

Notes from pre-application meeting with Tillamook County Community Development Dept. and developer for Summit at Manzanita

Date - March 15, 2017 Time - 1:00 - 3:20

Location - Tillamook County Community Development Dept. housed in TLC Federal Credit Union, Third St. in Tillamook

DISCLAIMER - There was no electronic recording of the meeting nor any individual assigned to taking meeting notes so these are the best notes Richard Felley has to offer. If you have any questions on any of the following you will need to direct your inquiry to the individual who originally offered the information.

Attending: Sarah Absher, Tillamook County Senior Planner. Barrett Chaix, Planner. Philip & Sharon Weber, 1/2 owner/developer. Pete Adamson, Project Manager for the developer. Virginia Williams and Richard Kerns with ODOT. Jerry Merris, Surveyor for the developer. Jason Morgan, Civil Engineer for the developer. Ron Newton and Greg Cickavage, Tillamook County Public Works (Roads) Dept. Chris Chiola, Tillamook County On-Site Sanitation Program. Tom Horning, Consulting Geologist for the developer. Scott Morrill and Richard Felley with NeahKahNie Water District.

The meeting began with introductions and then Pete Adamson gave a brief presentation on the proposed development and provided some updated maps and diagrams. Pete stated that this was to be a modern development based upon 21st century technologies and noted that this is a sizable and odd shaped area with the northern and eastern boundaries each 1 mile long and the Hwy 101 frontage about 1.6 miles. Pete mentioned that James Aman from Tillamook PUD was not present but had contributed to the most recent plans.

Philip Weber introduced himself and expressed that he is not the type of developer that many might be used to. He does not wish to attempt to create more lots than presently allowed and is sensitive to the water district's concerns for protecting the water supply. Mr. Weber stated that he plans to reside within the new development.

Sarah Absher then asked ODOT representatives to present their information. Richard Kerns stated that there are presently 2 approved permanent highway accesses. They are working on 2 more, one temporary access, and one permanent access. The primary accesses will be NKN Mt. Rd. plus 2 more. If, for some reason Oregon Parks doesn't grant NKN Mt. Rd. as a permanent access, then the developer will need one more (Pete Adamson comment). Sarah Absher asked if ODOT would be requiring any traffic improvements such as turn lanes and the response was "no", there is no justification for that. Richard Kerns added that he hasn't heard of any needs for utility installations in the highway ROW but they would address these if they materialize. At this time ODOT plans to finalize any approaches once the County approves the development application.

Sarah then asked Felley to present the water District's position on this development. Felley submitted that the District has already affirmed that there is adequate water

availability to provide for 30 new homes, that is a simple calculation, however, this development poses a unique challenge for the District in that it essentially surrounds the District's 3 primary water sources which are springs. The District is very concerned that development could negatively impact the purity of these sources. The District was under the impression that this area would be on sewer service but has since learned that sewer service cannot be allowed due to land use laws. Given this situation, the District will be paying very close attention to all matters related to the design of the on-site water systems and the storm water drainage and treatment systems. For this, the District will retain a hydrogeologist to assist and guide the District through this development process. Felley added that the District is on record as neither opposing nor supporting this development.

Jason Morgan, Morgan Civil Engineering presented some preliminary information of road grade inclines and the need for a water main to traverse the District's tax lot in the region of the Mountain Reservoir in order to serve the entire development with water. Some road grades are presently 18% so there will be some work to do reducing these grades to more acceptable values.

Ron Newton, County Roads, asked of the developer if the HOA (Home Owners Association) document has been drafted. Mr. Weber responded that they had begun work on that.

Pete Adamson distributed a letter from the developer's newly-hired hydrogeology consultant, Farallon Consulting. He and Mr. Weber stated that they had decided to retain this firm because of their experience with state-of-the-art on-site sanitation systems and this decision was directly tied to assuring the best protections for the water district's springs.

Chris Chiola, Tillamook On-Site Sanitation Program, presented and stated what his job is and answered many questions regarding on-site sanitation systems. Much of the discussion centered on recent technology whereby effluent is nearly clean enough to drink. Orenco was a company cited as one of the developer's favorites for implementing latest technologies in on-site waste systems.

Sarah Absher pointed out that it would not be allowable to distribute waste from these homes onto forest zone lands. The waste would have to be treated on the existing acreage zoned RR2.

Tom Horning presented his information (LIDAR map, geology map, and a couple others) mostly on the subject of landslide potential. Overall his report was surprising in that he reported that most of the mountainside in this area was pretty stable and mostly what the property owner would need to be aware of are boulders that can come loose above and roll into homes (natural erosion processes). This phenomenon is mostly constrained to the western most area of the development. Otherwise, site by site determinations would need to be made considering that soils can vary in depth from almost nonexistent to 6 feet deep as experienced in the Meadows development. Conclusion at this point is that the area is OK to build on even up to 30% slopes

although he has not yet dug any inspection trenches.

Sarah listed some individual lots that warrant special attention. (I need to follow up and get this list from her and find out exactly what her concerns are). Sarah also reminded that it "is required" that each lot would have to go through an evaluation (Blue shaded areas). (Also need to follow up on this one).

Approval Criteria - Sarah handed out an extract from the Tillamook County Land Use Division Ordinance and pointed to section 070 "Preliminary Plat Approval Criteria". Sarah stated that the following could have opportunity to comment on the development: SHPO (State Historic Preservation Office) regarding discovered or known areas of native American remains; DEQ storm water permits; DSL (Division of State Lands); ODF&W (Fish & Wildlife Dept.) regarding known wildlife and game species in the area, e.g. of comment " bears known to occupy area, keep trash containers covered).

Philip Weber asked Sarah about the known timelines for approval of this application. Sarah stated that Philip should understand that this is a Type III development process. Sarah responded that many different things could happen but under the best circumstances the process could take 3 - 4 months from submission of complete application to approval by the County Planning Commission. The process is as follows: Once the applicant believes they have a complete application, they submit it to the planning department (the pre-application process is intended to save a lot of back and forth time in completing the application). The planning department then has 30 days to review the application for completeness. Once deemed "complete", the department issues a notice of public hearing at least 28 days in advance of the Planning Commission public hearing. At the same time, neighbors within 250 feet and stakeholder agencies are notified. Planning staff also provide a written report to the water district and other stakeholders at least 7 days prior to this hearing.

Comment: It was stated that site evaluations (I believe this means for septic and geologic hazard) need to be completed before the complete application is submitted.

At this time Mr. Weber asked Sarah if it would be possible to redesign the area to move homesites into more desirable areas and designate the less desirable areas as common areas. The question became complicated with regard to where septic fields would be located among other things but in the end Sarah responded that this concept would be considered a cluster development which would be possible within the RR2 zone with certain caveats. It was noted that the total number of homes allowed would remain the same.

As a wrap up, Felley asked who was the final authority on approving the storm water drainage plan. The response from Ron Newton was that a DEQ 1200C permit would be required at the beginning of development and never really expires. The County would review the storm water drainage plan to confirm that post-development outflows did not exceed pre-development outflows.

