

**From:** [Dan Weitzel](#)  
**To:** [Melissa Jenck](#)  
**Cc:** [Leila Aman](#)  
**Subject:** EXTERNAL: Nehalem Bay State Park Master Plan  
**Date:** Thursday, July 11, 2024 3:53:24 PM

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Melissa,

Thank you for providing the information for review on the Nehalem Bay State Park Master Plan update. I have talked OPRD staff and consultants in regard to the planned updates for the park and reviewed the given information. Currently there are no plans to increase the current water service and the city has the capacity to continue to provide the current service size. If in the future the OPRD wishes to increase the meter size OPRD will need to request meter size increase. OPRD will be required to pay for SDC's, equipment and construction costs, and any associated costs for increase.

Thanks,



**Dan Weitzel**  
*Public Works Director*  
*Emergency Manager*  
**City of Manzanita**

Office: 503.368.5347 | Cell: 503.812.2727  
a: 1090 Oak St. | PO Box 129 | Manzanita, OR 97131  
w: [www.ci.manzanita.or.us](http://www.ci.manzanita.or.us) | e: [dweitzel@ci.manzanita.or.us](mailto:dweitzel@ci.manzanita.or.us)

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**From:** [Leila Aman](#)  
**To:** [Melissa Jenck](#)  
**Subject:** EXTERNAL: Public Hearing - Comment for the Record  
**Date:** Thursday, July 11, 2024 12:44:52 PM  
**Importance:** High

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Hi Melissa,

I have been out of the office for the last several weeks and so only saw the notice of the meeting yesterday. However I do want to raise an issue and make sure it is noted for the record that the city has deep concerns about the traffic impact on Necarney City Road. Necarney City Road is a priority project included in the Nehalem Bay Transportation System Plan and I would suggest that any upgrades to the park consider conducting a detailed traffic impact analysis and require upgrades to ensure pedestrian, bicycle and auto safety on that roadway as outlined in the TSP as a condition of approval. This seems like the minimum requirement for this park expansion. The additional traffic including large RVs and trailers will have a significant impact on the roadway safety and the county should be doing everything it can to ensure the goals of the TSP are met. I think that you can consider the city a partner in this endeavor should there be funding opportunities through the Oregon Department of Transportation to implement the Necarney City Road project in the Nehalem Bay TSP. It seems like a ripe opportunity for collaboration between state, county and local governments to ensure that this park expansion is not detrimental to the surrounding community and to reduce the impact significantly. I respectfully request that you include these comments in the record for tonight's meeting.

Leila Aman  
City Manager  
City of Manzanita

**From:** [JOHNSON Tracy \\* OPRD](#)  
**To:** [Melissa Jenck](#); [Cassandra Dobson](#)  
**Subject:** EXTERNAL: RE: 851-24-000192-PLNG: Notice of Public Hearing  
**Date:** Wednesday, July 3, 2024 1:40:54 PM

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Hi Melissa following up on our conversation a little while ago, please see below for some information about the road and traffic references in the old master plan.

OPRD recognizes that there are several statements in the 2009 park master plan pertaining to safety and road improvement needs at the park. We have not been able to locate documentation that substantiates those excerpts. Since the master plan was adopted we have made a number of improvements to circulation, safety, and evacuation in and around the park. OPRD added a paved multi use path along the park perimeter along Necarney Boulevard, Sitka Lane, Nehalem Lane, and Sandpiper Lane. We added a soft surface foot path from the Garey Road entrance to the internal multi use trail. We built an internal tsunami evacuation route to Necarney Hill (Staff housing), and are in the process of adding a second tsunami evacuation route to Pine Ridge (above the airstrip). The new Oregon Coast Trail alignment included in this application is intended to reduce bike traffic on Necarney City Road, and we are repaving and adding speed humps to our internal park road later this year. Garey and Necarney City Road have been repaved within the past 10 years.



**Tracy Johnson, PLA** | Senior Project Manager

OPRD | Central Park Services – Park Improvement, Engineering Division  
971.283.6805

---

**From:** Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>  
**Sent:** Tuesday, July 2, 2024 9:25 PM  
**To:** JOHNSON Tracy \* OPRD <tracy.johnson@opr.oregon.gov>; Cassandra Dobson <CDobson@parametrix.com>  
**Subject:** FW: 851-24-000192-PLNG: Notice of Public Hearing  
**Importance:** High

Hello Tracy and Cassandra,

I did want to provide you comments received from PW based upon further review of materials contained in the proposed application, along with information contained in a prior version of the Master Plan.

If this is something you're able to provide, for inclusion into the Staff Report, that would be appreciated. Otherwise, it is information you're welcome to provide on the record which can be supplemented at the hearing.

Sincerely,

\*\*\* Please note that the Tillamook County domain has changed, and my email address is now [Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov) Please update your contact information as needed. Thank you. \*\*\*



**Melissa Jenck** (she/her) | Senior Planner  
**TILLAMOOK COUNTY** | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3301  
[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)

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**From:** Brian Olle <[brian.olle@tillamookcounty.gov](mailto:brian.olle@tillamookcounty.gov)>  
**Sent:** Tuesday, July 2, 2024 4:44 PM  
**To:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Cc:** Chris Laity <[Chris.Laity@tillamookcounty.gov](mailto:Chris.Laity@tillamookcounty.gov)>  
**Subject:** RE: 851-24-000192-PLNG: Notice of Public Hearing

Hi Melissa,

It would appear there is a discrepancy in the information being presented by OPRD. The master plan from 2009 does state that the road was “used beyond it’s capacity and badly in need of improvements. Pedestrians and bicycles share the roadway, and there is no pedestrian or bicycle lanes”. The most recent master plan being proposed does seem to contradict that when it states “New traffic generated from proposed uses is not expected to exceed to capacity of this existing infrastructure”.

While this road has since been paved since the 2009 master plan, Public Works would like OPRD to provide clarification to these contradicting statements.

Thank You,

**Brian Olle, P.E.** | Engineering Project Manager  
**TILLAMOOK COUNTY** | Public Works  
Cell: (503)812-6569

**From:** [JOHNSON Tracy \\* OPRD](#)  
**To:** [Melissa Jenck](#); [Cassandra Dobson](#)  
**Subject:** EXTERNAL: RE: EXTERNAL: RE: 851-24-000192-PLNG: Notice of Public Hearing  
**Date:** Monday, July 8, 2024 11:55:06 AM  
**Attachments:** [NBFR Master Plan Letter 2024.pdf](#)

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Hi Melissa,

In addition to the Nehalem Bay Fire and Rescue letter regarding the staff housing project which we forwarded last week, please find attached a second letter from Nehalem Bay Fire and Rescue regarding fire protection for the projects included in the CUMP for Nehalem Bay State Park. Please let us know if there are any other steps needed to add this supplemental information to the record.

Thanks,



**Tracy Johnson, PLA** | Senior Project Manager

OPRD | Central Park Services – Park Improvement, Engineering Division  
971.283.6805

---

**From:** Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>  
**Sent:** Friday, June 14, 2024 9:29 AM  
**To:** JOHNSON Tracy \* OPRD <tracy.johnson@opr.oregon.gov>; Cassandra Dobson <CDobson@parametrix.com>  
**Subject:** FW: EXTERNAL: RE: 851-24-000192-PLNG: Notice of Public Hearing

You don't often get email from [melissa.jenck@tillamookcounty.gov](mailto:melissa.jenck@tillamookcounty.gov). [Learn why this is important](#)

Good morning Tracy and Cassandra,

Comments have been received by Nehalem Fire. They note that your findings detail correspondence between OPRD and Nehalem Fire, but recognize that it does not appear included in the materials supplied to Tillamook County, or in Appendix C as identified in your summary.

Is this documentation something you are interested in supplying, or was that an error in the narrative to state there was additional materials to provide on behalf of Nehalem Fire?

If myself, and Ms. Coyle, have missed it's location within the documents, please let me know. I'm also not seeing it within the materials.

Sincerely,

\*\*\* Please note that the Tillamook County domain has changed, and my email address is now [Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov) Please update your contact information as needed. Thank you. \*\*\*



**Melissa Jenck** (she/her) | Senior Planner  
**TILLAMOOK COUNTY** | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
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[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)

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---

**From:** Kristen Coyle <[k.coyle@nbfrd.org](mailto:k.coyle@nbfrd.org)>  
**Sent:** Friday, June 14, 2024 9:00 AM  
**To:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Subject:** EXTERNAL: RE: 851-24-000192-PLNG: Notice of Public Hearing

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Hi Melissa. FYI, page 48 of the 82-page document references a letter from our agency and notes it is part of Exhibit C; however, it is not included in the Exhibit. Perhaps this was overlooked.

Thanks,  
Kristen

*Kristen Coyle*  
Executive Assistant / AEMT  
Nehalem Bay Fire & Rescue District  
36375 Hwy 101 N  
Nehalem, OR 97131  
503-368-7590  
503-368-7580 fax  
[K.Coyle@nbfrd.org](mailto:K.Coyle@nbfrd.org)

<https://nehalembyfirerescue.org>

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**From:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Sent:** Thursday, June 13, 2024 6:13 PM  
**To:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Cc:** Lynn Tone <[Lynn.Tone@tillamookcounty.gov](mailto:Lynn.Tone@tillamookcounty.gov)>; Sarah Absher <[Sarah.Absher@tillamookcounty.gov](mailto:Sarah.Absher@tillamookcounty.gov)>  
**Subject:** 851-24-000192-PLNG: Notice of Public Hearing

Good evening,

Please see the Notice of Public Hearing for #851-4-000192-PLNG for Oregon Parks and Recreation Department's proposal for a Conditional Use Master Plan update to Nehalem Bay State Park. The hearing is scheduled for 7:00pm on July 11, 2024. Information for virtual links to the meeting can be found on the Community Development Homepage.

You can visit the link below, for access to the notice and application materials.

<https://www.tillamookcounty.gov/commdev/project/851-24-000192-plng>

Sincerely,

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**Melissa Jenck** (she/her) | Senior Planner  
**TILLAMOOK COUNTY** | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
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# Nehalem Bay Fire & Rescue District

36375 Hwy 101 N.  
Nehalem, OR 97131  
(503) 368-7590 Office

[www.nehalembyfirerescue.org](http://www.nehalembyfirerescue.org)

---

July 8, 2024

Re: Nehalem Bay State Park – Conditional Use Master Plan

To: Tillamook County Community Development

I have reviewed the stated master plan with OPRD Senior Project Manager Tracy Johnson and Parametrix Engineer Ryan Rudnick. We discussed future fire protection requirements in relation to the plan.

I am confident the fire protection requirements can be met, and I will work in conjunction with the building code official when the plans are near the permitting process.

If there are any questions or concerns regarding this project, please contact me directly at [f.knight@nbfrd.org](mailto:f.knight@nbfrd.org) or by calling the office as listed above.

Respectfully,

A handwritten signature in blue ink that reads "Frank Knight III".

Frank E. Knight III  
Fire Chief  
Nehalem Bay Fire & Rescue District



**From:** [JOHNSON Tracy \\* OPRD](#)  
**To:** [Melissa Jenck](#); [Cassandra Dobson](#)  
**Subject:** EXTERNAL: RE: EXTERNAL: RE: 851-24-000192-PLNG: Notice of Public Hearing  
**Date:** Wednesday, July 3, 2024 10:06:46 AM  
**Attachments:** [image002.png](#)  
[NBFR Developement Letter 2023.docx](#)

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Hi Melissa,

We looked into this and found that there is an error in our narrative. The excerpt below is referencing a letter from NBFRD pertaining to the staff housing project. While the statement is true that we received a letter for that project, the project does not pertain to the projects in the land use application. The missing letter is attached, but probably isn't relevant to the current CUMP application.

Fire Protection: Nehalem Bay Fire & Rescue District

The design and construction of proposed structures and their access roads would be subject to and would satisfy the fire protection requirements of the Nehalem Bay Fire & Rescue District.

OPRD contacted Frank Knight, Captain at Nehalem Bay Fire & Rescue. He provided a letter confirming compliance for the [staff housing improvements](#). Please see the attached correspondence in Appendix C.

As I mentioned on the phone yesterday, we also corresponded with Frank last summer regarding fire protection needs for the cabin loop. He offered to provide us a letter, but we failed to follow up on it at that time (the land use application seemed a long way off at that point). We have reached out to him this week to obtain that letter now, and he has requested to have a meeting to remind him of the proposed work. That meeting won't occur until next week due to the holiday weekend. We will add the letter to the record at the hearing if we have it by that time.

Sorry for the confusion on this.

Thanks,



**Tracy Johnson, PLA** | Senior Project Manager

OPRD | Central Park Services – Park Improvement, Engineering Division  
971.283.6805

---

**From:** Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>  
**Sent:** Friday, June 14, 2024 9:29 AM  
**To:** JOHNSON Tracy \* OPRD <tracy.johnson@opr.oregon.gov>; Cassandra Dobson <CDobson@parametrix.com>  
**Subject:** FW: EXTERNAL: RE: 851-24-000192-PLNG: Notice of Public Hearing

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Sincerely,

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**Melissa Jenck** (she/her) | Senior Planner  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3301  
[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)

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**From:** Kristen Coyle <[k.coyle@nbfrd.org](mailto:k.coyle@nbfrd.org)>  
**Sent:** Friday, June 14, 2024 9:00 AM  
**To:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Subject:** EXTERNAL: RE: 851-24-000192-PLNG: Notice of Public Hearing

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Thanks,  
Kristen

*Kristen Coyle*

Executive Assistant / AEMT  
Nehalem Bay Fire & Rescue District  
36375 Hwy 101 N  
Nehalem, OR 97131  
503-368-7590  
503-368-7580 fax  
[K.Coyle@nbfrd.org](mailto:K.Coyle@nbfrd.org)

<https://nehalembayfirerescue.org>

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**From:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Sent:** Thursday, June 13, 2024 6:13 PM  
**To:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Cc:** Lynn Tone <[Lynn.Tone@tillamookcounty.gov](mailto:Lynn.Tone@tillamookcounty.gov)>; Sarah Absher <[Sarah.Absher@tillamookcounty.gov](mailto:Sarah.Absher@tillamookcounty.gov)>  
**Subject:** 851-24-000192-PLNG: Notice of Public Hearing

Good evening,

Please see the Notice of Public Hearing for #851-4-000192-PLNG for Oregon Parks and Recreation Department's proposal for a Conditional Use Master Plan update to Nehalem Bay State Park. The hearing is scheduled for 7:00pm on July 11, 2024. Information for virtual links to the meeting can be found on the Community Development Homepage.

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Sincerely,

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[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov) Please update your contact information as needed. Thank you. \*\*\*



**Melissa Jenck** (she/her) | Senior Planner  
**TILLAMOOK COUNTY** | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3301  
[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)

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# Nehalem Bay Fire & Rescue District

36375 Hwy 101 N.  
Nehalem, OR 97131  
(503) 368-7590 Bus.  
(503) 368-7580 Fax  
[www.nehalembyfirerescue.org](http://www.nehalembyfirerescue.org)

---

1/30/2023  
Tracy Johnson  
Senior Project Manager  
OPRD  
[Tracy.JOHNSON@opr.oregon.gov](mailto:Tracy.JOHNSON@opr.oregon.gov)

Re: Nehalem Bay State Park Staff Housing Project

The housing project proposed by OPRD complies with the Tillamook County Fire Defense Road Access Guidelines. Please contact me if any changes to road access or water supply sources are anticipated.

Respectfully,

**Frank E. Knight III**  
Captain/Fire Prevention  
Nehalem Bay Fire & Rescue  
[f.knight@nbfrd.org](mailto:f.knight@nbfrd.org)

**From:** [Nehalem Bay Wastewater Agency](#)  
**To:** [Melissa Jenck](#)  
**Cc:** [Bruce Halverson](#)  
**Subject:** EXTERNAL: Re: EXTERNAL: Re: 851-24-000192-PLNG: Notice of Public Hearing  
**Date:** Thursday, July 11, 2024 2:09:10 PM

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Hi Melissa,

Thank you for the clarification. This does not change our statements.

-Keri

Keri Scott, Executive Assistant  
Nehalem Bay Wastewater Agency  
35755 7th St. | P.O. Box 219  
Nehalem, OR 97131

Phone: 503 368-5125 | Fax: 503 368 7211

---

**From:** "Melissa Jenck" <Melissa.Jenck@tillamookcounty.gov>  
**To:** "Nehalem Bay Wastewater Agency" <nbwa@nehalem.tel.net>  
**Cc:** "Bruce Halverson" <nbwa2@nehalem.tel.net>  
**Sent:** Thursday, July 11, 2024 1:58:04 PM  
**Subject:** RE: EXTERNAL: Re: 851-24-000192-PLNG: Notice of Public Hearing

Hello all,

I did want to clarify, the total number of new sites is 93-sites. Just wanted to ensure that was clarified given your statements. Does this change your statements below?

Sincerely,

\*\*\* Please note that the Tillamook County domain has changed, and my email address is now [Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov) Please update your contact information as needed. Thank you. \*\*\*



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Tillamook, OR 97141  
Phone (503) 842-3408 x 3301  
[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)

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---

**From:** Nehalem Bay Wastewater Agency <nbwa@nehalem.tel.net>  
**Sent:** Thursday, July 11, 2024 1:28 PM  
**To:** Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>  
**Cc:** Bruce Halverson <nbwa2@nehalem.tel.net>  
**Subject:** EXTERNAL: Re: 851-24-000192-PLNG: Notice of Public Hearing

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Hi Melissa,

We are aware of the State Park's plan to increase capacity by ~60 sites. We do not have concerns for wastewater capacity. The state park will need to address the system within the park and fund any upgrades needed within that system but the treatment plant is fully capable of receiving the additional load.

Thank you,  
Keri

Keri Scott, Executive Assistant  
Nehalem Bay Wastewater Agency  
35755 7th St. | P.O. Box 219  
Nehalem, OR 97131

Phone: 503 368-5125 | Fax: 503 368 7211

---

**From:** "Melissa Jenck" <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**To:** [nbwa@nehalem.tel.net](mailto:nbwa@nehalem.tel.net), "Bruce Halverson" <[nbwa2@nehalem.tel.net](mailto:nbwa2@nehalem.tel.net)>  
**Sent:** Thursday, July 11, 2024 1:07:05 PM  
**Subject:** RE: 851-24-000192-PLNG: Notice of Public Hearing

Good afternoon,

I've yet to receive comment from the district on this matter. Does the district have comments on the record they would like to provide at this evenings hearing?

Sincerely,

\*\*\* Please note that the Tillamook County domain has changed, and my email address is now [Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov) Please update your contact information as needed. Thank you. \*\*\*



**Melissa Jenck** (she/her) | Senior Planner  
**TILLAMOOK COUNTY** | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3301  
[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)

**My working hours are 7:00am to 5:30pm, Tuesday thru Friday, starting May 6<sup>th</sup>.**

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*The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.*

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**From:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Sent:** Tuesday, July 2, 2024 4:25 PM  
**To:** [nbwa@nehalemte.net](mailto:nbwa@nehalemte.net)  
**Subject:** FW: 851-24-000192-PLNG: Notice of Public Hearing  
**Importance:** High

Hello Nehalem Bay Wasterwater,

I did not know if there was a separate email more appropriate to receive these requests. I forwarded it to the primary email our Department was detailed to correspond with. I've left a voicemail with the District office, as well.

Please let me know if you have any comments on the proposal. Specifically, the Department is interested in capacity abilities of the district for the future development.

Sincerely,

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**From:** Melissa Jenck  
**Sent:** Monday, July 1, 2024 2:05 PM  
**To:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Cc:** Bruce Halverson <[nbwa2@nehalem.tel.net](mailto:nbwa2@nehalem.tel.net)>; 'nwdmanager@nehalem.tel.net' <[nwdmanager@nehalem.tel.net](mailto:nwdmanager@nehalem.tel.net)>  
**Subject:** 851-24-000192-PLNG: Notice of Public Hearing  
**Importance:** High

Good afternoon,

Please see the Notice of Public Hearing for #851-24-000192-PLNG for Oregon Parks and Recreation Department's proposal for a Conditional Use Master Plan update to Nehalem Bay State Park. The hearing is scheduled for 7:00pm on July 11, 2024. Information for virtual links to the meeting can be found on the Community Development Homepage.

Your utilities may be provided at this location, and with the proposed improvements, Staff are verifying whether the proposed development can be supported on existing systems.

You can visit the link below, for access to the notice and application materials.

<https://www.tillamookcounty.gov/commdev/project/851-24-000192-plng>

Sincerely,

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**From:** [Chris Laity](#)  
**To:** [Melissa Jenck](#); [Brian Olle](#)  
**Subject:** RE: EXTERNAL: RE: 851-24-000192-PLNG: Notice of Public Hearing  
**Date:** Tuesday, July 9, 2024 9:13:31 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)

I think OPRD's statements below mitigates the issues brought up in 2009. Specifically:

"OPRD added a paved multi use path along the park perimeter along Necarney Boulevard, Sitka Lane, Nehalem Lane, and Sandpiper Lane."  
"The new Oregon Coast Trail alignment included in this application is intended to reduce bike traffic on Necarney City Road..."

I reviewed similar plans in the area and found that there is a consistency with what is proposed in OPRD's Master Plan.

The recently adopted (December 6, 2023) Nehalem Bay Transportation Plan identifies proposed improvements outside of the park that will further mitigates concerns.

[https://www.jlainvolve.com/d-nehalem-bay-tsp.org/VOL%20Manzanita\\_TSP\\_FINAL.pdf](https://www.jlainvolve.com/d-nehalem-bay-tsp.org/VOL%20Manzanita_TSP_FINAL.pdf)



NEHALEM BAY TRANSPORTATION SYSTEM PLAN  
Volume 1 | TSP Overview & Regional Plans

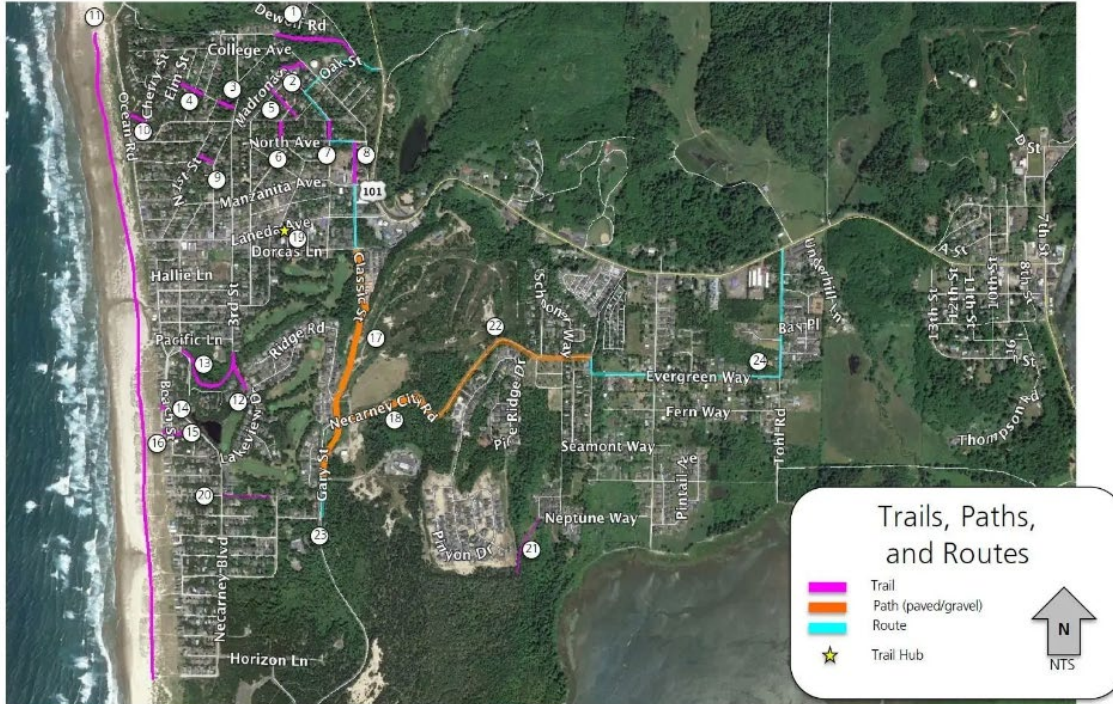
July 2023

Figure 9 | Regional Projects



In addition, the Manzanita Trail Master Plan (2021) identifies proposed projects located outside of the park to mitigate issues. [Master Plan for Trails in](#)

# City of Manzanita Trail Master Plan – Map (Appendix A) Spring 2021



Chris Laity, P.E. | Director  
TILLAMOOK COUNTY | Public Works  
Phone (503) 842-3419  
[Chris.Laity@tillamookcounty.gov](mailto:Chris.Laity@tillamookcounty.gov)

**From:** Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>  
**Sent:** Tuesday, July 9, 2024 7:36 AM  
**To:** Brian Olle <brian.olle@tillamookcounty.gov>  
**Cc:** Chris Laity <Chris.Laity@tillamookcounty.gov>  
**Subject:** FW: EXTERNAL: RE: 851-24-000192-PLNG: Notice of Public Hearing

Good morning Brian and Chris,

Please see below comments submitted by OPRD regarding the Nehalem Bay State Park statements made in their 2009 Master Plan.

This is information I plan to bring up at the Planning Commission hearing. If you have additional comments with this provided information, I'd appreciate it. There will be a discussion at the hearing, but if you would like additional findings from OPRD, it would be helpful that they could research/prepare those prior to Thursday's hearing.

Sincerely,

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---

**From:** JOHNSON Tracy \* OPRD <[tracy.johnson@opr.oregon.gov](mailto:tracy.johnson@opr.oregon.gov)>  
**Sent:** Wednesday, July 3, 2024 1:41 PM  
**To:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>; Cassandra Dobson <[CDobson@parametrix.com](mailto:CDobson@parametrix.com)>  
**Subject:** EXTERNAL: RE: 851-24-000192-PLNG: Notice of Public Hearing

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

Hi Melissa following up on our conversation a little while ago, please see below for some information about the road and traffic references in the old master plan.

OPRD recognizes that there are several statements in the 2009 park master plan pertaining to safety and road improvement needs at the park. We have not been able to locate documentation that substantiates those excerpts. Since the master plan was adopted we have made a number of improvements to circulation, safety, and evacuation in and around the park. OPRD added a paved multi use path along the park perimeter along Necarney Boulevard, Sitka Lane, Nehalem Lane, and Sandpiper Lane. We added a soft surface foot path from the Garey Road entrance to the internal multi use trail. We built an internal tsunami evacuation route to Necarney Hill (Staff housing), and are in the process of adding a second tsunami evacuation route to Pine Ridge (above the airstrip). The new Oregon Coast Trail alignment included in this application is intended to reduce bike traffic on Necarney City Road, and we are repaving and adding speed humps to our internal park road later this year. Garey and Necarney City Road have been repaved within the past 10 years.



**Tracy Johnson, PLA** | Senior Project Manager

OPRD | Central Park Services – Park Improvement, Engineering Division  
971.283.6805

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**From:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Sent:** Tuesday, July 2, 2024 9:25 PM  
**To:** JOHNSON Tracy \* OPRD <[tracy.johnson@opr.oregon.gov](mailto:tracy.johnson@opr.oregon.gov)>; Cassandra Dobson <[CDobson@parametrix.com](mailto:CDobson@parametrix.com)>  
**Subject:** FW: 851-24-000192-PLNG: Notice of Public Hearing  
**Importance:** High

Hello Tracy and Cassandra,

I did want to provide you comments received from PW based upon further review of materials contained in the proposed application, along with information contained in a prior version of the Master Plan.

If this is something you're able to provide, for inclusion into the Staff Report, that would be appreciated. Otherwise, it is information you're welcome to provide on the record which can be supplemented at the hearing.

Sincerely,

\*\*\* Please note that the Tillamook County domain has changed, and my email address is now [Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov) Please update your contact information as needed. Thank you. \*\*\*



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[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)

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**From:** Brian Olle <[brian.olle@tillamookcounty.gov](mailto:brian.olle@tillamookcounty.gov)>  
**Sent:** Tuesday, July 2, 2024 4:44 PM  
**To:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Cc:** Chris Laity <[Chris.Laity@tillamookcounty.gov](mailto:Chris.Laity@tillamookcounty.gov)>  
**Subject:** RE: 851-24-000192-PLNG: Notice of Public Hearing

Hi Melissa,

It would appear there is a discrepancy in the information being presented by OPRD. The master plan from 2009 does state that the road was "used beyond its capacity and badly in need of improvements. Pedestrians and bicycles share the roadway, and there is no pedestrian or bicycle lanes". The most recent master plan being proposed does seem to contradict that when it states "New traffic generated from proposed uses is not expected to exceed to capacity of this existing infrastructure".

While this road has since been paved since the 2009 master plan, Public Works would like OPRD to provide clarification to these contradicting statements.

Thank You,

**Brian Olle, P.E.** | Engineering Project Manager  
TILLAMOOK COUNTY | Public Works  
Cell: (503)812-6569

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**From:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Sent:** Tuesday, July 2, 2024 2:45 PM  
**To:** Brian Olle <[brian.olle@tillamookcounty.gov](mailto:brian.olle@tillamookcounty.gov)>  
**Subject:** RE: 851-24-000192-PLNG: Notice of Public Hearing

Not a problem, Brian.

I did want to send on some public comments I've received up to this point. There does appear to be neighboring properties with concerns relating to Garey Street and Necarney to support future development. I understand your previous comments, but wanted PW to be aware of the concerns by the public. Does PW have any additional comments they'd like to include, maybe a discussion into the current state of the road and its ability to facilitate the future development?

Thank you,

\*\*\* Please note that the Tillamook County domain has changed, and my email address is now [Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov) Please update your contact information as needed. Thank you. \*\*\*



**Melissa Jenck** (she/her) | Senior Planner  
TILLAMOOK COUNTY | Community Development  
1510-B Third Street  
Tillamook, OR 97141  
Phone (503) 842-3408 x 3301  
[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)

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**From:** Brian Olle <[brian.olle@tillamookcounty.gov](mailto:brian.olle@tillamookcounty.gov)>  
**Sent:** Monday, July 1, 2024 5:11 PM  
**To:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Subject:** RE: 851-24-000192-PLNG: Notice of Public Hearing

Hi Melissa,

My apologies for not getting back. I think my initial thought was this did not directly affect Public Works and likely didn't warrant any improvements so I didn't respond. After discussing with Chris he agrees, at this time Public Works has no comments or requirements at this time.

I'll be sure to respond going forward, even if that is a "no comment/requirements".

**Brian Olle, P.E.** | Engineering Project Manager  
TILLAMOOK COUNTY | Public Works  
Cell: (503)812-6569

---

**From:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Sent:** Monday, July 1, 2024 2:14 PM  
**To:** Brian Olle <[brian.olle@tillamookcounty.gov](mailto:brian.olle@tillamookcounty.gov)>  
**Subject:** FW: 851-24-000192-PLNG: Notice of Public Hearing

Good afternoon Brian,

Just wanted to get your comments on this application (see original email below). It's understood that Garey Street serves as the access into Nehalem Bay State Park, which is existing and improved.

The Applicants (OPRD) is proposing updates to the park, which includes expansions to the number of visitor accommodations provided in the park.

Staff wanted to confirm if County Parks has any concerns or requirements to the County Road which will be required as part of this request. I'm preparing the Staff report to go out **Wednesday** so if you have comments.

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**From:** Melissa Jenck  
**Sent:** Thursday, June 13, 2024 6:13 PM  
**To:** Melissa Jenck <[Melissa.Jenck@tillamookcounty.gov](mailto:Melissa.Jenck@tillamookcounty.gov)>  
**Cc:** Lynn Tone <[Lynn.Tone@tillamookcounty.gov](mailto:Lynn.Tone@tillamookcounty.gov)>; Sarah Absher <[Sarah.Absher@tillamookcounty.gov](mailto:Sarah.Absher@tillamookcounty.gov)>  
**Subject:** 851-24-000192-PLNG: Notice of Public Hearing

Good evening,

Please see the Notice of Public Hearing for #851-4-000192-PLNG for Oregon Parks and Recreation Department's proposal for a Conditional Use Master Plan update to Nehalem Bay State Park. The hearing is scheduled for 7:00pm on July 11, 2024. Information for virtual links to the meeting can be found on the Community Development Homepage.

You can visit the link below, for access to the notice and application materials.

<https://www.tillamookcounty.gov/commdev/project/851-24-000192-plng>

Sincerely,

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