



## OCEAN SHORE ALTERATION PERMIT

Application Approved with Conditions:

Application Denied:

Date: October 25, 2007

Applicants:

Peter Birch (Breakers Condominiums), Robert Wulf,  
Patricia Gazeley, Dave and Shirley Twining,  
Carol Strader

OPRD File Number: BA-625-07

County: Tillamook

Project  
Location:

The properties are located at 48060, 47980, 47880, 47785, Tax Lot 1000 Breakers Blvd and Mt Angel Street, Neskowin. Tillamook County Assessor's Map T5S, R11W, Section 25 BC and CB, Tax Lots 92401-92412, Mt Angel Street (No TL# ), 1700, 1200, 1100 and 1000.

OPRD's review included a staff inspection of the site and evaluation of the project against the Ocean Shore Permit Standards, OAR-736-020-0005 through 736-020-0030.

### Project Description:

The project seeks to convert three separate Emergency Riprap Permits issued during the period of January to March, 2006, to permanent shoreline protection structures. The permits were issued to Robert Wulf (BA 605-06), Breakers Condominiums (BA 604-06), and Patricia Gazeley, Dave Twining and Carol Strader (BA 607-06), respectively. The project does not include 3 properties located between the Wulf and Gazeley properties which were previously riprapped and required repairs. Another component of this project is the construction of a riprap ramp at the Mt. Angel Street beach access.

The total length of riprap placed on the ocean shore, including Mt. Angel Street is 338 feet. Riprap rock will be 3 to 6 foot in diameter and use smaller pit run rock and Mirafi 700x fabric material underneath as structure backing. The slope of the structure will be 1:5H to 1V, and the revetment will extend approximately 18 feet above beach level. In front of Mt. Angel Street, the applicants have proposed a rock ramp for beach access, incorporated into the adjacent riprap structures. The proposed riprap ramp will be approximately 14 foot in width and constructed at a 15% slope with selected flat rocks, 3 to 6 feet in diameter.

*ORS.390.605 (2) defines the "ocean shore" to mean the land lying between extreme low tide of the Pacific Ocean and the statutory vegetation line as described by ORS 390.770 or the line of established upland shore vegetation, whichever is farther inland. In the location of the proposed project the statutory vegetation line is located farther inland.*

The project is proposed to be located  Seaward of the statutory vegetation line  
 Seaward of the line of established upland shore vegetation

and therefore within OPRD's jurisdiction to make a decision on your application.

Submitted plans: Attached  (See Condition 6) Not Applicable

Based on the evaluation of the above standards, staff inspections of the site, and consideration of public and agency comments, the Oregon Parks and Recreation Department:

Approves your application  Denies your application

for a riprap revetment.

#### Conditions:

1. Prior to construction, the Permittees or subsequent owners (collectively, "Permittee") shall file with the Tillamook County Clerk, a Declaration of Conditions and Restrictions. A form is attached for your use in satisfying this condition. The permittee shall pay any filing and recording costs. Upon recordation, certified copies shall be submitted to OPRD as proof of compliance with this permit condition. Failure to provide OPRD with said certified Declarations of Conditions and Restrictions shall nullify this permit and all authorizations contained herein.
2. Use of equipment or vehicles on the beach requires a separate permit from OPRD. Use of public beach access routes, construction of any roads or other temporary access improvements, and timing of inspections shall be subject to conditions of the Equipment Access Permit. Contact Tony Stein at (541) 265-9871 prior to construction for the necessary permit.
3. Design, construction, implementation and maintenance of the pedestrian and vehicle access ramp on Mt. Angel Street shall be subject to any conditions of an approved Tillamook County Development Permit, and any permits, conditions and /or applicable standards required by the Tillamook County Public Works Department. The Permittees shall submit a final cross section and plan view drawing of the Mt. Angel Street access ramp for review and approval by the OPRD Coastal Land Use Coordinator and the Tillamook County Public Works Department.
4. The project shall be completed prior to October 25, 2008. Successful completion of the project by this date will result in a refund of the cash-in-lieu of performance bond that was submitted with the previous Emergency Permits BA # 604-06, BA # 605-06, and BA# 607-06.
5. The project shall be constructed in accordance with the submitted plans and descriptions provided in the permit application, and comply with the location, dimensions of the riprap revetment, and materials specified in the plans and descriptions. Only clean, erosion resistant rock from an upland source shall be used as riprap. All excess material from the pre-existing emergency fill and riprap shall be removed from the ocean shore to an approved upland location.
6. Upon completion of the project, the beach shall be cleared of all rock debris, or other debris associated with the riprap construction, and the beach shall be returned to its pre-existing condition.
7. The Permittees shall be responsible for obtaining any required permit approvals from the U.S. Army Corps of Engineers, if applicable to this project.

8. The Permittees shall be responsible for maintaining the revetment outside of the Mt. Angel Street beach access. This includes retrieving and replacing rocks or other materials moved or damaged because of the ocean or any other cause. Failure to maintain the revetment, where such failure causes a public safety hazard, may cause appropriate legal action to be pursued to ensure compliance with this provision.
9. In no event shall the issuance of the permit be construed as a sale, lease, granting of easement or any form of conveyance of the state recreational area, ocean shore or submerged lands.
10. The Permittees shall comply with the provisions of ORS 390.235 through 390.240, ORS 358.905 through 358.955 and OAR 736-051-0060 through 736-051-0090 as these statutes and rules affect the discovery, excavation, salvage, removal and disposition of archaeological resources and the permitting requirements for these activities as they affect archaeological sites on public and private land.
11. If the Permittees fails to comply with the conditions provided herein and otherwise imposed by OPRD, OPRD shall exercise its authority under Oregon Revised Statutes 390.661 through 390.676; 390.990 through 390.995; and the provisions of OAR 736-020-0200 to cease any further activity by the Permittee on the ocean shore except as directed by OPRD. In such circumstances OPRD may assess a civil penalty according to the provisions of OAR 736-080-0005 through 736-080-0070.
12. In issuing this permit, OPRD makes no representation regarding the quality or adequacy of the permitted revetment design, materials, construction, or maintenance, except to approve the project's design and materials, as set forth in the permit application, as satisfying the resource protection, scenic, safety, recreation, and public access requirements of ORS Chapter 390 and related regulations.

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Jeff Farm  
Ocean Shore Program Manager  
Oregon Parks and Recreation Department

Cc: Lisa Phipps, Tillamook County  
Steve Williams, DLCD  
Kathryn Harris, U.S. Army Corps of Engineers  
OPRD/Region 1 Office

### **Appeal Process**

*Any person aggrieved or adversely affected by the grant of a permit or the conditions imposed on the permit may file a written request for a hearing with the Parks and Recreation Director. The request must be received within 30 days of the date of the permit. The hearing shall be conducted as a contested case in accordance with ORS 183.415 to 183.430, 183.440 to 183.460 and 183.470*