City of Bay City

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AGENDA
BAY CITY PLANNING COMMISSION MEETING
April 17, 2024 5:30 P.M.

1. CALL TO ORDER – 5:30 P.M
2. MINUTES
    a. Planning Commission Meeting Minutes 2/21/2024.
3. VISITORS PRESENTATION
    a. None.
4. UNFINISHED BUSINESS
    a. None.
5. NEW BUSINESS/ PUBLIC HEARINGS
    a. Conditional Use Permit #CU-2024-01, to place higher density multi-Unit residential development, *Hobsonville Hideaway*, with 29 units – consisting of 5 duplexes, 1 triplex, and 4 quadplexes – onsite, at property located west of Hobsonville Point Road on Pennsylvania Street.
6. OTHER
    a. None.
7. PLANNING COMMISSION, CITY COUNCIL AND CITY PLANNER CONCERNS
    a. March City Planner Monthly Report
8. ADJOURNMENT

To attend by phone: (518) 992-1125 Access 389573#

Planning Commission Draft Minutes
February 21, 2024

BAY CITY PLANNING COMMISSION MEETING MINUTES
February 21, 2024 5:30 P.M.

1. **Call To Order** – Commission Member Dan Overholser called the meeting to order at 5:30 P.M. He asked City Planner for a roll call.

   City Planner David Mattison read role call. All, except Penny Eberle (excused) were present.

2. **Minutes** – The minutes for the December 20, 2023 meeting were presented for review.

   A motion was made by Commission Member Pat Vining to approve the December 20th minutes.

   The motion was seconded by Commission Member Jasper Lind.

   The motion was approved unanimously.

3. **Visitors Presentation**

   There were no scheduled 'visitor' presentations.

4. **Unfinished Business**

   There was no unfinished business.

5. **New Business/ Public Hearings**

   Sign Request, #S-2024-01, to place two (2) larger signs – one at 4.67 ft x 10 ft (46.70 sq ft) and the other at 7.3 ft x 16 ft (116.80 sq ft) – at 6500 Williams Avenue, Bay City, OR 97107, in the South High Intensity (SHI) Zone.

   Commission Member Overholser asked staff to present a summary of the application and request.

   City Planner presented the sign request, #S-2024-01, to the Planning Commission, and how both signs requested were larger than required, and how the code required larger proposed signs needed to be reviewed by the Planning Commission, and needed to meet the conditional use criteria.

   Commission Member Overholser asked Dylan, the applicant to present his request.

   Dylan was not present. An attempt to reach him was made.

   Planning Commission Member Lind stated he agreed that 2 signs was better than 1.

   Planning Commission Member Vining discussed the sign exceptions issue with the proposed sign. He asked why the signs weren't attached to the building.

Further discussion followed.

Dylan Pyle, the applicant presented his request and reasons for the larger signs. He described the reasons for the proposed signs. The signs will be 2-3 feet off of the building.

Further discussion followed.

City Planner discussed the sign requiring a building permit for structural issues.

Commission Member Gary Frey presented his support for the proposed signs.

Further discussion followed.

Commission Member Overholser opened the discussion to the audience.

There were comments that supported the proposal.

Commission member Overholser closed the public hearing.

Commission Member Vining made a motion to approve the signs with conditions that a building permit for the sign be approved by the County and the other signs be removed.

A second to the motion was made by Commission Member Lind.

All were in favor.

6. Other

a. Review/Acknowledgement of Carport Request at 5475 Pacific Avenue.

City Planner described a request for a carport at 5475 Pacific instead of a garage prior to the new requirements taking full effect. He stated staff acknowledges the change in code and the request, and requests that the planning commission be flexible as well.

There were no objections.

b. Code Update – Codification Process/Outline.

City Planner presented the outline for the codification process.

City Manager described the codification process further – all 704 ordinances will be under the codified Bay City Codes.

Further discussion followed.

c. Other

A gentleman from the audience, Chris Gant, 5995 Ocean, presented his concern with new development of Habitat Homes and an old tree and further development on the probable south extension to 8th Place. The area should be considered a wildlife refuge and holds water all year long – it is a wetland. He stated Habitat is pushing the boundaries. They need to be held to the same standards that others are held to when developing. He continued that there is a large tree that should be considered a heritage tree, but the only way the City can preserve it is if there is a bird nesting there.

City Manager clarified the location and property that Mr Gant was describing.

Mr Gant continued that the tree is in good health.

City Manager and City Planner stated that they have not received any applications for development from Habitat in the area.

Dave Olsen in the audience asked what happens when development comes in for a permit.

City Planner described the permit process, and described the additional requirements for development in or adjacent to the wetlands. The City determines the general location of wetlands.

Further discussion followed. Drainage was identified as a big issue in the area.

7. Planning Commission, City Council and City Planner Concerns

City Planner presented his monthly reports and the Housing Commission recommendations.

Commission Member Frey stated that tomorrow is Margarita Day is he is the Ba City Representative in Cabo San Lucas.

Commission Member Vining presented his concern with the development process and the City needs to develop a document to further describe the process step-by-step.

8. Adjournment

A motion was made by Commission Member Lind to adjourn the meeting.

The motion was seconded by Commission Member Vining.

The motion was approved unanimously.

The meeting was adjourned at 6:42 p.m.

Acknowledged:

Dan Overholser, Chair **Date Signed**

Conditional Use Permit #CU-24-01

City of Bay City

Conditional Use Permit CU-2024-01 Staff Report

To: City of Bay City Planning Commission
From: David Mattison, City Planner
Applicant: Tyler Brogden, Coastal Homes, LLC
Title: Request for Multi-Unit Residential on the subject property.
Case File #CU-2024-01

Nature of the Application:

The applicant is requesting to place higher density residential development, Hobsonville Hideaway, with 29 units – consisting of 5 duplexes, 1 triplex, and 4 quadplexes – onsite, west of the Hobsonville Point Road and Pennsylvania Street intersection, Bay City, OR 97107, legally described as 1N1034AC Tax Lots 800/901, in the Moderate Intensity (MI) Zone.

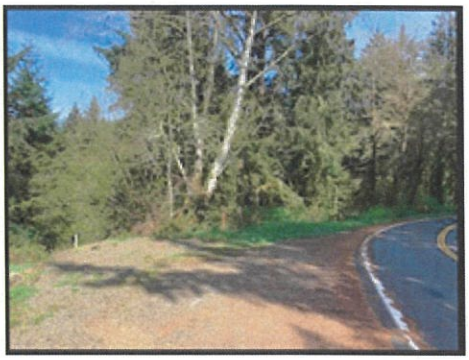
With the relocation and resizing of the street ROW on the proposed site plan, the applicant is requesting a replat of the subject property for the development, from the existing platted layout with one tax lot and the Pennsylvania Street ROW.

Relevant Facts:

The following is a summary of the facts and testimony found to be relevant to this decision.

1) PROPERTY LOCATION: The property is located west of the Pennsylvania Street and Hobsonville Point Road intersection, and is further identified on Tillamook County Assessor's Map #1N1034AC Tax Lots 800/901.





2) LOT SIZE: approximately 10.72 acres. (Tax Lot 800 = 3.43 acres, Tax Lot 901 = 7.29 acres)

3) ZONING DESIGNATION: Moderate Intensity Zone (MI)

4) SURROUNDING LAND USE: The subject property is adjacent to the Bay City City Limits and Urban Growth Boundary on the north side with a single-family Dwelling (10220 4th Street) and many vacant lots and scattered single-family dwellings greater than 500 feet away to the south; Hobsonville Point Road and vacant lots to the east, and the POTB railroad ROW and Larson Cove to the west. The adjacent lots to the north are outside of the City Limits and Urban Growth Boundary in Tillamook County, and zoned Forestland (F); the adjacent lots to the south, east, and west are in the Bay City Moderate Intensity (MI) Zone.

Photo 1 – Northerly view of the eastern portion of the site along Hobsonville Point Road.

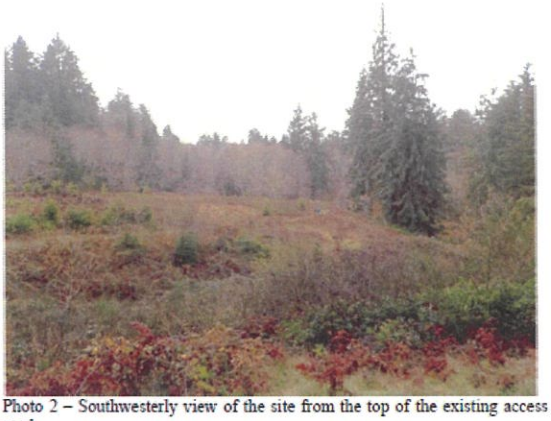


Photo 2 – Southwesterly view of the site from the top of the existing access road.

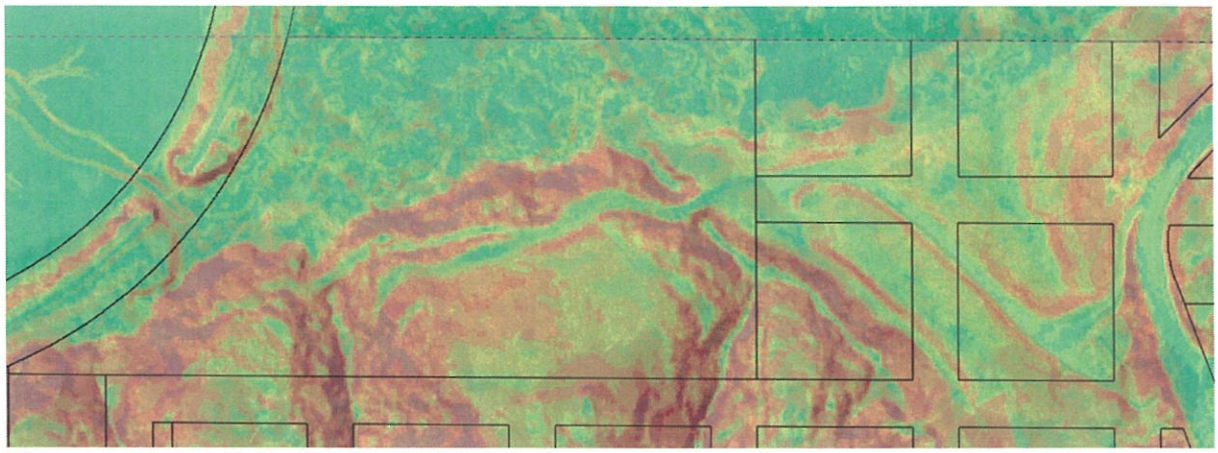
5) EXISTING CONDITIONS/STRUCTURES: As described in the applicant's Geologic Hazard Report, the northern part of the subject property contains land in the floodplain and slopes associated with Larson Creek, which flows through the northern part of the site toward the west, to Larson Cove. The central part of the subject property is a hill with old cat (tractor) roads and drainage to Larson Creek. There is an existing culvert present in the northeastern drainage channel. The southwestern portion of the subject property contains a drainage channel along the base of a steep slope. The eastern portion of the property has a westerly-facing slope along and below Hobsonville Point Road. The subject property is moderately vegetated with grasses, younger deciduous and evergreen trees, and low brush typical of the coast. Thicker brush and mature trees are located around Larson Creek and the drainage channels.

   The center of the site has a sloping unimproved driveway, which provides access to the subject property from Hobsonville Point Road. Based on the history description described in the Geologic Hazard Report, the site has been subject to prior grading and clearing activities. There are no existing structures on the subject property.

Photo 3 – Downslope view of the existing access road.

Photo 4 – Northeasterly view towards Hobsonville Point Road.

6) DEVELOPMENT CONSTRAINTS: The property is generally steep (over 12% slope) with some level areas. A Geologic Hazard Report is required, and has been provided for development by the applicant.



As stated in the Geologic Hazard Report, the property ranges at elevations between 20 to 82 feet. Larson Creek flows west along the northern portion of the site. The southwest portion of the site is occupied by the base of a steep, north-facing slope continuing to the west. The portion of the site, along Hobsonville Point Road, slopes to the west-northwest with steep areas.

A Geotechnical Investigation (Phase 2) is recommended for development of this property for temporary and permanent erosion and stormwater mitigation, over-excavation, drainage and waterproofing of the building envelope, and possible construction of free-standing retaining walls and/or foundation basement walls.

There are wetlands located on the subject property. Larson Creek is designated an essential salmonid stream. A wetlands delineation as prepared by the applicant was recognized and approved by Department State Lands (DSL) in 2023. Removal-fill permits may be required for development.

Relevant Criteria:

1) **The Bay City Comprehensive Plan**: Land Use Category – Moderate Intensity Zone (MI);
Land Use Categories:

   A. The purpose of this category (MI) is to designate a large area of mostly platted (subdivided) land within the City limits. The largest land use is residential, with a few scattered pastures, forests and other uses.

   B. It is the intention of the Plan that the Moderate Intensity area develop at moderate density residential levels, at about 8 dwelling units per acre. These can develop on a lot-by-lot basis, on 5,000 square foot lots (50 x 100), or as cluster developments. The Development Ordinance should provide incentives during,...., development in order to preserve open space and reduce public facility costs.

   C. The density standards shall apply to developments of over two dwellings at one time.

   D. Allowable uses in the moderate intensity category shall include single-family dwellings, duplex, middle housing or cluster developments, and shall meet the standards established in the Development Ordinance, and above all are compatible with the surrounding neighborhoods.

      Carefully-devised standards to insure that these uses are compatible with the areas in which they are located should be included in the Development Ordinance.

   E. Other Permitted uses should include some uses allowed in the Low Intensity Zone, but the City shall be empowered to not permit those uses which do not meet the standards.

   F. Development Ordinance standards shall be devised to control the design, traffic generation, lot coverage, buffering and other impacts of uses in this area.

   GOAL III: To Maintain The Quiet Residential Nature Of Bay City.
   Policy 1. There shall be a wide variety of housing types allowed in the City, including single-family homes, duplexes, triplexes, apartments, cottage cluster development, middle housing, accessory dwellings, and manufactured homes, to accommodate a wide range of incomes, tastes, and other desires.

Policy 2. Higher density residential development should occur where the streets, public facilities, and services are capable of handling it.

The physical capabilities of the land, as indicated on the Natural Hazards Maps, should be a controlling factor in designating the types of development that occurs. Particular attention should be paid to flood and landslide potential, steep slopes, lowlands of the area.

Policy 3. Flexible development approaches should be promoted to the impacts to the physical characteristics and native vegetation of the land.

Goal VIII: To Provide A Wide Variety Of Housing Opportunities In Bay City.
Policy 2. The minimum size building lot for new developments shall be 5,000 square feet for residential development. Areas of unbuildable land (significant wetlands, slopes greater than 25%), shall not be used for density calculations.

Policy 4. The Development Ordinance shall provide for varying density levels and housing types in support of this goal.

Policy 5. Density incentives or bonuses shall be provided to encourage high quality housing development.

2) Bay City Codes, Chapter **10.06.050 Moderate Intensity Zone (MI)**
   A. Purpose: The purpose of the Moderate Intensity area is to provide areas of land in which moderately intensive types of activities can take place. These include, but are not limited to, single family and duplex development permitted as an outright use.
   a. Moderate Intensity Zone Standards:
      1. Maximum Lot Coverage: 40%.
      2. Minimum Open Area: 60%.
      3. Minimum Landscaped Open Area: 10%.
      4. Minimum Lot Size: 5,000 sq ft.
      5. Maximum Height: 24 ft.
      6. Uses Allowed: Refer to Use Matrix, Section 10.10.005
      7. Setback Requirements: 20 ft front yard, 10 ft rear yard, 5 ft side yard
      8. Parking Requirements: 1 per unit (Section 10.10.070)
      9. Sign Requirements: 4 – 32 sq ft (Section 10.10.100)
      10. Architectural Review (Section 10.10.060)
         a. Height. Building heights are in compliance with zone standards in Section 10.10.010.
         b. Orientation. All buildings shall have at least one primary entrance facing an abutting street.
         c. Site Services. Off-street parking, trash storage facilities, and ground-level utilities, and similar obstructions shall not be placed between building entrances and the street(s) to which they are oriented, to the extent practicable.
         d. Parking. Off-street parking shall be oriented internally to the site to the extent practicable.

3) Bay City Codes, Chapter **10.10.120 Transportation Standards**
   a. 10.10.121 General Requirements
      1. All new streets shall be contained within a public right-of-way are subject to review and approval of the City Planner and City Public Works Director.
      2. The purpose of this subsection is coordinate the review of land use applications with roadway authorities and to implement OAR 660-012-0045(2)(e) (Transportation Planning Rule), which requires the City to adopt a process to apply conditions to development proposals in order to minimize impacts and protect transportation facilities. The following provisions also establish when a proposal must be reviewed for potential traffic impacts; when a Traffic Impact Analysis must be submitted with a development application in order to

determine whether conditions are needed to minimize impacts to and protect transportation facilities; the required contents of a Traffic Impact Analysis; and who is qualified to prepare the analysis.

i. When a Traffic Impact Analysis is Required. The City or other road authority with jurisdiction may require a Traffic Impact Analysis (TIA) as part of an application for development, a change in use, or a change in access. A TIA shall be required where a change of use or a development would involve one or more of the following:

- An increase in site traffic volume generation by 300 Average Daily Trips (ADT) or more;

ii. Traffic Impact Analysis Preparation. A professional engineer registered by the State of Oregon, in accordance with the requirements of the road authority, shall prepare the Traffic Impact Analysis.

4) Bay City Codes, **Chapter 10.15.040 Conditional Use Considerations**

In permitting a new conditional use or the alteration or extension of an existing conditional use, the Planning Commission shall use the following considerations in review of applications:

A. Conformance with the goals and policies of the Comprehensive Plan and the standards and policies of the zone.
B. Compatibility of the conditional use with the surrounding area or neighborhood in terms of lot size, building height or bulk, traffic circulation, parking, provision of signs, buffering, screening, landscaping, open space, control of smoke, glare, noise, or hours of operation.

5) As per the Conditional Use Application Form (for those not listed in these other sections);

A. Demonstrate that a demand exists for the use at the proposed location. The factors which should be considered in describing whether or not a demand exists include: accessibility for users (such as customers and employees); the availability of similar existing uses, and any other appropriately zoned sites – particularly those not requiring conditional use approval are not appropriate.
B. Demonstrate that the site has an adequate amount of for any required yards building, drives, parking, loading and unloading area, storage facilities, utilities or other facilities which are required by the development code or are desired by the applicant.
C. Demonstrate that the topography, soils and other physical characteristics of the site are appropriate for the use.

6) Bay City Codes, **Chapter 10.15.050 Construction Of A Conditional Use**

Work shall commence within six months of the granting of a conditional use permit. Upon application, the Planning Commission may grant one six-month extension.

7) Bay City Codes, **Chapter 10.15.070 Conditional Use Standards**

A. Multifamily, Cluster, or Apartment Dwellings:

1. Structures shall meet the lot coverage, open area, and where applicable, common open space requirements of the zone in which they are located.
2. Structures shall be placed to retain existing trees, wherever possible. Buffers and screens, as described in Section 10.10.020, may be required by the Planning Commission.
3. At least 50% of the required open area is usable by the residents of the development. This can be in the form of lawns, outdoor play areas, swimming pools, patios or decks, or natural area.
4. Parking areas are located in an unobtrusive location, are landscaped and separated into no more than 8 spaces per bay, and are buffered from surrounding residential uses or other low intensity uses.
5. Traffic is routed onto an existing or planned arterial or collector street, and safety of ingress and egress is considered.

8) Bay City Codes, Chapter **10.15.080 General Conditional Use Standards** The following conditional use standards shall apply to all activities listed in the Use Matrix as a conditional use:

a. Traffic Generation Standards

1) Uses with high traffic generation, as determined by the Planning Commission using acceptable traffic generation documents, shall be located in the high intensity areas of the City or within 100 feet of the intersection of two arterial streets.

2) Uses which would generate moderately greater traffic volumes than residential uses occupying the same land area at allowable densities shall be located on arterial streets.
3) Uses which would generate no more traffic than a residential use occupying the same land area at allowable density levels (calculated without bonus density) may be located on residential or collector streets.
4) Uses locating in the vicinity of U.S. Highway 101 shall have their access onto public streets other than U.S. Highway 101 in order to limit access points along the main highway. New access points may be allowed onto U.S. Highway 101 only where no alternative exists, as determined by the Planning Commission, and with the prior approval of the State Highway Division.

b. Public Facility and Services

1) Public facilities and services, including sewer, water, storm drainage, fire protection, electrical service, and schools shall have adequate capacity to serve projected needs of the proposed conditional use.
2) The person(s) requesting the conditional use permit shall be responsible for all costs associated with the extension of public facilities or services, including system improvement charges.

c. General Environmental Standards

1) No noise, smoke, heat, odor, fumes, dust, glare, vibration, or water pollution shall be detectable beyond the property line of the proposed use, except for occasional maintenance such as lawn care or for normal emissions such as from wood burning stoves or fireplaces. Glare from street lights or floodlights shall be shielded from adjacent uses and shall be the minimum necessary to illuminate the property.
2) Goals and Policies of the Comprehensive Plan and other Standards of this Ordinance shall be adhered to in the granting of Conditional Uses.

Findings:

The Planning Staff Finds:

1. The property is adjacent to vacant lands, POTB ROW, City Limits, Oregon Department of Forestry land and an existing single-family dwelling in the Moderate Intensity Zone (MI). There will be no adverse impact to these surrounding properties.
2. An interpretation of the City Comprehensive Plan and City Codes, Chapter 10, allows the applicant to construct multi-family housing, in the MI zone district, allowed as a conditional use.
3. Public facilities, for the space proposed to be used, will include a sewer lift station, sewer, water, storm drainage, fire protection, and electrical service and the properties will have adequate capacity to serve projected needs of the proposed conditional use.
4. The increase in traffic is low volume with intermittent frequency. This is not a significant amount of additional traffic.
5. The proposed height is 24 feet and meets the required height.
6. The applicant provided the following information for the requirements listed in Chapter 10.06.050:
   a. Development is shown to occupy less than 40% of the subject property (approximately 30%).
   b. Open space is proposed to exceed 60% of the property (approximately 70%).
   c. Landscaped Area exceeds 10% of the total lot area.
   d. Density of Dwelling Units is greater than 5,000 sq feet per dwelling unit.

   These standards have been met.
7. The applicant provided the following information for the requirements listed in 10.10:
   a. The building locations onsite as shown on the plans meet the setback requirements.
   b. The applicant has shown 48 off-street parking spaces for the 29 units.
   c. The proposed buildings and their entrances are oriented to the street.

d. Off-street parking has been oriented to the property layout and buildings as far as practicable, and does not obstruct entrance to each of the units. A walking path and landscaping are provided between each of the units and the parking areas.
e. Trash storage is located away from the building entrances.
f. A TIA is not required. As presented by the applicant, the proposal will only generate approximately 0.69 trips per hour per unit resulting in an additional 20 trips per hour which is below the 300 ADT.

These standards have been met.

8. The following responses to the criteria for a Conditional Use Permit have been provided:
   a. <u>Conformance with the Goals and Policies of the Comprehensive Plan and the Standards and Policies of the Zone;</u>

   The proposal conforms with the City Comprehensive Plan.

   According to the City Comprehensive Plan, Land Use Category – Moderate Intensity Zone (MI); Land Use Categories:

   It is the intention of the Plan that the moderate intensity area develop at moderate density residential levels, at about 8 dwelling units per acre. These can develop on a lot-by-lot basis, on 5,000 square foot lots (50 x 100) or as cluster developments.

   The density standards shall apply to developments of over two dwellings at one time.

   Allowable uses in the moderate intensity category include single-family dwellings, duplex, middle housing or cluster developments, and shall meet the standards established in the Development Ordinance, and above all are compatible with the surrounding neighborhoods.

   Carefully-devised standards to insure that these uses are compatible with the areas in which they are located should be included in the Development Ordinance.

   The proposal has shown that Comprehensive Plan Goal III, To Maintain The Quiet Residential Nature Of Bay City, and its first policies have been met.

   Policies 1 and 2 state that:

   - 'There shall be a wide variety of housing types in the City, including apartments and mobile homes, to accommodate a wide range of incomes, tastes, and other desires.'
   - 'Higher density residential development should occur where the streets, public facilities, and services are capable of handling it.'

   The proposal has shown that Comprehensive Plan Goal VIII, To Provide A Wide Variety Of Housing Opportunities In Bay City, and two of its policies have been met.

   - Policy 4, states that, 'The Development Ordinance shall provide for varying density levels and housing types in support of this goal.'
   - Policy 5, states that, 'Density incentives or bonuses shall be provided to encourage high quality housing development.'

   The proposal will provide a variety of housing types in the City – duplexes, triplexes, quadplexes – accommodating a wide range of incomes, tastes and other desires. The street Right-of-way and City facilities are capable of supporting this type of development.

   In addition, State SB 406 requires new housing in Bay City.

   Therefore, this criterion has been met.

b. Compatibility of the use with the surrounding area or neighborhood in terms of lot size, building height or bulk, traffic circulation, parking, provision of signs, buffering, screening, landscaping, open space, control of smoke, glare, noise, and hours of operation.

According to the applicant, the proposed development is in the Moderate Intensity (MI) Zone and aligns with the intent for primarily residential uses, as called out in the Comprehensive Plan. At 5 acres of buildable area and 29 units, the proposed project fits comfortable within the intent to develop 4 – 8 units per acres in the Moderate Intensity (MI) Zone. Buildings will be two-story middle housing "plexes" – duplexes, triplexes and fourplexes – with comparable height and bulk of surrounding residential structures. The project will include all proper signage, parking and screening, as well as provide generous outdoor space and attractive landscaping.

The proposal is compatible with the surrounding area – the portion of the property to be developed is bounded on the east side by Hobsonville Point Road, to the north by Larson Creek and associated wetlands, a steep gully to the west, and undeveloped forested land with steep slopes to the south side. The term "Hideaway" is well suited as the development lies in a low area with minimal views from adjoining properties.

The location of the development is an adequate distance from the delineated wetlands. The street ROW and lots are proposed to be replatted in the development. The proposed buildings will occupy approximately 23,000 square feet of the property which is approximately 20% of the site area, with the 29 units each occupying approximately 7,500 square feet.

This criterion has been met.

As per the Conditional Use Application Form:

a. Demonstrate that a demand exists for the use at the proposed location. The factors which should be considered in describing whether or not a demand exists include: accessibility for users (such as customers and employees); the availability of similar existing uses, and any other appropriately zoned sites – particularly those not requiring conditional use approval are not appropriate. According to the applicant, the proposed residential development addresses the severe lack of availability of similar existing uses. In 2019, the Tillamook County Housing Needs Analysis demonstrated a current gap—an unmet demand — of approximately 400 units for moderate income households earning over 50 percent of the median income and another 600 units for low income households earning under 50percent of the median income. By 2039, a total of 2,300 new units for long-term local occupancy will be needed to meet future population demand, with Bay City representing approximately 120 of these new units. This project proposes an appropriate use for the site that will help meet the housing needs of current and future Bay City residents earning between 60 percent and 100 percent of the median family income.

This criterion has been met.

b. Demonstrate that the site has an adequate amount of for any required yards building, drives, parking, loading and unloading area, storage facilities, utilities or other facilities which are required by the development code or are desired by the applicant.

The proposed residential development situates duplexes, triplexes, and fourplexes across the site to strike a balance between buildings and open space. The project includes 48 parking spots which exceeds the required amount of 34 stalls by 14. The buildings occupy23,000 square feet, or approximately 10 percent of the 5-acres area.

This criterion has been met.

c. Demonstrate that the topography, soils and other physical characteristics of the site are appropriate for the use.

According to the applicant, the silty loam soils on the site are ideal for construction (soil map units 30D, 178B, 32D, 183D). The balance of silt, sand, and clay provides superior support for a foundation. The site is moderately well drained, meaning that the soils will not shrink or swell shrink significantly and can accommodate storm water very effectively. The site is slightly to moderately sloped, ranging from 0-59% in some areas to 5-30% in others, requiring some expected leveling and engineering, per the findings in a forthcoming geological hazard review. A complete geotechnical and geological hazard report is currently in process by Northwest Geotech Inc. and will be provided to the City when received.

This criterion will be met with the submission of the geological hazard report.

As per Section 10.15.080, General Conditional Use Standards;

a. Traffic Generation.

Residential development for 29 houses is a low impact producer with little traffic impact or any other major impact on the limited resources of Bay City.

b. Public Facilities and Services.

The use will not create excessive traffic congestion on nearby streets or overburden the following public facilities and services: water, sewer, storm drainage, electrical service, fire protection, and schools.
As stated by the applicant, the project team has carefully scoped the availability of public facilities and services in collaboration with Bay City staff. Water is sufficiently available for the project. Sewer will be sufficiently available due to public expenditures approved by the City Council of Bay City to install the lift station necessary to provide service—for this project, and other, currently undeveloped sites in the surrounding area.

As identified in the Bay City TSP, Hobsonville Point Road is a *collector*. Hobsonville Point Road, the roadway to access the project, is a County public road; as a local functional road class, it has a minimum average daily traffic volume of 0-300 trips per the Tillamook County Transportation System Plan. The Institute of Transportation Engineers assigns at trip generation rate of 0.69 trips per hour per unit during peak traffic, resulting in an additional 20 trips per hour which is well within the capacity of the roadway.

Public facilities and services including sewer, water, storm drainage, fire protection, electrical service, and schools shall have adequate capacity to serve projected needs of the proposed conditional use.
Public services (Sewer and Water) will be extended to the subject property from 4th Street and Hobsonville Point Road.

Stormwater runoff will follow the existing culvert on Hobsonville Point Road. No detention or treatment of stormwater are proposed. Stormwater runoff from the roof drains, roadways and parking areas will be collected, piped and discharged at outfalls with riprap for erosion protection. A 1200-C permit will need to be obtained from Oregon DEQ.

The persons requesting the conditional use permit shall be responsible for all costs associated with the extension of public facilities or services including system improvement charges.
The property owner/applicant is responsible for all costs associated with the extension of public facilities and services and any improvements.

c. General Environmental Standards

- The topography, soils, and other physical characteristics of the site are appropriate for the use.
According to the applicant, the silty loam soils on the site are ideal for construction (soil map units 30D, 178B, 32D, 183D). The balance of silt, sand, and clay provides superior support for a foundation. The site is moderately well drained, meaning that the soils will not shrink or swell shrink significantly and can accommodate storm water very effectively. The site is slightly to moderately sloped, ranging from 0-59%

in some areas to 5-30% in others, requiring some expected leveling and engineering, per the findings in a forthcoming geological hazard review. A complete geotechnical and geological hazard report is currently in process by Northwest Geotech Inc. and will be provided to the City when received.

- No noise, smoke, heat, odor, fumes, dust, glare, vibration, or water pollution shall be detectable beyond the property line of the proposed use, except for occasional maintenance such as lawn care or for normal emissions such as from wood burning stoves or fireplaces. Glare from street lights of flood lights shall be shielded from adjacent uses and shall be the minimum necessary to illuminate the property. According to the applicant, no noise, smoke, heat, odor fumes, dust, glare, vibration, or water pollution is expected to be detectable beyond the property line except occasional maintenance such as lawn care or for normal emissions such as from wood burning stoves or fireplaces. Glare from street lights or security lights shall be shielded from adjacent uses and shall be the minimum necessary to illuminate the property, with little impact or any other major impact on the limited resources of Bay City. **These requirements have been met.**

As per section 10.15.070 Conditional Use Standards for Multifamily, Cluster, or Apartment Dwellings:

a. Structures shall meet the lot coverage, open area, and where applicable, common open space requirements of the zone in which they are located.
As identified by the applicant, development is shown to occupy less than 40% of the subject property (approximately 30%), open space is proposed to exceed 60% of the property (70%), and the landscaped area exceeds 5% of the total lot area.
These criteria have been met.

b. Structures shall be placed to retain existing trees, wherever possible. Buffers and screens, as described in Section 10.10.020, may be required by the Planning Commission.
A number of trees will be removed onsite for roadway construction and grading. Other trees that will not be disturbed will be preserved onsite. The proposed buildings do not disturb the existing vegetation. New landscaping between the buildings will be provided to enhance the site.
These criteria have been met.

c. At least 50% of the required open area is usable by the residents of the development. This can be in the form of lawns, outdoor play areas, swimming pools, patios or decks, or natural area.
According to the applicant, there will be a number of pedestrian paths on the subject property that will connect to open air recreation areas with amenities and views of Larson Creek and the Bay.
These criteria have been met.

d. Parking areas are located in an unobtrusive location, are landscaped and separated into no more than 8 spaces per bay, and are buffered from surrounding residential uses or other low intensity uses.
As identified on the site plan, parking spaces are separated for every three (3) – seven (7) spaces for each set of dwellings (duplex, triplex and fourplex) and will be buffered with landscaping. Section 10.10.072, Parking Requirements and Standards requires 1 space per unit. The applicant has shown 48 off-street parking spaces for the 29 units.
These required standard have been met and exceeded.

e. Traffic is routed onto an existing or planned arterial or collector street, and safety of ingress and egress is considered. Traffic will be routed onto the adjacent street – Pennsylvania Street and Hobsonvile Point Road. Sidewalks will be constructed along Pennsylvania Street to separate the pedestrian traffic from the vehicular traffic. Each driveway will provide safe ingress and egress to/from each of the dwellings.
These criteria have been met.

9. Notice was sent to adjacent property owners and published on March 27, 2024.

10. Comments were received from Peter Ryan, DSL. He has reviewed the wetlands delineation and stated that state permits may be required for fill-removal.

    Comments were received from Chris Laity, Tillamook County Public Works Department, on Monday, April 8, 2024. He defers to the City of Bay City for all comments related to roadway issues such as traffic counts, intersection sight distances, drainage, etc. He also states that the County reviews the drainage report if stormwater is to be discharged onto county right-of-way and would like a copy of this information.

    Comments were received from Dan McQuaide, 5310 High Street on April 9, 2024. He is writing this on behalf of he and his wife to voice concerns and complete opposition to the request for a Conditional Use Permit for the property located behind (to the north) their property located at 5310 High St. Bay City, OR 97107 (a total of 1 +- Acre, Block 17).

    He shared that they also purchased a 1/2 + acre lot located on High St last summer to make sure the property stayed "GREEN" for the purpose of trying to make sure the Blue Herons' rookery remained viable.

    Now, they hear that there is another assault on the Blue Heron population along with the Estuary (EC-1) below the proposed property conditional use.

    He has listed his main concerns regarding this Conditional Use Permit proposal.

    1. Most of the dwellings in the area are single family, with only a couple duplexes.

    2. The land is very steep in the area and disturbing the land and vegetation could cause further problems with adjacent properties. There is an ancient landslide area at First St. and High St. which is the main reason High St is not even up to code for street specifications. This area is adjacent to our property.

    3. The proposed area will require sewage pumping for up to 29 families because of the location. This is an awful lot of waste to be pumped and if an accident happens there is no way for waste to be removed from these 29 families. It appears that part of the property is in a flood zone with a creek also present.

    4. Not only the possible sewage problem but the daily use by 29 families in such a confined area will undoubtedly pollute the estuary below the proposed area with silt, pesticides, herbicides and fertilizer. Not to mention the oil and fuel leaking from 29 plus automobiles, motorcycles, lawn mowers etc. that will run off every time it rains. No need to mention how often that will be.

    5. Then there is the human pollution in just the noise made by 29 human families with their dogs and cats that will affect the wildlife in the area. Think about how many dogs and cats will prey on small wildlife which will affect the whole chain of life. Since they have owned their property they have enjoyed all the wildlife present. They get nearly daily visits of 4 to 6 black-tail deer. They are blessed to have Blue Heron nesting in our area and enjoy the commotion of daily feedings. Bald Eagles flying overhead. They have video of Black Bears on their deck. Their greatest fear is that all this will cease to exist.

    6. They oppose the "Street Vacation" period, full stop. They had contacted the city about a possible street vacation on 2nd St. next to their property. They thought if they could get that they could preserve the trees located in the Right of Way for the beauty and wildlife. They were told getting a Street Vacation was probably not possible because the city wanted to keep the green areas. So they did not pursue it since the city and they were on the same page concerning the green areas. Most of the unused dedicated Right of Ways in Bay City are not viable streets anyway but giving a Street Vacation to a land speculator to use as buildable property is just NOT RIGHT.

    7. He has questions as to whether the U.S Fish & Wildlife, Oregon Forestry Service, Audubon Society, Oregonwild.org, The Nature Conservancy and Bird Alliance of Oregon have been contacted before the

fact. He would assume that they would have concerns for this proposed property change.

There are other concerns but the above items are of most import. They know there are reasons for growth and expansion in a community, but they strongly feel this project is NOT one of them. It is not the right place or project to improve the community, especially the adjacent properties. Bay City just last year added more rental properties in the "downtown" area which was more appropriate for the type of housing.

They are requesting that Planning Commission please reject this request for a Conditional Use Permit #CU-2024-01.

Conclusion:

The findings of Planning Staff support the conclusion that the requested conditional use permit (CU-2024-1) meets the listed goals and policies of the City Comprehensive Plan, the standards and criteria of the Bay City Codes Chapters 10.06.050, 10.10.120, 10.15.040, 10.15.050, 10.15.070, 10.15.080, the proposed development of the multi-family units onsite, and the replatting of the subject property, may be approved with the following conditions:

1. Submittal and recording of a replat with the Tillamook County Surveyor, and provision of a copy of the approved replat to the City;
2. Submittal of a permit to the Tillamook County Public Works Department for the improved intersection at the Pennsylvania Street and Hobsonville Point intersection;
3. Submittal and approval by the DSL of a Wetlands Land Use Notice (WLUN).
4. Submittal and approval by the City Staff of a Zoning permit application and other required permit applications, that includes specifics that meet City Codes
5. Submittal and approval by City Staff of a stormwater management plan for drainage control.
6. Installation of the Sanitary Sewer Pump station prior to the occupancy of the subject property.
7. Submittal and approval by the County Community Development Department of a Building Permit for construction of the proposed structures on the subject property.

In making a decision, Planning Commission may:

1. Grant the conditional use permit request.
2. Grant the conditional use permit request, with conditions, as shown above.
3. Grant the conditional use permit request, with additional conditions.
4. Deny the conditional use permit request.

Hobsonville Hideaway

Planned Unit Development

Conditional Use Application

Project Narrative

March 2024

Applicant:
Tyler Brogden

Prepared by:
Erik Hoovestol P.E.

FIRWOOD
DESIGN GROUP

Firwood Design Group, 359 E. Historic Columbia River Highway, Troutdale, OR 97060 P: 503-668-3737

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Overview:

Summary Data:

Tax lots: 1N1034AC00800, 1N1034AC00801

Proposed Units: 29

Zoning: Moderate Intensity (MI)

The applicant, Tyler Brogden, is proposing to develop a portion of the above listed undeveloped property with a 29 unit, planned unit development consisting of duplexes, triplexes, and four-plexes. No subdivision of the property is planned at this time, and the project is in essence an apartment complex.

The portion of the property to be developed is bounded on the east side by Hobsonville Point Road, to the north by Larson Creek and associated wetlands, a steep gully on the west, and undeveloped forested land with steep slopes on the south side. The term "Hideaway" is well suited as the development lies in a low area with minimal views from adjoining properties. The wetlands have been professionally mapped and delineated by Schottt and Associates Inc. in October 2023. Included in this Land Use submittal are the wetland delineation report and letter of concurrence from the Oregon Department of State Lands (DSL). No wetlands are proposed to be disturbed or filled as part of this project.

The site is underlain with a grid of relic platted City lots and public rights-of-way which serve no useful purpose due to the steep terrain and wetlands. These existing public rights-of-way will be vacated and a new 44 ft wide right-of-way, following the proposed roadway, will be dedicated to the City. Final site grading may require slope easements on adjoining properties to the south to allow for construction of the new roadway.

Open Space

The proposed building layout provides many acres of adjoining common open space. As shown on Sheet 4, two aesthetically pleasing and relatively level areas along Larson Creek on the north side of the site will be provided with amenities such as benches and picnic tables. Access to these sites will be provided by gravel hiking trails.

Street

The development will be served by a public roadway to be dedicated to the City. The roadway will have a minimum 20 ft paved roadway section. Due to the terrain at the site, the upper portion of the roadway is at almost 15% grade. The roadway grade shallows to about 2% at the lower, westerly end. All parking will be off-street and no parking signs will be posted along the roadway and at the fire department turnaround.

Parking

Per Bay City Development Ordinance, Section 3.5: one parking space is required for Multifamily (more than two units) and 1.5 spaces are required for each duplex unit (3 spaces/duplex. The proposed development has five duplexes and 19 Multifamily units.

	Units	Parking Spots Required	
Duplexes	5 (10 units)	15	
Mutifamily	19	19	
Total Required	29	34	Ratio of 1.17 stalls/unit
Total Proposed	29	48	Ratio of 1.66 stalls/unit

Parking stalls adjacent to the steep roadway were widened from the standard 9 ft width to 11 ft to reduce the likelihood of car doors swinging downslope and hitting adjoining vehicles. One handicapped (ADA) parking space and access aisle are provided in the lower and flatter portion of the site.

Water

City water service will be provided by connecting to the existing water main at the intersection of Hobsonville Point Road and 4th St. and extending the City system with a 8-inch water main on the north side of Hobsonville Point Road and through the project site. Water service lines to each building will require pressure reducing valves.

Sanitary Sewer

The development will be served by the City sewer system. Sanitary sewer will be provided by a new 8" gravity sewer main within the new roadway downward to a new sanitary sewer pump station. The pump station will be designed and installed by the City and will allow for additional development of adjoining upstream properties. Discharge from the pump station will be via a force main that will connect to the end of the existing City gravity sewer main located about 140 feet from the new intersection on the south side of Hobsonville Point Road. A discharge manhole will be installed at the connection point replacing the existing clean out.

Stormwater

Stormwater runoff will follow existing drainage ways. An existing culvert across Hobsonville Point Road will be extended on the south side of the road and flows piped under proposed fill to discharge in the northerly gully on the site, which is the historical flow path. In accordance with City requirements, no detention or treatment of stormwater are proposed. The roadway is proposed to have a "shed section", meaning it will have a cross slope to the northeast that will allow stormwater to flow across the roadway. Stormwater runoff from the roadway and parking areas will be collected, piped and discharged at outfalls or as sheet flow where parking areas are not present. Roof drains will be piped downslope and discharged to the surface at outfalls with rip-rap for erosion protection.

Erosion Control

Since the total disturbed area of approximately 3-acres exceeds the 1-acre threshold, a 1200-C permit will need to be obtained from Oregon Department of Environmental

Quality (DEQ) prior to construction. Erosion and sediment control measures shall be required to remain in place until all disturbed areas are stabilized. DEQ requirements will include protection to adjacent and on-site wetlands.

Fire Control

(See Sheet 7)

Three fire hydrants are proposed as requested by the Fire Chief. Due to the street roadway grade of almost 15%, the fire Chief has requested that all buildings be sprinkled. A nonconventional fire department turnaround will be provided at the end of the public roadway. Sheet 7 shows the fire truck turning moments (in color) for a 32' long by 8 ft. wide fire truck. A fire truck "bump out" is also provided close to the midpoint of the development next to a proposed fire hydrant.

End of Project Narrative

Conditional Use Code Narratives

Proposed Development: Hobsonville Hideaway

Explain how the proposed use complies with the following:

A. **The proposed use is consistent with the Comprehensive Plan and the purpose of the Development Code.**

The proposed residential development is consistent with the desires of the citizens of Bay City, as outlined in the Comprehensive Plan. The project fits in with the quiet residential character of the neighborhood, using a smart design to site a modest number of units in a way that reasonably maximizes the limited buildable lands in Bay City. The project takes advantage of the natural environment by preserving the entirety of tax lot 901 as undeveloped natural wetland features for habitat while creating outdoor space and environmental resources. Finally, our proposed use of small, distributed buildings fits the character of the neighborhood and shows the project respects the wishes of citizens that growth should be planned and controlled.

B. **Demonstrate that a demand exists for the use at the proposed location. The factors which should be considered in describing whether or not a demand exists include: accessibility for users (such as customers and employees), the availability of similar existing uses; and any other appropriately zoned sites - particularly those not requiring conditional use approval are not appropriate.**

The proposed residential development addresses the severe lack of availability of similar existing uses. In 2019, the Tillamook County Housing Needs Analysis demonstrated a current gap—an unmet demand—of approximately 400 units for moderate income households earning over 50 percent of the median income and another 600 units for low-income households earning under 50 percent of the median income. By 2039, a total of 2,300 new units for long-term local occupancy will be needed to meet future population demand, with Bay City representing approximately 120 of these new units. This project proposes an appropriate use for the site that will help meet the housing needs of current and future Bay City residents earning between 60 percent and 100 percent of the median family income.

C. **The use will not create excessive traffic congestion on nearby streets or overburden the following public facilities and services: water, sewer, storm drainage, electrical service, fire protection, and schools.**

The project team has carefully scoped the availability of public facilities and services in collaboration with Bay City staff. Water is sufficiently available for the project. Sewer will be sufficiently available due to public expenditures approved by the City Council of Bay City to install the lift station necessary to provide service—for this project, and other, currently undeveloped sites in the surrounding area. Hobsonville Point Road, the roadway to access the project, is a County-owned public road; as a local functional road class, it has a minimum average daily traffic volume of 0-300 trips per the Tillamook County Transportation System Plan. The Institute of Transportation Engineers assigns a trip generation rate of 0.69 trips per hour per unit during peak traffic, resulting in an additional 20 trips per hour which is well within the capacity of the roadway.

D. **The site has an adequate amount of space for any required yards, buildings, drives, parking, loading and unloading areas, storage facilities, utilities or other facilities which are required by the Development Code or are desired by the applicant.**

The proposed residential development situates duplexes, triplexes, and fourplexes across the site to strike a balance between buildings and open space. The project includes 48 parking spots which exceeds the required amount of 34 stalls by 14. The buildings occupy 23,000 square feet, or approximately 10 percent of the 5-acres area.

E. The topography, soils, and other physical characteristics of the site are appropriate for the use.

The silty loam soils on the site are ideal for construction (soil map units 30D, 178B, 32D, 183D). The balance of silt, sand, and clay provides superior support for a foundation. The site is moderately well drained, meaning that the soils will not shrink or swell shrink significantly and can accommodate stormwater very effectively. The site is slightly to moderately sloped, ranging from 0-59% in some areas to 5-30% in others, requiring some expected leveling and engineering, per the findings in a forthcoming geological hazard review. A complete geotechnical and geological hazard report is currently in process by Northwest Geotech Inc. and will be provided to the City when received.

F. The proposed use is compatible with the surrounding area or neighborhood in terms of lot size, building height or bulk, traffic congestion, parking, provision of signs, buffering, screening, landscaping, open space, control of smoke, glare, noise or hours of operation.

The proposed development is in the moderate intensity zone and aligns with the intent for primarily residential uses, as called out in the Comprehensive Plan. At 5 acres of buildable area and 29 units, the proposed project fits comfortably within the intent to develop 4-8 units per acre in the moderate intensity zone. Buildings will be two-story middle-housing "plexes"—duplexes, triplexes, and fourplexes—with a comparable height and bulk of surrounding rural residential structures. The project will include all proper signage, parking, and screening, as well as provide generous outdoor space and attractive landscaping.

Geologic Hazards Investigation
Tax Lot 800, Map 1N-10-34AC
Hobsonville Point Road
Bay City, Tillamook County, Oregon

Prepared for:
Northwest Geotech, Inc.
Attn: Alan Bean
Re: Coastal Homes LLC
9120 SW Pioneer Court, Suite B
Wilsonville, Oregon 97070

Project #Y234708

April 2, 2024

H.G. Schlicker & Associates, Inc.

H.G. Schlicker & Associates, Inc.
607 Main Street, Suite 200 · Oregon City, Oregon 97045
(503) 655-8113 · FAX (503) 655-8173

Project #Y234708

April 2, 2024

To: **Northwest Geotech, Inc.**
Attn: Alan Bean
Re: Coastal Homes LLC
9120 SW Pioneer Court, Suite B
Wilsonville, Oregon 97070

Subject: **Geologic Hazards Investigation**
Tax Lot 800, Map 1N-10-34AC
Hobsonville Point Road
Bay City, Tillamook County, Oregon

Dear Mr. Bean:

The accompanying report presents the results of our engineering geologic hazards study for the subject site. It is our understanding that you are working with Tyler Brogden at Coastal Homes LLC. After you have reviewed our report, we would be pleased to discuss the report and to answer any questions you might have. As discussed below, we recommend that a second phase geotechnical investigation be completed to provide recommendations for use in site planning, design, and construction.

This opportunity to be of service is sincerely appreciated. If we can be of any further assistance, please contact us.

H.G. SCHLICKER & ASSOCIATES, INC.

Adam M. Large, MSc, RG, CEG
President/Principal Engineering Geologist

AML:mgb

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APPENDICES

H.G. Schlicker & Associates, Inc.
607 Main Street, Suite 200 · Oregon City, Oregon 97045
(503) 655-8113 · FAX (503) 655-8173

Project #Y234708 April 2, 2024

To: **Northwest Geotech, Inc.**
Attn: Alan Bean
Re: Coastal Homes LLC
9120 SW Pioneer Court, Suite B
Wilsonville, Oregon 97070

Subject: **Geologic Hazards Investigation**
Tax Lot 800, Map 1N-10-34AC
Hobsonville Point Road
Bay City, Tillamook County, Oregon

Dear Mr. Bean:

1.0 Introduction

At your request and authorization, an engineering geologist with H.G. Schlicker and Associates, Inc. (HGSA) visited the subject site on December 4 and 13, 2023, to complete a geologic hazards study at Tax Lot 800, Map: 1-10-34AC, Bay City, Tillamook County, Oregon (Figure 1, Appendix A). It is our understanding that Coastal Homes LLC is proposing to develop the site with ten 2-unit, 3-unit, and 4-unit residential buildings. It is our understanding that a new road from Hobsonville Point Road will provide access to the proposed development.

This report addresses the geologic hazards at the site with respect to site development. The scope of our work consisted of a review of selected geologic literature, topographic maps, aerial photography and lidar imagery interpretation, field mapping of geologic hazards, a detailed site reconnaissance, observing excavated test pits, and preparation of this report with our findings and conclusions for the development of the site with a new subdivision.

2.0 Site Description

The subject site is located near the base of a north-facing hillside in the northern part of Bay City (Figure 1). The site consists of a 3.4-acre area consisting of 4 previously platted blocks and associated right of way (Figure 2). The site is approximately 460 feet wide, east to west, by approximately 430 feet deep, north to south (Figure 2). The site is bounded to the west and south by vacant adjacent lots, to its north by Larson Creek and state-owned forest land, and to its east

by Hobsonville Point Road.

The subject site can be divided into four geomorphic areas, separated by streams and drainage channels.

1. The northern part of the site is dominated by the floodplain and bank slopes associated with Larson Creek, which flows through the northern part of the site toward the west, continuing to Larson Cove.

2. The central part of the site forms a hill (a poorly defined northwest-southeast trending ridge) bounded to its southwest and northeast by older cat roads and tributary drainages of Larson Creek. A preliminary site plan completed by others indicates an existing culvert is present in the northeastern drainage channel.

3. The southwestern part of the site forms a northwest-trending drainage channel along the base of a steep slope.

4. The eastern portion of the site is occupied by a westerly-facing slope along and below Hobsonville Point Road.

The central portion of the site is moderately vegetated with grasses, younger deciduous and evergreen trees, and low brush typical of the coast. Thicker brush and mature trees occupy areas around Larson Creek and the two main drainage channels (Appendix A).

3.0 Geologic Hazards Analysis

Our geologic hazards analysis is presented below.

3.1 History of the Site

Based on our review of past surveys and plat maps, the four blocks that comprise the site were separated by the extensions of Pennsylvania Street and Second Street (Figure 2). The center of the site is occupied by a northwest trending unimproved road, which provides access from Hobsonville Point Road by way of a steeply sloping primitive driveway.

According to the Ash Creek and Associates, Inc. (2007) report prepared for the City of Bay City, the site lies outside of areas mapped as sinkholes and outside of fill/disturbed areas known to exist at the time of publication. However, based on our site investigation and our review of historical imagery, the site has been subject to prior grading and clearing activities.

3.2 Bedrock, Soil Types, and Structures

The site lies in an area mapped as Oligocene to Miocene sedimentary rocks, which consist of thick-bedded to massive, fine to coarse-grained, arkosic, lithic sandstone and tuffaceous siltstone and claystone, with subordinate amounts of sandstone and shale (Schlicker et al., 1972). More detailed mapping by Wells et al. (1994) identifies the central and eastern portions of the site as the Alsea Formation.

The bedrock in the southwesternmost part of the site and areas south of the site have been mapped as the feldspathic sandstone unit occurring in the lower half of the Alsea Formation, which is described as friable, thick-bedded, medium- to coarse-grained, feldspathic sandstone (Wells et al., 1994). The area of Larson Creek, at the northern part of the site, has been mapped as Quaternary silty clay (sc) consistent with Holocene fluvial and estuarine deposits (Schlicker et al., 1972; Wells et al., 1994).

3.2.1 Subsurface Exploration

At the time of our December 13, 2023, site visit, we observed 12 test pit excavations that were logged by an Oregon certified engineering geologist from our office who visually classified the subsurface soils in accordance with the Unified Soil Classification System (USCS). The approximate locations of the borings are shown on Figures 3 and 4.

In general, test pits encountered 1 to 7 feet of loose, organic-rich silt, disturbed soils, and fill soils underlain by medium stiff to stiff, sandy and clayey silt and silty clay. The native stiff silty soils appeared consistent with residual and highly weathered siltstone. Test Pit – 12 was completed just west of the site near an area of a proposed pump station. Detailed test pit logs are presented in Appendix B.

3.2.2 Geologic Structures

Structural deformation and faulting along the Oregon Coast is dominated by the Cascadia Subduction Zone (CSZ), which is a convergent plate boundary extending for approximately 680 miles from northern Vancouver Island to northern California. This convergent plate boundary is defined by the subduction of the Juan de Fuca plate beneath the North American Plate. It forms an offshore north-south trench approximately 60 miles west of the Oregon coast shoreline. A resulting deformation front consisting of north-south oriented reverse faults is present along the western edge of an accretionary wedge east of the trench, and a zone of margin-oblique folding and faulting extends from the trench to the Oregon Coast (Geomatrix, 1995).

The nearest potentially active faults are located in the Tillamook Bay fault zone, which are northwest-striking faults that offset the Eocene Tillamook Volcanics on

the west flank of the Coast Range. The southernmost strand is mapped as running across the southwest portion of the site, in the area of the southwestern drainage channel. No displacements in Quaternary deposits have been documented, but the fault zone parallels the mountain front that controls the northeastern margin of Tillamook Bay and thus has geomorphic expression consistent with Quaternary displacement (Personius et al., 2003).

Another potentially active fault is the Happy Camp Fault (formerly the Netarts Bay fault), which lies at the north end of Netarts Bay, approximately 6.8 miles southwest of the site (Geomatrix, 1995). This fault is a west-northwest trending, high-angle reverse fault which cuts Miocene basaltic and Pleistocene channel deposits. This fault is believed to have been active approximately 125,000 years ago; however, it does not appear to cut 80,000-year-old marine terrace deposits, which suggests that the fault has not been active for at least 80,000 years (Geomatrix, 1995).

The Gales Creek fault zone is identified as a group of potentially active Quaternary faults located approximately 29 miles east of the site. The Gales Creek fault zone is northwest striking and forms the boundary between the Oregon Coast Range and the Willamette Valley along its southern extent, then cuts through the northern Oregon Coast Range along its northern extent. The Gales Creek fault zone is included within the Gales Creek-Mount Angel structural zone, and has both dextral strike-slip and vertical separation components of movement (Personius et al., 2003). Recent paleoseismic research demonstrates that surface rupturing earthquakes occurred on the Gales Creek fault during the Late Holocene (Wells et al., 2019).

3.3 Slopes

The site lies at elevations of approximately 20 to 82 feet (NAVD 88). Larson Creek flows west along the northern portion of the site. Two drainage channels occupy the site with a northwest trending ridge in between. The southwest portion of the site is occupied by the base of a steep, north-facing slope that continues to the west.

The eastern portion of the site, along Hobsonville Point Road, slopes to the west-northwest at approximately 15 to 35 degrees, with localized steeper areas of approximately 50 degrees or more.

The northerly and northeasterly facing banks associated with the northeast drainage channel and Larson Creek slope from approximately 5 to 15 degrees.

The existing access roads are separated by a northwest-trending ridge, with northeasterly and southwesterly-facing sides sloping at approximately 20 degrees.

The steeper banks of the stream channel across the southwest portion of the site slope at approximately 20 to 35 degrees.

3.4 Orientation of Bedding Planes in Relation to the Dip of the Surface Slope

The site lies in an area of landslide topography (Schlicker et al., 1972), and as discussed above, the topography at the site is irregular. Determination of bedding plane orientations in the bedrock that underlies the site is difficult due to the lack of outcrop exposures and the highly weathered nature of the native geologic units. However, where bedding plane orientations have been measured regionally, bedrock units typically dip down toward the southwest from 17 to 70 degrees (Schlicker et al., 1972; Wells et al., 1994)

Areas to the south and southwest of the subject site generally slope down to the north, which may be associated with topography that has been produced by landsliding and erosion, characteristic of the underlying Oligocene and Miocene sedimentary rocks (Schlicker et al., 1972).

3.5 Site Surface Water Drainage Patterns

There are two predominate natural drainage channels at the site, flowing in a northwesterly direction toward Larson Creek. Larson Creek is present along the northern part of the site and flows toward the west, discharging into Larson Cove approximately 800 feet west of the site.

Drainage patterns throughout the site are somewhat irregular due to past grading and clearing activities and the northwest trending ridge in the central portion of the site. Based on the provided civil engineering documents and site observations, there are existing culverts in the drainage channels.

3.6 Slope Stability and Erosion

Most of Bay City lies in an area that has been mapped as landslide topography (Schlicker et al., 1972). Ancient complex landsliding in the area is the result of weak interbeds within the underlying southwest dipping Tertiary rock units, ancient erosion at the base of the hillside by waters of Tillamook Bay, weakening of rock units by fracturing, and possible seismic activity.

Based on our review of Ash Creek and Associates, Inc.'s February 7, 2007, Geologic and Geotechnical Hazards Assessment report for Bay City, Oregon, a debris flow landslide is identified on "Figure 3 Slope Hazards" southwest of the site. The site lies within an area mapped as having slopes of 12% - 25% and >25% (Ash Creek Associates, 2007).

Recent detailed landslide susceptibility mapping by Calhoun, Burns and Franczyk (2020) identifies the site as having moderate susceptibility to deep-seated landslides (greater

than 15 feet below the ground surface). The site is mapped as having a moderate to high susceptibility to shallow landslides (less than 15 feet below the ground surface). The site lies outside of lands mapped within a potential rapidly moving landslide hazard (Hofmeister et al., 2002).

The steep slopes along and above to the south of the narrow intermittent stream channel in the southwest portion of the site appear susceptible to erosion, sloughing, and saturation. Undercutting along the base of these slopes may lead to future slope instability.

Slopes above the site have the potential to generate debris slides and mudflows that could impact the site. Although the risk of these slides occurring is low, in the event of such slides and flows, damage to structures placed on the site could occur.

Existing fill, organic-rich, and disturbed soils encountered are susceptible to consolidation and erosion. Native surficial fine-grained soils at the site are susceptible to erosion caused by stormwater when stripped of vegetation.

3.7 Regional Seismic Hazards

Abundant evidence indicates that a series of geologically recent large earthquakes related to the Cascadia Subduction Zone have occurred along the coastline of the Pacific Northwest. Evidence suggests that more than 40 great earthquakes of magnitude 8 and larger have struck western Oregon during the last 10,000 years. The probability that a Cascadia earthquake and Tsunami will occur in the next 50 years ranges from 7 to 12 percent for a complete rupture affecting the entire fault zone, 16 to 22 percent for a partial rupture that impacts the Oregon and northern California coast, and 37 to 43 percent chance for a partial rupture that would affect just the southern Oregon and northern California coast (OSU News and Research Communications, 2010; Goldfinger et al., 2012; OSSPAC, 2013; Allan and Gabel, 2022). Evidence suggests the last major earthquake occurred on January 26, 1700, and may have been of magnitude 8.9 to 9.0 (Clague et al., 2000; DOGAMI, 2013).

There is now increasing recognition that great earthquakes do not necessarily result in a complete rupture along the full 1,200 km fault length of the Cascadia subduction zone. Evidence in the paleorecords indicates that partial ruptures of the plate boundary have occurred due to smaller earthquakes with moment magnitudes (Mw) < 9 (Witter et al., 2003; Kelsey et al., 2005). These partial segment ruptures appear to occur more frequently on the southern Oregon coast, as determined from paleotsunami studies. Furthermore, the records have documented that local tsunamis from Cascadia earthquakes recur in clusters (~250–400 years) followed by gaps of 700–1,300 years, with the highest tsunamis associated with earthquakes occurring at the beginning and end of a cluster (Allan et al., 2015).

These major earthquake events were accompanied by widespread subsidence of a few centimeters to 1–2 meters (Leonard et al., 2004). More recent modeling by Witter et al. (2011) provides estimates for coastal subsidence that range from 3 to 6 feet for L (~9.0 Mw) to XXL (~9.1 Mw) earthquakes and approximately 2 feet of subsidence along the central Oregon coast resulting from the most likely (M1) earthquake scenario (Allan and Gabel, 2022). With the lowering of the coast, significant coastal erosion of beaches, dunes, and bluffs, lasting years to decades, is anticipated as the coastline strives to reach a new equilibrium (Allan and Gabel, 2022). Tsunamis appear to have been associated with many of these earthquakes. In addition, settlement, liquefaction and landsliding of some earth materials are believed to have been commonly associated with these seismic events.

Other earthquakes related to shallow crustal movements or earthquakes related to the Juan de Fuca plate have the potential to generate magnitudes of 6.0 to 7.5 earthquakes. The recurrence interval for these types of earthquakes is difficult to determine from present data, but estimates of 100 to 200 years have been given in the literature (Rogers et al., 1996).

The expected amount of shaking to be felt at the site if a magnitude 9.0 CSZ earthquake occurs has been mapped as severe to violent (DOGAMI Oregon HazVu website, accessed March 2024). "Severe" and "Violent" are the second-highest and highest levels of a six-level gradation from "Light" to "Violent" in this mapping system.

DOGAMI's HazVu website also mapped the northern portion of the site as having a very high susceptibility to liquefaction. DOGAMI states: "Layers of loose sand or silt that are saturated with water commonly liquefy when shaken strongly or repeatedly by an earthquake. The liquefied materials lose most of their ability to support overlying soil layers and structures, and buildings and bridges sink and tilt, while riverbanks may slump and flow into the river channel." Liquefaction occurs when saturated, cohesionless soils are subjected to ground vibrations, resulting in a decrease in the volume of the soil. If drainage is unable to occur, the tendency to decrease in volume results in an increase in pore water pressure, and if the pore water pressure builds up to the point at which it is equal to the overburden pressure, the effective stress becomes zero, and the soil loses its strength and develops a liquefied state. Liquefaction is most common in saturated, loose, granular soils, sand or silty sand materials. Cohesive soils, such as clayey silt and clay, will generally not liquefy during earthquakes (Seed and Idris, 1982). Older sediments are also more resistant to liquefaction than recently deposited sediments (Idris and Boulanger, 2008).

Settlement can be the result of liquefaction of saturated soils or simply a result of dry soil densifying under vibration (volumetric compression). Volumetric compression during an earthquake is the result of vibrations of the soil, which cause soil particles to settle into a denser state, decreasing the volume of the soil. The degree of settlement is primarily

dependent upon the initial density of the soil and the magnitude and duration of ground vibration (shaking).

3.8 Flooding Hazards

Based on the 2018 Flood Insurance Rate Map (FIRM, Panel #41057C0392F), the site lies in an area rated as Zone X, which is defined as an area of minimal flood hazard.

The outlet of Larson Creek into Larson Cove, west of the site, is mapped in a Special Flood Hazard Area rated as Zone AE (EL 13.4 feet), which is defined as an area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year with base flood elevations determined.

Based on the Oregon Department of Geology and Mineral Industries mapping (DOGAMI, 2012), the site lies within the tsunami inundation zone resulting from an approximately 9.0 and greater magnitude Cascadia Subduction Zone (CSZ) earthquake (Figure 5). The 2012 DOGAMI mapping is based upon 5 computer-modeled scenarios for shoreline tsunami inundation caused by potential CSZ earthquake events ranging in magnitude from approximately 8.7 to 9.1. The January 1700 earthquake event (discussed in Section 3.6 above) has been rated as an approximate 8.9 magnitude in DOGAMI's methodology. More distant earthquake source zones can also generate tsunamis.

3.9 Climate Change

According to most of the recent scientific studies, the Earth's climate is changing as the result of human activities, which are altering the chemical composition of the atmosphere through the buildup of greenhouse gases, primarily carbon dioxide, methane, nitrous oxide, and chlorofluorocarbons (EPA, 1998). Although there are uncertainties about exactly how and when the Earth's climate will respond to enhanced concentrations of greenhouse gases, scientific observations indicate that detectable changes are underway (EPA, 1998; Church and White, 2006).

Estimated Sea Level Rise Expected for Parcel or Lot

Information from NOAA's Garibaldi Beach monitoring station provides a relative sea level trend rise of approximately 2.52 ± 0.61 mm/year between 1970 and 2023 for the Oregon coast (NOAA Tides & Currents Sea Level Trends, http://tidesandcurrents. noaa.gov/sltrends). Global sea-level rise, caused by melting polar ice caps and ocean thermal expansion, could lead to flooding of low-lying coastal property, loss of coastal wetlands, erosion of beaches and bluffs, and saltwater contamination of fresh groundwater. Global climate change and the resultant sea-level rise may impact the subject site through accelerated coastal erosion. It can also lead to increased rainfall, which can result in an increase in the occurrence of landslides.

4.0 Conclusions

The main engineering geologic concerns at the site are:

1. The site lies on irregular topography with areas of moderately steep slopes and drainage features. The site is located at the base of a steep slope formed by past landsliding. The site is mapped in an area of moderate susceptibility to deep-seated landslides and as having a moderate to high susceptibility to shallow landslides. Existing fill and disturbed soils at the site are more susceptible to shallow landsliding and erosion than the underlying native soil and rock.

2. At the site, loose fill soils and native organic-rich soils up to approximately 7 feet thick are present. The soil underlying the site generally consists of medium stiff to stiff, sandy, clayey silt that has weathered from siltstone. These soils may have shrink-swell characteristics and may be difficult to effectively treat for reuse as structural fill. The native soils appear to have low permeability and may not be suitable for on-site infiltration.

3. Existing unsupported temporary cut slopes at the site appear steeper than 1H: 1V and taller than 5 feet. Depending on the location, extent, and configuration of any proposed grading, permanent support or reinforcement of existing and new cut and fill slopes may be required.

4. The site is located within the mapped location of a potentially active fault zone (the Tillamook Bay Fault Zone).

5. There is an inherent regional risk of earthquakes along the Oregon Coast, which could cause harm and damage structures. Existing ancient and young landslides can also be mobilized as a result of earthquake events. The site lies within a mapped tsunami inundation hazard zone. A tsunami impacting the Bay City area could cause harm, loss of life, and damage to structures. These risks must be accepted by the owner, future owners, developers, and residents of the site.

5.0 Preliminary Recommendations

Development of this property requires mitigation for potential landsliding, moderately steep slopes, and unsuitable fill soils, which will likely include over-excavation, drainage and waterproofing of the building envelope, possible construction of free-standing retaining walls and/or foundation basement walls, and temporary and permanent erosion and stormwater mitigation.

We anticipate that a daylight basement-style design or use of conventional shallow foundations stepped up and down the hillsides may reduce the need for extensive over-excavation and replacement with imported structural fill.

Buildings constructed at the grades of the existing topography may require foundations supported on a deep or deepened foundation system with piers or piles extending through the disturbed and fill soil to bear in native soil or rock.

5.1 Location and Construction of Buildings

Due to the steep slope and narrow drainage channel, we have identified a geologic hazard area in the southwest portion of the site where building is not recommended. Based on our review of the provided preliminary site plans, the development of this area is not proposed. However, we recommend that any proposed shallow foundation elements be set back a minimum of 15 feet from the bank edge of the stream channel along the southwest portion of the site, as shown on Figures 3 and 4. The city and/or county may require additional setbacks from stream channels and any delineated wetland boundaries.

Recommendations for a Geotechnical Investigation (Phase 2)

Based upon our observations at the site and soils encountered in the test pit excavations, we recommend that a second phase geotechnical investigation be completed, including drilled borings to characterize subsurface conditions, laboratory analysis of samples obtained during exploration, geotechnical analysis, and geotechnical recommendations for use during site planning, design, and construction of the new development.

The findings and conclusions presented in this engineering geologic report should be used to develop geotechnical recommendations that will mitigate some of the risks to proposed structures as a result of geologic hazards present at the site. Geotechnical recommendations should include:

- Fill material types.
- Fill placement, including preparation of the native ground, compaction specifications, testing methods and testing frequency.
- Treatment of Test Pits.
- Trench Backfill.
- Drainage, including underdrains and foundation drains.
- Erosion control methods.
- Seismic Considerations.
- Foundations design recommendations.
- Retaining walls and reinforced slope recommendations.
- Road prism design, including pavement sections and embankments.

All the recommendations provided in the Geotechnical Investigation report, as well as the recommendations provided in this report, should be adhered to during design and construction.

6.0 Limitations

The Oregon Coast is a dynamic environment with inherent, unavoidable risks to development. Landsliding, erosion, tsunamis, storms, earthquakes and other natural events can cause severe impacts to structures built within this environment and can be detrimental to the health and welfare of those who choose to place themselves within this environment. The client is warned that, although this report is intended to identify the geologic hazards causing these risks, the scientific and engineering communities' knowledge and understanding of geologic hazard processes is not complete.

Our investigation was based on engineering geological reconnaissance, limited review of published information, and our subsurface exploration and analyses. The data presented in this report are believed to be representative of the site. The conclusions herein are professional opinions derived in accordance with current standards of professional practice and budget constraints. No warranty is expressed or implied. The performance of the site during a seismic event has not been evaluated. If you would like us to do so, please contact us.

The test pit logs and related information depict generalized subsurface conditions only at these specific locations and at the particular time the subsurface exploration was completed. Soil and groundwater conditions at other locations may differ from the conditions at these locations. Also, the passage of time may result in a change in the soil and groundwater conditions at the site.

This report pertains to the subject site only, and is not applicable to adjacent sites nor is it valid for types of development other than that to which it refers. Geologic conditions including materials, processes and rates can change with time and therefore a review of the site and/or this report may be necessary as time passes to assure its accuracy and adequacy. This report may only be copied in its entirety.

7.0 Disclosure

H.G. Schlicker & Associates, Inc. and the undersigned Certified Engineering Geologist have no financial interest in the subject site, the project or the Client's organization.

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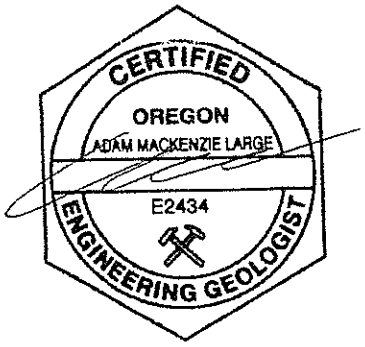
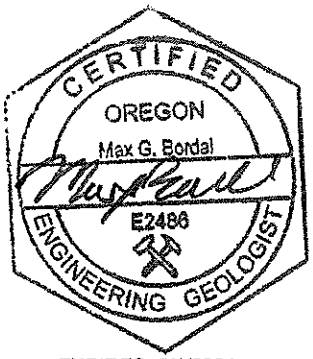
It has been our pleasure to serve you. If you have any questions concerning this report, or the site, please contact us.

Respectfully submitted,

H.G. SCHLICKER AND ASSOCIATES, INC.

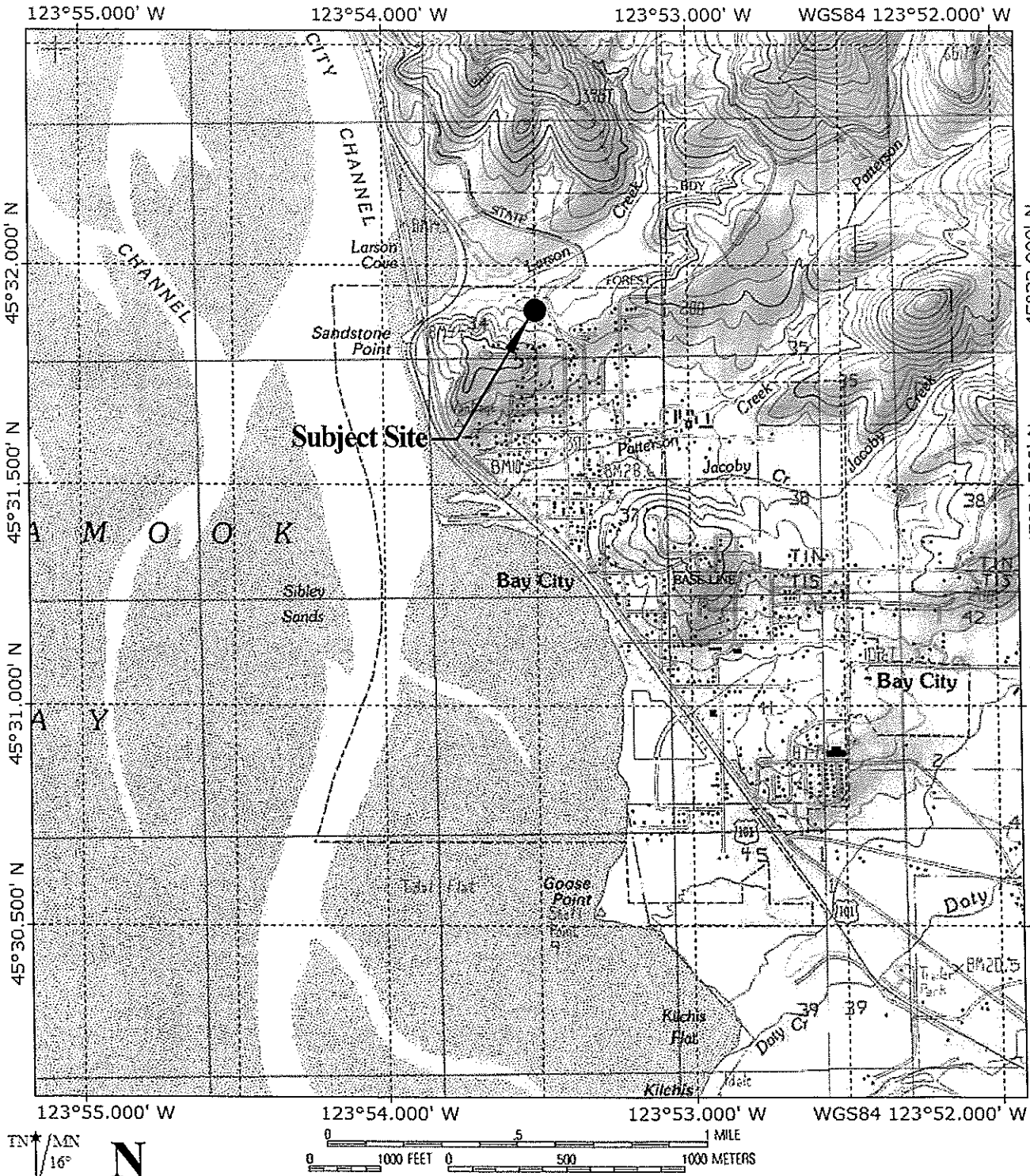


EXPIRES: 12/31/2024
Adam M. Large, MSc, RG, CEG
President/Principal Engineering Geologist



EXPIRES: 6/1/2024
Max G. Bordal, MSc, RG, CEG
Project Geologist

AML:mgb



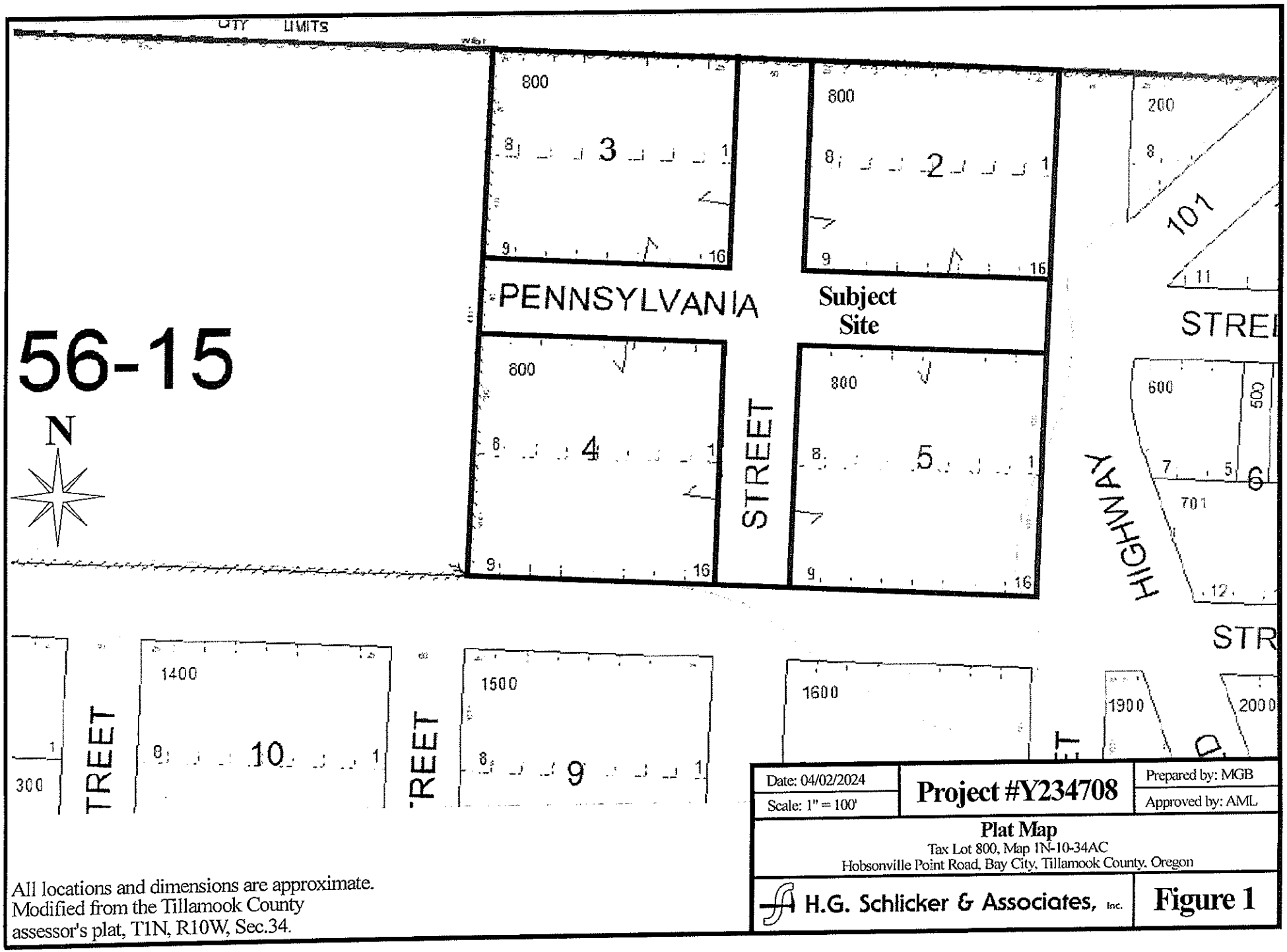
Date: 04/02/2024 Scale: 1" = 2000'	**Project #Y234708**	Prepared by: MGB Approved by: AML

Location Map

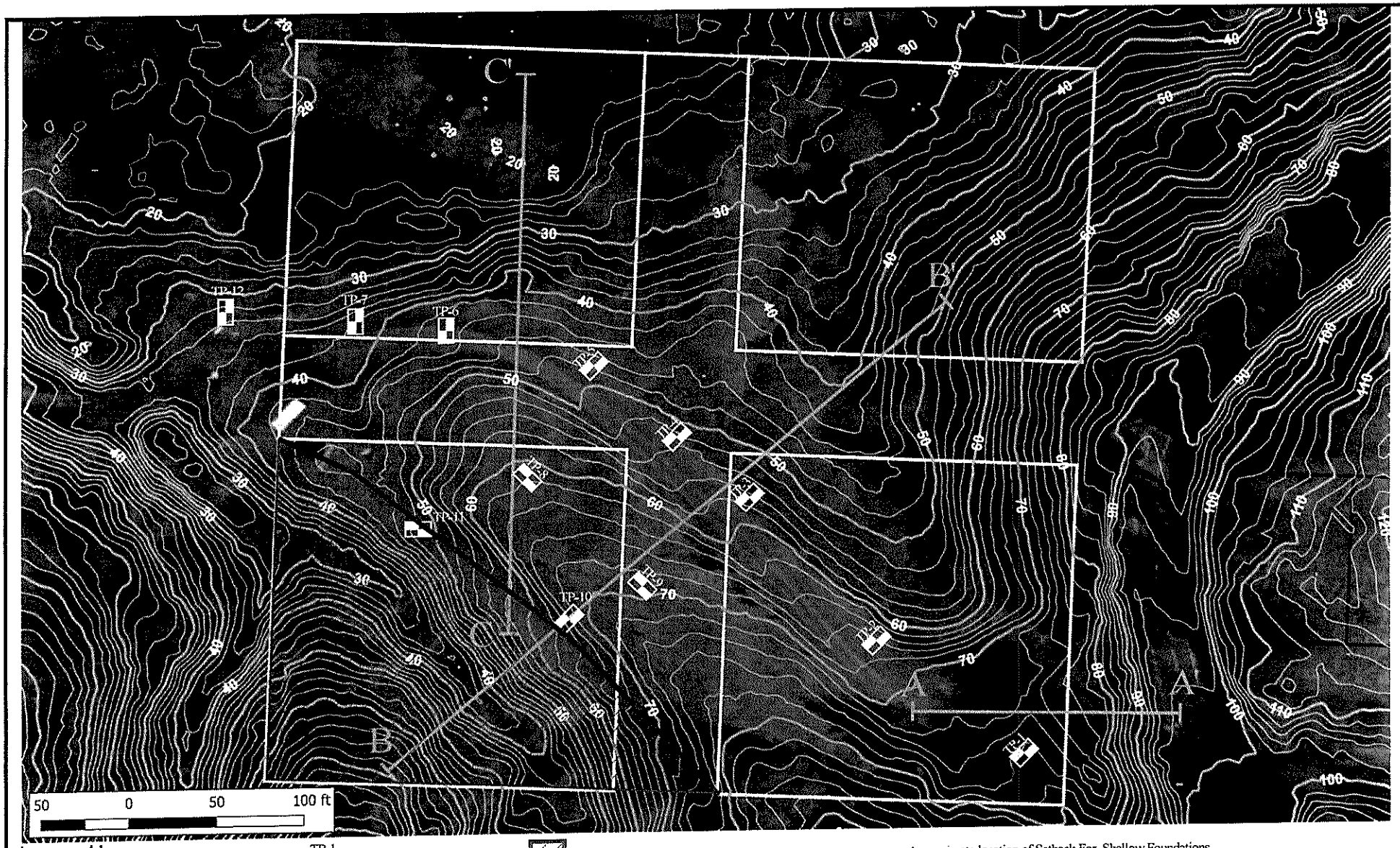
Tax Lot 800, Map 1N-10-34AC
Hobsonville Point Road, Bay City, Tillamook County, Oregon

H.G. Schlicker & Associates, Inc.

Figure 1



All locations and dimensions are approximate.
Modified from the Tillamook County assessor's plat, T1N, R10W, Sec.34.



A A' = Approximate trend of profile line

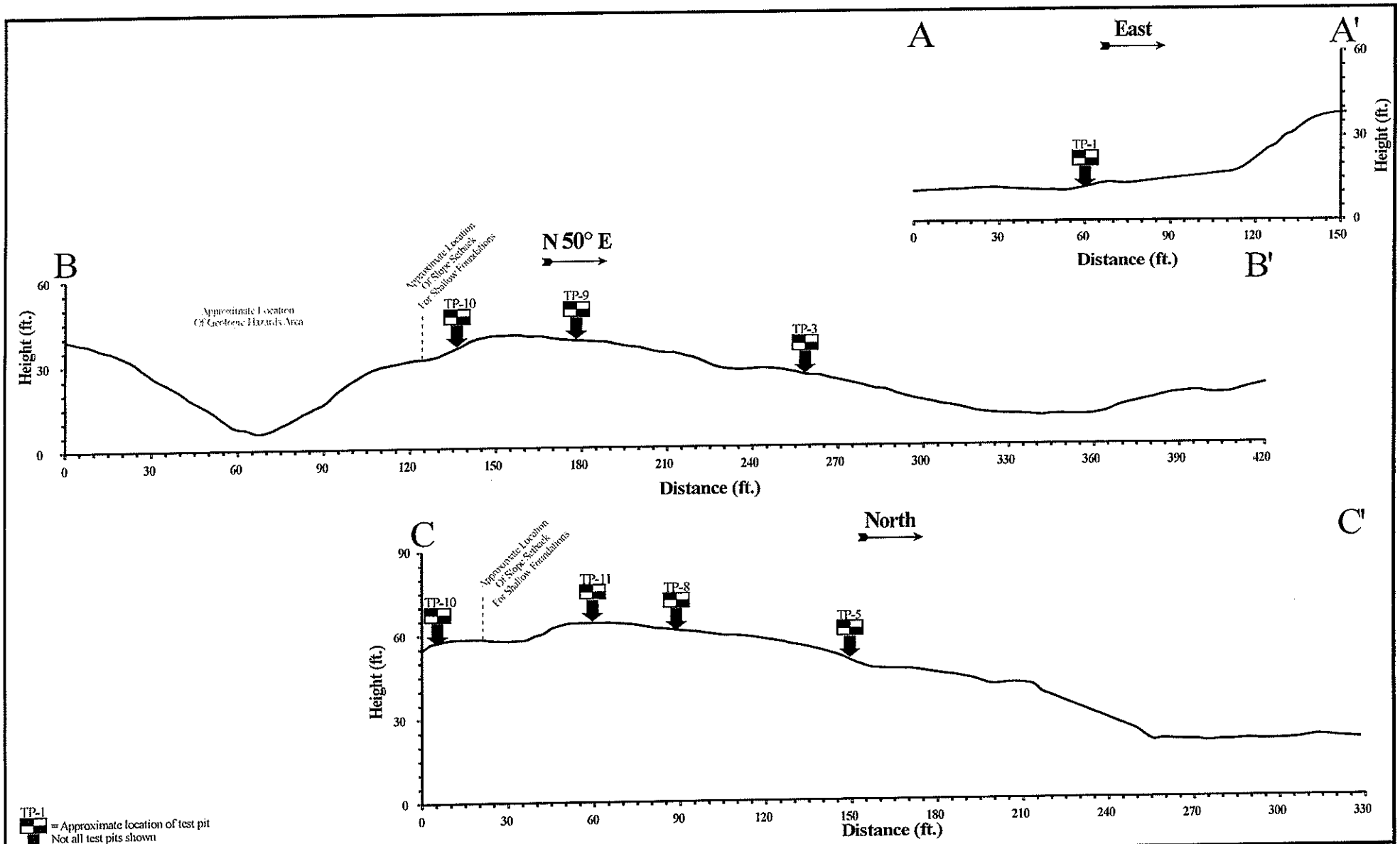
TP-1 = Approximate location of test pit

= Approximate location of Geologic Hazards Area

= Approximate location of Setback For Shallow Foundations

Topography derived from 2009 OLC North Coast Lidar provided by DOGAMI
All dimensions and locations are approximate.

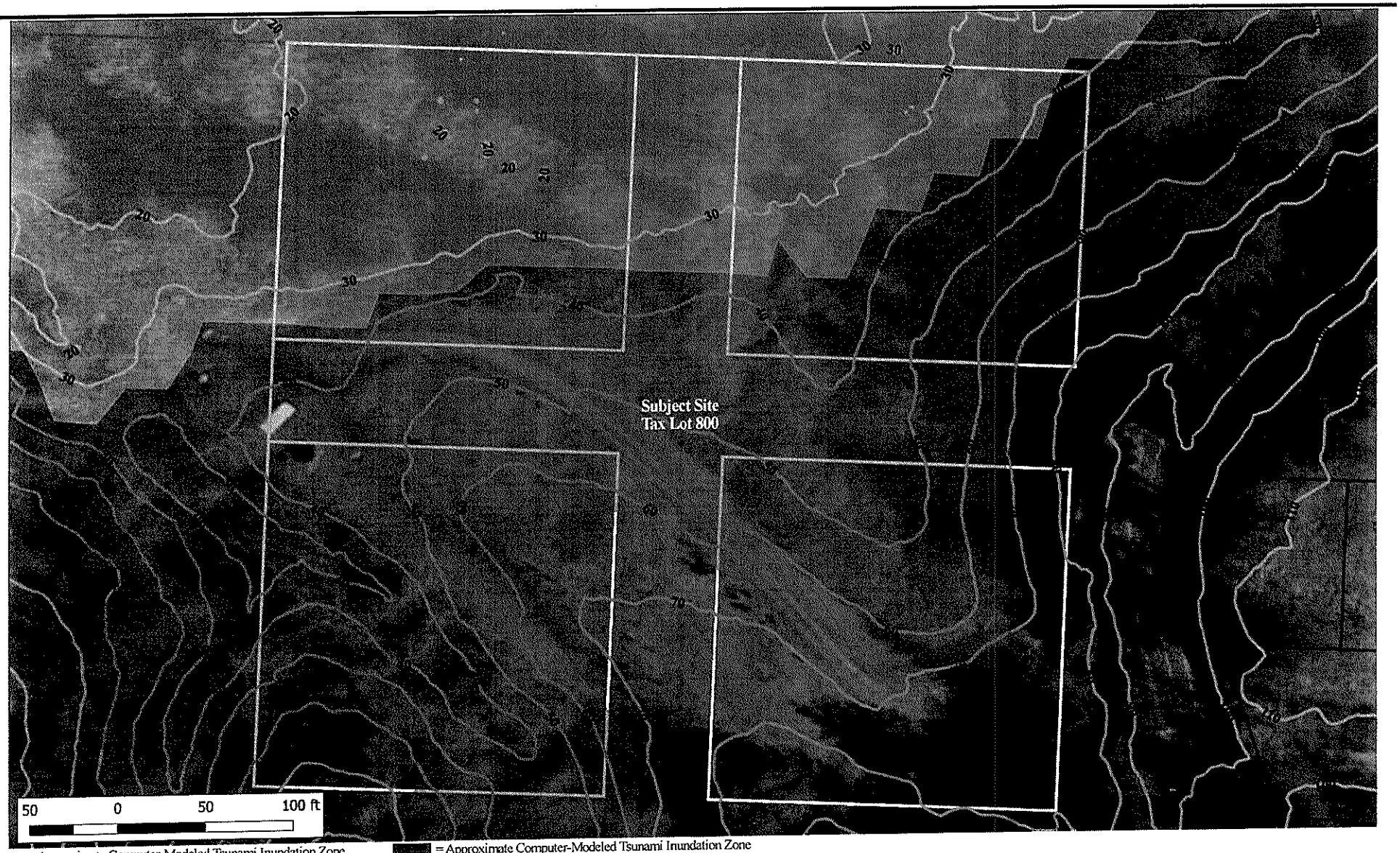
Date: 04/02/2024 Scale: 1" = 50'	**Project #Y234708**	Prepared by: MGB Approved by: AML	**Site Topographic Map** Tax Lot 800, Map 1N-10-34AC Hobsonville Point Road, Bay City, Tillamook County, Oregon	H.G. Schlicker & Associates, Inc.	**Figure 3**



All locations and dimensions are approximate.
Slope Profile Derived from 2009 OLC North Coast Lidar and may not reflect current site conditions.

Date: 04/02/2024 Scale: 1" = 30'	Project #Y234708	Prepared by: MGB Approved by: AML	Slope Profiles A-A', B-B', and C-C' Tax Lot 800, Map 1N-10-34AC Hobsonville Point Road, Bay City, Tillamook County, Oregon	H.G. Schlicker & Associates, Inc.

Figure 4



= Approximate Computer-Modeled Tsunami Inundation Zone Associated with a ~9.0 (L) Magnitude Earthquake

= Approximate Computer-Modeled Tsunami Inundation Zone Associated with a ~9.1 (XXL) Magnitude Earthquake

Topography derived from 2009 OLC North Coast Lidar provided by DOGAMI
All dimensions and locations are approximate.

Date: 04/02/2024 Scale: 1" = 50'	**Project #Y234708**	Prepared by: MGB Approved by: AML	**Tsunami Hazard Map** Tax Lot 800, Map 1N-10-34AC Hobsonville Point Road, Bay City, Tillamook County, Oregon	H.G. Schlicker & Associates, Inc.	**Figure 5**

Appendix A
- Site Photographs -

Photo 1 – Northerly view of the eastern portion of the site along Hobsonville Point Road.

Photo 2 – Southwesterly view of the site from the top of the existing access road.

Photo 3 – Downslope view of the existing access road.

Photo 4 – Northeasterly view towards Hobsonville Point Road.

Photo 5 – Northwesterly view of the main access road through the central portion of the site.

Photo 6 – View of the central access road.

Photo 7 – View of the intersection of the two existing roads at the site near the western property boundary.

Photo 8 – View of Larson Creek along the north portion of the site.

Photo 9 – View of the tributary channel of Larson Creek in the southwest portion of the site.

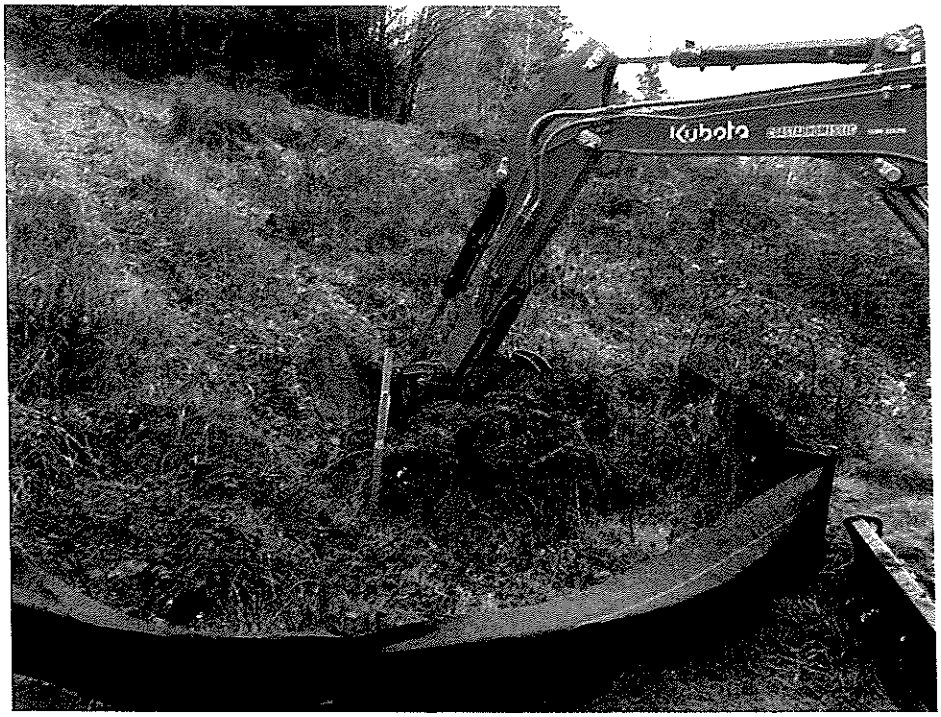


Photo 10 – View of Test Pit-1, located near the southeast portion of the site.

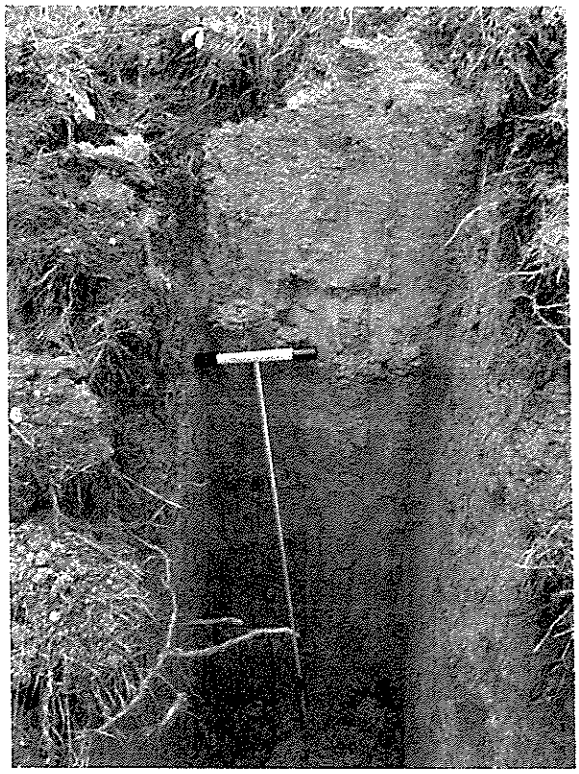


Photo 11 – View the clayey silt soils encountered at shallow depth in Test Pit-1.

Photo 12 – View of the aggregate fill exposed along the edge of the main access road during test pit excavations.

Photo 13 – View of Test Pit-3 during excavation.

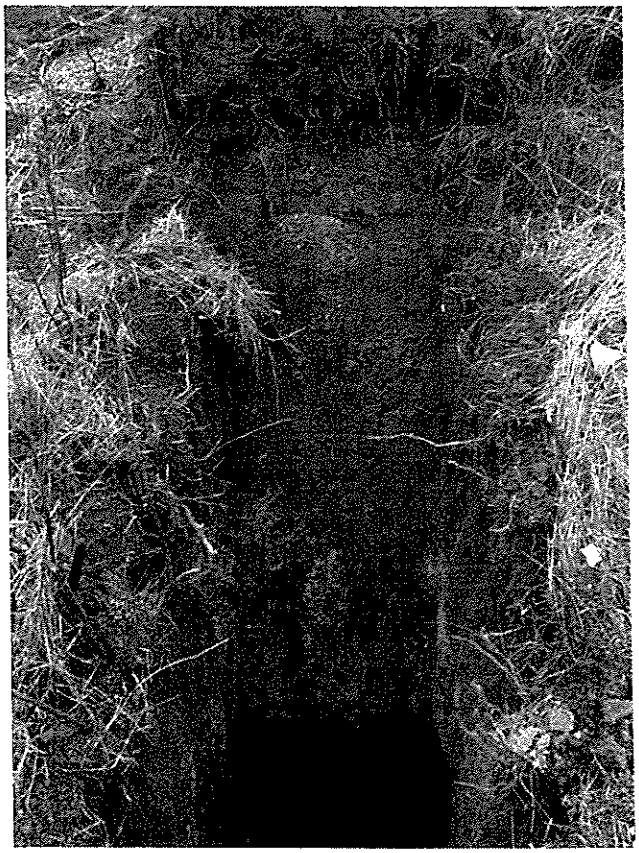


Photo 14 – View of the stiff silty soils encountered at shallow depth in Test Pit-3.

Photo 15 – View of the spoils from Test Pit-6.

Photo 16 – View of Test Pit-7 during excavation.

Photo 17 – View of the firm silty soils encountered during excavation of Test Pit-8.

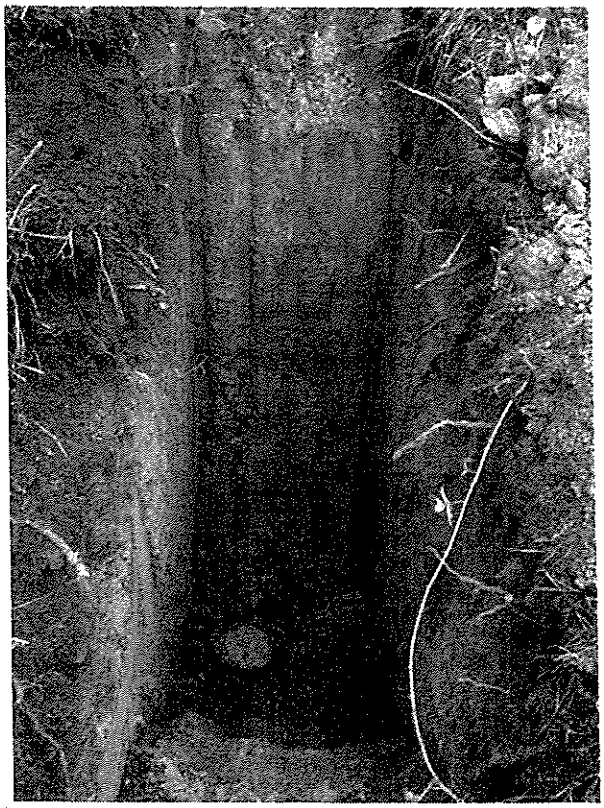


Photo 18 – View of the variable clayey silt and clayey sand exposed in Test Pit-11.

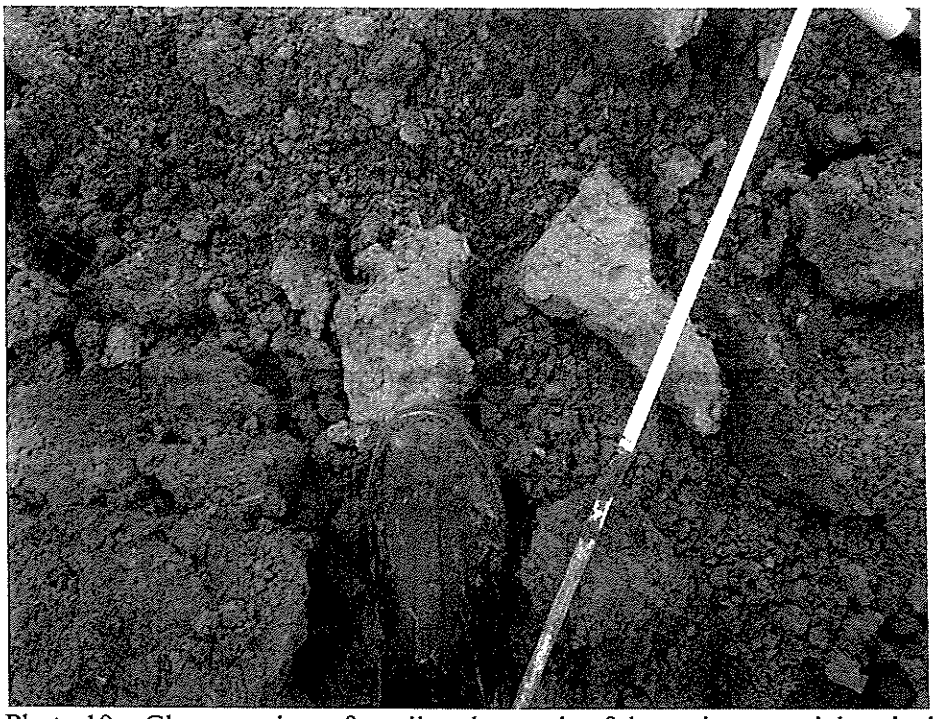


Photo 19 – Close-up view of a soil grab sample of the native material typical of that encountered at the site.

Photo 20 – View of Test Pit-12 during excavation in the area of the proposed pump station.

Appendix B
- Test Pit Logs -

TEST PIT LOG EXPLANATION

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS), ASTM D2487			
MAJOR DIVISIONS		GROUP SYMBOL *	GROUP NAME
COARSE-GRAINED SOILS	GRAVELS	GW	Well-graded gravel
		GP	Poorly-graded gravel
		GM	Silty gravel
		GC	Clayey gravel
	SANDS	SW	Well-graded sand
		SP	Poorly-graded sand
		SM	Silty sand
		SC	Clayey sand
FINE-GRAINED SOILS	SILTS AND CLAYS Liquid Limit Less than 50	ML	Silt with low plasticity
		CL	Clay with low plasticity
		OL	Organic silt or organic clay with low plasticity
	SILTS AND CLAYS Liquid Limit 50 or more	MH	Silt with high plasticity
		CH	Clay with high plasticity
		OH	Organic silt or organic clay with high plasticity
HIGHLY ORGANIC SOILS		PT	Peat, Muck, and other highly organic soils.

* NOTE: the symbol RK (not within the USCS system) is used in our logs to denote rock materials.

TEST PIT LOGS

TP-1

Depth (ft.)	USCS	Description
0 – 0.8	ML	CLAYEY SILT; DARK BROWN, MOIST, LOOSE. WITH ROOTS AND ORGANIC MATTER.
0.8 – 7.0	ML	CLAYEY SILT; ORANGE-BROWN WITH GRAY MOTTLING, MOIST, MEDIUM-STIFF TO STIFF. INCREASING PLASTICITY AND MOISTURE WITH DEPTH.
7.0	ML	CLAYEY SILT; TAN WITH ORANGE MOTTLING, MOIST, STIFF. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATION.

TP-2

Depth (ft.)	USCS	Description
0 – 3.0	ML-CL(Fill)	CLAYEY SILT AND SILTY CLAY; BROWN, MOIST, LOOSE TO MEDIUM STIFF DISTURBED AND FILL SOILS. WITH ORGANIC MATTER AND ROCK FRAGMENTS.
3.0 – 3.5	CL	SILTY CLAY; DARK BROWN, MOIST, MEDIUM-STIFF.
3.5 – 6.5	ML	CLAYEY SILT; BROWN (DULL), MOIST, STIFF
6.5 – 7.0	ML	CLAYEY SILT; TAN WITH ORANGE MOTTLING, MOIST, STIFF. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATION.

TP-3

Depth (ft.)	USCS	Description
0 – 2.5	ML	CLAYEY SILT; DARK BROWN, MOIST, LOOSE. WITH ROOTS AND ORGANIC MATTER.
2.5 – 4.5	ML	CLAYEY SILT; TAN AND ORANGE, MOIST, VERY STIFF. REFUSAL WITH TILE PROBE. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATION.

TEST PIT LOGS (continued)

TP-4

Depth (ft.)	USCS	Description
0 – 5.0	ML-CL(Fill)	CLAYEY SILT AND SILTY CLAY; BROWN, MOIST, LOOSE TO MEDIUM STIFF DISTURBED AND FILL SOILS. WITH ORGANIC MATTER, WOOD DEBRIS, AND ROCK FRAGMENTS.
5.0 – 6.0	ML	CLAYEY SILT; TAN AND ORANGE, MOIST, VERY STIFF. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATION.

TP-5

Depth (ft.)	USCS	Description
0 – 4.5	ML-CL(Fill)	CLAYEY SILT AND SILTY CLAY; BROWN, MOIST, LOOSE TO MEDIUM STIFF DISTURBED AND FILL SOILS. WITH ORGANIC MATTER, WOOD DEBRIS, AND ROCK FRAGMENTS.
4.5 – 6.0	ML	CLAYEY SILT; ORANGE-BROWN, MOIST, VERY STIFF. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATION.

TP-6

Depth (ft.)	USCS	Description
0 – 7.0	ML-CL(Fill)	CLAYEY SILT AND SILTY CLAY; BROWN, MOIST, LOOSE TO MEDIUM STIFF DISTURBED AND FILL SOILS. WITH ORGANIC MATTER, WOOD DEBRIS, AND ROCK FRAGMENTS.
7.0 – 8.0	CL	SILTY CLAY; LIGHT BROWN, MOIST, STIFF. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATION.

TEST PIT LOGS (continued)

TP-7

Depth (ft.)	USCS	Description
0 – 0.5	ML	CLAYEY SILT; BROWN, MOIST, LOOSE. WITH ROOTS AND ORGANIC MATTER.
0.5 – 1.5	GM	SILTY CLAYEY GRAVEL; BROWN, MOIST, DENSE, MODERATELY CEMENTED GRAVEL CONSISTING OF ROUNDED PEBBLES.
1.5 – 4.5	ML-CL	CLAYEY SILT AND SILTY CLAY; BROWN, MOIST, LOOSE TO MEDIUM STIFF DISTURBED SOILS. WITH ORGANIC MATTER, WOOD DEBRIS, CHARCOAL AND ROUNDED ROCK FRAGMENTS IN SILT MATRIX.
4.5 – 6.5	ML	CLAYEY SILT; ORANGE-BROWN, MOIST, MEDIUM STIFF TO STIFF. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATION.

TP-8

Depth (ft.)	USCS	Description
0 – 2.0	ML	CLAYEY SILT; BROWN, MOIST, LOOSE TO MEDIUM STIFF. WITH ROOTS AND ORGANIC MATTER.
2.0 – 3.0	ML	CLAYEY SILT; ORANGE-BROWN, MOIST, STIFF TO VERY STIFF. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATION

TP-9

Depth (ft.)	USCS	Description
0 – 1.5	ML	CLAYEY SILT; BROWN, MOIST, LOOSE TO MEDIUM STIFF. WITH ROOTS AND ORGANIC MATTER.
1.5 – 2.5	ML	CLAYEY SILT; ORANGE-BROWN, MOIST, VERY STIFF. REFUSAL WITH TILE PROBE. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATION.

TEST PIT LOGS (continued)

TP-10

Depth (ft.)	USCS	Description
0 – 2.0	ML	CLAYEY SILT; BROWN, MOIST, LOOSE TO MEDIUM STIFF. WITH ROOTS AND ORGANIC MATTER.
2.0 – 3.0	ML	CLAYEY SILT; ORANGE-BROWN, MOIST, VERY STIFF. REFUSAL WITH TILE PROBE. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATION.

TP-11

Depth (ft.)	USCS	Description
0 – 1.0	ML	CLAYEY SILT; BROWN, MOIST, LOOSE TO MEDIUM STIFF. WITH ROOTS AND ORGANIC MATTER.
1.0 – 5.0	ML-SC	CLAYEY SILT AND CLAYEY SAND; ORANGE-BROWN, MOIST TO WET, SOFT TO STIFF. FREE GROUNDWATER WAS NOT ENCOUNTERED IN THE EXCAVATION.

TP-12

Depth (ft.)	USCS	Description
0 – 3.5	ML(FILL)	CLAYEY SILT; BROWN, MOIST, LOOSE TO MEDIUM STIFF. WITH ROOTS, ROCK FRAGMENTS, AND ORGANIC MATTER.
3.5 – 9.0	ML-SC	CLAYEY SILT AND CLAYEY SAND; ORANGE-GRAY, MOIST TO WET, SOFT TO STIFF. VARIABLE MOISTURE. SAND CONTENT INCREASES WITH DEPTH AND BECOMES BLOCKY.
9.0 – 10.0	SC	ORGANIC CLAYEY SAND; GRAY, MOIST TO WET, MEDIUM STIFF. WITH DECAYING ORGANIC MATERIAL AND A STRONG ODOR.

Oregon
Tina Kotek, Governor

Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
(503) 986-5200
FAX (503) 378-4844
www.oregon.gov/dsl

April 19, 2023

Tyler Brogden
PO Box 3334
Bay City, Oregon 97107

Re: WD # 2022-0645 **Approved**
Wetland Delineation Report for Hobsonville Point Road
Tillamook County; T1N R10W S34AC TLs 800, 901, Pennsylvania Street, Second Street, and Old Hwy 101 ROWs (Portions)
Bay City Local Wetlands Inventory, Wetland LAR1

Dear Tyler Brogden:

The Department of State Lands has reviewed the wetland delineation report prepared by Schott & Associates for the site referenced above. Please note that the study area includes only a portion of the tax lots described above (see the attached map). Based upon the information presented in the report, and additional information submitted upon request, we concur with the wetland and waterway boundaries as mapped in Figure 6A, 6B and 6C of the report. Please replace all copies of the preliminary wetland maps with these final Department-approved maps.

Within the study area, 5 wetlands (Wetland 1, 2, 3, 4 and 5, totaling approximately 2.68 acres) and 5 waterways (Larson Creek, Larson Cove Estuary, and Stream 1, 2 and 3) were identified. These wetlands and waterways are subject to the permit requirements of the state Removal-Fill Law. Normally, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in wetlands or below the ordinary high-water line (OHWL) of the waterway (or the 2-year recurrence interval flood elevation if OHWL cannot be determined). However, Larson Creek is designated an essential salmonid stream; therefore, fill or removal of any amount of material below its OHWL or within hydrologically connected wetlands (Wetland 1) may require a state permit. Additionally, the Larson Cove Estuary is also designated essential salmonid habitat; therefore, fill or removal of any amount of material below its Highest Measured Tide (HMT) elevation may require a state permit. The elevation of HMT along the Larson Cove Estuary is approximately 11 feet above NAVD88.

Finally, the OHWL for Stream 2, and portions of the wetland boundary for Wetland 2, are approximated and do not meet the DSL sub-meter mapping accuracy standard. Larson Creek is a complex of braided channels and beaver ponds, and high water at the time of sampling made accurate mapping difficult. Improved mapping will be required if permitting is needed in this area.

This concurrence is for purposes of the state Removal-Fill Law only. We recommend that you attach a copy of this concurrence letter to any subsequent state permit application to speed application review. Federal, other state agencies or local permit requirements may apply as well. The U.S. Army Corps of Engineers will determine jurisdiction under the Clean Water Act, which may require submittal of a complete Wetland Delineation Report.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. If you have any questions, please contact the Jurisdiction Coordinator for Tillamook County, Daniel Evans, PWS, at (503) 986-5271.

Sincerely,

Peter Ryan, SPWS
Aquatic Resource Specialist

Enclosures

ec: Kim Cartwright, Schott & Associates
Bay City Planning Department (Maps enclosed for updating LWI)
Michael Neal, Corps of Engineers
Dan Cary, SPWS, DSL
Oregon Coastal Management Program

WETLAND DELINEATION / DETERMINATION REPORT COVER FORM

Fully completed and signed report cover forms and applicable fees are required before report review timelines are initiated by the Department of State Lands. Make checks payable to the Oregon Department of State Lands. To pay fees by credit card, go online at https://apps.oregon.gov/DSL/EPS/program?key=4.

Attach this completed and signed form to the front of an unbound report or include a hard copy with a digital version (single PDF file of the report cover form and report, minimum 300 dpi resolution) and submit to: **Oregon Department of State Lands, 775 Summer Street NE, Suite 100, Salem, OR 97301-1279.** A single PDF of the completed cover from and report may be e-mailed to: **Wetland_Delineation@dsl.state.or.us**. For submittal of PDF files larger than 10 MB, e-mail DSL instructions on how to access the file from your ftp or other file sharing website.

Contact and Authorization Information

☒ Applicant ☐ Owner Name, Firm and Address:
Tyler Brogden
PO Box 3334
Bay City, Oregon 97107

Business phone # 503-300-9193
Mobile phone # (optional)
E-mail: Tylerbrogden3@gmail.com

☐ Authorized Legal Agent, Name and Address (if different):

Business phone #
Mobile phone # (optional)
E-mail:

I either own the property described below or I have legal authority to allow access to the property. I authorize the Department to access the property for the purpose of confirming the information in the report, after prior notification to the primary contact.

Typed/Printed Name: Tyler Brogden **Signature:**
Date: Special instructions regarding site access:

Project and Site Information

Project Name: Hobsonville Point Rd

Latitude: 45.531766° Longitude: -123.893983°
decimal degree - centroid of site or start & end points of linear project

Proposed Use: Residential development

Tax Map # 01N10W34AC
Tax Lot(s) 800, 901 (both partial)

Tax Map #
Tax Lot(s)

Project Street Address (or other descriptive location):
Hobsonville Point Rd

Township 1N Range 10W Section 34AC QQ SW/NE
Use separate sheet for additional tax and location information

City: Bay City County: Tillamook

Waterway: Larson Creek River Mile: 0.1

Wetland Delineation Information

Wetland Consultant Name, Firm and Address:
Schott & Associates, Inc.
Attn: Kim Cartwright
PO Box 589
Aurora, OR 97002

Phone # 503-678-6028
Mobile phone # (if applicable)
E-mail: kim@schottandassociates.com

The information and conclusions on this form and in the attached report are true and correct to the best of my knowledge.
Consultant Signature: Kim Cartwright Date: 11/15/2022

Primary Contact for report review and site access is ☐ Consultant ☐ Applicant/Owner ☐ Authorized Agent

Wetland/Waters Present? ☒ Yes ☐ No Study Area size: 8.91 ac Total Wetland Acreage: 2.68

Check Applicable Boxes Below

☐ R-F permit application submitted
☐ Mitigation bank site
☐ Industrial Land Certification Program Site
☐ Wetland restoration/enhancement project (not mitigation)
☐ Previous delineation/application on parcel
If known, previous DSL # _____

☐ Fee payment submitted $ _____
☐ Fee ($100) for resubmittal of rejected report
☐ Request for Reissuance. See eligibility criteria. (no fee)
DSL # _____ Expiration date _____

☒ LWI shows wetlands or waters on parcel
Wetland ID code LAR1

For Office Use Only

DSL Reviewer: DE Fee Paid Date: ___/___/___ DSL WD # 2022-0645

Date Delineation Received: 11/15/2022 Scanned: ☐ Electronic: ☒ DSL App.# _____

WD2022-0645 Wetlands and Waters Tables

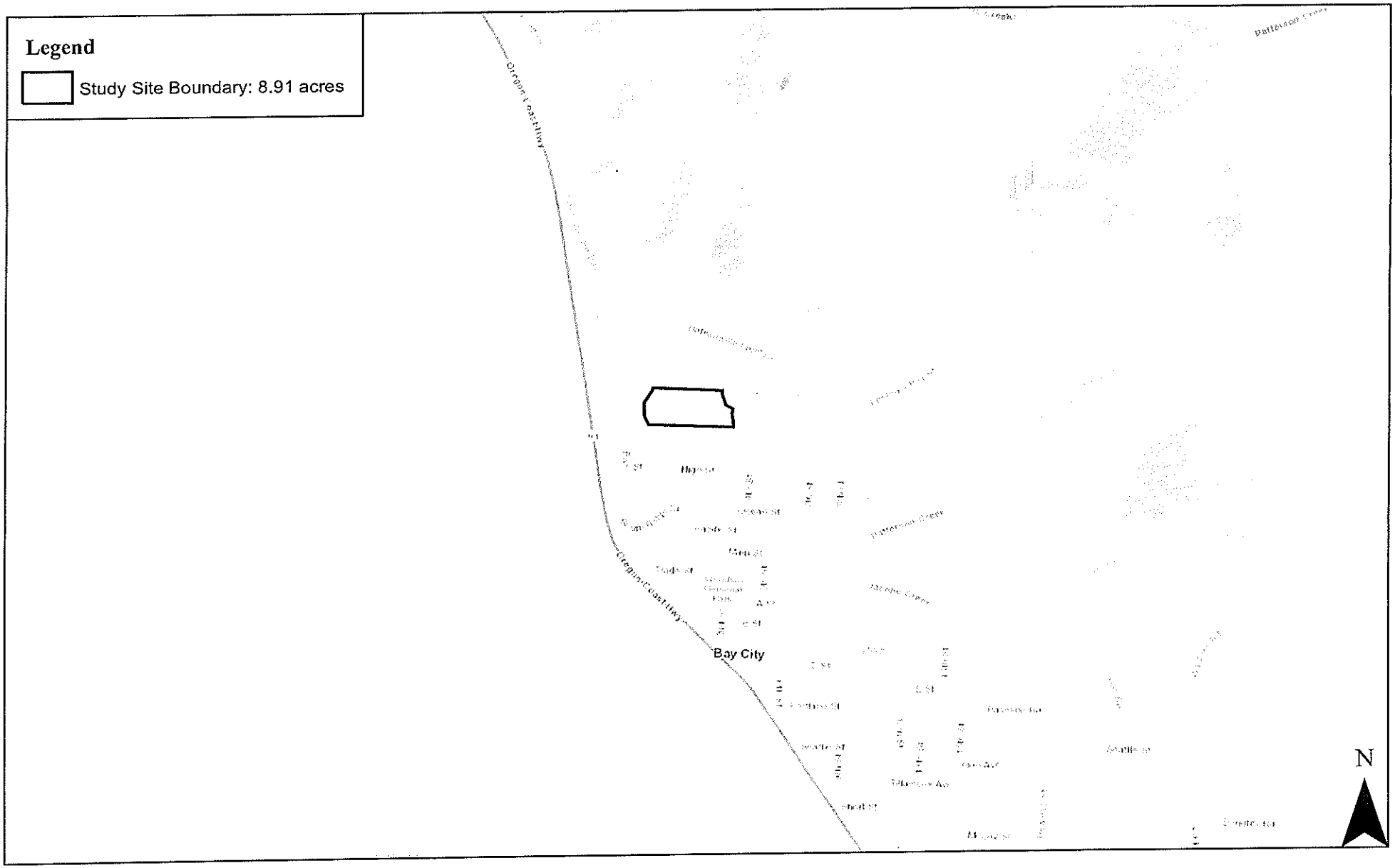
Wetland Table

Feature Name	Area (acres)	Cowardin Class	HGM Class
Wetland 1	2.41	PSS/PFO	RI
**Wetland 2	0.13	PEM	Slope
Wetland 3	0.12	PSS	Slope
Wetland 4	0.01	PEM	RFT
Wetland 5	0.01	PEM	Slope

Waters Table

Feature Name	Cowardin Class	HGM Class
Larson Cove Estuary	E2US	EFB
**Larson Creek	R3UB	RFT
Stream 1	R3UB	RFT
**Stream 2	R3UB	RFT
Stream 3	R4SB	RFT

** Stream 2, Portions of Wetland 2 are approximated and do not meet the DSL sub-meter mapping accuracy standard. Larson Creek, within Wetland 1 is a complex of braided water channels and beaver ponds and these waters were also not able to be mapped due to lack of access from high waters. Should a Removal-Fill permit be required for work in any of the approximated locations, an updated delineation map with improved mapping accuracy may be required.



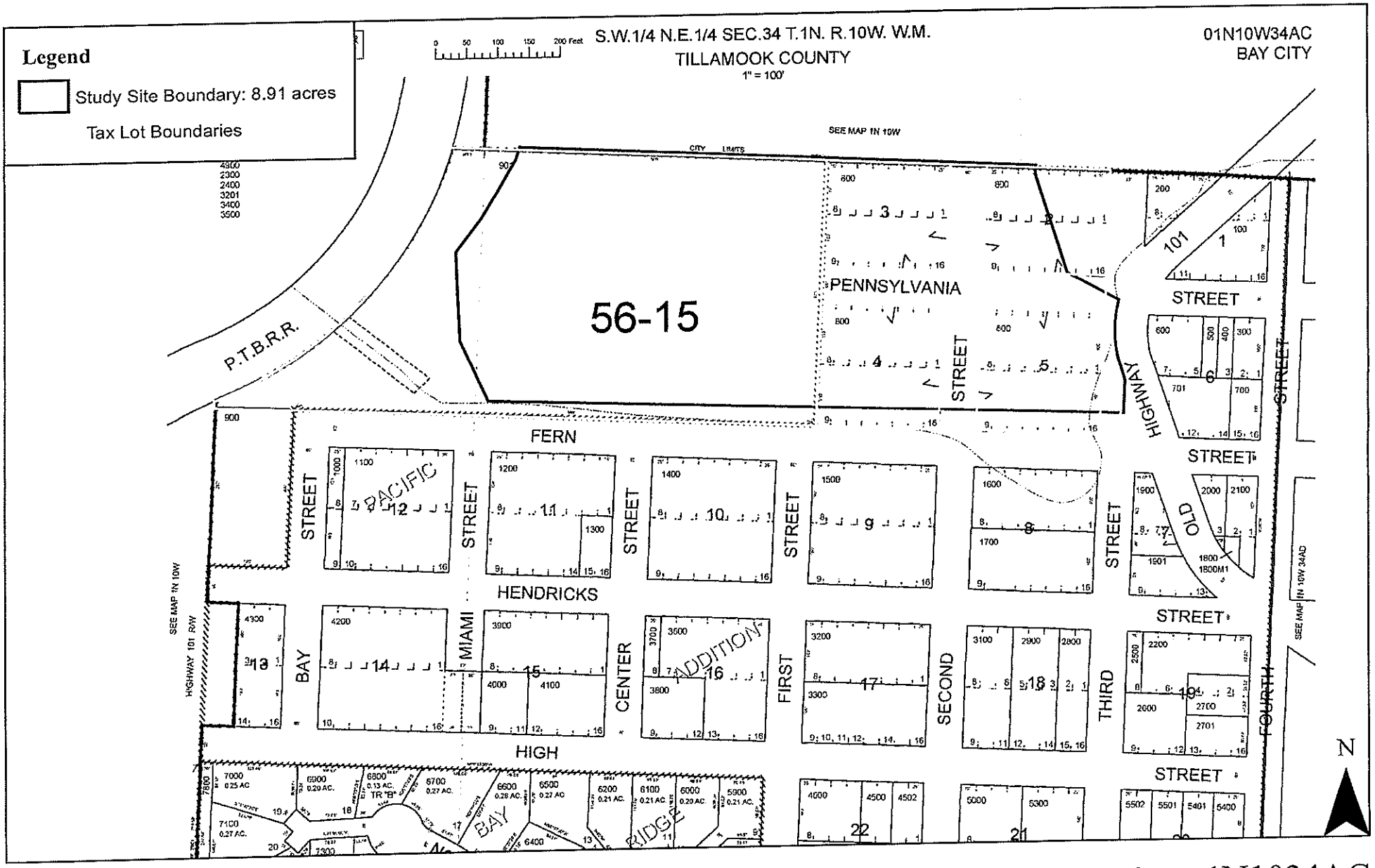
Date: 11/1/2022

Data Source: ESRI, 2022; Tillamook County GIS Dept., 2022

Figure 1. Location Map

Hobsonville Road Project Site: S&A #3015

0 1,000 2,000 4,000 Feet



Date: 4/13/2023

Data Source: ESRI, 2022; Tillamook County GIS Dept., 2022

Figure 2. Tax Map - 1N1034AC

Hobsonville Road Project Site: S&A #3015

0 100 200 400 Feet

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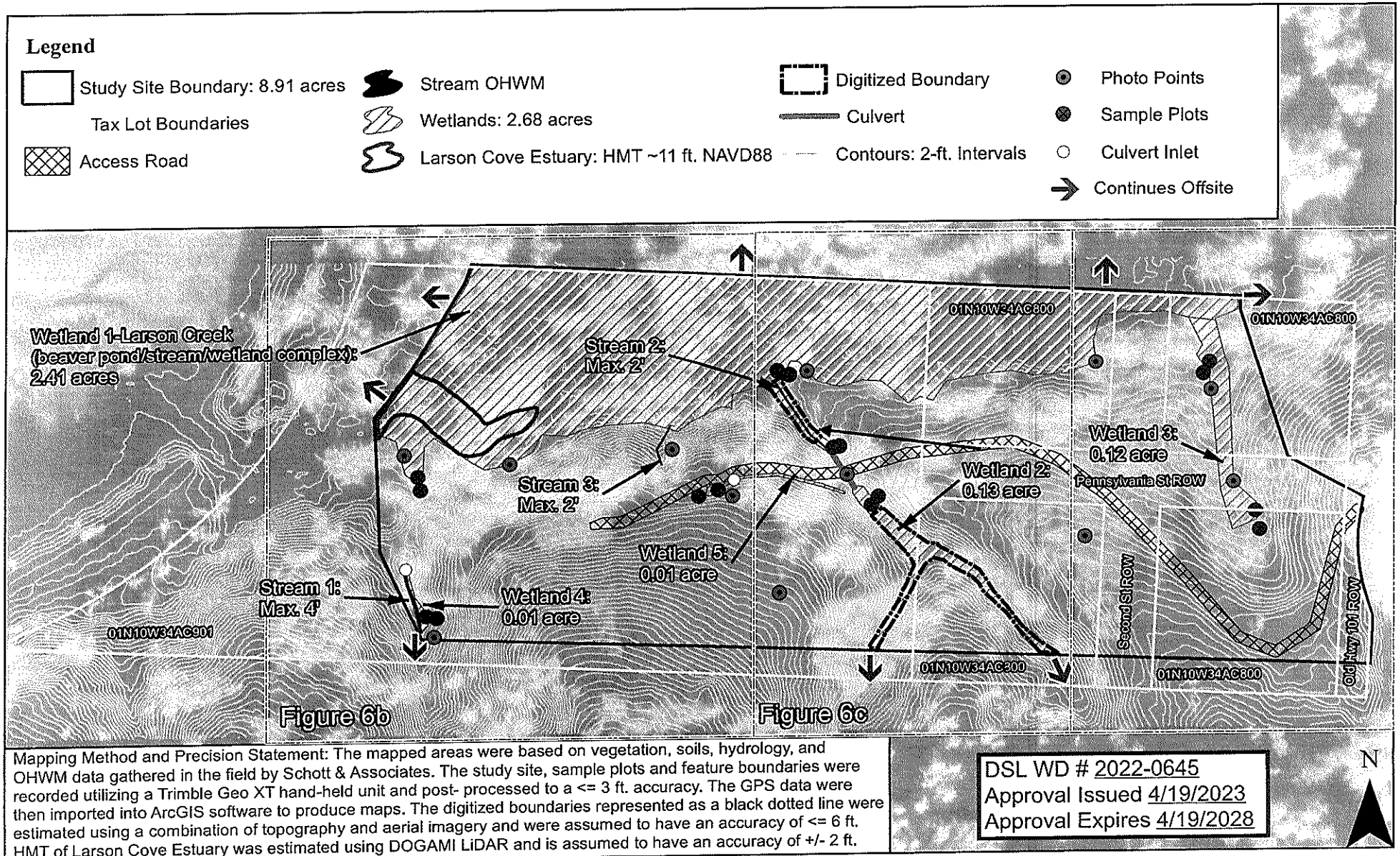

Mapping Method and Precision Statement: The mapped areas were based on vegetation, soils, hydrology, and OHWM data gathered in the field by Schott & Associates. The study site, sample plots and feature boundaries were recorded utilizing a Trimble Geo XT hand-held unit and post- processed to a <= 3 ft. accuracy. The GPS data were then imported into ArcGIS software to produce maps. The digitized boundaries represented as a black dotted line were estimated using a combination of topography and aerial imagery and were assumed to have an accuracy of <= 6 ft. HMT of Larson Cove Estuary was estimated using DOGAMI LiDAR and is assumed to have an accuracy of +/- 2 ft.

DSL WD # 2022-0645
Approval Issued 4/19/2023
Approval Expires 4/19/2028

Date: 4/14/2023

Data Source: ESRI, 2022; Tillamook County GIS Dept., 2022; DOGAMI, 2009; PMEP, 2023

DSL Note: Stream 2, Portions of Wetland 2 are approximated and do not meet the DSL sub-meter mapping accuracy standard. Larson Creek, within Wetland 1 is a complex of braided water channels and beaver ponds and these waters were also not able to be mapped due to lack of access from high waters. Should a Removal-Fill permit be required for work in any of the approximated locations, an updated delineation map with improved mapping accuracy may be required.

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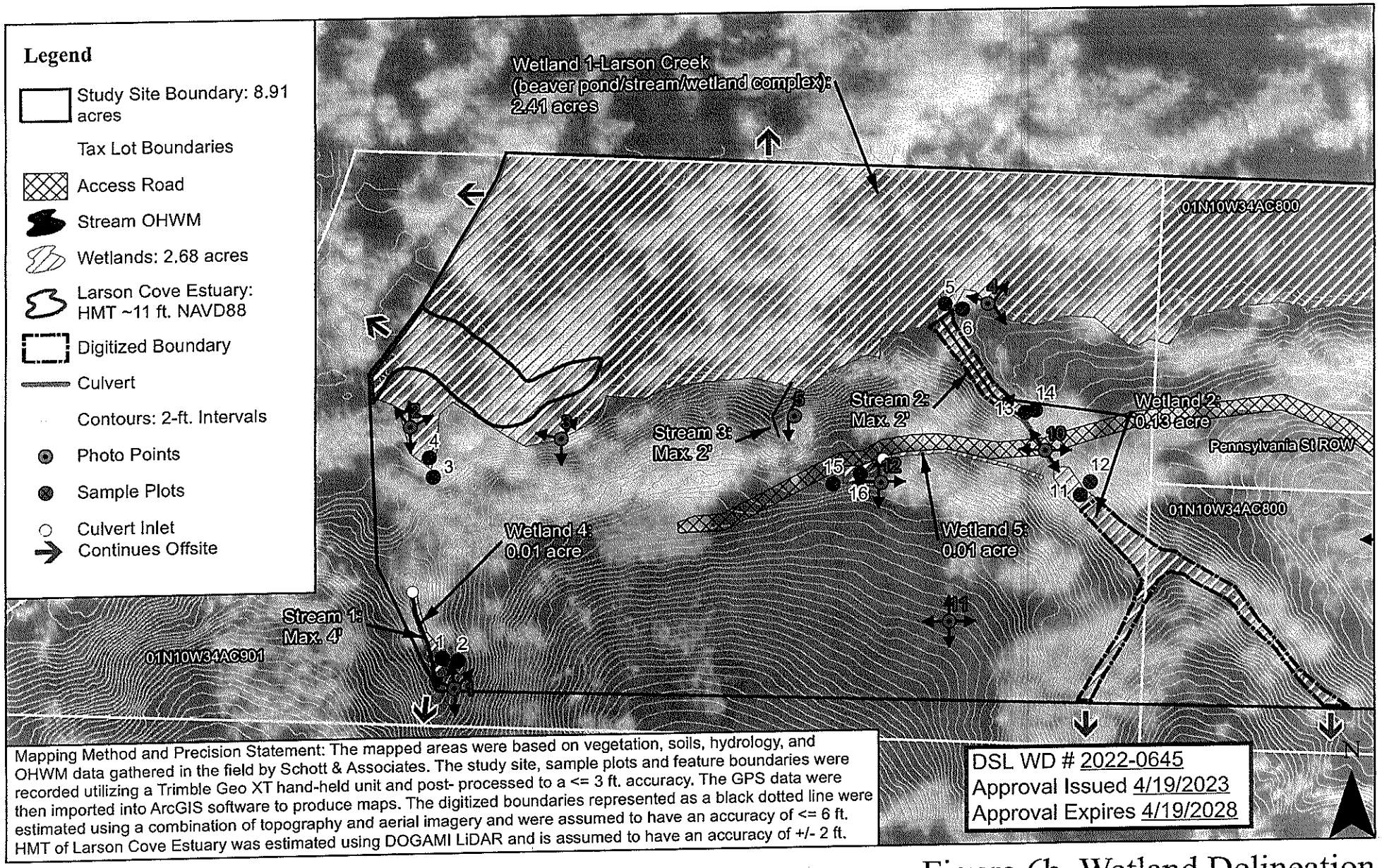
Figure 6a. Wetland Delineation Map - Overview

Hobsonville Road Project Site: S&A #3015

0 75 150 300 Feet



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DSL WD # 2022-0645
Approval Issued 4/19/2023
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Date: 4/14/2023

Data Source: ESRI, 2022; Tillamook County GIS Dept., 2022; DOGAMI, 2009; PMEP, 2023

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Figure 6b. Wetland Delineation Map - West

Hobsonville Road Project Site: S&A #3015

0 50 100 200 Feet

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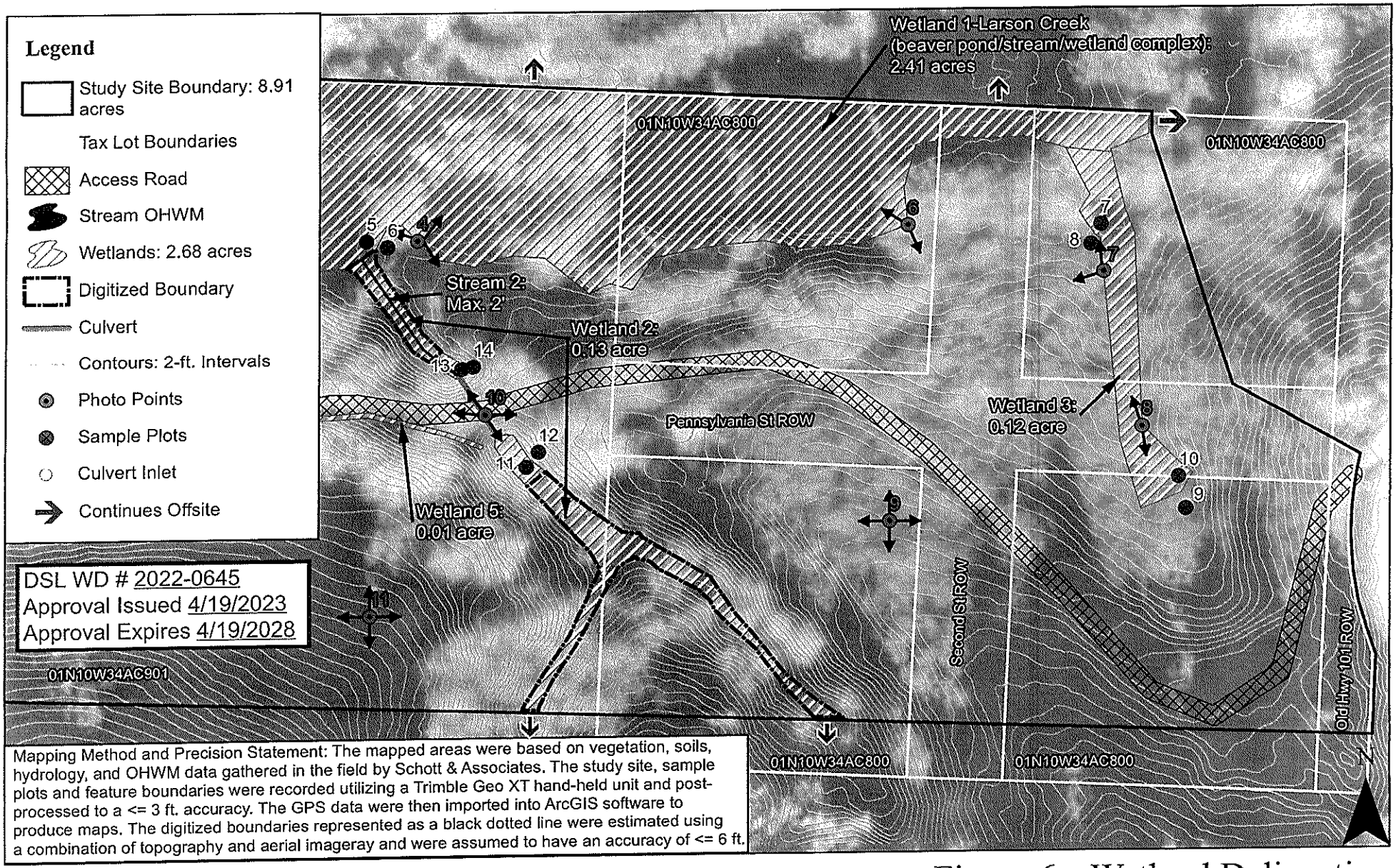

Date: 4/14/2023

Data Source: ESRI, 2022; Tillamook County GIS Dept., 2022; DOGAMI, 2009

DSL Note: Stream 2, Portions of Wetland 2 are approximated and do not meet the DSL sub-meter mapping accuracy standard. Larson Creek, within Wetland 1 is a complex of braided water channels and beaver ponds and these waters were also not able to be mapped due to lack of access from high waters. Should a Removal-Fill permit be required for work in any of the approximated locations, an updated delineation map with improved mapping accuracy may

SCHOTT

Figure 6c. Wetland Delineation Map - East

Hobsonville Road Project Site: S&A #3015

0 50 100 200 Feet

David Mattison

From: Chris Laity <claity@co.tillamook.or.us>
Sent: Monday, April 8, 2024 2:03 PM
To: David Mattison
Subject: RE: EXTERNAL: Public Notice for CU-2024-01

Thanks David,

Has the applicant prepared a traffic study and/or verification that there is adequate site distance at the intersection? I also review the drainage report if stormwater is to be discharged onto county right-of-way. Can I get a copy?

Chris Laity, P.E. | Director
TILLAMOOK COUNTY | Public Works
Phone (503) 842-3419
Chris.Laity@tillamookcounty.gov

From: David Mattison <dmattison@ci.bay-city.or.us>
Sent: Monday, April 8, 2024 1:57 PM
To: Chris Laity <claity@co.tillamook.or.us>
Subject: EXTERNAL: Public Notice for CU-2024-01

Chris,

I wanted to send out a notice to you regarding development on the north side of town. The location of the proposed development is on the west side of the Pennsylvania and Hobsonville intersection,1N1034AC Tax Lots 800/901. The proposal is to build a higher density residential development with 29 units – consisting of 5 duplexes, 1 triplex, and 4 quadplexes – onsite.

I wanted to direct this to you since it is a County road.

Thanks!

David Mattison

City Planner
503-377-2288
City of Bay City

David Mattison

From: Chris Laity <claity@co.tillamook.or.us>
Sent: Monday, April 8, 2024 2:15 PM
To: David Mattison
Subject: RE: EXTERNAL: Public Notice for CU-2024-01

David,

Tillamook County Public Works defers to the City of Bay City for all comments related to roadway issues such as traffic counts, intersection sight distances, drainage, etc. Let me know if this email will suffice for your needs.

Chris Laity, P.E. | Director
TILLAMOOK COUNTY | Public Works
Phone (503) 842-3419
Chris.Laity@tillamookcounty.gov

From: David Mattison <dmattison@ci.bay-city.or.us>
Sent: Monday, April 8, 2024 1:57 PM
To: Chris Laity <claity@co.tillamook.or.us>
Subject: EXTERNAL: Public Notice for CU-2024-01

Chris,

I wanted to send out a notice to you regarding development on the north side of town. The location of the proposed development is on the west side of the Pennsylvania and Hobsonville intersection, 1N1034AC Tax Lots 800/901. The proposal is to build a higher density residential development with 29 units – consisting of 5 duplexes, 1 triplex, and 4 quadplexes – onsite.

I wanted to direct this to you since it is a County road.

Thanks!

David Mattison

City Planner
503-377-2288
City of Bay City

David Mattison

From: Daniel McQuade <
Sent: Tuesday, April 9, 2024 2:17 PM
To: David Mattison
Subject: Conditional Use #CU-2024-01

External (dan@mcquade.com)

David Mattison
Bay City, OR Planning Commission
5525 B Street
Bay City, OR 97107

Dear Planning Commission,

I am writing this on behalf of my wife and myself to voice our concerns and complete opposition to the request for a Conditional Use Permit for the property located behind (to the north) of our property located at 5310 High St. Bay City, OR 97107 (a total of 1 +- Acre, Block 17).

We also purchased a 1/2 + acre lot located on High St last summer to make sure the property stayed "GREEN" for the purpose of trying to make sure the Blue Herons' rookery remained viable.

Now, we hear that there is another assault on the Blue Heron population along with the Estuary (EC-1) below the proposed property conditional use.

I will list below my main concerns regarding this Conditional Use Permit proposal.

1. Most of the dwellings in the area are single family, with only a couple duplexes.

2. The land is very steep in the area and disturbing the land and vegetation could cause further problems with adjacent properties. There is an ancient landslide area at First St. and High St. which is the main reason High St is not even up to code for street specifications. This area is adjacent to our property.

3. The proposed area will require sewage pumping for up to 29 families because of the location. This is an awful lot of waste to be pumped and God forbid an accident happens and there is no way for waste to be

removed from these 29 families. It appears that part of the property is in a flood zone with a creek also present.

4. Not only the possible sewage problem but the daily use by 29 families in such a confined area will undoubtedly pollute the estuary below the proposed area with silt, pesticides, herbicides and fertilizer. Not to mention the oil and fuel leaking from 29 plus automobiles, motorcycles, lawn mowers etc. that will WILL run off every time it rains. No need to mention how often that will be.

5. Then there is the human pollution in just the noise made by 29 human families with their dogs and cats that will affect the wildlife in the area. Think about how many dogs and cats will prey on small wildlife which will affect the whole chain of life. Since we have owned our property we have enjoyed all the wildlife present. We get nearly daily visits of 4 to 6 black-tail deer. We are blessed to have Blue Heron nesting in our area and enjoy the commotion of daily feedings. Bald Eagles flying overhead. We have video of Black Bears on our deck. Our greatest fear is that all this will cease to exist.

6. We oppose the "Street Vacation" period, full stop. We had contacted the city about a possible street vacation on 2nd St. next to our property. We thought if we could get that we could preserve the trees located in the Right of Way for the beauty and wildlife. We were told getting a Street Vacation was probably not possible because the city wanted to keep the green areas. So we did not pursue it since the city and us were on the same page concerning the green areas. Most of the unused dedicated Right of Ways in Bay City are not viable streets anyway but giving a Street Vacation to a land speculator to use as buildable property is just NOT RIGHT.

7. I have questions as to whether the U.S Fish & Wildlife, Oregon Forestry Service, Audubon Society, Oregonwild.org, The Nature Conservancy and Bird Alliance of Oregon have been contacted before the fact. I would assume that they would have concerns for this proposed property change.

There are other concerns but the above items are of most import. We know there are reasons for growth and expansion in a community but we strongly feel this project is NOT one of them. It is not the right place or project to improve the community, especially the adjacent properties. Bay City just last year added more rental properties in the "downtown" area which was more appropriate for the type of housing.

Please reject this request for a Conditional Use Permit #CU-2024-01.

Sincerely,

Daniel McQuade Dorothy McQuade

5310 High St., Bay City, OR 97107

Monthly Report
For March 2024

City of Bay City

PO Box 3309
Bay City, OR 97107
Phone (503) 377-2288
Fax (503) 377-4044
TDD 7-1-1
www.ci.bay-city.or.us

BAY CITY PLANNING DEPARTMENT MONTHLY REPORT FOR MARCH 2024

1. Zoning Permits (7)

a. Single-Family Dwelling – 5475 Main.
b. Single-Family Dwelling – 5465 Main.
c. Single-Family Dwelling – 5455 Main.
d. Grading and Erosion Control – 9280 9th.
e. Interior Remodel – 5515 Pacific.
f. Temporary Storage Placement – 4635 Spruce.
g. Accessory Structures – 5475 Pacific.

2. Public Works Permit (3)

a. Driveway – 5475 Main.
b. Driveway – 5465 Main.
c. Driveway – 5455 Main.

3. Inspections (1)

a. Duplex Development – 5615/5625 A Street.

4. Meetings involving Planning Department

- March 7th – Tillamook County Housing Commission Meeting;
  - Weekly LOC/OCPDA Housing Development Policy Coord. Meeting;
  - LOC Weekly Legislative Update Meeting;
- March 11th – City Council Workshop;
- March 12th – City Council Meeting;
- March 13th – Pre-application meeting with Don & Jason Averill regarding future development req's;
- March 18th – State Coastal Goals Workshop;
  - State Houseless Action Network Meeting;
- March 20th – City Clerk Interviews;
- March 26th – City-County Monthly Meeting.

5. Upcoming Planning Commission April 21st Meeting

- Conditional Use Permit review for Multi-family Development at Hobsonville Point Road.

6. Specific Tax Lot Questions/Inquiries/and Other Correspondences (counter, phone or email)

- Short term rental and further development at 4520 Salmon (5 inquiries);
- UGB Expansion (3 inquiries);
- Development Requirements for property on Clam (2 inquiries);
- Wetlands Review at 3rd and Main;
- Adjusted Applications for development at Salmon and Hare;
- Deferred payment for driveway at 5475 Pacific
- Garage Requirements for property at 4635 Spruce;
- Potential Distillery development at 8140 Bewley;
- Grading issues;
- Elevation Changes for 5145 Bay Ridge Court (2 inquiries);
- Permit Process description;
- Garage Sales in City;
- SDC fee payment for property at Hare and Salmon;
- Hobsonville Point Development;
- Habitat Housing development at 8th Place and Pacific;
- Generator Noise at 10200 7th;
- Housing Commission Correspondence;

- Short term rental potential for 5105 Main Street;
- Short term rental potential for 8100 16th Street;
- Garage Construction at 8100 16th Street;
- Property divisions on Bewley;
- Permit Processing at 5485 Main;
- Short term rental requirements;
- Permit inquiries for 5970 Main;
- Driveway paving requirements at Tillamook;
- Fence/Accessory Structure Issue at 9250/9280 5th;
- Development Requirements for Lot 16 Bay Ridge Subdivision;
- Easement issues at Lot 16 Bay Ridge Subdivision;
- SDC Fees for 5485 Main;
- Business Licenses;
- SDC fees for 8915 9th;
- Lot Development for property at 6460 Seattle;
- Deferred Payment Agreement for property at 6455 Madison;
- Development Requirements for 8990 Doughty Road;
- Road classifications in City;
- Remodel House at 5515 Pacific;
- Fence development at 9950 8th;
- LI Lot Size Requirements;
- Hobsonville Point Development;
- Utility Service Applications for Hare and Salmon;
- Replat on McCoy;
- Lots originally platted at 6495 E Street;
- Bay Ridge Access to lot 17;
- Tree Removal for 8300 Bewley;
- Development Requirements for property on Sunnyside;
- SDC fees and Development for property on Spruce Street;
- Utility Service Applications for property at 3rd and Main;
- Compliance Review for property at 5970 Main;
- Site Development and Plan Review for property at 8th and D;
- Accessory Structure at 5475 Pacific;
- Planning Commission SEI Filing requirements;
- Application Submittal;
- Temp use Permit for property at 4635 Spruce;
- Living in an RV;
- Development Requirement at 1st and Hendricks;
- Short term rental potential for 6790 Union;
- Duplex Development at 5105 Main Street;
- Short term rental potential for 9340 9th;
- Updated Codes discussion;
- Short term rental potential for 5485 Main;
- Development - PUD and Fire Hall at Bewley and Doughty;
- Lot Line locations at 6495 E Street;
- Accessory Uses for 5475 Pacific;
- Off-premise signs;
- Accessory Units and Addition;
- Amended Site Plan for 8th and D;
- Fence in Floodplain on Clam;
- Tiny Homes Cottage Cluster requirements;
- Development Requirements for development at Hendricks and 1st;
- Short term rental for 10700 7th;
- Short term rental for 6800 McCoy;
- Development Requirements for 14th and Union.

7. Counterwork

- Permitting, Land Use and public facility questions at counter (14);
- Permits submittals at counter (4 Zoning Permits);
- *Dog License Application submittals, reviews and sign-offs* +;
- *Burn Permit sign-offs*+;
- *Water Bill payment drop-offs* +