



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

First Floor/Coastal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

### NOTICE OF ADOPTED AMENDMENT

July 7, 2006

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Tillamook County Plan Amendment  
DLCD File Number 007-05



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

#### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: July 24, 2006**

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Doug White, DLCD Community Services Specialist  
Laren Woolley, DLCD Regional Representative  
Tim Franz, Tillamook County

<paa> ya

**FORM 2**

**DLCD NOTICE OF ADOPTION**

**DEPT OF**

This form must be mailed to DLCD within 5 working days after the final decision  
per ORS 197.610, OAR Chapter 660 - Division 18

(See reverse side for submittal requirements)

JUL 05 2006

**LAND CONSERVATION  
AND DEVELOPMENT**

Jurisdiction: Tillamook County Local File No.: 20-05-05  
(If no number, use none)

Date of Adoption: June 22, 2006 Date Mailed: July 3, 2006  
(Must be filed in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: December 15, 2005

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: \_\_\_\_\_

(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached."

Zone change 24.0 Acres from Farm (F-1) to  
Forest (F)

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

change in Acres from 24.0 to 23.20 acres.

Plan Map Changed from: Farm (F-1) to Forest (F)

Zone Map Changed from: Farm (F-1) to Forest (F)

Location: East of Beaver T3S 931 R 700 Acres Involved: 23.20

Specify Density: Previous: N/A New: N/A

Applicable Statewide Planning Goals: 3/4

Was an Exception Adopted? Yes:  No:

DLCD File No.: 001-05 (14883)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing**. Yes:  No:

If no, do the Statewide Planning Goals apply. Yes:  No:

If no, did The Emergency Circumstances Require immediate adoption. Yes:  No:

Affected State or Federal Agencies, Local Governments or Special Districts: Tillamook County

ODF / DLCD / ODPW

Local Contact: Tim Franz, Assoc. Planner Area Code + Phone Number: 503-848-3408

Address: 201 Laurel Ave City: Tillamook

Zip Code+4: 97141-2394 Email Address: tfrenz@co.tillamook.or.us

## ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the "Notice of Adoption" is sent to DLCD.
6. In addition to sending the "Notice of Adoption" to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to [Mara.Ulloa@state.or.us](mailto:Mara.Ulloa@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.

ENDORSED  
4:58 PM Filed LW  
6-22, 2006  
Tassi O'Neil  
County Clerk

BEFORE THE BOARD OF COMMISSIONERS  
OF TILLAMOOK COUNTY, OREGON

In the Matter of an Amendment to the Tillamook County ) ZC-05-05  
Comprehensive Plan, Zoning Maps to adopt a Zone ) FINDINGS AND  
Change for the subject property changing the ) DECISION  
Zoning Designation from County Farm (F-1) to County )  
Forest (F) on property identified as Township 3 South, )  
Range 9 West, Section 31, Tax Lot 700. )

This matter came before the Tillamook County Board of Commissioners at the request of Margaret Page, applicant and Dan Glassburn, property owner of the subject property. The subject property is designated as Tax Lot 700 of Section 31, Township 3 South, Range 9 West W.M., Tillamook County, Oregon.

The Board of Commissioners being fully apprised of the representations of the above-named person(s), and the records and files in this matter finds as follows:

- (1) The files in this proceeding can be found in the office of the Department of Community Development under Zone Change ZC-05-05.
- (2) Notice of Proposed Action was submitted to the Department of Land Conservation and Development on December 15, 2005.
- (3) The Tillamook County Planning Commission held a public hearing on this request on April 13, 2006. The hearing was noticed in a proper manner according to the requirements of ORS 197 and 215. After reviewing the staff report, testimony, and the record and file for ZC-05-05, the Planning Commission found the application met the criteria and recommended to the Tillamook County Board of Commissioners to adopt Zone Change Amendment Request ZC-05-05.
- (4) The Board opened a de novo public hearing on the Zone Change on May 31, 2006. The hearing was properly noticed according to the requirements of ORS 197 and 215. After reviewing the Planning Commission's recommendation, the staff report containing findings and conclusions, testimony, and the record and file pertaining to ZC-05-05, the Board found that the four Zone Change Criteria outlined under the Land Use Ordinance, Article IX had been met. The Board then adopts the proposed Zoning Map Amendment and approved Zone Change ZC-05-05 and adopted staff's findings and conclusions.

NOW THEREFORE, THE BOARD OF COUNTY COMMISSIONERS OF TILLAMOOK COUNTY, OREGON, ORDERS AS FOLLOWS:

The Tillamook County Zone Map #100 is hereby amended as shown in Exhibit II, to change the zoning on the subject property to a Forest (F) Zone. The subject property shall be as outlined in the staff report filed with Tillamook County Department of Community Development as ZC-05-05, Exhibit I.

DATED THIS 21st DAY OF June, 2006.

BOARD OF COUNTY COMMISSIONERS

FOR TILLAMOOK COUNTY, OREGON

Aye    Nay    Abstain/Absent

Tim Josi  
Tim Josi, Chair

Mark Babhart  
Mark Babhart, Vice-Chair

Charles J. Hurliman  
Charles J. Hurliman, Commissioner

ATTEST: Tassi O'Neil,  
County Clerk

APPROVED AS TO FORM:

Susan J. Beckett  
Special Deputy

William K. Sargent  
William K. Sargent



ZC-05-05

FINDINGS AND DECISION

EXHIBIT I

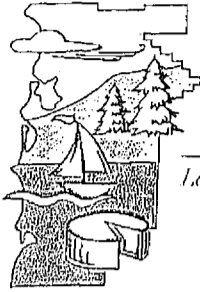
Mr. Franz -

In regards to our phone call, I am sending you this letter regarding zone change from Farm (F-1) to Forest (F) of Tax Lot 706 of Township 3 South, Section 031, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. My concern is my water supply and pipe leading to my house, and two other home properties owned by my neighbors, could be in jeopardy if logging is to be done on this property. My neighbors are Pat Brady and Ron Lucas. All three of us get water from the spring on this property. We would like assurance that our water rights would be protected.

I am not able to attend the meeting on the 13<sup>th</sup> as I will be having surgery. Please use this letter to state our concerns. Thank you.

Sincerely,  
Mr. John DeSchutter

APR 2008  
RECEIVED  
DEPARTMENT OF  
COMMUNITY  
DEVELOPMENT



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

201 Laurel Avenue  
Tillamook, Oregon 97141

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

*Land of Cheese, Trees and Ocean Breeze*

ZONE CHANGE AND COMPREHENSIVE PLAN AMENDMENT

for

Zone Change Request ZC-05-05

Staff Recommendation: Planning Commission Approval with a Recommendation to the  
Board of County Commissioners

Staff Report Date: March 29, 2006

Planning Commission Hearing Date: April 13, 2006

Board of County Commissioners Hearing Date: TBA

REPORT PREPARED BY: Tim Franz, Associate Planner

I. GENERAL INFORMATION:

**Request:** To change the zoning and Comprehensive Plan designation on a 23.20 acre parcel from Farm (F-1) to Forest (F).

**Location:** The subject property is located south of Beaver, Oregon and north of the Nestucca Bend Subdivision. The property is designated as Tax Lot 700 of Section 31, Township 3 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon, Exhibit I.

**Applicant:** Margaret Page, 1180 N. Main Street, Tillamook, OR 97141.

**Owner:** Dan Glassburn, 25100 Highway 101 South, Beaver, OR 97108.

**Site Description:** The subject property is approximately 23.20 acres in size and is predominately used forest land with existing structures to shelter some horses that are present on the property. The subject property is ¼ mile south of the Unincorporated Community of Beaver and is located on the north side of Highway 101, above the Nestucca Bend Subdivision.

**Zoning History:** In 1980 the subject property was included, as requested by the property owners, in a county wide voluntary resolution to create F-1 (Farm) zoned parcels. Comprehensive Plan and associated zoning maps of the property indicate Farm (F-1) zoning, Exhibits I & VI. Through time, the ownership and the tract of land associated with the zone change request have been separated and conveyed into other ownerships.



**Findings:** Farm and Forest lands are considered to be resource lands which are important to the County's economic base. The applicant is proposing a zone change from Farm (F-1) to Forest (F). The property is predominately forested with a mixture of Douglas firs and Alder trees. There is an existing small barn and shed on the property. Surrounding the structures, there is an approximate acre of land which is a cleared, sloped grassy area for horses to pasture in. The current owner has owned the land for 11 years and has never farmed the property. The applicant provided a letter from the Oregon Department of Forestry which indicates the property meets stocking standards required by Oregon Forestry Practices, Exhibit III.

The applicant demonstrates that the property does not meet the criteria as outlined in Goal 3 of the Tillamook Comprehensive Plan for Soil Suitability for farm land. The parcel contains 70% limited soils for farming purposes with 30% designated as fair as determined from Appendix C of the Tillamook Comprehensive Plan, Exhibits II and IV.

The applicant indicates that within Tillamook County's Comprehensive Plan, the minimum parcel size for a viable commercial agriculture operation is 40 acres. The subject parcel is 23.20 acres in size, Exhibit I. Abutting the property to the north is commercial timber land and across the highway is the Nestucca Bend subdivision. There are three 1 acre parcels along the southern boundary of the subject property which are developed with single-family dwellings. The applicant indicates that between 50 to 75 percent of the land surrounding the subject property is committed to non-agricultural uses, and is classified in the Comprehensive Plan as "Limited", having very little agricultural benefits, Exhibit VIII.

**Conclusion:** Based upon the findings above, the proposed zone change from Farm (F-1) to Forest (F) will not reduce the amount of resource land within Tillamook County and is consistent with the Comprehensive Goals. This criterion is met.

## B. TILLAMOOK COUNTY LAND USE ORDINANCE ARTICLE III

### 1. Section 3.002: Farm (F-1) Zone

*The purpose of the F-1 Zone is to preserve the cultural, social, and economic values that are provided by agriculture in Tillamook County by identifying and protecting land that is needed to sustain the local agricultural economy. This includes land which is necessary to permit farm practices to be undertaken on adjacent or nearby agricultural lands.*

The property is currently valued by the Tillamook County Tax Assessors Office as receiving no special tax deferrals, Exhibit V. The property is sloped and timbered and is primarily surrounded by residentially developed properties and timber properties, Exhibits I & II. The soils on the property are prime soils for timber production. The topography of the property has an average slope of 30 percent, with the slope beginning upwards from the southern property boundary. Due to the slope and existing timber growth, there would be a great economical burden to clear and level the land for any feasible agricultural uses, such as raising crops or manure spreading. Agricultural activities on the property may lead to soil and watershed pollution. Access to the property is from US Highway 101. The property does have ingress and egress easement for the northern property owner, Green Diamond Resources. The applicant indicates no immediate plans to harvest the timber on the property, Exhibit II.

**Conclusion:** Based upon the findings above, the proposed zone change maintains a natural resource use and will not have significant impacts to the area. Staff concludes this criterion has been met.

**2. Section 9.020 (3): Map Amendment Criteria:**

- (a) "The proposed new zone is consistent with applicable Comprehensive Plan policies."

**Findings:** The existing Farm (F-1) zone and the proposed Forest (F) zone are both designated as resource zones. The subject property is predominately forested, which has been verified from a site visit by staff and as indicated in materials submitted, Exhibits II & III. The applicant indicated the property has not been used for farming activities since ownership. The property has no history of being used as a dairy farm, which is the predominant farm use in Tillamook County. The slope of the property is an average of 30 percent, which is mainly covered in timber, except approximately an acre of land around the existing barn, Exhibit II. The Oregon Department of Revenue indicates the soils on the property are high value soils for forest production, Exhibit VII.

**Conclusion:** Based upon the findings above, Staff concludes that the Comprehensive Plan goals to protect resource lands are met by this proposal. The property is used for the growth and sale of timber, which is consistent with the Comprehensive Plan and policies. The ground is best suited for growing timber. This criterion is met.

#### IV. CONCLUSION and ANALYSIS:

Reasons to support the application:

- Staff finds the applicant has demonstrated that all four (4) review criteria of Article IX are met.
- The proposed Forest (F) zone and accompanying regulations are conducive to the stewardship of Forest Management.
- Due to the location, topography, soils and current use of the property, it is not to be expected that it will be fully utilized and considered a typical productive farming operation within Tillamook County.

Reasons not to support the application:

- The current Farm (F-1) zone permits the current forestry practices conducted upon the property, but does not allow the property owner to fully utilize the uses permitted within a Forest (F) zone.

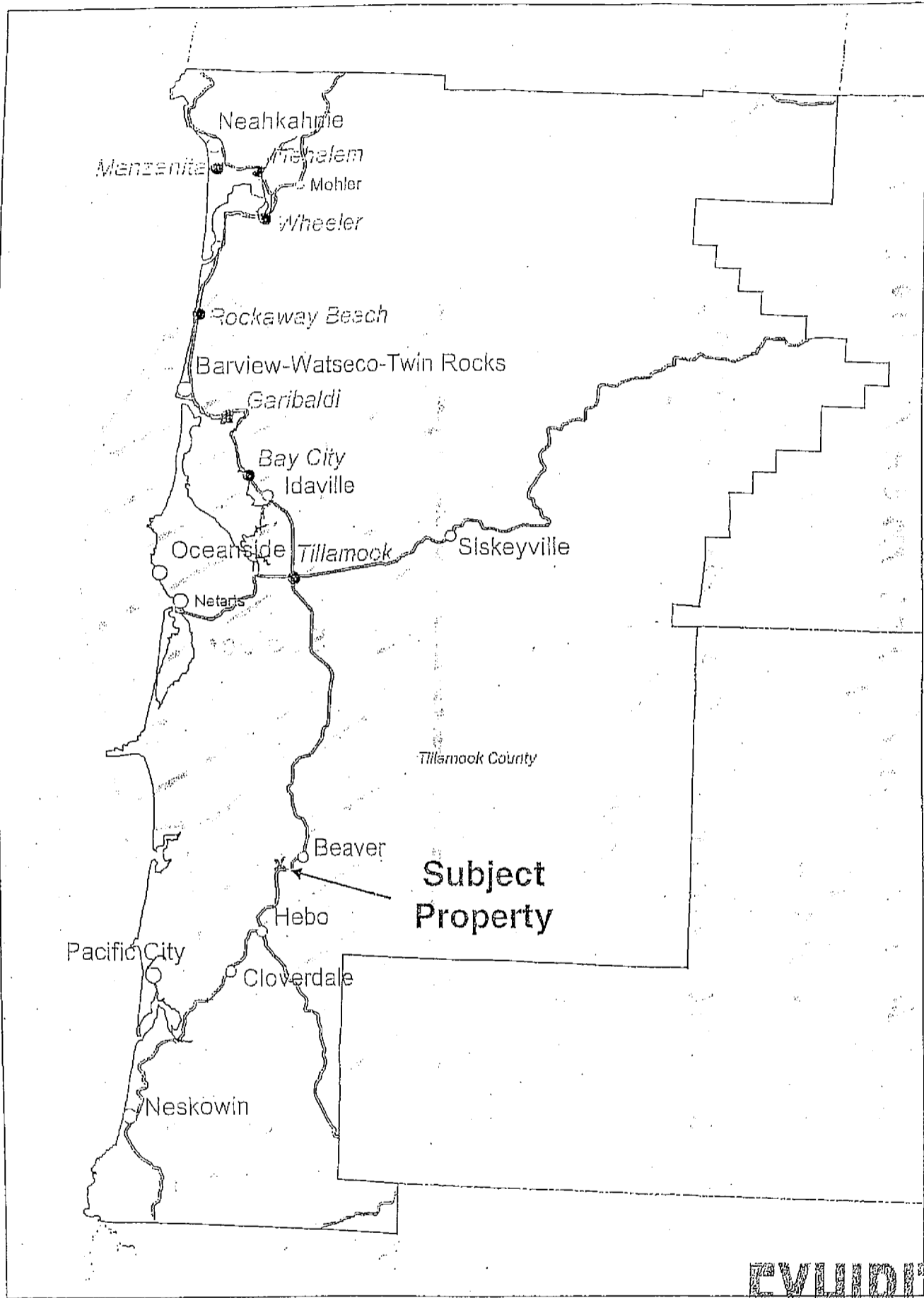
#### V. RECOMMENDATION:

Based on the findings of fact and other relevant information contained within this report, Staff recommends that the Planning Commission recommend to the Board of County Commissioners Approval of Zone Change/Comprehensive Plan Amendment ZC-05-05.

#### VI. EXHIBITS:

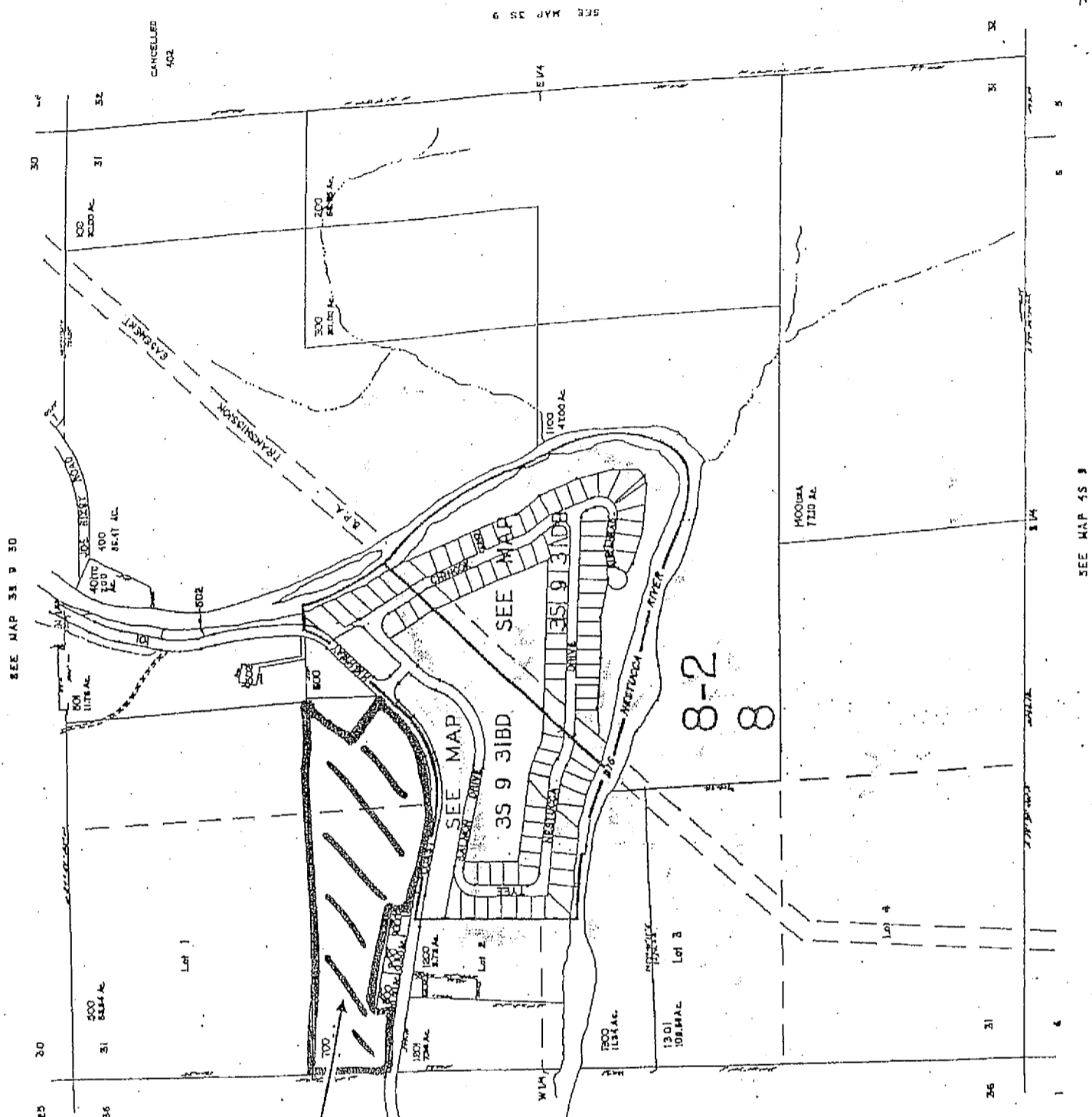
The following exhibits are, by this reference, made part hereof:

- Exhibit I: Location map, assessor map and zoning map.
- Exhibit II: Applicant submittal.
- Exhibit III: Letter from the Oregon Department of Forestry.
- Exhibit IV: Soils.
- Exhibit V: Assessors records.
- Exhibit VI: May 6, 1980 resolution.
- Exhibit VII: Revenue maps and Tax Assessor records.
- Exhibit VIII: Appendix C of the Tillamook Comprehensive Plan.



**EXHIBIT**

ZC-05-05



Subject  
Property

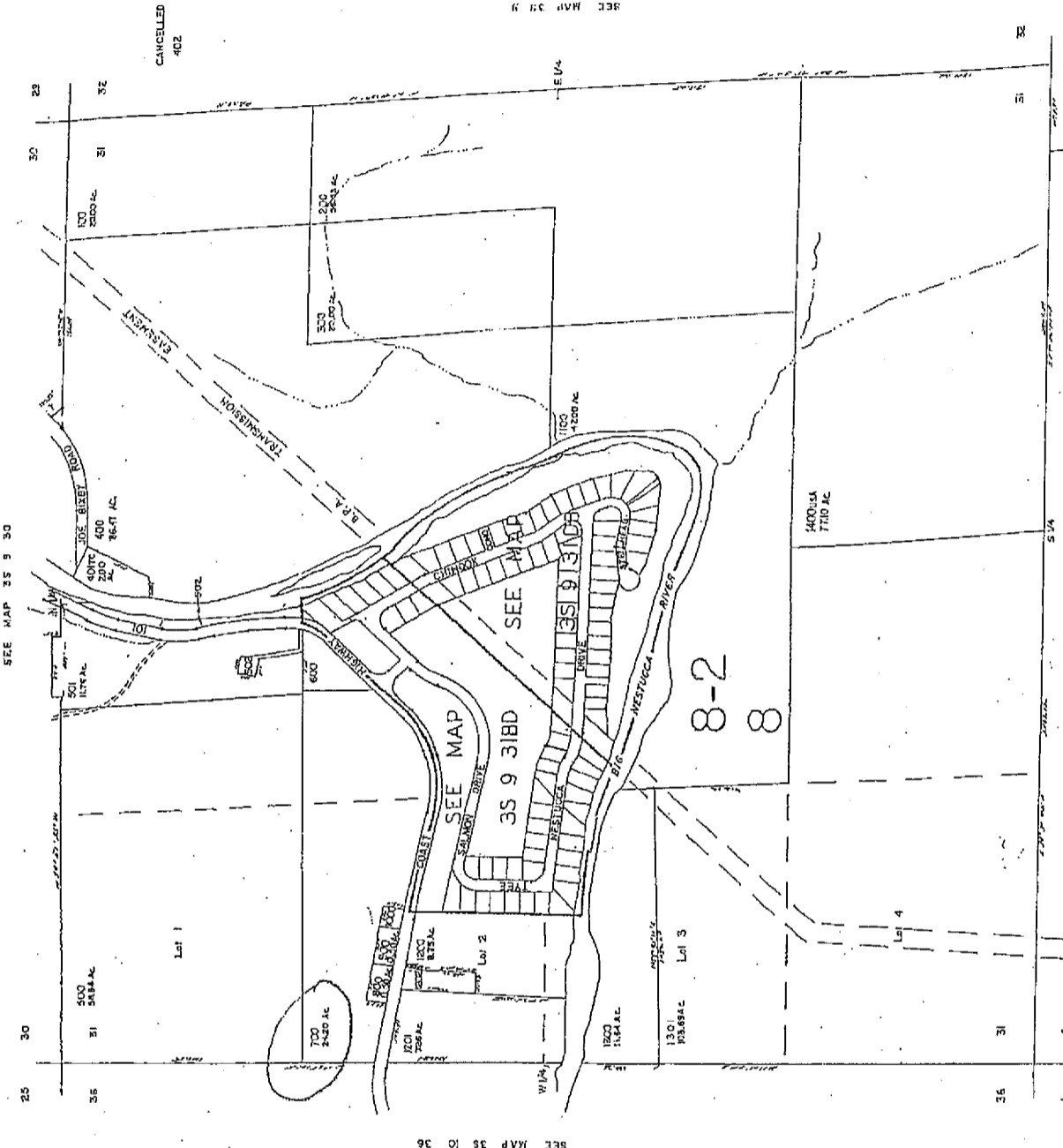
**EXHIBIT**  
ZC-05-05

35 9 31  
& INDEX

SECTION 31 T.3S. R.9W. W.M.  
TILLAMOOK COUNTY

1" = 400'

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY.



35 9 31  
REVISED 2/12/04. SA

SEE MAP 45 B

SEE MAP 35 9 36

SEE MAP 35 9 30

PLANNING APPLICATION  
DEPARTMENT OF COMMUNITY DEVELOPMENT

7246  
11/18/05

Application Number 7C-05-05  Admin Review  LUC Review  Variance  
 Conditional Use  Major Partition  Zone Amendment  
 Exception  Ordinance Amend  Zone Change  
 Extension  Sub - Pre Lim  Non Conform Major Rev  
 GHZ Report  Sub - Final Plat  Non Conform Minor Rev

REQUEST (Describe request) change zoning of subject parcel from F-1 (Farm) to F (Forest)

APPLICANT:

Name Margaret Page Phone 842-0101  
Address 1180 N. Main City Tillamook State OR Zip 97141

LEGALLY RECORDED OWNER:

Name Dan Glassburn Phone c/o Jan Glassburn 368-4  
Address 25100 Hwy 101 S City Beaver State OR Zip 97108

1. LEGAL DESCRIPTION OF THE PROPERTY INVOLVED IN THIS APPLICATION

Township 3S Range 9W Section 31 Tax Lot 700  
Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

2. ZONING F-1

3. IS THE PROPERTY DEED RESTRICTED TO PROHIBIT THE USE AS PROPOSED IN THIS APPLICATION?  Yes  No

4. I HEREBY APPLY FOR THE ABOVE REQUEST.  
I agree to abide by the requirements of the Tillamook County Comprehensive Plan, Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance as they apply to this request.

Property Owner's Signature X Jan Glassburn P.O.A. Date 11-18-05

5. I AUTHORIZE THIS REQUEST BY THE APPLICANT.

APPLICANT'S SIGNATURE \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*

Date 11/18/05 Received AT Fee Paid \$1375<sup>00</sup> Receipt # 7296 |

**EXHIBIT**  
7C-05-05

is considered "limited," with the rest classified as "fair."<sup>4</sup> It appears the parcel contains 70% limited soil & 30% fair. The point value is 3.9 points.

II) Parcel size--Tillamook County's Land Use Plan states the minimum parcel size for viable commercial agriculture is 40 acres.<sup>5</sup> The subject parcel is 23.2 acres (more or less) which is borderline "Good" (20 to 40 acres). The point value is 32 points.

III) Surrounding parcel size--The parcels to the north are large forested parcels and the parcels to the south, east & west are largely residential. No adjacent parcels are currently being used for commercial agriculture. Using the County's criteria where "between 25% & 50% of the surrounding area contains parcels of at least acres in size OR more than 50% of that area contains parcels of at least 5 acres in size," the property can only be considered "Fair." The point value is 4.

IV) Compatibility of Surrounding Land Use--Again, the parcels to the north are forested and are owned primarily by Simpson Timber. Across the highway, the subdivision of Nestucca Bend is consistent with fairly dense residential use (for a rural subdivision). In addition, three one-acre parcels are "cut out" of the southern boundary of the parcel along the highway and each has a home on it. Because more than 50% of the adjacent land is committed to non-agricultural use and more than 75% of the surrounding area is committed to non-agricultural use, the property is classified as "Limited." The resulting point value is 0.

b) The proposed zoning change will be from one resource land designation to another resource land designation & will therefore not require approved exception to applicable state resource protection Goals.

c) The zoning of the property should be changed from Farm (F-1) to Forest (F) as it is better suited to forestry than farming, for the following reasons:

- 1) The property is sloped (average 30%). Commercial agricultural operations, because of the equipment needed to plow, seed & harvest, is not viable on such steep-sloped land.
- 2) The property has historically, and is currently, forested. An area of

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<sup>4</sup> Source: Tillamook County Comprehensive Plan, Goal 3, Appendix D, Soil Suitability Rating for Tillamook County's Land Use Plan, pages 49 to 54.

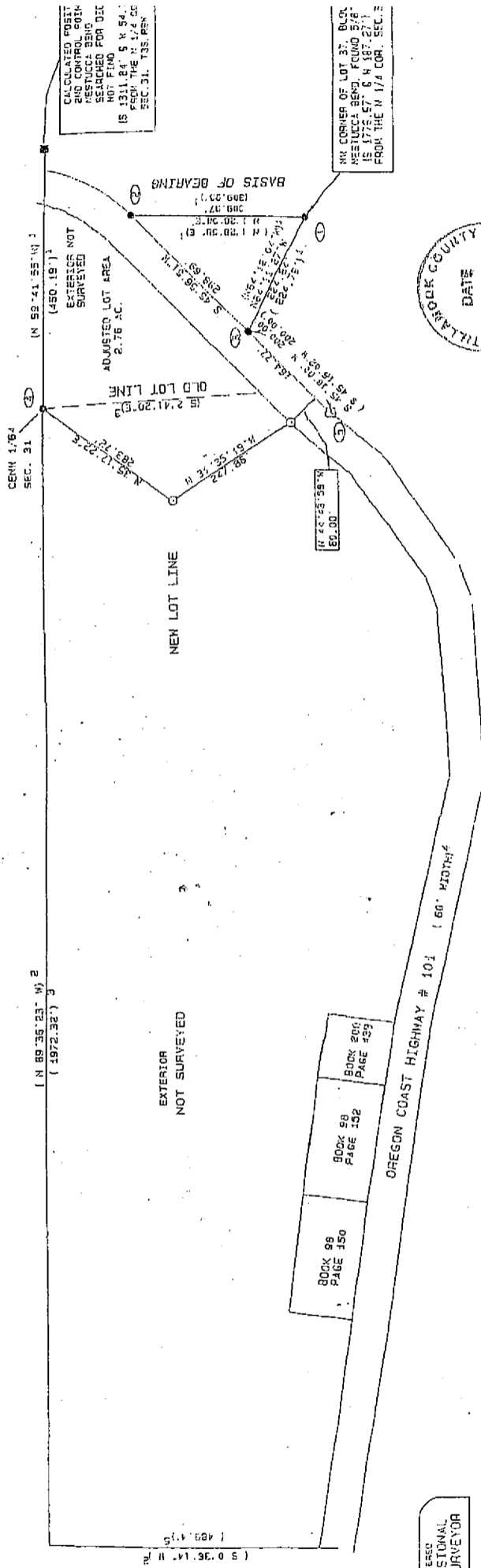
<sup>5</sup> Source: Tillamook County Comprehensive Plan, Goal 3.



- 5) Power lines already exist along the highway.
- 6) Highway 101 (with its scenic no-timber-cutting border along the highway) serves as a natural buffer between the residential sub-division of Nestucca Bend and any timber harvesting operations & forest management that might take place on the subject parcel.

In summary, the owner of this property is seeking a zone change from Farm (F-1) to Forest (F) because:

- The property and the County would be better by this parcel's being subject to forestry regulations, rather than those applicable to farm property.
- The property is better suited to the growth & harvest of timber than it is to a commercial farming operation.
- The change would be consistent with the goals & policies of Tillamook County's Comprehensive Land Use Plan, Goals 3 (Farm Land) and 4 (Forest Land).
- The zone change would not interfere with surrounding property owner's use and enjoyment (legally designated and actual) of their property.



TILLAMOOK COUNTY  
 DATE  
 OCT 31 2002  
 SURVEY

ROBERT J. OLSEN  
 4701 HOLLY HEIGHTS AVENUE  
 TILLAMOOK, OREGON, 97141  
 503-842-4994

REGISTERED  
 PROFESSIONAL  
 SURVEYOR  
 ROBERT J. OLSEN  
 701  
 2000 12/31/02

The purpose of the Forest zone is "to retain forest land for forest use and to encourage the management of forest lands for the growing harvesting and processing of forest crops consistent with the requirements of the Oregon Forest Practices Act". The zone also provides for "other forest uses including watershed and soil protection, wildlife and fisheries habitat, outdoor recreation activities, open space and scenic preservation, development of mineral and aggregate resources, and agricultural activities, free from the encroachment of conflicting nonforest use and influences".

Most forest uses are allowed outright in the Forest zone, while nonforest uses are limited by a conditional use process that requires review by the County Planning Commission. Nonforest uses are allowed only if they are compatible with forest and farm uses on adjacent and/or nearby land and if they do not constitute a serious fire hazard. Nonforest-related dwelling units must be situated on land that is least suitable for the production of forest or farm crops. Such dwellings must not interfere with forest or farm practices in the area.

The Forest zone contains a 40-acre minimum lot size requirement for forest and farm uses to help assure that productive forest land is not divided into parcels that are too small for commercial forest use. Such minimum lot size requirements would not be fully adequate for retaining forest land for forest use without the other criteria limiting nonforest uses which are contained in the Forest zone. Lands that are suited for smaller acreage forest-related uses such as nursery stock, forest greenery and Christmas trees have been included in the F-1, SFW-10, and SFW-20 zones which allow parcelization for such uses.

Forest lands included in the SFW-20 zone and the F-1 zone will be retained in forest use or converted to farm use at the discretion of the owner (see Section 4.3). These are both exclusive farm use zones (pursuant to ORS 215.213) which are adequate to protect forest lands because they provide for the forest uses permitted by law, b) and because limitations on nonforest uses are similar to those contained in the Forest zone.

The SFW-10 zone is a modified resource zone which encourages small woodlot management on those portions of an ownership that are economically suited for such use. The County has prepared exceptions for the land included in this zone in recognition of the fact that it is not a primary resource zone in the same sense as the Forest or EFU zones. The County anticipates that approximately 75 percent of the forest type land included in this zone will remain available for commercial forest use, while an even larger percentage will remain suitable for other forest uses. (Further discussion of the provisions of this zone is included in Section 3.3 of the Goal 2 Element.)

The 1971 Oregon Forest Practices Act (ORS 527.620-527.990) as implemented through State Board of Forestry rules (OAR 629-24-01 through 629-24-648) regulates forest operations on forest land. This act, which was the first of its kind in the United State, attempts to standardize the various management policies on forest lands by providing rules and guidelines which assure at least a minimum level of forest resource protection on the part of all forest land owners and managers. The Act is enforced by the State Department of Forestry and is directly applicable to all nonfederal forest lands within the State. The State of Oregon has an agreement with federal forest management agencies that regulations on federal lands will meet or exceed the requirements of the Forest Practices Act.

The law behind the forest practices rule includes the following policy statement (ORS 527.630):

"Recognizing that the forest makes a vital contribution to Oregon by providing jobs, tax base and other social and economic benefits, by helping to maintain forest tree species, soil, air and water resources and by providing a habitat for wildlife and aquatic life, it is hereby declared to be the public policy of the State of Oregon to encourage forest practices that maintain and enhance such benefits and such resources, and that recognize varying forest conditions."

This policy gives the State Board of Forestry the authority "to develop and enforce regional rules . . . designed to assure the continuous growing and harvesting of forest tree species and to protect the soils, air and water resources, including but not limited to streams, lakes and estuaries . . ." The Board has established three forest regions, each with a forest practices committee designated to recommend forest practice rules appropriate to the forest conditions within its region to the board. Each regional committee is to consist of nine members, two-thirds of whom "shall be private landowners, private timber owners or authorized representatives of such landowners or timber owners who regularly engage in operations". (ORS 527.650) Tillamook County is in the Northwest Oregon Region.

The Forest Practices Act sets minimum standards for the following forest practices (ORS 527.710):

- "(a) Reforestation of forest land economically suitable therefore;
- (b) Road construction and maintenance operations on forest land;
- (c) Harvesting of forest tree species;

July 26, 2005

To: Caldwell Banker - Margaret Page

Re: Timber Appraisal T3S R9W Section 31

After conduction appraisal on the above tract, I have arrived at the following net volumes:

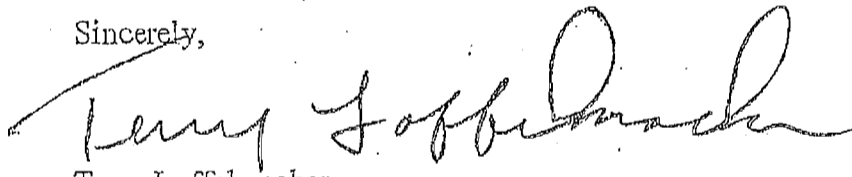
Species	Volume	Grade	Unit Value	Gross Value
Alder sawlog	92 mbf*	8" +	\$575	\$ 52,900
Alder	60 mbf	3" thru 7"	\$350	\$ 21,000
Maple	4 mbf	6" +	\$300	\$ 1,200
Douglas Fir	19 mbf	5" +	\$590	\$ 11,210
Hemlock	1 mbf	6" +	\$400	\$ 400
Spruce	10 mbf	pulp	\$0	\$0
Total	186 mbf			\$ 86,710

\* mbf = thousand board feet

As you look at the attached appraisal sheet, note that I have arrived at \$ 50,609 as final net value. This is after deducting logging cost, P/L (profit and loss) of 12% (standard in the industry). I also added a value of \$7,200 (equates out to \$300 per acre for bare land value, unplanted).

If timber is to be cut and hauled adjacent to Hwy 101, I feel a flagger would be necessary for the log trucks. You might check with the State Highway Dept to see what their requirements are on this. It is a pretty dangerous site for a truck to be entering the highway.

Sincerely,

  
Terry Loffelmacher

- This is for value a la on  
dedu from value of 10



Oregon

Theodore R. Kulongoski, Governor

Department of Forestry  
Tillamook District  
5005 Third Street  
Tillamook, OR 97141  
Phone: (503) 842-2541  
FAX: (503) 842-3141



STEWARDSHIP FORESTER

October 5, 2005

Tim Franz  
Associate Planner  
Dept. of Community Development  
201 Laurel Avenue  
Tillamook, OR 97141

Tim,

I have reviewed my reforestation records and looked at aerial photos from 2004 of a parcel of land located in Section 31, T3S, R9W. The parcel (TL 700 3S 9W 31) appears to be fully stocked and meets the Oregon Forest Practices standards.

Please feel free to call if you need more information.

Dan Cotton  
Stewardship Forester

DC/va

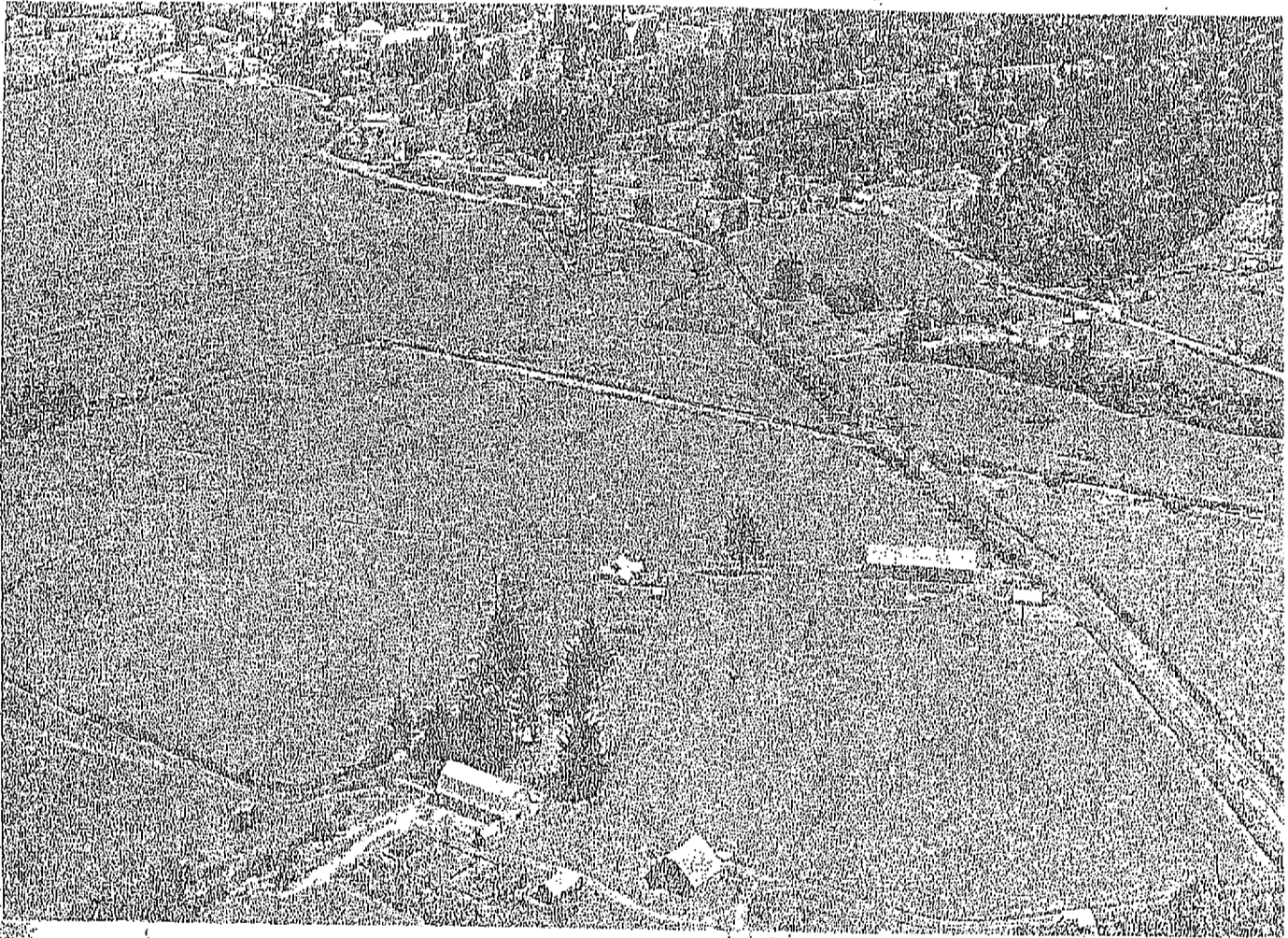
EXHIBIT III

ZC-05-05

Series 1957, No. 18

Issued Aug

# SOIL SURVEY TILLAMOOK AREA Oregon



All programs and services of the USDA—Soil Conservation Service, are offered on a nondiscriminatory basis, without regard to race, color, national origin, religion, sex, age, marital status, or handicap.

UNITED STATES DEPARTMENT OF AGRICULTURE  
Soil Conservation Service  
In cooperation with  
OREGON AGRICULTURAL EXPERIMENT STATION

**EXHIBIT**

ZC-05-05

WILLAMOOK AREA, OREGON

nearing classifications and physical properties—Continued

Soil depth from surface	Classification		Liquid limit	Plasticity index	Suitability as source of—		
	AASHTO	Unified			Topsoil <sup>1</sup>	Fill <sup>2</sup>	Sand or gravel
0-3	A-2 or A-4	SM	35.0	5.0	Fair	Not suitable	Not suitable.
3-30	A-2 or A-3	SM or SP	( <sup>0</sup> )	( <sup>0</sup> )	Poor	Fair; good if stabilized.	Fair for sand; not suitable for gravel.
0-42+	A-2 or A-3	SP or SM	( <sup>0</sup> )	( <sup>0</sup> )	Poor	Poor; good if stabilized.	Good for sand; not suitable for gravel.

<sup>1</sup>The suitability of a soil material for topsoil refers to its use in topdressing compacted fill, roadbanks, slopes, ditches, lawns, and gardens to promote the growth of vegetation.

<sup>2</sup>The suitability of soil material for fill refers to its use in embankments and water-control structures.

Nonplastic.

Test data from samples of this soil are given in table 3.

beds by soft, gray and yellowish-brown shale. In most places fractured fragments of shale are scattered throughout the profile. The soils in concave positions are very highly weathered; on hills and upper slopes, they are weathered less deeply and generally contain a great many fragments of shale.

A large acreage of gently to strongly sloping Astoria silt loam, 20 to 40 percent slopes (AsF).—This soil occupies the steep lower slopes of the coast range.

A representative profile observed in a logged area now scattered new growth of Douglas-fir and red alder, a ground cover of brackenfern:

Surface layer—

0 to 19 inches, very dark grayish-brown, friable (dark brown and soft, dry) silt loam; granular structure; small, shotlike concretions of iron common.

Subsoil—

19 to 28 inches, dark yellowish-brown, friable, light silty clay; subangular blocky structure; sticky and plastic when wet.

28 to 45 inches, dark yellowish-brown, firm, light silty clay; blocky structure; sticky and plastic when wet.

45 to 50 inches, yellowish-brown, firm, heavy silty clay loam; blocky structure; sticky and plastic when wet; numerous fragments of fractured shale.

Substratum—

50 to 60 inches +, highly weathered, soft shale; very strongly acid.

The main variation is in the amount of weathered shale fragments in the subsoil. In some areas the subsoil contains up to 30 percent shale fragments, and in other areas the subsoil contains no shale. The foot slope positions contain much shale rubble that sloughed from slopes above.

Intermittent pockets of the Chitwood soils in sloping concave areas are included with this soil. In transitional areas along terraces and fans, small areas of Knappa, Mo, or Meda soils are included. In transitional areas over basalt bedrock, small areas of Hembre soils may be included.

Natural drainage is good, subsoil permeability is moderate, and runoff is medium. The available water-holding capacity is high, and the penetration of roots is deep.

The hazard of erosion is moderate. The soil is high in organic matter, medium in fertility, and very strongly acid.

This soil is mainly in timber, except for a few isolated clearings that are used for pasture. The most valuable forest trees are Douglas-fir and hemlock. (Capability unit VIIe-1; woodland suitability group 8.)

Astoria silt loam, 40 to 60 percent slopes (AsG).—This soil occupies the rough mountain slopes in the coast range. It is similar to Astoria silt loam, 20 to 40 percent slopes, except that it has steeper slopes, and the average depth to highly weathered, soft shale is 36 to 40 inches. Included are many small areas of Astoria silt loam, moderately deep, 40 to 60 percent slopes, that are too small to be mapped separately. Runoff is rapid; and the hazard of erosion is severe (fig. 11).

This soil is mainly in forests, in which Douglas-fir and hemlock are the most valuable species. A few acres have been cleared and are used for pasture and forage crops. (Capability unit VIIe-1; woodland suitability group 9.)

Astoria silt loam, 12 to 20 percent slopes (AsD).—This soil occupies the moderately steep lower slopes of valleys and foothills. Except for slopes, it is similar to Astoria silt loam, 20 to 40 percent slopes. The erosion hazard is moderate when the soil is cultivated, and it is slight in woodlands during logging operations.

The soil is mainly in forests, in which Douglas-fir and hemlock are the most valuable trees. A few acres have been cleared and are used for pasture and forage crops. (Capability unit IVe-1; woodland suitability group 7.)

Astoria silt loam, 3 to 12 percent slopes (AsC).—This soil occupies the gentle to rolling slopes in the lower foothills in association with the Knappa and Meda soils. Except for slopes, the soil is similar to Astoria silt loam, 20 to 40 percent slopes. The hazard of erosion is slight. A few small areas of Astoria silt loam, 3 to 12 percent slopes, are on slopes of less than 3 percent.

Approximately half of this soil is used for pasture and forage crops. The other half is in forests, in which Douglas-fir and hemlock are the most valuable species. (Capability unit IIIe-1; woodland suitability group 7.)

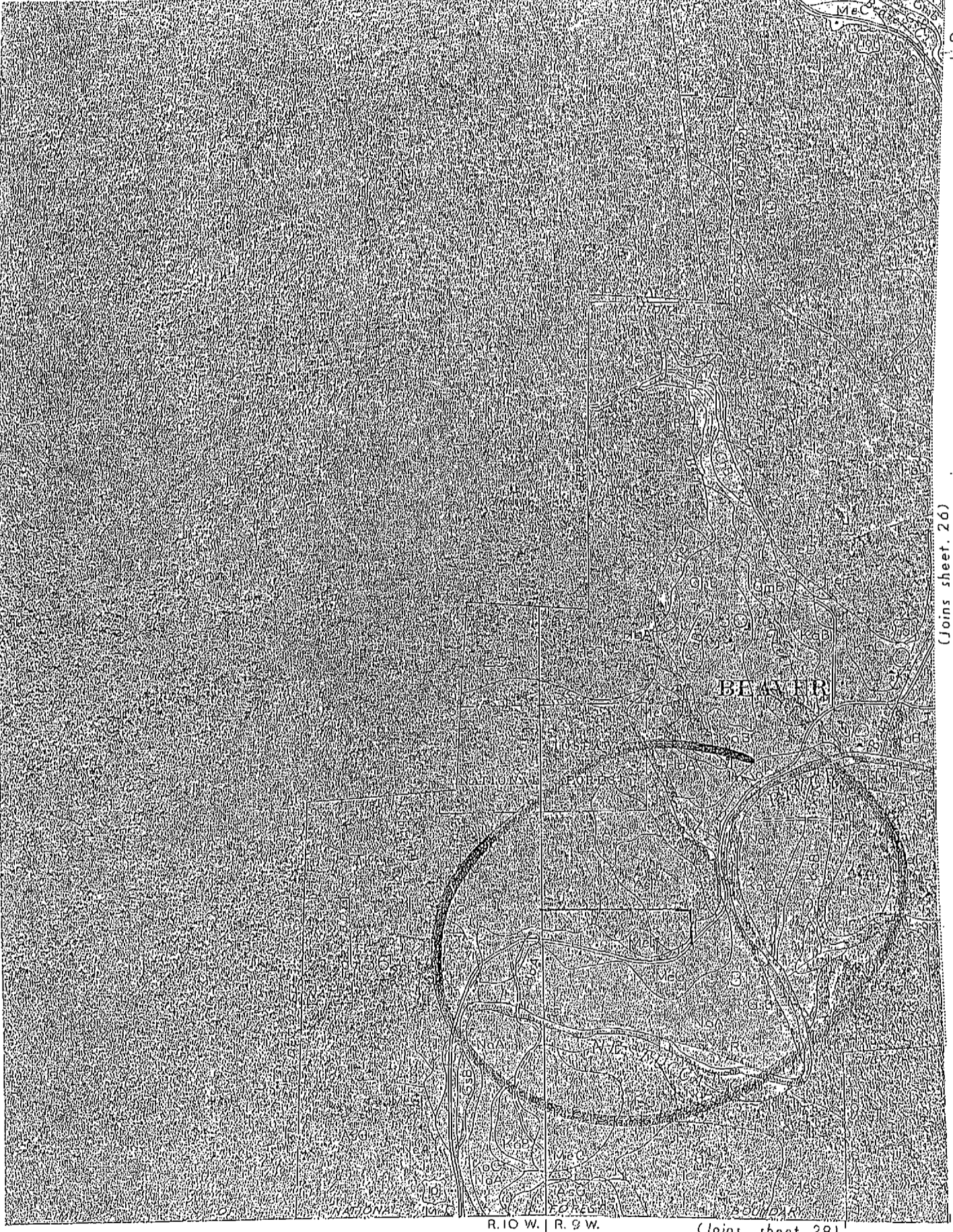


(Joins sheet 22)

KmC

2

H2D



(Joins sheet 26)

R. 10 W. | R. 9 W.

(Joins sheet 29)

1 Mile Scale 1:20 000 5000 Feet

**TILLAMOOK COUNTY ASSESSOR**  
**Real Property Assessment Report**  
**FOR ASSESSMENT YEAR 2005**

3/29/2006 1:57:23 PM

Account # 204148  
 Map # 3S0931-00-00700  
 Code - Tax # 0800-204148  
 0802-410065

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Owner GLASSBURN, DANIEL R  
 Agent  
 In Care Of  
 Mailing Address

Deed Reference # BOOK 362 PAGE 208  
 Sales Date/Price 07-15-1994 / \$70,000.00  
 Legal Description UNKNOWN  
 Appraiser UNKNOWN

PO BOX 315  
 BEAVER, OR 97108

Prop Class 401      MA   SA   NH   Unit  
                          06   01   022   9024-1  
 RMV Class 401

Situs Address(s)	Situs City
ID# 1 25360 HWY 101 S	COUNTY

Value Summary					
Code Area		AV	RMV	RMV Exception	CPR
0800	Impr.	0	0	Impr.	0
	Land	61,900	87,310	Land	0
Code Area Total		61,900	87,310		0
0802	Impr.	26,250	33,530	Impr.	0
	Land	24,340	28,230	Land	0
Code Area Total		50,590	61,760		0
Grand Total		112,490	149,070		0

*Area - Lot Line  
ADD.*

Land Breakdown										
Code Area	ID#	RFD	Plan Zone	Value Source	TD%	LS	Size	Land Class	IRR Class	IRR Size
0800	0	R		Market	0	A	19.20			
Code Area Total							19.20			0
0802	1	R	F-1	Market	0	A	4.00			
0802	1	R	F-1	Market	0	A	1.00			
Code Area Total							5.00			0
Grand Total							24.20			0.00

Improvement Breakdown							
Code Area	ID#	YR Built	Stat Class	Description	TD%	Total Sq. Ft.	MS ACCT #
0802	1	1935	121	One story	0	0	
Code Area Total						0	
Grand Total							

**EXHIBIT**  
 ZC-05-05

BEFORE THE BOARD OF COMMISSIONERS  
FOR TILLAMOOK COUNTY, OREGON

BOOK 269 PAGE 360

IN THE MATTER OF AMENDING )  
EXISTING ZONES IN ZONE MAPS, ) RESOLUTION  
ORDINANCE NOS: 5, 6, 8, 9, )  
14, 15, 16 AND 18. )

WHEREAS, Tillamook County Zoning Ordinances were regularly passed and adopted by the Board of Commissioners for Tillamook County as follows:

Ordinance No. 5 Adopted April 21, 1969  
Ordinance No. 6 Adopted May 9, 1969  
Ordinance No. 8 Adopted December 9, 1970  
Ordinance No. 9 Adopted March 31, 1971  
Ordinance No. 14 Adopted January 17, 1973  
Ordinance No. 15 Adopted April 6, 1973  
Ordinance No. 16 Adopted May 24, 1973  
Ordinance No. 18 Adopted February 13, 1974

WHEREAS, after giving notice of publication in the Headlight-Herald of the time and place of hearing, the Tillamook County Planning Commission did on February 28, 1980 conduct public hearings on the matter of proposed amendments to said ordinances, and

WHEREAS, a report and recommendation was made to the Board of Commissioners and the Board of Commissioners having held hearings thereon March 28, 1980 and April 11, 1980 and after due consideration of all evidence presented FIND:

That it is in the public interest to amend areas of Zoning Ordinances Nos. 5, 6, 8, 9, 14, 15, 16 and 18 from the existing zones to "F-1" on the parcels contained on the attached list (Exhibit A) for the following reasons:

1. Each parcel owner has requested that Tillamook County initiate a zone change to F-1 on their behalf as part of the current county-wide revision of the County's comprehensive plan, consistent with state law and local needs.

These requirements have been made in response to a campaign to bring land into the County's F-1 zone on a voluntary basis. This campaign was sponsored by the County's farm organizations, including the

**EXHIBIT**  
ZC-05-05

3. These parcels are in or are adjacent to zones where farm uses are permitted outright (i.e. "A-1", "R-A", "R-1", "R-3", "R-T"). 123 (87%) of the ownerships, 296 (88%) of the parcels, and 11,000 (91%) of the total acreage have been certified by the County Assessor's Office as qualified for farm tax assessment, and are currently being taxed at the farm rate.

Staff has prepared a parcel-by-parcel analysis of the qualifications of the 21 parcels that are not currently being taxed at the farm rate.

The rezoning of this land to F-1 would not place any isolated parcels or groups of parcels of less than 20 acres in the F-1 Zone.

4. Approximately 60 percent of this land is currently identified as "agricultural" on the current comprehensive plan map.

For parcels where other designations are shown, by a separate resolution, appropriate changes in the comprehensive plan are being proposed to make the plan consistent with the proposed zone changes as well as with current state law.

5. Since the proposed zone change will not alter the use of the land, there is no reason to assume that there will be an adverse effect on public health, safety, and general welfare.

The general welfare is likely to be enhanced by the consequent protection of farmland that is a very important part of our local economy; that helps assure an affordable and dependable source of food; and that provides attractive open space for residents and visitors alike.

CENTRAL TILLAMOOK VALLEY - A

"A"

10	Gienger Farms, Inc.	LS1011-400	(d)	102.50
		LS1012-1800	(d)	8.00
		LS1012-2200	(d)	1.30
		LS1013-200	(d)	130.00
		LS1013D-1600	(d)	31.83
		LS1014-100	(d)	276.00
		LS1014-200	(d)	57.50
		LS1014-300	(d)	3.50
		LS918-900 *	(d)	18.82
		2S94B-300	(d)	19.29
		LS933-1300	(d)	1.60
11	Allen, George & Ruth	LS919B-100	(d)	24.20
		LS919B-200	(d)	25.55
		LS918-1000	(d)	17.10
13	Aufdenmauer, Louis & Barbara	LS919-600	(d)	47.62
14	DeVries, Hans & Karen	LS919-800	(d)	58.40
17	Oldenkamp, Gary & Adelle	LS919C-1700	(d)	38.50
		LS930-1000	(d)	38.45
		LS919-1800	(d)	7.50
26	Zuercher, Paul & Edith	LS920-1000	(d)	21.50
29	Sander, Alfred & Arlene	LS922-200	(d)	50.70
		LS922-300	(d)	6.40
30	Lucas, Vern & Lorraine	LS922-2000	(d)	69.00
41	Bake, Douglas & Della	LS927-1400	(n)	4.70
		LS927AC-1000	(n)	6.94
54	Oldenkamp, Herman & Jennie	LS932-900	(n)	25.40
63	Nielsen, John	LS931-700	(d)	17.30
		LS931-800	(d)	12.55
		LS931-900	(d)	20.20
		LS931C-700	(d)	.75
		LS931C-800	(d)	.54
71	Thun, Harvey & Sandra	LS929-901	(d)	26.53
		LS932-490	(d)	17.00
		LS932-500	(d)	5.55
		LS933-700	(d)	65.51
77	Werner, Ed & Rosella	LS933-1400	(d)	34.50
		2S94-500	(d)	40.92

## CENTRAL TILLAMOOK VALLEY - T

"T"

1	Siskey, Pearl	1S817B-1100	(d)	66.40
		1S88-200	(d)	28.30
2	Burdick, Elizabeth and Zirr, Rose	1S8-5800U2	(n)	41.50
3	Butler, Richard & Marietta	1S89-200	(n)	27.80
		1S817B-1200	(n)	4.30
		1S818A-100	(n)	4.30
4	King, Leonard	1S919-1000	(d)	38.20
5	Barker, Wayne & Eileen	1S920A-100	(d)	15.00
		1S921-400	(d)	22.50
		1S921-500	(d)	21.40
		1S921-600	(d)	9.10
		1S917DD-800	(d)	.40
6	Tarnler, Hans & Phyllis	1S920A-1600	(d)	20.00
		1S920A-200	(d)	37.80
		1S920A-1400	(d)	17.39
7	Shreve, Victor	1S921-1000	(d)	121.00
8	Reding, Louis	1S921-1200	(d)	45.00
9	Maxwell, Merrill & Marjorie	1S921-1400	(d)	78.80
10	Jacob, Theodore & Wilma	1S922-500	(d)	3.71
		1S922-700	(d)	95.50
11	Oldenkamp, Herbert and Oldenkamp, David	1S928-901	(d)	54.54
		1S928-1001	(d)	8.40
		1S920-1900	(d)	19.30
		1S921-800	(d)	63.20
		1S921-900	(d)	7.00
12	Josi, Ernest & Julia	1S922-1000	(d)	36.90
		1S922-1200	(d)	8.50
		1S921-100	(d)	52.66
		1S921-200	(d)	63.40
13	Duyck, Edmund & Gertrude	1S922-1900	(d)	67.20
14	Jacob, Theodore & Linda	1S923-1100	(d)	23.50
		1S923-1200	(d)	71.00
		1S922-400	(d)	1.00
		1S922-700	(d)	2.00
		1S915-1000	(d)	120.00
15	Widmer, Hattie	1S923-600	(d)	49.97
16	Thomas, Victor & Aileen	1S927-1800	(d)	23.96

34	Traskview Farm, Inc.	1S934-1000	(d)	6.00
		1S934-1101	(d)	38.40
		1S933-1100	(d)	298.7
		1S934-1200	(d)	20.50
		1S933-800	(d)	.40
		1S933-1000	(d)	.50
35	Larson, Robert & Loretta	1S934-2400	(d)	125.40
36	Norwood, Dora	1S1035B-201	(d)	10.00
37	Jenkins, Edwin & Barbara	1S1035-700	(d)	28.50
		2S102A-200	(n)	45.50
		1S1035-1000	(n)	51.50
38	Pollard, James & Mary Jane	1S1036-1001	(d)	44.36
		1S1036-900		
39	Fenk, Carl	2S9-100	(d)	69.10
40	Fenk, Mary	2S9-200	(d)	40.00
41	Baggerley, Ray & ML and McVeigh, Mark & Dawn	2S9-2902	(n)	20.00
42	Hays, James & Frances	2S94-400	(d)	42.14
		1S933-1500	(d)	18.50
43	Fenk, Rudolph & Ruth	2S94B-200	(d)	41.62
44	Werner, Robert & Janell	2S94B-201	(d)	5.20
45	Werner, John	2S97-2702	(d)	6.10
47	Johnson (Schultz), Patricia	2S97-2701	(d)	.80
		2S97-2800	(d)	24.45
		2S917-1200	(d)	50.74
		2S918-300	(d)	2.50
		2S918-500	(d)	33.87
48	Boge, Lila	2S918-1700	(d)	28.03
49	Mackey (Fleck), Eva	2S920-200	(d)	39.80
50	Willis, Roy & Vivian	2S921B-400	(n)	5.00
51	Widmer, Gene and Widmer, Steve	1S927BA-5600	(d)	2.17
		1S927-500	(d)	64.82
52	Graf, Jack & Agnes	2S929-600	(d)	19.20
		2S929-700	(d)	19.20
		2S929-500	(d)	40.70
54	Morrison, Thomas & Roberta	2S932-505	(d)	53.99
		2S932-601	(d)	97.78

73	Christensen, Harley & Shirley	1S922-900	(d)	58.60
74	Vermilyea, FJ & Viola	1S1012-3000	(d)	9.00
		1S1012-1900	(d)	16.76
		1S1012-1700	(d)	38.74
		1S1012-900	(d)	16.90
		1S1012-800	(d)	8.73
75	Burdick, Norman	1S935-1300	(d)	22.10
		1S935-1200	(d)	72.25
76	Zuercher, Leland & E. Pauline	1S920A-1300	(d)	18.00
77	Johnston, Filbert & R	2S1011-401	(d)	2.70
		2S1011-602	(d)	62.74
79	Boquist, Clarence & Dolores	1S1012-2300	(d)	24.50
		1S1012-2400	(d)	28.00
		1S1013-100	(d)	62.61
		1S1013A-200	(d)	15.00
80	Naegeli, Marwyn & Marcella	1S932-1900	(d)	56.30
81	Burdick, James & Barbara	1S101-3200	(n)	5.30
		1S101-3300	(n)	2.00
83	Howard, Robert	1S1012-2100	(d)	69.74
84	Agaliotis, Semon & Jean	2S97-301	(n)	3.98



NORTH COUNTY

"N"

1	Tallman, Edward & Viviane	2N1025-300 2N1024-1000	(d) (d)	78.30 80.00
2	Huber, Walter & Betty	3N1025-2700 3N1026A-200 3N1026A-120	(d) (d) (d)	47.20 4.00 7.50
3	Schwartz, Leon & Jean (Hannah Myers LE)	2N9-1000	(d)	117.62
4	Neahring, Donald	3N1023-300 3N1024-2100 3N1024-2200 3N1035-202 * 3N1035-303	(d) (d) (d) (d) (d)	41.56 2.50 46.90 113.90 142.80
6	Phillips, TD & AM	3N1013-801 3N1023-200 3N1024-2000	(d) (d) (d)	19.20 18.50 27.50
7	Scovell, Clifford & Adele	3N96-1100 3N96-1200	(d) (d)	14.50 2.00
8	Johnston, M. Daryl & Donna	3N1035AA-200 * 3N1026-800 3N1036-1500*	(d) (d) (d)	1.10 48.17 51.70
9	Forster, Robert & Charlotte	2N9-500 2N95-200 3N9-4100 3N933-401 3N933CC-600	(d) (d) (d) (d) (d)	34.50 48.00 1.00 15.00 11.00
48	Myers, Ronald	3N1026-200 3N1026-400	(d) (d)	75.20 103.00
49	Marti, Fritz	3N1026-500 3N1026-700	(d) (d)	35.92 51.05
50	Jud, Stanley	3N1026-600 3N1026-801 3N1035-100 *	(d) (d) (d)	44.20 .13 68.33
55	Myers, Larry & Helen and Myers, Blake & Diane	3N1025-2600 3N1026A-100	(n) (n)	39.40 36.50

\* Only a portion of the parcels that are marked by an asterisk (\*) are to be brought into the Farm Zone. See attached list for description of land that is to be excluded.

SOUTH COUNTY continued...

20	Hurliman, Anton & Bertha	4S1019-1000	(d)	20.34
		4S1019-900	(d)	29.50
		4S1019-1100	(d)	18.40
21	Redberg, Harold & Bonita	5S108-900	(d)	60.00
		5S105-600	(d)	29.00
		5S106-1600	(d)	20.00
		5S107-100	(d)	144.70
		5S107-200	(d)	1.00
		5S107-400	(d)	2.00
23	Hurliman, Carl & Lola	4S1019-100 *	(d)	
		4S1020-700	(d)	36.00
		4S1020-300 *	(d)	
25	Pengelly, Wesley & Ruth and Pengelly, Daniel	3S931-700	(d)	27.80
		3S931-501	(d)	13.14
		3S931-600	(d)	2.00
26	Rock, Wilford	5S107-1800	(d)	88.83
27	Schenck, Archie & Janice	3S1017-3200	(d)	56.50
28	Ward, James & Eunice	3S1017-200	(n)	48.00
		3S1017-200	(n)	28.48
		3S1017-2400	(n)	12.50
29	Crump, Marc & Valerie	4S1028-400		
		4S1021-500	(d)	15.00
30	Green, John & Ruth	3S10-2300	(d)	28.30
		3S10-2300	(d)	26.50
		3S1017-300	(d)	14.09
		3S1017-300	(d)	5.00
31	Streeter, Ray & Jacquelyn	3S1021-400 *	(n)	121.00
		3S1029-700	(d)	39.40
		3S1029-700	(d)	25.30
32	Rock, Evelyn	5S107-1700	(n)	108.99
		5S10-2900	(n)	80.00
33	Higdon, Carl & Eleanor	5S105-1600	(d)	2.00
		5S108-300	(d)	111.00
		5S108-700	(d)	35.00
34	Hale, David	4S1012B-300	(d)	18.90

ZONE CHANGE REQUEST

To F-1 -- Countywide

28 March 1980

I. NATURE OF THE REQUEST

337 parcels in 144 ownerships totalling 12,050 acres are recommended for rezoning to the Farm Zone (F-1) (see attached list).

II. REASON FOR THE REQUEST

Each owner has requested that Tillamook County initiate a zone change to F-1 on their behalf as part of the current revision of the County's comprehensive plan, consistent with state law and local needs.

These requests have been made in response to a campaign to bring land into the County's F-1 Zone on a voluntary basis. This campaign was sponsored by the County's farm organizations, including the Soil and Water Conservation District Board, Farm Bureau, Creamery Association, and Pomona Grange.

III. AUTHORIZATION TO GRANT ZONE CHANGE

The rezoning of these parcels to F-1 is consistent with the requirements of the State Agricultural Lands Goal as authorized by ORS chapter 197 (especially 197.005, 197.040, and 197.175). This goal states that "agricultural lands shall be preserved and maintained for farm use... by adopting exclusive farm use zones." "Agricultural land" in western Oregon is defined as

land of predominantly Class I, II, III and IV soils... and other lands ( my emphasis) which are suitable for farm use taking into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, or accepted farm practices. Lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands, shall be included as agricultural land in any event.

IV. ADDITIONAL FINDINGS OF FACT

A. Consistency with State Law

Approximately 95 percent of the total acreage included in this proposal contains SCS Class I-IV soils. The remaining acreage qualifies under the "other lands" provision of the State Agricultural Lands Goal or is necessary to permit farm practices to be undertaken on adjacent or nearby farmlands.

Productivity Classifications on Forest Land

The Oregon Department of Revenue has determined site conditions on much of western Oregon's forest lands. These designations are based on a 40 acre minimum unit classification. Even though site variation exists within a 40 acre unit the revenue designation can serve as the unit average. Revenue site classes are divided into eight divisions whereas, standard site classifications include five divisions for Douglas-fir. The universal cubic foot site classes are divided into seven productivity classifications of which four can be related to Douglas-fir.

Conversion of Revenue site classes to standard site classes and cubic foot site classes can be assigned as follows.

<u>Revenue Designation</u>	<u>Standard Site Class</u>	<u>Cubic Foot Site Class</u>
FA	I+	1
FB	I	2
FC	II, II+	2
FD	II-, III+	3
FE	III	3
FF	III-, IV+	3,4
FG	IV, IV-	4,5
	V	5

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ZC-05-05



## APPENDIX C

### CRITERIA FOR EVALUATING TILLAMOOK COUNTY'S AGRICULTURAL LANDS

Four criteria have been developed to evaluate the agricultural suitability of the land in Tillamook County. There may be a need to utilize some of the County's existing and potential agricultural lands for urban and rural non-farm uses. Therefore, it is important that farm land is not only identified, but is given priorities for its availability for non-farm uses. This is not done to encourage a process of conversion, but rather to 1) promote preservation of agricultural land, and to 2) guide conversion of the least valuable agricultural land to non-farm uses if and when such conversion becomes advisable.

The criteria are:

1. Soil Suitability (13)
2. Subject's Parcel Size (4)
3. Surrounding Parcel Size (2)
4. Compatibility of Surrounding Land Use (6)

A weighting system has been devised to indicate the relative importance of each criterion. The respective weights are the numbers in parentheses that follow each criterion. For example, the weights indicate that "surrounding parcel size" is one-third as important as "surrounding land use".

Land will be given a best, very good, good, fair or limited rating according to standards set for each criterion. Four (4) points will be given for a "best" rating, three (3) for "very good", two (2) for "good", one (1) for "fair", and zero (0) for "limited". These ratings will be multiplied by a criterion's relative weight. For example, if the soil on a particular parcel receives a best rating, the parcel would be given 52 points. (We multiply the 4 points it receives for its best rating by its weighting factor of 13.) If the soil had received a very good rating, the parcel would have been given 39 points (3 X 13). The Soil rating is then adjusted if the parcel has artificial drainage, if irrigation water is available, or if it is within the 100-year flood plain.

The next step is to rate the parcel according to its size. If it receives a best rating for parcel size, it would be given an additional 16 points (4 X 4). The process continues until the parcel is given points according to its rating on each of the four criteria. These points are then added up to determine the parcel's relative suitability for agriculture. Possible scores range from zero (all limited) to 100 (all best).

Ag Lands/Goal 3/Complete

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ZC-05-05

farm use.

c. STANDARDS

- (16 pts) BEST: If the parcel is 80 acres or larger in size.
- (12 pts) VERY GOOD: If the parcel is between 40 and 80 acres in size.
- (8 pts) GOOD: If the parcel is between 20 and 40 acres in size.
- (4 pts) FAIR: If the parcel is between 5 and 20 acres in size.
- (0 pts) LIMITED: If the parcel is less than 5 acres in size.

3. SURROUNDING PARCEL SIZE (Wt. or 2)

a. OBJECTIVE

To rate land for agricultural use according to parcel size within one-quarter mile of the perimeter of the subject site.

b. JUSTIFICATION

Large parcel areas are more suitable for the continuance of agriculture than are areas that have been divided into relatively small parcels.

c. STANDARDS:

- (8 pts) BEST: If more than 50% of the surrounding area contains parcels of at least 80 acres in size.
- (6 pts) VERY GOOD: If between 25% and 50% of the surrounding area contains parcels of at least 80 acres in size, OR more than 50% of that area contains parcels of at least 40 acres in size.
- (4 pts) GOOD: If between 25% and 50% of the surrounding area contains parcels of at least 40 acres in size, OR more than 50% of that area contains parcels of at least 20 acres in size.
- (2 pts) FAIR: If between 25% and 50% of the surrounding area contains parcels of at least 20 acres in size OR more than 50% of that area contains parcels of at least 5 acres in size.
- (0 pts) LIMITED: If none of the above standards are met (i.e., less than 25% of the surrounding area contains parcels of at least 20 acres in size, AND less than 50% of that area contains parcels of at least 5 acres in size).

## APPENDIX D

### SOIL SUITABILITY RATING FOR TILLAMOOK COUNTY'S LAND USE PLAN

#### AGRICULTURAL POTENTIAL

Tillamook County's soils are initially rated according to their natural ability to produce agricultural goods without managerial inputs such as artificial drainage or irrigation. Texture, slope, depth, natural drainage, and available water holding capacity are the properties\* that are utilized to divide the soils into five agricultural potential groups: Group I (Best), Group II (Very Good), Group III (Good), Group IV (Fair), and Group V (Limited).

Tillamook County has approximately 40,000 acres in cropland and pasture according to the most recent Soil Conservation Service survey. 8,392 acres (20.8%) have been included in Group I, 7,745 acres (19.2%) in Group II, 8,029 acres (19.9%) in Group III, 12,316 acres (30.6%) in group IV, and 3,818 acres (9.5%) in Group V.

Four (4) points are given to those soils in Group I, three (3) to those in Group II, two (2) to those in Group III, one (1) to those in Group IV, and zero (0) to those in Group V. These rating points are multiplied by 13 (the relative weight for soil suitability) to determine the number of points that are given a parcel for the agricultural potential of its soil. Adjustments are made for artificial drainage, irrigation water, and flooding to determine the total score for soil suitability.

#### MULTIPLE SOILS

If a parcel has two or more soils which fall into different suitability groups, a weighted average is taken to determine the overall soil suitability value. For example, if one-half of a parcel is made up of a Group II soil (which has a 39 point value) and the other half is a Group IV soil (which has a 13 point value), the soil suitability score for the entire parcel is 26 points ( $\frac{1}{2}$  of 39 plus  $\frac{1}{2}$  of 13+20).

#### ARTIFICIAL DRAINAGE

Drainage is a major problem on much of Tillamook County's agricultural land because of heavy rainfall and the low position and slow permeability of many soils. Artificial drainage is necessary on the Brallier, Brenner, Coquille, Hebo, and Yaquina soils. It is helpful on the Chitwood, Ginger and Nestucca soils.

\*The sources of this information are the Soil Conservation Service's "Tillamook Area Soil Survey" (1964), and their more current "Soil Interpretations for Oregon" (OR-1's). These OR-1's are the Soil Conservation Service's description of the characteristics or properties of each soil.



GROUP II: VERY GOOD SOILS (39 pts)

Soils with very good agricultural potential are those that are 60 inches or more deep. They have a total available water holding capacity of 7.5 or more inches. Slopes are 7 percent or less. They are somewhat poorly to somewhat excessively drained. Soil surface textures allowed in this group are loam and silt loam. Total acreage is 7,745 (19.2%).

DEPTH	AWC	SLOPE
60" or more	7.5" or more	7% or less

DRAINAGE CLASS	TEXTURE
Any in Group I, plus somewhat poor or somewhat excessive	silt loam and loam

SOILS INCLUDED IN THE VERY GOOD GROUP:

1. Quillayute silt loam, 0-7% slopes (Ile) (2,664)
2. Knappa silt loam, 0-7% slopes (Ile) (3,669)
3. Nestucca silt loam, 0-3% slopes (IIw) (1,412)

GROUP III: GOOD SOILS (26 pts)

Soils with a good agricultural potential are those that are at least 40 inches deep. They have a total available water holding capacity of 5.0 inches or more. Slopes are 12 percent or less. These soils are somewhat poorly to somewhat excessively drained. Surface textures allowed in this group are loam, silt loam, sandy loam, gravelly loam, clay loam, sandy clay loam, silty clay loam, or fine sandy loam. Total acreage is 8,029 (19.9%)

DEPTH	AWC	SLOPE
40" or more	5" or more	12% or less

DRAINAGE CLASS	TEXTURE
Any in Group I or II (somewhat poor to somewhat excessive)	Any in Group I or II plus sandy loam, gravelly loam, clay loam, sandy clay loam, silty clay loam, or fine sandy loam

SOILS INCLUDED IN THE GOOD GROUP:

1. Gardiner fine sandy loam, 0-3% slopes (IIs) (330)
2. Gardiner fine sandy loam overwash 3-7% slopes (IVe) (298)

2. Winema silt loam, 12-20% slopes (IVe) (177)
3. Neskowin silty clay loam, 12-20% slopes (IIIc) (284)
4. Winema silt loam, moderately deep, 12-20% slopes (IVe) (263)
5. Meda gravelly loam, 12-20% slopes (IVe) (209)
6. Brenner silt loam (IIIw) (2,905)
7. Coquille and Brenner silt loams (IVw) (4,991)
8. Brallier peat (IVw) (140)
9. Yaquina loamy fine sand 0-3% slopes (IVw) (581)
10. Hebo silty clay loam 0-3% slopes (IVw) (1,662)
11. Hembre silt loam 12-20% slopes (IVe) (159)

GROUP V: LIMITED SOILS (0 pts)

These are SCS class VI-VIII soils or those with a slope greater than 20 percent. They fail to qualify for our best, very good, good or fair rating primarily because of limitations in their depth or slope. Most of these soils have a high risk of erosion if protective cover isn't maintained. With proper management they can be used for pasture and hay or other specialized crops. Total acreage is 3,818 (9.5%).

SOILS INCLUDED IN THE LIMITED GROUP: (Listed in alphabetical order)

1. Astoria silt loam, 20-40% slopes (VIe) (1,300)
2. Astoria silt loam, 40-60% slopes (VIIe) (165)
3. Gaudy loam, shallow, 0-7% slopes (VI<sub>s</sub>) (275)
4. Hembre silt loam, 20-40% slopes (VIe) (233)
5. Hembre silt loam, 40-60% slopes (VIIe) (274)
6. Hembre silt loam, moderately deep, 20-40% slopes (VIe) (16)
7. Hembre silt loam, moderately deep, 40-60% slopes (VIIe) (32)

APPENDIX E



United States  
Department of  
Agriculture

Soil  
Conservation  
Service


1220 S. W. Third Avenue  
16th Floor  
Portland, Oregon 97204

SUBJECT: ST - Soil Suitability Groupings

DATE: June 6, 1979

TO: Robert A. Pedersen  
District Conservationist  
SCS  
Tillamook, Oregon

Attached are your drafts of the soil suitability groupings prepared for county land use planning. I have reviewed and made some editorial and technical suggestions on the copies. The guidelines for placing the soils in the suitability groupings appear to be quite adequate and I would not suggest any major changes. This information should provide the district and the planning commission with good supplemental soil interpretations for the land use capabilities as used by LCDC.



Gerald J. Lashaw  
State Soil Scientist

Attachments

cc: Len Dugan  
Wis Adair

ZC-05-05

FINDINGS AND DECISION

EXHIBIT II

