



Land of Cheese, Trees and Ocean Breeze

VARIANCE REQUEST #851-26-000021-PLNG: CRAWFORD / SHOCKEY

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

May 29, 2026

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED AS MODIFIED** the above-cited Variance Request on May 29, 2026. This Variance has been approved to reduce the required 20-foot front (east) yard setback to 5-feet to allow for the placement of a single-family dwelling on the subject property.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on June 10, 2026.**

Request: A Variance request to reduce the required 20-foot front (east) yard setback to 5-feet to allow for the placement of a single-family dwelling on the subject property (Exhibit B).

Location: The subject property is located in the Unincorporated Community of Pacific City/Woods, accessed off Park Lane, a County Road, and designated as Tax Lot 5300 of Section 13D, Township 4 South, Range 11 West, Willamette Meridian, Tillamook County, Oregon (Exhibit A).

Zone: Pacific City/Woods Low Density Residential (PCW-R1) Zone

Applicant: Jade Crawford, 7750 Vaughn Road, Tillamook, OR. 97141

Property Owner: Kristina Shockey, PO box 1641, Igo, CA. 96047

CONDITIONS OF APPROVAL

Section 8.060: COMPLIANCE WITH CONDITIONS, and 8.070: TIME LIMIT requires compliance with approved plans and Conditions of this decision, and all other ordinance provisions, and allows 24 months for compliance with Conditions and start of construction. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. Variance approval is for a five (5) foot front yard setback along the eastern property line; all other applicable setbacks shall adhere to the development standards in TCLUO Section 3.332: Pacific City / Woods Low Density Residential Zone (PCW-R1).
3. The applicant/property owner shall obtain an approved consolidated Zoning/Building Permit from the Tillamook County Department of Community Development.
4. An approved road approach permit from the Tillamook County Public Works Department shall be submitted at time of consolidated Zoning/Building Permit application submittal.
5. The applicant/property owner shall submit service provided letters from the Nestucca Rural Fire Protection District and Pacific City Joint Sewer-Water Authority at the time of consolidated Zoning/Building Permit application submittal.
6. The applicant/property owner shall submit a site plan, drawn to scale and confirming all required yard setbacks, except that approved through this Variance request, are met at the time of Consolidated Building and Zoning Permit application submittal.
7. A Dune Area Development Permit prepared in accordance with the requirements of TCLUO Section 3.530: is required for development of the property. The Dune Area Development Permit shall include a Geologic Hazard Assessment prepared in accordance with this section and shall be submitted to the Tillamook County Department of Community Development prior to or at the time of consolidated Building and Zoning Permit application submittal.
8. This approval shall be void on May 29, 2028, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,



Melissa Jenck, CFM, Senior Planner

Sarah Absher, CFM, Director

Enc.: Vicinity, Assessor & Zoning maps



Land of Cheese, Trees and Ocean Breeze

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamookcounty.gov
503.842.3408

VARIANCE #851-26-000021-PLNG: CRAWFORD / SHOCKEY

ADMINISTRATIVE DECISION AND STAFF REPORT

DECISION: Approved with Conditions

Decision Date: May 29, 2026

REPORT PREPARED BY: Melissa Jenck, CFM, Senior Planner

I. GENERAL INFORMATION:

Request: A Variance request to reduce the required 20-foot front (east) yard setback to 5-feet to allow for the placement of a single-family dwelling on the subject property (Exhibit B).

Location: The subject property is located in the Unincorporated Community of Pacific City/Woods, accessed off Park Lane, a County Road, and designated as Tax Lot 5300 of Section 13D, Township 4 South, Range 11 West, Willamette Meridian, Tillamook County, Oregon (Exhibit A).

Zone: Pacific City/Woods Low Density Residential (PCW-R1) Zone

Applicant: Jade Crawford, 7750 Vaughn Road, Tillamook, OR. 97141

Property Owner: Kristina Shockey, PO box 1641, Igo, CA. 96047

Description of Site and Vicinity: The subject property contains 0.28 acres, is currently unimproved, is generally vegetated with fern, blackberry, salal, and other species typical of dune forest underbrush (Exhibit A). The property is part of an Older Stabilized Dune and is located within a Beach and Dune Overlay Zone. The subject property maintains both high and moderate susceptibility for Shallow Landslides. The subject property is accessed off Park Lane, a County local access road, is roughly rectangular in shape, with a portion of the eastern area relatively flat with an increase in slope to the western property line (Exhibit A).

The surrounding properties are zoned Pacific City/Woods Low Density Residential (PCW-R1) and generally improved with single-family residential development. Adjacent properties to the north are zoned Pacific City/Woods Park (PCW-P) and under County ownership (Exhibit A). Properties to the west are undeveloped with several properties further east and south improved with single-family residential development (Exhibit A). No riparian features or wetlands are mapped on the subject property. The subject property is in Flood Zone "X", areas of minimal flooding, according to FEMA FIRM 41057C0855F dated September 28, 2018, and is not in a Special Flood Hazard Area (Exhibit A).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The request is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. TCLUO Section 3.332: Pacific City / Woods Low Density Residential Zone (PCW-R1)
- B. TCLUO Section 4.130: Development requirements for Geologic Hazard Areas
- C. TCLUO Section 3.530: Beach and Dune Overlay Zone (BD)
- D. TCLUO Article VIII: Variance Procedures and Criteria
- E. TCLUO Section 4.005: Residential and Commercial Zone Standards

III. ANALYSIS:

A. TCLUO Section 3.332: Pacific City / Woods Low Density Residential Zone (PCW-R1)

Section 3.332(1), PURPOSE: *The purpose of the PCW-R1 zone is to designate areas for low-density single-family residential development and other, compatible, uses. Suitability of land for low-density uses is determined by the availability of public sewer service, and such limitations to density such as geologic and flood hazards, shoreline erosion, and the aesthetic or resource values of nearby natural features.*

...

Findings: Staff find the proposed single-family dwelling is a use permitted outright in the underlying zone. *Section 3.332(2)(a), 'Uses Permitted Outright' lists single-family dwellings as a use permitted outright.* The applicant is requesting to reduce the required 20-foot setback to 5-feet to allow for the placement of a single-family dwelling (Exhibit B).

Section 3.332 (4), STANDARDS: *Land divisions and development in the PCW-R1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:*

- (a) *The minimum lot size for permitted uses shall be 7,500 square feet, except that the minimum lot size for a two-family dwelling shall be 10,000 square feet. Where public sewers are not available, the County Sanitarian may require lot sizes greater than the minimum if necessary for the installation of adequate on-site subsurface sewage disposal systems.*

Findings: County records indicate the subject property, along with an adjacent parcel to the south are the result of a recent land division request, Partition request # 851-21-000300-PLNG. The property complies with the minimum lot size requirements of the zone (Exhibit A).

...

- (f) *The minimum front yard shall be 20 feet.*

- (g) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 10 feet.*

(h) The minimum rear yard shall be 20 feet; on a corner lot, it shall be 5 feet.

Findings: Per Article 11 of the TCLUO, the property is defined as a “through lot” with the front lot line defined as the eastern property line of the subject property that abuts Park Lane Road where primary vehicular access is proposed to be attained (Exhibit B). Applicant has requested relief (a variance) from the required 20-foot front yard setback along the eastern property line to 5-feet for reasons cited in the application and made part of this review (Exhibit B).

Staff finds the requested variance and relief to application of the required 20-foot front yard setback may be permitted only if the criteria of TCLUO Article 8 are met. The requirements of TCLUO Article 8, ‘Variance Procedures and Criteria’ are addressed below.

B. TCLUO Section 4.130: Development requirements for Geologic Hazard Areas

4.130(1) Purpose: The purpose of these Development Requirements for Geologic Hazard Areas is to protect people, lands and development in areas that have been identified as being subject to geologic hazards. The provisions and requirements of this section are intended to provide for identification and assessment of risk from geologic hazards, and to establish standards that limit overall risk to the community from identified hazards to a level acceptable to the community. Development in identified hazard areas is subject to increased levels of risk, and these risks must be acknowledged and accepted by present and future property owners who proceed with development in these areas.

4.130(2) Applicability: The following areas are considered potentially geologically hazardous and are therefore subject to the requirements of Section 4.130:

a) All lands partially or completely within categories of “high” and “moderate” susceptibility to shallow landslides as mapped in Oregon Department of Geology and Mineral Industries (DOGAMI) Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;

...

f) Lots or parcels where the average existing slopes are equal to or greater than 19 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel less than or equal to 20,000 square feet or lots or parcels where the average existing slopes are equal to or greater than 29 percent within or adjacent to hazard risk zones described in 4.130(2)(a) through (d) for any lot or parcel greater than 20,000 square feet.

1. For the purpose of this section, slopes are determined by:

- Lots or parcels less than 20,000 square feet where the average existing slopes are equal to or greater than 19% measured from the highest to lowest point of the property.*

Findings: DOGAMI Open File Report O-20-13 confirms the subject property lies within an area of mapped shallow landslide susceptibility and is part of an Older Stabilized Dune in (Exhibit A). The applicant submitted a Geologic and Dune Hazard Report dated October 27, 2025, prepared by R. Warren Krager, R.G., C.E.G., and an Addendum to Dune Hazard Report dated October 28, 2025, prepared by Jason R. Morgan, PE Morgan Civil Engineering, Inc. Report findings state the slopes on the property increase closer to Ridge Road and the average slope is near 60-62 percent. Due to the shallow and over-steepened dune slope, Mr. Morgan recommended that construction be as close to Park Lane as possible and recommends a 5-foot setback for the proposed dwelling (Exhibit B).

The property maintains area applicable to TCLUO Section 4.130 and 3.530, as the subject property lies within an Older Stabilized Dune (Exhibit A). Staff find per TCLUO Section 4.130(3)(e), one complete Geologic Hazard Report shall be submitted and reviewed by this Department prior to development activities.

Staff find these standards are met and can be met through compliance with conditions of approval.

C. TCLUO Section 3.530: Beach and Dune Overlay Zone (BD)

(1) PURPOSE: The purpose of the Beach and Dune Overlay Zone is to establish criteria and performance standards to direct and manage development and other activities in beach and dune areas in a manner that:

- (a) Conserves, protects and, where appropriate, restores the resources and benefits of coastal beach and dune areas;*
- (b) Reduces the risks to life and property from natural and man-induced actions on these inherently dynamic landforms; and*
- (c) Ensures that the siting and design of development in beach and dune areas is consistent with Statewide Planning Goals 7 and 18, and the Hazards Element and Beaches and Dunes Element of the Tillamook County Comprehensive Plan.*

...

(5) DUNE AREA DEVELOPMENT PERMIT

- (a) Except for activities identified in subsection (5)(b) as exempt, any new development, new construction, substantial improvement, shoreline alteration (including activities outside of OPRD's jurisdiction) or grading activity in an area subject to the provisions of this section shall require a Dune Area Development Permit. The Dune Area Development Permit may be applied for prior to or in conjunction with a building permit, grading permit, or any other permit or land use approval required by Tillamook County.*

...

(6) GEOLOGIC HAZARD REPORT STANDARDS

...

- (e) For development activities that are subject both to this section and Section 4.130: Development Requirements for Geologic Hazard Areas, one complete Geologic Hazard Report can be used for meeting the requirements of this section and Section 4.130. The report shall include requirements for both sections as applicable.*

Findings: The proposed development of a single-family dwelling requires a Dune Area Development Permit as specified above and requires submittal of a geologic hazard report, subject to relevant standards outlined in TCLUO Section 3.530, Subsection 6. A Condition of Approval has been made to ensure development of the property complies with this requirement and applicable provisions of the Beach and Dune Overlay Zone.

D. TCLUO Article VIII: Variance Procedure and Criteria; including Section 4.005 Residential and Commercial Zone Standards

The purpose of a VARIANCE is to provide relief when a strict application of the dimensional requirements for lots or structures would cause an undue or unnecessary hardship by rendering the parcel incapable of

reasonable economic use. No VARIANCE shall be granted to allow a use of property not authorized by this Ordinance.

Article VIII of the Tillamook County Land Use Ordinance governs the applications of Variances within the County. Article IV, Section 4.005 lists the purposes of the land use standards in each of the residential and commercial zones.

Section 8.020 requires notification of the request be mailed to landowners within 250-feet of the subject property, to allow at least 14 days for written comment and requires Staff to consider comments received in making the decision.

Findings: A notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on March 26, 2026. Comments were received by Tillamook County Public Works stating that due to the narrow section of road right away (20') and road width, no street parking is allowed in this location, stating this could be especially important to know if the intent is for short term rental (Exhibit C). A public comment expressed concern as it relates to future development of adjacent residential properties, impacts to Park Lane for maneuvering and parking as it relates to a reduced front yard, requesting parking be located outside the right-of-way, impacts to an adjacent County trail, and location of existing improvements in the vicinity (Exhibit C).

Section 8.030 states that a Variance may be authorized if the applicants/property owners adequately demonstrate that the proposed use satisfies all relevant requirements, including all four review criteria in Section 8.030. These criteria, including Section 4.005 Residential and Commercial Zone Standards, along with Staff's findings and conclusions, are indicated below.

(1) Circumstances attributable either to the dimensional, topographical, or hazardous characteristics of legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.

Findings: Applicant identifies in their submittal the level building area is on the street side of the property, and at the recommendation of their engineer, Jason Morgan, they seek a variance to utilize the building area to limit disturbance to existing slope (Exhibit B).

A topographic survey map of the subject property identified as Lot 2, from Dallas Esplin, Licensed Surveyor depicts less slope in the southeast region of the property and narrows in depth to the north (Exhibit B). The proposed site plan drawn on the topographic survey map shows the location of a residential structure (single-family dwelling) where less slopes are indicated with application of a 5-foot front yard setback if relief were granted through a variance process (Exhibit B).

Letter from Morgan civil Engineer, Inc dated October 28, 2025, from Jason R. Morgan, PE, advises against cutting into the slope and recommends applying for a five (5) foot front-yard setback variance (Exhibit B).

Based upon the findings outlined above and the evidence contained within this report, staff finds circumstances attributable to topographical and hazardous characteristics of the subject property effectively preclude the owner from enjoying a single-family dwelling in the area and that these circumstances are not self-created. This criterion is met.

(2) A variance is necessary to accommodate a use or accessory use on the lot which can be reasonably expected to occur within the zone or vicinity.

Findings: Single-family dwellings are an outright use allowed in the Pacific City / Woods Low Density Residential Zone (PCW-R1); this use is consistent with surrounding properties. This criterion is met.

(3) *The proposed variance will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.*

Findings: Analysis of TCLUO Section 4.005 follows in a subsequent section, below, in this report.

(4) *There are no reasonable alternatives requiring either a lesser or no variance.*

Findings: Applicant states that the standard front yard setback would cause unwanted destabilization for the lot (Exhibit B).

Staff find considering the shape, topography and access to the subject property a 5-foot front yard setback is a reasonable alternative and allows for building on the subject property consistent with the development patterns of properties in the vicinity. The geologic hazard report contained in "Exhibit B" of this report includes a recommendation from the engineer to avoid cutting into the steeply sloped areas of the property to avoid risk of geologic hazards as outlined in the report, stemming from steep topographical constraints of the dune on which the subject property is located (Exhibit B). This criterion has been met.

E. TCLUO Section 4.005: Residential and Commercial Zone Standards

Section 4.005: *Residential and Commercial Zone Standards of the Tillamook County Land Use Ordinance lists the purposes of the land use standards in each of the residential and commercial zones as follows:*

- (1) *To ensure the availability of private open spaces;*
- (2) *To ensure that adequate light and air are available to residential and commercial structures;*
- (3) *To adequately separate structures for emergency access;*
- (4) *To enhance privacy for occupants or residences;*

Findings: Applicant is proposing to maintain side yard setbacks and will exceed the rear yard setback with the recommendation from Jason R. Morgan, PE, Morgan Civil Engineering, Inc., for the placement of a single-family dwelling (Exhibit B). Access to the property is off Park Lane, a county local access road.

Staff find allowing the proposed development with a 5-foot front yard setback with application of side and rear setbacks will maintain privacy and adequate access to air, light and open space for the subject property, the surrounding properties and provide for adequate separation of structures for emergency access. Staff find that these standards have been met.

- (5) *To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveway, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;*

Findings: Applicant's submittal documents that all private land uses will occur on the subject property including off-street parking (Exhibit B). Concerns expressed concern with regards to parking, maneuvering and impacts to existing right-of-way to Park Lane, a County local access road, and adjacent trails (Exhibit C). Staff find applicants maintain adequate area on the subject parcel to ensure parking and maneuvering. Applicants are required to demonstrate compliance with Public Work's Road Approach standards and

parking standards at time of development when subject to a Consolidated Zoning/Building Permit review. Staff find this standard has been met and can be met through compliance with conditions of approval.

- (6) To ensure that driver visibility on adjacent roads will not be obstructed;*
- (7) To ensure safe access to and from common roads;*

Findings: County records indicate the applicant has received a non-utility permit #6085 from Tillamook County Public works to perform basic brushing and fill work (Exhibit B). Park Lane is an undeveloped, local access road owned by the county. Staff find that these standards can be met through conditions of approval requiring a county road approach permit and a letter from the Nestucca Rural Fire District.

- (8) To ensure that pleasing view are neither unreasonably obstructed nor obtained;*

Findings: The County regulates views through compliance with building height requirements. Staff find compliance with building height requirements can be demonstrated at the time of consolidated Zoning/Building Permit application submittal. Staff find this standard can be met through compliance with the Conditions of Approval.

- (9) To separate potentially incompatible land uses;*

Findings: The applicant proposes to develop a single-family dwelling which is a use permitted outright in the PCW-R1 zone and is a use consistent with the use of surrounding properties. Staff find this standard has been met.

- (10) To ensure access to solar radiation for the purpose of alternative energy production.*

Findings: County records do not indicate any such facilities in the vicinity of the subject property (Exhibit A). Staff find the proposed development does not unreasonably shadow or otherwise inhibit access to solar radiation on adjacent properties and finds that the standards of Section 4.005(10) have been met.

Staff conclude the standards outlined in TCLUO Section 4.005 are met or can be met through the Conditions of Approval outlined below. Variance criterion #3 is met and can be met through the Conditions of Approval outlined below.

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes, based on the findings of fact and other relevant information in the record, that applicant has satisfied/or is able to satisfy through the Conditions of Approval the applicable ordinance requirements related to applicant's request to reduce the required front yard setback along the easterly boundary of the subject property to 5-feet, and therefore, approves the request to reduce the front yard setback to 5-feet subject to the provisions in Section V below.

By accepting this approval, the applicants/property owners agree to indemnify, defend, save and hold harmless Tillamook County, and its officers, agents, and employees from any claim, suit, action or activity undertaken under this approval, including construction under a Building Permit approved subject to this approval. The applicants/property owners shall obtain all of the necessary local, state, and federal permits and comply with all applicable regulations for the proposed building site.

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on June 10, 2026.**

V. CONDITIONS OF APPROVAL:

Section 8.060: COMPLIANCE WITH CONDITIONS, and 8.070: TIME LIMIT requires compliance with approved plans and Conditions of this decision, and all other ordinance provisions, and allows 24 months for compliance with Conditions and start of construction. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. Variance approval is for a five (5) foot front yard setback along the eastern property line; all other applicable setbacks shall adhere to the development standards in TCLUO Section 3.332: Pacific City / Woods Low Density Residential Zone (PCW-R1).
3. The applicant/property owner shall obtain an approved consolidated Zoning/Building Permit from the Tillamook County Department of Community Development.
4. An approved road approach permit from the Tillamook County Public Works Department shall be submitted at time of consolidated Zoning/Building Permit application submittal.
5. The applicant/property owner shall submit service provided letters from the Nestucca Rural Fire Protection District and Pacific City Joint Sewer-Water Authority at the time of consolidated Zoning/Building Permit application submittal.
6. The applicant/property owner shall submit a site plan, drawn to scale and confirming all required yard setbacks, except that approved through this Variance request, are met at the time of Consolidated Building and Zoning Permit application submittal.
7. A Dune Area Development Permit prepared in accordance with the requirements of TCLUO Section 3.530: is required for development of the property. The Dune Area Development Permit shall include a Geologic Hazard Assessment prepared in accordance with this section and shall be submitted to the Tillamook County Department of Community Development prior to or at the time of consolidated Building and Zoning Permit application submittal.
8. This approval shall be void on May 29, 2028, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

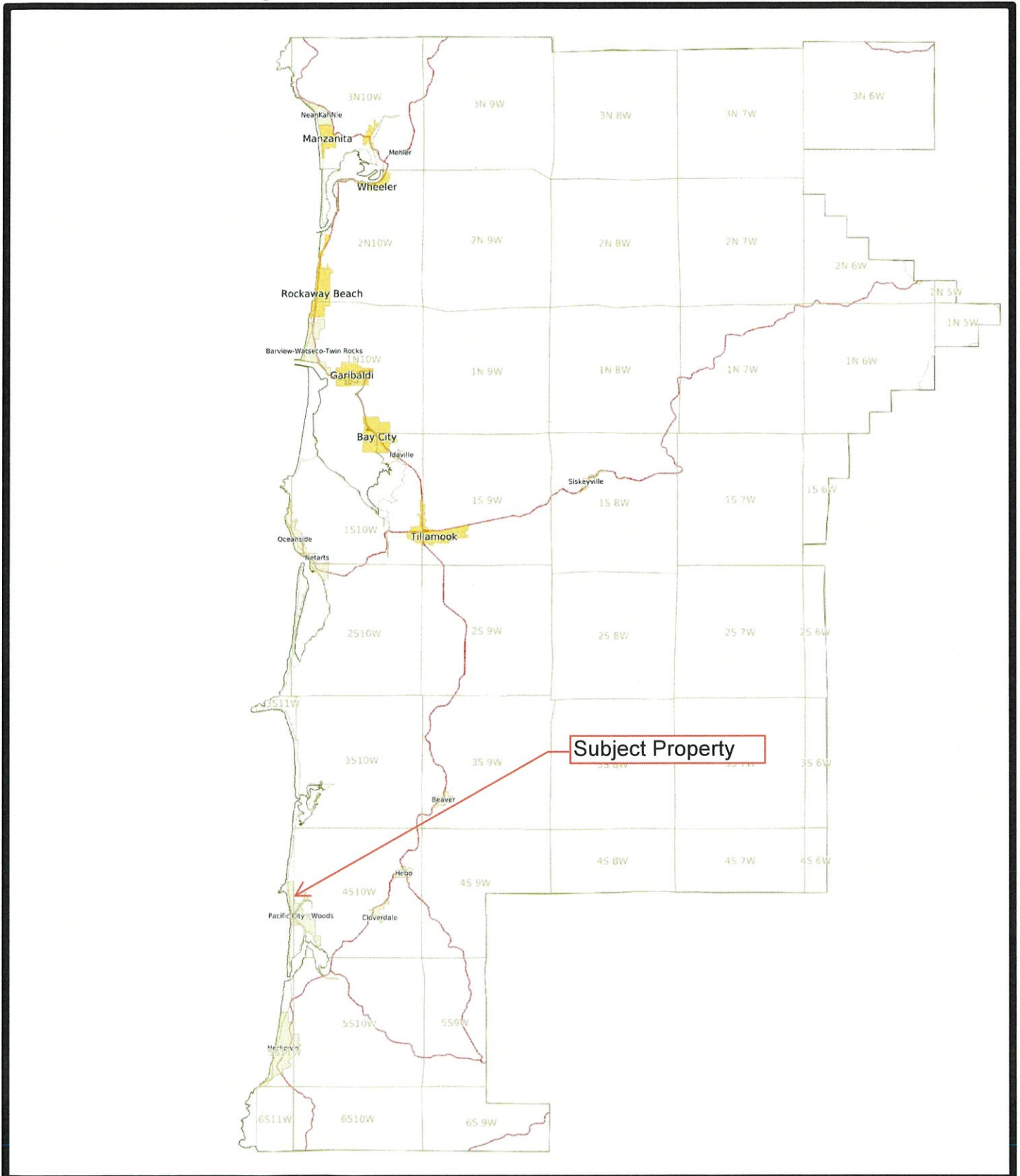
VI. EXHIBITS:

All Exhibits referenced herein are, by this reference, made a part hereof:

- A. Vicinity map, Assessor's map, Zoning map, Assessor's Summary Report, County Records
- B. Applicant/Property Owner's Submittal
- C. Public Comments

EXHIBIT A

Vicinity Map



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

S.E. 1/4 SEC. 13 T.4S. R. 11W. W.M.
TILLAMOOK COUNTY

04S11W13D
HAYSTACK HEIGHTS

04S11W13D
HAYSTACK HEIGHTS

Revised 4/01/24, WS

© GEN



- CANCELLED
- 900
- 2301
- 5500
- 6400
- 7500
- 101
- 5200
- 5701
- 3501

SEE MAP 4S 11W 13

SEE MAP 4S 11W 13

SEE MAP 4S 10W 18

SEE MAP 4S 11W 24AA

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HAYSTACK HEIGHTS

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Tillamook County
2025 Real Property Assessment Report
Account 243846

Map 4S1113D005300
 Code - Tax ID 2202 - 243846

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr PARTITION PLAT 2022-05

Lot - PARCEL 1

Mailing SHOCKEY, KRISTINA
 PO BOX 164
 IGO CA 96047

Deed Reference # 2024-3598
 Sales Date/Price 08-23-2024 / \$110,000
 Appraiser KARI FLEISHER

Property Class 100 MA SA NH
 RMV Class 100 09 ST 909

Site	City
------	------

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
2202	Land	88,990		Land	0	
	Impr	0		Impr	0	
Code Area Total		88,990	40,710	40,710	0	
Grand Total		88,990	40,710	40,710	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202	0	<input checked="" type="checkbox"/>		PCW-R1	Market	103	0.28 AC		88,990
Code Area Total							0.28 AC		88,990

Improvement Breakdown								
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

Exemptions / Special Assessments / Notations
Notations <ul style="list-style-type: none"> ■ CHANGES TO VALUATION JUDGMENT (REDUCTION) 308.242 ADDED 2019 Stipulated Agreement

Comments 02/11/14 Reappraised land, tabled values.ef 1/2020 Changes in Valuation Judgement (Stipulated Agreement). Reviewed property and made adjustments to land. Rolled values forward. RCW 3/17/20 Code change due to fire patrol removal. LM
 3/28/22 TL 5300 and 5200 was combined prior to p. plat 2022-05 created TL 5301 and 5302 from TL 5300. Apportioned MAV. 96/23 to bring to market. Cancelled TL 5200 see JV-22-3086985. KF
 8/18/23 Brought land to market after p. plat 2022-05 created TL 5301 and 5302 from TL 5300. see JV-22-3086985. KF

National Flood Hazard Layer FIRMette



123°58'32"W 45°13'28"N



123°57'55"W 45°13'2"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AE
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee. See Notes, *Zone X*

Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

NO SCREEN *Zone X*

Area of Minimal Flood Hazard *Zone X*

Effective LOMRs

Area of Undetermined Flood Hazard *Zone X*

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS



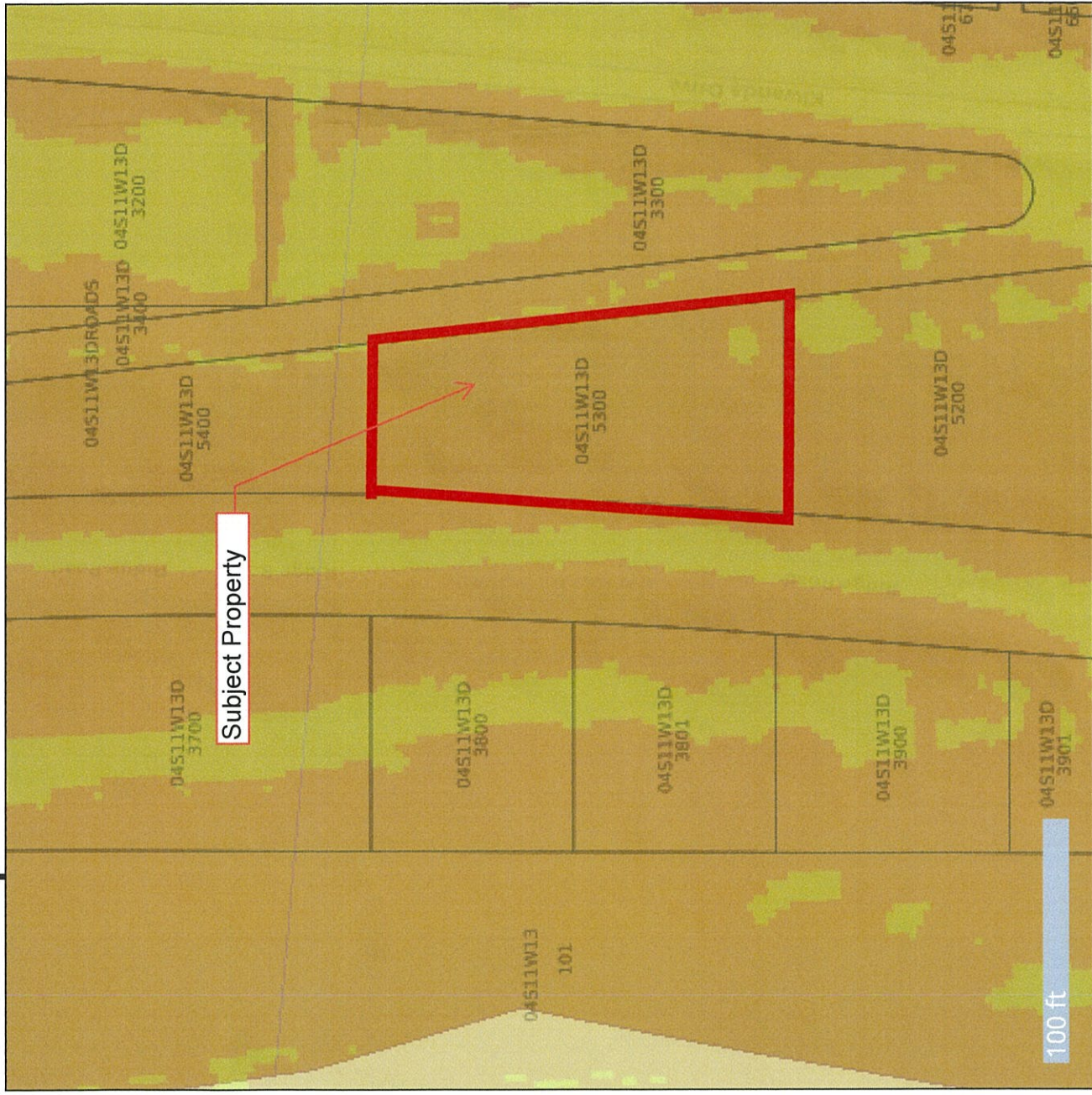
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/26/2026 at 7:36 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Hazard Map



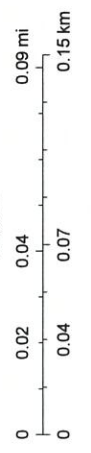
Legend

- B - Beach
- FDA - Active foredune
- AFDA - Artificial dune
- FD (W) - Reactivated, erosion/flooding
- H - Hummocks, active
- FD - Stabilized foredune
- IFD - Inland foredune
- DC - Dune complex
- DC (W) - wet
- DS - Dune, younger stabilized
- ODS - Dune, older stabilized
- OS - Open sand
- W - Interdune
- WMF - Wet mountain front
- WDP - Wet deflation plain
- WL - Wetland
- WSP - Wet surge plain
- WFP - Wet flood plain
- LK - Lake
- CT - Coastal terrace
- LD - Landslide
- FED - Fluvial, estuary deposit

Statewide Wetlands Inventory



3/26/2026, 12:37:05 PM





 Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, USGS TNM - National Hydrography Dataset, Data Refreshed January, 2026., Source: Esri, Vantor, Earthstar Geographics, and the GIS User










-  ArcGIS World Geocoding Service
-  Sections
-  Large Scale Coastline
-  NHD Area
-  USFWS National Wetlands Inventory NWI
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Riverine
-  SWI Predominantly Hydric Map Units

EXHIBIT B



Tillamook County Department of Community Development
 1510-B Third Street, Tillamook, OR 97141 | Tel: 503-842-3408 Fax: 503-842-1819
www.co.tillamook.or.us

PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Jade Crawford Phone: 503 515 7363

Address: 7750 Vaughn Rd

City: Tillamook State: OR Zip: 97141

Email: jadesbeachhouse@yahoo.com

Property Owner

Name: Kristina Shocker Phone: (503)999-4677

Address: PO Box 1641

City: IGO State: CA Zip: 950047

Email: KRISTINSTAPPANSOUTWEST@GOL.COM

Request: 5' Front Yard Setback

OFFICE USE ONLY	
RECEIVED	
JAN 12 2026	
BY: <u>AW</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: <u>AW</u>	
Receipt #: <u>147112</u>	
Fees: <u>\$ 1,995.00</u>	
Permit No: <u>851-26-000021-PLNG</u>	

Type II

- Farm/Forest Review
- Conditional Use Review
- Variance
- Exception to Resource or Riparian Setback
- Nonconforming Review (Major or Minor)
- Development Permit Review for Estuary Development
- Non-farm dwelling in Farm Zone
- Fore-dune Grading Permit Review
- Neskowin Coastal Hazards Area

Type III

- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception
- Nonconforming Review (As deemed by Director)
- Variance (As deemed by Director)

Type IV

- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

Location:

Site Address:

Map Number: 45 11 13D 5300

Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

Kristina Shocker
 Property Owner Signature (Required)

1/7/26
 Date

[Signature]
 Applicant Signature

1/7/26
 Date

Proposal to Tillamook County Planning for a Setback Variance

We appreciate the previous approval and effort through the application process for a setback variance. However, the owner was wanting to request a five foot front yard setback and the attached geological reports were conducted and based on that five foot request, as seen in the attached. Due to some miscommunication on our end, as noted, we had applied for and been approved for a ten foot front setback. With that said, we are reapplying with all of the following narrative to remain applicable to our new application with the only change being the request from ten foot to five foot.

In regards to Lot 2, Block 2 of Haystack Heights, SE 1/4 Section 13, T4S, R11W, The Owner, Kristina Shocky, hereby referred to as the applicant, seeks the granting of a front yard setback variance. The applicant requests the modification to a 5 ft setback to insure both enjoyment of property rights by her and minimization of a geological and natural surrounding disturbances.

The following will address the applicants need for said variance and display conformance to both the review criteria set out in Section 8.030 and Article iv supplementary regulations of Section 4.005.

Section 8.030

- (1) In the vicinity of the applicants lot the primary property right enjoyed by landowners is the placement and occupation of single family dwellings. The applicant seeks the same, however, the existing topography of the lot greatly limits possible options to place such a structure due to the great majority of the lot being steeply sloped sand dune. The one fairly level building area is on the street side of the lot on the SE corner. Currently zoned setbacks prohibit the use of this portion of the lot. At the recommendation of our geologist, Jason Morgan, we are seeking a variance to utilize this building area and limit disturbing the sloped sand dune and vegetation (see attached). The applicant has already conceded the need to drastically reduce the square footage and footprint of a desired dwelling to substantially less than to those of surrounding landowners. But even with that, the maintaining of a standard front setback would push the structure so far toward the aforementioned steep dune that the width of such a structure would not be practical or would require a substantial invasion into the dune. This would result in both the possible unwanted destabilization of the disturbed area and if possible, the applicant to expend what could be considered exorbitant and limiting expenses. In addition, the owner desires to maintain as much natural foliage and its stabilizing effect as possible, and believes the surrounding community as well. By locating the desired dwelling in the proposed location much removal of existing floral would be avoided, both maintaining helpful stabilization of the lot and natural visual appeal.
- (2) As mentioned above, the applicant seeks to enjoy the same use of the property as other landowners in the vicinity, that being the building and occupying of a single family dwelling.
- (3) Refer to supplementary regulations in Article iv, Section 4.005, Residential and Commercial zoned standards.

- (1) The applicants lot is of substantial size and private open space would not be affected especially considering the small size of the proposed dwelling.
- (2) There are no obstructions to either the applicants proposed dwelling or any structures of neighboring landowners.
- (3) No other structures are proposed on the applicants property and side setbacks will be adhered to separating it from any neighboring structures, none of which exist currently.
- (4) The applicant would have no visual line of sight to any surrounding dwellings from the proposed location.
- (5) The requested variance would ensure the applicant's ability to have a dwelling and parking area, while still maintaining private open space and safe access to the common road.
- (6) The applicant lot is one of only two on Pike Road and located at the end of it. Pike Road is a seldom used straight and level dead end road with no visual obstructions.
- (7) Same as above
- (8) The applicant's proposed dwelling will be well under applicable height restrictions and is in a location that has no ability to restrict any views of surrounding properties.
- (9) No incapable land uses are proposed
- (10) No plans for alternative energy production are proposed

- (4) The applicant contends that adhering to the standard front setback would, as mentioned before, would require an inhibitive expense and unwanted destabilization of the lot and considers those unreasonable alternatives to a setback variance of five feet.

BLOCK 4

NOTES

THIS IS A TOPOGRAPHIC SURVEY OF LOTS 2 AND 3, BLOCK 2, HAYSTACK HEIGHTS. THE PURPOSE OF THIS SURVEY IS TO SHOW TOPOGRAPHIC INFORMATION IN RELATION TO THE BOUNDARY ON LOTS 2 AND 3, BLOCK 2. THIS MAP DOES NOT CONSTITUTE AS A BOUNDARY SURVEY. FOR BOUNDARY INFORMATION SEE MAP BY THIS FIRM DATED APRIL 23, 2008. TILLAMOOK COUNTY SURVEY RECORDS, RECORDS WERE NOT LOCATED AND OTHER INSTRUMENTS MAY BE PRESENT.

LEGEND

- 1/4" DIA. X 1/4" HIGH WITH PLASTIC CAP MARKER "DALLAS ESPLIN L2 2007"
- ◆ 1/2" X 1/2" X 1/2" WHITE PLYWOOD POST
- TYPICAL SIZE AND TYPE NOTED
- WITH SIGN OFF
- WITH VALUE
- SURVEY BENCH CLEARANCE

RIDGE ROAD (50')

CAPE KIWANDA DRIVE (60')

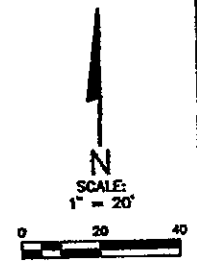
LOT 2

LOT 3

LOT 4

PARK LANE (20')

Proposed 5' Setback
 Approx Dwelling Location 14x40
 Driveway



REGISTERED PROFESSIONAL LAND SURVEYOR

DRAWN
 DECEMBER 3, 2014
 DALLAS W. ESPLIN
 R3227
 LICENSE # 20080000000000000000

BAYSIDE SURVEYING LLC
 11765 HWY 101 SOUTH
 TILLAMOOK, OR 97141
 503-842-5551

TOPOGRAPHIC MAP FILE
SHAWN MACDONALD
 LOTS 2-3, BLOCK 2
 HAYSTACK HEIGHTS,
 TILLAMOOK COUNTY PLAT RECORDS
 DE 1/4 SECTION 13, T4S, R11W
 TILLAMOOK COUNTY, OREGON

TYPICAL SIZES - TOPOGRAPHIC RECORDS - 2008



MORGAN CIVIL ENGINEERING, INC.

PO Box 358, Manzanita, OR 97130

ph: 503-801-6016

www.morgancivil.com

October 28, 2025

Kristina Shockey

PO Box 164

Igo, CA 96047

KrisstsTarpansOutWest@aol.com

Re: Addendum to Dune Hazard Report for Tax Lot 5300, Map 04S 11W 13D, Parcel 1 of Partition Plat 2022-05, Pacific City, Tillamook County, Oregon (Park Lane) Project #19-07-Mac

Dear Ms. Shockey:

As requested, I have completed a brief follow-up engineering evaluation of the site conditions on your property. This assessment was completed for the purpose of preparing this addendum to the Dune Hazard Report. The original Dune Hazard Report for the property was completed by Morgan Civil Engineering, Inc. and is dated March 9, 2020. A geologic report for the lot has recently been completed by Warren Krager, CEG, dated October 28, 2025.

Plan Review

A preliminary site plan was prepared by Morgan Civil Engineering. A home is proposed near the front of the property with access from Park Lane. The home will be supported on structure fill, with a retaining wall at the property line.

Site Conditions

Following a recent site inspection of the subject property and a review of the previous Dune Hazard Report for this property, it is my opinion that the conditions on the site have not changed. The engineering standards set forth in that report remain valid for the property.

The previous engineering report can be utilized by the new owner, listed above. The use of a wall with fill to support the home is an acceptable alternative. The fill must be placed in level lifts about 8 inches thick, with each lift watered, and thoroughly compacted.

Due to the lot being shallow and the over-steepened dune slope, I strongly recommend that a front yard setback variance be obtained. Based on the site conditions, a 5-foot setback is preferred. This will limit the disturbance to the slope.

KRISTINA SHOCKEY

October 28, 2025

MORGAN CIVIL ENGINEERING, INC.

*Update to Dune Hazard Report
for Tax Lot 5300, Map 4S 11W 13D
Pacific City, Tillamook County*

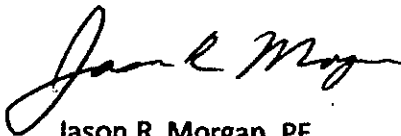
Updated Wind Design Requirements – The site is in a 135 miles per hour basic wind gust speed zone, unprotected from the ocean winds (Exposure 'D' as per the 2023 ORSC). Therefore, the building must be designed to withstand the minimum required lateral wind gust loads. In general, one- and two-story wood frame construction designed to withstand 135 miles per hour Exposure 'D' wind loading will also withstand even severe earthquake loads. According to the ORSC, structures in Exposure 'D' are typically required to have an engineering analysis calculation of lateral wind loads. Such calculations must be submitted with the building permit application. The lot is located 1400 feet from the ocean beach.

Updated Seismic Design Requirements – The North Oregon Coast is defined by the 2023 ORSC as lying within a D₂ Seismic Design Category. As such, structures built in this area must, at a minimum, comply with the structural requirements for the D₂ Design Category.

Should you have any questions regarding my investigation or this updates report, please contact me at jason@morgancivil.com or 503-801-6016.

Sincerely,

MORGAN CIVIL ENGINEERING, INC.



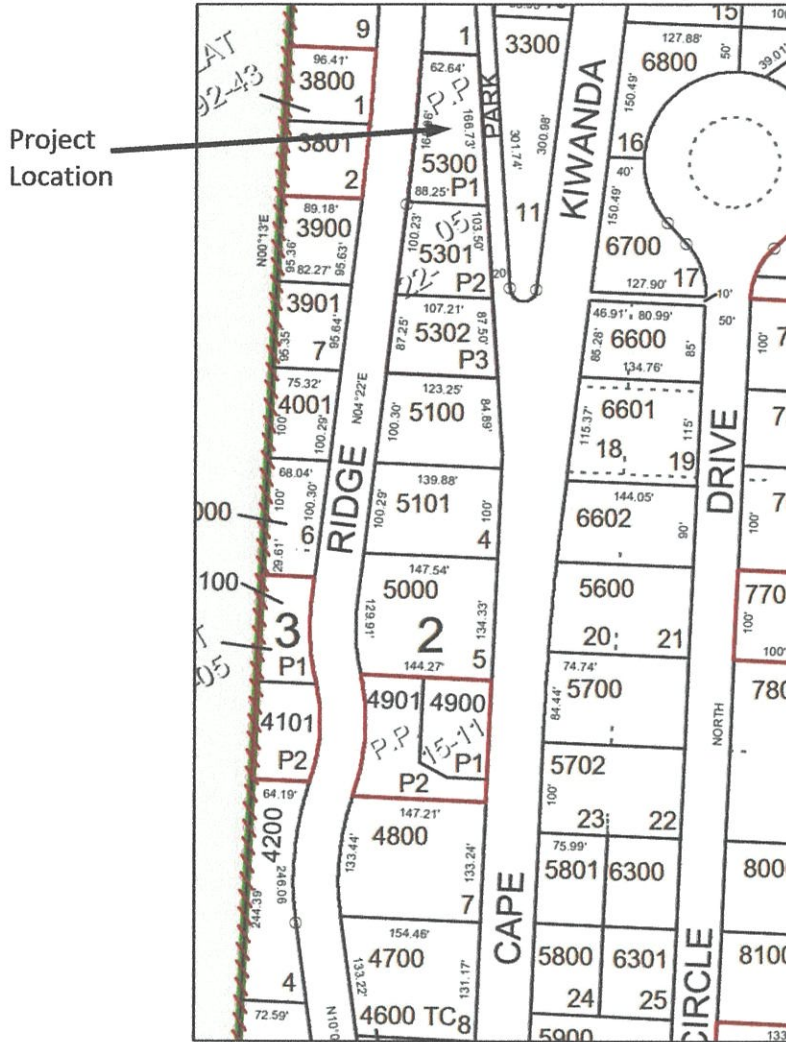
Jason R. Morgan, PE
Professional Engineer

cc: jadesbeachhouse@yahoo.com
Project File #19-07-Mac

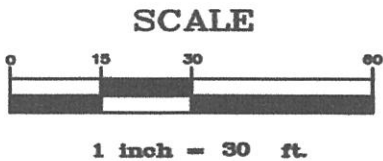
<V:\19-07-Mac\Reports\Shockey DHR Add.docx>



Update to Dune Hazard Report
for Tax Lot 5300, Map 4S 11W 13D
Pacific City, Tillamook County



**Tax Lot 5300, Map 04S 11W 13D
Parcel 1 of Partition Plat 2022-05
Pacific City, Tillamook County, Oregon
(Park Lane)**



TOPOGRAPHY BASED ON
2008 DOGAMI LIDAR DATA.

PAGE 1

OCT. 3, 2025

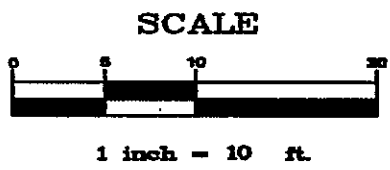
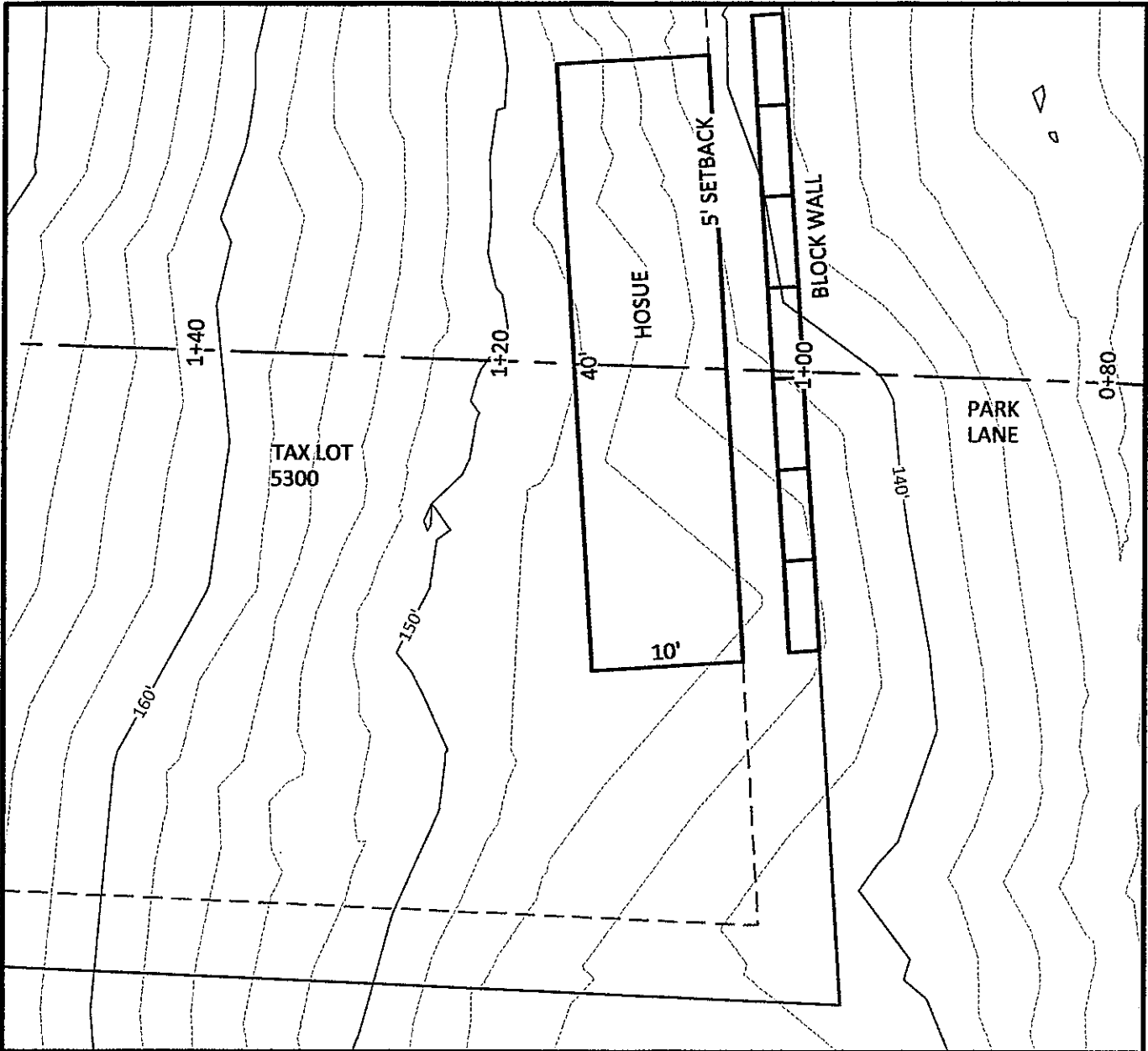
KRISTINA SHOCKEY
 LOTS 2, BLOCK 2
 RIDGE VIEW HEIGHTS, PARK LANE
 SITE LAYOUT
 PACIFIC CITY/MAP 4S 11W 13D



**MORGAN CIVIL
ENGINEERING, INC.**

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 (503) 801-6016
 www.morgancivil.com

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- PLANNING



PAGE 2

OCT. 3, 2025

KRISTINA SHOCKEY
 LOTS 2, BLOCK 2
 RIDGE VIEW HEIGHTS, PARK LANE
 SITE LAYOUT
 PACIFIC CITY/MAP 4S 11W 13D

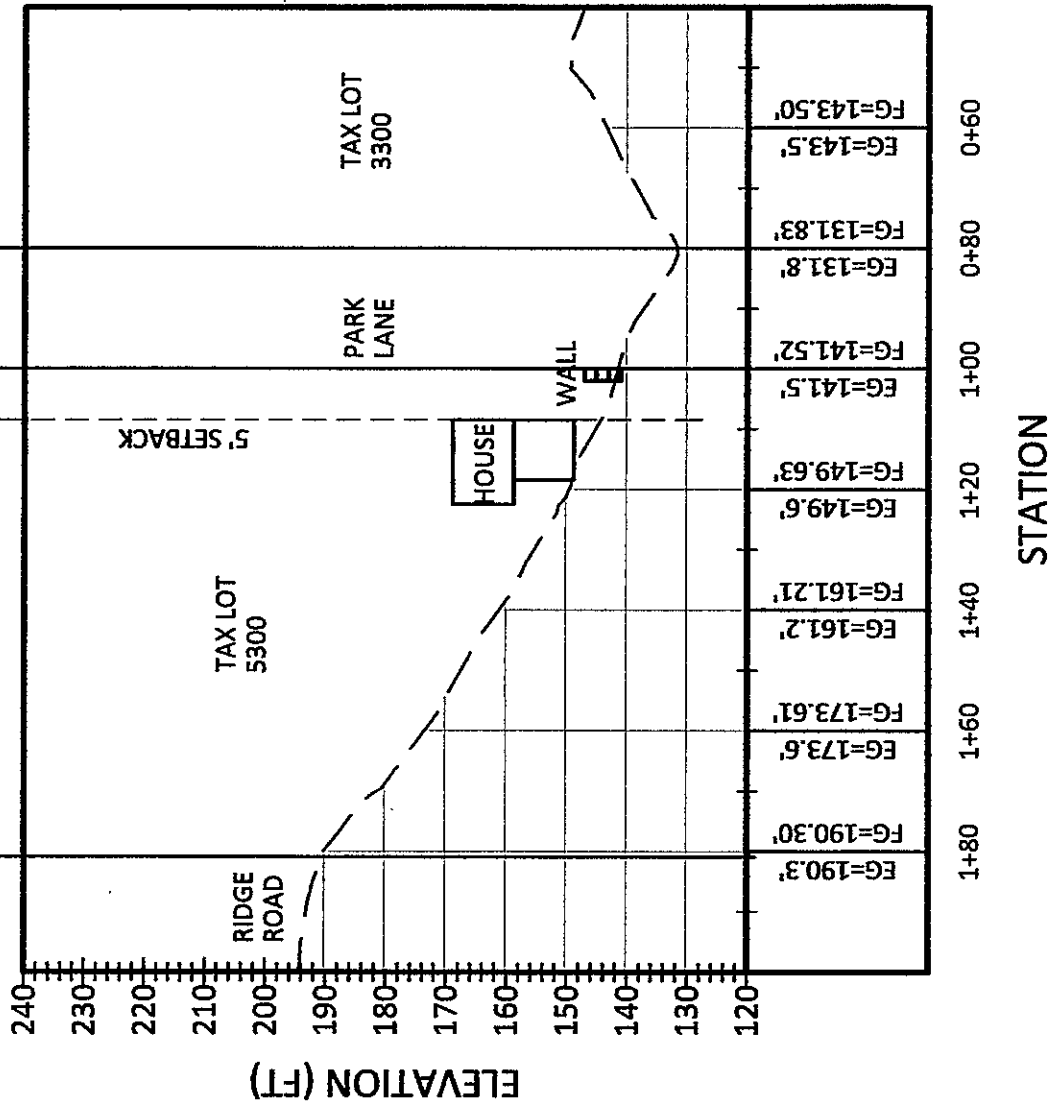


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TL 5300 PROFILE



KRISTINA SHOCKEY
 LOT 2, BLOCK 2
 RIDGE VIEW HEIGHTS, PARK LANE
 SITE PROFILE
 PACIFIC CITY/MAP 4S 11W 13D



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- PLANNING

**R. Warren Krager, R.G., C.E.G.
Consulting Engineering Geologist
Oregon CEG #E957**

October 27, 2025

Kristina Shockey, in care of:
Jason R. Morgan, P.E.
Morgan Civil Engineering, Inc.
PO Box 358, Manzanita, OR 97130

**Subject: Engineering Geologic Site Reconnaissance
 and Geologic and Dune Hazard Report
 Proposed Residence and Retaining Wall, Park Lane,
 Tax Lot 5300, Map 4S 11W 13D, Haystack Heights
 Pacific City, Tillamook County, Oregon**

Dear Ms. Shockey and Mr. Morgan:

As you requested, I am pleased to submit my engineering geologic reconnaissance and dune hazard report for the subject project.

Introduction

This engineering geologic and dune hazard report has been prepared in general accordance with the Tillamook County Land Use Ordinance (TCLUO) Section 3.530, for application for a Dune Area Development Permit. The subject property is mapped in older stabilized dune area according to Oregon Department of Geology and Mineral Industries (DOGAMI) Open-File Report O-20-04. Steeply sloped, poorly graded, fine-grained sand dune deposits were observed on site.

R. Warren Krager, R.G., C.E.G. (Oregon Licensed Engineering Geologist E-957) conducted the surficial reconnaissance of the proposed building area on Tax Lot 5300 with you and a companion, and Mr. Morgan, P.E., on August 5, 2024. The reconnaissance included a walk over portions of the subject property and observation of existing sand soil exposed at ground surface, slope, and Vegetation. Approximately one-half hour was spent in observation and discussion of the proposed building area, slope stability, and drainage and erosion control considerations. Subsurface exploration was not conducted. Fine-grained sand is expected to a depth of several tens of feet below the existing ground surface in the proposed building addition area.

The conclusions and recommendations of this report are based on observations of site surface conditions and local surrounding area, a review of soils and geologic hazard conditions that may be expected during the design life of the proposed structure, and general familiarity with engineering geologic conditions of the area. The following geologic reports, maps, aerial photographs, and other information were reviewed and used in preparation this report:

- DOGAMI Open-File Report O-20-04, Temporal and Spatial Changes in Coastal Morphology, Tillamook County, Oregon, Jonathon C. Allen, 2020.
- USGS Open File Report 90-202, Preliminary Geologic Map of the Nestucca Bay Quadrangle, Tillamook County, Oregon, 1990.
- Environmental Geology of the Coastal Region of Tillamook and Clatsop Counties, Oregon, Oregon Department of Geology and Mineral Industries (DOGAMI), Bulletin 74, 1972.

- United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), Web Soil Survey: <http://websoilsurvey.nrcs.usda.gov/>. accessed online October 24, 2024.
- Google Earth Aerial photographs of the Cape Kiwanda area, photo dates: May 5, 1994, August 15, 2000, November 14, 2002, June 28, 29, 2005, August 1, 2011, July 6, 2012, July 30, 2014, August 23, 2016, June 22, 2017, April 15, 2021, April 13, 2023, and July 21, 2024.
- Kristina Shockey, Lot 2, Block 2, Ridge View Heights, Park Lane, Site Layout, Pacific City, Map 4S 11W, 13D, including 2008 Lidar Topography, prepared by Morgan Civil Engineering, dated October 3, 2025.

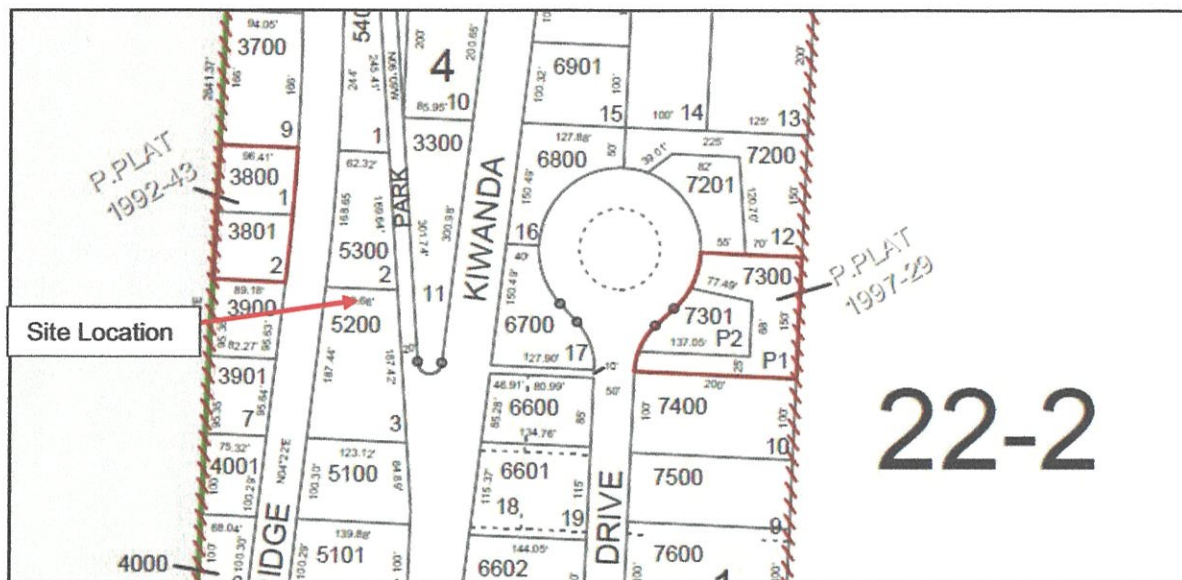


Figure 1 - Site Location Plan, Portion of Tillamook County Tax Lot Map 4S 11W 13D, Haystack Heights.



Photograph 1- View to the southwest of Tax Lot 5300 proposed building area from Park Lane.

Site Location and Project Description

The subject property consists of an undeveloped residential lot on the west side of Park Lane, located off the west side of Kiwanda Drive, about ½-mile east of Cape Kiwanda, north of Pacific City, Oregon, as shown on **Figure 1**. The subject property is described as Tax Lot 5300, on Tillamook County Map 4S 11W 13D, Haystack Heights. Tax Lot 5300 is about 169 feet in length, north to south, about 88.6 feet wide on its southern boundary, and about 62.3 feet wide on its northern boundary. The steeply sloped proposed building area near the southeast corner of the property, shown in **Photograph 1**, had been stripped of most vegetation and contained cut tree stumps, partially stripped or disturbed organic sandy loam topsoil and exposed disturbed fine-grained dune sand at the time of our site reconnaissance.

I have not seen detailed plans for the proposed home. From our conversation, I understand that the proposed residence footprint will be about 10 feet wide by 40 feet long. The longer dimension of the proposed home will be oriented generally north-south, parallel to slope elevation contours. The proposed home will include two stories of living area, but no garage. The upper story will likely have a wider dimension which may be cantilevered over the first story on its west side, or partially supported on isolated foundation piers, depending on the additional second story width. We expect the proposed home will be a conventional wood frame structure supported on continuous perimeter shallow spread foundation, and possible piers embedded in the slope on the west side of the home.

A proposed variance request of Tillamook County for a front yard building setback reduction to five feet on the west side of Park Lane has been discussed between Ms. Shockey, Mr. Morgan, PE, and myself, and is recommended for this property and proposed home concept. With the recommended 5-foot-wide front yard building setback granted, a three-tier gravity block retaining wall along the Ridge Road western right-of-way boundary is proposed to raise elevation and reduce slope gradient within the eastern margin of the proposed building footprint. The eastern foundation of the proposed home will be supported on engineered retaining wall backfill.

The Tax Lot 5300 boundary outline and dimensions, Ridge Road and Park Lane public rights-of-way, proposed five-foot-wide building setback, gravity block retaining wall, 10-foot-wide by 40-foot-long first-floor building footprint, plan location of a slope building section profile, and superimposed 2008 Lidar topographic contours are presented in **Figure 2**.

The approximately 60 percent to 62 percent east-west slope profile through Tax Lot 5300, and the proposed home building footprint and retaining wall section are shown in **Figure 3**.

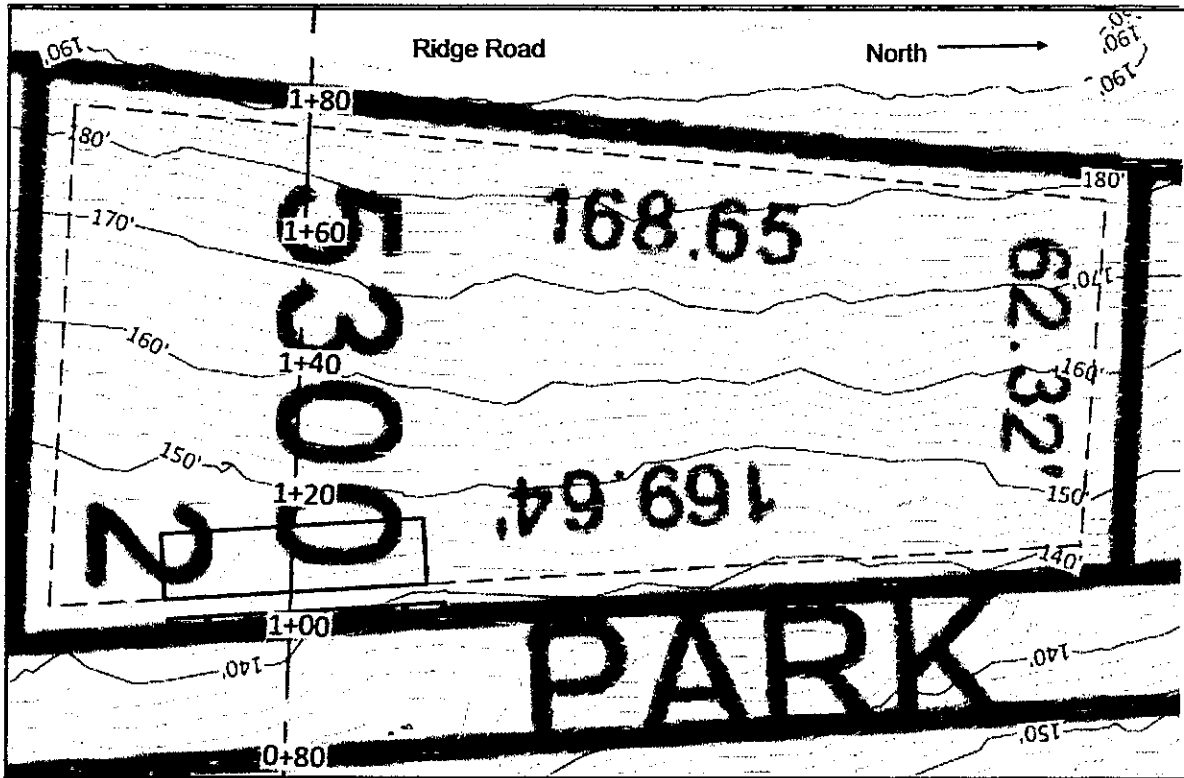


Figure 2 – 2008 Lidar topography of Tax Lot 5300 showing proposed 10-foot by 40-foot home footprint set back 5 feet from Park Lane right-of-way, prepared by Morgan Civil Engineering, Inc.

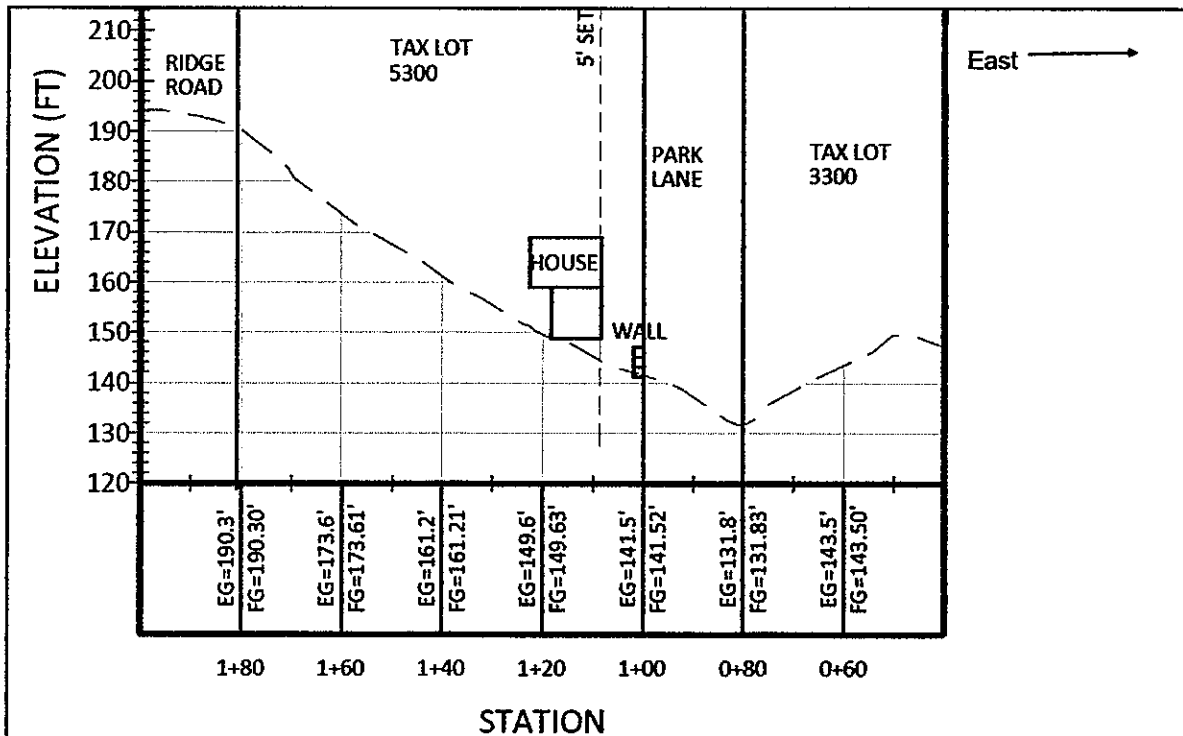


Figure 3 - Slope profile through Tax Lot 5300, with building footprint and retaining wall section.

Soils and Geology

Surface soils on the property are mapped as Waldport fine sand, thin surface, 15 to 60 percent slopes, by the USDA NRCS Web Soil Survey. This soil forms on concave linear surfaces of foredunes, blowouts and dunes ridges on marine terraces. The typical near-surface soil profile described by the USDA includes one inch of slightly decomposed plant material, underlain by fine sand to 60 inches or more in depth. The approximate home footprint area contained organic sandy loam and disturbed fine-grained dune sand exposed at the existing ground surface at the time of our site reconnaissance. It is my interpretation that the sand soil in the proposed building site is native dune sand consistent with the USDA mapped Waldport fine sand.

Figure 4 shows the mapped surface geologic deposits of the project area. The area around Tax Lot 5300 is mapped in Quaternary to Holocene age fine-grained dune sand, map unit **sd**. Naturally outcropping sandstone bedrock exposed at Cape Kiwanda is mapped as Tertiary Miocene age Astoria Formation. Haystack Rock consists of Tertiary volcanic intrusive rock, **Ti**, of Tertiary, Miocene age.

Although subsurface exploration was not conducted in the planned building area of Tax Lot 5300, bedrock or fluvial deposits are not expected at shallow depths on Tax Lot 5300. The Quaternary age longitudinal sand dune ridge on which Tax Lot 5300 is located reaches a crest elevation of about 230 feet above mean sea level. The highest exposed elevation of the Astoria Formation in Cape Kiwanda is about 130 feet above men sea level. I estimate that up to 100 feet thickness of Quaternary Dune sand may underlie Tax Lot 5300.

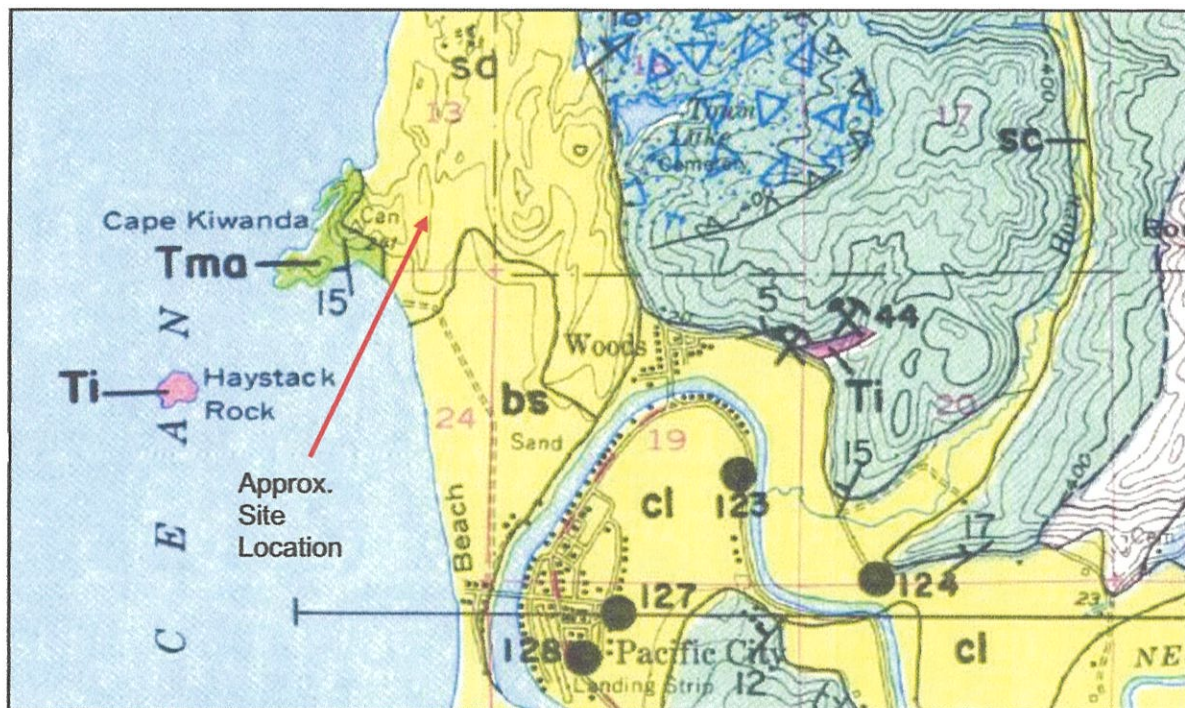


Figure 4- Portion of Geologic Map of Hebo Quadrangle, DOGAMI Bulletin 74, 1972.

Seismic Hazard Discussion

The principal geologic hazard throughout western Oregon is potential for a strong earthquake on the Cascadia Subduction Zone. The CSZ is an active thrust fault system in a zone of tectonic plate convergence located in the sea floor about 50- to 60-miles off the northern Oregon coast. This fault interface between the oceanic Juan De Fuca and North American continental tectonic plates is currently considered locked with friction and building pressure and strain along the coastal margin.

Geologic and geophysical research has established that the CSZ has produced 19 large, magnitude 8-9 earthquakes in the past 10,000 years. Recurrence intervals between past earthquakes range from 110 years to 1,150 years, with an average recurrence interval of about 490 years. Historic Japanese tsunami records and modern tree ring dating techniques have been used to calculate that the most recent CSZ earthquake occurred in January of 1,700 A.D.

Based on the geologic record of past strong earthquakes, it is expected that the CSZ will produce future strong earthquakes. Scientists and engineers generally agree that the potential intensity of the next CSZ earthquake could exceed moment magnitude 8.5. The strong ground shaking could last several minutes and may be followed by days or weeks of strong aftershocks. Other earthquake sources occur in this region. These include fault ruptures deep within the subducting oceanic plate and within the overlying continental crust. However, the CSZ earthquake is considered the greatest seismic hazard to the region and that which dictates engineering design requirements for structures.

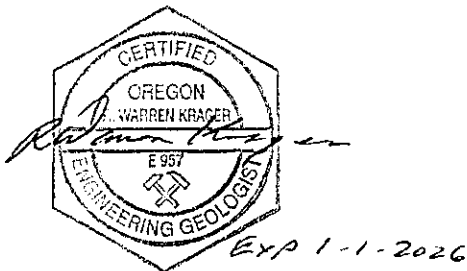
Strong CSZ earthquake ground shaking may cause instability in steep unconsolidated sand dune slopes. Because of the steepness of the leeward dune slope through Tax Lot 5300, CSZ earthquake induced slope instability risk is considered low to moderate. This slope appears to be over steepened in the upper elevations of Tax Lot 5300 from placement of side cast fill from construction of Ridge Road. The dune ridge has experienced multiple CSZ earthquakes in the geologic past so the slope instability with likely to be limited to manmade fill placed over the natural dune slope. I expect that reestablishing native shrubs and grasses after construction will reduce slope reduce seismic slope instability and erosion risk to Tax Lot 5300.

The ocean floor fault displacement associated with a strong CSZ earthquake will initiate and ocean tsunami that will reach the Oregon coast about 15- to 20-minutes after the strong earthquake is initially felt. Tax Lot 5300 is above the tsunami inundation elevation predicted to result from a large CSZ sea floor fault rupture.

This report may be used only by the client and their authorized agents for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both on- and off-site), or other factors may change over time and could materially affect our conclusions and recommendations. Therefore, this report should not be relied upon more than three years from its date of issue.

If the construction is delayed by more than three years, I would be happy to review site and design conditions and revise this report if appropriate. If you have any questions regarding the information presented in this report, please do not hesitate to contact me at 360-903-4861 or warrenkrager@gmail.com.

Sincerely,



R. Warren Krager, R.G., C.E.G.
Oregon Licensed Engineering Geologist E-957

EXHIBIT C

Melissa Jenck

From: Brian Olle
Sent: Monday, March 30, 2026 1:01 PM
To: Sarah Thompson; Sarah Absher
Cc: Melissa Jenck
Subject: RE: #851-26-000021-PLNG

Hi Sarah,

It appears this one came through last summer requesting a 10' setback variance, but now down to 5'.

There is still no objection to the setback variance. But it should be noted, due to the narrow section of ROW(20') and the existing road width, There will be **NO** on street parking is allowed in this location. This could be important to know if the intent is for Short Term Rental.

Let me know if you have any questions.

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

From: Sarah Thompson <sarah.thompson@tillamookcounty.gov>
Sent: Thursday, March 26, 2026 1:51 PM
To: Sarah Absher <Sarah.Absher@tillamookcounty.gov>
Cc: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Subject: #851-26-000021-PLNG

Good afternoon,

Please see the link below for a Notice of Application for permit #851-26-000021-PLNG for a Variance request.

<https://www.tillamookcounty.gov/commdev/project/851-26-000021-plng>

Thanks,



Sarah Thompson (she/her) | Office Specialist 2
TILLAMOOK COUNTY | Surveyor Department
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3423
Sarah.thompson@tillamookcounty.gov

Melissa Jenck

From: Shawn MacDonald <nwsteelheader@hotmail.com>
Sent: Wednesday, April 1, 2026 8:10 PM
To: Melissa Jenck; Shawn MacDonald
Subject: EXTERNAL: Variance Request #851-26-00021-PLNG Crawford/Shockey

You don't often get email from nwsteelheader@hotmail.com. [Learn why this is important](#)

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

Hello Melissa,

This message is intended as formal input, feedback and considerations to be taken in the case of the proposed variance request on Park Lane in Pacific City, Oregon:

- Variance Request #851-26-00021-PLNG Crawford/Shockey

History:

I, Shawn MacDonald, developed Park Lane and did a minor subdivision of the lot 5300 in question. It was sold to Shockey/Applicant in August 2024 at fair value and I wish her the best in completing her plans and uses for the property.

I am the owner of Lots 5301 and 5302 on Park Lane, adjacent to the subject property.

Overview:

I am not writing this letter to prevent the proposed Variance from being approved. I am writing this letter to be sure that there are certain stipulations made in the final configuration and approval of said variance and or future building and any subsequent development approvals. Much of the input I am providing is common sense and may already be consistent with the applicants' proposed use and planning department approvals. It is important to me to voice these concerns in advance to eliminate any misunderstandings in the future as the properties are built-out and come into regular use.

Most importantly I am writing for confirmation that nothing in the approval of this Variance or subsequent building approval will result in a preferential treatment to the Applicant or result in additional future restrictions for building on my adjacent properties, that did not exist before this Variance was considered and approved.

I will also add that a 5-foot setback to the road is VERY close for a front yard. I also have properties that are similarly situated and expect that I may also request a front yard variance, but I do not expect the variance request to be as close as 5-feet. Putting a house that close to the road, does and will impact the use of the Park Lane and neighbors.

Feedback:

Here are my points of feedback on the variance proposal. I will do my best to refer to the page number or section for each bit of feedback and information.

1. Page 2 Section 4.005 Residential and Commercial Zone Standards -

- a. I would like to highlight that these standards have the highest likelihood of being measured as they pertain to my properties 5301 and 5302 as they are the most proximate residential lots to the subject property. The reverse will also be true when I build on Lots 5301 and 5302. I ask that this current proposed Variance not provide preferential status to the owners of lot 5300 over my current and future property rights for lots 5301 and 5302. I ask that the land use and development rules be applied equally now and in the future.
- b. Item 4.) Enhanced Privacy of for occupants of residences -
 - i. The proposed location of the residence is heavily biased toward the corner of the property shared with Lot 5301 for reasons noted in the application.
 - ii. I do have plans to build on Lot 5301 and I will expect that any building permits will not be impaired due to the approval of this Variance request or the fact that the Applicant intends to build on the Southeast corner of their property, nearest to the northeast corner of my property Lot 5301.
 - iii. Lot 5300 is 166.73 feet in length along the East property line. This proposal places the proposed structure very heavily biased towards Lot 5301, with likely over 100 feet of property beyond the proposed structure to the North.
- c. Item 5.) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities and private open spaces.
 - i. The proposed house location and setback will make parking and turnaround space limited at the end of Park Lane.
 - ii. Park Lane is already a very narrow road and turnaround space is limited and should not be allowed to be further limited by this Variance Request.
 - iii. My request is that the approval is subject to a minimum driveway length and width such that the applicant will be able to fully park a vehicle(s) on their driveway without parked vehicles encroaching onto Park Lane.
 - iv. I do not know if there will be garage space, but I ask that any approved plans require thoughtful minimum driveway space requirements given the extreme front yard setback variance that is being proposed.
 - v. It is also worth noting that the proposed Block Wall see drawings on pages 19 and 20 will limit the effective turnaround area on Park lane due to being above the grade level of Park Lane and built at the property line adjacent to Park Lane.
 - vi. I request is that the applicant not expect that they will be allowed unrestricted use of Park Lane, adjacent to the block wall area, as primary vehicle (or other) storage or parking.
 - vii. The area along the proposed block wall is at the end of a dead end road and turnaround space for other users is a critical use factor that would be impaired by parking or vehicle storage.
 - viii. It is important to me that this proposed block wall be built on private property and not on Park Lane for the factors noted above.
 - ix. Park Lane transitions from a vehicular roadway into a forested hiking path and continues as a trail to beach areas to the north, past the applicant's property.
 - x. My work with the Tillamook Road Department in constructing Park Lane included requirements that the trail access not be blocked or impaired by building or future uses.

- xi. I ask that this stipulation for trail access be made plain in the approval of this Variance request.
- xii. I would like it noted that the Applicant should not earn "first come first served" rights or preferential treatment with respect to "adequate structure separation", "enhanced privacy", "pleasing views" or other uses as noted in section 4.005.
- xiii. I do intend to build on lot 5301 and do not want to my future property rights to be impaired by the approval of this Variance request.
- d. Page 13 - Section 8.030 (2) the applicant notes: "Applicant expects to enjoy the same us of the property as other landowners in the vicinity. "
 - i. I agree with this statement and the logical conclusion of such a statement is that any future building on Lots 5301 and 5302 should enjoy the same privileges, with or without the approval of this Variance request.
- e. Page 14 - Section 8.030 (3)(2) the applicant notes that "There are no obstructions to either the applicants proposed dwelling or any structures of neighboring landowners."
 - i. I would like to note that there is a substantial Power distribution box and associated ecology block retaining wall, immediately adjacent to the SE corner of the applicants lot.
 - ii. None of the photographs or written notations in this Variance Application make note of the power distribution box or retaining wall.
 - 1. The exclusion of this Block wall seems like an oversight in the Application.
 - 2. Photograph 1 page 23 is an out of date photograph and does not include the Power distribution box and block wall that were subsequently installed.
 - 3. Photograph 1 page 23 includes views of Lot 5301 and does not actually include the view of any part of lot 5300.
 - iii. This Power box and Block wall is immediately adjacent to the proposed driveway and building area and is physically located primarily on Lot 5301.
 - iv. The Retaining wall does have the possible effect of limiting the driveway configuration and causing the need for additional space to be allocated to the driveway in order to ensure parking is available on the Subject private property. The retaining wall cannot be moved or relocated in the event it interferes with the building plans of the Applicant.
- f. Page 14 - Section 8.030 (3)(3&4) the applicant correctly notes that there are no current neighboring structures.
 - i. Once a neighboring dwelling is built on lot 5301 there Will be direct line of sight from between the two dwellings, especially given the biased proximity of the Applicant's proposed structure to the SE corner of lot 5300.
 - i. When I build on lot 5301, I expect that the houses will have line of site to one another and I believe that such a factor will not impair or limit the ability of me to build on and enjoy my property in the future.
- g. Page 14 - Section 8.030 (3)(6) The applicant notes that "The applicant lot is only one of two on Pike Road ..." I have two comments with respect to this section.
 - i. It is "Park Lane" not "Pike Road"

- ii. There are not "only 2" lots on Park Lane, There are 3 and possibly 4 private tax lot parcels on Park Lane.
 - 1. Lots 5300 (Applicant Property),
 - 2. Lots 5301 and 5302 (My properties) They only front to park lane and do not have any direct frontage on Cape Kiwanda Drive and Lot 3300.
 - 3. Lot 3300 has yet to be developed and the owner may someday (likely) look to obtain driveway access off of Park Lane instead of Kiwanda Drive, as a safer driveway access point. This also emphasizes the importance of the turnaround space adjacent to the Applicants proposed block wall.
- h. Page 15 - Bayside Surveying Inc, "Shawn MacDonald" Map with hand drawn dwelling location and driveway placement. The hand drawn Driveway placement as shown map, would likely not comply with Tillamook Road Department Driveway Standards.
 - i. I previously received applied for and received Tillamook County Road Department approval for driveway access for Lot 5300 (subject property) before it was sold to the Applicant.
 - ii. The Road department has specific requirements for driveway placement that need to continue to be adhered to independent of the approval of this Variance.
 - i. Driveway entrances have to be a minimum number of feet from the property lines, they cannot be On the property line unless it is a shared driveway or special circumstance.
 - ii. This variance request increases the likelihood that the applicant will be have to deal with these constraints due to the placement of the proposed home and driveway.
 - iii. The applicant will need to account for the presence of the Power box and Block retaining wall as well as accounting for a minimum setback of the driveway from the SE property corner. As previously noted the Block wall and Power box are largely located on Lot 5301

Thank you for carefully reviewing my input and taking it into account in the approval of this Variance Request. As I noted in the beginning, I am not seeking to block this approval, I only wish that it be properly approved and conditioned as to address the physical site constraints and my other concerns noted above.

Kind Regards,
Shawn MacDonald
503-853-4144