



Tammy Tengs <tammy@oregonland22.com>

RE: EXTERNAL:Re: EXTERNAL:Re: tax id 219105, 208910; property id 3S10 29CC 01400, 3S10 32BB 01200

1 message

Chris Chiola <cchiola@co.tillamook.or.us>

Fri, Dec 6, 2019 at 3:49 PM

To: Tammy Tengs <tammy@oregonland22.com>, Sarah Absher <sabsher@co.tillamook.or.us>

Cc: [REDACTED], Hilary Foote <hfoote@co.tillamook.or.us>

All – I don't see any files in the drawers so I don't know if anything has been done on these lots regarding septic approvals. Looking at the map I can see that there isn't much if any room for a septic tank and drainfield between the road and the wet areas of the property. A site evaluation would determine the ability to put in a septic tank and drainfield. At the least, a sandfilter or alternative treatment system must be 50 feet from any water source.

Chris Chiola, Environmental Program Manager

Tillamook County Onsite Sanitation

(503) 842-3409

From: Tammy Tengs <tammy@oregonland22.com>**Sent:** Friday, December 6, 2019 8:46 AM**To:** Sarah Absher <sabsher@co.tillamook.or.us>**Cc:** [REDACTED] <[REDACTED]>; Hilary Foote <hfoote@co.tillamook.or.us>; Chris Chiola <cchiola@co.tillamook.or.us>**Subject:** EXTERNAL:Re: EXTERNAL:Re: tax id 219105, 208910; property id 3S10 29CC 01400, 3S10 32BB 01200

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

Thanks for that thorough and helpful information Sarah!

Tammy Tengs

Land22 Real Estate

<http://www.oregonland22.com>

<http://www.buyingandsellingland.com>

Oregon License #201208568

On Thu, Dec 5, 2019 at 7:22 PM Sarah Absher <sabsher@co.tillamook.or.us> wrote:

Hello Tammy,

I have copied Hilary in this email as she will be able to assist you. The properties may be developable for residential use but there are many factors that must be explored before the determination can be made. I can confirm that a portion of the properties are partially zoned Rural Residential 2-Acres (RR-2) and Estuary Natural (EN). Because the properties are adjacent to the estuary and residential development must be served by an on-site sanitation system, the zone boundary line must first be determined to realize the full extent of development that these two properties may be able to accommodate.

The estuary zone is applied to all estuarine waters, intertidal areas, submerged and submersible lands and tidal wetlands up to the line of non-aquatic vegetation or the Mean Higher High Water (MHHW) line, whichever is most landward. So, the location zone line boundary for these two properties to delineate the estuary area from the residentially zoned area is determined by the line of non-aquatic vegetation or the Mean Higher High Water (MHHW) line, whichever is most landward. If you are unsure where this zone boundary line is located, you can contact the Tillamook ODFW office. They may be able to assist in the location of the estuary zone boundary. The map boundaries available for public inspection in the office are approximate and the language controls the location of the zone boundary line. Wetlands may also be present on the site and this is something I would discuss with ODFW staff if they are able to visit the site.

The RR-2 zone allows the placement/construction of a single family dwelling as an outright permitted use, provided all supplemental development requirements are met. First, the boundary of the estuary zone must be located on the properties. Second, there is a 50-foot riparian setback from the estuary boundary where residential development is prohibited. There are some exceptions to this 50-foot setback requirement and Hilary can follow up with you with more details if desired. Septic systems must also be located several feet away from an estuary. There are different types of systems that may allow for a lesser setback, but this is a matter best discussed with the County Sanitarian. Chris is also copied in this email.

These properties may also be located wholly or partially within the Flood Hazard Overlay Zone. The adopted Flood Insurance Rate Map for these properties is attached for your review. Development within the Flood Hazard Overlay Zone is allowed, but additional permitting at a higher construction standard (specifically elevation of the structure) is required.

Below are some helpful links for your review:

<https://www.co.tillamook.or.us/gov/ComDev/documents/luo/05272015LUO/3.010.pdf>

<https://www.co.tillamook.or.us/gov/ComDev/documents/luo/05272015LUO/Final%20Section%203.100.pdf>

<https://www.co.tillamook.or.us/gov/ComDev/documents/luo/05272015LUO/3.102.pdf>

<https://www.co.tillamook.or.us/gov/ComDev/documents/Revised%20Section%203.510.pdf>

Riparian is Section 4.140 in the document below:

<https://www.co.tillamook.or.us/gov/ComDev/documents/luo/05272015LUO/Final%20Article%204.pdf>

Hilary and Chris, please add any additional comments you feel would be helpful for Tammy and Tiffany to know.

Sincerely,

Sarah Absher, CFM, Director

Tillamook County Department of Community Development

1510-B Third Street

Tillamook, OR 97141

sabsher@co.tillamook.or.us

503-842-3408x3317

From: Tammy Tengs <tammy@oregonland22.com>
Sent: Thursday, December 5, 2019 9:51 AM
To: Sarah Absher <sabsher@co.tillamook.or.us>
Cc: [REDACTED] <[REDACTED]>
Subject: EXTERNAL:Re: tax id 219105, 208910; property id 3S10 29CC 01400, 3S10 32BB 01200

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Hi Sarah, what is the answer please? Thank you

Tammy Tengs

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<http://www.oregonland22.com>

<http://www.buyingandsellingland.com>

Oregon License #201208568

On Mon, Nov 25, 2019 at 2:52 PM Tammy Tengs <tammy@oregonland22.com> wrote:

Hi Sarah,

I am a Realtor selling these lots in Cloverdale:

<https://www.oregonland22.com/sandlake-rd-cloverdale-or>

tax ids 219105 and 208910

property ids 3S10 29CC 01400 and 3S10 32BB 01200

They are on the estuary.

What is the zoning please? Are either or both of these lots buildable? The owner is cc'd here.

Thanks,

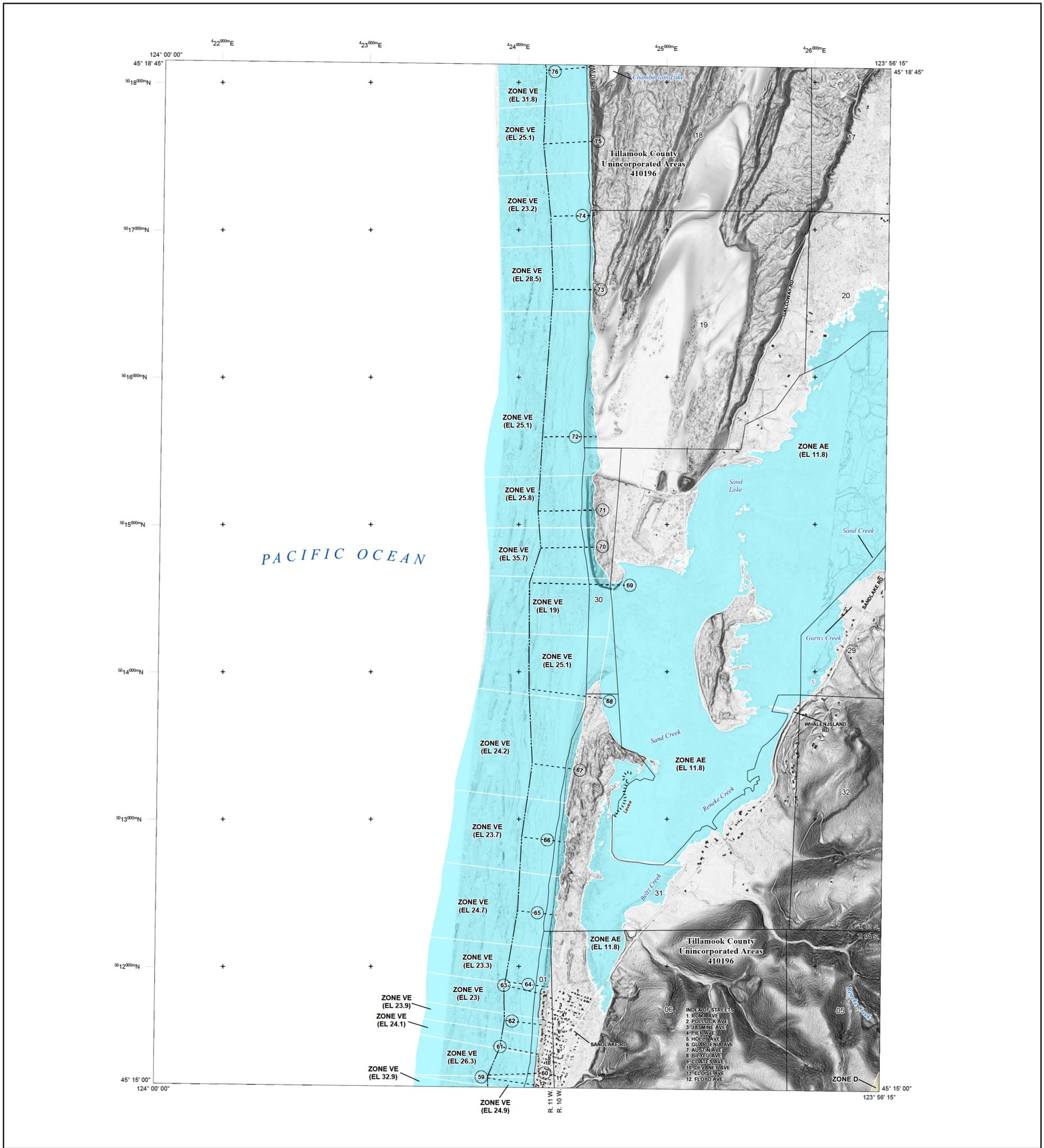
Tammy Tengs

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FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS		Areas Determined to be Outside the 0.2% Annual Chance Floodplain Zone X
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Seclusion Zone

NOTES TO USERS

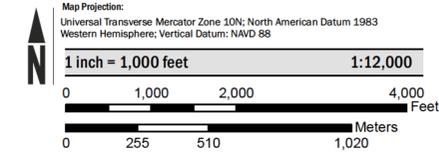
For information and questions about this map, available products associated with this FIRM including historic versions of this FIRM, how to order products or the National Flood Insurance Program in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Map Service Center website at <http://msc.fema.gov>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website. Users may determine the current map date for each FIRM panel by visiting the FEMA Map Service Center website or by calling the FEMA Map Information eXchange.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

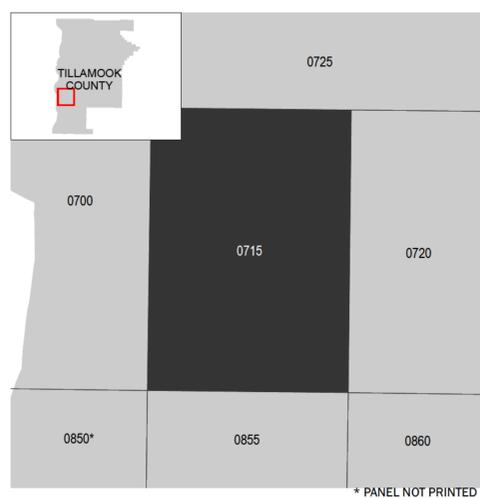
To determine if flood insurance is available in the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

The topographic base map for this FIRM revision is derived from aerial lidar surveys conducted between 2007 and 2011. Orthophotography acquired in 2009 was used where lidar coverage was unavailable for portions of Tillamook County.

SCALE



PANEL LOCATOR



National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP

TILLAMOOK COUNTY, OREGON
 And Incorporated Areas

PANEL 715 of 1075

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
TILLAMOOK COUNTY	410196	0715	G

PRELIMINARY
12/9/2016

VERSION NUMBER
2.3.2.1
MAP NUMBER
41057C0715G
EFFECTIVE DATE