



# Oregon

Theodore R. Kulongoski, Governor

**Department of Land Conservation and Development**

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

[www.lcd.state.or.us](http://www.lcd.state.or.us)

## NOTICE OF ADOPTED AMENDMENT

March 19, 2007

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 006-06



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures\*

**DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: April 2, 2007**

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. 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 DATE SPECIFIED ABOVE.**

Cc: Doug White, DLCD Community Services Specialist  
Laren Woolley, DLCD Regional Representative  
Bill Holmstrom, Tillamook County

<paa> ya/

**FORM 2**

**DLCD NOTICE OF ADOPTION**

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)

DEPT OF

MAR 13 2007

LAND CONSERVATION  
AND DEVELOPMENT

Jurisdiction: Tillamook County

Local File No.: ZC-06-03  
(If no number, use none)

Date of Adoption: March 7, 2007  
(Must be filled in)

Date Mailed: March 12, 2007  
(Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: December 19, 2006

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: \_\_\_\_\_

(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write ASee Attached.≅

Zone Change from Farm (F-1) to Forest (F)  
\_\_\_\_\_  
\_\_\_\_\_

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write ASame.≅ If you did not give notice for the proposed amendment, write AN/A.≅

Same  
\_\_\_\_\_  
\_\_\_\_\_

Plan Map Changed from : F-1 to F

Zone Map Changed from: F-1 to F

Location: Tax Lot 2S9 3 2700 Acres Involved: 40.78

Specify Density: Previous: 80 ac. New: 80 ac.

Applicable Statewide Planning Goals: 3, 4

Was an Exception Adopted? Yes: \_\_\_\_\_ No: X

DLCD File No.: 006-06(15755)

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: X 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 \_\_\_\_\_

Local Contact: Bill Holmstrom, Associate Planner Area Code + Phone Number: 503/842-3408

Address: 201 Laurel Ave City: Tillamook

Zip Code+4: 97141-2394 Email Address: wholmstr@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 ANotice of Adoption is sent to DLCD.

6. In addition to sending the ANotice 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 [Larry.French@state.or.us](mailto:Larry.French@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.

ENDORSED  
2:48 Filed *Don*  
3-8, 2007  
Tassi O'Neil  
County Clerk

BEFORE THE BOARD OF COMMISSIONERS  
OF TILLAMOOK COUNTY, OREGON

IN THE MATTER OF AN AMENDMENT TO TILLAMOOK COUNTY )  
COMPREHENSIVE PLAN AND ZONING MAPS, ZONE CHANGE ZC-06- ) ZC-06-03  
03 TO CHANGE THE ZONING AND COMPREHENSIVE PLAN )  
DESIGNATION FROM FARM (F-1) TO FOREST (F) ON PROPERTY ) FINDINGS AND  
DESIGNATED AS TAX LOT 2700 OF SECTION 3, TOWNSHIP 2 SOUTH, ) DECISION  
RANGE 9 WEST, WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, )  
OREGON. )

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This matter came before the Tillamook County Board of Commissioners at the request of Carl Weston, 19945 SW Wright, Aloha, OR 97007.

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-06-03.
- (2) Notice of Proposed Action was submitted to the Department of Land Conservation and Development on December 19, 2006.
- (3) The Tillamook County Planning Commission held a public hearing on this request on January 25, 2007. 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-06-03, the Planning Commission found the application met the criteria and passed a recommendation to the Tillamook County Board of Commissioners to adopt Zone Change ZC-06-03.
- (4) The Board opened a de novo public hearing on the Zone Change on February 28, 2007. The hearing was properly noticed according to the requirements of ORS 197 and 215. After reviewing the Planning Commission's recommendations, the staff report containing the findings and conclusions, testimony, the record and file pertaining to ZC-06-03, the Board found that the four Zone Change Criteria outlined under the Land Use Ordinance, Article IX had been met. The Board found that the proposed zone change was consistent with the policies of the Tillamook County Comprehensive Plan.
- (5) The property will be rezoned from Farm (F-1) to Forest (F).
- (6) The Board approved the zone change.
- (7) The Board hereby adopts the proposed Zoning Map Amendment and approves Zone Change ZC-06-03 and hereby adopts staff's findings and concludes that the criteria have been met.



Tillamook County

# EXHIBIT A

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



*Land of Cheese, Trees and Ocean Breeze*

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

## ZONE CHANGE and COMPREHENSIVE PLAN AMENDMENT ZC-06-03 STAFF REPORT and RECOMMENDATION to the PLANNING COMMISSION

Staff Report Date: January 18, 2007

Planning Commission Hearing Date: January 25, 2007

Staff Recommendation: Recommend APPROVAL to Board of Commissioners

Report Prepared by: William A. Holmstrom, AICP, Associate Planner



### I. GENERAL INFORMATION

Request: To change the zoning and Comprehensive Plan designation of a 40.78 Acre parcel from Farm (F-1) to Forest (F).

Location: South of Chance Road, designated as tax Lot 2700 of Section 3, Township 2 South, Range 9 West W.M., Tillamook County, Oregon (Exhibit A).

Applicant: Carl Weston, 19945 SW Wright, Aloha, OR 97007

Property Owner: Weston Family Trust, 19945 SW Wright, Aloha, OR 97007

Site Description: The subject property is approximately 40.78 acres in size and is predominately forested. The property is south of Chance Road approximately 1/4 of a mile from Long Prairie Road.

Zoning History: The subject property was originally zoned Low Density Residential, Agricultural, Forestry and Recreational (A-1) (Exhibit C). In the 1982 Comprehensive Plan and associated zoning maps the property was changed to the current Farm (F-1) zone.

### II. APPLICABLE COMPREHENSIVE PLAN and ORDINANCE PROVISIONS

The proposed Zone Change and Comprehensive Plan Amendment from Farm (F-1) to Forest (F) is governed through the following sections of the Tillamook County Comprehensive Plan and Land Use Ordinance (LUO). The suitability of the proposed action in light of these criteria, is discussed in Section III of this report:

- A. Comprehensive Plan Goals 3 and 4
- B. LUO Sections 3.002: Farm (F-1) Zone and 3.004: Forest (F) Zone
- C. LUO Section 9.020: Map Amendment Procedure Criteria

AN EQUAL OPPORTUNITY EMPLOYER

### III. ANALYSIS

#### A. Tillamook County Comprehensive Plan Goals 3 and 4

##### 1. Goal 3: Agricultural Lands

Goal 3, Agricultural Lands Element states that, "Agriculture has played a very prominent role in Tillamook County's economy and way of life since the middle of the last century." The Goal 3 Element goes on to say, "The economic benefits of farming are shared by the entire County..."

##### 2. Goal 4: Forest Lands:

Goal 4, Forest Lands Element, states that, "Tillamook County's forests are an essential natural resource." The County's forest lands provide a perpetual harvest of commercial timber as well as fish and wildlife habitat, maintenance of clean air and water protection of soil, outdoor recreational activities and scenic open space. The Goal 4 Element details the importance of forestlands to the County's economy.

**Findings:** Farm and Forest lands are considered to be resource lands which are important to the County's economic base. The applicants are proposing a zone change from Farm (F-1) to Forest (F). The property is currently forested with mature timber, with the exception of some small clearings. According to the Oregon Department of Forestry, the site is stocked with a combination of Red Alder, Sitka Spruce and Western Hemlock trees (Exhibit D). 35 acres of the site is in Forest deferral, with 5.78 acres in Farm deferral (Exhibit F).

**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 Goals of the Comprehensive Plan. Staff concludes this criterion is met.

#### B. LUO Sections 3.002: Farm (F-1) Zone and 3.004: Forest (F) Zone

##### 1. LUO 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.*

**Findings:** The property is currently zoned Farm (F-1). Prior to the enactment of Tillamook County Land Use Ordinance 33 in 1982, the property was zoned Low Density Residential, Agricultural, Forestry and Recreational (A-1) (Exhibit C). The proposed zone change remains consistent with the original zoning including forest use. The property is predominately forested and is receiving a forest deferral. The property is not utilized as a farm and if rezoned the property owners will be required to meet with the County Farm/Forest Tax Assessor. The predominant use in the area is forest. Staff noted during a site visit that nearby a number of recent and currently harvesting activities was occurring on adjacent properties. The site adjoins land currently zoned F-1, F, Small Farm & Woodlot-20Acre (SFW-20) and Rural Residential-2 Acre (RR-2).

2. LUO Section 3.004 Forest (F) Zone

*The purpose of the F Zone is to retain forest land for forest use, and to encourage the management of forest land for the growing, harvesting and processing of forest crops consistent with the Oregon Forest Practices Act. It is also to protect other forest uses from the encroachment of conflicting non-forest uses and influences, including watershed and soil protection; the maintenance of clean air and water; the preservation of fish and wildlife habitat; outdoor recreation; scenic preservation; and agricultural activities.*

**Findings:** The 1964 Soil Conservation Maps (Exhibit E) and the Oregon Department of Revenue maps (Exhibit F) show the soils as low value for farming purposes but highly productive soils for forestry uses. Dan Cotton from The Oregon Department of Forestry indicates in a letter that the site is stocked with timber (Exhibit D).

**Conclusion:** Based upon the findings above in Section 3.002 and 3.004, the proposed zone change meets the purpose of the Forest (F) zone and a Forest (F) zone is more suitable for the property and existing uses. This criterion is met.

C. LUO Section 9.020: Map Amendment Procedure and Criteria

1. Section 9.020(2) Staff Analysis

**Findings:** The property is approximately 40.78 acres in size, located south of Chance Road (Exhibit A). There are a total of 11 properties abutting the property ranging from 2.5 to 80.06 acres in size. The eastern abutting properties are timberland, which are zoned Forest (F). Along the north side there is residential development zoned Rural Residential-2 Acre (RR-2). To the south and east there are agricultural properties zoned Farm (F1) and Small Farm & Woodlot-20 Acre (SFW-20).

The property historically was zoned for Low Density Residential, Agricultural, Forestry and Recreational (A-1). The property has been managed as a forest use. The property is receiving forest tax deferrals for a majority of the site. The remaining acreage, which is uncultivated cleared land, has been assessed under farm deferral (Exhibit F).

**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 resource zones. Both of the zones are protected as resource zones. The subject property is currently used and managed as forestland (Exhibits B, D). The property has timber upon it. The property was once used for grazing no more than ten (10) dairy cattle, which is the predominant farm use in Tillamook County. There are no barns or other dairy infrastructure on the parcel. The parcel is not large enough to accommodate a profitable dairy farm operation, and the soils are unsuited for other types of agricultural uses (Exhibit B). There are small areas of cleared land which are not timbered, however the majority of the property is planted with timber (Exhibit B). The soils on the property are very high value soils for forest production according to the Oregon Department of Revenue (Exhibit F).

**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.

- (b) "The proposed new zone shall not result in the conversion of resource lands to non-resource use without an approved exception to applicable state resource protection Goals."

**Findings:** Both the Forest and Farm zones are considered resource zones. The proposed zone change will not convert lands to a non-resource use, thus an exception is not required. The land is proposed to be converted from Farm to Forest. Forest activities have and are proposed to continue to occur while meeting the standards required by the Oregon Forests Practices Act

**Conclusion:** Based upon the findings above, Staff concludes this criterion is met.

- (c) "The site under consideration is better suited to the purposes of the proposed zone than it is to the purposes of the existing zone."

**Findings:** Historically, the property was zoned Low Density Residential, Agricultural, Forestry and Recreational (A-1) (Exhibit C). The property has been, and currently is used for the growth and management of timber. The property is bordered by land zoned F, F-1, SFW-20 and RR-2. The 1964 United States Department of Agricultural Soil Conservation Service and The Oregon Department of Revenue maps have determined the soils on the property to be highly productivity soils for the growth of timber (Exhibits E, F).

**Conclusion:** Based upon the findings above, Staff concludes the property historically was used to harvest timber and continues to be used for timber production. The Forest (F) zone is more consistent with the uses occurring on the property than those within a Farm (F1) zone, Staff concludes this criterion is met.

- (d) "Development anticipated to result from the proposed zone shall not impair the actual or the legally designated uses of surrounding properties."

**Findings:** The surrounding properties are zoned F, F-1, SFW-20 or RR-2. Uses bordering the property include forestry, agricultural and residential uses. The abutting Rural Residential Properties are developed with existing single dwellings. Current and future uses on the subject and adjacent properties are subject to resource zone regulations.

**Conclusion:** Based upon the findings listed above, Staff concludes this proposed zone change will not impair the actual or legally designated uses of adjacent properties. Staff concludes his criterion is met.

#### IV. CONCLUSION

Reasons to support the application:

- Staff finds the applicant has demonstrated that all four review criteria 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 to not 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.

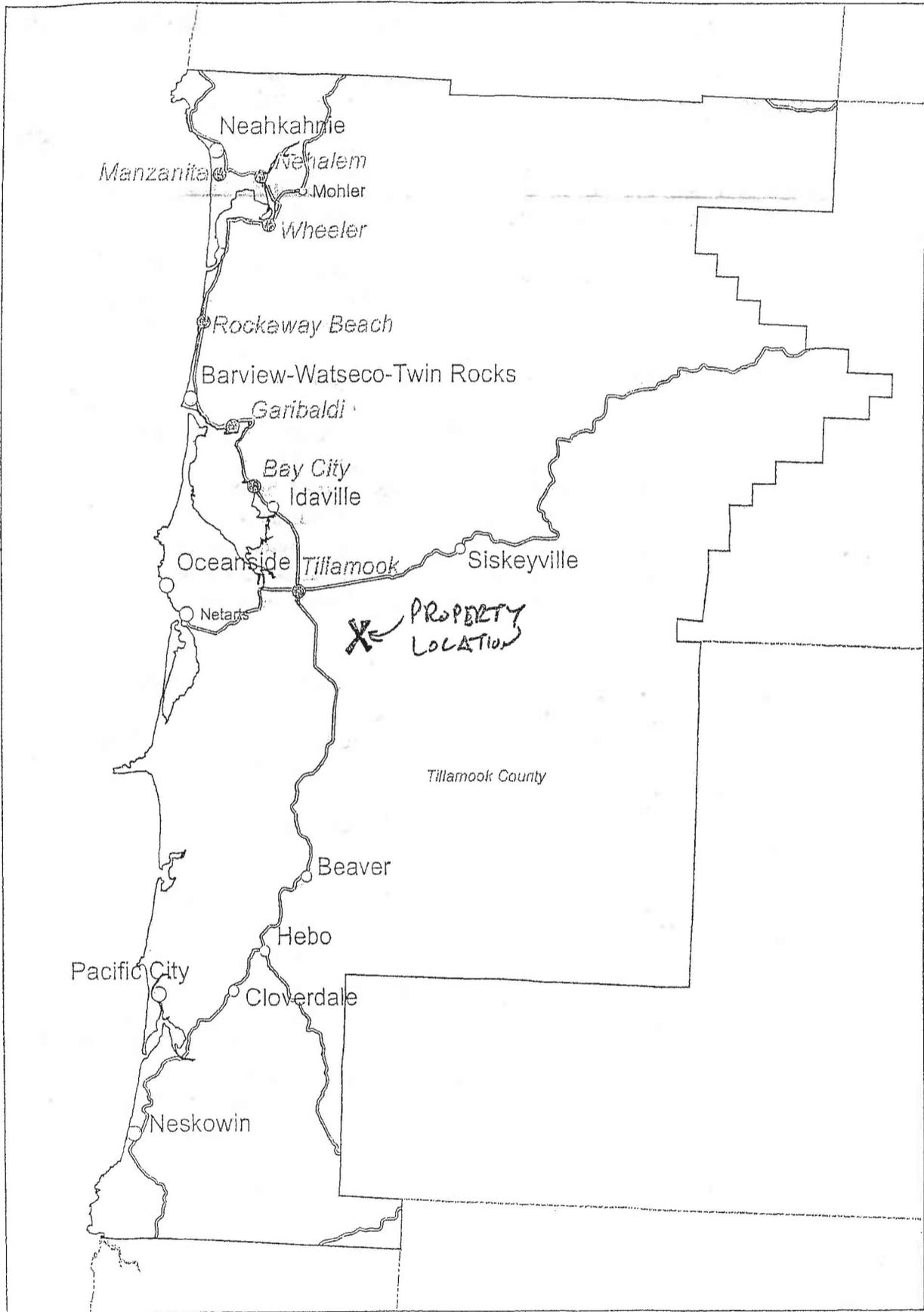
#### V. RECOMMENDATION

Based on the findings of fact and other relevant information contained within this report, Staff recommends that the Planning Commission recommend approval of Zone Change and Comprehensive Plan Amendment ZC-06-03 to the Board of County Commissioners

#### VI. EXHIBITS

- Exhibit A: Location & assessor maps  
Exhibit B: Applicants submittal  
Exhibit C: 1969-1982 zoning map  
Exhibit D: Letter from Oregon Department of Forestry  
Exhibit E: Soil information  
Exhibit F: Revenue maps and Tax Assessor records





ADDENDUM TO APPLICATION FOR ZONE CHANGE: TAX LOT 2S9 3 2700

The following will serve to elaborate on the criteria the Commissioners will be considering in approving a zone change from Farm (F-1) to Forest (F) on Tax Lot 2S9 3 2700.

RECEIVED  
AUG 31 2006  
COMMUNITY  
DEVELOPMENT

a) The proposed zoning change is consistent with the policy of Goal 4 of the Comprehensive Plan, for the following reasons:

- 1) The property is currently forested with mature timber, except for approx. two acres made up of two clearings at the north end of the property. (See aerial photo attached. The maturity of the timber on the subject property is evidenced by the attached timber cruise done in July of 2004. The property has not been subsequently logged.)

The property has been in continuous ownership by the Weston's for 70 years. In 1992, the Weston family deeded the property over to the current owner of record, the Weston Family Trust. It has been covered with timber that entire time. The only time it was used for any kind of commercial agriculture was for a couple of years approximately 20 years ago when a few (less than 10) cattle were allowed to graze on the two or so cleared acres at the north end. 35 acres of the property is in Forest Deferral.

This zone change would be consistent with the policy of Goal 4 of the Comprehensive Plan because it would help retain the property as forest land for forest use, including harvesting & growing trees, protecting the soil & watershed from erosion & pollution that might result if the use changed to commercial agriculture, and it would help preserve the value of the property for wildlife & for scenic beauty preservation.<sup>1</sup>

The uses allowed in Tillamook County's zoning ordinance for Forest (F) property are more applicable & logical for this property than those set out in the ordinance for Farm property (F-1). For example, Forest zoning indicates silviculture & milling of wood as an outright use. Farm zoning allows such diverse conditional uses as golf courses & cemeteries. If a parcel zoned Forest is close to an area densely developed for residential use, one home may be allowed (the template test.) With land zoned farm, a home is only allowed if one exists, or if the property meets an income test where it can be documented than the land can produce \$80,000 per year of farm crops and products.

<sup>1</sup> Source: Tillamook County Comprehensive Plan, Goal 4 - Forest Lands, Policy, page 30.

**EXHIBIT B**

The property is harvestable for timber consistent with the Oregon Forest Practices Act, as per the attached letter from the Oregon Department of Forestry.

2) The property does not meet most of the criteria for F-1 (Farm) zoning, as per Goal 3 of the Comprehensive Plan,<sup>2</sup> based on the following:

- I) Soil Suitability--As per the attached soil maps, the soils are approximately 50% ChB (Chitwood Silt Loam, 0% to 7% slope), 25% AsC (Astoria Silt Loam 3% to 12% slope) and 25% KaB (Knappa Silt Loam 0% to 7% slope.)<sup>3</sup> Both ChB & AsC soils are considered "good" soils for agriculture but poor for drainage.<sup>4</sup>
- 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 property, at 40.78 acres just barely meets the minimum.
- III) Surrounding parcel size--The parcels to the north are two to ten acre rural residential parcels. The parcels to the east are large forested parcels and the parcels to the south & west are largely agricultural. Only two of the adjacent parcels are in commercial agricultural use. Using the County's criteria where "between 25% & 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," the property can only be considered "Fair."
- IV) Compatibility of Surrounding Land Use--Again, 30% of the parcels to the east are forested. The balance of the parcels adjacent to the east, and the parcels adjacent to the north, are in rural residential use. 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 "Fair."

In summary, according to Goal 3 of Tillamook County's Comprehensive Plan, this parcel would be given a Priority III (25 to 49 points), indicating this parcel should get second priority in being considered for conversion to non-farm use. (Priority IV is given the first priority for conversion to non-

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<sup>2</sup> Source: Tillamook County Comprehensive Plan, Goal 3, Criteria for Evaluating Tillamook County's Agricultural Land, Appendix C, pages 45 to 47.

<sup>3</sup> Source: United State Department of Agriculture Soil Survey, Tillamook Area, Series 1957, No. 18.

<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.

farm use, & Priority I being considered not a good idea to take out of farm use.)

**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 has mature timber on 95% of it. In order for it to become commercially viable as agricultural land, the timber would have to be cut, the stumps removed, the land leveled and drainage improved. The cost to do so would be prohibitive.
- 2) The property has historically, and is currently, forested. An area of approximately two acres is cleared. Two acres is insufficient area to conduct a commercially viable agricultural operation.
- 3) Again, the soils are primarily ChB (Chitwood Silt Loam, 0 to 7% slope), with some KaB (Knappa Silt Loam 0 - 7% slope) and AsC (Astoria Silt Loam 3 - 12% slope). These soils for the most part drain poorly and need fertilization to be commercially viable for agriculture. However, as per the attached, these soils are well-suited for Douglas Fir, Spruce and Hemlock<sup>6</sup>.
- 4) Over 50% of the surrounding property is in Forest or Residential use. The rural residential properties to the north would support the Zone change, as currently the property acts as a buffer between them and the farming activities to the west, most notably the spreading of manure & chemical fertilizers on the pastures.
- 5) At 40 acres, the property is not large enough to accommodate a profitable dairy farm operation, and the soils are unsuitable for any other crop besides grass & timber. The neighboring farms to the west and south have no desire to lease or purchase the subject property.
- 6) No impediment exists to harvesting timber on the property. (See attached letter from Oregon Dept. of Forestry)

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<sup>6</sup> Source: United State Department of Agriculture Soil Survey, Tillamook Area, Series 1957, No. 18.

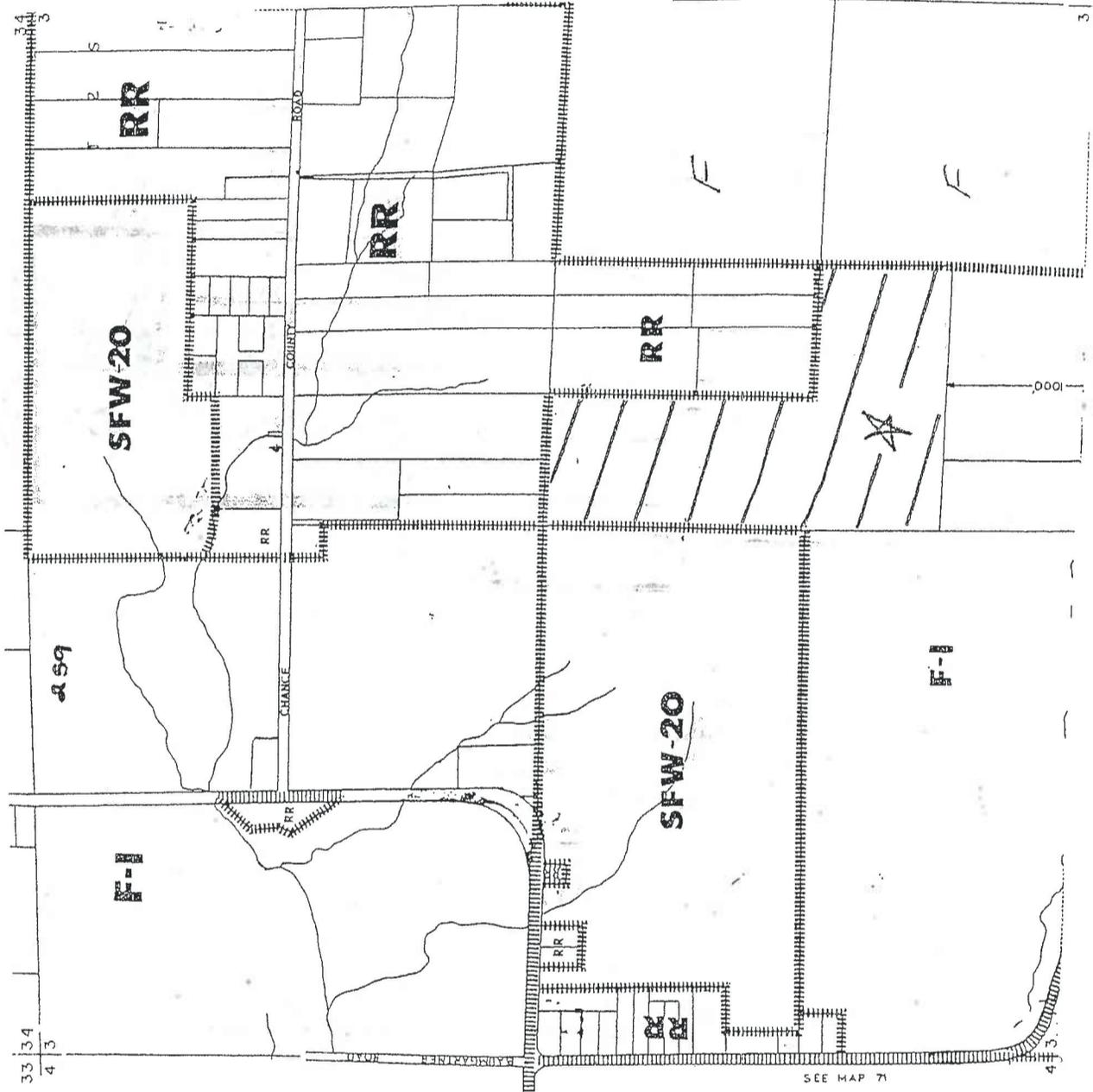
d) Development anticipated to result from the proposed zone shall not impair the actual or the legally designated uses of surrounding properties, for the following reasons:

- 1) The only development that could result from the change from F-1 zoning to F zoning would be the use of a portable saw mill, or a single family home if the property met the criteria of the template test and all other requirements for the siting of a single family residence, (i.e., on-site sanitation, acceptable legal ingress & egress, etc.) Again, the property is viable for forestry operations as per the attached letter from Oregon Dept. of Forestry)
- 2) Logging on the property(ies) to the east & northeast would not be impacted, but would in fact be aided.
- 3) Ample room exists to site any small milling activity or residence from any resource- or residential-use-zoned property bordering the subject property well away from those boundaries.

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.
- Using the property as timberland provides better riparian protection, as there are creeks on the surrounding properties and farming practices generally require fertilization (either chemical or manure) that can leach through soil into creeks and streams.
- The property is not well-suited for dairy pasture land, which is the only commercial farming generally accepted as viable in our area. (We do not have the infrastructure to support cost effective distribution of truck or poultry farming products, sufficient water does not exist near enough to the property to provide the kind of irrigation truck or nursery farming requires and there is insufficient acreage to support other livestock operations.)
- Forest zoning would make it more difficult to use the property for commercial farming, and currently the property and its use for growing merchantable timber provides an advantageous buffer between the dairy farms to the south and the rural residential properties to the north.

- 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.
- The property, if re-zoned, would meet the criteria for the template test and a single-family residence might be sited on the property, increasing its market value and the property taxes generated by same.
- The property has been in continuous ownership for 70 years and was not zoned Farm when it was originally acquired by the Westons.
- If the property were rezoned Forest and subsequently the property owner fulfilled all the requirements to site one single family residence on it, a portion of the property would be taken out of tax deferral and the County would benefit from the higher property taxes levied that would be levied against it.



\* = Subject Property

25 9 3

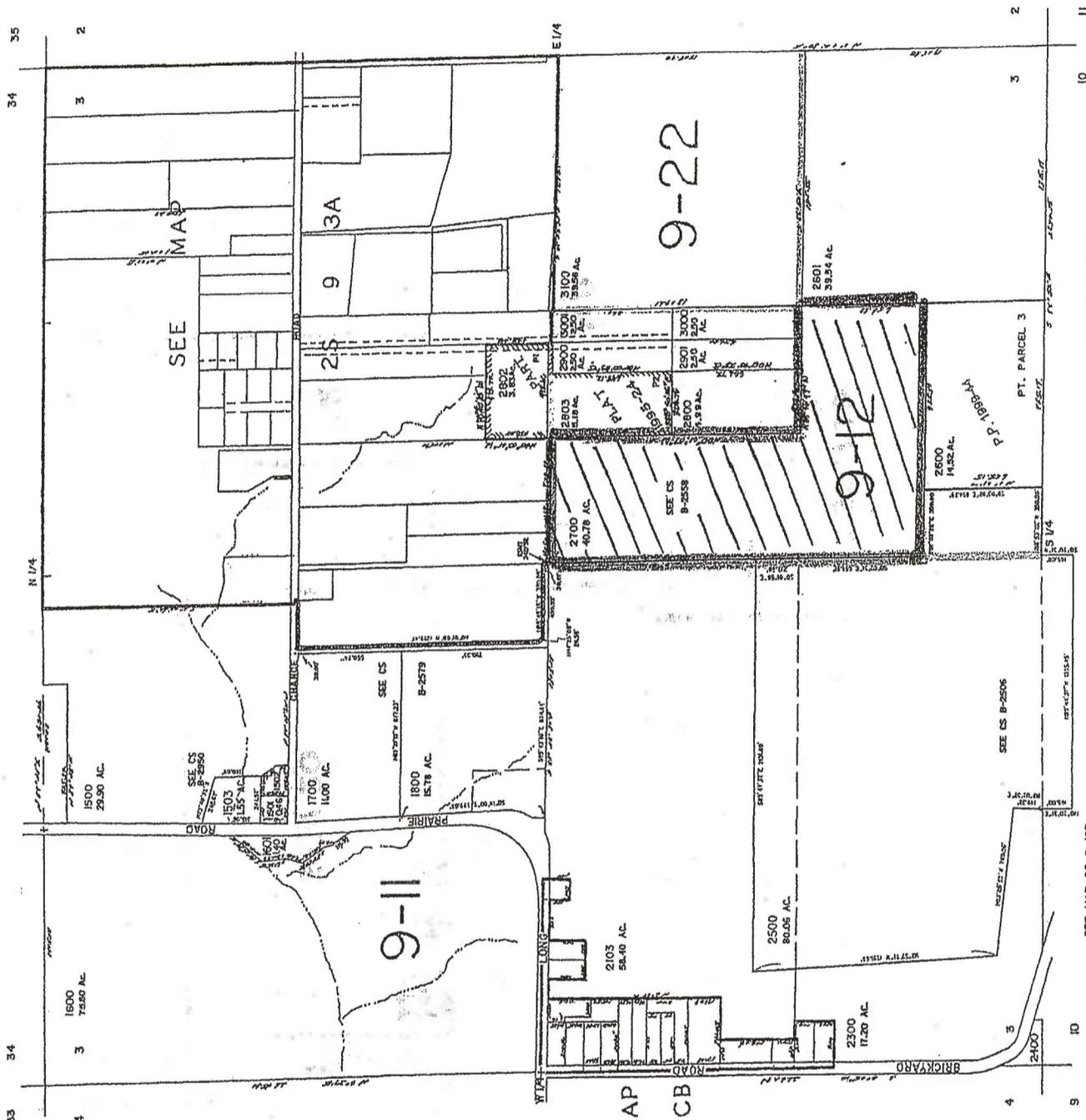
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

# TILLAMOOK COUNTY

1" = 400'

- CANCELLED RD.
- 100 THRU 105
- 200 THRU 400
- 401 THRU 405
- 500 THRU 700
- 701 THRU 711
- 800 THRU 1100
- 1200 THRU 1202
- 1300
- 1400 THRU 1402
- 1701
- 1800 THRU 2100
- 2101
- 2102
- 2104 THRU 2114
- 2200
- 2301
- 2302
- 2801

SEE MAP IS 9 34



SEE MAP 25 9 4

SEE MAP 2S 9 3CB

SEE MAP 25 9

SEE MAP 25 9 10B

SEE MAP 25 9 10A

2S 9 3  
SECTION 25, RANGE 2S, COUNTY 3

T2S R9W Sec 3 TL2700



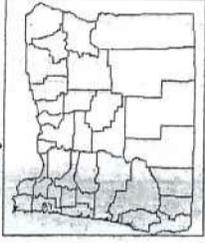
**Legend**

-  Rail Road
-  Roads 2-4k
-  Highways
-  Urban Growth Bdy
-  Lakes



1 in. = 543 ft.

Vicinity



Oregon Department of Forestry  
03/20/2006

BF/ACRE: 32.9

HARDWOOD 20

SOURCE: INVENTC

NET MBF: 1944

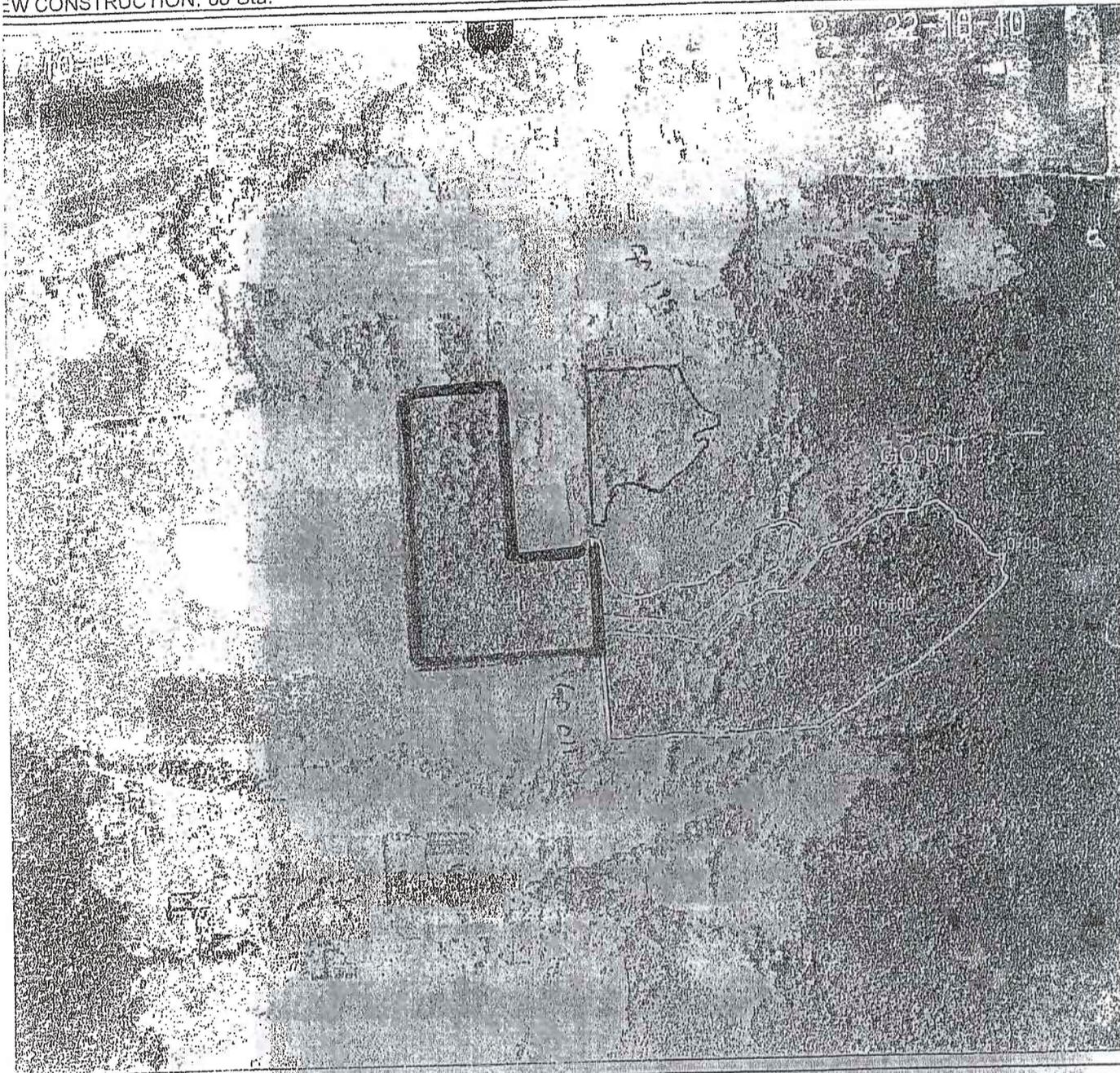
DRES GROSS: 67.5

ACRES NET: 61.3

YEAR: 2003

EW CONSTRUCTION: 00 Sta.

RECONSTRUCTION: 16 Sta.



SCALE: 1" = 1000'

TAGGED UNIT BOUNDARY

EW CONSTRUCTION

LEGEND

DATE: 05-10-2003

TAGGED CREEK BUFFER

LANDING

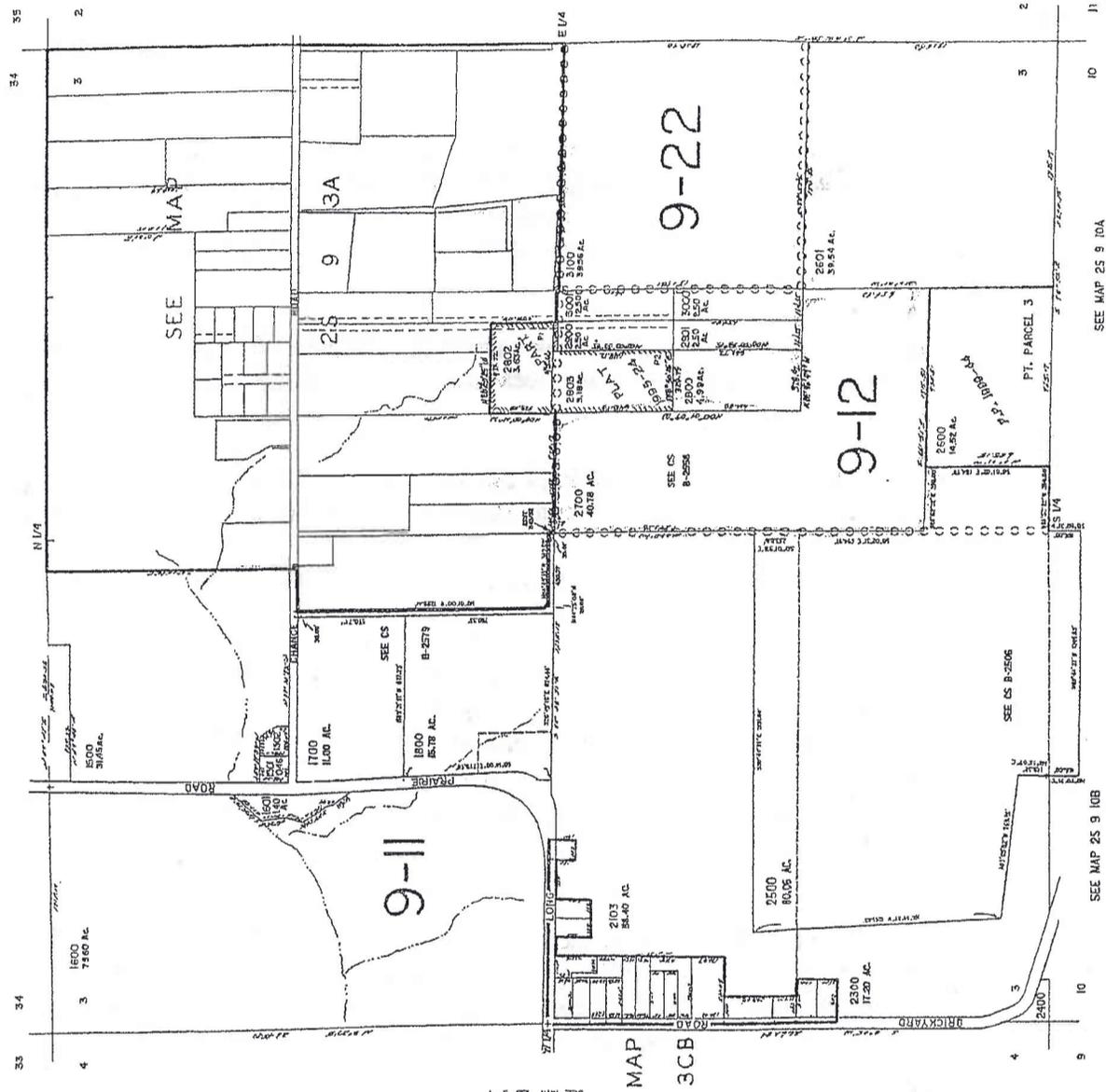
RECONSTRUCTION

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 3 T.2S. R.9W. W.M.  
TILLAMOOK COUNTY  
1" = 400'

- CANCELLED NO.
- 100 THRU 105
- 200 THRU 400
- 401 THRU 409
- 500 THRU 700
- 701 THRU 711
- 800 THRU 1100
- 1200 THRU 1202
- 1300 THRU 1402
- 1500 THRU 2100
- 2101 THRU 2103
- 2104 THRU 2114
- 2200
- 2301
- 2302
- 2801

25 9 3



SEE MAP 15 9 34

SEE MAP 25 9 4

SEE MAP  
25 9 3CB

SEE MAP 25 9

SEE MAP 25 9 10B

SEE MAP 25 9 10A

25 9 3

REVISED 12/16/02, KA

July , 2004

To: Carl Weston

Re: Timber Appraisal of Weston Property

Attachment: Timber Appraisal

I variable plot cruised 19.78 acres in the n ½ sw ¼ se ¼, using a #20 baf prism in establishing 19 full plots, grading all species for height and diameter. I calculated out three acres for the fish-bearing stream running the length of this parcel, fifty feet each side of said stream, or 100 ft total width times 1315.51 (length of parcel) to arrive at the three acre deduction.

The 19.79 acres located within the w ½ nw ¼ se ¼, was 100% cruised on all trees for height and diameter, ignoring any trees within the required stream buffer mentioned above

As per our conversation concerning Douglas Fir, I located and 100% cruised a total of three trees of this species on the entire parcel, and arrived at a net volume of 1.4.

Following is a breakdown of net volume by species and their pond value:

Hemlock	\$390.00 X	351m	=\$	136,890	6"+ saw
Spruce	\$360.00 X	29m	=\$	10,440	6"+ grade
Douglas Fir	\$600.00 X	1.4m	=\$	840	6"+ saw
Spruce/Hemlock	\$193.00 X	162m	=\$	31,266	utility
Alder	\$510.00 X	77m	=\$	39,270	6"+ saw
Alder	\$260.00 X	20m	=\$	5,200	utility

Total NetVolume                      640m    \$ 223,906

Logging Cost: fall, buck, yard and load, or fob on truck at \$95 per m is what Green Diamond is paying to log similar timber adjacent to this tract. This was next to the lowest bid submitted by six different logging contractors. Trucking cost was estimated to various mills. Pond values are current for the months of June/July of 2004.

TIMBER APPRAISAL

TERRY  
BY: LOFFELMACH

503-649-8830

DATE: JULY, 04 2004

SALE NAME: CARL WESTON  
 TYPE SALE: \_\_\_\_\_  
 OFFERED BY: \_\_\_\_\_  
 SALE LOCATION: TZS R9W SEC 3  
 BID DATE & PLACE: \_\_\_\_\_  
 EXPIRATION DATE: \_\_\_\_\_  
 TYPE LOGGING: 100% GROUND

TOTAL TIMBER VALUE: \$223,906-  
 LESS LOGGING: \$87,373-  
 LESS STUMPAGE OF NON-BIDDABLE SPECIES: \$136,533-  
 PLUS LAND AND BARE LAND VALUE IMPROVEMENTS: \$12,000  
 SUB TOTAL: \$148,533  
 LESS P & L (15%): \$22,280  
 BID GROSS VALUE: \$126,253-

SPECIES	VOLUME	GRADE	UNIT VALUE	GROSS VALUE
HEMLOCK	351	6" SAW	\$390	\$136,890-
SPRUCE	29	GRADE	\$360	\$10,440-
DOWNY FIR	1.4	6" SAW	\$600	\$840-
SPR-HEM	162	UTILITY	\$193	\$31,266-
ALDER	77	6" SAW	\$510	\$39,270-
ALDER	20	UTILITY	\$260	\$5,200-
TOTAL	640M NET			\$223,906-

BARE LAND VALUE @ 300 PER AC  
UNPLANTED & NO SITE WORK.

COMMENTS

NOT ENOUGH FIR VOLUME FOR A FULLER LOAD TO WIND LOG

	TILL LBR	HEMLOCK	NWH	WARRENTON	WHERE WENTON	BOISE	FIXED COSTS
	VARIABLE COSTS	TILL LBR	GARI	FISHE	FISHE	ALDER	
	D FIR	WHITE WOOD	ALDER	HEM-SPR	UTILITY	TON	
FALL & BUCK:							
YARD & LOAD:	95.00	95.00	95.00	95.00	95.00	95.00	95.00
HAUL:	28.50	28.50	31.25	57.00	74.00	50.00	
ROAD CONST:							
ROAD MAINT:							
SLASH DISP:							
MISC: HARVEST TAX:	3.00	3.00	3.00	3.00	3.00	3.00	3.00
PROPERTY TAX:							
SEVERANCE TAX:	-0-	-0-	-0-	-0-	-0-	-0-	-0-
TOTAL \$IMBP:	\$126.50	\$126.50	\$129.25	\$155.00	\$172.00	\$148.00	
NET VOLUME:	1.4M	351M	77M	162M	20M	29M	640M NET
TOTAL \$:	\$177	\$44,402-	\$9,952-	\$25,110-	\$3,440-	\$4,292-	

TOTAL VARIABLE COSTS:

\* NO SEVERANCE TAX BEGINNING OF 2004

TOTAL ALL COSTS: \$87,373-

W. J. Barzler, International Paper  
Carol Wood, Hampton Tree Farms  
July Barker, Burlington Northern Timber, Inc.  
Ed Oram, U.S. Forest Service, Hebo District  
Jerry Heinz, BLM Tillamook Area  
Dave Heckerth/Doug Taylor, Oregon Department of Fish & Wildlife  
Tillamook Office  
Millard Trout, State Forestry Department Tillamook District

These are the individuals or representatives of organizations that had previously asked to have an opportunity to review this material. The responses that were received from these people are included as Appendix F.

A number of timely and constructive comments were received from the State Forestry Department's Tillamook District and main Salem Offices. These comments were taken into account as much as possible in further revisions of the Forest Zone and forest policies. Millard Trout and Don LaFrance of State Forestry's Tillamook District Office have provided essential assistance throughout this planning process. They deserve credit from many of the positive accomplishments that are reflected in this forest lands element.

The County's five citizen advisory committees reviewed the Forest Zone and the forestry findings and policies as they were being developed and revised from April through July of 1981. This review led to a number of constructive changes and eventual formal approval by each of the CACs by a cumulative 38-1 vote.<sup>1</sup>

#### 4. FINDINGS AND POLICIES

##### 4.1 Forest Land Zoning

###### Findings

The County's zoning ordinance is a means for implementing the comprehensive plan's goal of retaining forest lands for forest uses. Land that has been identified as "forest land" in the County's Comprehensive Plan has been placed in the Forest Zone (F), Farm Zone (F-1), Small Farm and Woodlot 20 Zone (SFW-20), and Small Farm and Woodlot 10 Zone (SFW-10). Eighty-seven percent (620,541 acres) of the County's total land area has been included in the F zone. Approximately 3,500 acres of the 35,500 acres included in the F-1 zone are predominantly forest land. About 1,500 acres of the 2,000 acres included in the SFW-20 zone are forest lands. An additional 7,000 acres of small woodland are included in the SFW-10 zone.

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-10 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.)

Virtually all of the 141,000 acres of federal land in the County has been included in the Forest zone. This is to assure that if any such land is ever transferred to private ownership it will be subject to the provisions of the Forest zone. In the meantime, federal laws, regulations, policies and plans govern the management of these lands, and they are not subject to County zoning regulations. The one qualification is that County lands within the Coastal Zone are subject to the provisions of the Federal Coastal Zone Management Act. This requires that actions on federal lands which significantly affect nonfederal lands within the coastal zone must be consistent with the State of Oregon's Coastal Zone Management Program which includes the County's acknowledged comprehensive plan.

Before forest land is changed to another use, the productive capacity of the land in each use should be evaluated. The Oregon State Board of Forestry has recommended that "an economic impact statement for proposed withdrawals from the commercial forest land base should be submitted to each local planning commission prior to a change in classification" (Forestry Program for Oregon, p. 69). This can be done by staff with assistance from the State Forestry Department (see discussion on p. IV-41).

#### Policy

 Tillamook County will maintain its Forest zone (F) 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. This zone will also continue to provide for other forest uses including watershed and soil protection, wildlife and fisheries habitat, outdoor recreation activities, open space and scenic preservation, and agricultural activities, free from the encroachment of conflicting nonforest uses and influences. All nonforest uses proposed for the Forest zone will be reviewed by the County Planning Commission to assure that they are compatible with forest and farm uses on adjacent and nearby land, and to assure that these uses meet all other criteria and standards described in the zoning ordinance. Before forest land is changed to another use, the productive capacity of the land in each use shall be evaluated. The County will not attempt to regulate actions on federal lands except to assure that those actions which significantly affect nonfederal lands are consistent with the County's comprehensive plan as provided for in Oregon's coastal Zone Management Program and as required by the Federal Coastal Zone Management Act.

#### 4.2 Regulation of Forest Practices

##### Findings

## 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).

Priorities are assigned to agricultural land according to its suitability rating:

Priority I:	75 - 100 points
Priority II:	50 - 74 points
Priority III:	25 - 49 points
Priority IV:	0 - 24 points

These priority groupings will be used in determining whether non-farm development should occur on a particular parcel of land. Priority IV should be given first consideration when there is a demonstrated need for converting existing or potential agricultural land to non-farm use.

1. SOIL SUITABILITY (Wt. of 13)

a. OBJECTIVE

To rate land for agricultural use according to the suitability of the soil for producing agricultural goods.

b. JUSTIFICATION

While the Soil Conservation Service's land capability classification is useful for identifying agricultural lands, a more specific evaluation of each of Tillamook County's soil map units is needed to justify the non-farm use of any of these lands.

c. STANDARDS

See "Soil Suitability rating for Tillamook County Land Use Plan" for a discussion of the specific standards used, and the priority groupings of the individual soil, map units based on these standards.

2. SUBJECT'S PARCEL SIZE (Wt. of 4)

a. OBJECTIVE

To rate land for agricultural use according to the size of the subject's parcel, including any adjoining parcels under the same ownership.

b. JUSTIFICATION

To assure that a parcel's size is sufficient to support a current or potential

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).

)

NOTE: A parcel should be given the highest rating for which it qualifies according to the above standards.

4. COMPATIBILITY OF SURROUNDING LAND USES (Wt. of 6)

a. OBJECTIVE

To rate land for agricultural use according to the compatibility of adjacent land uses and those that exist within one-quarter mile of the perimeter of the subject parcel.

b. JUSTIFICATION

To restrict the close association of agricultural uses and non-agricultural uses which have the potential of adversely affecting one another.

c. STANDARDS

- (24 pts) BEST: If none of the adjacent land AND not more than 10% of the surrounding area\* is committed to non-agricultural uses.\*\*
- (18 pts) VERY GOOD: If not more than 10% of the adjacent land AND not more than 25% of the surrounding area is committed to non-agricultural uses.
- (12 pts) GOOD: If not more than 25% of the adjacent land AND not more than 50% of the surrounding area is committed to non-agricultural uses.
- (6 pts) FAIR: If not more than 50% of the adjacent land AND not more than 75% of the surrounding area is committed to non-agricultural uses.
- (0 pts) LIMITED: If none of the above standards are met (i.e., if either more than 50% of the adjacent land OR more than 75% of the surrounding area is committed to non-agricultural uses).

\*\*"Surrounding area" is that area which is within one-quarter mile of the perimeter of the subject parcel.

\*\*\*"Non-agricultural uses" are those uses that are not allowed within the County's Exclusive Farm Use Zone.

## 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 ((.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 (1/2 of 39 plus 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.

Artificial drainage increases the soil's potential for agricultural use. This is taken into account by given the soil the rating it receives if it is well or moderately well drained as the result of the installation of appropriate drainage measures. The cost of installation is accounted for by deducting 8 points if dikes, tidegates, and pumping stations were required (Brallier, Brenner and Coquille). Four points are deducted if only field ditches or tile lines were required (Hebo, Yaquina, Nestucca, Chitwoods, and Gingers).

#### IRRIGATION

Most of Tillamook County's soils can benefit from irrigation during dry summer months. This is taken into account by subtracting 5 points if the parcel does not have irrigation water available. (The Availability of irrigation water is determined by the legal water rights that are on file with the state watermaster.)

#### FLOODING

Flooding can restrict the use of agricultural lands because of resulting sediment deposition, debris, and limitations placed on waste disposal. The effect of flooding is taken into account by subtracting 5 points if the parcel is within the 100-year flood plain as defined on CH2M Hill's Flood Insurance Rate Map.

#### GROUP I: BEST SOILS (52pts)

Soils with best agricultural potential are those that are 60 inches or more deep. They have a total available water holding capacity of 9 or more inches. Slopes are 3 percent or less. They are well to moderately well drained. Soil surface textures allowed in this group are loam and silt loam. Total acreage is 8,392 (20.8%).

DEPTH  
60" or more

AWC  
9" or more

SLOPE  
3% or less

DRAINAGE CLASS  
Well or moderately well

TEXTURE  
loam and silt loam

#### SOILS INCLUDED IN THE BEST GROUP:

1. Nehalem silt loam, 0-3% slopes (I1c)\* (8,392)\*\*

\* SCS Land Capability Classification

\*\* Acreage in cropland and pasture

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)

3. Nehalem silt loam, overwash, 3-7% slopes (IVe) (173)
4. Quillayute silt loam, moderately deep, 0-12% slopes (IIIe) (150)
5. Knappa silt loam, 7-12% slopes (IIIe) (214)
6. Knappa silt loam; moderately deep, 01-12% slopes (IIIe) (631)
7. Meda gravelly loam, 3-12% slopes (IIIe) (1,235)
8. Gauldy loam, 0-7% slopes (IIIs) (931)
9. Astoria silt loam, 3-12% slopes (IIIe) (1,026)
10. Winema silt loam, 3-12% slopes (IIIe) (360)
11. Chitwood silt loam, 0-7% slopes (IIIw) (1,322)
12. Chitwood silt loam, 7-12% slopes (IIIw) (82)
13. Ginger silt loam, 0-7% slopes (IIw) (955)
14. Hembre silt loam, 3-12% slopes (IIIe) (322)

GROUP IV: FAIR SOILS (13 pts)

Soils with a fair agricultural potential are those that are at least 20 inches deep. They have a total water holding capacity of 2.5 inches or more. Slopes are 20 percent or less. These soils are very poorly to excessively drained. Surface textures allowed in this group are loam, silt loam, gravelly loam, clay loam, sandy clay loam, silty clay loam, fine sandy loam, loamy fine sand and peat. Total acreage is 12,316 (30.6%).

DEPTH  
20" or more

AWC  
2.5" or more

SLOPE  
20% or less

DRAINAGE CLASS  
Any in Group I-III  
plus poor, very poor, or excessive

TEXTURE  
Any in Group I-III plus loamy fine sand and peat

SOILS INCLUDED IN THE FAIR GROUP:

1. Astoria silt loam, 12-20% slopes (IVe) (945)

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 (VIs) (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)

8. Made land (VIIIIs) (151)
9. Neskowin silty clay loam, 20-40% slopes (IVe) (165)
10. Neskowin silty clay loam, 40-60% slopes (VIe) (405)
11. Netarts fine sandy loam (VIIIe) (30)
12. Riverwash (VIIIIs) (150)
13. Tide flats loam, 20-40% slopes (VIe) (483)
14. Winema silt loam, 20-40% slopes (VIe) (483)
15. Winema silt loam, moderately deep, 20-40% slopes (VIe) (133)

**STANDARDS FOR SOIL SUITABILITY GROUPINGS**

Soil Characteristics	Group I (Best)	Group II (Very Good)	Group III (Good)	Group IV (Fair)	Group V (Limited)
Texture	loam and silt loam	loam and silt loam	loam, silt loam, sandy loam, clay loam, sandy clay loam, silty clay loam, and fine sandy loam	all in Group III, plus loamy fine sand and peat	any
Slope	3% or less	7% or less	12% or less	20% or less	any
Depth	60" or more	60" or more	40" or more	20" or more	any
Available water capacity	9" or more	7.5" or more	5" or more	2.5" or more	any
Drainage	well or moderately well	somewhat poor to somewhat excessive	somewhat poor to somewhat excessive	very poor to excessive	any





# Oregon

Theodore R. Kulongoski, Governor

Department of Forestry  
Tillamook District  
5005 Third Street  
Tillamook, OR 97141  
Phone: (503) 842-2545  
FAX: (503) 842-3143

March 20, 2006

Margaret Page  
Coldwell Banker Evergreen Realty  
1180 Hwy 101 North  
Tillamook, OR 97141



"STEWARDSHIP IN FORESTRY"

Margaret,

I reviewed my Forest Practices records, aerial photos and resource data I have of the Chance Road area.

Several years back, I had a Notification of Operation for a minor amount of timber removed from Tax Lot 2700, T2S, R9W. So, I am familiar with the property.

The site, for the most part, is fully stocked with a mixed stand of Red Alder, Sitka Spruce, and Western Hemlock. There are some non-stocked areas.

A medium type F stream flows through the property. The Forest Practices Rules require a 70 foot riparian management area along both sides of the stream if a commercial timber harvesting operation occurs.

My records show no other resource sites that would have an affect on a commercial forest operation.

If I can provide more information, please call me.

Sincerely,

Dan Cotton  
Stewardship Forester

DC/va

**EXHIBIT** D





## Engineering classifications and physical properties—Continued

Horizon depth from surface	Classification		Liquid limit	Plasticity index	Suitability as source of—		
	AASHTO	Unified			Topsoil <sup>4</sup>	Fill <sup>5</sup>	Sand or gravel
Inches 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>6</sup> )	( <sup>6</sup> )	Poor	Fair; good if stabilized.	Fair for sand; not suitable for gravel.
30-42+	A-2 or A-3	SP or SM	( <sup>6</sup> )	( <sup>6</sup> )	Poor	Poor; good if stabilized.	Good for sand; not suitable for gravel.

<sup>4</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>5</sup> The suitability of soil material for fill refers to its use in embankments and water-control structures.

<sup>6</sup> Nonplastic.

<sup>7</sup> Test data from samples of this soil are given in table 3.

depths by soft, gray and yellowish-brown shale. In most areas fractured fragments of shale are scattered throughout the profile. The soils in concave positions are very deeply 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 soils of the foothills has been cleared and is used for pasture and forage crops.

**Astoria silt loam, 20 to 40 percent slopes (AsF).**—This soil occupies the steep lower slopes of the coast range. Representative profile observed in a logged area now has a scattered new growth of Douglas-fir and red alder, and 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 the slopes above.

Intermittent pockets of the Chitwood soils in sloping concave areas are included with this soil. In transitional ones along terraces and fans, small areas of Knappa, Iebo, or Meda soils are included. In transitional areas near 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 VIe-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.)

oil is light silty clay loam. A few small areas have a thin overwash of recently deposited silty alluvium. Included with this soil are small areas of the Nestucca and the Brallier soils.

Natural drainage is poor, runoff is very slow, and soil permeability is moderately slow. The available water-holding capacity is moderate to high; root penetration is moderately deep. The soil is strongly acid and medium in fertility. There is little or no erosion hazard.

Nearly all of this soil is used for hay and pasture. Some of the acreage has been drained, but much of it still needs drainage. Some cropped areas are irrigated by sprinklers. (Capability unit IIIw-1; woodland suitability group 5.)

### Chitwood Series

The Chitwood series consists of deep, nearly level to strongly sloping, imperfectly drained soils. The soils occupy depressions on slopes and on nearly level terraces and swalelike seeps on the moderately sloping foothills. They formed in old alluvium derived from shale. Chitwood soils are scattered throughout the valleys of the Tillamook survey area and are associated with the Knappa, Astoria, and Hebo soils. The original vegetation was Douglas-fir, hemlock, and cedar.

The surface layer is very dark grayish brown, friable, and granular. The subsoil is dark brown to dark yellowish brown, mottled with strong brown to yellowish brown, and is firm and blocky. In places soft, weathered pebbles occur in the substratum. Because of restricted drainage, the lower subsoil and substratum have noticeable graying in many places.

Chitwood soils are used mainly for pasture and forage crops; some small acreages are in timber.

**Chitwood silt loam, 0 to 7 percent slopes (ChB).**—This soil is in nearly level and gently sloping depressions on terraces.

Representative profile observed in a grass pasture:

- Surface layer—  
0 to 11 inches, very dark grayish-brown, friable (grayish-brown and slightly hard, dry) silt loam; granular structure.
- Subsoil—  
11 to 19 inches, dark-brown, firm silty clay loam subangular blocky structure; sticky and plastic when wet.  
19 to 29 inches, dark yellowish-brown, firm silty clay; many mottles of strong brown; subangular blocky structure; sticky and plastic when wet.  
29 to 34 inches ±, dark yellowish-brown, firm silty clay loam; coarse mottles of strong brown and yellowish red; angular or subangular blocky structure; sticky and plastic when wet.

The chief variation is in the color of the subsoil, which ranges from dark yellowish brown to dark grayish brown and in some areas to dark gray. The color varies because some areas have more seepage and more restricted drainage than other areas. The subsoil also has prominent mottles of strong brown, yellowish red, and reddish yellow. The substratum, mainly on terraces, contains soft, weathered pebbles.

Included with this soil are small areas of the poorly drained Hebo and of the well-drained Astoria and Knappa soils.

Natural drainage is imperfect, and runoff is slow to medium; subsoil permeability is slow. The available water-holding capacity is moderate to high; root penetration is moderately deep. There is a slight erosion hazard. The soil is medium in fertility and an organic matter and is very strongly acid.

This soil is used mainly for the production of pasture, hay, and silage. Most areas have been cleared, and much of the acreage has been drained. Many areas still need drainage, and some areas are still forested with Douglas-fir, Sitka spruce, western hemlock, western red-cedar, and red alder.

Use of this soil for crops is restricted by lack of drainage. Cropped areas need supplemental fertilization. Some of them are irrigated through sprinklers to improve yields. (Capability unit IIw-1; woodland suitability group 5.)

**Chitwood silt loam, 7 to 12 percent slopes (ChC).**—This soil occupies the sloping, concave positions on foothills and on foot slopes. Only a small acreage of this soil is in the Tillamook survey area. Restricted drainage of this soil is the result of seepage from higher lying areas. This soil is similar to Chitwood silt loam, 0 to 7 percent slopes, except for slopes. The hazard of erosion is slight; runoff is medium.

Included with this soil are small areas of the poorly drained Hebo and the well-drained Astoria soils on uplands and of Knappa soils on the terraces.

Chitwood silt loam, 7 to 12 percent slopes, is used for pasture, hay, and timber. Some areas have been drained and are irrigated through sprinklers. (Capability unit IIIw-2; woodland suitability group 5.)

### Coquille Series

The Coquille series consists of very poorly drained, very strongly acid soils on nearly level bottom lands and stream deltas along coastal tideland. These soils are subject to tidal overflow, and if not protected by dikes, most areas would be covered by high tides. The overflow deposits fresh alluvium in undiked areas. The Coquille soils are associated with the Tidal flats land type and with soils of the Brenner and the Brallier series.

The Coquille soils formed in deep deposits of dark-gray alluvial and tidewater sediment that washed from shale, sandstone, and coarse- and fine-grained igneous rocks. The surface has a microrelief consisting of numerous depressions, small ridges, stream channels, and sloughs. Profile layers may differ within short distances because of frequent changes in the channels of rivers and sloughs and in the kinds of materials in the deposits. Continued saturation gives the Coquille soils a high degree of mottling and some iron stains. The vegetation is mainly rushes, marsh grasses, sedges, and tules.

The surface soil is very dark grayish brown, highly mottled and stained with strong brown, and is friable and granular. The subsoil is dark grayish-brown silty clay loam with numerous mottles of strong brown. In addition, it is firm and has subangular blocky structure. The subsoil is underlain at a depth of 30 to 40 inches by very dark-gray to bluish-gray, massive, silty clay marine sediment. Layers of peat are in the profile; sandy layers may occur locally. The various layers are mainly the

Hembre silt loam, moderately deep, 40 to 60 percent slopes (HmG).—This soil is similar to Hembre silt loam, moderately deep, 20 to 40 percent slopes, except that on convex slopes it tends to be shallower and in some local areas it is less than 20 inches thick over hard rock. Rock outcrops are included with this soil.

Runoff is rapid, and the erosion hazard is severe. The soil is all in forests of hemlock and Douglas-fir. Slope and shallow soil restrict tree growth. (Capability unit VIIe-2; woodland suitability group 12.)

Hembre silt loam, 3 to 12 percent slopes (HeC).—This soil is similar to Hembre silt loam, 20 to 40 percent slopes. In most places it is 60 inches or more thick and has only a few stones in the profile. The hazard of erosion is slight. A few small areas of Knappa and Hebo soils are included. About half the acreage of this soil is used mainly for hay and pasture. Moderate yields are obtained if fertilizer is applied. (Capability unit IIIe-1; woodland suitability group 10.)

Hembre silt loam, 12 to 20 percent slopes (HeD).—This soil is like Hembre silt loam, 20 to 40 percent slopes, except that it generally has a deeper, less stony profile. Hard igneous rock generally is 50 to 60 inches below the surface. The erosion hazard is moderate. Part of this soil is in a permanent cover of grasses and legumes that are harvested for pasture or hay. (Capability unit IVe-1; woodland suitability group 10.)

Hembre silt loam, moderately deep, 20 to 40 percent slopes (HmF).—This soil differs from Hembre silt loam, 20 to 40 percent slopes, in having only a moderately deep profile over bedrock and not so much development of structure. Generally the soil consists of more than 50 percent stones and is 25 to 30 inches thick over hard rock. Root penetration is moderately deep; the available water-holding capacity is moderate. The hazard of erosion is moderate. Nearly all of this soil is in forest. Hemlock and Douglas-fir are the most important species. (Capability unit VIe-2; woodland suitability group 11.)

### Knappa Series

The Knappa series consists of well-drained, moderately deep to very deep, nearly level to strongly sloping soils on terraces along the sloping foothills. The Knappa soils formed in deep old valley fill (alluvium) that originated mainly from shale and some basic igneous rock. They are associated with the Astoria, Quillayute, Chitwood, and Hebo soils and are the most extensive soils on valley slopes in the Tillamook survey area. The original vegetation was Douglas-fir, hemlock, and alder.

The surface soil is very dark brown, friable, and granular. The subsoil is dark brown to dark yellowish brown, firm, and subangular blocky. The substratum in many places contains numerous weathered and partly decomposed pebbles.

The Knappa soils are used mainly for grasses and legumes harvested for pasture, hay, and silage. Only a few acres on the stronger slopes are not cleared. Where water is available, supplemental irrigation is applied through sprinklers to improve the yields of crops.

Knappa silt loam, 0 to 7 percent slopes (KaB).—This soil is on nearly level and very gently sloping terraces between the upland and the flood plain. The substratum

generally contains numerous small stones and pebbles. Representative profile observed in a grass pasture.

#### Surface layer—

0 to 14 inches, very dark brown, friable (dark brown soft, dry) silt loam; granular structure; few concretions of iron and manganese.

#### Subsoil—

14 to 27 inches, dark brown, firm silty clay loam; angular blocky structure; sticky and plastic when dry; 27 to 48 inches, dark yellowish-brown, firm silty loam; subangular blocky structure; sticky and plastic when wet.

48 to 60 inches +, dark yellowish-brown, firm silty loam; subangular blocky structure; slightly sticky, plastic when wet; some weathered and partly decomposed pebbles.

The chief variations are in the color of the subsoil which ranges from dark brown to yellowish brown, in the amount and depth to gravel in the substratum. Layers of gravel are not present, but pebbles may be numerous and in places are within 40 inches of surface.

Mapped with this soil are small areas of the Quillayute soils on terraces. Small areas of the Chitwood and Hebo soils are included in depressions.

Natural drainage is good, runoff is slow, and hazard of erosion is slight. Subsoil permeability is moderate. The available water-holding capacity is high. Root penetration is very deep. The soil is medium in organic matter and in fertility and is very strongly acidic.

This soil is used mainly for hay and pasture. The crops need supplemental fertilization to improve yields. Most areas are irrigated through sprinklers. (Capability unit IIe-1; woodland suitability group 3.)

Knappa silt loam, moderately deep, 0 to 12 percent slopes (KmC).—This soil differs from Knappa silt loam, 0 to 7 percent slopes, in that pebbles are very numerous in the lower substratum at a depth of 24 to 36 inches. As a rule, pebbles are scattered throughout the profile. The soil is somewhat droughty, and the available water-holding capacity is moderate. The depth to which roots can penetrate is limited by the underlying gravel. The main inclusions are small areas of gravelly Meda soil.

Knappa silt loam, moderately deep, 0 to 12 percent slopes, is used mainly for hay and pasture. These crops need fertilizer. Some of them are irrigated through sprinklers to improve yields. (Capability unit IIIe woodland suitability group 3.)

Knappa silt loam, 7 to 12 percent slopes (KaC).—This soil is on the gently and strongly sloping terraces at foothills, and it differs but slightly from Knappa silt loam, 0 to 7 percent slopes. The profile is somewhat shallower over gravel. This soil includes areas of Astoria, Meda, and Chitwood soils. It is used mainly for hay and pasture. These crops need supplemental fertilization. Some of them are irrigated through sprinklers to improve the yield. (Capability unit IIIe woodland suitability group 3.)

### Made Land (Ma)

This unit consists of approximately 3 square miles of land leveled for a blimp base in the Second World War. The hills were cut and low areas filled to form a level surface consisting of heterogeneous material that originated from marine sediment, alluvial terraces, and recent alluvium.



**TILLAMOOK COUNTY ASSESSOR**  
**Real Property Assessment Report**  
 FOR ASSESSMENT YEAR 2006

1/16/2007 4:17:56 PM

<b>Account #</b>	168339	<b>Tax Status</b>	ASSESSABLE
<b>Map #</b>	2S0903-00-02700	<b>Acct Status</b>	ACTIVE
<b>Code - Tax #</b>	0901-168339	<b>Subtype</b>	NORMAL
<b>Owner</b>	WESTON, CARL J, SUCCESSOR TRUSTEE	<b>Deed Reference #</b>	UNKNOWN
<b>Agent</b>		<b>Sales Date/Price</b>	UNKNOWN
<b>In Care Of</b>		<b>Legal Description</b>	UNKNOWN
<b>Mailing Address</b>	19945 SW WRIGHT ST ALOHA, OR 97007	<b>Appraiser</b>	UNKNOWN

		<b>MA</b>	<b>SA</b>	<b>NH</b>	<b>Unit</b>
<b>Prop Class</b>	640	01	01	500	10218-1
<b>RMV Class</b>	640				

<b>Situs Address(s)</b>	<b>Situs City</b>
-------------------------	-------------------

Value Summary					
Code Area		AV	RMV	RMV Exception	CPR
0901	Impr.	0	0	Impr.	0
	Land	17,210	26,960	Land	0
<b>Code Area Total</b>		17,210	26,960	0	
<b>Grand Total</b>		17,210	26,960	0	

Land Breakdown										
Code Area	ID#	RFD	Plan Zone	Value Source	TD%	LS	Size	Land Class	IRR Class	IRR Size
0901	0	R	F-1	Designated Forest Land	0	A	35.00	OA		
<b>Code Area Total</b>							35.00			0
<b>Grand Total</b>							35.00			0.00

Improvement Breakdown							
Code Area	ID#	YR Built	Stat Class	Description	TD%	Total Sq. Ft.	MS ACCT #
<b>Code Area Total</b>						0	
<b>Grand Total</b>						0	

Exemptions/Special Assessments/Potential Liability		
Code Area	Type	Description
0901	SPECIAL ASSESSMENT:	FIRE PATROL NORTHWEST Amount: 25.09 Acres: 35
0901	NOTATION(S):	FOREST LAND - POTENTIAL ADDITIONAL TAX LIABILITY 321,362

**TILLAMOOK COUNTY ASSESSOR**  
**Real Property Assessment Report**  
 FOR ASSESSMENT YEAR 2006

1/16/2007 4:17:59 PM

<b>Account #</b> 347921	<b>Tax Status</b> ASSESSABLE
<b>Map #</b> 2S0903-00-02700 S1	<b>Acct Status</b> ACTIVE
<b>Code - Tax #</b> 0912-347921	<b>Subtype</b> NORMAL
<b>Owner</b> WESTON, CARL J, SUCCESSOR TRUSTEE	<b>Deed Reference #</b> UNKNOWN
<b>Agent</b>	<b>Sales Date/Price</b> UNKNOWN
<b>In Care Of</b>	<b>Legal Description</b> UNKNOWN
<b>Mailing Address</b>	<b>Appraiser</b> UNKNOWN

19945 SW WRIGHT ST  
 ALOHA, OR 97007

	<b>MA</b>	<b>SA</b>	<b>NH</b>	<b>Unit</b>
<b>Prop Class</b> 550	01	01	500	3924-1
<b>RMV Class</b> 500				

Situs Address(s)	Situs City
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Value Summary					
Code Area		AV	RMV	RMV Exception	CPR
0912	Impr.	0	0	Impr.	0
	Land	2,738	4,880	Land	0
<b>Code Area Total</b>		<u>2,738</u>	<u>4,880</u>	<u>0</u>	
<b>Grand Total</b>		2,738	4,880	0	

Land Breakdown										
Code Area	ID#	RFD	Plan Zone	Value Source	TD%	LS	Size	Land Class	IRR Class	IRR Size
0912	0	R	F-1	Farm Use Zoned	0	A	5.78	SP5		
<b>Code Area Total</b>							<u>5.78</u>			<u>0</u>
<b>Grand Total</b>							5.78			0.00

Improvement Breakdown							
Code Area	ID#	YR Built	Stat Class	Description	TD%	Total Sq. Ft.	MS ACCT #
<b>Code Area Total</b>						<u>0</u>	
<b>Grand Total</b>						<u>0</u>	

Exemptions/Special Assessments/Potential Liability		
Code Area	Type	Description
0912	NOTATION(S):	FARMLAND - POTENTIAL ADDITIONAL TAX LIABILITY 308A.083