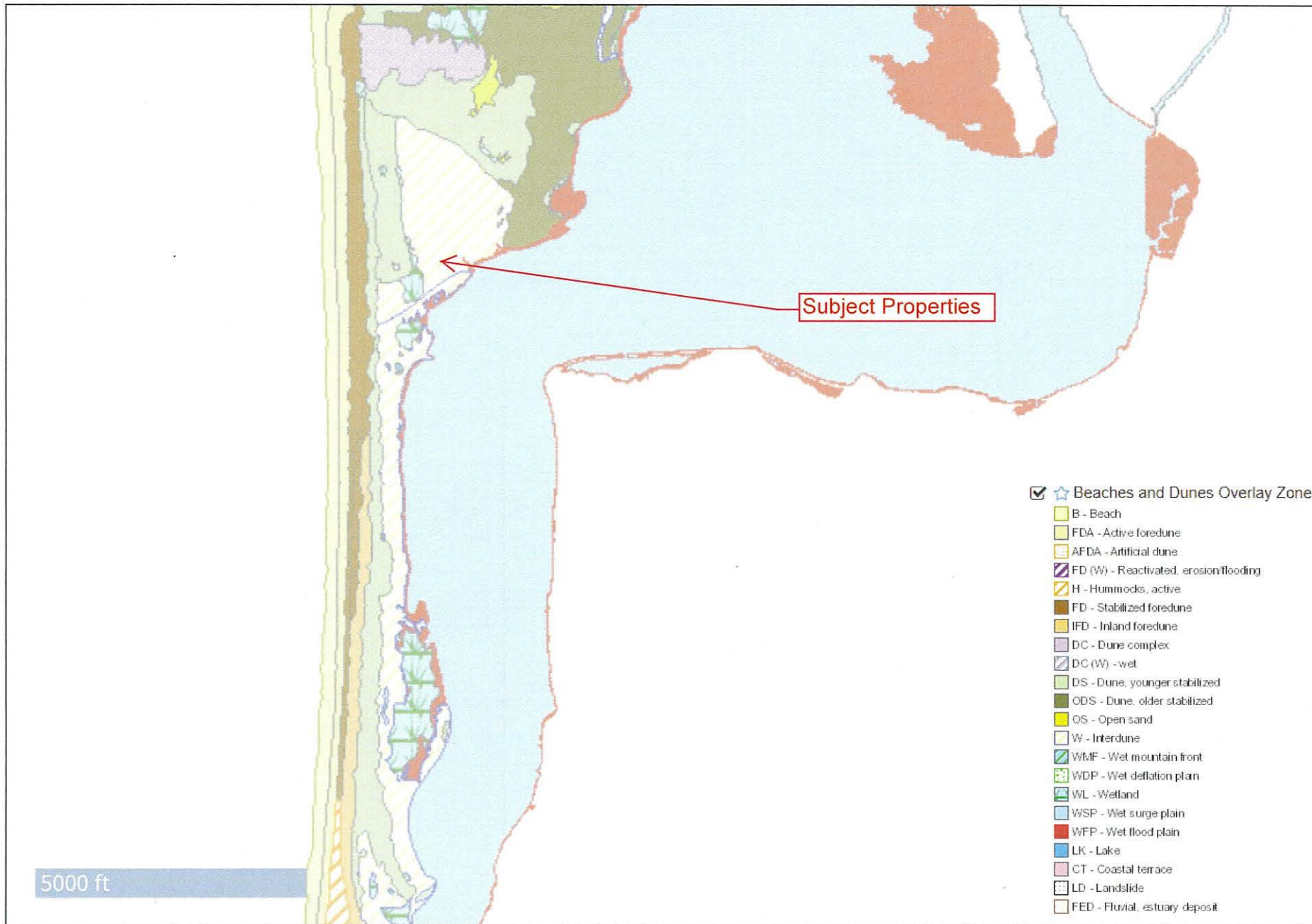
Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
5601	1	<input checked="" type="checkbox"/>		RM	Market	105	518.32 AC		20,245,580
					OSD - AVERAGE	100			10,000
Code Area Total							518.32 AC		20,255,580
5606	1	<input checked="" type="checkbox"/>		RM	Market	105	1.80 AC		70,310
Code Area Total							1.80 AC		70,310
Grand Total							520.12 AC		20,325,890

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5601	1	1900	511	RV Park/Campground	149	10			1,412,000
Code Area Total						10			1,412,000

Exemptions / Special Assessments / Notations	
Code Area 5601	
Exemptions (AV)	Amount
■ STATE GOVERNMENT 307.090	0
Code Area 5606	
Exemptions (AV)	Amount
■ STATE GOVERNMENT 307.090	0

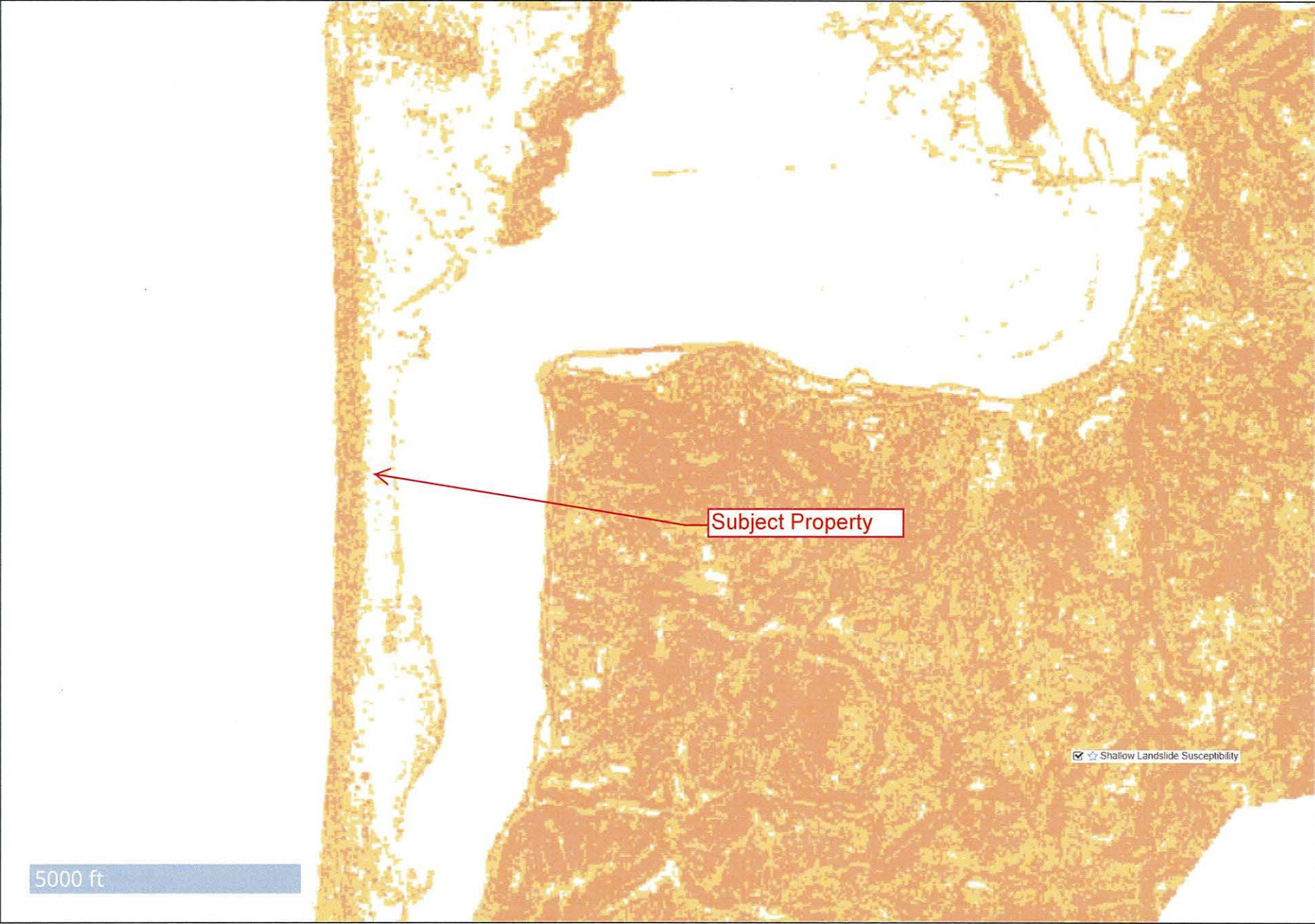
Comments 8/15/07 Reappraised RMV for 2007-08. Changed NH. KF 6/24/09 Created split code due to new fire district. Size correction per GIS, no value change. KF 12/8/10 Added exemption for code 56.06. KF 11/10/22 Tabled land. KF

Hazard Map















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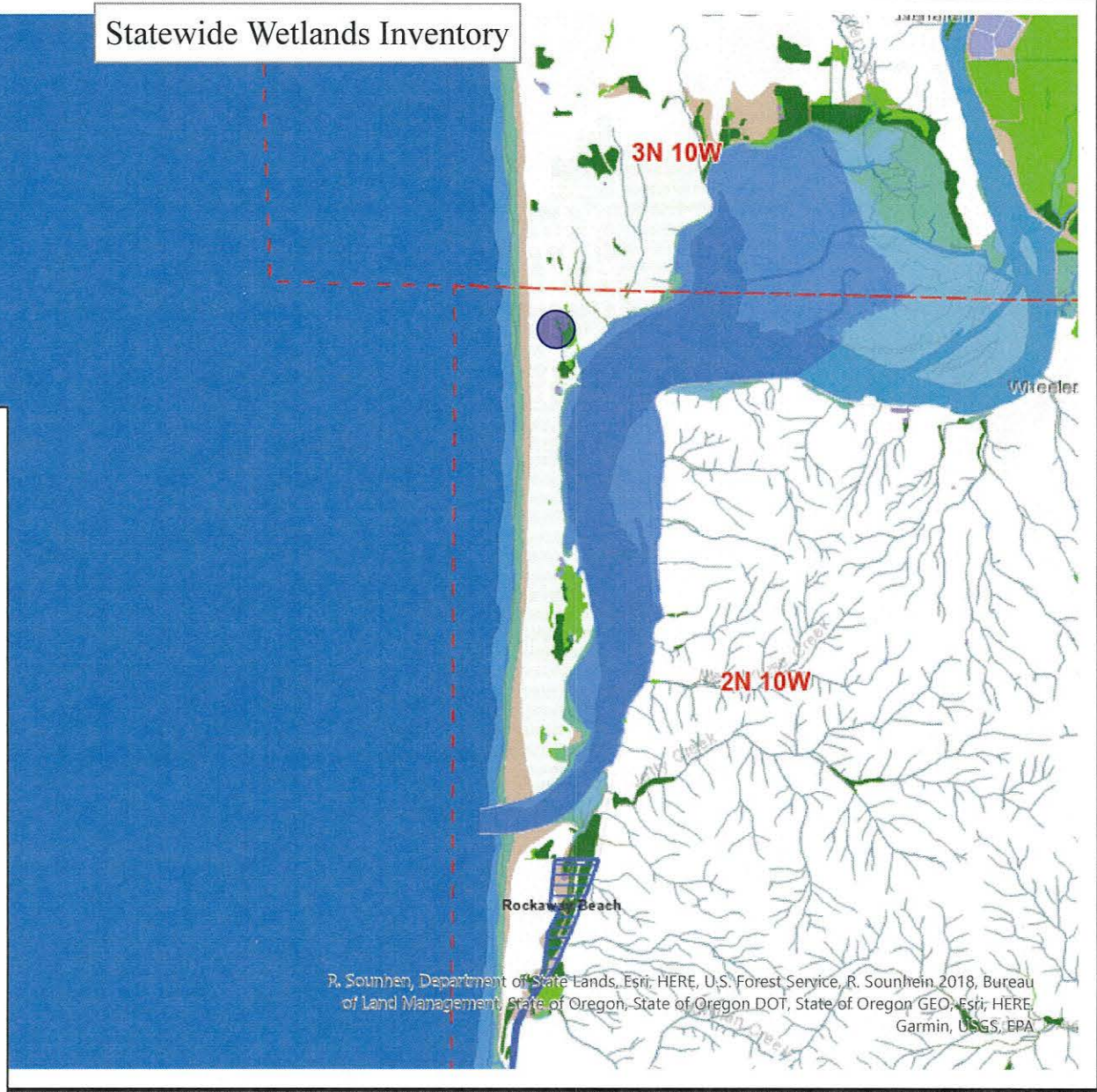
Hazard Map GH



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

Statewide Wetlands Inventory

-  Townships
 -  LWI Study Area
 -  BASEDAT.DBO.NHDWaterbody
 -  BASEDAT.DBO.NHDArea
- ### Wetlands
-  Estuarine and Marine Deepwater
 -  Estuarine and Marine Wetland
 -  Freshwater Emergent Wetland
 -  Freshwater Forested/Shrub Wetland
 -  Freshwater Pond
 -  Lake
 -  Riverine
 -  SWI Agate-Winlo Soils
 -  SWI Predominantly Hydric Soil Map Units



R. Souninen, Department of State Lands, Esri, HERE, U.S. Forest Service, R. Souninen 2018, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri, HERE, Garmin, USGS, EPA

Date: 6/13/2024

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



EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY	
RECEIVED	
Date Stamp JAN 15 2024	
BY: <u>Appt - SS</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>Stille</u>	
Receipt #:	
Fees: <u>1,365.00</u>	
Permit No: 851- <u>24-00192</u> -PLNG	

Applicant (Check Box if Same as Property Owner)

Name: Tracy Johnson Phone: 971.283.6805
 Address: 725 Summer Street NE
 City: Salem State: OR Zip: 97301
 Email: Tracy.Johnson@OPRD.Oregon.gov

Property Owner

Name: Oregon State Parks & Recreation Phone: 971.283.6805
 Address: 34600 Garey Street
 City: Nehalem State: OR Zip: 97131
 Email:

Request: Approval of a Conditional Use Master Plan for the next ten years of development at Nehalem Bay State Park in accordance with the requirements of TCLUO 3.040.4.b.

Type II	Type III	Type IV
<input type="checkbox"/> Farm/Forest Review	<input type="checkbox"/> Detailed Hazard Report	<input type="checkbox"/> Ordinance Amendment
<input checked="" 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 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"/> Foredune Grading Permit Review		
<input type="checkbox"/> Neskowin Coastal Hazards Area		

Location:

Site Address: 34600 Garey Street Nehalem, OR 97131

Map Number: 2N10000 00100	3N103200 00200	3N103300 01700
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.

Tracy Johnson
 Property Owner Signature (Required)

[Signature]
 Applicant Signature

Date

4-15-2024

Date



Tillamook County Conditional Use Master Plan Application

Prepared for
Oregon Parks and Recreation Department

April 2024

Tillamook County Conditional Use Master Plan Application

Prepared for

Oregon Parks and Recreation Department
725 Summer Street NE, Suite C
Salem, OR 97301

Prepared by

Parametrix
150 NW Pacific Park Lane, Suite 110
Bend, OR 97701
T. 541.508.7710 F. 1.855.542.6353
www.parametrix.com

April 2024 | 297-4011-016

Citation

Parametrix. 2024. Tillamook County Conditional Use Master Plan Application. Prepared for Oregon Parks and Recreation Department by Parametrix, Bend, Oregon. April 2024.

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- B Geologic Hazard Report
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1. Introduction

This Conditional Use Master Plan application is intended to create a master plan for the next 10 years of development at Nehalem Bay State Park in accordance with the requirements of Tillamook County Land Use Ordinance (TCLUO) 3.040.4.b:

Master plans for improvements in the RM zone may include any of the permitted or Conditional Uses listed in this zone. The Planning Department or Commission may approve such plans for a recreation area, according to the provisions of this Section, that plan for a period not to exceed ten years. Such approvals would allow all uses provided in the plan except those that require further information or review due either to lack of plan detail or the applicability of additional Ordinance criteria or standards. Any changes to the plan which would not affect visitor capacity or increase off-site impacts may be approved by the Director. All other changes or amendments shall be reviewed as required by this Section.

This application includes information on future projects that are allowed outright, future projects that are allowed with standards, and future projects that require conditional use approval.

The majority of the projects proposed by the Oregon Parks and Recreation Department (OPRD) have been designed and are illustrated on the attached site plans (Appendix A). Some projects are conceptual in nature at this time; OPRD anticipates the need to design and construct these projects within the next 10 years. For more information on the proposed projects, see Section 3 of this application.

1.1 Project Context

Nehalem Bay State Park (park) occupies roughly 1,035 acres at the mouth of the Nehalem River between the ocean shore and the Nehalem Bay estuary in Tillamook County, just south of Manzanita, Oregon. It is one of seven OPRD campground parks in the north coast region, which reaches from the Columbia River to Newport, and one of five campground parks in the region that front on the ocean shore. Visitation rates are consistently high, and the campground is consistently full during the summer months. Along with the tourists, residents of the neighboring communities value the recreation opportunities offered by the park, just as the tourists value the amenities offered by the neighboring towns.

Most of the park's visitors are campers and day visitors seeking ocean beach recreation activities. Campsite choices include conventional sites for recreational vehicles (RVs) or tents, hiker/biker campsites, yurts, and a beachfront equestrian camp. The park is popular for equestrian activity and includes horse rental concessions and riding trails in addition to the equestrian camp. A small meeting hall and a campfire program area supplement the camping and day use activities. The park also has a small airport—a unique feature for a state park—with several primitive campsites used by aviators. A paved loop trail is popular for walking and biking. The park's boat launch facilities are also very popular, especially during the salmon fishing seasons.

2. Existing Conditions

2.1 Project Site

2.1.1 Site Location and Size

The park is located on a 4-mile-long sand spit between Nehalem Bay and the Pacific Ocean, south of Manzanita. The state park consists of three tax lots and is 1,035.02 acres in size. The tax lots that make up the state park are 2N10000 00100 (520.12 acres), 3N103200 00200 (298.65 acres), and 3N103300 01700 (216.25 acres). All three tax lots are owned by OPRD (Figure 1).

2.1.2 Existing Zoning

2.1.2.1 Recreation Management Zone

The majority of the park, existing improvements, and proposed improvements are located within the Recreation Management (RM) zone. The purpose of the RM zone is to designate areas for public and private parks and day use facilities, and it is intended to accommodate the types of development that preserve an area's natural values.

Uses permitted outright in the RM zone which are relevant to the proposed improvements include the following:

- Maintenance and operation of existing facilities.
- Recreational improvements and additions necessary to serve the same numbers and densities of visitors served by the existing facilities, provided that off-site impacts are not increased.
- Single- or multiple-unit dwellings or residential quarters for caretakers and staff members necessary to serve existing facilities.
- Utility lines excluding power transmission lines.

Uses permitted conditionally in the RM zone which are relevant to the proposed improvements include the following:

- Recreation campgrounds, primitive campgrounds, and group lodging facilities such as dormitories for visitors; this does not include commercial motels, hotels, or group cottages.
- Meeting and recreational facilities that would increase visitor capacity or off-site impacts.



Figure 1. Site Location

2.1.2.2 Estuary Natural Zone

Some of the proposed projects—renovations and repair of the existing boat ramp parking lot and repair of the boat ramp and dock—are located within the Estuary Natural (EN) zone. Estuary zones are applied to all estuarine waters, intertidal areas, submerged and submersible lands, and tidal wetlands up to the line of non-aquatic vegetation or the mean higher high water line, whichever is more landward. The application of a particular type of estuary zone within a given estuary is dependent upon the classification of the estuary under OAR 660-17-010, and the criteria outlined in individual zone descriptions in TCLUO Section 3.102 to 3.110.

The EN zone is intended to provide for the preservation and protection of significant fish and wildlife habitats and other areas which make an essential contribution to estuarine productivity or fulfill scientific, research, or educational needs.

Uses permitted outright in all estuary zones which are relevant to the proposed improvements include the following:

- Maintenance and repair of existing structures or facilities not involving a regulated activity as defined by TCLUO Section 3.120. *Existing structures or facilities* are defined as structures or facilities in current use or good repair as of the date of adoption of the ordinance (including structures or facilities which are in conformance with the requirements of the ordinance and non-conforming structures or facilities established prior to October 7, 1977).

Uses permitted with standards in the EN zone which are relevant to the proposed improvements include the following:

- Maintenance and repair of existing structures or facilities involving a regulated activity.
- Piling and docks in conjunction with public boat launches where an exception to Goal 16 has been approved.

2.1.2.3 Beach and Dune Overlay Zone

The entirety of the site is located within the Beach and Dune (BD) overlay zone. The BD overlay zone establishes criteria and performance standards to direct and manage development and other activities in beach and dune areas that accomplish the following:

- Conserve, protect, and where appropriate, restore the resources and benefits of coastal beach and dune areas.
- Reduce the risks to life and property from natural and human-induced actions on these inherently dynamic landforms.
- Ensure that the siting and design of development in beach and dune areas is consistent with Statewide Planning Goals 7 and 18 and the Hazards Element and Beaches and Dunes Element of the *Tillamook County Comprehensive Plan* (Tillamook County 2024).

In the BD overlay zone, all uses that are permitted within the base zone may be permitted but are subject to the requirements and limitations of the BD overlay zone.

TCLUO Section 3.530.5.b identifies activities that are exempt from the requirement of a Dune Area Development Permit. Exempt activities that are relevant to the proposed improvements include the following:

- Maintenance, repair, or alterations to existing structures that do not alter the building footprint or foundation and do not constitute substantial improvement as defined in Article 11.

- Construction of structures for which a building permit is not required.
- An excavation which is less than 2 feet in depth or which involves less than 25 cubic yards of volume.
- Fill that is less than 2 feet in depth or that involves less than 25 cubic yards of volume.
- Maintenance and reconstruction of public and private roads, streets, parking lots, driveways, and utility lines, provided the work does not extend outside the existing right-of-way boundary.
- Maintenance and repair of utility lines and the installation of individual utility service connections.

2.1.3 Existing Improvements

Existing facilities on the site include two day use areas, beach access, a boat ramp with adjacent seasonal dock, an amphitheater, hiking and biking trails, 265 campsites with water and electrical service, 18 yurts, bathrooms with flush toilets and showers, an equestrian camp with 17 sites, hiker/biker camp with 8 sites, an airport with an airstrip and airport camp with 6 primitive fly-in campsites, an RV dump station, playgrounds, a meeting hall, park maintenance yard and office, park manager residence, and seasonal staff housing (already permitted, in progress). Vendors offer kayak tours and horseback rides in the state park.

2.1.4 Existing Natural Features

Most of the park's sand spit and dune formations were unvegetated until planting for dune stabilization began in the 1950's using European beach grass, Scotch broom, and coast pine species. These plant species now largely dominate the vegetation patterns over most of the park. European beach grass, Scotch broom, Himalayan blackberry, Japanese knotweed, and English ivy—all invasive nonnatives—continue to spread and threaten to alter the more viable native habitats. The most valuable native habitats are associated with the shorelines, numerous wetlands, and the older mixed native conifer forests on the higher dune ridges; some of the trees are 200 years old. The setting between the open ocean and the bay, coupled with the low elevation of most of the park landscape, makes it susceptible to natural hazards of storm surges, tsunamis, and ocean and river flooding.

Wetlands are present throughout the site. A wetland delineation of areas within and adjacent to proposed improvements is being completed as part of this project. The design and siting of proposed improvements is intended to minimize impacts to wetlands on the site to the extent possible.

A Geologic Hazard Report was issued for the entire site on March 16, 2023 (see Appendix B). This report has previously been approved by Tillamook County during permitting for the staff cabins project (#851-23-000080-PLNG).

3. Proposed Project

3.1 Project Need

Nehalem Bay is one of two state parks in the north coast region that has room to expand camping facilities to help meet the growing unmet demand. OPRD campground parks on the north coast are consistently filled during the summer, and many visitors are turned away. OPRD is also seeking to

diversify the types of campsites and lodging options offered at the park to accommodate a wider range of visitor preferences. In addition to capacity-increasing projects, several elements of the existing park infrastructure require rehabilitation to continue supporting park facilities and activities.

3.2 Proposed Improvements

This Conditional Use Master Plan Application includes the proposed improvements listed in Table 1. Improvements include both allowed and conditional uses. The improvements would allow OPRD to repair and upgrade existing facilities and to meet current and expected future demand for recreation facilities at the site. Descriptions of the improvements follow the table.

Table 1. Proposed Improvements

Project	Zone	Approval Type
New C/D Loop Restroom Building	RM	Allowed Use
New Equestrian Loop Restroom Building	RM	Allowed Use
RV Site Upgrades	RM	Allowed Use
Horse Concessionaire Loop Upgrades	RM	Allowed Use
Utility (Water, Sewer, Electrical) System Upgrades	RM	Allowed Use
Road Improvements	RM	Allowed Use
North Day Use Lot Improvements	RM	Allowed Use
Existing Boat Ramp Parking Lot Improvements	EN	Allowed Use
Boat Ramp Repairs	EN	Allowed Use*
Future Oregon Coast Trail Connection	RM	Allowed Use**
Cabin Loop	RM	Conditional Use Approval
Boat Ramp Overflow Parking	RM	Conditional Use Approval
New RV Dump Station	RM	Conditional Use Approval
Relocated Hiker/Biker Camp	RM	Conditional Use Approval
Future Camp Loop	RM	Conditional Use Approval

* Use is allowed with standards.

** Use is allowed within Recreation Management zone. Offsite connection may cross other zones.

3.2.1 Allowed Uses

The projects listed below are allowed outright within the RM and EN zones. They are included in this Conditional Use Master Plan Application as requested by Tillamook County to provide a general description of currently planned improvements within Nehalem Bay State Park anticipated within approximately the next 10 years.

3.2.1.1 New C/D Campground Loop Restroom/Shower Building

Campground Loops A, B, E, and F have restroom and shower buildings at the center of each loop, but Loops C and D do not. Consequently, campers in these two loops must walk a longer distance to the restroom and shower buildings in Loops B and E, which each then receive higher levels of use. To better serve campers in Loops C and D, OPRD intends to construct a new restroom and shower

building between these two loops. The new building would be located to avoid impacts to wetlands between Loops C and D.

Proposed improvements are detailed below. Please refer to the Park Project Map in Appendix A.

- Develop the site for a new shared restroom/shower building between Loops C and D.
- Expand, pave, and formalize the existing gravel parking area southeast of the new C/D restroom/shower building.
- Establish 6-foot-wide asphalt-paved Americans with Disabilities Act (ADA)-accessible routes to the new restroom/shower building.

3.2.1.2 New Equestrian Loop Restroom

A new restroom building would be developed to serve the existing equestrian camp loop. It would be a prefabricated two-restroom building located near sites H7 and H6.

3.2.1.3 RV Site Upgrades

Several existing RV sites in the park are in need of upgrades to better suit the needs of OPRD and park visitors. Proposed upgrades are detailed below. Please refer to the Park Project Map in Appendix A.

- Disconnect approximately three existing host sites from sewer and return the sites to the inventory of campsites which may be reserved by the public.
- Connect approximately five existing sites to sewer and convert to host sites.
- Upgrade approximately seven existing sites to accessible sites to comply with Architectural Barrier Act (ABA) standards at a minimum, and meet OPRD Accessibility Design Standards where conditions permit.

3.2.1.4 Horse Concessionaire Loop Upgrades

This project would improve the existing horse concessionaire area near the south day use parking lot by adding a gravel loop road, adding two new host sites, improving the layout of two existing host sites, and providing new utility hookups for all four sites. The new sites are not expected to increase visitor capacity or increase off-site impacts. Please refer to the Park Project Map in Appendix A.

3.2.1.5 Utility Upgrades

The park has six main campground loops and an equestrian campground loop. Water and power services are needed at each campsite for RV hookups. The existing water and power systems in the campground loops were originally installed in the 1970s, and the materials have surpassed their rated service lives. Existing water piping consists of a variety of materials including asbestos concrete, steel, and PVC (polyvinyl chloride). The water system leaks, and there are occasional line breaks that require temporary shutoffs and emergency repairs.

Loops D, E, F, and the equestrian camp loop would receive upgrades to the electrical distribution systems and combined power/water utility pedestals. This would upgrade utility service to approximately 147 sites in Loops D, E, and F and add hookups to 17 equestrian sites.

In addition, water distribution mains would be replaced in all campground loops, new sewer connections would be made to host sites, and sewer connections would be made between the south day use restroom, horse concessionaire host sites, and the boat ramp sewer pump station.

The proposed improvements include upgrades to existing water, electrical, and sewer systems. The proposed utility upgrades are detailed below. Please refer to the Park Project Map in Appendix A.

Water System Improvements

- Replace a segment of asbestos-cement transite pipe between the existing backflow-prevention valve assembly and the existing pressure-reducing valve assembly.
- Replace water distribution piping in Loops A through F.
- Replace water services and RV power/water pedestals in Loops D through F.
- Replace water distribution piping in the equestrian loop, install new water services, and install new RV power/water pedestals at each site.
- Provide water service to the new equestrian camp restroom building.
- Provide water service to the new C/D restroom/shower building.
- Replace water service piping to the horse concessionaire area.

Sewer System Improvements

- Extend sewer piping from the existing mains to serve sewer hookups at host sites.
- Connect the new C/D restroom/shower building to an existing sanitary manhole.
- Install a new pump station and pressure sewer to connect the equestrian camp restroom building to the existing pressure sewer main.
- Install a gravity sewer collection network for the south day use restroom and horse concessionaire host site sewage. Decommission the existing septic tank and drainfield.
- Install a new pump station by the horse corrals to convey sewage to the boat ramp pump station.

Electrical System Improvements

- Upgrade the electrical services and distribution system and replace (approx. 150) existing RV site hookups in Loops D, E, and F.
- Provide electrical service for the new C/D restroom/shower building.
- Establish new Tillamook People's Utility District (TPUD) service for 17 RV site hookups and the new restroom building in the equestrian camp. The service would be extended from the on-site primary power supply line.
- Upgrade the site electrical system in the horse concessionaire area to serve four host sites and one pump station.

3.2.1.6 Road Improvements

The asphalt pavement on the main park access road is cracked and deteriorating, and the road needs to be repaved. Proposed entrance road improvements are detailed below. Please refer to the Park Project Map in Appendix A.

- Repave and widen the existing entrance road from Sandpiper Lane to a maximum of 28 feet wide. The existing road is approximately 22 feet wide.
- Improve grading for proper stormwater drainage.
- Maintain the existing culverts that cross the entrance road.

- Relocate the fee station and add paved parallel parking spaces so visitors can conveniently purchase passes for parking at the boat ramp or south day use area.

3.2.1.7 North Day Use Lot Improvements

The removal of the existing dump station and related infrastructure (lanes, water towers, hatches, and bollards) would require parking lot repair and presents the opportunity to reconfigure the north day use parking lot for improved circulation and capacity. Proposed improvements are detailed below. Please refer to the Park Project Map in Appendix A.

- Re-stripe the north day use parking area and add ADA-compliant parking stalls and an accessible route to the Meeting Hall.
- Formalize the existing neighborhood connection trail between Glenesslin Lane and the northernmost day use parking area.
- Improve north day use parking area access by adding a drop-off loading area, an accessible walkway, and curb ramps.

3.2.1.8 Existing Boat Ramp Parking Lot Improvements

Boating is one of the major day use activities at Nehalem Bay State Park. The Nehalem Bay Boat Launch experiences heavy use during the peak crabbing and fishing seasons. The existing boat ramp provides boating access to Nehalem Bay and includes a parking lot with 12 parallel vehicle spaces, 2 head-in vehicle spaces, 22 head-in boat trailer spaces, and 4 ADA boat trailer spaces.

The existing boat ramp parking lot has a difficult layout for maneuvering, limited capacity, poor grading, no drainage facilities, degraded pavement, and areas of base failure. The layout would be reconfigured to improve capacity, function, circulation, and accessibility at the boat ramp and dock. A queueing area would be delineated for boat trailers near the ramp, and ready/tie-down areas would be provided.

Work that would be completed as part of this improvement is detailed below. Please refer to the Park Project Map in Appendix A.

- Reconfigure the existing boat ramp parking to provide 31 standard stalls, 2 accessible standard stalls, and 1 accessible boat trailer stall.
- Relocate ADA-compliant parking spaces to a location that shortens the access route to the existing restroom, and provide an ADA-compliant asphalt path to the restroom.
- Provide an ADA-compliant asphalt path from the existing and new boat ramp parking areas to the boat ramp.
- Improve existing drainage.
- Construct ready and tie-down areas along the access road near the boat ramp. Both areas would be sized to accommodate two trucks with boat trailers.

3.2.1.9 Boat Ramp Repairs

The existing boat ramp and dock are battered by wind, wakes, waves, and debris from both the upstream and downstream directions. As part of this improvement, wave attenuators and debris booms may be added and cracked boat ramp panels may also be replaced. This improvement would include in-water work below the high tide line and would require coordination with the Oregon

Department of State Lands and the U.S. Army Corps of Engineers (USACE), as well as the submittal of a Joint Permit Application. Final design of these improvements is to be determined.

3.2.1.10 Future Oregon Coast Trail Connection

OPRD identified the need to connect the park to the existing Oregon Coast Trail alignment. A connection is proposed from the western end of Neptune Way to the park entrance road and/or the existing multiuse path east of the airport. Final alignment would be determined at the time of design; it would be based on the results of natural resource and cultural resource surveys.

The connection to Neptune Way would cross parcels outside of the park boundary, and further coordination with the owners of these parcels would be required. These parcels are located within the City of Manzanita's urban growth boundary and would require coordination with the City for necessary permits prior to development.

3.2.2 Conditional Uses

The projects below are subject to conditional use approval in the RM zone.

3.2.2.1 Cabin Loop

A new cabin loop is proposed to offer more lodging options for visitors seeking additional amenities and increased comfort. Areas have been identified off the existing maintenance access road that continues east from Horizon Lane and terminates at the debris disposal area. Due to airport runway clearance restrictions, new cabins cannot be sited within the landing/takeoff zone where trees have been cleared.

Construction of the new cabins would include site development, road improvement, parking, trail connections, utility connections, and construction of up to 14 cabins in phases, with a mix of unit types including deluxe cabins (with plumbing) and rustic cabins. A shared restroom/shower building would be constructed to serve the rustic cabins, which do not include plumbing. This improvement is expected to develop an approximately 0.5- to 1.0-acre area within uplands; no wetland impacts are anticipated.

Vehicular access improvements would include an asphalt paved access road, a turnaround loop, parking areas, and a steel gate restricting access to the maintenance area. The access road and turnaround loop would meet applicable fire access road requirements. It is anticipated that each deluxe cabin would be served by two parking spaces and the rustic cabins would be served by one parking spaces, on average. Additional vehicle parking is available in the large parking lot adjacent to the Meeting Hall. A minimum of two cabins would be designated as ADA-accessible and would require accessible parking and paved accessible routes. Electric vehicle charging spaces are desired and may be provided if feasible and warranted.

New pathways would be constructed to facilitate non-vehicular access between parking spaces, cabins, shared buildings, and existing trails. Water infrastructure would include a water main extension from Necarney Boulevard. Sewer infrastructure would include a gravity main extension from Necarney Boulevard, manholes at required spacing, and service connections to the restroom/shower building and deluxe cabins. Electrical service would be established or extended to serve the new cabins, restroom/shower building, and potential electric vehicle charging stations.

Please refer to the Cabin Loop Site Plan in Appendix A.

3.2.2.2 Boat Ramp Overflow Parking

During peak times for fishing and crabbing, the existing boater parking area overflows to the road shoulder. Expansion of the access road and additional parking would alleviate the crowding and lack of capacity.

A new overflow parking area would be built between the boat ramp, day use parking lot, and entry drive. New pedestrian pathways would be constructed between the overflow parking lot, restrooms, and boat ramp. Work that would be completed as part of this project is detailed below. Please refer to the Boat Ramp Overflow Parking Site Plan in Appendix A.

- Construct a new parking area along the boat ramp access road to provide 32 boat trailer stalls.
- Reroute the existing horse trail around the new parking area.

3.2.2.3 New RV Dump Station

The existing RV dump station is located near the park entry kiosk, within the north day use parking area. The existing circulation patterns are inconvenient and confusing for RV users exiting the park. The dump station should be located where traffic leaving the park via the main entrance would turn right from the park road. OPRD intends to relocate the RV dump station to a new site off the campground access road at the location of the existing hiker/biker camp or to reorganize the north day use parking area, dump station, and access road to improve traffic flow within the existing paved area. If the hiker/biker campsites are displaced as a result of this project, they would be relocated east of the new dump station; see details in the next section.

The new dump station would include two dedicated lanes with dump hatches and water towers, a bypass lane, sidewalks, and a garbage and recycling drop-off area. If pre-treatment is required to reduce wastewater strength and thickness, multiple septic tanks may also be required. Water, power, and sewer connections would need to be extended to serve the new dump station. For more details, refer to the New RV Dump Station and Relocated Hiker/Biker Camp Site Plan in Appendix A.

3.2.2.4 Relocated Hiker/Biker Camp

The park is an established camping option for cyclists riding along the Oregon Coast Bike Route. The existing hiker/biker camp is nestled in the trees near the registration booth and has water spigots, bike racks, lockers, an information kiosk, and eight sites with tent pads, fire rings, and tables. As noted above, this camp area may be displaced by the new RV dump station.

The proposed site for the new hiker/biker camp is east of the proposed dump station and existing multiuse path. The site would include up to 16 hiker/biker sites; each would be furnished with a fire pit, table, tent pad, and bike rack(s). The loop would include a small shelter and bike pods with lockers, power supply, water supply, benches, a bike repair station, and bike racks. For more details, refer to the New RV Dump Station and Relocated Hiker/Biker Camp Site Plan in Appendix A.

3.2.2.5 Future Camp Loop

The *Nehalem Bay State Park Master Plan* (OPRD 2009) identified the need to expand camping opportunities within the park by adding an additional camp loop, group camps, and cabins or yurts. The proposed new camp loop is located to the east of Loops D, E, and F. This loop may include up to 5 group sites, up to 50 RV or tent sites, and/or up to 10 cabins. Site selection and design of this loop is conceptual at this time and will be refined at the time of construction with consideration of wetlands, floodplains and other constraints. The total number of sites would depend on the amount

of buildable land in this location. Please refer to the Future Camp Loop, Group Camp, and Cabins Site Plan in Appendix A.

4. Applicable Standards and Criteria

4.1 Recreation Management Zone

4.1.1 TCLUO Section 3.040.4

STANDARDS: *Land divisions and development in the RM zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

- a. *Recreational developments shall retain substantial open space on the property.*

Response. The Nehalem Bay State Park site is 1,035.02 acres in size. Much of the site would remain as open space after completion of the proposed projects described in this application. The projects are planned in proximity to existing improvements within the park. The southern and eastern portions of the spit would remain largely undeveloped.

Developed lands within the park currently make up approximately 84 acres including developed areas and roadways. New proposed improvements outside of the currently developed area—the new restroom building, new boat ramp overflow parking lot, new cabin loop, new hiker/biker camp, and new tent camp—would develop approximately 23 additional acres of land. This would leave a substantial portion (90%) of the park as open space.

- b. *Master plans for improvements in the RM zone may include any of the permitted or Conditional Uses listed in this zone. The Planning Department or Commission may approve such plans for a recreation area, according to the provisions of this Section, that plan for a period not to exceed ten years. Such approvals would allow all uses provided in the plan except those that require further information or review due either to lack of plan detail or the applicability of additional Ordinance criteria or standards. Any changes to the plan which would not affect visitor capacity or increase off-site impacts may be approved by the Director. All other changes or amendments shall be reviewed as required by this Section.*

Response. This application is intended to establish a County-approved Conditional Use Master Plan for proposed improvements at Nehalem Bay State Park per TCLUO 3.040.4. Both permitted and conditional uses that are proposed over the planning period of the next 10 years are included within this application.

This Conditional Use Master Plan Application seeks approval for the following conditional uses:

- New boat ramp overflow parking lot
- Relocated RV dump station
- Relocated hiker/biker camp
- New cabin loop
- Boat ramp repairs
- New camp loop, group camp, and cabins

The following proposed improvements are understood to be uses allowed outright, but they are included within this permit narrative to develop an understanding of all the proposed work:

- New C/D restroom/shower building
- New equestrian loop restroom
- RV site upgrades
- Horse concessionaire loop upgrades
- Utility upgrades
- Access road improvements
- North day use lot reconfiguration
- Existing boat ramp parking lot improvements
- Future Oregon Coast Trail Connection

c. *The minimum lot size shall be 40 acres. The Director may approve a smaller lot size according to the provisions of Article VI, provided that forest resource values are maintained in the vicinity.*

Response. Nehalem Bay State Park consists of three existing tax lots; each is over 200 acres in size and they total more than 1,000 acres. No new lots or lot line adjustments are proposed as a part of this application.

4.2 Estuary Development Standards

4.2.1 TCLUO Section 3.140.7

FILL IN ESTUARINE WATERS, INTERTIDAL AREAS AND TIDAL WETLANDS: These standards shall apply only to fill in excess of 50 c.y. or fill of less than 50 c.y. which requires a Section 10 or 404 Permit from the U.S. Army Corps of Engineers.

(a) When fill in estuarine waters, intertidal areas or tidal wetlands is proposed, evidence shall be provided by the applicant and findings made by the County that:

- (1) The fill is necessary for navigation or other water dependent uses that require an estuarine location, or is specifically allowed by the management unit or zone; and*
- (2) A need (i.e. a substantial public benefit) is demonstrated and the use or alteration does not unreasonably interfere with public trust rights; and,*
- (3) If no feasible alternative upland locations exist; and,*
- (4) If adverse impacts are minimized.*

Response. The proposed fill is associated with the repair of the existing boat ramp at the park. Proposed fill is less than 50 cubic yards, but in-water work below the high tide line would trigger the need for Section 10 and Section 404 Permits from United States Army Corps of Engineers (USACE).

A functional boat ramp in good repair is needed to allow boaters safe and reliable access to Nehalem Bay from the park. The boat ramp is a water-dependent use which requires a location within the EN zone to allow boat access to Nehalem Bay.

Repairs to the boat ramp would provide a substantial public benefit. Boating is one of the most popular activities at the park. The project would ensure that access to Nehalem Bay is preserved for future park visitors.

No feasible alternative upland locations exist. Due to the nature of the use, it must be located at the water's edge to provide boat access to the bay.

Adverse impacts would be minimized through design. The repaired boat ramp would match the footprint and dimensions of the existing boat ramp to the extent feasible. Best management practices would be in place during repair to reduce impacts to the surrounding area.

(b) When fill for the purpose of on-site maintenance of existing facilities is proposed, evidence shall be provided by the applicant and findings made by the County that:

(1) There are no alternatives to fill to maintain proper operation of the facility.

(2) The amount of fill proposed is confined to the geographic area of the existing facility, and is the minimum amount necessary to fulfill the need.

Response. Fill within the EN zone is required, as materials would need to be installed to repair the existing ramp. The amount of fill would be the minimum possible to address the need for repairs, and the fill would be confined to the existing boat ramp footprint as much as is practicable.

(c) Where existing public access is reduced, suitable access as part of the development project shall be provided.

Response: This standard is not applicable. The proposed project would preserve an existing public access point and ensure its availability for future park users.

(d) The fill shall be placed at a time that will minimize sedimentation and turbidity. The work periods specified in the Oregon Guidelines for Timing of In-Water Work to Protect Fish and Wildlife Resources (ODFW, 1976) shall be followed unless approval of alternative work periods has been obtained from the ODFW.

(e) Only non-polluted materials may be used for fill. Materials which would create water quality problems are not permitted.

(f) The perimeters of the fill shall be provided with erosion prevention measures, consistent with Shoreline Stabilization standards.

(g) Fills shall be placed so that adjacent or nearby property is not adversely impacted by increased erosion, shoaling or flooding produced by changes in littoral drift or other changes in water circulation patterns. An affidavit from a professional registered engineer or hydrologist may impact assessment required in Section 3.120.

(h) Fill proposals requiring mitigation shall include a mitigation plan consistent with Mitigation standards.

(i) Fill in estuarine waters, intertidal areas and tidal wetlands shall be subject to the requirements of the State Fill and Removal Law (ORS 541.605 - 541.665), The Rivers and Harbors Act of 1899, the Clean Water Act of 1977 (PL 95-217) and other applicable State and Federal laws. These requirements shall be enforced by State and Federal agencies with regulatory authority over fill projects.

Response. The boat ramp repair project would be designed to minimize impacts to natural resources and processes within the Nehalem Bay Estuary Zone. With a condition of approval to obtain an Estuary Zone Development permit prior to construction, the permit application

would demonstrate how the project meets these standards prior to development. OPRD would also coordinate with and obtain applicable permits from State and Federal resource agencies prior to commencing work.

(j) An impact assessment shall be conducted during the local, State, and Federal review of permit applications for fill in estuarine waters, intertidal areas, or tidal wetlands according to the provisions outlined in Section 3.120. Identified adverse impacts shall be minimized to be consistent with the resource capabilities and purposes of the area.

Response. The applicant would conduct an impact assessment during the local, state, and federal permit application review processes prior to project construction. The impact assessment would be developed according to the provisions of TCLUO Section 3.120.5.

4.3 Beach and Dune Development

OPRD understands that a Beach and Dune Development Permit would be required prior to construction of some proposed improvements at the park. It is understood that the existing Geologic Hazard Report developed for the site, issued March 16, 2023, is valid for the purpose of meeting the requirements of TCLUO Section 3.530 for a period of 5 years, i.e., through March 16, 2028.

4.3.1 TCLUO Section 3.530.5.f

A decision to approve a Dune Area Development Permit shall be based upon findings of compliance with the following standards:

- (A) The proposed development complies with the applicable requirements and standards of subsections (7), (8), (9), (10), and (13) of this section;*

Response. The applicable standards of subsection (7) are discussed below. Subsections (8), (9), (10), and (13) are not applicable to the proposed improvements.

(7) ADDITIONAL DEVELOPMENT LIMITATIONS IN DUNE AREAS: In addition to the conditions, requirements, and limitations imposed by any required Geologic Hazard Report, all development subject to a Dune Area Development Permit shall conform to the following requirements:

(a) Construction of residential, commercial, or industrial buildings is prohibited on beaches, active foredunes, other foredunes that are conditionally stable and subject to ocean undercutting or wave overtopping, interdune areas (deflation plains) that are subject to ocean flooding, and within an area identified by FEMA FIRM maps to be subject to ocean flooding, except on lands that are subject to an approved exception to Goal 18, Implementation Requirement 2, as set forth in Section 6.1 of the Beaches and Dunes Element of the Tillamook County Comprehensive Plan.

Response. Not applicable; no such buildings are proposed within the areas identified.

(b) Other development in these beach and dune areas shall be permitted only if adequate findings are provided to the County which demonstrate that the proposed development is adequately protected from any geologic hazards, wind erosion, undercutting, ocean flooding and storm waves; and is designed to minimize adverse environmental effects. In addition, findings shall be provided to address the following:

- (A) The type of use proposed and the adverse effects it might have on the site and adjacent areas;*

(B) Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;

(C) Methods for protecting the surrounding area from any adverse effects of the development; and

(D) Hazards to life, public and private property, and the natural environment that may be caused by the proposed use.

Response. The type of proposed uses at the site are detailed in Section 3 of this application. The proposed projects are not anticipated to have adverse effects on the site or surrounding areas. Proposed uses are consistent with existing uses at the park, and development would be located in proximity to existing facilities and designed to avoid impacts to wetlands and other natural resources.

Existing vegetation would remain undisturbed outside of areas where construction would occur. Temporary and permanent stabilization programs and vegetation maintenance plans would be created prior to development.

Methods such as construction best management practices would be in place to protect the surrounding area from adverse effects during construction activities. Specific plans and methods would be developed prior to construction. With a condition of approval to obtain a Beach and Dune Development Permit prior to construction, the County would review those details at the time of that application.

The Geologic Hazard Report concludes that the proposed improvements do not increase geologic hazards to the site or adjacent properties (see Appendix B). Hazards to life, public and private property, and the natural environment are not anticipated.

(d) Safest site requirement: All new construction or substantial improvements shall be located within the area most suitable for development based on the least exposure to risk from coastal hazards as determined by a qualified licensed geoprofessional as part of a Geologic Hazard Report prepared in accordance with subsection (6). Notwithstanding the provisions of the underlying zone, as necessary to comply with this requirement, any required yard or setback except for the Oceanfront Setback outlined in subsection (8) may be reduced by 10 feet or up to 50%, whichever is greater.

Response. Proposed improvements are reviewed in the *Geologic Hazard Report* developed by GRI, issued March 16, 2023. The report states that the proposed improvements are feasible from the standpoint of geologic hazards. Projects are located outside of the low, moderate, high, and very high hazard zones mapped by GRI within the report. Please see Appendix B for the *Geologic Hazard Report*.

(e) Building heights shall be measured from the existing (pre-construction) grade. Only in Fore-dune Management Areas shall additional fill be allowed on an oceanfront lot to achieve the required four feet plus Base Flood Elevation, consistent with the provisions of Section 3.510: Flood Hazard Overlay Zone. In this instance, building height shall be measured on the fore-dune grade from four feet plus Base Flood Elevation.

Response. All building heights would be measured from existing grade and would comply with the height requirements of the TCLUO. The proposed improvements would not be located within a Fore-dune Management Area.

(f) Accessory structures and on-site sewage disposal systems, which the Department determines are consistent with the purpose of this zone, may be permitted oceanward of the Oceanfront Setback Line, subject to the standards of this section and the following provisions:

... [subsections A, B, and C omitted]

Response: Not applicable, no such accessory structures are proposed oceanward of the Oceanfront Setback Line.

(g) Beach Access:

(A) Non-structural, low-impact pedestrian footpaths to the beach, not to exceed four feet in width, shall be permitted in all dune areas, except where restricted in Fore-dune Management Areas.

Response: One new beach access trail is proposed from the new hiker/biker and tent camp loops. The access path would be non-structural, low-impact, and less than 4 feet in width.

... [subsections B, C, and D omitted]

Response. Not applicable; no boardwalks, structural pathways, or off-road recreation use areas are proposed. The proposed projects are not located within a Fore-dune Management Area.

(h) Land Grading Practices: No excavations for residential and commercial site development shall be done earlier than thirty (30) days prior to the start of construction. Following the completion of major construction, excavated areas shall be stabilized. At a minimum, the site shall be stabilized within nine (9) months of construction completion.

Response. OPRD would comply with land grading practices established in TCLUO Section 3.530. Specific grading and stabilization plans and timelines would be developed prior to construction of improvements.

(B) Any proposed fore-dune grading for site preparation cannot go below the Base Flood Elevation plus four feet; shall be the minimum area necessary for the construction of a structure; shall include plans for temporary and permanent stabilization of the site, including a re-vegetation plan of exposed sand areas; and shall conform with the requirements of subsection (11)(b) of this section. Additionally, all graded sand shall remain in the beach-fore-dune system;

Response. This standard is not applicable; no fore-dune grading is proposed on the site.

(C) The Geologic Hazard Report conforms to the standards for such reports set forth in subsection (6) of this section; and

Response. The Geologic Hazard Report (Appendix B) conforms to the standards of TCLUO Section 3.530.6. It was previously reviewed and approved by Tillamook County during the permitting process for the staff cabins (#851-23-000080-PLNG). The report was completed for the entirety of the site and all proposed improvements.

(D) The development plans for the application conform, or can be made to conform, with all recommendations and specifications contained in the Geologic Hazard Report.

Response. Improvements have been designed to comply with the recommendations in the Geologic Hazard Report. For those projects that are conceptual in nature, future design would comply with recommendations in the report.

4.4 Conditional Use

4.4.1 TCLUO Section 6.040

Any *CONDITIONAL USE* authorized according to this Article shall be subject to the following criteria, where applicable:

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

Response. Proposed Conditional Use Master Plan Application improvements at Nehalem Bay State Park include both allowed and conditional uses.

In the RM zone, uses permitted outright include utility upgrades, the new C/D loop restroom/shower building, the new equestrian loop restroom building, RV site improvements, horse concessionaire loop improvements, utility upgrades, road improvements, north day use parking lot improvements, and existing boat ramp parking lot improvements.

In the EN zone, uses permitted outright include improvements to the existing boat ramp parking lot. Uses permitted with standards include boat ramp repairs.

In the BD overlay zone, all uses that are permitted within the base zone may be permitted but are subject to the requirements and limitations of the BD overlay zone.

Conditional uses in the RM zone include the new cabin loop, boat ramp overflow parking, a new RV dump station, relocated hiker/biker site loop, and the future camp loop.

2. *The use is consistent with the applicable goals and policies of the Comprehensive Plan.*

Response. The planned improvements at the park are consistent with the applicable goals and policies of the *Tillamook County Comprehensive Plan*, including the following:

Goal 8 Recreation

Policy a.1: A modest amount of public outdoor recreational development shall be encouraged in Tillamook County

Response. Improvements at the park would provide additional outdoor recreational opportunities in Tillamook County without expanding the amount of land that is currently used for recreational purposes. All improvements would be built within the existing park.

Policy a.2: Community service agencies shall make every effort to plan well in advance for the seasonal impacts of a growing population of recreationists.

Response. OPRD developed the proposed list of improvements as a response to the increased demand for recreation facilities on the coast. Improvements at the park would provide additional capacity for campers, boaters, and day use visitors. Proposed improvements are intended to be inclusive of the next 10 years of planned improvements at the park.

Policy a.10: Careful coordination of recreation development plans between local, state, federal, and private agencies shall be encouraged.

Response. OPRD has, and will continue to, coordinate with local jurisdictions, other state agencies, and federal agencies throughout the planning, permitting, and development of improvements at the park as required by applicable local, state, and federal regulations.

Goal 16 Estuarine Resources

Policy 5.3.2. Further acquisition, sale or development of shorelands owned by federal, state and local governments shall be carried out in a manner to retain existing public access and maximize future public access to these publicly owned shorelands, consistent with resource capabilities and site sensitivity to human use. To this end:

c. All units of government providing or supporting public access to public coastal areas should give particular attention to use capabilities in order to protect areas from over-use and to prevent potential damage to resources.

d. Public access to shorelands owned by federal, state and local governments should be improved where feasible and consistent with authorized use.

g. Special consideration should be given to making some designed areas of the County's publicly owned shorelands available to the elderly, handicapped, and physically disabled.

Response. Improvements at the boat ramp site would support existing public access to shorelands within the park. Improved parking facilities currently located within the estuary zone would allow for more efficient access to the site, and a repaired boat ramp would allow for continued safe boater access to Nehalem Bay. Parking lot reconfiguration, new accessible sites, and an ADA-complaint path to the boat ramp would increase access for users of all abilities. The project would repair existing facilities and would not expand the developed area.

Policy 5.4.1: Maintenance and repair of existing docks, moorages, marinas and other recreational facilities shall be permitted within all estuary zones, and within Water-Dependent Development (WDD) zones and other shoreland areas.

Response. Maintenance and repair of facilities at the boat ramp site have been identified as allowed outright or allowed with standards in this application.

Policy 5.4.3: To preserve significant fish and wildlife habitat and proved continued biological productivity, recreation in the Estuary Natural (EN) zone shall be limited to boat ramps for public use where no dredging or fill for navigational access is needed.

Response. There is an existing boat ramp at the site. No dredging or fill for navigational access is proposed as part of the site improvements.

Policy 5.5.5: The siting of recreational developments and areas where recreational activities are focused within the shoreland area shall comply with the following conditions:

a. areas of concentrated public access and recreational development which experience heavy use should, where appropriate include auxiliary facilities such as parking and sanitation;

b. parking areas should be located away from the waterfront, access to beach and waterfront areas provided by walkways other methods;

c. the design and siting of high intensity recreational facilities should account for possible adverse impacts on adjacent or nearby private property.

Response. Parking and restroom facilities exist at the boat ramp site. Improvements would allow for more efficient access to the boat ramp site.

Improvements to the existing parking area would be constructed within the footprint of the existing parking lot as much as is feasible. Access to the boat ramp would be provided by new walkways.

No adverse impacts are expected to adjacent private properties. The existing boat ramp is located in the interior of the park, approximately 0.4 miles from the nearest private property located to the east across Nehalem Bay.

Policy 6.4 Boat Ramps, Docks, and Moorages

1. Maintenance and repair of existing boat ramps, docks and moorages shall be permitted within all estuary zones, and within Water-Dependent Development (WDD) shoreland zones and other shoreland areas.

Response. Repair of the existing boat ramp has been identified as a use allowed with standards in this application.

Goal 18 Beaches and Dunes

2.4a All decisions on land use actions in beach and dune areas other than older stabilized dunes shall be based on the following specific findings unless they have been made in the comprehensive plan:

(a) The type of use proposed and the adverse effects it might have on the site and adjacent areas;

(b) The temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;

(c) Methods for protecting the surrounding area from any adverse effects of the development; and,

(d) Hazards to life, public and private property, and the natural environment which may be caused by the proposed use.

Response. Please see the findings addressing this policy in Section 4.3 of this application.

2.4b Development in beach and dune areas shall comply with the requirements of the Flood Hazard Overlay zone.

Response. The proposed improvements are primarily located outside of the flood hazard area. A portion of the existing boat ramp is within the flood hazard area. All applicable requirements of the Flood Hazard Overlay Zone would be addressed during project design and with the application and approval of a Floodplain Development Permit prior to construction.

2.4c Grading and vegetation removal shall be the minimum necessary to accommodate the development proposed. Removal should not occur more than 30 days prior to the start of construction. Open sand areas shall be temporarily stabilized during construction and all new and pre-existing open sand areas shall be permanently stabilized with appropriate vegetation.

Response. Please see the response addressing this policy in Section 4.3 of this application.

2.4e Cluster development in dune areas is strongly encouraged. Development shall occur on the most stable portion of the site.

Response. The proposed improvements are located in close proximity to existing development within the park. A Geologic Hazard Report has been completed for the site which states that the location of proposed development is suitable.

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

Response. The park site is suitable for the proposed uses, as detailed below.

- **Size.** The park property is over 1,000 acres in size. Proposed improvements totaling approximately 23 acres would either be within or adjacent to existing developed areas. The majority of the property would remain as open space after construction of the proposed improvements. Thus, the size of the park is suitable for the proposed improvements.
- **Shape.** The park is located on a sand spit between the Pacific Ocean and Nehalem Bay. The northern portion of the site is approximately 0.75 miles wide and 1.0 miles long. The southern portion of the parcel is approximately 0.3 to 0.5 miles wide and extends approximately 2.5 miles south. The majority of existing and proposed improvements are located within the northern area, which is close to roadways and existing development outside of the park. Proposing improvements in the northern portion of the site is suitable because there is ample room to accommodate the improvements without encroaching on setbacks or buffers.
- **Location.** The park is located south of the city of Manzanita and between Nehalem Bay and the Pacific Ocean. There is already an established state park on the site; proposed improvements would be a continuation of this use. The location is suitable for the proposed improvements because they would be separated from adjacent residential areas on the north, and increased impacts to adjoining properties from the projects are not anticipated.
- **Topography.** The locations of proposed improvements are mostly flat and would require minimal site grading prior to construction. Grading requirements for the BD overlay would be followed during the construction process. With these considerations, the topography of the site is suitable for the proposed improvements.
- **Existing improvements.** The proposed improvements are consistent with the existing improvements on the site. The site is currently a developed state park with over 300 campsites and yurts, restrooms, other facilities, and many recreation amenities. The proposed improvements are consistent with the character of existing development at the park, and they would support continued functionality of the park into the future.
- **Natural features.** Due to the nature of the park, improvements have been designed to protect and enhance enjoyment of the existing natural features of the site. Proposed improvements have been designed to minimize impacts to natural features. New development would minimize impacts to wetlands on the site. Vegetation would be removed only where necessary for construction, and it would be restored after construction, as appropriate.

Development within the estuary zone would comply with all requirements of local, state, and federal regulations and would be designed to minimize impacts. Thus, the site is suitable for the proposed park and recreation improvements.

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.

Response. The proposed improvements to Nehalem Bay State Park would not alter the existing character of the site, which currently operates as a recreation area attracting day use visitors and campers. The use of surrounding properties for permitted uses would not be limited, impaired, or prevented by the development of the proposed park improvements because changes to the surrounding area outside of the park are not proposed or required. There is minimal expected traffic impact from the proposed improvements over time, and no increase in noise, off-site light/glare, or other emissions are expected that could affect the surrounding area.

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

Response. There are no solar energy systems, wind energy conversion systems, or windmills in the vicinity of the project. No impacts to such facilities are anticipated.

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

Response. The park is currently served by existing public facilities, which are provided by the following service providers. As part of the proposed projects, utility upgrades within the park—water, electrical, and sewer system—would be completed to serve new and existing amenities. These upgrades are intended to serve both current visitors and the anticipated future capacity of the park.

Electricity: Tillamook People's Utility District

TPUD primary power infrastructure extends through the park, providing convenient access for new electrical service connections to be established for proposed uses that require electricity. Electrical demands from proposed uses are not expected to exceed the capacity of this infrastructure. New electrical services will be established in coordination with TPUD. This effort is currently underway.

OPRD would coordinate a Line Extension Agreement with TPUD, if needed, to support projects at the time of development.

Water: City of Manzanita Public Works.

All existing and proposed uses in the park are served by the existing 2-inch water meter and service connection off of the City of Manzanita water main in Sitka Lane. This point of connection is at a point of the system that has a looped supply, which provides excellent redundancy, flow, and pressure characteristics.

The existing 2-inch water meter and the park water distribution system (downstream side of meter) are adequate to support the estimated additional domestic water demands associated with proposed uses. Because no additional water service is needed, approvals are not anticipated to be required from the City of Manzanita to add uses on-site that would lead to insignificant increases in water demand through the existing meter. OPRD has met with Dan Weitzel, Public Works Director for the City of Manzanita, regarding proposed water system improvements in the City right-of-way including relocation of the water meter and replacement of the double check assembly/backflow

prevention device. OPRD has prepared a water system analysis memorandum and will present findings to the City of Manzanita to secure a development permit for the water system improvements. Additional system development charges (SDCs) will not be required because the proposed meter will replace a meter of the same size in a new location.

Sewer: Nehalem Bay Wastewater Agency

NBWA sewer infrastructure extends through the park with an 8-inch gravity sewer main, 4-inch pressure sewer main, and multiple pump stations. Sewer flows from proposed uses are not expected to exceed the capacity of this infrastructure. This existing public sewer infrastructure provides convenient access for new sewer service connections to be established for proposed uses that require sewer. New electrical services will be established in coordination with NBWA.

OPRD has coordinated the proposed projects with NBWA. OPRD received an estimate for sewer SDCs that would be required associated with the proposed projects. OPRD and NBWA agreed that sewer permits and SDCs would be paid for as specific projects approach development. Please see the attached Sewer Availability Letter in Appendix C.

Road: Tillamook County Public Works – Road Department, Oregon Department of Transportation, City of Manzanita Public Works

Vehicular access to the park is available via two entrances: north and west. The north entrance is at the intersection of Garey Street and Sandpiper Lane. The west entrance is at the intersection of Necarney Boulevard and Horizon Lane. These are all rights-of-way under the jurisdiction of Tillamook County. New traffic generated from proposed uses is not expected to exceed to capacity of this existing infrastructure. Proposed construction in the County right-of-way may require a right-of-way permit from Tillamook County.

OPRD met with Zdenek Vymazal of the Oregon Department of Transportation (ODOT) Region 1 to discuss proposed improvements at the park and potential impacts to ODOT facilities. ODOT does not require a transportation impact analysis for uses which would generate less than 50 peak-hour trips. The proposed improvements were modeled and determined to be below this threshold. Please see the attached correspondence with ODOT in Appendix C.

OPRD contacted Gregory Cickavage of Tillamook County Public Works to discuss the proposed improvements at the park and potential impacts to County roads. Mr. Cickavage indicated that utility and non-utility permitting would be required for work proposed within the County's right-of-way. This work would include relocation of the existing water meter, replacement of the existing water main, and repaving of the entrance road if it extends into County right-of-way. Please see the attached correspondence with Tillamook County Public Works in Appendix C.

Fire Protection: Nehalem Bay Fire & Rescue District

The design and construction of proposed structures and their access roads would be subject to and would satisfy the fire protection requirements of the Nehalem Bay Fire & Rescue District.

OPRD contacted Frank Knight, Captain at Nehalem Bay Fire & Rescue. He provided a letter confirming compliance for the staff housing improvements. Please see the attached correspondence in Appendix C.

5. Conclusion

OPRD requests approval for the projects identified within this application. The applicant understands that additional conditions of approval may be required for some uses, especially for those that are conceptual at this time and those that are allowed with standards. Additional permitting processes would need to be completed prior to development of many of the proposed improvements. The applicant's understanding of additional permitting processes for each improvement is outlined in Table 2.

OPRD looks forward to working with Tillamook County on the review and approval of this application. Please let us know if additional information is needed.

Table 2. Additional Approvals Required

Project	Approval Type	Additional County Approvals Potentially Required Prior to Development
New C/D Loop Restroom Building	Allowed Use	Combined Building/Zoning Permit, Dune Development Permit
New Equestrian Loop Restroom Building	Allowed Use	Combined Building/Zoning Permit, Dune Development Permit
RV Site Upgrades	Allowed Use	None Anticipated
Horse Concessionaire Loop Upgrades	Allowed Use	Dune Development Permit ^c
Utility (Water, Sewer, Electrical) System Upgrades	Allowed Use	County Utility Permits
Road Improvements	Allowed Use	Dune Development Permit, Non-utility ROW permit ^b
North Day Use Lot Improvements	Allowed Use	Dune Development Permit ^c
Boat Ramp Parking Improvements	Allowed Use	Estuary/Floodplain Development Permit
Boat Ramp Repairs	Allowed Use ^a	Estuary/Floodplain Development Permit, Impact Analysis
Future Oregon Coast Trail Connection	Allowed Use	Non-utility ROW permit ^b
Cabin Loop	Conditional Use Approval	Combined Building/Zoning Permit, Dune Development Permit
Boat Ramp Overflow Parking	Conditional Use Approval	Dune Development Permit ^c
New RV Dump Station	Conditional Use Approval	Dune Development Permit, County Utility Permits
Relocated Hiker/Biker Camp	Conditional Use Approval	Dune Development Permit ^c
Future Camp Loop, Group Camp, and Cabins	Conditional Use Approval	Combined Building/Zoning Permit (for Cabins and Restroom Building), Dune Development Permit

Note: This table does not include trade permits.

a Use is allowed with standards.

b For work located within Tillamook County right-of-way. If none, this permit would not be required

c If these proposed uses meet an exemption for Dune Development Permit, review would not be required.

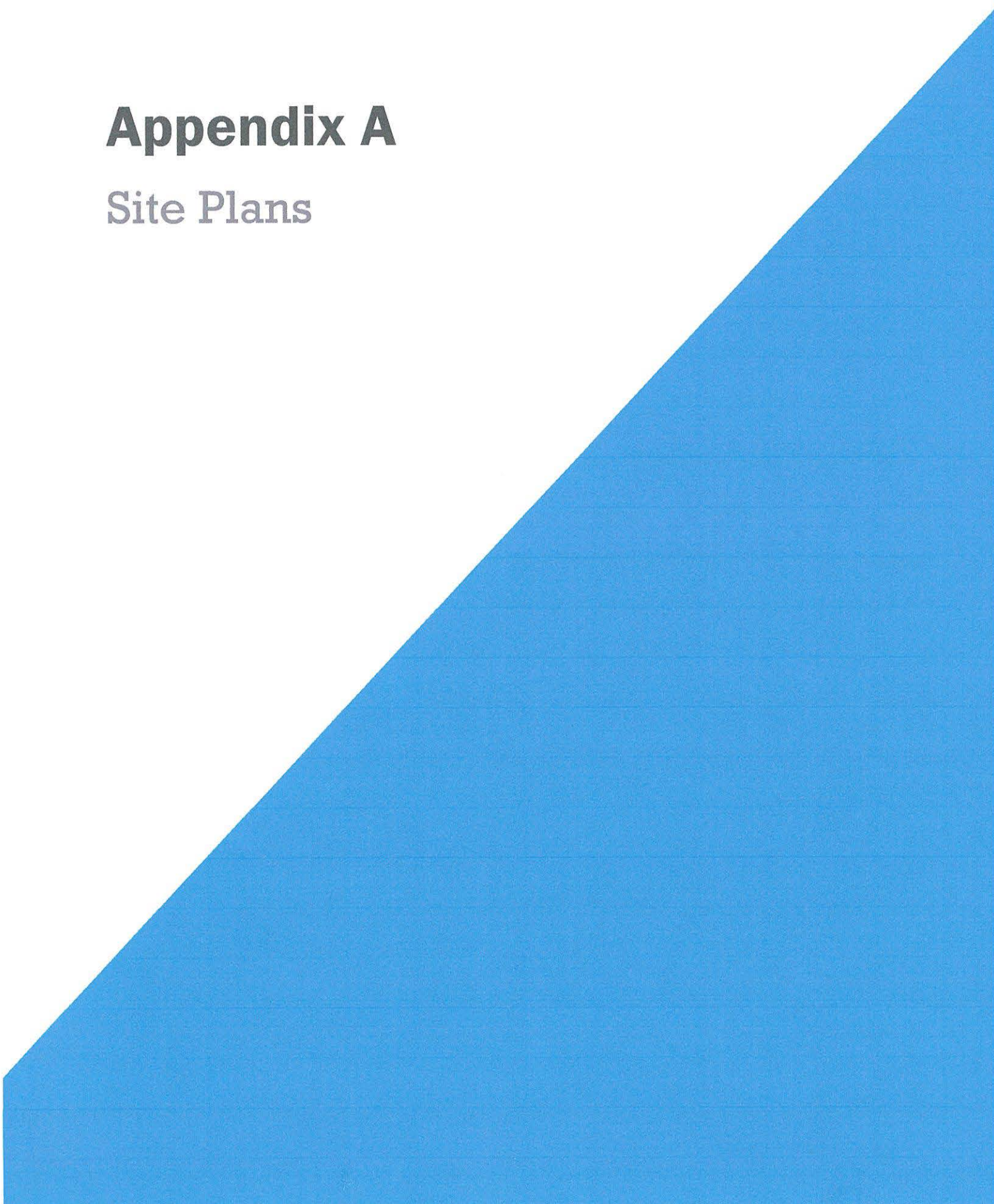
6. References

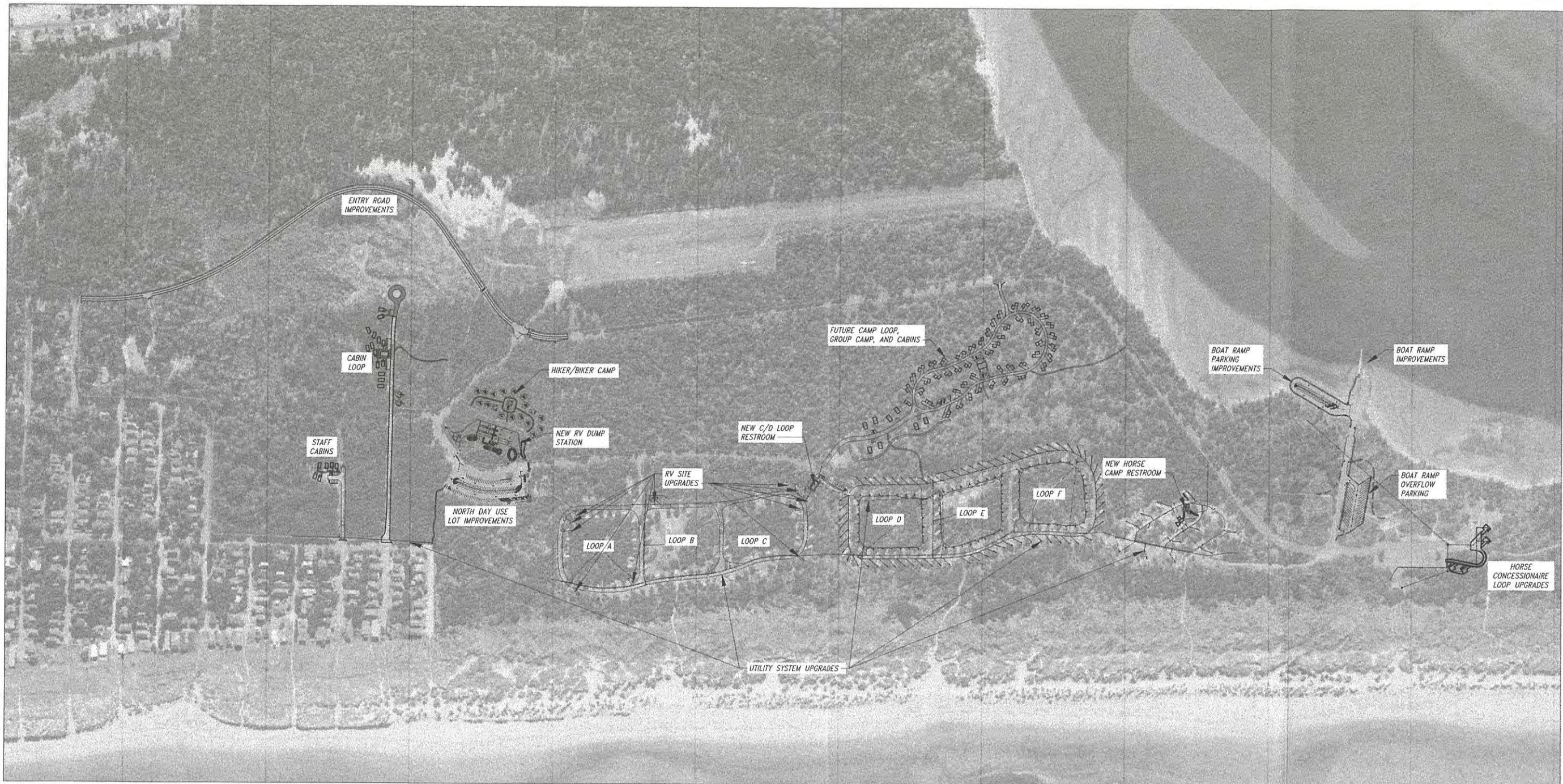
OPRD (Oregon Parks and Recreation Department). Nehalem Bay State Park Master Plan. 2009. Accessed January 17, 2024. <https://www.oregon.gov/oprd/PRP/Documents/PLA-Adopted-Nehalem-Bay-2009.pdf>.

Tillamook County. 2024. Tillamook County Comprehensive Plan. Accessed January 17, 2024. <https://www.tillamookcounty.gov/commdev/page/comprehensive-plan>.

Appendix A

Site Plans





PROJECT MAP
1" = 600'



REVISION	DATE	BY

APPROVED BY: RWR	CHECKED BY: SPP	DESIGNED BY: COL	DRAWN BY: MLH	DATE: 03/07/2024
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PARK PROJECT MAP
CONDITIONAL USE PERMIT APPLICATION
NEHALEM BAY STATE PARK
OREGON PARKS AND RECREATION DEPARTMENT

SHEET:	1
OPRIS#:	CONTRACT #: 9155

CABIN LOOP SITE PLAN



FIELD VERIFY ALL LOCATIONS.
 ALL DIMENSIONS SHOWN ARE APPROXIMATE. ACTUAL LOCATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR PRIOR TO CONSTRUCTION.



CABIN LOOP SITE PLAN
 CONDITIONAL USE PERMIT APPLICATION
 NEHALEM BAY STATE PARK

OREGON PARKS AND RECREATION DEPARTMENT

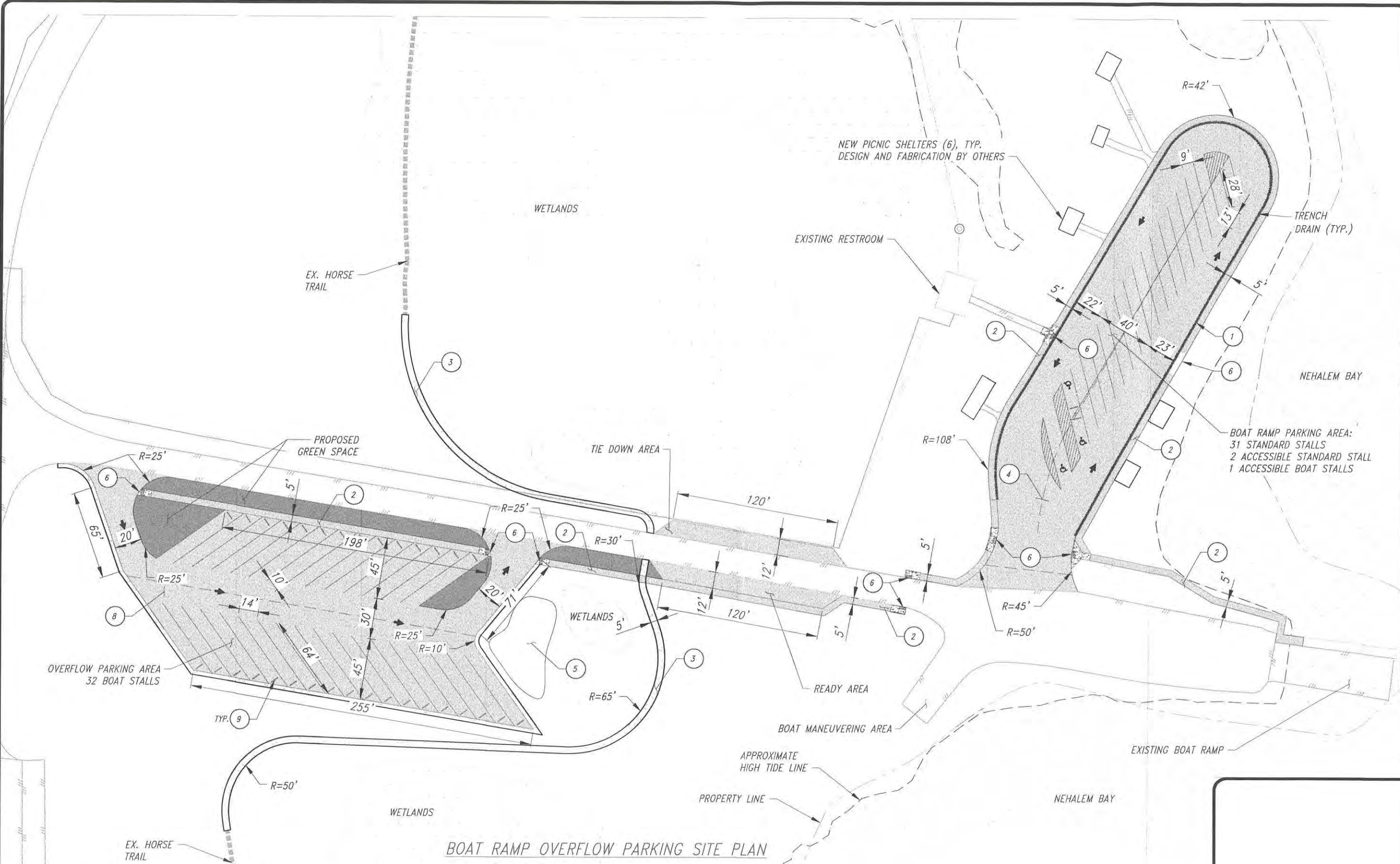


APPROVED BY RWR
 CHECKED BY SPR
 DESIGNED BY CJA
 DRAWN BY MLH DATE 03/14/2024

REVISION	DATE	BY

SHEET: 2
 CONTRACT #: 9135

3/26/2024 9:22 AM - U:\Bentl\Projects\Clients\4011-Oregon Park & Rec Dept\297-4011-016 Nehalem Bay\Jpjr\Proc\Des\99\Site\CADD\EXHIBITS\20240326-EXH-1-LandUse\Figure-BoatRamp.dwg - Mark Henry



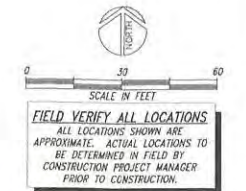
BOAT RAMP OVERFLOW PARKING SITE PLAN

- SHEET NOTES**
1. ROUTES DESIGNATED AS ACCESSIBLE ROUTES SHALL COMPLY WITH SECTION 1017 OF THE ADA ACCESSIBILITY STANDARDS.
 2. EXISTING LINWORK IS BASED ON AVAILABLE GIS AND LIDAR DATA. ADDITIONAL SURVEY WILL BE COORDINATED FOLLOWING THIS SUBMITTAL.

- CONSTRUCTION NOTES**
1. CONSTRUCT STANDARD CURB
 2. CONSTRUCT ASPHALT PATH
 3. CONSTRUCT 8" THICK 3/4"-0" COMPACTED GRAVEL PATH
 4. CONSTRUCT ASPHALT PAVING SECTION

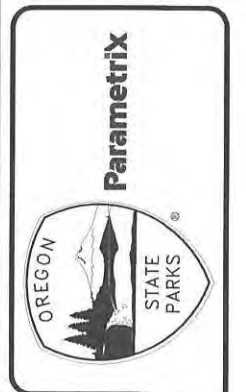
- LEGEND**
6. CONSTRUCT ADA-COMPLIANT CURB RAMP WITH TRUNCATED DOMES PER ODOT STD. DWG. RD759 (GRADING DETAILS TO BE PROVIDED WITH NEXT SUBMITTAL)
 7. NOT USED
 8. CONSTRUCT ASPHALT PAVING SECTION
 9. INSTALL PRECAST CONCRETE WHEEL STOP

- LEGEND**
- NEW ASPHALT
 - EX. WETLAND/MARSHLAND AREA
 - PROPOSED GREEN SPACE, SEE LANDSCAPE PLANS FOR DETAILS



REVISION	DATE	BY

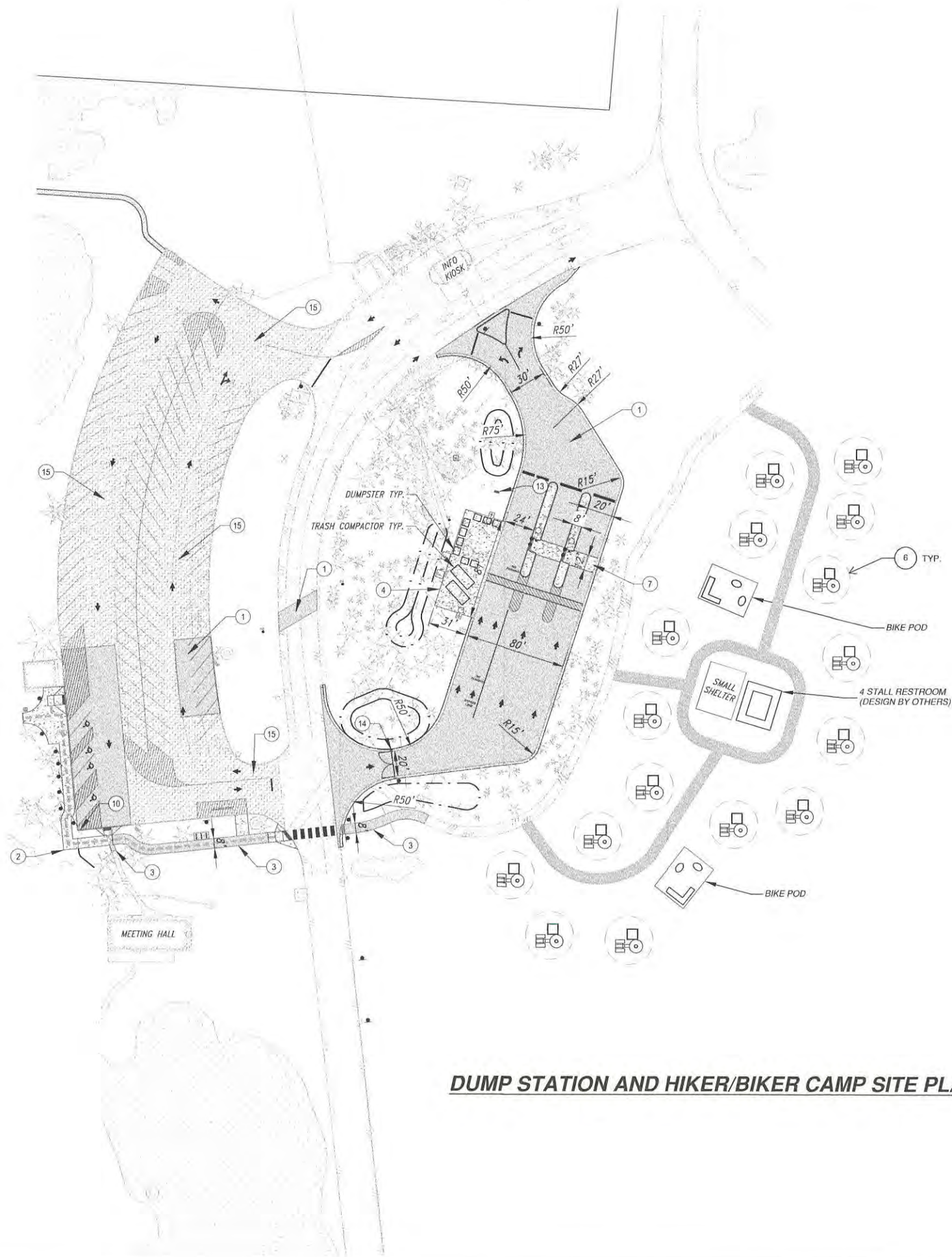
APPROVED BY: RWR	CHECKED BY: SPP	DESIGNED BY: CJA	DRAWN BY: MLH	DATE: 03/14/2024
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BOAT RAMP OVERFLOW PARKING SITE PLAN
 CONDITIONAL USE PERMIT APPLICATION
 NEHALEM BAY STATE PARK
 OREGON PARKS AND RECREATION DEPARTMENT

SHEET: 3
OPRIS#: CONTRACT #: 9155

11/21/2023 7:59 PM - U:\Bando\Projects\Clients\4011-016 NehalemBay\Upgr\Proj\Des\99\99\DWG-SP-415-SHEETS\C3-0 SITE PLAN - DUMP STATION & TENT LOOP.dwg - Scott Rankin



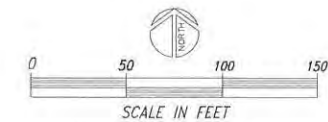
DUMP STATION AND HIKER/BIKER CAMP SITE PLAN

SHEET NOTES

- BIKE PODS SHALL INCLUDE 8 LOCKERS WITH USB CHARGING PORTS, OVERHEAD SHELTER, SITTING AREAS, BIKE REPAIR STAND, INFO KIOSKS, AT LEAST ONE U-SHAPED BIKE RACK, AND YARD HYDRANT
- RESTROOM FACILITY TO INCLUDE 4 UNISEX STALLS AND SHALL BE HEATED TO PREVENT FREEZING
- PARKING STALLS SHALL BE A MINIMUM OF 19' LONG FOR STALLS ANGLED 30-60 DEGREES PER OPRD ACCESSIBILITY DESIGN GUIDELINES
- ACCESSIBLE PARKING AREAS INCLUDING STALLS, SIGNAGE, ACCESS AISLES, RAMP, ETC. SHALL MEET THE REQUIREMENTS OF THE OREGON TRANSPORTATION COMMISSION'S STANDARDS FOR ACCESSIBLE PARKING SPACES AND THE OPRD ACCESSIBILITY DESIGN STANDARDS

CONSTRUCTION NOTES

- CONSTRUCT 2" THICK, ACP WEARING COURSE, 2" THICK ACP BASE COURSE ON 11" AGGREGATE BASE AND NON-WOVEN SUBGRADE GEOTEXTILE IN ACCORDANCE WITH GEOTECHNICAL RECOMMENDATIONS WITH 2" GRAVEL SHOULDERS
- CONSTRUCT 6" THICK CONCRETE SIDEWALK ON 8" AGGREGATE BASE WITH NON-WOVEN GEOTEXTILE (DESIGN TO BE CONFIRMED WITH GEOTECH)
- CONSTRUCT 3" THICK ASPHALT PATH ON 6" AGGREGATE BASE WITH NON-WOVEN GEOTEXTILE (DESIGN TO BE CONFIRMED WITH GEOTECH)
- CONSTRUCT 8" THICK 6,000 PSI REINFORCED CONCRETE SLAB FOR GARBAGE DISPOSAL AREA
- CONSTRUCT COMPACTED GRAVEL
- CONSTRUCT HIKER/BIKER CAMPSITE C/W 12X12 RAISED TENT PAD, BIKE RACK, METAL FIRE PIT, AND PICNIC TABLE
- CONSTRUCT RV DUMP STATION C/W CONCRETE PAD, RAISED CONCRETE ISLANDS, VEHICLE WASHOUT STATION, LIGHTING, AND COVERED SANITARY WASTE DISPOSAL HOOKUP
- INSTALL 10' SPAN BY 8" CLEAR WIDTH PEDESTRIAN BRIDGE (DESIGNED BY OTHERS) C/W ABUTMENTS (DESIGNED BY OTHERS)
- INSTALL TRAIL SEATING AREA C/W 6' LONG BENCH (DESIGNED BY OTHERS) IN ACCORDANCE WITH SECTION 2.2.3 OF OPRD ACCESSIBILITY DESIGN STANDARDS
- INSTALL 2" WIDE CURB CUT
- 30'X40' AREA RESERVED FOR SMALL SHELTER, INSTALL SMALL SHELTER (DESIGNED BY OTHERS) C/W A MINIMUM OF FOUR (4) PICNIC TABLES
- INSTALL SPLIT RAIL FENCE
- INSTALL MIN. 43"LX18"WX6"T CONCRETE PAD FOR REDUCED PRESSURE BACKFLOW ASSEMBLY ENCLOSURE
- INSTALL GATE
- CRACK SEAL AND SEAL COAT EXISTING PAVEMENT
- CONSTRUCT TENT CAMPSITE C/W 16X16 RAISED TENT PAD, METAL FIRE PIT, AND PICNIC TABLE
- INSTALL SALVAGED BIKE POD C/W LOCKERS, LOW VOLTAGE LIGHTING AND CONTROL, SHELTER BENCH, YARD HYDRANT AND REPAIR STATIONS
- INSTALL NEW BIKE POD (DESIGN BY OTHERS)
- CONSTRUCT 4-STALL RESTROOM (DESIGN BY OTHERS)
- CONSTRUCT 4-STALL RESTROOM (DESIGN BY OTHERS)



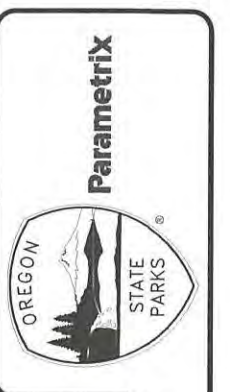
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ALL LOCATIONS SHOWN ARE APPROXIMATE. ACTUAL LOCATIONS TO BE DETERMINED IN FIELD BY CONSTRUCTION PROJECT MANAGER PRIOR TO CONSTRUCTION.

DESIGN DEVELOPMENT

**PRELIMINARY
NOT FOR
CONSTRUCTION**

REVISION	DATE	BY

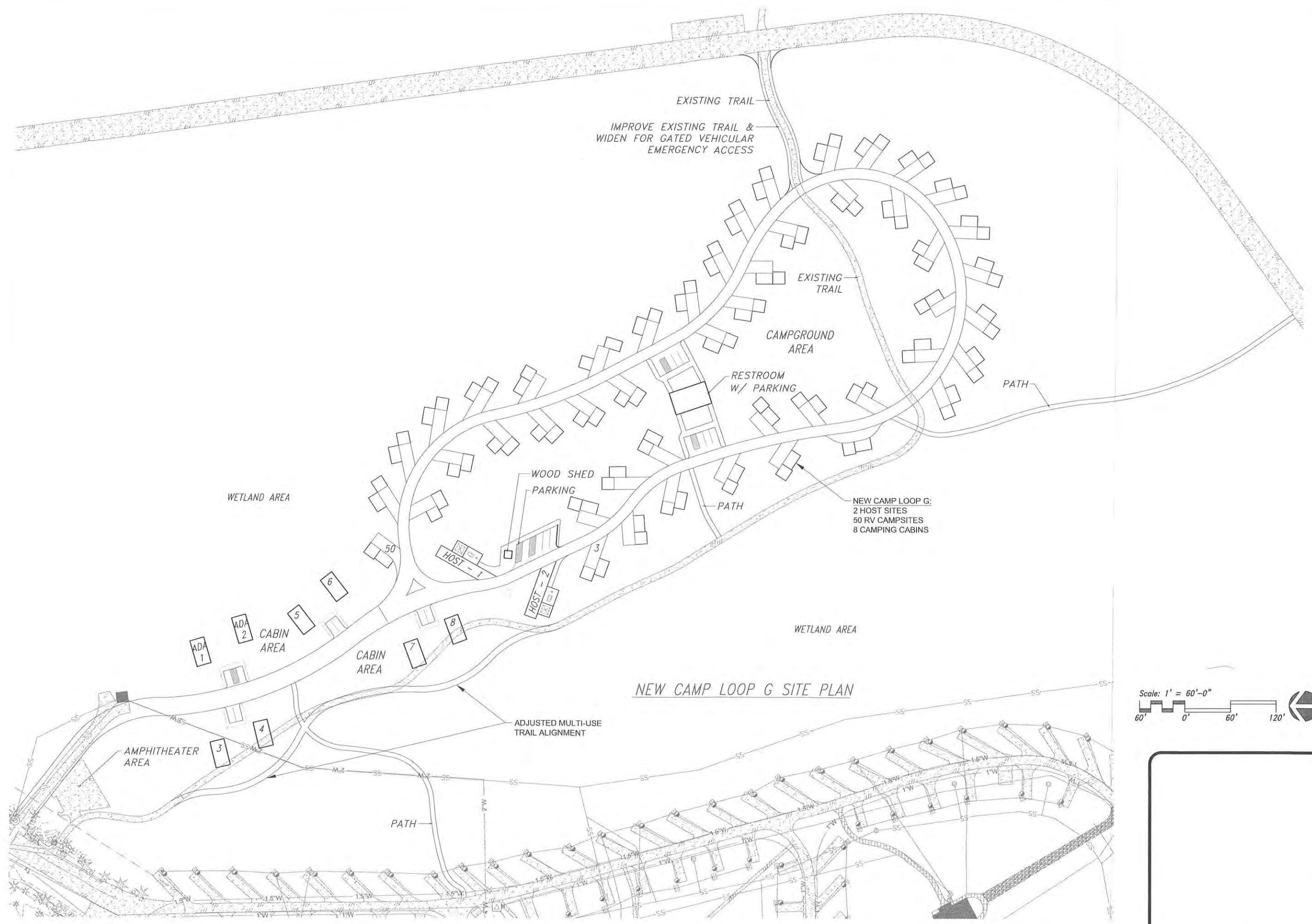
APPROVED BY: RWR.	CHECKED BY: SPR.	DESIGNED BY: MLH.	DATE: 11/20/2023
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DUMP STATION AND HIKER/BIKER CAMP SITE PLAN
CONDITIONAL USE PERMIT APPLICATION
NEHALEM BAY STATE PARK
OREGON PARKS AND RECREATION DEPARTMENT

SHEET: 4
OPRS#: CONTRACT #: 9155

3/26/2024 1:20 PM - U:\Bona Projects\Clients\W011-Oregon Park & Rec Dept\297-4011-016 Nehalem Bay\UgtrProj\Des\89 Sites\CADD\EXHIBITS\2024\02\26-EXH-LandUseFigure-CampLoopG.dwg - Mark Henry



EXISTING TRAIL
IMPROVE EXISTING TRAIL &
WIDEN FOR GATED VEHICULAR
EMERGENCY ACCESS

EXISTING TRAIL
CAMPGROUND
AREA

RESTROOM
W/ PARKING

NEW CAMP LOOP G:
2 HOST SITES
50 RV CAMPSITES
8 CAMPING CABINS

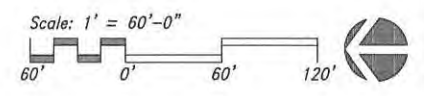
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WETLAND AREA

NEW CAMP LOOP G SITE PLAN

AMPHITHEATER
AREA

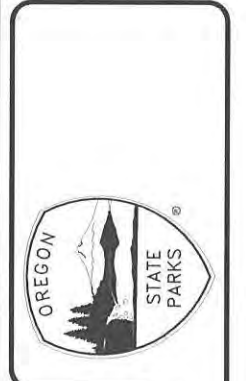
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TRAIL ALIGNMENT



REVISION	DATE	BY

APPROVED BY	CHECKED BY	DESIGNED BY	DRAWN BY

03/07/24
DATE

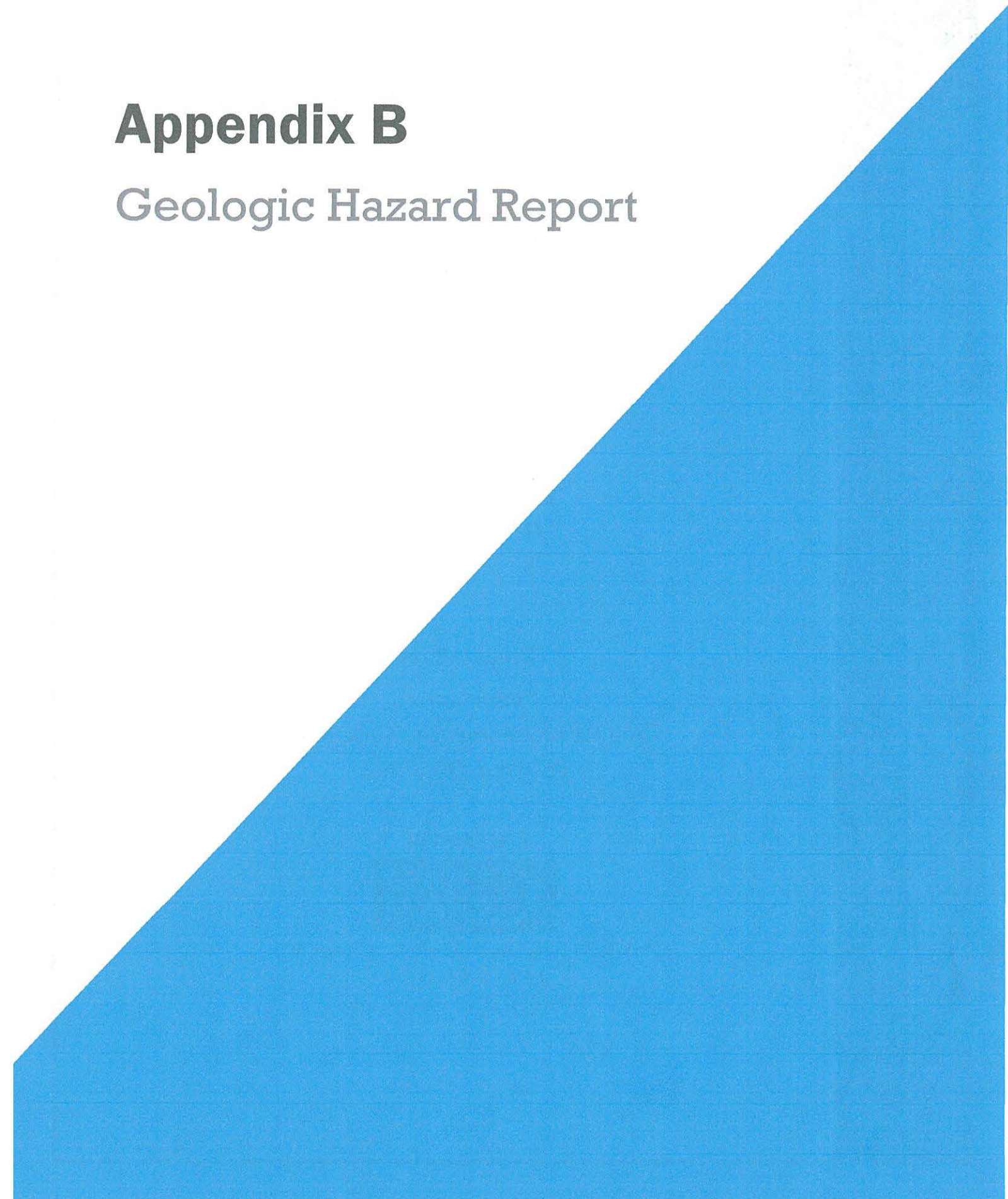


NEW CAMP LOOP G SITE PLAN
CONDITIONAL USE PERMIT APPLICATION
NEHALEM BAY STATE PARK
OREGON PARKS AND RECREATION DEPARTMENT

SHEET:	5
HUB #:	CONTRACT #: 9155

Appendix B

Geologic Hazard Report



Geologic Hazard Report

GO Bond Nehalem Bay State Park Projects

Tillamook County, Oregon

January 17, 2023
(ISSUED 3/16/2023)

Prepared for
Parametrix
700 NE Multnomah St., Suite 1000,
Portland, OR 97232

Prepared by



16520 SW Upper Boones Ferry Road, Suite 100
Tigard, OR 97224-7661
(503) 641-3478 | www.gri.com

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FIGURES

- Figure 1: Vicinity Map
- Figure 2: Site Plan
- Figure 3: Geologic Hazard Map

1 INTRODUCTION

As requested, GRI has prepared this Geologic Hazard Report for proposed improvements at Nehalem Bay State Park, Tillamook County, Oregon (Vicinity Map, Figure 1). GRI's understanding of the proposed project elements is discussed in Section 2 below. The project area is mapped within a tsunami hazard area, and the Tillamook County Land and Use Ordinance (TCLUO) Section 4.130(1), Geological Hazard Areas requires an evaluation of the geologic hazards at the site. The purpose of our work was to conduct an evaluation of the project area for geological hazards and geotechnical conditions that could affect the feasibility of the project. Our services included review of available subsurface information for the site area, review of published geologic literature, site reconnaissance, and preparation of a geologic hazards report that will be used to accompany a Tillamook County geologic hazard permit application.

2 PROJECT DESCRIPTION

The Oregon Parks and Recreation Department (OPRD) is considering upgrades to the Nehalem Bay State Park in Tillamook County, Oregon. The potential improvements developed by OPRD are shown on the Site Plan, Figure 2.

As outlined in GRI's scope of work (SOW) for the project, GRI completed preliminary geotechnical, geologic, and pavement investigations to provide preliminary conclusions and recommendations for development of new staff housing, upgrading electrical utilities to Camp Loops D-F, upgrading water and sewer service to Camp Loops A-F (including restrooms), adding a new restroom between Camp Loops C and D, adding a new tent camping area near the Equestrian Loop, adding a new restroom and expanding water distribution at the Equestrian Loop, adding a Cabin Loop with a new restroom, relocating the dump station, relocating the hiker/biker camp in, renovating the Boat Ramp and parking area, adding an overflow parking lot for boat trailers, connecting the day use restroom to the site sewer system, and extending utilities to the concessionaire camp sites.

3 SITE DESCRIPTION

3.1 Site Conditions

The site is located on the Nehalem spit along the Oregon coastline with the Pacific Ocean south of the town of Manzanita Oregon. The site is at an elevation of about 40 feet near the northern portion of the site to just above sea level near the southern portion of the site. All elevations in this report reference the North American Vertical Datum of 1988 (NAVD 88).

The proposed project area includes partially and heavily vegetated sand dunes, including heavily forested areas with dense groves of Lodgepole pine trees and coastal grasses and shrubs. The developed portion of the park includes campgrounds improved for

recreational vehicle use, multiple bathroom facilities, a meeting hall, playground areas, day use area, several parking lots, a boat launch to Nehalem Bay, a ranger station/registration kiosk, an RV dump station, and maintenance and administrative facilities. An airstrip is located to the east of the main park development. There are several paved roadways throughout the developed portion of the park and a paved multi-use pathway looping around the airstrip to the east of the main campground area. South of the developed park area is a narrow north-south oriented sand spit which extends to the mouth of the Nehalem River at the confluence with the Pacific Ocean. The entire western boundary of the park includes a broad, windswept sandy beach fronting the Pacific Ocean.

The site is located between the beachfront of the Pacific Ocean and Nehalem Bay on a flat area between large sand dunes that have been stabilized by vegetation to the east and the beach face berm to the west. The ground slopes to the south at about 2° to the bay. Two small drainages cross the site discharging to Nehalem Bay.

3.2 Geology

Published geologic mapping indicates the site is mantled with Quaternary beach sand consisting of moderately well sorted, fine- to medium-grained beach sand and well sorted, cross bedded fine-grained sand comprising active and inactive dune ridges. Locally includes basalt gravel and boulder deposits derived from rocky headlands and fine fluvial and lacustrine mud and sand behind coastal dune ridges. Underlying the beach deposits are lower Miocene and Oligocene bioturbated thick bedded to massive marine tuffaceous siltstones containing abundant white tuff beds, calcareous concretions, and sparse thin sandstones. The Alsea Formation rests unconformably on the Nestucca Formation, a thin bedded, laminated dark gray tuffaceous mudstone with fine- to coarse-grained, sandstone interbeds (Wells et al., 1994).

The site is located approximately 3 miles south of Neahkahnie Mountain in the Coast Range physiographic province. Approximately 21 miles to the west is the Cascadia Subduction Zone (CSZ), an active plate boundary along which remnants of the Farallon plate (the Gorda, Juan de Fuca, and Explorer plates) are being subducted beneath the western edge of the North American plate. The subduction zone is a broad, eastward-dipping zone of contact between the upper portion of the subducting slabs of the Gorda, Juan de Fuca, and Explorer plates and the over-riding North American plate. The plates move about 1.5 inches per year but can lock in place to increase stress over time. A sudden release of the accumulated energy violently generates an earthquake.

Locally, hillsides around the project site have formed in marine sedimentary rock and include northwest trending normal faults and associated folds. Faults have not been mapped across the site. Quaternary faults are those that have been recognized at the

surface and exhibit measured displacement in the past 1,600,000 years. Information regarding the continuity and potential activity of these faults is lacking, due largely to the scale at which geologic mapping in the area has been conducted and the lack of detailed seismogenic studies. Other faults may be present within the project area, but clear stratigraphic offset and/or geophysical evidence regarding their location and extent is not presently available.

4 GEOLOGIC HAZARDS

4.1 Seismicity

The CSZ is the dominant tectonic feature in western Oregon and various lines of geologic evidence indicate the CSZ has produced megathrust earthquakes (Atwater, et al., 1995). Megathrust earthquakes occur when the fault between the tectonic oceanic plate subducting beneath the continental North American plate suddenly slips. Offshore, subduction causes a deformation zone along the western edge of the accretionary wedge complex, strike-slip faulting in the North America plate, and a zone of folding extending from the coast westward. Onshore, the major tectonic elements associated with the subduction zone include the accretionary wedge complex of the Oregon Coast Range, deformed forearc basin (Willamette Valley), a volcanic arc complex (the Cascade Range), and a backarc region east of the Cascade Mountains.

The area is located in a zone of low historical seismicity, and records of earthquakes felt in the vicinity of the site are limited. There is no historical record of earthquakes of magnitudes greater than magnitude 3.0 within a 50-kilometer (km) radius of the site in the Advanced National Seismic System (ANSS) database.

The three closest Quaternary faults are the CSZ (21 miles west), the Tillamook Bay fault zone (13 miles south), and the Gales Creek Fault zone (20 miles northeast) of the site. The CSZ, a megathrust fault, has the greatest potential maximum moment magnitude (M_w) of 8.3-9.2. The maximum M_w of the other faults likely range from 6.3 to 7.7.

The site has the potential to be subject to experience significant ground motion and shaking during an earthquake.

4.2 Soil Liquefaction

Field and laboratory studies have demonstrated that if saturated, loose to medium-dense sands and some softer, low plasticity, fine-grained soils, such as sandy silts, are subject to cyclic shear stresses of a sufficient magnitude and duration, an increase in pore water pressure can result. As pore water pressure increases, the effective stress in the soil mass below the groundwater level decreases, which results in a corresponding loss of shear strength in the saturated material. The limiting case being if the pore water pressure ratio

approaches 100%, the material will lose most of its shear strength and deform as a viscous fluid (complete liquefaction). The areas at highest risk for liquefaction are the saturated, loose portions of the fills and encountered to depths of about 15 feet and to depths of about 25 feet.

The site is located on loose unconsolidated sands that are likely saturated throughout the year. The site is in an area of high liquefaction potential and the potential for differential ground settlement is high.

Lateral spreading involves lateral displacement of large, surficial blocks of soil as a result of liquefaction of a saturated surface layer and can develop in gentle slopes and move toward a free face, such as a river channel. Displacement occurs in response to the combination of gravitational forces and inertial forces generated by an earthquake. Where a free face exists, the loose saturated fill soils may be susceptible to lateral spreading.

Areas within about 100 feet of the bay may be subject to lateral spreading. The boat ramp, access road, and parking areas have the potential to be damaged from lateral spreading following a significant earthquake.

4.3 Subsidence

Modeling of megathrust earthquake ruptures on the CSZ indicates sequences of interseismic uplift and coseismic coastal subsidence. The predictions for coastal subsidence are locally constrained by features such as submerged trees and buried intertidal marshes interpreted to be associated with the 1700 CSZ earthquake. The subsidence information indicates the largest coastal subsidence of up to 6 feet occurred in Northern Oregon and Southern Washington.

The site could be subject to coastal subsidence of up to 6 feet (Witter et al. 2011).

4.4 Tsunamis

The west coast of the United States has historically been subject to minor inundation from tsunamis generated by distant earthquakes in South America, Alaska, and Japan. Observations made around the Indian Ocean following the 2004 megathrust Sumatran earthquake, and the 2011 Tohoku Earthquake in Japan indicate a tsunami generated by a megathrust earthquake on the CSZ will present the greatest tsunami inundation risk at the site. Additionally, local crustal faults rupturing at the ground surface and large landslides into Nehalem Bay, or the Pacific Ocean could generate significant tsunamis.

DOGAMI produced tsunami hazard maps for tsunami generated by a megathrust earthquake on the CSZ (Madin and Burns, 2013) as shown on the Geologic Hazard Map,

Figure 3. The site is located in an area that could be subject to inundation by a tsunami generated by smaller, more frequent earthquakes.

4.5 Landslides

The type and occurrence of landslides in the vicinity of project was evaluated using information gathered through review of geologic maps and literature, aerial photography, lidar elevation data, and Statewide Landslide Information Database for Oregon (SLIDO). Landslides were identified on the hillslopes above the town of Manzanita and Bayside Garden, Oregon.

Landslide deposits were not identified at the project site and landslides identified in the vicinity do not appear to threaten the site. Landslide susceptibility is moderate to high in areas of the leeward side of sand dunes where slopes are steep.

4.6 Shoreline Erosion and Sea Level Rise

Coastal erosion occurs when local sea level rise, strong wave action, and coastal flooding break down rocks and carry away sands along the beach bluffs. Waves, currents, tides, and storms are constantly affecting beaches and headlands, causing erosion, landslides, and flooding. Floods occur when low-lying areas such as small dunes, river inlets, and sand spits are filled with water from large amounts of rainfall and higher than normal tides. Sea level has been estimated to continue to increase and is projected to rise by approximately 7.5 feet greater than current sea level by the year 2100.

Beach erosion hazard areas are identified west of the site along the beach face berm. The site is within the Rockaway Littoral cell and studies indicate shoreline change, such as accretion in the northern portion of the cell and erosion from the mouth of Nehalem Bay to the south (Ruggiero 2013).

5 SUBSURFACE CONDITIONS

5.1 General

Subsurface materials and conditions at the site were investigated by GRI between November 9 and 10, 2022 with two geotechnical machine-drilled borings, designated B-1 and B-2, and 11 geotechnical test pits, designated G-TP-1 through G-TP-11. The machine-drilled borings completed for the geotechnical investigation were advanced to a depth of 101 feet. The test pits completed for the geotechnical investigation were excavated to depths between 3.5 feet and 8 feet. The results of the geotechnical investigation can be found in the GRI geotechnical report.

The materials disclosed by the drilled borings include a sandy fill material, fine-grained sand from beach and dune sand deposits, and sandy gravel with cobbles deposited by the Nehalem River.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 General

Geologic hazards that affect the site include beach, dune, and bluff erosion, earthquakes, and flooding of low-lying areas during major storms and in a tsunami.

6.2 Seismicity

The ground motion and shaking produced at the site from an earthquake have the potential to significantly impact park infrastructure. Damage to site structures following a significant earthquake may consist of differential settlement leading to pavement and sidewalk cracking, damage to underground utilities, and cracking of rigid cement walls of proposed bathroom facilities. Extreme ground shaking may cause buildings to collapse. Based on the subsurface conditions disclosed by borings B-1 and B-2 completed to a maximum depth of about 101 feet below existing site grades, and in accordance with Section 20.4 of ASCE 7-16, the site is classified as Site Class D, or a stiff-soil site, based on the average SPT N-values in upper 100 feet of the soil profile.

Based on fault mapping conducted by the USGS, no crustal faults are present within about 10 miles of the site. Unless occurring on a previously unmapped or unknown fault, the risk of fault rupture at the site is low.

6.3 Soil Liquefaction

After liquefaction is triggered from an earthquake, there is an increased risk of settlement, loss of bearing capacity, and lateral spreading, particularly along waterfront areas. Liquefaction-induced settlement occurs as the elevated pore-water pressures dissipate and the soil consolidates after the earthquake. The site is likely to be subject to liquefaction and the resulting differential settlement during strong ground shaking.

6.4 Subsidence

Ground subsidence at the site has been estimated to be on the order of 6 feet. Ground subsidence may lead to more frequent and damaging flooding of the site during high water events. The site may be subject to ocean wave energy and substantial erosion to foundations of site infrastructure.

6.5 Tsunamis

Wave heights of tsunamis in the Pacific Ocean have reached up to 45 feet above the shoreline near the earthquake source. DOGAMI estimates the site would be submerged by a tsunami following a magnitude 9.0 CSZ earthquake (Madin and Burns, 2013).

6.6 Landslides

Landslide deposits have not been identified on the site. A high to moderate landslide susceptibility has been identified on the leeward face of steep dunes. Currently proposed project design does not appear to be affected by steep slopes or potential landslide areas.

6.7 Shoreline Erosion and Sea Level Rise

Sea level rise has the potential to increase erosion and eventually threaten to submerge the site over the next 100 years.

7 SUMMARY

Based on the information reviewed as part of this report, and our understanding of the current project design, in our opinion, the proposed improvements are feasible from the standpoint of geologic hazards, and the proposed improvements will not increase geologic hazards to the site or adjacent properties.

8 LIMITATIONS

This report has been prepared to aid the project team in the design and permitting of this project. The scope is limited to the specific project and location described herein, and our description of the project represents our understanding of the significant aspects of the project relevant to geologic hazards. In the event any changes in the design and location of the project elements as outlined in this report are planned, we should be given the opportunity to review the changes and modify or reaffirm the conclusions and recommendations of this report in writing.

The conclusions and recommendations in this report are based on the information obtained from the sources discussed in this report. Variations in subsurface conditions exist between exploration locations. This report does not reflect variations that may occur between these explorations. The nature and extent of variation may not become evident until construction. If, during construction, subsurface conditions differ from those encountered in the explorations, we should be advised at once so we can observe and review these conditions and reconsider our recommendations where necessary.

Submitted for GRI,



George A. Freitag, CEG
Principal

A handwritten signature in black ink, appearing to read "Michael S. Marshall".

Michael S. Marshall, CEG
Senior Engineering Geologist

This document has been submitted electronically.

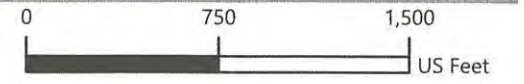
9 REFERENCES

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GRI PARAMETRIX.
 GO BOND NEHALEM BAY STATE PARK
 PROJECTS

VICINITY MAP

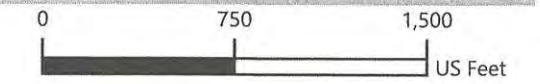


GRI PARAMETRIX.
GO BOND NEHALEM BAY STATE PARK
PROJECTS

SITE MAP



- Statutory Tsunami Inundation Line
- Very High (Active) Hazard Zone
- High Hazard Zone
- Moderate Hazard Zone
- Low Hazard Zone

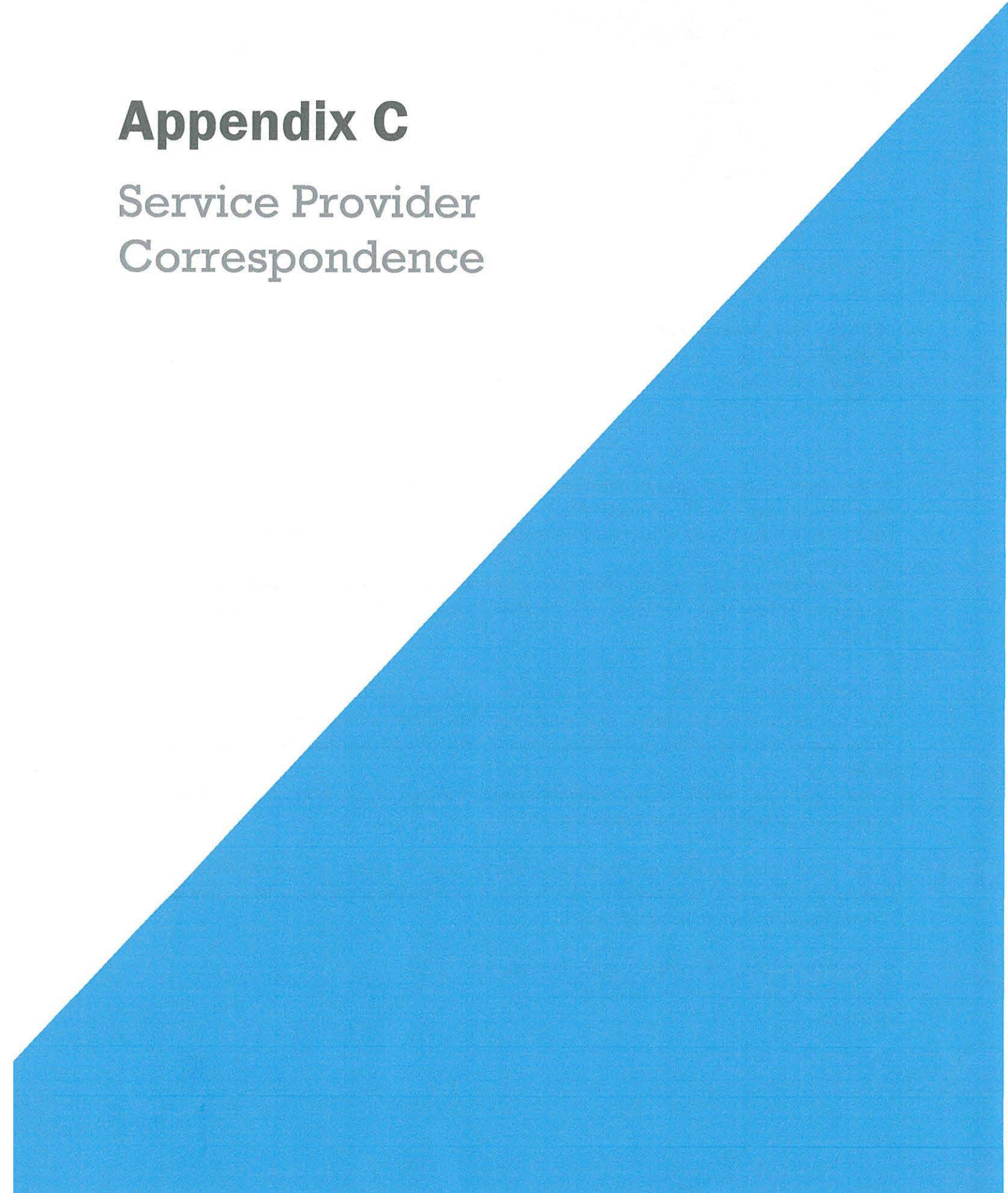


GRI PARAMETRIX.
GO BOND NEHALEM BAY STATE PARK
PROJECTS

GEOLOGIC HAZARD MAP

Appendix C

Service Provider Correspondence



From: [JOHNSON Tracy * OPRD](#)
To: [Gregory Cickavage](#); [Cassandra Dobson](#)
Cc: [Jennifer Hughes](#); [Ryan Rudnick](#)
Subject: RE: EXTERNAL: RE: EXTERNAL: RE: EXTERNAL: Nehalem Bay State Park Improvements Discussion
Date: Monday, December 11, 2023 3:04:32 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Thanks Gregory!

These are very helpful.



Tracy Johnson, PLA | Senior Project Manager

OPRD | Central Park Services – Park Improvement, Engineering Division
971.283.6805

From: Gregory Cickavage <gregory.cickavage@tillamookcounty.gov>
Sent: Monday, December 11, 2023 2:54 PM
To: JOHNSON Tracy * OPRD <Tracy.JOHNSON@opr.oregon.gov>; Cassandra Dobson <CDobson@parametrix.com>
Cc: Jennifer Hughes <JHughes@parametrix.com>; Ryan Rudnick <RRudnick@parametrix.com>
Subject: RE: EXTERNAL: RE: EXTERNAL: RE: EXTERNAL: Nehalem Bay State Park Improvements Discussion

You don't often get email from gregory.cickavage@tillamookcounty.gov. [Learn why this is important](#)

Does the park have its own water supply, or do you use City of Manzanita water?

Either way we will require a signed utility permit with sketch of work to be done within County right-of-way.

If working with City, we will require the permit signed by Manzanita Public Works, if it is your own water, then someone from SP is required to sign off.

There should not be anything needed for paving your entrance. If you plan to pave within County right-of-way, we would like to have a non-utility permit submitted with a sketch to let us know where the work is being done in the right-of-way.

I have attached both utility and non-utility applications.

Please let me know if you have any questions.

Thank you.



Gregory A. Cickavage | Engineering Technician II
TILLAMOOK COUNTY | Public Works
503 Marolf Loop Road
Tillamook, OR. 97141
Phone (503) 842-3419
gregory.cickavage@tillamookcounty.gov

From: JOHNSON Tracy * OPRD <Tracy.JOHNSON@opr.d.oregon.gov>
Sent: Monday, December 11, 2023 2:37 PM
To: Gregory Cickavage <gregory.cickavage@tillamookcounty.gov>; Cassandra Dobson <CDobson@parametrix.com>
Cc: Jennifer Hughes <JHughes@parametrix.com>; Ryan Rudnick <RRudnick@parametrix.com>
Subject: EXTERNAL: RE: EXTERNAL: RE: EXTERNAL: Nehalem Bay State Park Improvements Discussion

[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 Gregory,

There are two projects that may occur in or near the County Right of way.

- The existing Park water main is adjacent to Necarney Boulevard, likely within the right-of-way. We will be completing utility upgrades and are planning to move the water meter closer to the park, and replace the water main because it is old and composed of various pipe materials. This work will likely be all or part in the Necarney ROW.
- We are planning to repave the park road from the entrance at Garey. This may not involve much work other than demolition and repaving the existing park entrance/driveway.

Neither of these projects require land use approval, but we may need ROW permits for the work. The projects we are including in the land use application are all conditional uses that could be added to the park and are entirely within the park boundary: boat ramp renovation, additional boat ramp parking, additional camping loop, new camping cabins, relocated dump station, relocate hiker/biker camp, add tent camping area.

Please let us know if you have any additional questions.

Thanks,



Tracy Johnson, PLA | Senior Project Manager

OPRD | Central Park Services – Park Improvement, Engineering Division
971.283.6805

From: Gregory Cickavage <gregory.cickavage@tillamookcounty.gov>
Sent: Monday, December 11, 2023 8:44 AM
To: JOHNSON Tracy * OPRD <Tracy.JOHNSON@opr.oregon.gov>; Cassandra Dobson <CDobson@parametrix.com>
Cc: Jennifer Hughes <JHughes@parametrix.com>; Ryan Rudnick <RRudnick@parametrix.com>
Subject: RE: EXTERNAL: RE: EXTERNAL: Nehalem Bay State Park Improvements Discussion

You don't often get email from gregory.cickavage@tillamookcounty.gov. [Learn why this is important](#)
Are any of the improvements going to be located within County right-of-way?
It would really help to know where the improvements will be located.



Gregory A. Cickavage | Engineering Technician II
TILLAMOOK COUNTY | Public Works
503 Marolf Loop Road
Tillamook, OR. 97141
Phone (503) 842-3419
gregory.cickavage@tillamookcounty.gov

From: JOHNSON Tracy * OPRD <Tracy.JOHNSON@opr.oregon.gov>
Sent: Monday, December 11, 2023 8:31 AM
To: Gregory Cickavage <gregory.cickavage@tillamookcounty.gov>; Cassandra Dobson <CDobson@parametrix.com>
Cc: Jennifer Hughes <JHughes@parametrix.com>; Ryan Rudnick <RRudnick@parametrix.com>
Subject: EXTERNAL: RE: EXTERNAL: Nehalem Bay State Park Improvements Discussion

[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 Gregory,

This is kind of a unique request. We are preparing to submit a land use application for a number of improvement projects at the park. We met with Community Development and they suggested we meet with you to confirm that the proposed improvements won't impact County roads serving the park.

Please let us know if this is something that you would like to discuss. If you don't think it's relevant an email response stating such is probably sufficient to provide with our application.

Thanks,



Tracy Johnson, PLA | Senior Project Manager

OPRD | Central Park Services – Park Improvement, Engineering Division
971.283.6805

From: Gregory Cickavage <gregory.cickavage@tillamookcounty.gov>
Sent: Friday, December 8, 2023 9:57 AM
To: Cassandra Dobson <CDobson@parametrix.com>
Cc: JOHNSON Tracy * OPRD <Tracy.JOHNSON@opr.oregon.gov>; Jennifer Hughes <JHughes@parametrix.com>; Ryan Rudnick <RRudnick@parametrix.com>
Subject: RE: EXTERNAL: Nehalem Bay State Park Improvements Discussion

You don't often get email from gregory.cickavage@tillamookcounty.gov. [Learn why this is important](#)

It would be helpful to know what and where you are working, if the improvements are not within County right-of-way, this office does not have jurisdiction.

You may have to talk to someone from the Department of Community Development.

Thank you.



Gregory A. Cickavage | Engineering Technician II
TILLAMOOK COUNTY | Public Works
503 Marolf Loop Road
Tillamook, OR. 97141
Phone (503) 842-3419
gregory.cickavage@tillamookcounty.gov

From: Cassandra Dobson <CDobson@parametrix.com>
Sent: Monday, December 4, 2023 3:18 PM
To: Gregory Cickavage <gregory.cickavage@tillamookcounty.gov>
Cc: JOHNSON Tracy OPRD <Tracy.JOHNSON@opr.oregon.gov>; Jennifer Hughes <JHughes@parametrix.com>; Ryan Rudnick <RRudnick@parametrix.com>
Subject: EXTERNAL: Nehalem Bay State Park Improvements Discussion

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

Good afternoon,

Parametrix is working with the Oregon Parks and Recreation Department on the design and permitting of proposed improvements at Nehalem Bay State Park. We are hoping that we can meet

with you to discuss the proposed improvements and any potential effects on Tillamook County facilities that serve the State Park.

Would you be the best person to meet with from Public Works for this discussion? If so, would you be available to meet for a call during any of the following times next week?

Monday, December 11:

- 1pm – 4pm

Tuesday, December 12:

- 3pm – 5pm

Thursday, December 14:

- 10am – 1pm

Thank you, we appreciate your time and assistance!

Cass

Parametrix

Cassandra Dobson

she/her

Planner III

[971-369-9520](tel:971-369-9520) | direct



From: [VYMAZAL Zdenek G](#)
 To: [Cassandra Dobson](#)
 Subject: RE: Nehalem Bay State Park Improvements ITE Codes
 Date: Thursday, January 11, 2024 11:01:15 AM
 Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Hello Cassandra,

After reviewing the new data for the proposed development (See attachment snipp), the number of peak trips will not increase to reach fifty (50) trips or more and average daily trip will not increase by five hundred (500) trips or more from the property's prior use as stated in OAR Ch734, Div51 (734-051-3020). It will not require the Change of Use and such you do not need a traffic study for this proposed development. However, because the proposed development will use local streets/ roads and is not connected directly to state highway, it is recommended to work with City of Manzanita (County?) on this and include them with you scoping/development work early.

Thank you
 Z

Zdenek "Z" Vymazal, PE, PLS
 Development Review Coordinator (Area 1)
 ODOT – Region 2
 455 Airport Rd. SE, Bldg. B
 Salem, OR 97301
 (971)-345-1318 Cell/Office
zdenek.vymazal@odot.oregon.gov
 Hours: 5:30 AM to 2:00 PM Monday – Friday

ITE Code	Land Use Description	Independent Variable	No. of Units	Avg Rate of Eq	Rates						Total Trips						In/Out Trips						
					Weekday			Weekend			Weekday			Weekend			Weekday			Weekend			
					Daily Rate	AM Peak Rate	PM Peak Rate	Daily Rate	Peak Rate	Peak Rate	Daily Trips	AM Peak Trips	PM Peak Trips	Daily Trips	Peak Trips	Peak Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out	Peak Trips In	Peak Trips Out	
416	Campground/RV Park	Acre(s)	21	Avg	0.48	0.07	0.21	2.61	0.22	0.11	1.96	0.28	76	2	11	190	27	1	1	6	5	16	12
420	Manna	Berths	32	Avg	2.41	0.07	0.21	2.61	0.22	0.11	1.96	0.28	76	2	11	190	27	1	1	6	5	16	12
411	Public Park	Acre(s)	96	Avg	0.78	0.02	0.11	1.96	0.28	0.11	0.28	0.11	76	2	11	190	27	1	1	6	5	16	12
Existing Use Totals												154	14	39	274	34	6	8	24	15	18	16	
Proposed Use Totals																							

CHANGE OF USE EVALUATION

From: VYMAZAL Zdenek G
 Sent: Tuesday, January 2, 2024 2:06 PM
 To: Cassandra Dobson <CDobson@parametrix.com>
 Subject: RE: Nehalem Bay State Park Improvements ITE Codes

Happy New Year to you Casandra too.
 Thank you

I and traffic people will look at your info and replay as soon as possible.
 Z

Zdenek "Z" Vymazal, PE, PLS
 Development Review Coordinator (Area 1)
 ODOT – Region 2
 455 Airport Rd. SE, Bldg. B
 Salem, OR 97301
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zdenek.vymazal@odot.oregon.gov
 Hours: 5:30 AM to 2:00 PM Monday – Friday

From: Cassandra Dobson <CDobson@parametrix.com>
 Sent: Tuesday, January 2, 2024 8:36 AM
 To: VYMAZAL Zdenek G <zdenek.g.vymazal@odot.oregon.gov>
 Cc: JOHNSON Tracy * OPRD <Tracy.JOHNSON@opr.oregon.gov>; Jennifer Hughes <JHughes@parametrix.com>; Ryan Rudnick <RRudnick@parametrix.com>
 Subject: Nehalem Bay State Park Improvements ITE Codes

You don't often get email from cdobson@parametrix.com. [Learn why this is important.](#)

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good morning Z, and Happy New Year!

Thank you again for taking the time to meet with us to discuss improvements to Nehalem Bay State Park. As discussed at that meeting, our team has looked into the ITE codes that we feel would best fit the proposed improvements. We would recommend use of the following ITE land use codes in peak hour trip generation calculations for the proposed park uses:

- **Campground/RV park (416)** for the proposed cabins and campsites, and trip generation based on either occupied campsites or acres
 - 68 occupied campsites (excluding 8 new hiker/biker sites, as there are inherently no vehicle trips associated with these campsites)
 - 6 new staff cabins (already permitted)
 - Up to 10 new cabins at cabin loop
 - Up to 12 new park & walk-in tent sites
 - Up to 40 new cabins/sites in future loop

- 21 acres new campground development
 - New camping/cabin loop +15 acres
 - New hiker/biker/tent +5 acres
 - Old hiker biker -1.5 acres
 - Alternate cabins +2 acres
 - Staff cabins +0.5 acres

21 acres new campground development

- **Marina (420) or Public Park (411)** for the 32 new boat ramp parking spaces proposed.
 - If using Marina (420) – 32 "berths" to represent the 32 boat trailer parking spaces
 - If using Public Park (411) – 96 "daily trail users", conservatively assuming an average of 3 boat ramp users for each of the 32 new parking spaces

Please let us know if you have any questions or would like to discuss further. Thank you again!

Cass

ParametriX

Cassandra Dobson

she/her

Planner III

971-369-9520 | direct





Nehalem Bay Wastewater Agency
SEWER AVAILABILITY

Date: December 15, 2022
To: Tillamook County Building Department (Fax#503-842-1819)

From: Nehalem Bay Wastewater Agency
RE: Sewer Availability

As an Agent of Nehalem Bay Wastewater Agency, I confirm that sewer is available to the following lot within our service area boundary:

3N 10 32 TL200

Nehalem Bay State Park

Owner of Record: Oregon State Parks and Recreation
Project Information: Renovation & Expansion of Campground

This letter shall not create a liability on the part of Nehalem Bay Wastewater Agency, or by an agent, or employee thereof, for the services described above.

A handwritten signature in black ink that reads "Keri Scott".

Keri Scott, Executive Assistant
Nehalem Bay Wastewater Agency

