

2011 Pacific City/Woods Inventory Analysis

Pacific City/Woods CPAC

Revised January 14, 2013

PC-Woods CPAC - Draft for CPAC Use

Purpose of the Inventory

- The purpose of this document is to outline the tax lot usage and characteristics of the Pacific City/Woods area. This is important because:
 - Have a reasonable picture of what land is available for future development in the Community Growth Boundary .
 - Use the data, along with population projections, to determine if there is adequate land available to meet growth projections
 - Determine if there is adequate land for commercial development over the next 10 years.
 - Become a tool for planning public facilities and growth.
- This inventory is a snapshot in time based on the 2011 tax files from the Tillamook County Assessors Office.

Description Pacific City/Woods/Cape Kiwanda

- Description of the Area
 - Pacific City/Woods is bordered by several parks, federal lands, the Pacific Ocean, an estuary and a wild life refuge.
 - Industry includes a long history of fishing and tourism.
 - Natural beauty surrounds the area and includes Haystack Rock, Cape Kiwanda, the Nestucca River, an estuary and sand spit.
 - Surrounding the area are sand dunes, farm land, forests and rural and residential development
 - Includes Pacific City, Woods and Cape Kiwanda which are all combined as a single community.
 - Served by a sewer and water district, Pacific City Joint Water Sewer Authority-PCJWSA
 - See Appendix Page 20 for Map

Methodology of the Inventory

- The Tillamook County Assessor's Office provided a comprehensive database of tax lots for the Pacific City/Woods area.
 - Both the 2010 and 2011 data base were used. The CPR Committee started with 2010 data. Because this was a time consuming project, when the 2011 tax base was available and the study was updated .
 - Approximately 10 CPAC members participated in the inventory.
 - The tax lot maps (See Page 20 in the Appendix) were divided among the volunteers. They took the maps and the property listings in an Excel spreadsheet and walked about identifying the various properties making notes were necessary.
- The data base is an Excel spreadsheet. Pivot tables were used to sort and define the building zones, and property class codes.
- Approximately 370 tax lots did not have designated zones. The P-CL Code was used to determine if these lots were residential or commercial. If residential it was assumed it was an R-2 zone.

Methodology of the Inventory

- Data fields from the tax records that were utilized in this analysis included the following
 - Account Number - used to look up a property if questions arise
 - Tax Lot Identification Map and Tax Lot Numbers – to identify individual lots and location
 - P-CL (Property Class) and RMV (Real Market Value) Codes – to identify various classes of property
 - 900 Codes - owned by City, County, State and the Federal Government) (
 - 010 Codes - unbuildable lots
 - 121 Codes - residential structures built in a commercial zone
 - Definition of P-CL – Property Class code is a three digit code maintained on a continuing basis to identify the property and its highest and best use except if it is specially assessed (farm, forest)
- The tax lots were sorted by the PCL and RMV codes and compared to the comments from the inventory takers for consistency.
- Once the data was entered, reviewed and proofed the final analysis based on the 2011 database was written and is contained in the following pages.

Overview of Inventory Analysis – 2011 Tax Year

		Commercial	Residential	Other	Total
Total	Tax Lots	179	1,876	35	2,090
	Acres	59.2	515.0	778.0	1,352.2
Developed	Tax Lots	119	1,282	8	1,409
	Acres	34.3	273.8	85.8	394.0
Vacant	Tax Lots	48	482	13	543
	Acres	7.8	173.3	308.5	489.6
Open Space	Tax Lots	1	95	0	96
	Acres	0.0	52.7	0.0	52.7
Government	Tax Lots	11	17	14	42
Community	Acres	17.0	15.2	383.7	415.9

1996-2011 Inventory Comparison

Zone	Description	1996 Inventory		2011 Inventory		Difference	
		Tax Lots	Acres	Tax Lots	Acres	Tax Lots	Acres
R1	Low Density	192	205.9	101	29.6	-91	-176.3
R2	Medium Density	1,846	325.1	1,282	279.3	-564	-45.8
R3	High Density	154	33.1	412	91.6	+ 258	+ 58.5
RMH	Mobile Homes	59	22.7	48	18.2	-11	-4.5
RR	Rural	<u>32</u>	<u>140.1</u>	<u>33</u>	<u>96.2</u>	<u>+1</u>	<u>- 43.9</u>
TOTAL	RESIDENTIAL	2,283	726.8	1,876	515.0	-407	-211.9
C1	Neighborhood	122	45.3	129	42.8	+7	-2.5
C2	Community	<u>47</u>	<u>13.0</u>	<u>50</u>	<u>16.3</u>	<u>+3</u>	<u>+3.3</u>
TOTAL	COMMERCIAL	169	58.3	179	59.1	+10	+0.8

A shift toward high density development has occurred between the 1996 and 2011 tax lot inventories. Commercial development, however, stayed about the same during this 15 year time period.

- **Residential.** 407 fewer residential tax lots reflecting 212 fewer acres dedicated to residential building. Many lots have been canceled , combined or converted to other zoning. Trend towards higher density lots with an increase of 258 lots and 59 acres
- **Commercial.** The number of commercial tax lots remained about the same with an increase of 9 tax lots .

1996-2011 Inventory Comparison

Zone	Description	1996 Inventory		2011 Inventory	
		Tax Lots	Acres	Tax Lots	Acres
F	Forest			2	104.3
F-1	Farm			22	431.4
EN	Estuary			5	32.6
P	Park			4	41.5
RM	Recreation Mgmt			<u>2</u>	<u>168.3</u>
TOTAL				35	778.0

The 1996 Inventory did not cover Forest, Farm, Estuary, Park and Recreation Management Tax Lots.

Commercial Tax Lots – 2011 Tax Year

- A potential 40% commercial growth rate reflecting 48 vacant commercial lots can be anticipated in Pacific City/Woods Community Growth Boundary
- One tax lot is classified as an **Open Space**, it is an easement for the Mexican Restaurant.
- Gov't & Community commercial lots include ambulance and fire dept. the library, public parking, Mugg Park and PCJWSA

		C1	C2	Total
Total	Tax Lots	129	50	179
	Acres	42.8	16.3	59.1
Developed	Tax Lots	87	32	119
	Acres	22.1	12.2	34.3
Vacant	Tax Lots	31	17	48
	Acres	5.7	2.2	7.9
Open Space	Tax Lots	1	0	1
	Acres	0.0	0.0	0.0
Government/ Community	Tax Lots	10	1	11
	Acres	15.1	1.9	17.0

Residential Development in Commercial Zones

- In 2011, 30 or 25 percent of developed commercial lots have residential structures.
- The residential buildings on commercially zoned property are concentrated in a few specific areas. Note
 - 11 on Rueppell Rd
 - 7 on Brooten Rd
 - 6 on Cape Kiwanda Drive
 - 6 in other areas
- Tillamook County Assessor's Office uses a 121 PCA Code to identify a residential building in a commercial zone.

	1996	2011	DIFF
Total Commercial	169	179	+10
Developed			
Commercial	56	89	+33
Residential	<u>44</u>	<u>30</u>	<u>-14</u>
Total Developed	100	119	+19
Vacant	52	48	-4
Other	17	12	-5

Changes between 1996 & 2011

In total, commercial lots increased by 10 since 1996 and the number of residential structures in a commercial zone was reduced by 14.

Note: Commercial Development in residential zones was not noted in the 2011 Inventory. However, according to the 1996 inventory indicated that at that time only 8 lots were impacted.

Residential Tax Lots – 2011 Tax Year

		R1 Low Density	R2 Med Density	R3 High Density	RMH Mobile	RR Rural	Total
Total	Tax Lots	101	1,282	412	48	33	1,876
	Acres	29.6	279.3	91.6	18.2	96.2	515.0
Developed	Tax Lots	77	932	202	48	23	1,282
	Acres	17.1	159.9	35.2	18.2	43.4	273.8
Vacant	Tax Lots	19	282	171	0	10	482
	Acres	11.8	83.0	25.7	0.0	52.8	173.3
Open Space	Tax Lots	0	57	38	0	0	95
	Acres	0.0	22.0	30.7	0.0	0.0	52.7
Government/ Community	Tax Lots	5	11	1	0	0	17
	Acres	0.7	14.5	0.1	0.0	0.0	15.2

Questions on R1, R2, R3 Zoning

R-1 versus R-2 Zoning

- During the course of the Inventory Analysis, a inconsistencies were noted in the residential zoning.
 - Approximately 101 lots are zoned R1 – they are scattered through out Pacific City. There are instances of a single R-1 lot on a block where all lots are zoned R-2.
 - Example: 35515 Riverview is zoned R1 while 35535 Riverview is zoned R2
- How are the inconsistencies in residential coding from lot to lot explained.
- How are R1-R2 ratings determined by the county?

R-3 Zoning Designations

- In reviewing the zoning, the Committee noted that the primary areas for R-3 Zoning are in Dory Pointe, Pacific Seawatch Phase II and the Pacific Sunset developments. Why would these areas that have a number of single family homes be zoned R-3?

Growth Potential Residential Development

Based on current number of vacant lots

		R1 Low Density	R2 Med Density	R3 High Density	RMH Mobile	RR Rural	Total
Total	Tax Lots	96	1,214	373	48	33	1,764
Current	Acres	28.9	242.9	60.9	18.2	96.2	447.1
Developed	Tax Lots	77	932	202	48	23	1,282
	Acres	17.1	159.9	35.2	18.2	43.4	273.9
Vacant	Tax Lots	19	282	171	0	10	482
	Acres	11.8	83.0	25.7	0.0	52.8	173.3
% Increase		25%	30%	84%	0%	43%	38%

- Currently there are 482 vacant residential lots based on 2011 tax lot rolls.
- A 38% growth rate would result if all lots are developed over the next 10 years.

Maximum Potential Residential Tax Lot Growth

- There are currently 482 vacant or undeveloped residential in the Pacific City/Woods growth boundary. Of the vacant lots, 16 tax lots or approximately 80 acres have been identified as being dividable.
- The above inventory of vacant tax lots does NOT include the Aspen Property of 53.5 acres located above Pacific City Heights. Tillamook County records currently show this property as Farm (F) zoning. However, it was scheduled for R-1 zoning with 120 lots a number of years ago. For the purpose of this inventory we will add this property into the Residential Tax Lot Growth as a separate item using the 120 lots and not the 'calculation' for the vacant residential lots.
- The 16 residential lots can be divided into 201 lots in the R1, R2 and RR zones increasing the number of lots with building potential to 683 – a 53% increase over the current 1,282 residential lots.
- If we add the 120 lots for the ASPEN property to the mix the building potential for Pacific City/Woods grows to 803 lots or a 63% increase over the current number of residential lots.
- View tax lot growth chart on next page.

Maximum Potential Residential Tax Lot Growth

	R1 Low Density	R2 Med Density	R3 High Density	RMH Mobile	RR Rural	Total
Total – 2011 Tax Lots	96	1,214	373	48	33	1,764
Developed	77	932	202	48	23	1,282
Vacant – Residential Lots	19	282	171	0	10	482
Potential Additions	<u>28</u>	<u>159</u>	<u>0</u>	<u>0</u>	<u>14</u>	<u>201</u>
Total Vacant –Residential Lots	47	441	171	0	24	683
%Increase	61%	47%	84%	0%	104%	53%
Aspen Property Addition	120	0	0	0	0	120
Total Potential w/Aspen	167	441	171	0	24	803
%Increase	216%	47%	84%	0%	104%	63%
Maximum Residential Lots	244	1,373	373	48	47	2,085

Dividable Lot Calculation

		R1 Low Density	R2 Med Density	RR Rural	Total
Dividable Lots	Tax Lots	2	11	3	16
	Acres	6.5	29.4	44.1	80.0
Total Sq Ft	1 acre = 43,560 sf	1,919,689	1,282,406	284,011	
Building area Sq Ft	80% Allowance	1,535,751	1,025,925	227,209	
Lot Size	Minimum	7,500 sf	6,000 sf	2 acres	
	Additional Lots	28	159	14	201

Dividable lot criteria

- Residential tax lots R1, R2 and R3 greater than 1 acre
- Rural residential - RR tax lots greater than 4 acres
- All dividable tax lots square footage was reduced by 20% to allow for roads and other easements.
- A fractional lot was rounded down to the next whole number
- Only undeveloped residential lots were considered in the calculation
- Used only residential vacant property – no structures, commercial lots or open areas, forest or farm

Government / Community – 2011 Tax Year

		C-1	C-2	R1	R2	R3	EN Estuary	F-1 Forest	P Park	RM Rec Mgmt	Total
Gov't/	Tax Lots	10	1	5	11	1	5	4	4	1	42
Comm.	Acres	15.9	1.9	0.7	14.5	0.1	32.6	141.7	41.5	168.0	415.9

Commercial C1-C2 - Emergency Services (Ambulance, Fire Dept), Public Service – Library , Public Parking, Mugg Park and PCJWSA

Residential R-1, R-2, R-3 - PCJWSA, Tillamook County, primarily boat launches, county parks and Fish & Wildlife.

Estuary EN - Estuary Property owned by Fish & Wildlife and Tillamook County

Forest F-1 - BLM Land and Fish & Wildlife (Martella's Farm)

Park- P - Oregon State Parks, PCJWSA Property (Cape Kiwanda Dr), Haystack Park

Rec Mgmt - Boat Ramp – Off of Sunset

Note: Includes all 900 P-CL Codes.

Open Spaces Tax Lots – 2011 Tax Year

		C-1 Neighborhood	R2 Medium Density	R3 High Density	Total
Open Space	Tax Lots	1	57	38	96
	Acres	0.01	21.9	30.7	52.7

Commercial C-1 – Easement near the Mexican Restaurant Pacific/Brooten Roads

Residential R-2 – Easements, Common Areas in Shorepines, Kiwanda Shores, Four Sisters, Community Center Drainage, Unbuildable Residential lots with PCA Codes - 010 determined by Tillamook County.

Residential R-3 - Common Areas for Shade Street Condos, Pacific Sunset, Pacific Seawatch, Dory Point and Webbs Subdivision

Note: Includes all 010 P-CL Codes noted as unusable property.

Other – 2011 Tax Year

		EN Estuary	F Forest	F-1 Farm	P Park	RM Rec Mgmt	Total
Total	Tax Lots	5	2	22	4	2	35
	Acres	32.6	104.3	431.4	41.5	168.3	778.0
Developed	Tax Lots	0	0	7	0	1	8
	Acres	0.0	0.0	85.6	0.0	0.3	85.8
Vacant	Tax Lots	0	2	11	0	0	13
	Acres	0.0	104.3	204.2	0.0	0.0	308.5
Open	Tax Lots	0	0	0	0	0	0
	Acres	0.0	0.0	0.0	0.0	0.0	0.0
Government/ Community	Tax Lots	5	0	4	4	1	14
	Acres	32.6	0.0	141.7	41.5	168.0	383.7

Pacific City/Woods CPAC

2011 INVENTORY APPENDIX

Pacific City/Woods Open Areas – pg 3

	ACCT ID	P-CL	RMV	TS	R	SEC	Q	QQ	TAXLOT	Zone	Acres	SUBDIVISION/AREA	Description	Comments
60	410117	100	100	4S	11	24	A	D	02300	R-3	0.20	DORY POINTE I	Dory Pointe	Tract C Road
61	410154	101	100	4S	11	24	A	D	02800	R-3	0.11	DORY POINTE I	Dory Pointe Loop	Tract B Road
62	410157	100	100	4S	11	24	A	D	03100	R-3	0.03	DORY POINTE I	Dory Pointe	Tract F Dory Pointe
63	410168	100	100	4S	11	24	A	D	04200	R-3	0.37	DORY POINTE I	Dory Pointe	Tract G Dory Pointe
64	410169	100	100	4S	11	24	A	D	04300	R-3	0.82	DORY POINTE I	Dory Pointe	Tract A
65	410926	100	100	4S	11	24	A	D	04528	R-3	0.19	DORY POINTE II	Dory Pointe	Tract M Road
66	410927	100	100	4S	11	24	A	D	04529	R-3	0.79	DORY POINTE II	Dory Pointe	Tract H Road
67	410928	100	100	4S	11	24	A	D	04530	R-3	0.07	DORY POINTE II	Dory Pointe	Tract J Road
68	410929	100	100	4S	11	24	A	D	04531	R-3	0.01	DORY POINTE II	Dory Pointe	Tract L Road
69	410930	100	100	4S	11	24	A	D	04532	R-3	0.04	DORY POINTE II	Dory Pointe	Tract N
70	410931	100	100	4S	11	24	A	D	04533	R-3	0.02	DORY POINTE II	Dory Pointe	Tract K
71	410932	100	100	4S	11	24	A	D	04534	R-3	0.32	DORY POINTE II	Dory Pointe	Tract I
72	401667	010	010	4S	11	24	D	A	00102	R-2	0.05	KIWANDA SHORES SIDEWALK	Kiwanda Shores	Sidewalk along Cape Kiwanda
73	401886	100	100	4S	11	24	D	A	00116	R-2	0.60	KIWANDA SHORES 8TH ADD	Kiwanda Shores	Dory Drive
74	401889	100	100	4S	11	24	D	A	00117	R-2	0.05	KIWANDA SHORES 8TH ADD	Kiwanda Shores	Dory Drive Cul de Sac
75	401898	100	100	4S	11	24	D	A	00120	R-2	2.20	KIWANDA SHORES 8TH ADD	Kiwanda Shores	Wetlands
76	401937	100	100	4S	11	24	D	A	00133	R-2	0.20	KIWANDA SHORES 8TH ADD	Kiwanda Shores	Puffin Rd Hammerhead
77	246102	100	100	4S	11	24	D	A	05000	R-2	4.63	Community Center	Community Center	Annex - Drainage
78	247478	100	100	4S	11	24	D	D	02790	R-2		KIWANDA SHORES	Ocean Drive South Kiwanda Shores	Road Kiwanda Shores
79	247904	010	010	4S	11	24	D	D	04600	R-2	0.04	KIWANDA SHORES	Kiwanda Shores	Cannot find coded 010
80	247931	010	010	4S	11	24	D	D	04800	R-2	0.08		South of Comm Center	Coded 010
81	248271	010	010	4S	11	24	D	D	05600	R-2	0.12		South of Comm Center	Coded 010
82	248299	010	010	4S	11	24	D	D	05700	R-2	0.04		South of Comm Center	Coded 010
83	248324	010	010	4S	11	24	D	D	05800	R-2	0.04		South of Comm Center	Coded 010
84	248351	010	010	4S	11	24	D	D	06000	R-2	0.04		South of Comm Center	Coded 010
85	248404	010	010	4S	11	24	D	D	06600	R-2	0.04		South of Comm Center	Coded 010
86	248422	010	010	4S	11	24	D	D	06700	R-2	0.04		South of Comm Center	Coded 010
87	248440	010	010	4S	11	24	D	D	06800	R-2	0.08		South of Comm Center	Coded 010
88	248501	010	010	4S	11	24	D	D	07000	R-2	0.08		South of Comm Center	Coded 010
89	248529	010	010	4S	11	24	D	D	07100	R-2	0.08		South of Comm Center	Coded 010
90	248565	010	010	4S	11	24	D	D	07200	R-2	0.08		South of Comm Center	Coded 010
91	248574	010	010	4S	11	24	D	D	07300	R-2	0.12		South of Comm Center	Coded 010
92	249341	100	100	4S	11	24	D	D	09500	R-2		KIWANDA SHORES	Kiwanda Shores	Common Area
93	250356	100	100	4S	11	24	D	D	09528	R-2	0.03	KIWANDA SHORES	5607 KIWANDA DR -	quad divided into one
94	250374	100	100	4S	11	24	D	D	09529	R-2	0.03	KIWANDA SHORES	5601 KIWANDA DR -	quad divided into one
95	364867	010	010	4S	11	24	D	D	09532	R-2	1.74	FOUR SISTERS	Four Sisters	Four Sisters Common area
96	406065	100	100	4S	11	24	D	D	09533	R-2		KIWANDA SHORES	Kiwanda Shores	Common Area



Pacific City / Woods Area Map

- Pacific City is located in South Tillamook county just two hour drive from Portland, Oregon
- Key Natural Features
 - Nestucca River
 - Cape Kiwanda
 - Haystack Rock
 - Beach and Sand Dunes
- Recreation
 - Dory Boat Ocean Fishing
 - Salmon Fishing
 - Kayaking/Canoeing
 - Surfing
 - Bicycling
 - Birding
 - Golfing
- Area Parks
 - Bob Straub Park

List of Assessor Maps

- Pacific City/Woods Assessor Maps used in the survey.
 - 4S 10 19 00
 - 4S 10 19 AB
 - 4S 10 19 AC
 - 4S 10 19 AD
 - 4S 10 19 CA
 - 4S 10 19 CB
 - 4S 10 19 CC
 - 4S 10 19 CD
 - 4S 10 30 00
 - 4S 10 30 AA
 - 4S 10 30 AB
 - 4S 10 30 AC
 - 4S 10 30 AD
 - 4S 10 30 BA
 - 4S 10 30 BB
 - 4S 10 30 BD
 - 4S 10 30 CA
 - 4S 10 30 DB
 - 4S 10 30 DC
 - 4S 10 30 DD
 - 4S 11 13 00
 - 4S 11 24 AA
 - 4S 11 24 AD
 - 4S 11 24 DD
 - 4S 11 25 AA
 - 4S 11 25 AD

Dividable Lots

- 16 Lots with 3,486,107 sf or 80 acres = 261 Additional Lots in Pacific City
- Dividable Residential Land – 1 acre or greater.
- Dividable Rural Residential 4 acres or more

ACCT ID	P-CL	RMV	TS	R	SEC	Q	QQ	TAXLOT	Zone	Acres	SUBDIVISION	SITUS/description	Comments	Div SF	Adtl Lots
237470	400	400	4S	10	30	0	0	00400	RR	30.44			Kingfisher	1,325,966	52
216894	400	400	4S	10	19	0	0	00200	RR	8.71	PARTITION PLAT 2008-41		Portion Partition Plat	379,408	14
241615	400	400	4S	10	30	D	C	01100	RR	4.92			Portion P Plat Nestucca Keys	214,315	8
235436	100	100	4S	10	30	B	D	00100	R-2	5.58			Along Slough	243,065	31
248805	100	100	4S	11	24	D	D	07900	R-2	4.38			South of Community Center	190,793	24
226115	100	100	4S	10	19	C	B	00100	R-2	4.00			Property W of Nestucca Ridge	174,240	22
245746	400	400	4S	10	30	0	0	00200	R-2	3.52			W of 6th near Pacific	153,331	19
245773	100	100	4S	10	30	B	D	00200	R-2	3.00			Along Slough	130,680	16
219301	100	100	4S	10	19	A	B	00400	R-2	2.74			Along Ferry/Sandlake Rd	119,354	15
226366	100	100	4S	10	19	A	B	00300	R-2	1.73		6960 A ST -	Partition Plat	75,359	9
239897	100	100	4S	10	30	A	C	11100	R-2	1.30	PACIFIC CITY HEIGHTS 2ND ADD		Along Fisher	56,628	7
228177	100	100	4S	10	19	A	C	03100	R-2	1.12		6930 PARKER ST -	Woods No. of Parker	48,787	6
239879	100	100	4S	10	30	A	C	10900	R-2	1.04			Along Lower Loop	45,302	5
240288	100	100	4S	10	30	A	D	00100	R-2	1.03	PACIFIC CITY HEIGHTS 7TH ADD	Heights Area	Off Simmons	44,867	5
411585	400	400	4S	10	30	D	B	06400	R-1	3.96			SeaWatch Area	172,498	17
380821	100	100	4S	10	30	A	C	15000	R-1	2.56	PARTITION PLAT 1993-20	Heights Area	South of Summit	111,514	11

Government/Community

- 42 lots are designated for Federal, State, County and Community uses
- 9 lots for PCJWCA for Water and Sewer uses.
- 19 lots owned by Tillamook County - including the Library
- Other community lots were noted for Mugg Park, the Ambulance and Fire Dept.
- 75% of the government property consists of BLM Land, the Boat Ramp and Martella's Farm
- PC-L - has 900 Property Class Codes

	ACCT ID	P-CL	RMV	TS	R	SEC	Q	QQ	TAXLOT	Zone	Acres	Address/Description	Ownership/Control
1	234918	990	201	4S	10	19	C	D	05000	C-1	0.23	AMBULANCE-6395 TENT ST	Community
2	307377	990	201	4S	10	30	B	A	05300	C-1	0.28	FIRE DEPT -35105 BROOTEN RD	Community
3	234703	990	201	4S	10	19	C	D	04100	C-1	0.15	MUGG PARK -34650 BROOTEN RD	Community
4	307938	970	600	4S	10	19	0	0	00300	F-1	77.75	BLM Land	Federal Forest Land
5	408747	970	010	4S	10	30	0	0	01102	EN	15.09		Fish & Wildlife
6	408747	970	010	4S	10	30	0	0	01102	EN	4.99		Fish & Wildlife
7	245666	970	500	4S	10	19	0	0	00802	F-1	5.28	Martella's Farm	Fish & Wildlife
8	245666	970	500	4S	10	19	0	0	00802	F-1	35.38	Martella's Farm	Fish & Wildlife
9	245666	970	500	4S	10	19	0	0	00802	F-1	23.25	Martella's Farm	Fish & Wildlife
10	373198	970	400	4S	10	30	0	0	00115	R-2	11.42	Hillside behind Hill St Below Sunset	Fish & Wildlife
11	307304	960	201	4S	10	30	0	0	00600	C-1	8.71	AIRPORT-6355 PACIFIC AVE	Oregon State
12	240769	960	200	4S	10	30	B	D	05500	C-1	0.04		Oregon State
13	307322	960	201	4S	10	30	0	0	00900	RM	168.00	Boat Ramp	Oregon State Parks
14	307484	960	010	4S	10	30	C	A	00800	P	1.23		Oregon State Parks
15	307616	990	101	4S	11	13	D	0	03100	R-1	0.24		PCJWCA
16	401772	990	100	4S	10	30	0	0	01101	R-2	0.76		PCJWCA
17	238139	990	200	4S	10	30	B	B	05100	C-1	0.17	6335 PACIFIC AVE -	PCJWSA
18	359882	991	201	4S	10	19	0	0	00301	P	3.03	34005 CAPE KIWANDA DR -	PCJWSA
19	307297	990	101	4S	10	30	A	B	01100	R-1	0.22	7325 DANA LN -	PCJWSA
20	307340	990	101	4S	10	30	A	D	00201	R-1	0.00		PCJWSA
21	307965	990	101	4S	10	19	A	C	00500	R-2	0.14	33600 EAST ST -	PCJWSA
22	393213	990	201	4S	10	19	C	B	00201	R-2	0.32	33805 CAPE KIWANDA DR	PCJWSA
23	413630	990	201	4S	10	30	A	B	00183	R-3	0.05		PCJWSA
24	307723	950	200	4S	11	25	A	A	00500	C-1	1.86	5970 PACIFIC AVE / Beach Access	Tillamook County
25	308009	950	100	4S	10	19	C	C	04000	R-2	0.11	Nestucca Blvd/boat launch	Tillamook County
26	307992	950	100	4S	10	19	C	A	00900	R-2	0.04	Brooten Road/Boat launch	Tillamook County
27	243873	950	100	4S	11	13	D	0	05400	R-2	0.28	County Park	Tillamook County
28	307625	950	400	4S	11	13	D	0	03400	P	4.06	Haystack Park	Tillamook County
29	234954	980	201	4S	10	19	C	D	05100	C-1	0.92	6200 CAMP ST - Library	Tillamook County
30	307689	950	201	4S	11	24	A	A	01600	C-1	2.00	Public Parking Area	Tillamook County
31	307661	950	201	4S	11	24	A	A	00400	C-2	1.91		Tillamook County
32	307947	950	010	4S	10	19	0	0	00600	EN	0.50	Estuary	Tillamook County
33	307956	950	010	4S	10	19	0	0	00700	EN	10.00	Estuary	Tillamook County
34	308982	950	200	4S	10	30	0	0	00700	EN	2.00	Estuary/Nestucca River	Tillamook County
35	307590	950	100	4S	11	13	D	0	00100	P	33.16	Park -behind Pine/Circle sts	Tillamook County
36	307359	950	010	4S	10	30	B	A	00590	R-1	0.01	Hill Street	Tillamook County
37	307634	950	010	4S	11	13	D	0	04600	R-1	0.20	County Park	Tillamook County
38	219445	950	010	4S	10	19	A	D	01400	R-2	0.06	on river/Resort Drive	Tillamook County
39	308045	950	010	4S	10	19	C	D	03100	R-2	0.11	Hill Road	Tillamook County
40	239888	950	100	4S	10	30	A	C	11000	R-2	1.19	Fisher Road/Hill	Tillamook County
41	409771	950	010	4S	11	13	D	0	08400	R-2	0.04	County Park	Tillamook County
42	307974	950	201	4S	10	19	A	C	05800	C-1	0.71	PARK -34060 BROOTEN RD	Tillamook County

Pacific City/Woods Open Areas – pg 1

96 Lots in Pacific City/Woods are classified as open or unbuildable areas

	ACCT ID	P-CL	RMV	TS	R	SEC	Q	QQ	TAXLOT	Zone	Acres	SUBDIVISION/AREA	Description	Comments
1	219212	010	010	4S	10	19	0	0	01300	R-2	0.16	Resort Rd	Strip along Resort Rd	Coded 010 by county
2	219230	010	010	4S	10	19	0	0	01400	R-2	0.03	Resort Rd	Strip along Resort Rd	Coded 010 by county
3	233919	100	100	4S	10	19	C	A	02602	R-3	0.08	SHADE STREET COMMONS	Common Area Shade Street	Common area for duplex
4	411974	100	100	4S	10	19	C	A	02604	R-3	0.26	SHADE STREET COMMONS	Common Area Shade Street	Common area for duplex
5	412701	010	010	4S	10	19	C	A	03300	R-2	0.01	Shade Street	Strip at end of Shade St	Coded 010 by county
6	226099	010	010	4S	10	19	C	B	00200	R-2	0.48	Nestucca Ridge	Nestucca Ridge - Wetlands	Coded 010 by county
7	231742	010	010	4S	10	19	C	D	01500	R-2	0.57	Hill Street	Behind Hill Street	Coded 010 by county
8	232493	010	010	4S	10	19	C	D	02700	R-2		EDGEWOOD ESTATES	Road -Extension of Tent Street	Coded 010 by county
9	395472	010	010	4S	10	19	C	D	08900	R-2	0.02		Not Found	Coded 010 by county
10	237498	010	010	4S	10	30	0	0	00500	R-3	8.05	SUNSET HILLS	Just off Brooten Rd	Coded 010 by county
11	373161	100	100	4S	10	30	A	B	00100	R-3	3.61	PACIFIC SUNSET	Sunset Hills	Tract A
12	412143	100	100	4S	10	30	A	B	00159	R-3	0.27	PACIFIC SUNSET	Sunset Hills	Tract 4
13	412162	100	100	4S	10	30	A	B	00178	R-3	0.49	PACIFIC SUNSET	Green space Sunset Hills	Tract B
14	412163	100	100	4S	10	30	A	B	00179	R-3	2.87	PACIFIC SUNSET	Sunset Hills	Tract C - Road
15	412164	100	100	4S	10	30	A	B	00180	R-3	0.16	PARTITION PLAT 2007-35	Sunset Hills	Tract D
16	412165	100	100	4S	10	30	A	B	00181	R-3	5.56	PACIFIC SUNSET	Sunset Hills	Tract E
17	412166	100	100	4S	10	30	A	B	00182	R-3	0.18	PACIFIC SUNSET	Sunset Hills	Tract F
18	240466	100	100	4S	10	30	A	D	01801	R-2	0.02	Easement	Simmons Road	Small Strip/easement by 1800
19	231760	010	010	4S	10	30	B	A	01400	R-2	0.03	6th St	Off Sixth St	Coded 010 by county
20	231788	010	010	4S	10	30	B	A	01600	R-2	0.05	FISHER'S 1ST ADDITION - 6th St	Off Sixth St	Coded 010 by county
21	233517	200	200	4S	10	30	B	A	05301	C-1	0.01	Just South of Mexican Restaurant	Easement between 5100-5300	Easement
22	231323	010	010	4S	10	30	B	A	06402	R-2	0.35	FISHER'S 1ST ADDITION	Near 4t-5th St	Coded 010 by county
23	234204	010	010	4S	10	30	B	A	08600	R-2	0.03	6th St	Off Sixth Street	Coded 010 by county
24	307466	010	010	4S	10	30	B	A	10700	R-2	0.03	Hill Street	35180 HILL ST	Coded 010 by county
25	366525	010	010	4S	10	30	B	A	10790	R-2	0.13	Hill Street	Near Hill St	Coded 010 by county
26	236596	010	010	4S	10	30	B	A	14500	R-3	0.03	Hill Street	Near Hill St	Coded 010 by county
27	238317	100	100	4S	10	30	B	D	01000	R-2	0.02	Roger Ave	Roger Ave	small strip along slough
28	238335	100	100	4S	10	30	B	D	01100	R-2	0.02	Roger Ave	Roger Ave	small strip along slough
29	238353	100	100	4S	10	30	B	D	01200	R-2	0.02	Roger Ave	Roger Ave	small strip along slough
30	240572	010	010	4S	10	30	B	D	03600	R-2	0.12		Strip next to 3700 - E. of Brooten	Coded 010 by county
31	240910	010	010	4S	10	30	B	D	07400	R-2			Road Cindy Lane	Coded 010 by county

Pacific City/Woods Open Areas – pg 2

	ACCT ID	P-CL	RMV	TS	R	SEC	Q	QQ	TAXLOT	Zone	Acres	SUBDIVISION/AREA	Description	Comments
32	411587	100	100	4S	10	30	D	B	06600	R-3	2.89	PACIFIC SEAWATCH PHASE 1	Seawatch	Tract A Roadway
33	411598	100	100	4S	10	30	D	B	07600	R-3	0.06	PACIFIC SEAWATCH PHASE 1	Seawatch	Tract H Common
34	411608	100	100	4S	10	30	D	B	08600	R-3	0.06	PACIFIC SEAWATCH PHASE 1	Seawatch	Tract G Common
35	411609	100	100	4S	10	30	D	B	08700	R-3	0.02	PACIFIC SEAWATCH PHASE 1	Seawatch	Tract J Common
36	411612	100	100	4S	10	30	D	B	09000	R-3	0.05	PACIFIC SEAWATCH PHASE 1	Seawatch	Tract E Common
37	411616	100	100	4S	10	30	D	B	09400	R-3	0.04	PACIFIC SEAWATCH PHASE 1	Seawatch	Tract F Common
38	411624	100	100	4S	10	30	D	B	10200	R-3	0.04	PACIFIC SEAWATCH PHASE 1	Seawatch	Tract D Common
39	411625	100	100	4S	10	30	D	B	10300	R-3	0.04	PACIFIC SEAWATCH PHASE 1	Seawatch	Tract C Common
40	413726	100	100	4S	10	30	D	B	10700	R-3	1.24	PACIFIC SEAWATCH PHASE 2	Seawatch	Tract A Roadway
41	413914	100	100	4S	10	30	D	B	13800	R-3	0.06	PACIFIC SEAWATCH PHASE 2	Seawatch	Tract K Common
42	241438	010	010	4S	10	30	D	C	00100	R-2	0.21	NESTUCCA KEYS	Between Brooten Rd & River	Coded 010 by county
43	392016	100	100	4S	11	13	D	0	00101	R-2	0.01		Ridge Road	Small Easement by lot 2200
44	392019	100	100	4S	11	13	D	0	00102	R-2	0.03		Ridge Road	Small Easement by lot 2000
45	365054	010	010	4S	11	24	A	A	00900	R-2		Ridge Road/Baird Addition Area	Terrace View Road	Coded 010 by county
46	410146	100	100	4S	11	24	A	A	09700	R-3	0.38	DORY POINTE I	Dory Pointe	Tract D Open
47	410147	100	100	4S	11	24	A	A	09800	R-3	0.12	DORY POINTE I	Dory Pointe	Tract E Open
48	410148	100	100	4S	11	24	A	A	09900	R-3	0.11	DORY POINTE I	Dory Pointe	Tract B Partition
49	410149	100	100	4S	11	24	A	A	10000	R-3	0.90	DORY POINTE I	Dory Pointe	Road way Dory Pointe
50	244783	112	112	4S	11	24	A	A	90000	R-3	0.17	WEBB'S SUB		Common Area
51	288539	100	100	4S	11	24	A	D	02200	R-2	6.08	SHOREPINE VILLAGE PHASE II	Shorepine	Tract F Common Area
52	398379	101	100	4S	11	24	A	D	02220	R-2	0.10	SHOREPINE VILLAGE PHASE 1	Walkway	
53	398481	101	100	4S	11	24	A	D	02244	PD	0.12	SHOREPINE VILLAGE PHASE 1	Walkway Cape Kiwanda Drive	Walkway Cape Kiwanda Dr
54	398484	010	010	4S	11	24	A	D	02245	R-2	1.34	SHOREPINE VILLAGE PHASE 1	Shorepine	Tract C Common Area
55	398487	100	100	4S	11	24	A	D	02246	R-2	0.11	SHOREPINE VILLAGE PHASE 1	Shorepine	Tract D Common Area
56	398490	010	010	4S	11	24	A	D	02247	R-2	0.29	SHOREPINE VILLAGE PHASE 1	Shorepine	Roads in Shorepine
57	403236	010	010	4S	11	24	A	D	02248	R-2	0.23	SHOREPINE VILLAGE PHASE 1	Shorepine	Roads in Shorepine
58	403230	010	010	4S	11	24	A	D	02249	R-2	0.06	SHOREPINE VILLAGE PHASE 1	Shorepine	Roads in Shorepine
59	409393	010	010	4S	11	24	A	D	02289	R-2	0.90	SHOREPINE VILLAGE PHASE II	Shorepine	Tract C Road