



*Land of Cheese, Trees and Ocean Breeze*

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

**NOTICE OF PUBLIC HEARING  
TILLAMOOK COUNTY PLANNING COMMISSION**

**Date of Notice:** May 23, 2023

A public hearing will be held by the Tillamook County Planning Commission at 7:00p.m. on Thursday, June 22, 2023, at the Port of Tillamook Bay Conference Center, 4000 Blimp Boulevard, Tillamook, OR 97141 to consider the following:

**#851-23-000118-PLNG:** Request for conditional use approval to amend the Planned Development Master Plan for ‘Sahhali South’. Located at off Proposal Point Drive, a private road, the subject properties are located within the Neskowin Unincorporated Community, zoned Neskowin Rural Residential (NeskRR), and designated as Tax Lots 2400 and 2500 of Section 24AB, Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon. The Applicant is Dustin Capri of Capri Architecture. The property owners are Michael and Janice Shainsky.

Notice of public hearing, a map of the request area, applicable specific request review criteria and a general explanation of the requirements for submission of testimony and the procedures for conduct of hearing has been mailed to all property owners within 250 feet of the exterior boundary of the subject property for which application has been made at least 28 days prior to the date of the hearing.

Applicable criteria and standards are contained within the Tillamook County Land Use Ordinance Section 6.040: Review Criteria, the Tillamook County Comprehensive Plan, TCLUO Section 3.320: Neskowin Rural Residential (NeskRR) Zone, and TCLUO Section 3.520: Planned Development Overlay (PD). Only comments relevant to the approval criteria are considered relevant evidence.

The hearing will take place at the Port of Tillamook Bay Conference Center with an option for virtual participation. For instructions on how to provide oral testimony at the Jun 22, 2023 hearing, please visit the Tillamook County Community Development homepage at <https://www.co.tillamook.or.us/commdev> for instructions and protocol or email Lynn Tone, Office Specialist 2, at [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us). The virtual meeting link will be provided at the DCD homepage address as well as a dial in number for those who wish to participate via teleconference but are unable to participate virtually prior to the evening of the hearing.

Written testimony may be submitted to the Tillamook County Department of Community Development, 1510-B Third Street, Tillamook, Oregon, 97141 prior to 4:00 p.m. on the date of the June 22, 2023, Planning Commission hearing. Testimony submitted by 4:00pm on Tuesday, June 13, 2023, will be included in the packet mailed to the Planning Commission the week prior to the June 22, 2023, hearing. Failure of an issue to be raised in a hearing, in person or by letter,

or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue. Please contact Lynn Tone, Office Specialist 2, Tillamook County Department of Community Development, [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us) as soon as possible if you wish to have your comments included in the staff report that will be presented to the Planning Commission.

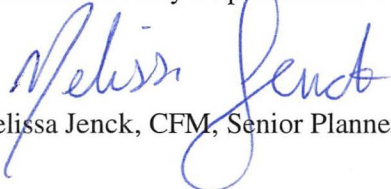
The documents and submitted application are also available on the Tillamook County Department of Community Development website (<https://www.co.tillamook.or.us/commdev/landuseapps>) or at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141. A copy of the application and related materials may be purchased from the Department of Community Development at a cost of 25 cents per page. The staff report will be available for public inspection on February 2, 2023. Please contact Lynn Tone for additional information [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us) or call 1-800-488-8280 x3423.

In addition to the specific applicable review criteria, the Tillamook County Land Use Ordinance, Tillamook County Comprehensive Plan, and Statewide Planning Goals which may contain additional regulations, policies, zones and standards that may apply to the request are also available for review at the Department of Community Development.

The Port of Tillamook Bay Conference Center is handicapped accessible. If special accommodations are needed for persons with hearing, visual, or manual impairments who wish to participate in the hearing, please contact 1-800-488-8280 ext. 3303, at least 24 hours prior to the hearing in order that appropriate communications assistance can be arranged.

If you need additional information, please contact Lynn Tone, DCD Office Specialist, at 1-800-488-8280 ext. 3423 or email [ltone@co.tillamook.or.us](mailto:ltone@co.tillamook.or.us).

Tillamook County Department of Community Development



Melissa Jenck, CFM, Senior Planner

Sarah Absher, CBO, CFM, Director

## REVIEW CRITERIA

### SECTION 6.040: REVIEW CRITERIA:

Any CONDITIONAL USE authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.
- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.
- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.
- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

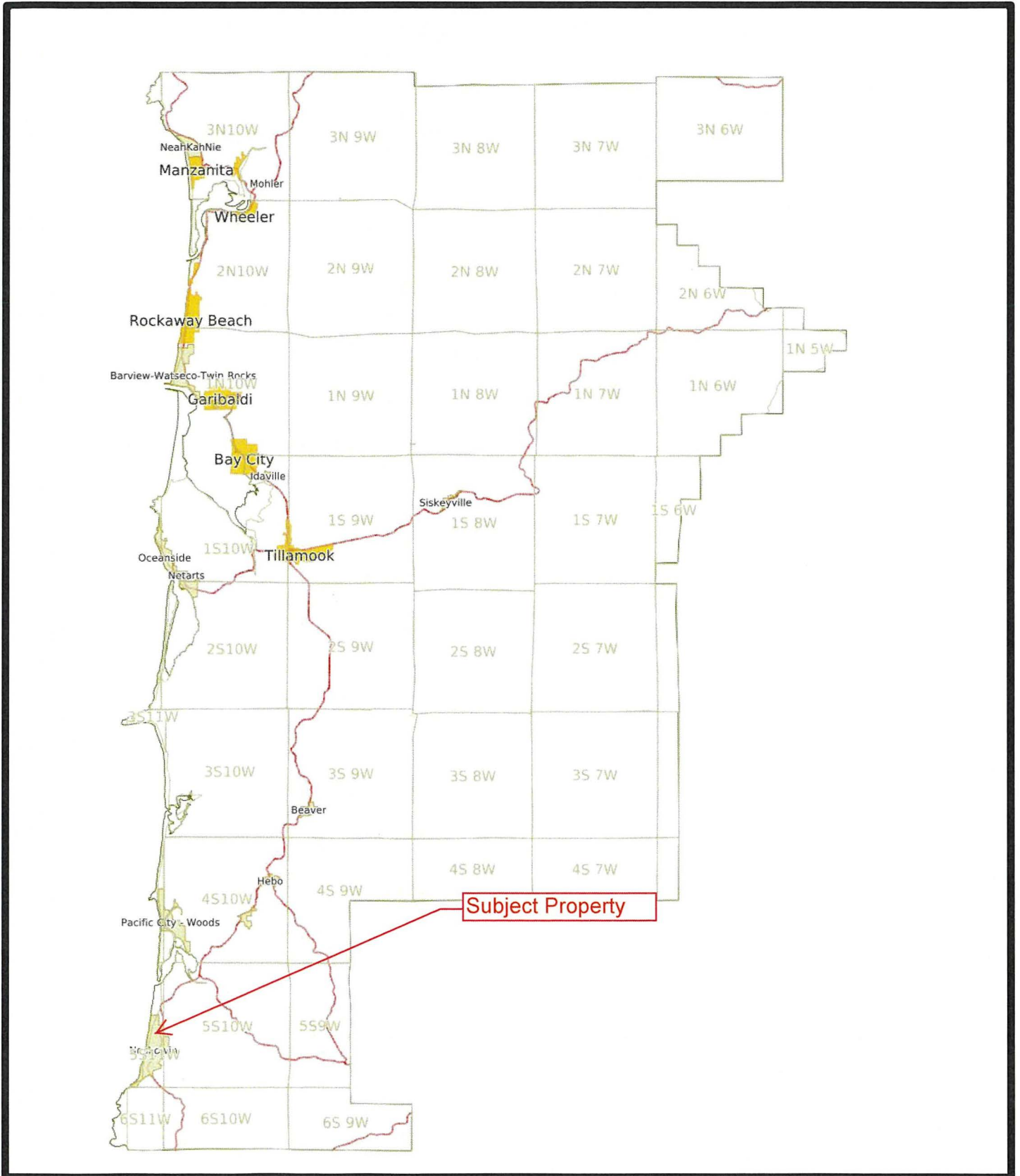
### TCLUO SECTION 3.080(3)(B) PLANNED DEVELOPMENT OVERLAY CRITERIA

During its review the Planning Department shall distribute copies of the proposal to county agencies for study and comment. In considering the plan, the Planning Department shall seek to determine that:

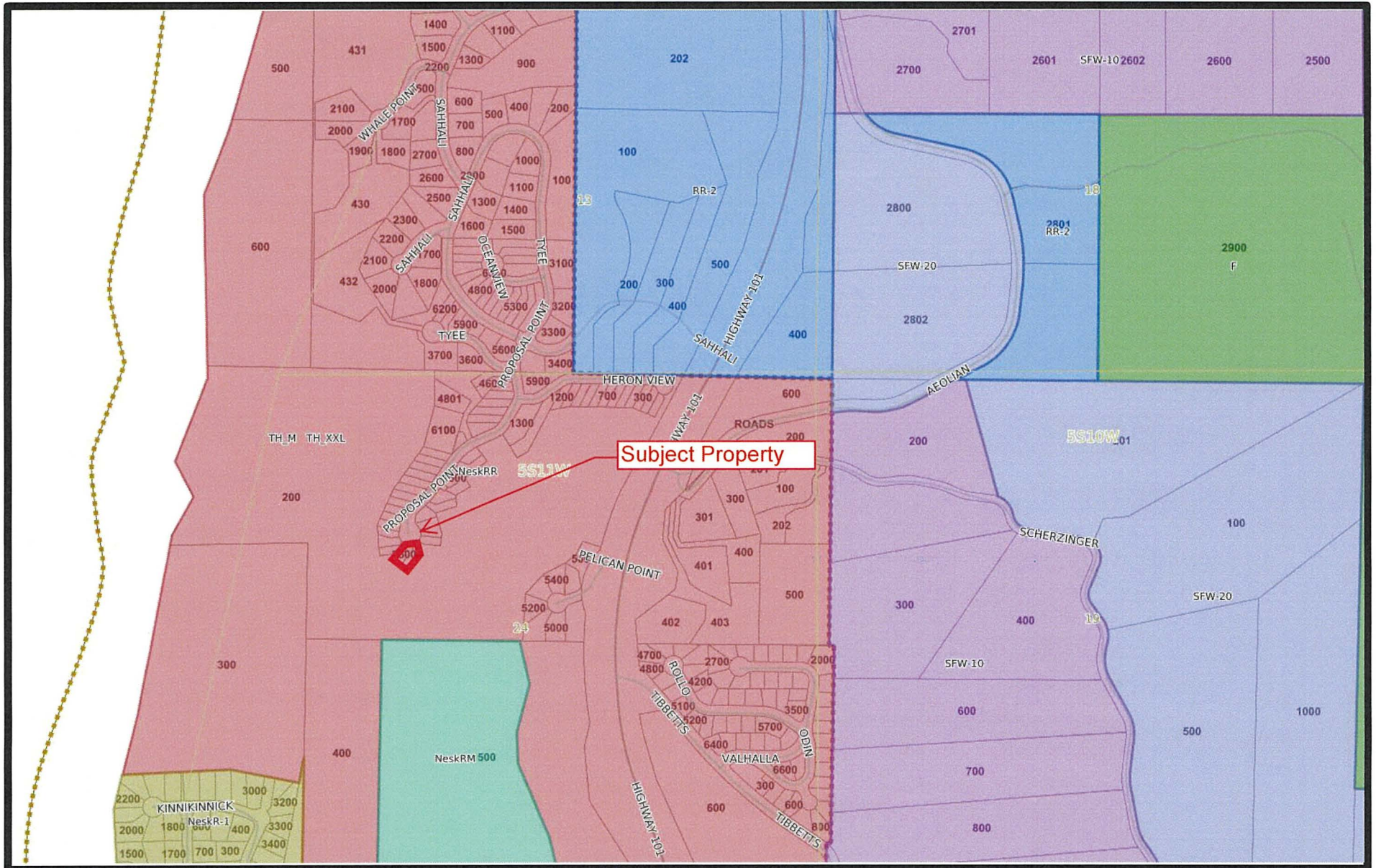
- (1) There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements.
- (2) Resulting development will not be inconsistent with the comprehensive plan provisions or zoning objectives of the area.
- (3) The plan can be completed within a reasonable period of time.
- (4) The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.
- (5) Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.
- (6) The parcel is suitable for the proposed use, considering its size, shape, location, topography, existence of improvements, and natural features.
- (7) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.
- (8) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.
- (9) Proposed uses which are not otherwise permitted by the underlying zoning on the parcel are accessory uses within the entire development.

# EXHIBIT A

# Vicinity Map



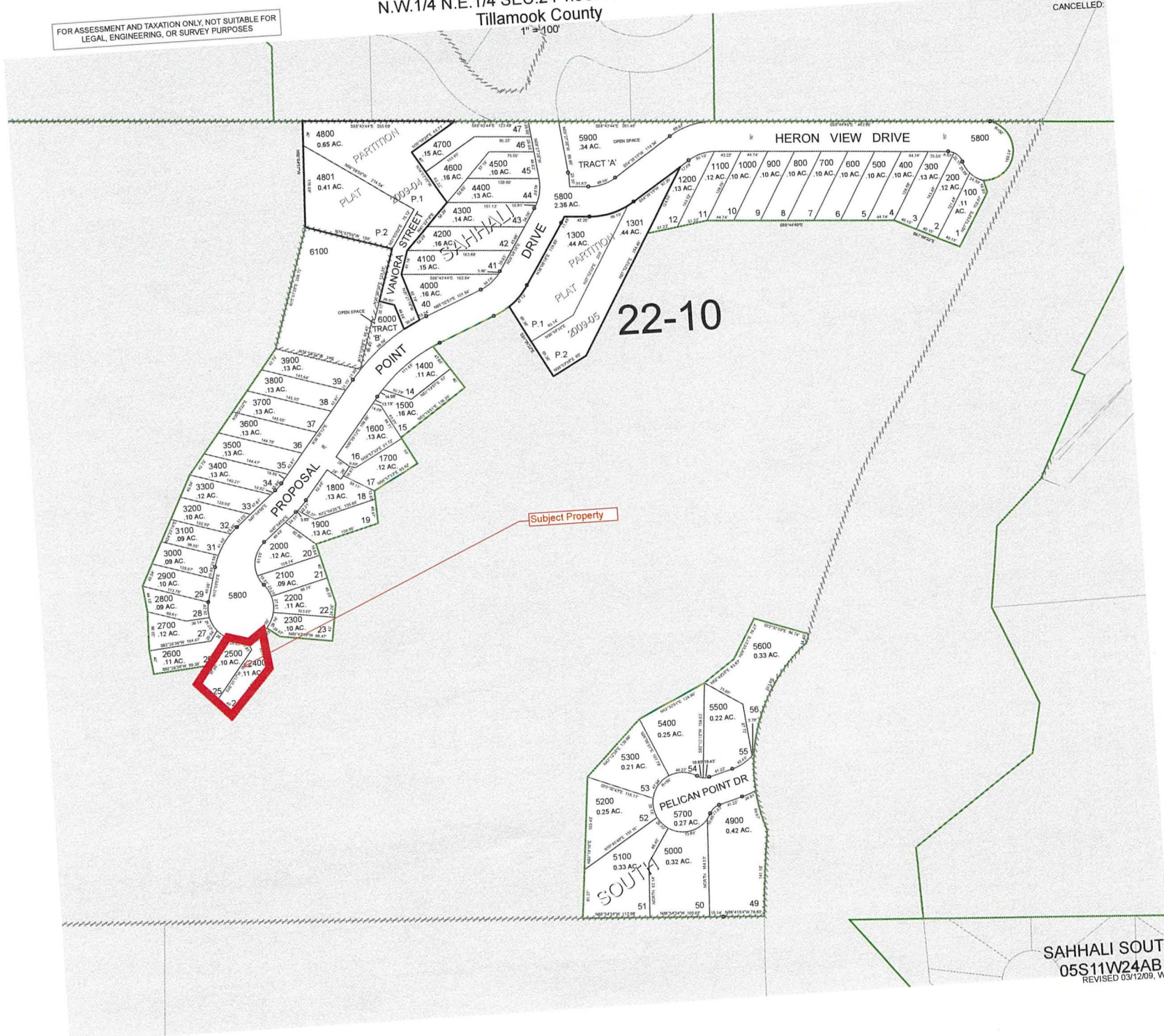
# Zoning Map



N.W.1/4 N.E.1/4 SEC.24 T.5S. R.11W. W.M.  
Tillamook County  
1" = 100'

05S11W24AB  
SAHHALI SOUTH  
CANCELLED:

FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR  
LEGAL, ENGINEERING, OR SURVEY PURPOSES



SAHHALI SOUTH  
05S11W24AB  
REVISED 03/12/09, WS

**Tillamook County**  
**2022 Real Property Assessment Report**  
 Account 412318

**Map** 5S1124AB02500  
**Code - Tax ID** 2210 - 412318

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** SAHHALI SOUTH  
 Lot - 25

**Mailing** SHAINSKY, MICHAEL K TRUSTEE &  
 SHAINSKY, JANICE L TRUSTEE  
 4125 SW 48TH PL  
 PORTLAND OR 97221

**Deed Reference #** 2022-4606  
**Sales Date/Price** 07-19-2022 / \$249,000  
**Appraiser** RANDY WILSON

**Property Class** 100 MA SA NH  
**RMV Class** 100 09 OV 965

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
2210	Land 186,530		Land	0	
	Impr 0		Impr	0	
<b>Code Area Total</b>		186,530	162,820	0	
<b>Grand Total</b>		186,530	162,820	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	118	0.10 AC		186,530
<b>Code Area Total</b>							0.10		186,530

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

Exemptions / Special Assessments / Notations
<b>Notations</b>
<ul style="list-style-type: none"> <li>■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014</li> </ul>

**Comments** 5/4/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. dv.  
 4/8/13 Tax Court Adjudicated value entered, rolled values forward.LM 5/8/14 Reappraised land, tabled values. GB  
 8/2014 Accnt. review/Adj. 5 yr. notation/Tabled value/Adjusted RMV values due to additional market analysis. RCW



**Tillamook County**  
**2022 Real Property Assessment Report**  
 Account 412317

<b>Map</b>	5S1124AB02400	<b>Tax Status</b>	Assessable
<b>Code - Tax ID</b>	2210 - 412317	<b>Account Status</b>	Active
		<b>Subtype</b>	NORMAL
<b>Legal Descr</b>	SAHHALI SOUTH		
	Lot - 24		
<b>Mailing</b>	SHAINSKY, MICHAEL K TRUSTEE & SHAINSKY, JANICE L TRUSTEE 4125 SW 48TH PL PORTLAND OR 97221	<b>Deed Reference #</b>	2022-4607
		<b>Sales Date/Price</b>	07-19-2022 / \$249,000
		<b>Appraiser</b>	RANDY WILSON
<b>Property Class</b>	100 <b>MA</b> <b>SA</b> <b>NH</b>		
<b>RMV Class</b>	100    09    OV    965		

<b>Site Situs Address</b>	<b>City</b>
---------------------------	-------------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
2210    Land	222,680		Land	0	
Impr	0		Impr	0	
<b>Code Area Total</b>	222,680	191,960	191,960	0	
<b>Grand Total</b>	222,680	191,960	191,960	0	

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2210	1	<input checked="" type="checkbox"/>		NESKR R	Market	118	0.11 AC		222,680
<b>Code Area Total</b>							0.11		222,680

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

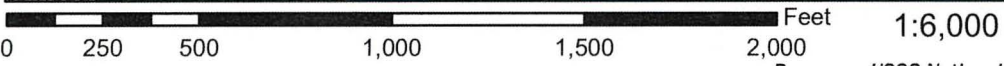
Exemptions / Special Assessments / Notations
<b>Notations</b>
<ul style="list-style-type: none"> <li>■ ADJUDICATION - 5 YEARS EXPIRED 309.115 ADDED 2014</li> </ul>

**Comments**      5/4/07 Apportioned value after Sahhali South Subdivision. dv. 9/9/08 Land to market after Sahhali South Subdivision. dv. 4/9/13 Tax Court Judgment entered, rolled values forward.LM 5/8/14 Reappraised land, tabled values. GB 8/2014 Acct. review/Adj. 5 yr. notation/Tabled value/Adjusted RMV values due to additional market analysis. RCW

# National Flood Hazard Layer FIRMette



123°58'46"W 45°7'53"N



123°58'8"W 45°7'27"N

### Legend

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

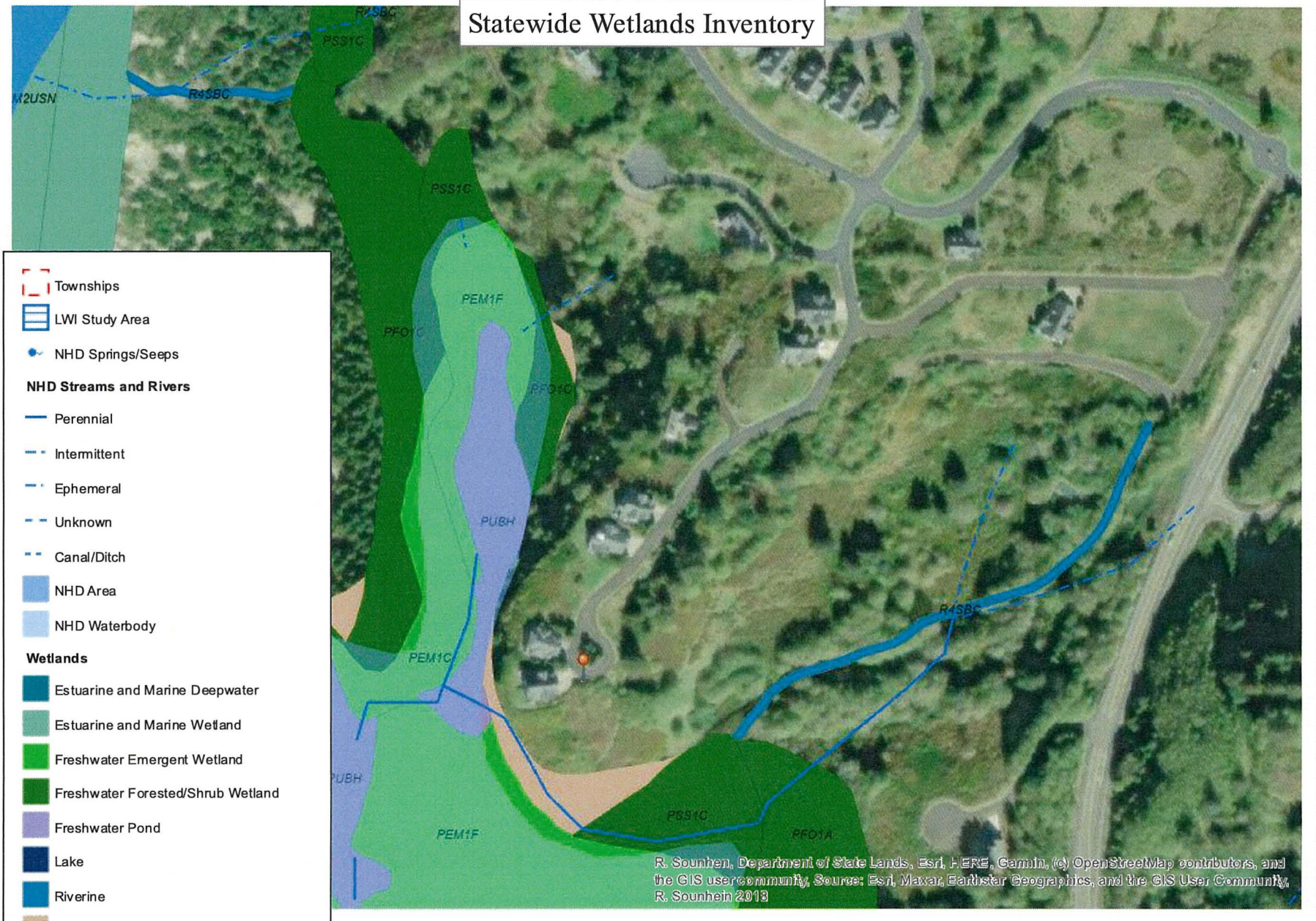
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		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 **5/23/2023 at 6:05 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.

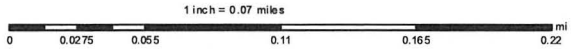
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory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

# Statewide Wetlands Inventory



- Townships
- LWI Study Area
- NHD Springs/Seeps
- NHD Streams and Rivers**
- Perennial
- Intermittent
- Ephemeral
- Unknown
- Canal/Ditch
- NHD Area
- NHD Waterbody
- Wetlands**
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine
- SWI Predominantly Hydric Soil Map Units
- SWI Agate-Winlo Soils

R. Sounhen, Department of State Lands, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, R. Sounhein 2013



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.



Date: 5/23/2023



State of Oregon  
 Department of State Lands  
 775 Summer Street NE, Ste 100  
 Salem, OR 97301-1279  
 (503) 986-5200

# EXHIBIT B



# SHAINSKY RESIDENCE

## SINGLE-FAMILY RESIDENCE

### CONDITIONAL USE PERMIT APPLICATION

LOT 24 & 25 - TAX LOT #2400 & 2500  
MAP T5S, R11W, SECTION 14



17 APRIL, 2023

 capriarchitecture

541.961.0503 info@capriarchitecture.com

# APPLICATION FORM



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](http://www.co.tillamook.or.us)

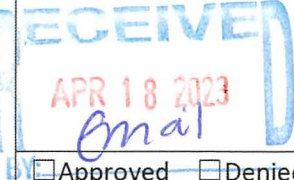
## PLANNING APPLICATION

**Applicant**  (Check Box if Same as Property Owner)

Name: **Dustin Capri** Phone: **541-961-0503**  
 (Capri Architecture)  
 Address: **747 SW 13th Street**  
 City: **Newport** State: **OR** Zip: **97365**  
 Email: **dustin@capriarchitecture.com**

### Property Owner

Name: **Michael & Janice Shainsky** Phone: **503-319-5700**  
 Address: **4125 SW 48th Place**  
 City: **Portland** State: **OR** Zip: **97221**  
 Email: **mikeshainsky@gmail.com**

OFFICE USE ONLY	
Date Stamp	
	
<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	<i>WJ</i>
Receipt #:	
Fees:	<i>2,100</i>
Permit No:	<i>851-23-00118</i> -PLNG

Request: **See Attached Memorandum**

### 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
- Foredune Grading Permit Review
- Neskowin Coastal Hazards Area

### Type III

- Appeal of Director's Decision
- Extension of Time
- Detailed Hazard Report
- Conditional Use (As deemed by Director)
- Ordinance Amendment
- Map Amendment
- Goal Exception

### Type IV

- Appeal of Planning Commission Decision
- Ordinance Amendment
- Large-Scale Zoning Map Amendment
- Plan and/or Code Text Amendment

### Location:

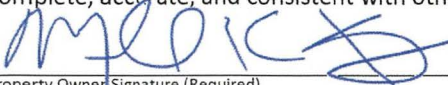
Site Address: **Lots 24 & 25 Sahhali South**

Map Number:	<b>T5S</b>	<b>R11W</b>	<b>14</b>	<b>2400 &amp; 2500</b>
	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.

  
 Property Owner Signature (Required)

4/16/2023

Date

  
 Applicant Signature

17 APRIL 2023

Date

April 17<sup>th</sup>, 2023

Tillamook County Planning Commission  
1510-B Third Street  
Tillamook, OR 97141  
503-842-3408

We are writing this letter to formally submit a Conditional Use Permit (CUP) Application to Tillamook County for consideration of a single-family home construction on Lots 24 and 25 in the Sahhali South Planned Unit Development. Please note the subject property is Tax Lot 2400 and 2500, Map T5S, R11W, Section 14. We are representing our clients, Mike and Janice Shainsky, who are the property owners of these tax lots.

Per the conditions of Tillamook County Land Use Ordinance (TCLUO) Section 3.520 Planned Development Overlay (PD); "Building permits in a planned development shall be issued only on the basis of the approved plan. Any changes in the approved plan shall be submitted to the Planning Commission for approval in accordance with the procedures for approval of a conditional use request."

These parcels as prescribed in the Planned Development Overlay required a Front/Rear setback of 10-feet, Side setbacks of 10-/0-feet and were designed to have attached dwellings with one dwelling per lot or a townhome approach. It is the intent of our clients to reduce the PD density and construct a single family residence on lot 24 and lot 25. Additionally, the TCLUO Section 4.110: Exceptions to Yard Setback Requirements are being requested as a part of this application, including eaves extending into the setback and the deck extension. Additionally, landscape boulders, concrete steps and a front entry deck, with associated handrails, are planned to be placed within the setback for safety and a clear driveway access.

Per TCLUO Section 6.040, criteria 4 and 6 discuss alterations of the character of the surrounding area and the adequacy of public facilities and services. The HOA has reviewed the design and it is confirmed to fit into the character of the surrounding area. Additionally, the Planned Development Overlay, TCLUO Section 3.520(3)(b) discusses considerations for traffic, streets, utilities, and drainage facilities which have been addressed through the HOA review process. The ARB unanimously approved the project during their meeting on Thursday, April 13<sup>th</sup>.

We hope this letter assists the Planning Commission in their review of Mike and Janice's new home in Sahhali South. Please feel free to call me if you have any questions.

Sincerely,

  
Dustin Capri, AIA, NCARB, LEED AP ND  
Principal - Capri Architecture, LLC  
dustin@capriarchitecture.com  
541.961.0503







# Sahhali South



*The sun always shines on Sahhali*

**Draft submitted by applicant for consideration of the ARB**

July 12

~~June 22~~, 2022

Melissa Jenck, Planner  
Tillamook County  
201 Laurel Avenue  
Tillamook, OR 97141

Re: Lots 24 & 25 of Sahhali South

Dear Melissa;

This letter is issued by the Architectural Review Board (“ARB”) of the Sahhali South Homeowners Association to help inform your decision regarding a development approval request for lots 24 and 25 of Sahhali South.

The Covenants, Conditions and Restrictions (“CC&Rs”) of Sahhali South were recorded February 20, 2007 in Tillamook County as document number 2007-001308. Section 10.1.4 of the CC&Rs states “An Owner may combine lots, subject to the approval of the Architectural Review Board,” and further states, “Any Owner, upon compliance with the requirements of all applicable zoning, building and land use laws, regulations and ordinances, and the architectural requirements of the Declaration and any rules and regulations of the Association, may construct (reconstruct or replace) one Living Unit on two or more lots.”

In consideration of the above, the ARB of the Sahhali South Homeowners Association affirms that the combining of two or more lots within Sahhali South into a single lot for the purpose of constructing a single-family home is permitted under the governing documents of the Homeowners Association. The Architectural Review Board approves the combination of lots 24 and 25 of Sahhali South.

Sincerely,

Architectural Review Board -- Sahhali South Homeowners Association

DocuSigned by:  
  
by: Richard D. Boyles  
0E93708E067340D...

DocuSigned by:  
  
by: Boyce Heidenreich  
727BD1D4C0164A7

by: Tony Ryan

# EXTERIOR RENDERINGS

# SHAINSKY RESIDENCE

CONDITIONAL USE PERMIT SUBMITTAL - 17 APRIL 2023

capriarchitecture

541.961.0503 info@capriarchitecture.com



SOUTH PERSPECTIVE VIEW

# SHAINSKY RESIDENCE

CONDITIONAL USE PERMIT SUBMITTAL - 17 APRIL 2023

capriarchitecture

541.961.0503 info@capriarchitecture.com



WEST PERSPECTIVE VIEW

# SHAINSKY RESIDENCE

ARB DESIGN SUBMITTAL - 13 APRIL 2023

capriarchitecture

541.961.0503 info@capriarchitecture.com



EAST PERSPECTIVE VIEW

# SHAINSKY RESIDENCE

CONDITIONAL USE PERMIT SUBMITTAL - 17 APRIL 2023

capriarchitecture

541.961.0503 info@capriarchitecture.com



NORTH PERSPECTIVE VIEW

# SHAINSKY RESIDENCE

CONDITIONAL USE PERMIT SUBMITTAL - 17 APRIL 2023

capriarchitecture

541.961.0503 info@capriarchitecture.com



SOUTH AERIAL PERSPECTIVE VIEW

# SHAINSKY RESIDENCE

CONDITIONAL USE PERMIT SUBMITTAL - 17 APRIL 2023

capriarchitecture

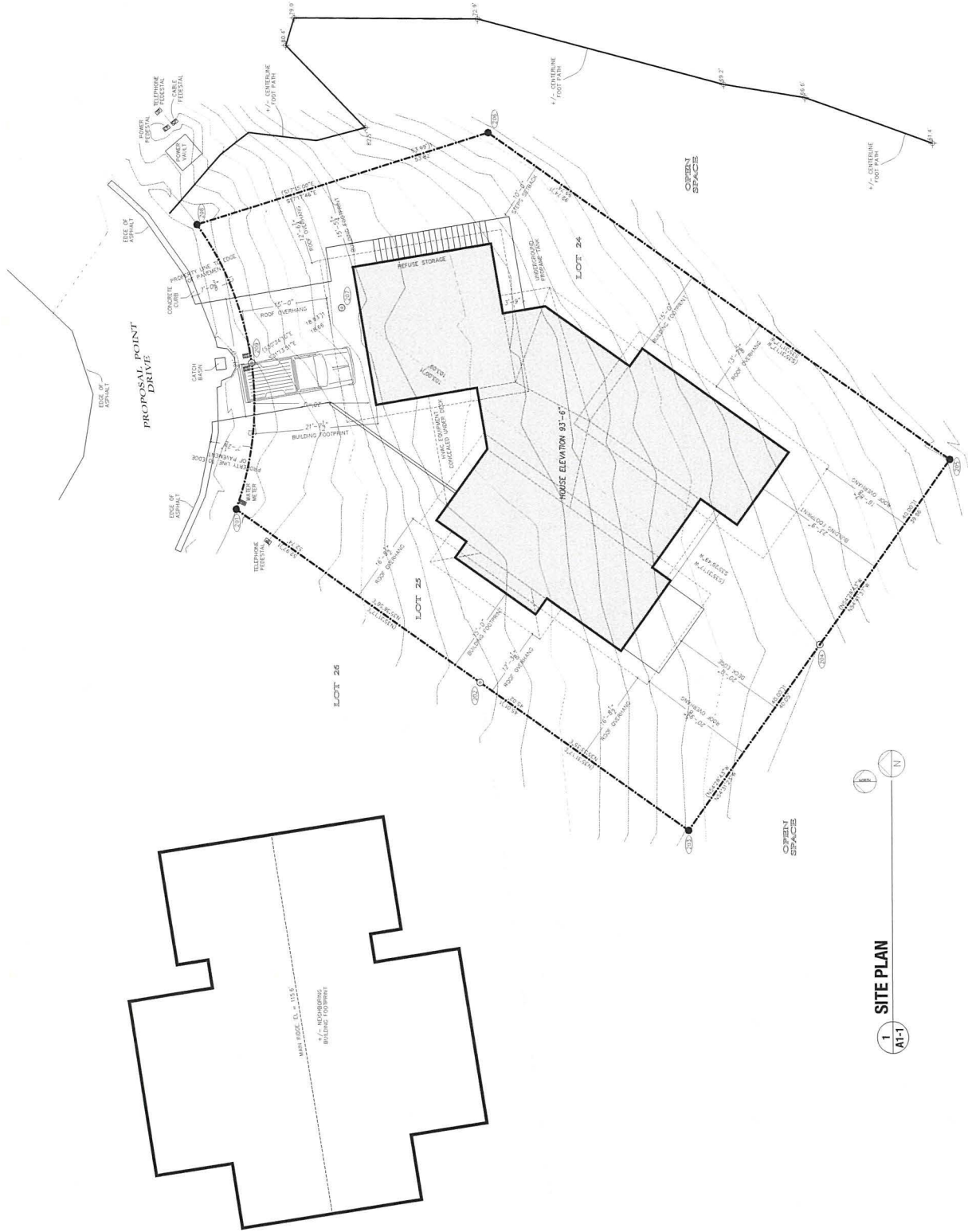
541.961.0503 info@capriarchitecture.com



NORTHWEST PERSPECTIVE VIEW



# ARCHITECTURAL DRAWINGS



1 SITE PLAN  
A1-1

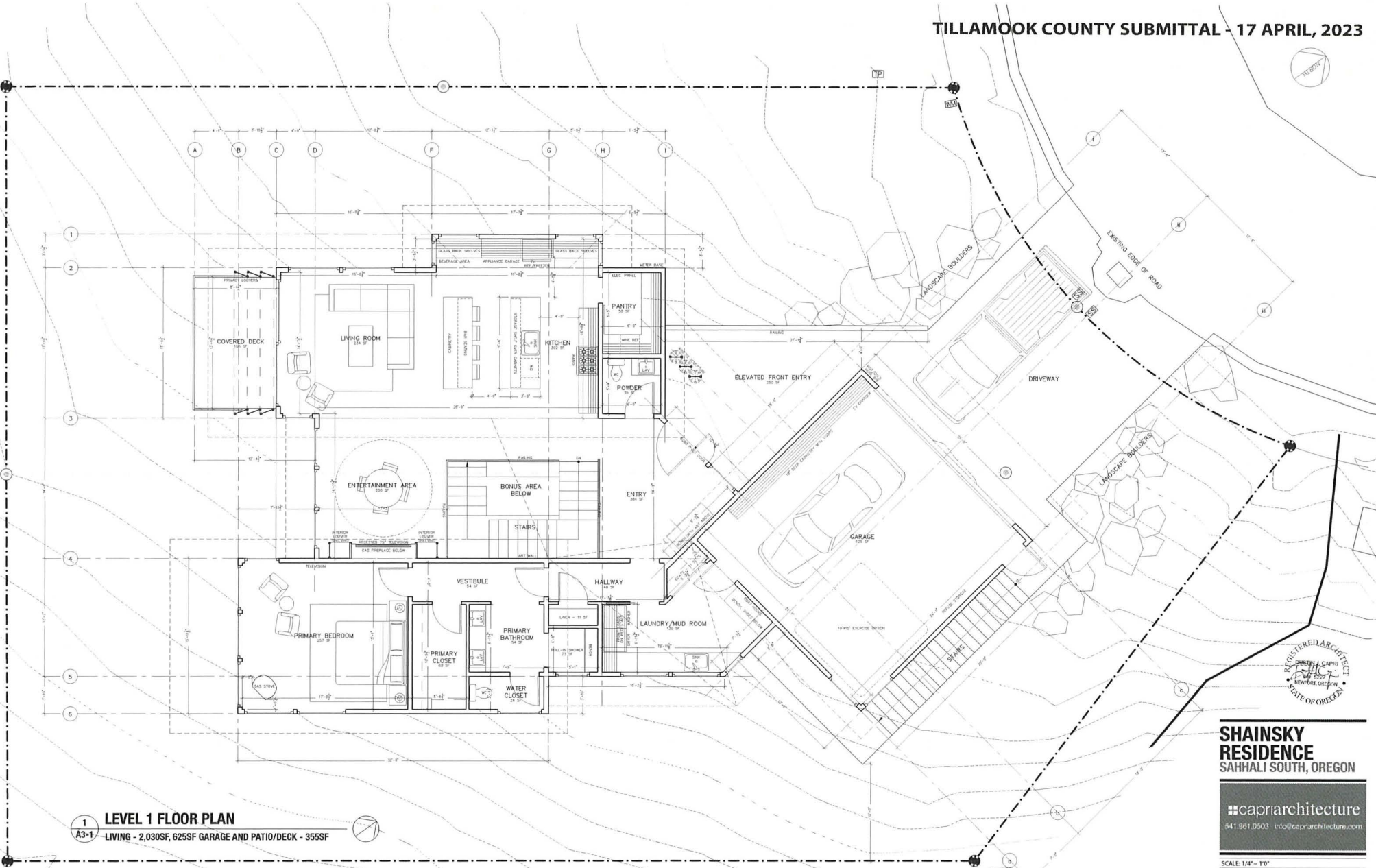


**SHAINSKY  
RESIDENCE**  
SAHALLI SOUTH, OREGON

#capraarchitecture  
541.997.0503 info@capraarchitecture.com

SCALE: 1/8" = 1'-0"  
DATE: 04/17/2023  
ARCHITECT: Dustin J. Capri  
PROJECT MANAGER:  
CHECKED BY: Dustin J. Capri

**A1-1**



**1 LEVEL 1 FLOOR PLAN**  
**A3-1 - LIVING - 2,030SF, 625SF GARAGE AND PATIO/DECK - 355SF**

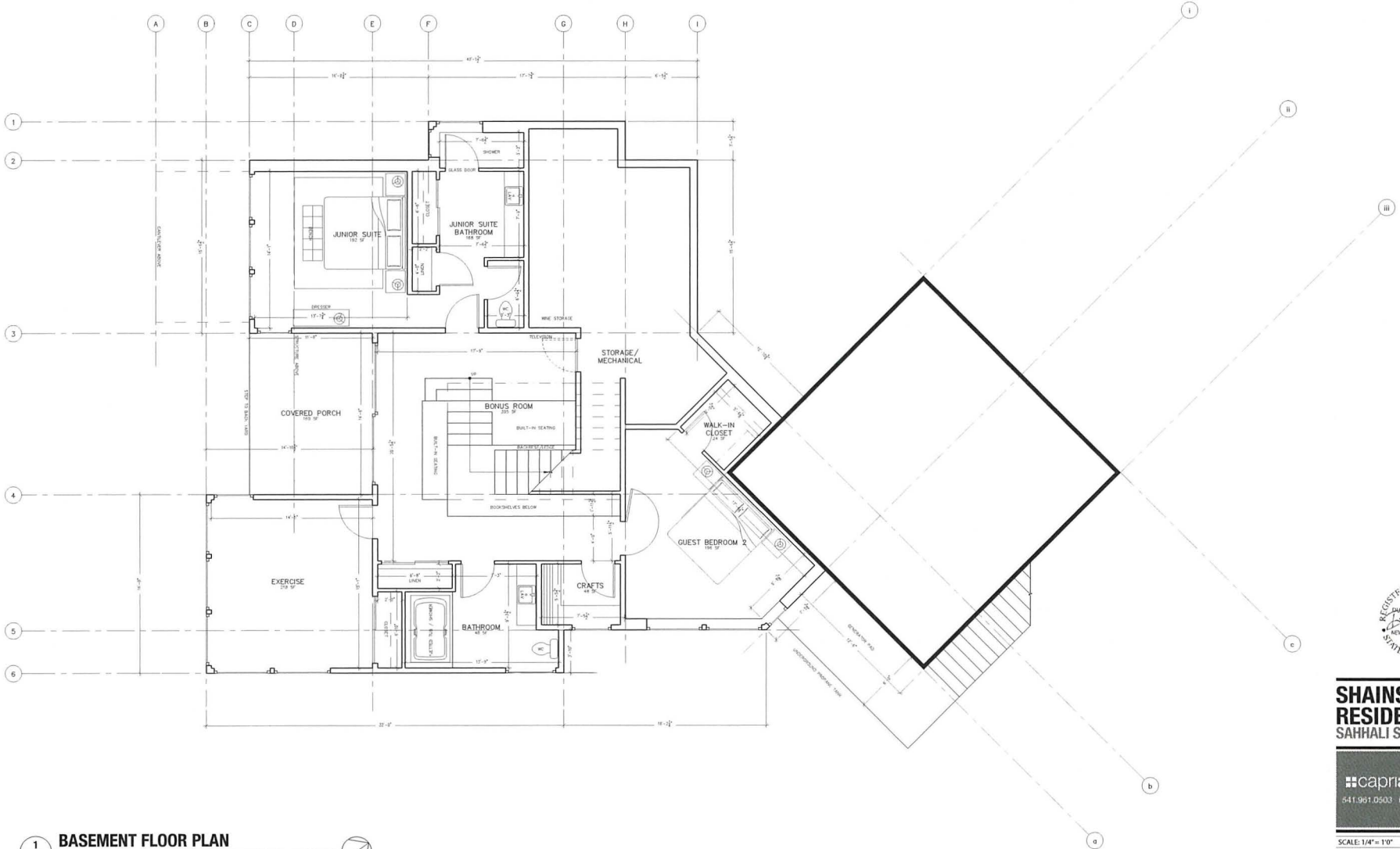


**SHAINSKY  
 RESIDENCE**  
 SAHHALI SOUTH, OREGON

**capriarchitecture**  
 541.961.0503 info@capriarchitecture.com

SCALE: 1/4" = 1'0"  
 DATE: 04/17/2023  
 ARCHITECT: Dustin J. Capri  
 PROJECT MANAGER:  
 DRAWN By: Dustin J. Capri  
 Checked By: Dustin J. Capri

**A3-1**



**1**  
A3-2 **BASEMENT FLOOR PLAN**  
LIVING - 1,722SF AND PATIO/DECK - 160SF

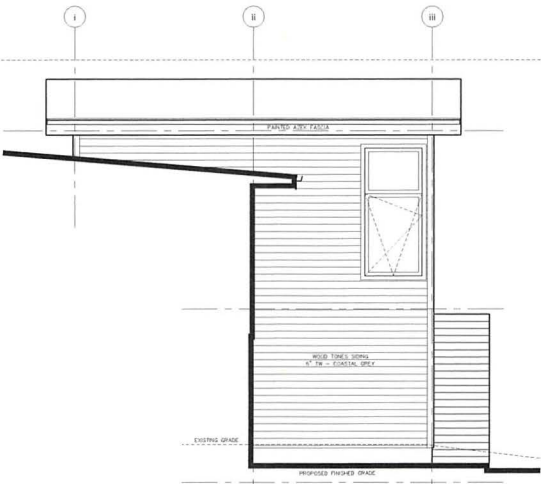


**SHAINSKY  
RESIDENCE**  
SAHHALI SOUTH, OREGON

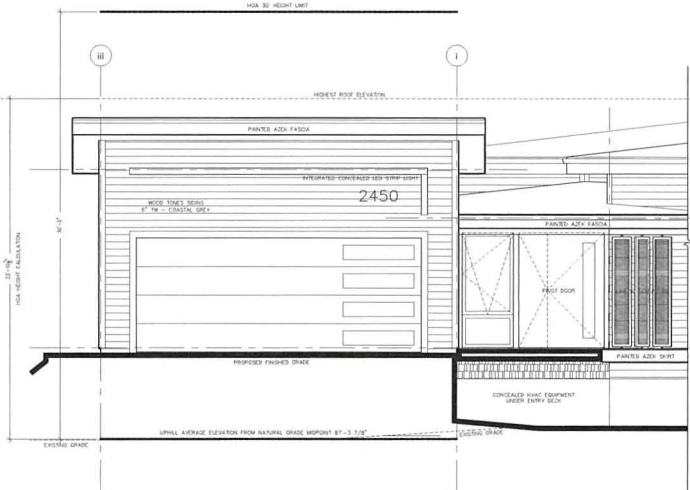
capriarchitecture  
841.981.0503 info@capriarchitecture.com

SCALE: 1/4" = 1'-0"  
DATE: 04/17/2023  
ARCHITECT: Dustin J. Capri  
PROJECT MANAGER:  
DRAWN BY: Dustin J. Capri  
CHECKED BY: Dustin J. Capri

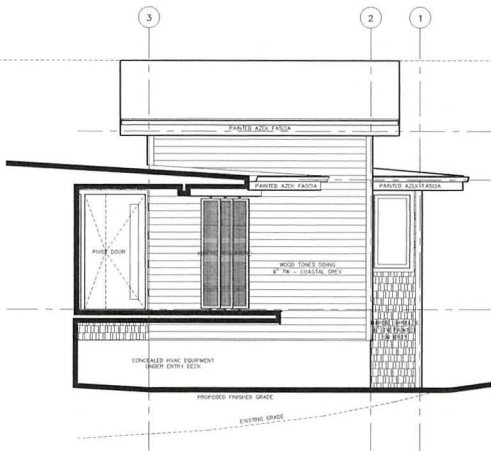
**A3-2**



1 SOUTH PARTIAL EXTERIOR ELEVATION - GARAGE  
A6-1



2 NORTH EXTERIOR ELEVATION - UPHILL ELEVATION (HEIGHT CALCULATION)  
A6-1



3 NORTHEAST PARTIAL EXTERIOR ELEVATION  
A6-1

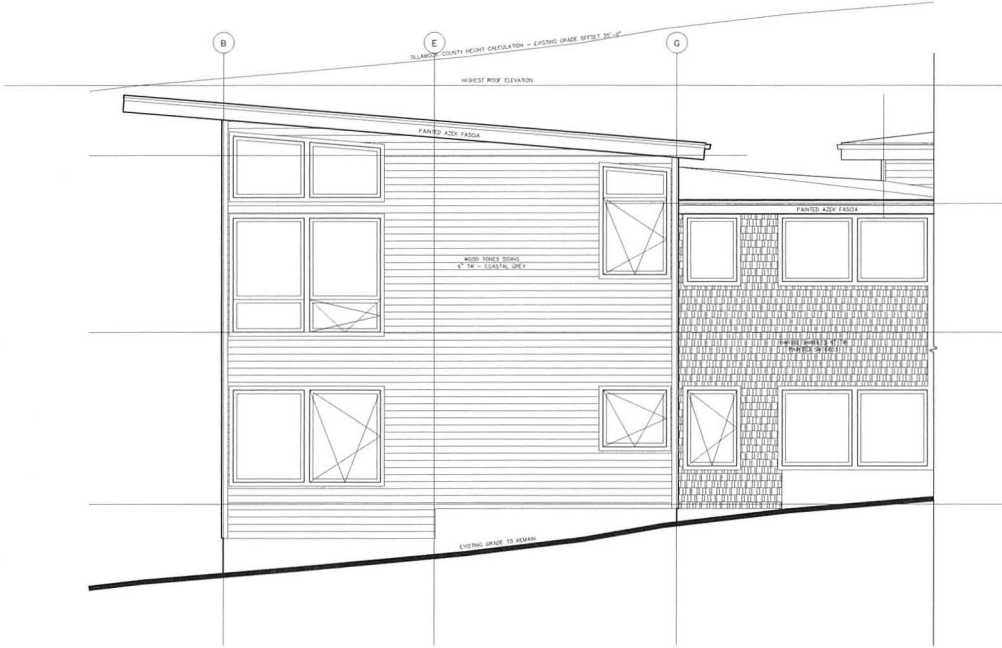


**SHAINSKY RESIDENCE**  
SAHHALI SOUTH, OREGON

capriarchitecture  
541.961.0503 info@capriarchitecture.com

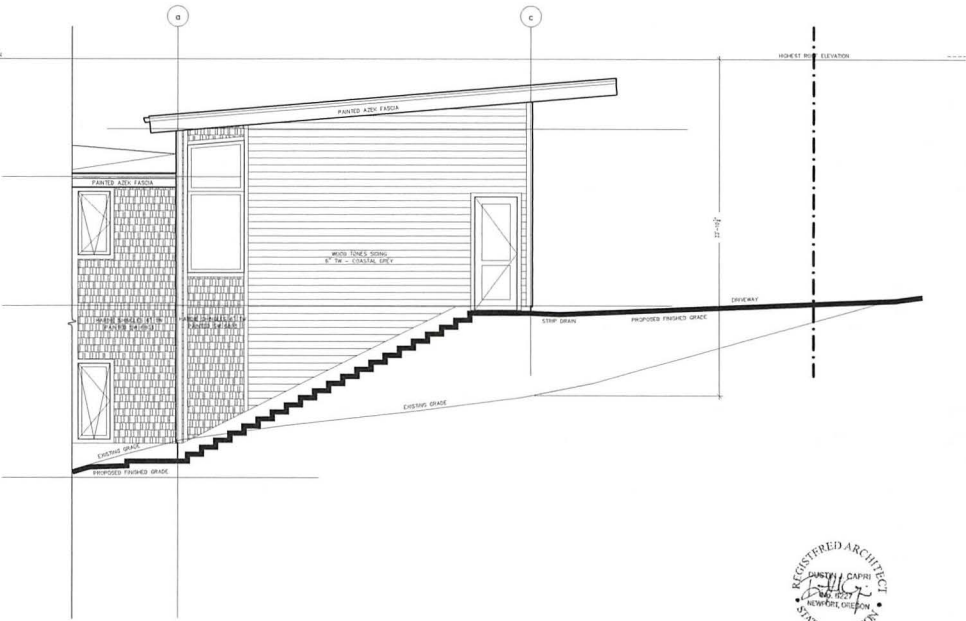
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DATE: 04/17/2023  
ARCHITECT: Dustin J. Capri  
PROJECT MANAGER:  
DRAWN By: Dustin J. Capri  
Checked By: Dustin J. Capri

**A6-1**



1 **SOUTHEAST EXTERIOR ELEVATION - SOUTH PORTION**

A6-2



2 **EAST EXTERIOR ELEVATION - NORTH PORTION**

A6-2

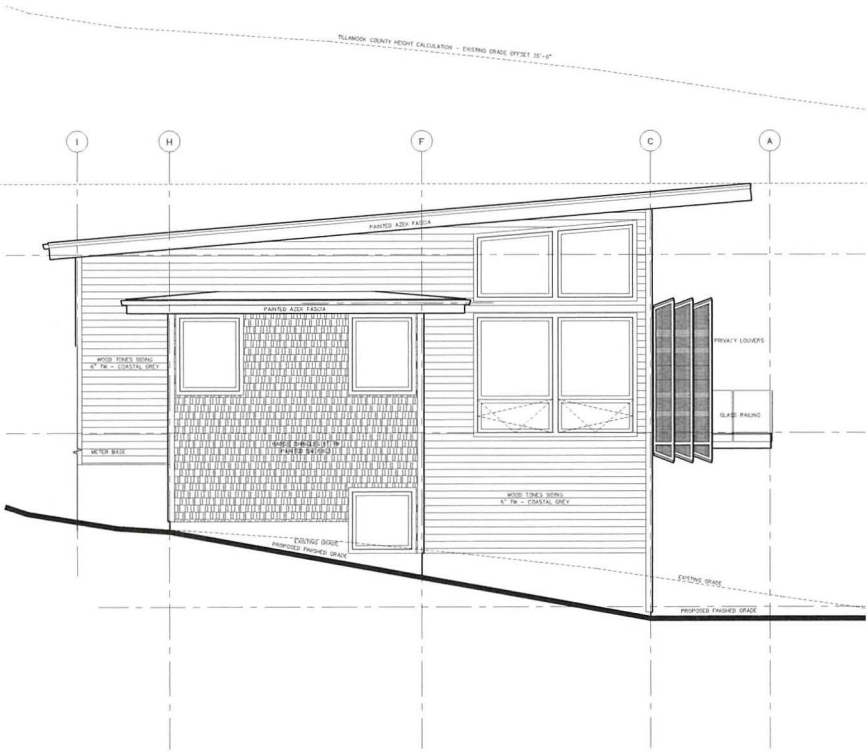


**SHAINSKY  
RESIDENCE**  
SAHHALI SOUTH, OREGON

capriarchitecture  
541.961.0503 info@capriarchitecture.com

SCALE: 1/4" = 1'  
DATE: 04/17/2023  
ARCHITECT: Dustin J. Capri  
PROJECT MANAGER:  
DRAWN By: Dustin J. Capri  
Checked By: Dustin J. Capri

**A6-2**



1 NORTHWEST EXTERIOR ELEVATION  
A6-3



2 SOUTHWEST EXTERIOR ELEVATION  
A6-3

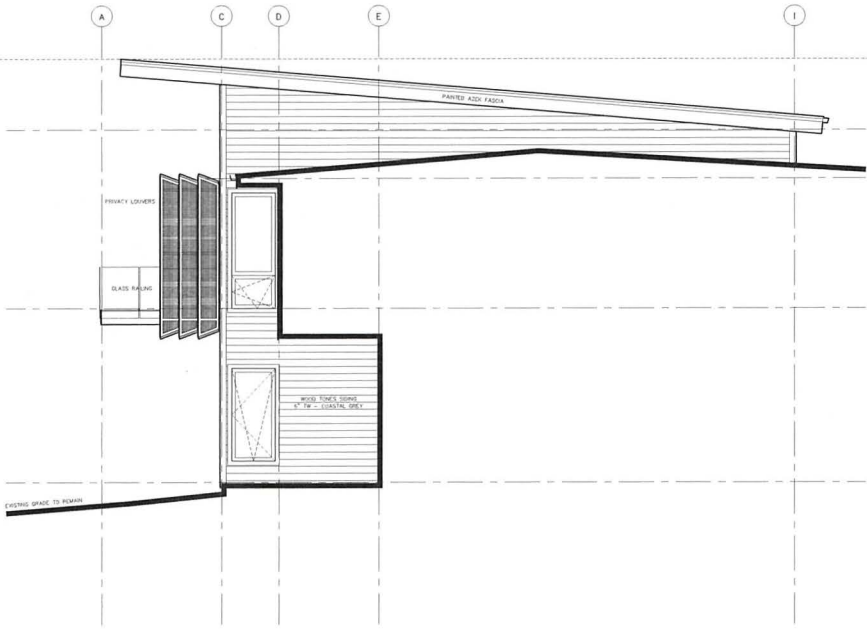


**SHAINSKY  
RESIDENCE**  
SAHHALI SOUTH, OREGON

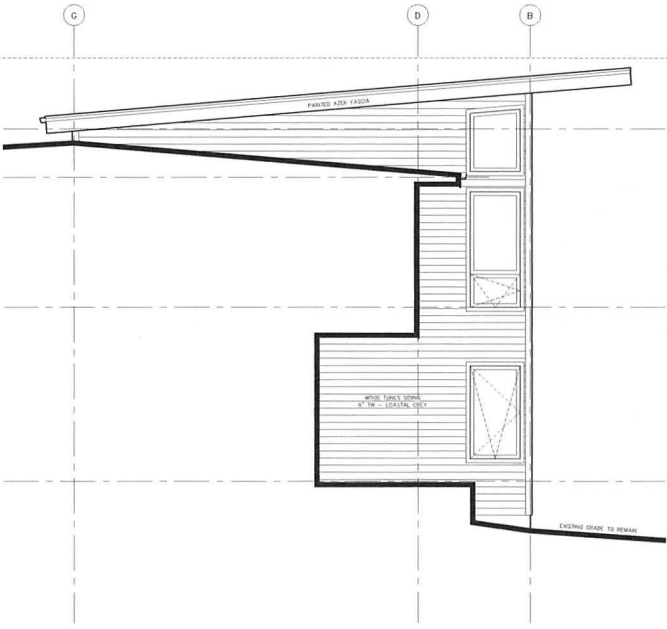
capriarchitecture  
541.961.0503 info@capriarchitecture.com

SCALE: 1/4" = 1'0"  
DATE: 04/17/2023  
ARCHITECT: Dustin J. Capri  
PROJECT MANAGER:  
DRAWN By: Dustin J. Capri  
Checked By: Dustin J. Capri

**A6-3**



1 **SOUTHEAST PARTIAL EXTERIOR ELEVATION - WEST**  
A6-4



2 **NORTHWEST PARTIAL EXTERIOR ELEVATION - EAST**  
A6-4



**SHAINSKY  
RESIDENCE**  
SAHHALI SOUTH, OREGON

capriarchitecture  
541.961.0503 info@capriarchitecture.com

SCALE: 1/4" = 1'-0"  
DATE: 04/17/2023  
ARCHITECT: Dustin J. Capri  
PROJECT MANAGER:  
DRAWN By: Dustin J. Capri  
Checked By: Dustin J. Capri

**A6-4**



**LEGEND**

- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR CONTROL.
- ( ) INDICATES RECORD VALUE FROM MAP C-552, TILLAMOOK COUNTY SURVEY RECORDS.
- NO ( ) INDICATES MEASURED VALUE.

**NOTES**

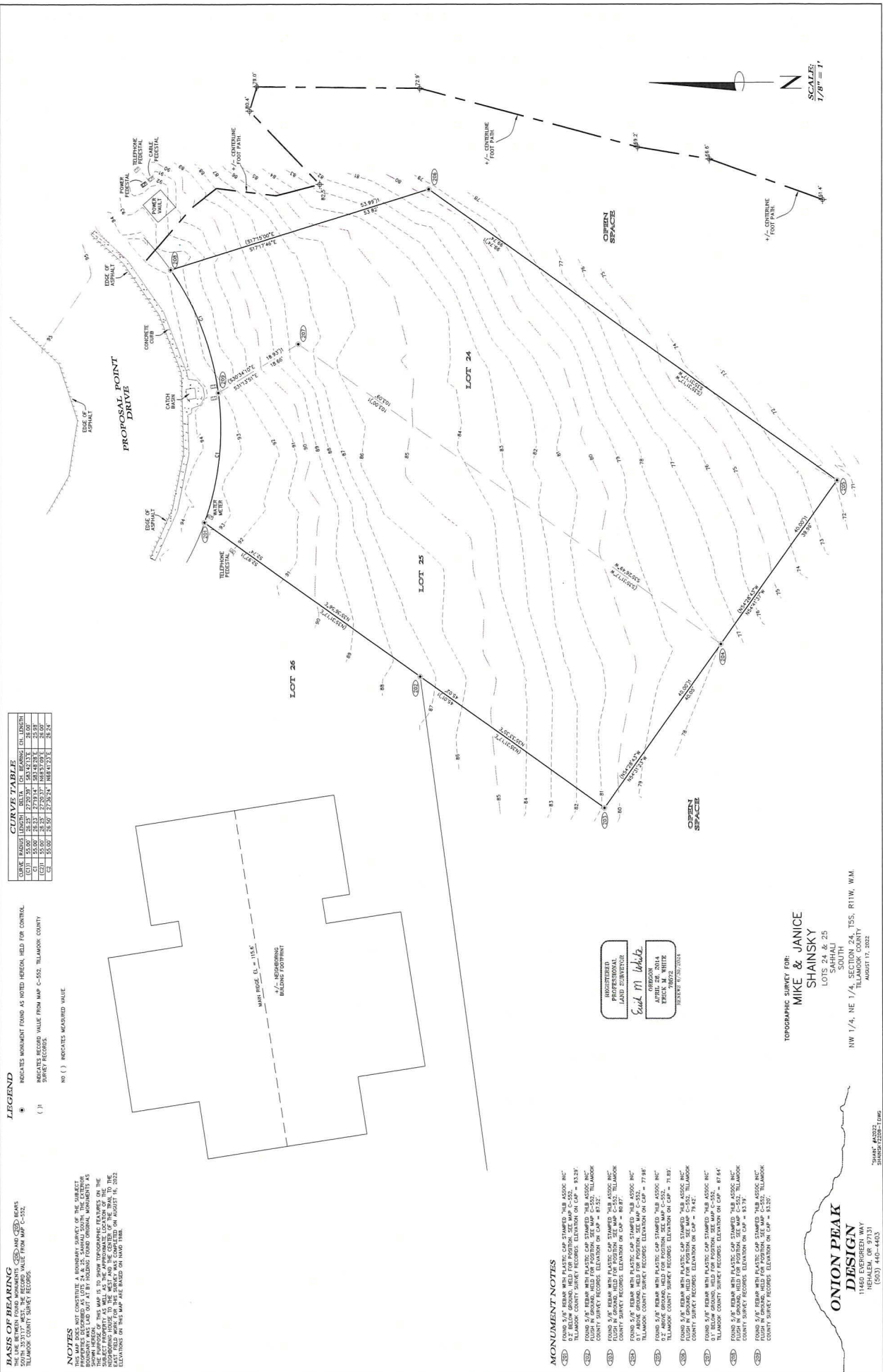
THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE SUBJECT PROPERTY. THE BOUNDARY SURVEY WAS CONDUCTED BY THE SURVEYOR AND THE BOUNDARY MONUMENT WAS Laid OUT AS BY HOLDING FOUND ORIGINAL MONUMENTS AS SHOWN ON THIS MAP. THIS MAP IS TO SHOW TOPOGRAPHIC FEATURES IN THE SURVEYED AREA AND TO SHOW THE LOCATION OF THE MONUMENTS. THE ELEVATION DATA IN THIS MAP WAS OBTAINED FROM A TOTAL STATION SURVEY CONDUCTED ON 08/10/2022. THE ELEVATION OF THIS MAP ARE BASED ON MGD 1988.

**MONUMENT NOTES**

- (32) FOUND 5/8" REAR WITH PLASTIC CAP STAMPED "HUB ASSOC INC" TILLAMOOK COUNTY SURVEY RECORDS ELEVATION ON CAP = 83.23'
- (32) FOUND 5/8" REAR WITH PLASTIC CAP STAMPED "HUB ASSOC INC" TILLAMOOK COUNTY SURVEY RECORDS ELEVATION ON CAP = 87.32'
- (32) FOUND 5/8" REAR WITH PLASTIC CAP STAMPED "HUB ASSOC INC" TILLAMOOK COUNTY SURVEY RECORDS ELEVATION ON CAP = 80.87'
- (32) FOUND 5/8" REAR WITH PLASTIC CAP STAMPED "HUB ASSOC INC" TILLAMOOK COUNTY SURVEY RECORDS ELEVATION ON CAP = 77.98'
- (32) FOUND 5/8" REAR WITH PLASTIC CAP STAMPED "HUB ASSOC INC" TILLAMOOK COUNTY SURVEY RECORDS ELEVATION ON CAP = 87.54'
- (32) FOUND 5/8" REAR WITH PLASTIC CAP STAMPED "HUB ASSOC INC" TILLAMOOK COUNTY SURVEY RECORDS ELEVATION ON CAP = 83.73'
- (32) FOUND 5/8" REAR WITH PLASTIC CAP STAMPED "HUB ASSOC INC" TILLAMOOK COUNTY SURVEY RECORDS ELEVATION ON CAP = 83.23'

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
C1	25.00'	26.33'	27.03° 34'	80.45° 23' 33"	25.39'
C2	25.00'	26.33'	27.03° 34'	80.45° 23' 33"	25.39'
C3	25.00'	26.33'	27.03° 34'	80.45° 23' 33"	25.39'
C4	25.00'	26.33'	27.03° 34'	80.45° 23' 33"	25.39'



REGISTERED  
LAND SURVEYOR  
*Paul M. White*  
ASTORIA, OREGON  
PHONE 325-7024

TOPOGRAPHIC SURVEY FOR  
**MIKE & JANICE SHANSKY**  
LOTS 24 & 25  
SAHALLI  
SOUTH  
NW 1/4, NE 1/4, SECTION 24, T5S, R11W, W1M,  
TILLAMOOK COUNTY,  
OREGON  
AUGUST 17, 2022

**ONION PEAK DESIGN**  
11460 E. GREENWAY  
NEHALEM, OR 97131  
(503) 440-4403

SHANSKY ADDRESS  
SHANSKY RECORDS

# STEP DESIGN

# SAHHALI SOUTH, LLC. HOMEOWNERS ASSOCIATION RESIDENTIAL STEP CONNECTION

OWNER: MIKE & JANICE SHAINSKY  
4125 SW 48TH PLACE  
PORTLAND, OREGON 97221-3737

SITE LOCATION: \_\_\_\_\_ PROPOSAL POINT DRIVE (LOTS 24 & 25)

NESKOWIN, OREGON 97149  
SAHHALI SOUTH SUBDIVISION LOTS 24 & 25  
DEED RECORD: 2022-4606 & 2022-4607  
T.5S.,R.11W.,SEC.24AB TAX LOT 2400 & 2500  
TILLAMOOK COUNTY

SHEET NO.    DESCRIPTION

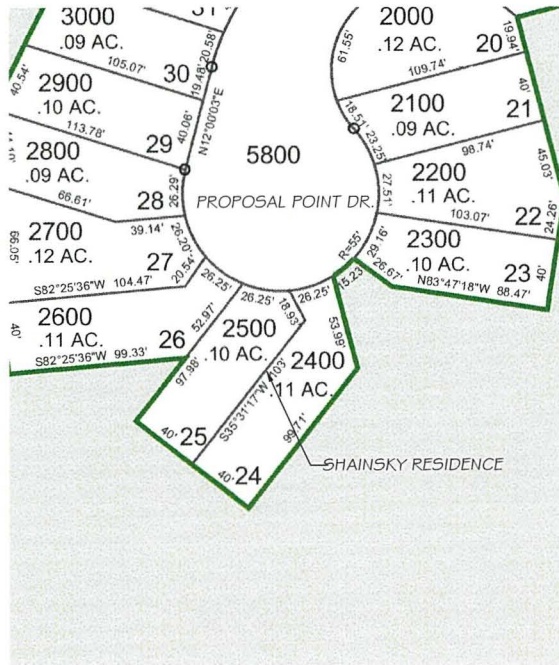
1	COVER & LOCATOR MAP
2	SITE PLAN @ 1" = 20'
3	TANKS AREA
4	STEP CONNECTION AREA
5	CONSTRUCTION NOTES
6	1500-GAL. SEPTIC TANK & 1000-GAL. DOSING TANK
7	DOSING TANK FLOAT SETTINGS
8	PUMP & SERVICE DETAILS
9	PARTS & EQUIPMENT
10	ELECTRICAL DETAILS
11	TRENCHING DETAILS

Inspections following the DEQ approval of the plans and specifications:

1. Pre-construction conference. At no charge by Septeck, Inc. (Richard Taylor) (541-974-7052 or (503) 235-1777), if coordinated with their other work in the area.
  2. Inspect the tank hole with compacted ¾- crushed bedding prior to setting tanks.
  3. Witness the water testing of the tanks to confirm water tightness.
  4. Final start-up inspection with control panel, wired, in place, ready for pump calibration & programming.
- (2, 3 & 4 above are billed to Smits & Associates, Inc. by Septeck, Inc.)



## LOCATOR MAP



Smits & Associates, Inc.

Environmental Consultants • Designers  
990 Newport Avenue  
Imbler, OR 97841-9706  
John L. Smits, REHS  
Ph. (541) 537-0392  
Email: john.smits.associates@gmail.com

PLAN COVER SFR LOTS 24 & 25

SHAINSKY RESIDENCE  
\_\_\_\_\_ PROPOSAL POINT DR.  
T.5S.,R.11W.,Sec.24AB TL 400 & 2500  
Tillamook County

SHEET

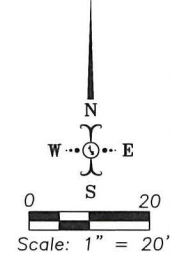
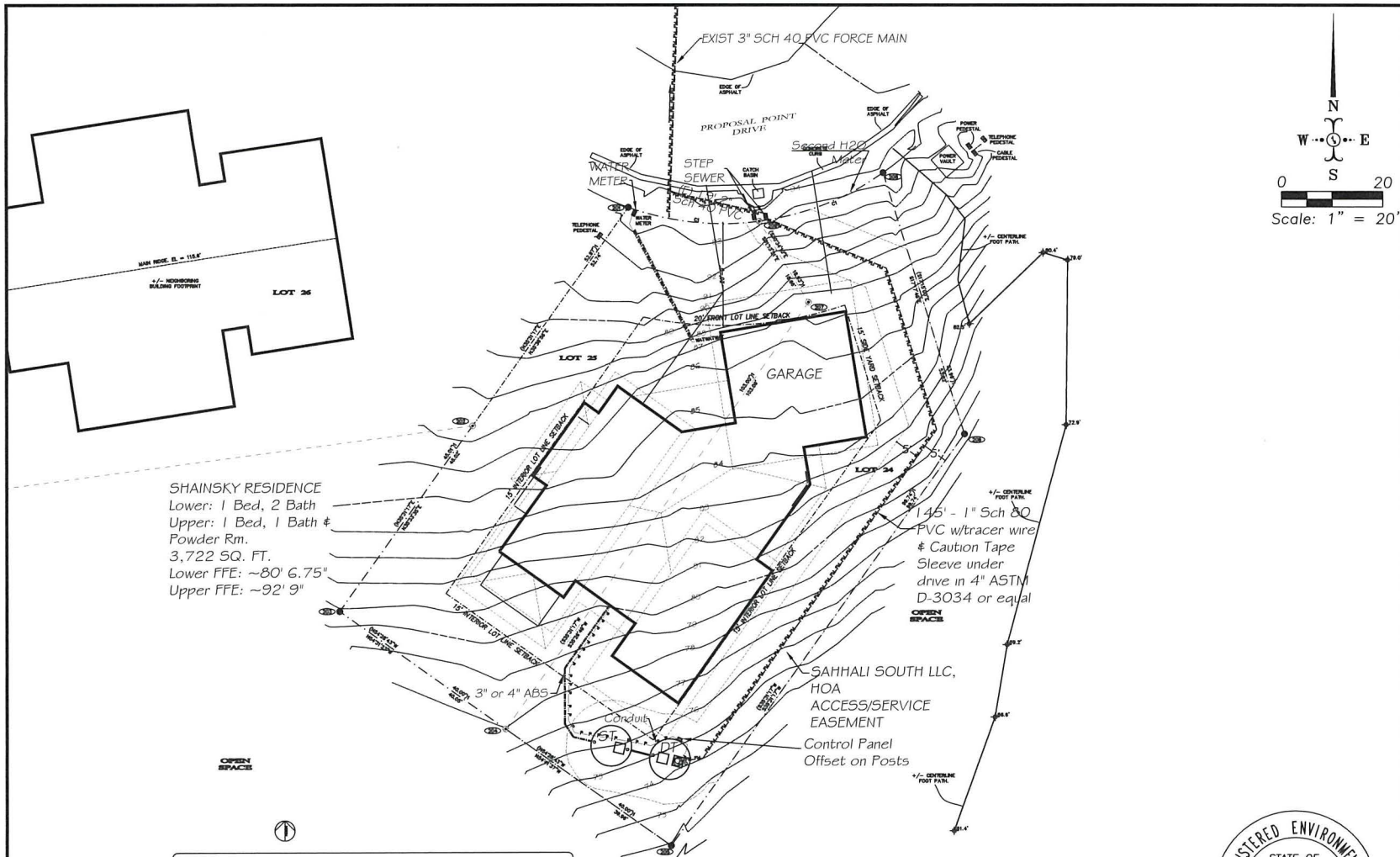
San 1

of 11

April 14, 2023



RENEWAL DATE  
12/31/23



SHANSKY RESIDENCE  
 Lower: 1 Bed, 2 Bath  
 Upper: 1 Bed, 1 Bath &  
 Powder Rm.  
 3,722 SQ. FT.  
 Lower FFE: ~80' 6.75"  
 Upper FFE: ~92' 9"

1/45' - 1" Sch 80  
 PVC w/tracer wire  
 & Caution Tape  
 Sleeve under  
 drive in 4" ASTM  
 D-3034 or equal

SAHALLI SOUTH LLC,  
 HOA  
 ACCESS/SERVICE  
 EASEMENT  
 Control Panel  
 Offset on Posts

STEP TANK CONTROL PANEL: MOUNT ON OUTER WALL AWAY FROM A SLEEPING AREA OR ON POSTS IN SIGHT OF PUMP. PROVIDE 2 SEPARATE CIRCUITS TO PANEL (1) 115 VOLT 20 AMP FOR THE PUMP AND (1) 115 VOLT 15 AMP FOR CONTROL FLOATS. THE CONTROL PANEL AT THE TANK NEEDS TO CONNECT TO A REMOTE ALARM ON THE FACE OF THE GARAGE VISIBLE TO THE STEP SYSTEM OPERATOR FROM THE STREET.

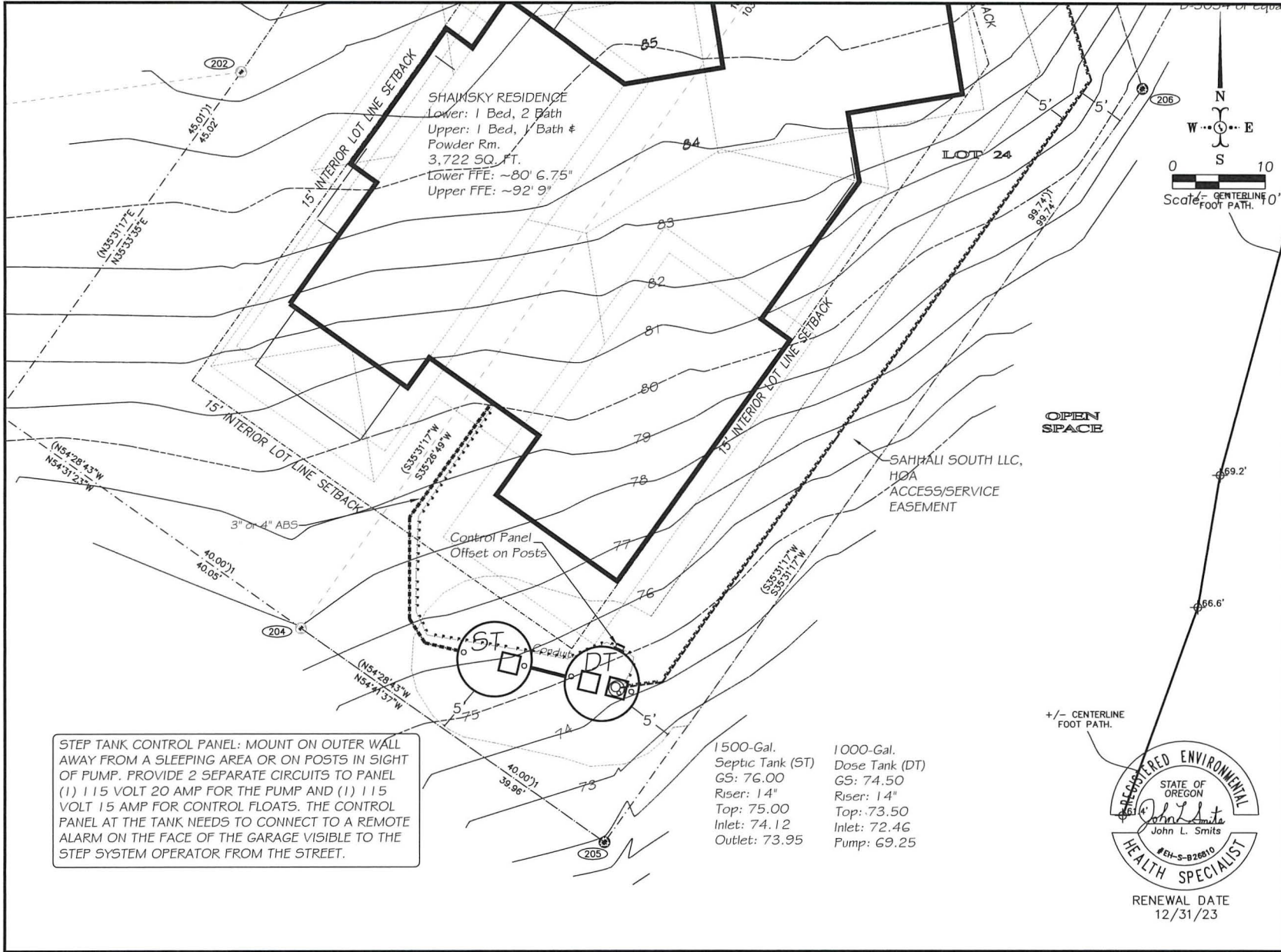
1500-Gal. Septic Tank (ST) GS: 76.00 Riser: 14" Top: 75.00 Inlet: 74.12 Outlet: 73.95	1000-Gal. Dose Tank (DT) GS: 74.50 Riser: 14" Top: 73.50 Inlet: 72.46 Pump: 69.25
---	---



**Smits & Associates, Inc.**  
 Environmental Consultants • Designers  
 990 Newport Avenue  
 Imbler, OR 97841-9706  
 John L. Smits, REHS  
 Ph. (541) 537-0392  
 Email: john.smits.associates@gmail.com

SITE PLAN 24 & 25  
 SHANSKY RESIDENCE  
 PROPOSAL POINT DR.  
 T.5S.,R.11W.,Sec.24AB TL 400 & 2500  
 Tillamook County

SHEET  
**San 2**  
 of 11  
 April 14, 2023

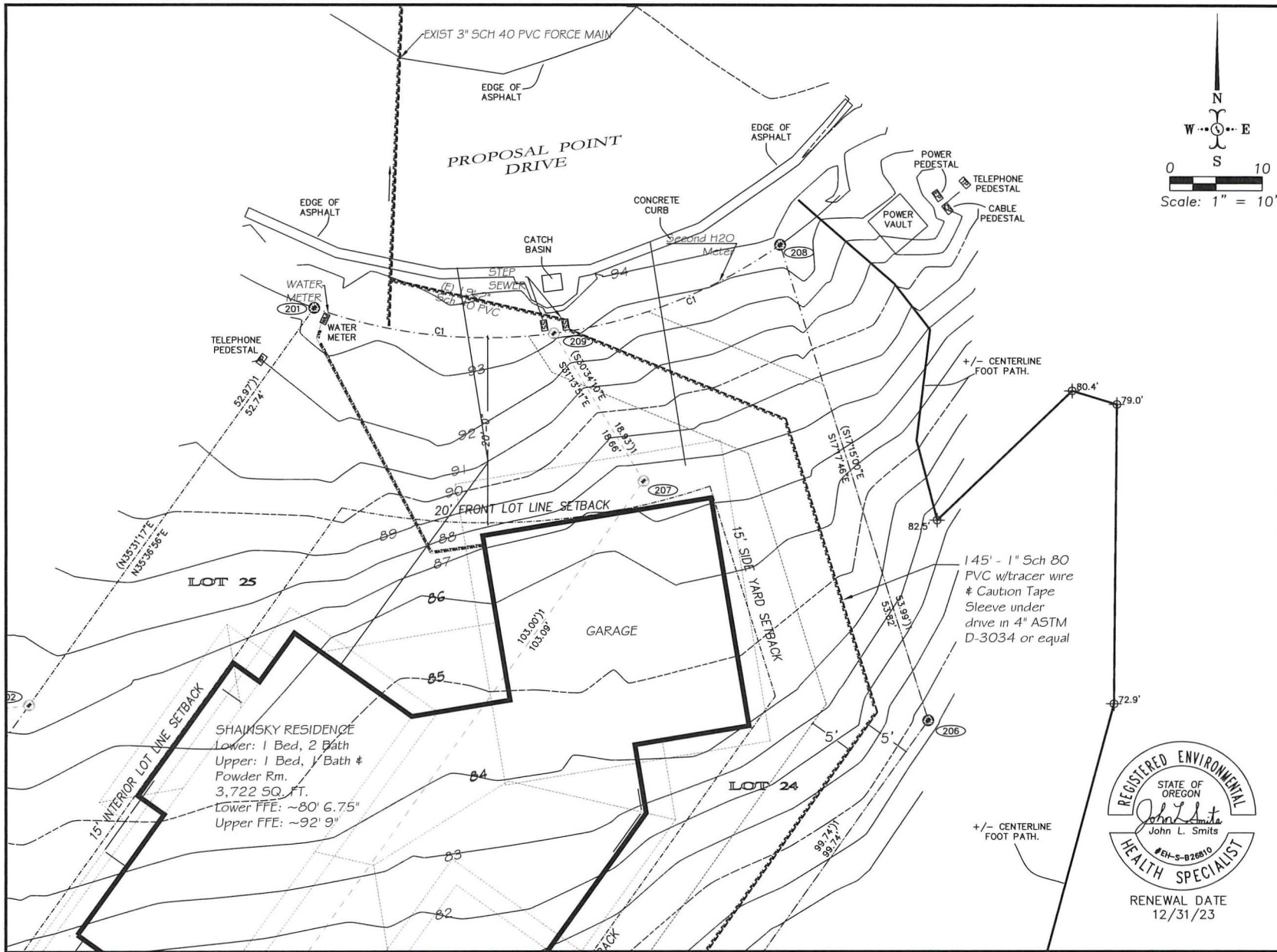


**SEPTIC & DOSE TANK AREA**

**SHAINSKY RESIDENCE**  
 PROPOSAL POINT DR.  
 T.5S., R.11W., Sec. 24AB TL 400 & 2500  
 Tillamook County

**SHEET**  
**San 3**  
 of 11  
**April 14, 2023**

**Smits & Associates, Inc.**  
 Environmental Consultants • Designers  
 990 Newport Avenue  
 Imbler, OR 97841-9706  
 John L. Smits, REHS  
 Ph. (541) 537-0392  
 Email: john.smits.associates@gmail.com

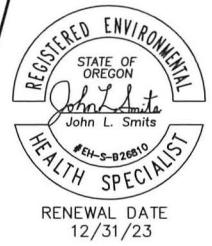


**Smits & Associates, Inc.**  
 Environmental Consultants • Designers  
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 Imbler, OR 97841-9706  
 John L. Smits, REHS  
 Ph. (541) 537-0392  
 Email: john.smits.associates@gmail.com

STEP CONNECT AREA  
 SHAINSKY RESIDENCE  
 PROPOSAL POINT DR.  
 T.5S., R.11W., Sec.24AB TL 400 & 2500  
 Tillamook County

SHEET  
**San 4**  
 of 11

April 14, 2023



# EXTERIOR MATERIAL SPECIFICATIONS

# SHAINSKY RESIDENCE

CONDITIONAL USE PERMIT SUBMITTAL - 17 APRIL 2023

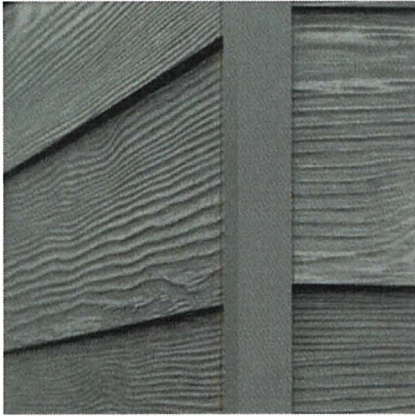
capriarchitecture

541.961.0503 info@capriarchitecture.com

## EXTERIOR ENVELOPE MATERIALS

### PRIMARY LAP SIDING

WOOD TONES RUSTIC - COASTAL GRAY



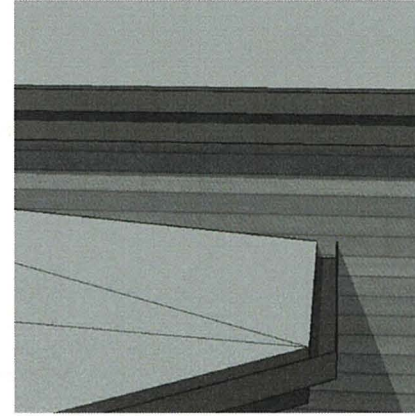
### PRIMARY SHINGLE SIDING

JAMES HARDIE - PAINTED SW 6803



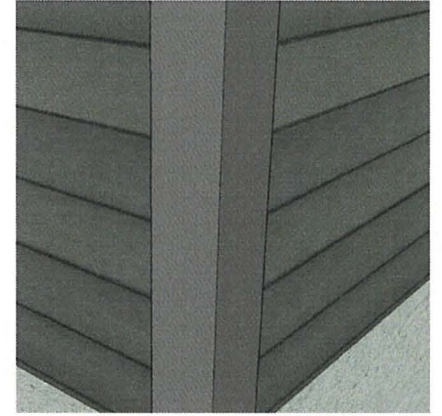
### EXTERIOR TRIM & GUTTERS

AZEK & ALUMINUM - COASTAL GRAY COLOR



### EXTERIOR CORNER BOARDS

AZEK - COASTAL GRAY COLOR



### ROOFING PRIMARY

80 MIL MEMBRANE ROOFING - CHARCOAL



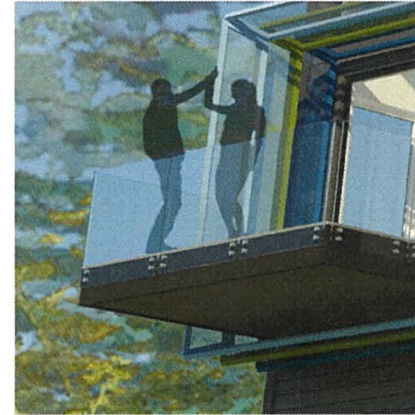
### DECK RAILING - NORTH

CHARCOAL ALUMINUM STAINLESS CABLE



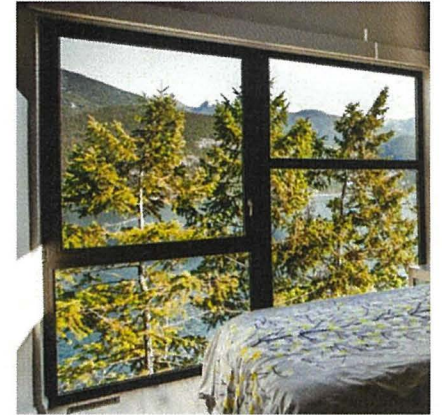
### DECK RAILING - SOUTH

GLASS RAILING



### WINDOWS & DOORS

INNOTECH VINYL - BLACK COLOR





# SHAINSKY RESIDENCE

CONDITIONAL USE PERMIT SUBMITTAL - 17 APRIL 2023

capriarchitecture

541.961.0503 info@capriarchitecture.com

## EXTERIOR ENVELOPE MATERIALS

### DRIVEWAY

STAMPED & STAINED LIGHT GRAY COLOR



### FRONT DOOR

PIVOT DOOR COMPANY - PAINTED SW 6803



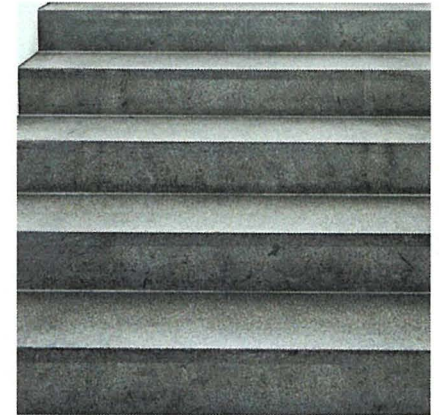
### GARAGE DOOR

CUSTOM DOOR - COASTAL GRAY COLOR



### CONCRETE STEPS

BRUSHED CONCRETE STAIRS



# **GEOTECHNICAL REPORT & CONFORMANCE LETTER**



OREGON  
GEOTECHNICAL  
SERVICES

7385 SW Alden Street  
Portland, OR 97223

PDX (503) 245-5555

**To:** Mike and Janice Shainsky  
4125 SW 48<sup>th</sup> Place  
Portland, OR 97221

**Date:** November 14, 2021

**Re:** Geologic Hazards Analysis and Geotechnical Report, Lots 24 and 25, Sahhali South, Tax Lots 2400 and 2500, T5S, R11W, Section 24, Neskowin, Oregon.

### Introduction

This report was prepared by David E. Reich, Certified Engineering Geologist (Oregon License # E1227) of Oregon Geotechnical Services, 7385 SW Alden Street, Portland, Oregon, for Mike and Janice Shainsky, potential buyers of the lot/lots. Field work was performed on October 13 and November 8, 2021, By David E. Reich, of Oregon Geotechnical Services, 7385 SW Alden Street, Portland, OR 97223.

The analysis and recommendations in this report assume that the site will be developed with either a single family home or homes, or a double-occupancy family dwelling (ie one building straddling the mutual property boundary to provide two separate but attached halves), using conventional methods of construction. Development plans should conform, and construction activities should be performed at the site, according to the information and recommendations presented in this report. Based on the conditions of the site as observed during this investigation, it is my opinion that the site can be safely developed as proposed, using conventional methods of construction. However, this investigation and report presents information that should be incorporated into the final design and construction plans for this site to ensure long term stability and structural integrity. Oregon Geotechnical Services can provide inspection services at the time of construction to verify compliance with the recommendations in this report. Development plans and design revisions should be submitted to our office for review to verify compliance with the recommendations in this report.



### Location

The subject property, Lots 24 and 25, Tax Lots 2400 and 2500, Sakhali South, T5S, R11W, Section 24, Neskowin, Oregon, is located north of Neskowin, Oregon, west off of Hwy. 101 (northeast quarter of Section 24, T5S, R11W of the Willamette Meridian, Tillamook County, Oregon). See Location and Vicinity Maps, attached.

The lot lies to the south of the cul-de-sac at the end of Proposal Point Drive, on moderately sloping ground of the southwest trending ridge that makes up this western portion of the subdivision. The elevation of the property ranges from approximately 68 to 86 feet above sea level. The proposed building location is anticipated to be generally centered on the common line between the two lots, at an approximate elevation of 75 to 85 feet elevation as shown on the attached Plan and Cross Section AA' and BB'. The recommendations provided in this report apply to a building site in the location shown on the attached Plan and Cross Section AA' and BB'.

### Background, Purpose and Scope-of-Services

This investigation was performed to address the Development Guidelines of Tillamook County (Tillamook County Land Use Planning Guidelines, Section 4.070) regarding the development of coastal property. These guidelines require geotechnical evaluation addressing mapped geologic hazards and slope stability concerns associated with proposed coastal development. This work includes evaluation of existing conditions on the subject property, and assessment of the potential impact of proposed site development, and to provide recommendations for the proposed development on the subject property.

The purpose of this investigation was to:

- 1.) Assess the geologic and soil characteristics of the site for construction and engineering purposes, and to provide information to facilitate foundation design and construction; and
- 2.) To provide a geotechnical evaluation addressing mapped geologic hazards associated with proposed coastal development, including: faulting, slope stability, coastal erosion/recession, tsunami hazard assessment, and soil stability for foundation placement.

The effect of the ordinances in Oregon has been to establish guidelines that require standard building restrictions (setbacks, etc) and/or an evaluation by a qualified engineering geologist.



This investigation was performed to evaluate the existing conditions on the subject property, and to assess the potential impact of proposed site development, and to provide recommendations for development and construction activities on the subject property.

The geologic hazards that are apparent at the site, or described and mapped in DOGAMI Bulletin 74, Environmental Geology of the Coastal Region of Tillamook and Clatsop Cos., Oregon, (1972), or other references reviewed in the preparation of this report, are discussed below.

This report presents the results of site and soils investigation and field reconnaissance at the above referenced property. The investigation involved geologic research, from published sources, and field investigation and survey of the subject property. Aerial photographs from 1939 to 2017 were analyzed, and cross-sections were developed at the site in order to provide a basis for the geologic interpretation. Soil inspection was performed to determine surface and subsurface distribution of rock and soil units and obtain samples for field classification according to the Unified Soil and Unified Rock Classification Systems, in order to define material characteristics. Subsurface information was obtained from existing exposures on the subject property, and excavated test pits or borings advanced with hand tools such as hand augers and relative density probes. Cross sections were measured with cloth tape, clinometer and Brunton compass, or derived from site topo if available. Stationing is relative only to the site. Elevations are estimated based on site survey and USGS Topographic Quadrangle, and GPS elevations measured at the site.

This report provides additional soil and rock information, setback recommendations, and general construction recommendations for the proposed project.

### Field Methods

Field procedures consist of field classification of soil and rock materials according to the Unified Soil and Rock classification systems (USCS and URCS), determination of vertical distribution of soil and rock materials using excavated test pits and the relative density probe, and designation of rock and soil units according to the engineering characteristics of the site materials. Other field procedures include site survey work and measurement of field developed cross-sections, in situ soil strength testing, and soil sampling.

Field classification of soil is used to determine material properties including approximate gradation, dilatancy, dry strength and toughness. This is performed according to the standard practice for description and identification of soils according to the American Society for Testing



and Materials (ASTM) method D2488-84. Using visual examination and simple manual tests, this practice gives standardized criteria and procedures for describing and identifying soils. The soil can be given an identification by assigning a group of symbol(s) and a name. In addition to describing the soil, the descriptive information required in this practice can be used to aid in the evaluation of its significant properties for engineering use. The “Annual Book of ASTM Standards, 2016” contains descriptions of procedures in detail.

Estimates of unconfined compressive strength (UCS) are generated by measuring the resistance of the soil to a driven steel rod. A pocket penetrometer and/or standardized hand tests using ones thumb or finger are also used to estimate soil strength. Ultimate allowable bearing capacities were generated for the proposed structure based on soil classification, and using results obtained from these tests. Allowable bearing capacities are reported in Pounds per Square Foot (PSF).

Field developed geologic cross sections are surveyed on representative slopes to model the previous, current, and potential stability conditions, and create a visual portrayal that provides an interpretation of site-specific subsurface conditions at the time of investigation. Field surveys are performed using a Brunton compass, measuring tape, and clinometer or digital level to obtain a topographic model of the site, locate surface features and geotechnical exploration sites, and provide ties to the existing house and roads. This survey work is accurate within the site, but should not be used as a means to establish legal boundaries. Site topography for cross sections may also be developed from existing instrument surveys of the site. The topographic model is used to make an initial assessment of subsurface site conditions, and to provide a basis for the geotechnical conclusions and recommendations.

### Existing Site Conditions

#### Climate

The climate of the north-central Oregon Coast is Temperate Marine with cool winters and warm summers. Based on data from the nearest climate station in Otis, Oregon, the area receives approximately 98 inches of precipitation annually (nearly 100% of which occurs as rain) with periodic extremes exceeding 130 inches. The majority of the precipitation falls between November and March. The average annual air temperature is 41.7 degrees Fahrenheit for the coldest month (December) and 70.8 degrees Fahrenheit for the warmest month (August) (OCS 2016 Station: OTIS 2 NE, OREGON (356366); period of record 1948-2014).

#### General Geology and Soils

According to current geologic mapping by Walker and MacLeod (1991), Wells et al. (1983),



Schlicker et al., (1972), the subject property is underlain by Eocene to Oligocene marine sedimentary rocks. Most mapping lumps the area with the typical formations consisting of thin-bedded to massive tuffaceous siltstone and claystone, with subordinate amounts of sandstone and shale. Basaltic sandstone and conglomerate are described as present at the base of the section in places. The Wells et al. (1983) mapping differentiates the project area as underlain by the “Basaltic Sandstone of Pacific City”, and describes the unit as “massive to thick-bedded, gritty to coarse-grained basaltic sandstone...”, which unconformably overlies the “Basalt of Cascade Head”, that Wells et al describe as “fine grained basalt and flow breccia, basaltic andesite ...thin bedded tuff and lapilli tuff interbedded with some flows. This field investigation indicates that coarse grained basaltic sandstone, not siltstone or claystone, is the dominant rock-type in the area, and that the volcanic rock of the Basalt of Cascade Head is exposed at the lower elevations of the southern portion of the subdivision. Lots 24 and 25 lie within the area of Basaltic Sandstone of Pacific City. No bedding directions were discernable in the exposures at this site, however, exposures to the north of the site are mapped as having a dip of 10 to 20 degrees in the northwest direction. Local uplift associated with subduction of the Juan de Fuca plate along the Cascadia Subduction Zone is responsible for bringing these marine or near shore sediments to their present elevation.

The site soils were originally mapped as have been mapped by the Soil Conservation Service as NkG - Neskowin silty clay loam, 40 to 60 percent slope (USDA, 1964). Following is the descriptions based on the 1964 Soil Survey description:

The Neskowin soil series consists of dark-colored, well-drained, relatively shallow soils on hills adjacent to the coast. According to the Soil Survey, Neskowin soils form from decomposition of basaltic parent material. The thin soil profile is a result of the relative resistance to weathering of the basaltic parent material. As described by the Soil Survey, the topsoil layer consists of approximately 1 foot of very dark brown to almost black, friable, granular silty clay loam underlain by approximately 1 foot of dark reddish brown silty clay loam. Depth to weathered igneous bedrock is approximately 2 feet. Runoff for the Neskowin soils is rated rapid, and the hazard of erosion is severe. Site observations are generally consistent with this SCS soil mapping of the site.

The site soils have been re-mapped by the Soil Conservation Service in 2006 as Unit 181E - Neskowin - Salander medial loams 30 to 60 percent slopes. Following are the descriptions of the two components, taken directly from the NRCS Website:

Component: Neskowin (60%)

The Neskowin component makes up 60 percent of the map unit. Slopes are 30 to 60 percent. This



component is on hillslopes, mountain slopes. The parent material consists of colluvium derived from igneous rock. Depth to a root restrictive layer, bedrock, lithic, is 20 to 40 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 75 percent. Non-irrigated land capability classification is 6e. This soil does not meet hydric criteria.

#### Component: Salander (25%)

The Salander component makes up 25 percent of the map unit. Slopes are 30 to 60 percent. This component is on mountain slopes, hillslopes. The parent material consists of colluvium derived from igneous rock. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is very high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 75 percent. Non-irrigated land capability classification is 6e. This soil does not meet hydric criteria.

#### Surface Features

The subject property is located north of Neskowin in the Sahhali South Subdivision. The subdivision property is west off of old U.S. Hwy. 101 south of the existing Sahhali Shores at Neskowin Subdivision (northeast quarter of Section 24, T5S, R11W of the Willamette Meridian, Tillamook County, Oregon). The subject parcel and building site is located on moderately sloping ground of the southwest trending ridge that makes up this western portion of the subdivision. The elevation of the property ranges from approximately 68 to 86 feet above sea level. The western and southwest portion of the property is approximately 80 to 100 feet from the top of a high (approximately 60 to 80ft) stable (bedrock) bluff overlooking the lakes, dunes and Pacific Ocean to the southwest. The area to the southeast of the parcel slopes steeply but more gradually down to the beach elevation. The proposed building site is centrally located on the common boundary between the two lots, or alternatively, individual buildings could be constructed on each lot, as long as the foundation construction adhere to the recommendations provided in this report. There are no natural drainage or waterways on the property. The site is generally and overall a planar to convex slope, that will disperse runoff and subsurface flow toward the southeast. The shallow soils and relatively impervious bedrock, will increase the propensity to concentrate limited amounts of local runoff. In addition, the generally shallow soils will also contribute to rapid runoff rates in the building area. The site topography in the building area is approximately as shown on the attached plan and cross-section. It can be anticipated that





the area will be subject to high amounts of runoff and soil moisture during the wet months from November through March. There are no outstanding natural features were noted in the building area.

No prior modification of the property, except for the present day road building activities, and placement of utilities on the slopes adjacent to the road were noted on the site. There are no natural drainages or waterways on the subject property. There is a lake at the base of the bluff to the west of the parcel, and a large stretch of stabilized dunes separates the base of the bluffs from the beach to the west.

Survey control was based on found pins, and property-line locations were estimated using the provided lot maps, roads, and adjacent properties. The anticipated building site will occupy the central portion of the lots, accessed by a driveway off of Proposal Point Drive. The footings will require excavation into the southeast facing slopes of the ridge. The slopes in the anticipated building area are between approximately 6% to 20% toward the south and southeast. Please refer to the Site Plan and Cross Sections.

#### Subsurface Features

Three test pits were excavated on the parcels and existing exposures and previously excavated test pits on adjacent parcels provided excellent exposures of the soil profile for sample collection and for field classification of materials. The test pits were excavated in the anticipated building area, and existing cuts and exposures were logged at locations as shown of the attached site plan and cross section (detailed Boring Logs attached in appendix). In addition, adjacent bluffs, ditches, roadcuts, and other nearby exposures were inspected and available geologic literature and in-house data was reviewed, in order to describe the following generalized sub-surface profile.

Based on the subsurface soil sampling, the general soil profile at the *building* site consists of approximately 12 to 18 inches of loose, dark brown sandy silt surficial soils (ML/MH), underlain by less than 1 feet of friable decomposed basaltic sandstone, which grades over approximately 6 to 12 inches as blocky weathered sandstone to fresh, very dense basaltic sandstone at approximately 3 feet below the surface. The soil profile is described in detail as follows and illustrated in attached soil logs (Appendix)

#### Topsoil (ML Sandy Silt)

The topsoil consists of soft, moist to damp, dark brown sandy silt with low plasticity (ML/MH) fines, containing a significant amount of organic material, mostly in the form of roots and organic debris, and rock fragments. This material is found to a depth of approximately 2 to 4



inches in the main building area. The topsoil is relatively weak and should be removed from footing areas and should be stockpiled for later use in landscaping areas.

Surficial Soil (SM Silty Sand)

The surficial soils consist of loose to medium dense, damp to moist, dark brown silty sand (SM) with low plasticity (ML) fines. This material is found from a depth of approximately 2 to 4 inches, to the top of weathered rock, at a depth of 1.0 to 1.5 ft below the surface. This soil contains increasingly abundant rock fragments with depth. This soil is also relatively weak and should be removed from areas of the foundation, and is rich enough in organics to be stockpiled for later use in landscaping areas.

Completely to Partly Decomposed Rock (Highly Fractured Basaltic Sandstone) The material underneath the surficial soil consists of completely decomposed (friable) basaltic sandstone that remolds to a tan, sandy silt with small, hard platy rock fragments. Most areas are heavily oxidized to an orangish red color. This friable rock unit is less than 1 foot thick.

Bedding planes are generally incoherent in this generally massive sandstone. In the weathered material, there are open planes of separation (discontinuities), oriented sub-parallel to the slope. Unstable slope conditions can occur when the bedding planes have a similar dip direction to the slope, and a dip angle that daylight into the slope, and yet is steeper than the strength and frictional resistance of discontinuities within the rock units. Due to the high potential for failure along the discontinuities, foundations (for building and attachments) should not be placed in the upper highly-weathered friable, platy sandstone (see Foundation section in the General Construction Recommendation section of this report).

Partly Decomposed Rock to Stained State (Fractured Basaltic Sandstone) Weathered sandstone is underlain by coarse grained basaltic sandstone of limited degrees of alteration. The platy and friable completely decomposed sandstone is underlain by 6" to 1 foot of dense, blocky sandstone grading from brown to gray with increasing depth. This blocky material is very hard, and will provide excellent bearing capacity (2000 PSF), and excellent lateral stability for footings. Below the blocky layer (approximately 3 feet) the sandstone becomes increasingly hard and less fractured, and will require mechanical splitting for deeper excavations.

Bedding planes are generally incoherent in this generally massive (lacking discontinuities) sandstone. Regional dips for the unit appears to be to the NW at 10 - 20 degrees. The regional



dip is not apparent in most exposures, and only vaguely apparent in some. The degree of alteration decreases and hardness increases with increasing depth. Less altered portions are darker gray. This dark gray material is very hard, and will provide excellent bearing capacity (>6000 PSF), and excellent lateral stability for footings keyed into the bedrock. Based on the results of our geologic literature review, this material extends to depths of many tens of feet.

#### Groundwater and Runoff

The catchment area above the property supplying groundwater recharge is very limited, and one can expect deep groundwater conditions, and limited available runoff. However, the dense bedrock will act as a barrier to the downward migration of water, and may create perched water tables at relatively shallow depths. During the winter and spring, groundwater seepage was noted exiting the cuts in the fractured bedrock at the base of the surficial soils, just above the transition into relatively unaltered rock material (no seepage was encountered during test pit excavation). Based on this information, the position of the deep water table is unknown, however one can expect that the surficial soils will, on a seasonal basis, develop perched watertable conditions within the upper soil (necessitating drainage around foundations). It must be kept in mind, however, that the exact position of the water table may fluctuate up or down several feet depending on the existing moisture conditions at the time of examination. The position of the water table can be expected to vary both on a season-to-season, and a year-to-year basis.

Runoff at the site will be limited due to the limited catchment area above the property, however, the moderate slopes, dense bedrock and shallow soils will increase the magnitude and the velocity of the runoff. In general, due to the generally planar to convex shape of the slopes, runoff that is not captured by the cuts and impervious surfaces will disperse around the property onto the natural slopes, without concentration into channels or streams. Rocky areas and cuts will have immediate response time, delivering runoff at high rates during storm events.

#### Geologic Hazards

Using the results of our field exploration, literature and geotechnical evaluation, we identified the following geologic hazards applicable to the site.

- Chronic Hazards - Slope stability, cliff erosion and coastal erosion (recession)
- Catastrophic Hazards, earthquake related phenomena, massive landsliding, flooding and Tsunamis



According to available sources while the low lying areas surrounding the project area have moderate coastal recession, ocean flooding, erosional bluff, and tsunami flooding hazards, there are no mapped geologic hazards on the subject property, or adjacent parcels.

#### Landslides and Slope Stability

According to available sources, there are no mapped geologic hazards (landslides, faulting, flooding, erosion, high groundwater, etc.) at the site (Schlicker et al., 1972), nor was any evidence for recent landslide activity or faulting documented during field investigation, or during air photo analysis. Observations made during air photo analysis show minimal amounts of recent mass wasting in the area. At the time of this investigation, we did not notice bent trees, scarps, crevices tension cracks in the ground surface, irregular toes, exposed surfaces of ruptures without vegetation, presence of distinct fast-growing vegetation, undrained depressions, etc., that are generally indicative of active slope movement.

Generally shallow soil depths, moderate slope (of the building area), significant bedrock exposure, the absence of fine sediments (clay/silt) within the bedrock, a lack of colluvial (landslide) deposits, modern or ancient, and the absence of morphologic features suggestive of landslide topography indicate that there is little threat from slope instability to the subject property.

In my opinion, conventional residential construction adhering to the recommendations provided in this report, will not affect the existing slope stability at the site. In my opinion, in the absence of large earth-shaking events, the potential for catastrophic or massive landslide failure is low to none, but such an occurrence cannot be completely ruled out in any hilly area, especially considering the fact that we are in a 20-year wet weather cycle which began in 1996. Therefore, the owner should be willing to take the risk of such an occurrence.

#### Cliff Erosion and Coastal Recession

Cliff erosion can occur due to episodic mass-wasting of the slope, and due to wind and rain impact during severe winter storms, or a combination thereof. Mass wasting represents most of the short-term erosion events, and wind and rain impact relates to long-term (chronic) erosion effects.

At the present time, there is no available coastal erosion mapping for Tillamook County. Coastal recession rates therefore had to be based on observations of the conditions at the site, and on



aerial photograph analysis conducted during this investigation. Due to the inland position of the property from the main shoreline, well behind the dunes, wave caused erosion of the property is not an issue at this time (i.e. no wave action at the base of the cliff).

Aerial photographs were analyzed following the site visit in order to determine if significant slope retreat has occurred over time and to aid in determining a site specific coastal recession rate. Photographs from 1939 through 2021 were viewed (physically and digitally). Recession rates can be estimated by visual estimation of recession based on the relative position and shapes of landforms and cultural landmarks at a given location. While precision measurements can be made and compared with other photo measurements, magnitudes of movement must be fairly large in order to be discernable, and this is a less quantitative but equally valuable approach. There are no observable effects of erosion at the site, either from wave activity (which, as mentioned, is not possible at the property), or from surface water or wind. The photo record suggests that this site is extremely stable.

Observations of the photographs show that the relative position of the sea-cliff edge, and bluff edge, with respect to fixed cultural landmarks and landforms remains relatively fixed through the photo interval. This suggests that little recession has occurred in this area of the coastline during the air photo record. It is also apparent from these photos that the general configuration of the bluff to the west of the subject property has also remained the same. In general, the aerial photography indicates that the large-scale topographic and vegetative features have remained relatively consistent throughout the years, and that coastal recession has not been an active process in this area.

#### Earthquake Related Phenomena

Earthquakes in the Pacific Northwest occur due to tectonic activity associated with the subduction of the Juan de Fuca Oceanic plate beneath the North American Continental plate. The Juan de Fuca plate is converging on and thrusting beneath the North American Continental plate along the Cascadia Subduction Zone (CSZ), which is situated offshore along Oregon coast causing earthquakes in the Oregon and Washington states. This convergence along CSZ is the source of three types of earthquakes in Western Oregon. These are (1) deep intraplate earthquakes originating in the Juan de Fuca plate, (2) large subduction zone-interface earthquakes that may occur during periodic slip along the interface between the Juan de Fuca and North American plates, and (3) shallow crustal earthquakes generated by faults.



Available research indicates that there is a potential for a large subduction zone earthquake near Oregon coast. This narrow belt, which marks the Juan de Fuca and North American tectonic plate boundary, lies approximately 50 miles west and runs parallel to the present-day Oregon coastline. Recent studies have documented the occurrence of these massive earthquakes and their estimated recurrence interval of 350 to 500 years (see summaries provided by Atwater et al., 1995; Nelson et al., 1995), and have estimated that within the next 50 years, the probability of a great subduction zone earthquake approaching magnitude 9 is between 10 and 20 percent (Darienzo and Peterson, 1995). In order to interpret earthquake potential of the CSZ plate interface, geologic lines of evidence such as coastal subsidence, stratigraphic evidence for flooding associated with earthquakes, and turbidity in the ocean have been used. Based on the available geologic evidence, there is a sufficient scientific consensus to consider the CSZ plate interface as a potential earthquake source for Oregon coast. Based on our literature review, the estimated maximum magnitudes of CSZ interplate earthquakes are in the range of M8.0 to M9.0+. The estimated recurrence interval is 350 to 500 years, and the last major quake was thought to of occurred approximately 300 years ago.

Based on site geology, topography, and our preliminary evaluation, in our opinion, the site is susceptible to severe ground shaking and landsliding during an earthquake on the Oregon coast. Ground acceleration in excess of 0.4g may occur at the site. It should be noted that the majority of the Oregon coast is susceptible to similar hazards.

Effects of a major subduction zone earthquake on the Oregon Coast would be catastrophic. Research indicates that there is a potential for severe ground shaking, fault rupture and coseismic subsidence on the Oregon Coast. Additional effects of an earthquake of the predicted magnitudes would include massive landslides, soil liquefaction, tsunami and flooding. While in the past 150 years or so, there has been no "proof" of catastrophic earthquake damage on the Oregon coast, and additionally, no community or landowner on the Oregon coast can afford to "earthquake-proof" their structures in the short run, in our opinion, geologic hazard reports must discuss earthquake hazards in order to educate and familiarize landowners or communities with potential earthquake hazards for their areas.

#### Flooding and Tsunami

Available reports and maps, DOGAMI Bulletin 74, Environmental Geology of the Coastal Region of Tillamook and Clatsop Cos., Oregon, indicate that the site is not in an area subject to possible Ocean flooding or wave attack.



Tsunamis occur when an earthquake, volcanic eruption, and/or sub-seasurface landslide deforms the ocean seafloor. This deformation is transmitted to the sea surface, typically forming a series of tsunami waves. Waves may reach the Oregon coastline within hours or minutes after initial movement and seafloor deformation.

A recent study conducted by the State of Oregon Department of Geology and Mineral Industries has mapped the expected inundation area for tsunamis caused by a magnitude 8.8 to 8.9 undersea earthquake (Priest, 1995). The map that includes the subject property is the Neskowin quadrangle and Nestucca Bay Quadrangle (Map #0-95-23 & 24 of the Priest report). It shows the property near the margin of the area expected to be inundated by tidal waves during an event of this magnitude. The mapped tsunami flooding/inundation boundary is based on “interpretation of a numerical simulation of potential tsunami waves that could strike the coast should the offshore subduction zone fault system experience an earthquake approaching magnitude 9” (Priest, 1995). Predictions for wave height above MSL were simulated by three separate computer models.

For the subject property, located at approximately 45°08’ north latitude, and an elevation of approximately 68 to 86 feet above MSL, the most extreme model predicted maximum wave height would reach an approximate elevation of 20 feet above MSL, in the immediate vicinity, and only as much as 35 feet in the area. These estimates place the subject property well above the area expected to be inundated by tidal waves accompanying a large magnitude event along the Oregon portion of the Cascadia Subduction Zone.

#### Seismic

Per State of Oregon Structural Specialty Code, the area of Neskowin, Oregon is in Seismic Zone 4, which correlates to a Seismic Zone Factor  $Z=0.4$ . Soil profile  $S_c$  appears appropriate for the site. Seismic design parameters can be obtained using the site coordinates and above information from online calculators, depending on the preferred reference document. Site coordinates are Latitude: 45.128 and Longitude -123.974. Seismic design parameter and other hazard information available at: <https://hazards.atcouncil.org/>

#### Summary Findings and Conclusions

Based on the conditions of the site as observed during this investigation, and the above geologic hazards analysis, it is my opinion that the site can be safely developed with either one single home, two individual structures, or a double occupancy family dwelling (ie one building



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straddling the mutual property boundary to provide two separate but attached halves). However, this investigation and report presents information that should be incorporated into the final design and construction plans for any design at this site to ensure long term stability and structural integrity of the development on the subject property, as well as limiting and or mitigating impact to surrounding properties. Oregon Geotechnical Services can provide inspection services at the time of construction to verify compliance with the recommendations in this report. Final development plans and any design revisions should be submitted to our office for review to verify compliance with the geotechnical recommendations in this report.

If developed according to generally accepted engineering and construction principles and practices, and the recommendations provided in this report, construction at this site should not present hazards to life, public and private property, and the natural environment.

An erosion control plan can be prepared by Oregon Geotechnical Services (once a development plan for the parcel has been prepared) to provide methods for limiting the release of sediment and sediment laden water from the site to protect the surrounding area from any adverse effects of the development during construction.

Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation is important in protecting the surrounding area from any adverse effects of the development during and after construction. A vegetation plan should be developed for the site and proposed development activities to provide guidelines for the protection of site vegetation during and after construction. Construction activities shall remove only the vegetation necessary to accommodate approved development on the parcel. The implementation of the Vegetation Plan and the construction, maintenance, replacement, and upgrading of these facilities is the responsibility of the applicant/contractor until all construction is completed and approved and vegetation/landscaping is established. The boundaries of the clearing limits shown on this plan shall be clearly flagged in the field prior to construction. During the construction period no disturbance beyond the flagged clearing limits shall be permitted. The flagging shall be maintained by the applicant/contractor for the duration of construction. Natural vegetation shall remain on all areas of the property not required for construction. Vegetation shall be placed as rapidly as possible after construction and site development. Seeding and re-vegetation shall be performed no later than Sept. 1, or concurrently with each phase of construction. All exposed soil shall be seed, revegetated and planted to mitigate erosion. Exposed soils areas can be mulched with straw other cover (bark chips), covered with jute-matting, or other stabilization





product to prevent direct erosion of the soil, until the establishment of the vegetative cover. An appropriate fertilizer and regular watering during the dry months shall be used to speed the establishment of the vegetative cover. Native shrubs and trees shall be planted wherever possible to contribute to the long term revegetation and stability of the site.

Based on the conditions of the site as observed during this investigation, and the above geologic hazards analysis, it is my opinion that the site can be safely developed for a double occupancy family dwelling (ie one building straddling the mutual property boundary to provide two separate but attached halves). However, this investigation and report presents information that should be incorporated into the final design and construction plans for this site to ensure long term stability and structural integrity. Oregon Geotechnical Services can provide inspection services at the time of construction to verify compliance with the recommendations in this report. Final development plans and any design revisions should be submitted to our office for review to verify compliance with the geotechnical recommendations in this report.

According to available sources there are no mapped geologic hazards such as coastal recession, ocean flooding, erosional bluff, and tsunami flooding. Using the results of our field exploration, literature and geotechnical evaluation, we found that slope stability issues were the primary concern at the site. These include chronic problems associated with deep soils on steep slopes (that can be accommodated with appropriate foundation design and construction) and acute hazards associated with heavy rainfall and runoff, (that can be mitigated with appropriate runoff control and site drainage). In my opinion, conventional residential construction adhering to the recommendations provided in this report, will not affect the existing slope stability at the site.

In my opinion, in the absence of large earth-shaking events, the potential for catastrophic or massive landslide failure is low to none, but such an occurrence cannot be completely ruled out in any coastal hillside area, therefore, the owner should be willing to take the risk of such an occurrence.

#### General Construction Recommendations

Based on the results of our field exploration, soil evaluation, and geotechnical analyses, we believe the site is suitable for proposed residential development, provided following general construction and design recommendations are followed. The recommendations and



development standards provided in this report shall be followed in order that construction activities and site development protect the subject property and surrounding properties.

The following paragraphs provide only general recommendations. Variations in soil conditions may be encountered during construction. In order to permit correlation between soil exploration data and actual soil conditions encountered during construction, we recommend that a geotechnical engineer or engineering geologist (or their representative) be retained to perform inspections during construction and to provide specific recommendations for soils or foundation related phases of work.

According to the preliminary information provided to OGS, it is understood that this site is to be developed with a double occupancy family dwelling (ie one building straddling the mutual property boundary to provide two separate but attached halves), placed on the central portion of the lots. Road construction on the site appears to be limited to a short driveway extending off of Proposal Point Drive.

Future site development and design plans for construction at this site should be reviewed by Oregon Geotechnical Services staff for compliance with the recommendations provided in this report. Inspection of the exposed subgrade during site preparation and measurement of the actual placement of structures to verify soil and rock subgrade conditions should be performed by Oregon Geotechnical Services staff.

Construction activities shall remove only the vegetation necessary to accommodate approved development on the parcel. The boundaries of the clearing limits shown on this plan shall be clearly flagged in the field prior to construction. During the construction period no disturbance beyond the flagged clearing limits shall be permitted. Natural vegetation shall remain on all areas of the property not required for construction. Vegetation shall be placed as rapidly as possible after construction and site development. Seeding and re-vegetation shall be performed no later than Sept. 1, or concurrently with each phase of construction. All exposed soil shall be seed, revegetated and planted to mitigate erosion. Exposed soils areas can be mulched with straw other cover (bark chips), covered with jute-matting, or other stabilization product to prevent direct erosion of the soil, until the establishment of the vegetative cover. An appropriate fertilizer and regular watering during the dry months shall be used to speed the establishment of the vegetative cover. Native shrubs and trees shall be planted wherever possible to contribute to the long term revegetation and stability of the site.



#### Setback and Locations for Structures and Roads

According to the site base map, and discussions with the Client, the house is to be placed as shown on the attached plan of exploration, with a minimum of approximately 50' setback from the bluff to the west property line. Due to the loose surficial soils and moderate slopes in the building area, conventional foundations (shallow spread footing and stemwall) should not be placed onto the surficial soils. However, provided that the foundation is designed by a qualified structural engineer, adhering to the foundation recommendations provided in this report (in particular that the footing be placed in dense blocky basaltic sandstone), and that the construction of the proposed residence is appropriately inspected and monitored, the house can be built, as proposed, with no additional geotechnical setback restrictions from the bluff.

Any fills for the driveway deeper than 4 feet should be contained behind retaining structures built with foundations meeting the criteria discussed below. No special design for the driveway surfacing or retaining structures will be required to provide more than adequate strength for the anticipated residential traffic, provided that any fill placed for the road structure meets the requirements of engineered fill, outlined below. Drainage from the driveway is discussed in the Drainage section to follow.

#### Grading, Excavation and Embankment

In general, we recommend that any surface water within construction areas be drained away by cutting drainage ditches or by pumping from a sump hole, if necessary. Surface vegetation including topsoil, any saturated/inundated and disturbed soil, and any non-soil or incompetent materials encountered at the time of construction should be removed. If any deep root systems or tree trunks are removed, then the excavated areas should be filled with densely compacted on-site sandy clean soils or imported crushed rock.

In wet season, to protect moisture sensitive soils during construction activities, a 3-inch to 6-inch thick layer of crushed rock should be placed immediately on any exposed SOIL subgrades after site grading and topsoil removal, areas of exposed bedrock do not require this treatment. For construction truck traffic areas, at least 12-inch thick granular working base is generally recommended with thicker sections and/or geotextile fabrics for heavily traveled areas.

Only the areas of construction and landscaping should be disturbed. Existing vegetation outside the project area should be protected during construction. Site re-vegetation should occur as soon as possible after the end of construction.



Soils exposed in excavated areas should be protected from rain, freezing, and excessive loading along edges. Surface water run-off should be intercepted and drained away from excavated areas. Ideally, in structural areas, concrete should be poured as soon as possible after excavation.

The surficial soils to a depth of between 1 and approximately 2 feet, can be excavated with light construction equipment. Below this depth, the material changes to a layer of friable rock and extends from as little as 6 inches to a depth of 1 ft and can be excavated with light to medium construction equipment. The highly weathered friable sandstone is underlain by 6 inches to 1 ft of weathered blocky sandstone that can be excavated with medium sized construction equipment. Below the blocky layer the sandstone becomes increasingly hard and less fractured (2 to 3 ft) the rock material changes to very hard, dense, massive gray sandstone bedrock, this material will be very difficult to excavate, and may require mechanical splitting.

In general, temporary earth slopes in soil may be cut near vertical up to 5 feet deep. All excavations should be performed in accordance with Department of Labor Occupational Safety and Health Administration (OSHA) guidelines for Type B soils. Deeper excavations may be excavated at grades steeper than the recommended OSHA grades provided the excavations are monitored and certified by a qualified geotechnical engineer. Care must be taken to move any loose boulders out of the building area prior to initiation of major excavation activities. Please note that site safety is the sole responsibility of the project contractor and/or the owners.

Other than for the construction of the driveway we do not anticipate the placement of fill for this project, nor do we recommend placement of other than minor fills for landscaping on this lot (other than the driveway). In any case, fills should not be placed on or near steep slopes on the site prior to consulting with a qualified engineering geologist or geotechnical specialist.

Due to the slopes at the building site, some fills for the driveway may need to be contained within retaining walls, or other alternative means. All fill embankment slopes must not be steeper than 2(H):1(V) unless specified by a qualified geotechnical specialist.

All fill in proposed building construction area must be placed only after the subgrade is properly prepared and then approved by a qualified engineering geologist or geotechnical specialist. At the time of construction, a qualified specialist may recommend that all exposed subgrades be proof-rolled with a loaded dump truck having a static weight of at least 45,000 pounds. Generally, areas



found to be soft or otherwise unsuitable for supporting anticipated structural loads during a proof-roll test are over-excavated and replaced with compacted fill.

Structural fill materials for new building and pavement areas should be placed in layers that, when compacted, do not exceed about 6 to 8 inches for fine-grained soils (silts and clays) and about 10 to 12 inches for granular materials (sand and gravel). Fill materials for new building and pavement areas should be moistened or dried to achieve near optimum moisture conditions and then compacted by mechanical means to a minimum of 95 percent of the maximum dry density determined from ASTM D1557 modified Proctor laboratory test. Landscape fill can be placed and compacted by mechanical means to a minimum of 90 percent of the maximum dry density determined from ASTM D1557 modified Proctor laboratory test or equivalent.

#### Foundations

The foundation should be designed by a qualified structural engineer to accommodate the issues associated with the loose soils and potential for slippage and severe differential settlement in the upper portions of the weathered sandstone. The foundations for the proposed structure should not be placed in the upper surficial and residual soil or upper highly weathered portions of the platy weathered rock.

The foundations for the structure should be supported on native, relatively unaltered, brown to gray blocky basaltic sandstone located 2 ½ to 3 feet below existing grades in the building area, and designed for the net maximum allowable bearing pressure of 2,000 PSF. Suitability of the bedrock subgrade should be verified in the field during construction by a qualified engineering geologist/geotechnical engineer. The allowable bearing capacities for dead loads and sustained live loads and can be increased by one-third for the total of all loads, including short-term wind or seismic loads.

All footings should be placed on the uniform subgrade consisting of basaltic sandstone and have a minimum width of 16 inches and should be placed at least 18 inches below finished exterior grades. The excavated footing subgrade should be inspected and approved by a registered geotechnical engineer or engineering geologist prior to the placement of concrete.

We estimate that foundations supported on native subgrade designed and constructed in accordance with the above recommendations will experience total settlements generally less than ½ -inch and differential settlements between columns generally less than ¼ -inch.



Allowable lateral frictional resistance between the base of footings and the native subgrade can be expressed as the applied vertical load multiplied by a coefficient of friction of 0.45. In addition, lateral loads may be resisted by passive earth pressures based on an equivalent fluid density of 450 pounds per cubic foot (pcf) on footings poured “neat” against in-situ material or properly back-filled with structural fill. This recommended value includes a factor of safety of approximately 1.5, which is appropriate due to the amount of movement required to develop full passive resistance.

Development plans should be submitted to our office for review to verify compliance with the recommendations in this report, at that time, additional borings can be performed at the actual location of the building corners, to determine the footing depth requirements. In addition, subgrade conditions should be verified in the field at the time of construction to accommodate the slope and soil issues, lack of setback, and minimize the potential for differential settlement and or structural failure of the foundation system. The excavated footing subgrade or pile/pier placement should be inspected and approved by a registered geotechnical engineer or engineering geologist prior to the placement of concrete.

All footings should be placed on the uniform subgrade consisting of basaltic sandstone. The excavated footing subgrade should be inspected and approved by a registered geotechnical engineer or engineering geologist prior to the placement of concrete.

#### Foundation/Retaining Walls

In general, lateral earth pressures on walls that are not restrained at the top, such as boundary retaining walls, etc., may be calculated using an equivalent fluid pressure of 45 pcf for level backfill and 70 pcf for steeply sloping backfill. Walls that are restrained from yielding at the top (such as foundation walls) may be calculated using an equivalent fluid pressure of 55 pcf for level backfill and 90 pcf for steeply sloping backfill.

Lateral earth pressures on foundation walls may be resisted by passive pressure resistance acting against footing base and by frictional resistance between footing elements and supporting soils. An equivalent fluid density of 450 pounds per cubic foot (pcf) and a friction factor of 0.45 may be used for retaining wall design. The recommended equivalent fluid density includes a factor of safety of 1.5, which is appropriate due to the amount of movement required to develop full passive resistance.



All backfill immediately behind retaining walls, foundation walls, etc., should be select granular material (sand and/or sandy gravel). We anticipate that on-site material will not be suitable for this purpose. All backfill behind walls should be placed in lifts not exceeding 6 inches in loose thickness and compacted to at least 90 percent of the maximum dry density obtainable by the ASTM D 1557 test procedure or equivalent. While placing fill behind walls, care must be taken to minimize undue lateral loads on the wall.

#### Slabs

All slab-on-grade should be supported on native subgrade or on structural fills after the topsoil is removed and after the subgrade is well prepared.

#### Drainage and Storm Water Management

In general, building areas placed below exterior site grades must be provided with a well-designed drainage system in order to control hydrostatic pressures against walls, seepage of groundwater through base walls, etc.

Drainage from foundation drains, downspouts and collected surface runoff should be directed away from the footings in order to avoid differential settlement of the foundation, or degradation of the subgrade. A perimeter drain around the foundation is recommended to divert stormwater draining out of the soil around the structure. Excavations may need to be daylighted, and graded to drain so that puddling does not occur on the subgrade during construction. Interior slabs-on-grade may require a vapor barrier. Drainage and/or runoff should not be directed toward the slopes to the north, preferably, drainage that is collected from the roofs, etc, should be directed back toward Proposal Point Drive, and into the public storm water system.

Under no circumstances should surface water run-off and roof drains be led towards foundation areas. Surface run-off from roof drains should be tight-lined into storm sewer or other approved disposal areas. All areas should be sloped away from the building to prevent ponding of water near buildings. Connect all drainpipes to solid discharge pipes and discharge beyond the slopes, constructed fills, and at least 25 feet away from foundation edges.

All surface water and subsurface water (such as roof drains) must be drained towards the main roadway or other appropriate drainage structure (as described above). Impervious surfaces such as the driveway and parking areas, etc, should be sloped to drain toward the street.



Groundwater seepage in excavations should be anticipated during wet season of the year. For most of the excavations on this project, pumping from sumps outside the limits of the excavation should control groundwater seepage and surface water ponding.

An erosion control plan can be prepared by Oregon Geotechnical Services (after development plans have been finalized) to provide methods for limiting the release of sediment and sediment laden water from the site to protect the surrounding area from any adverse effects of the development during construction.

#### Limitations

This report was prepared for the exclusive use of Mike and Janice Shainsky and their authorized agents. Professional services were rendered in accordance with generally accepted geotechnical services, and using the degree of care and skill ordinarily exercised under similar circumstances by firms or individuals practicing in similar locations. The purpose of a geotechnical investigation is to reasonably evaluate the potential for impact of past and/or present construction practices on a given property. In performing a geotechnical assessment, it is understood that a balance must be struck between a reasonable inquiry into the pertinent issues, and an exhaustive analysis of each conceivable issue of potential concern.

Analysis, conclusions and recommendations included in this report relate to conditions at the time the services were performed. Data was accumulated from overall site reconnaissance and limited subsurface exploration. Subsurface exploration provides information at the point of exploration, however, variations in soil conditions may exist between points of exploration. In the event that changes in the nature, design or layout of the project are made, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and verified in writing. No warranties are expressed or implied. Oregon Geotechnical Services is not responsible for independent conclusions made by others.

Considering the dynamic coastal environment with inherent unavoidable risks to development, and the fact that the study of all geologic hazard processes is not completely known to the professional and research community at this time, we warn that our report does not assure any safety or warranty to built structures from geologic hazards. In accepting this report, the client is





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assuming all risks associated with the development of the site.

Oregon Geotechnical Services appreciates the opportunity to be of service to you on this project. If you have any questions, or if we can provide additional assistance or observation and testing services during design and construction phases please call me at 503-720-6886.

Sincerely,  
Oregon Geotechnical Services  
David E. Reich, PG, CEG

Attachments





### References

- Atwater, B.F et al., 1995, Summary of coastal geological evidence for past great earthquakes at the Cascadia Subduction zone. *Earthquake Spectra*, 11(1): 1-18.
- Beaulieu, ID, 1971, Geologic Formations of Western OR (West of longitude 121) DOGAMI Bulletin 70.
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- Walker and MacLeod, 1991, Geologic Map of Oregon, USGS
- Wells, R.E., et al, 1983, Preliminary map of the West ½ of the Vancouver 1x2 Quad, Oregon, DOGAMI Open File Report O-83-6



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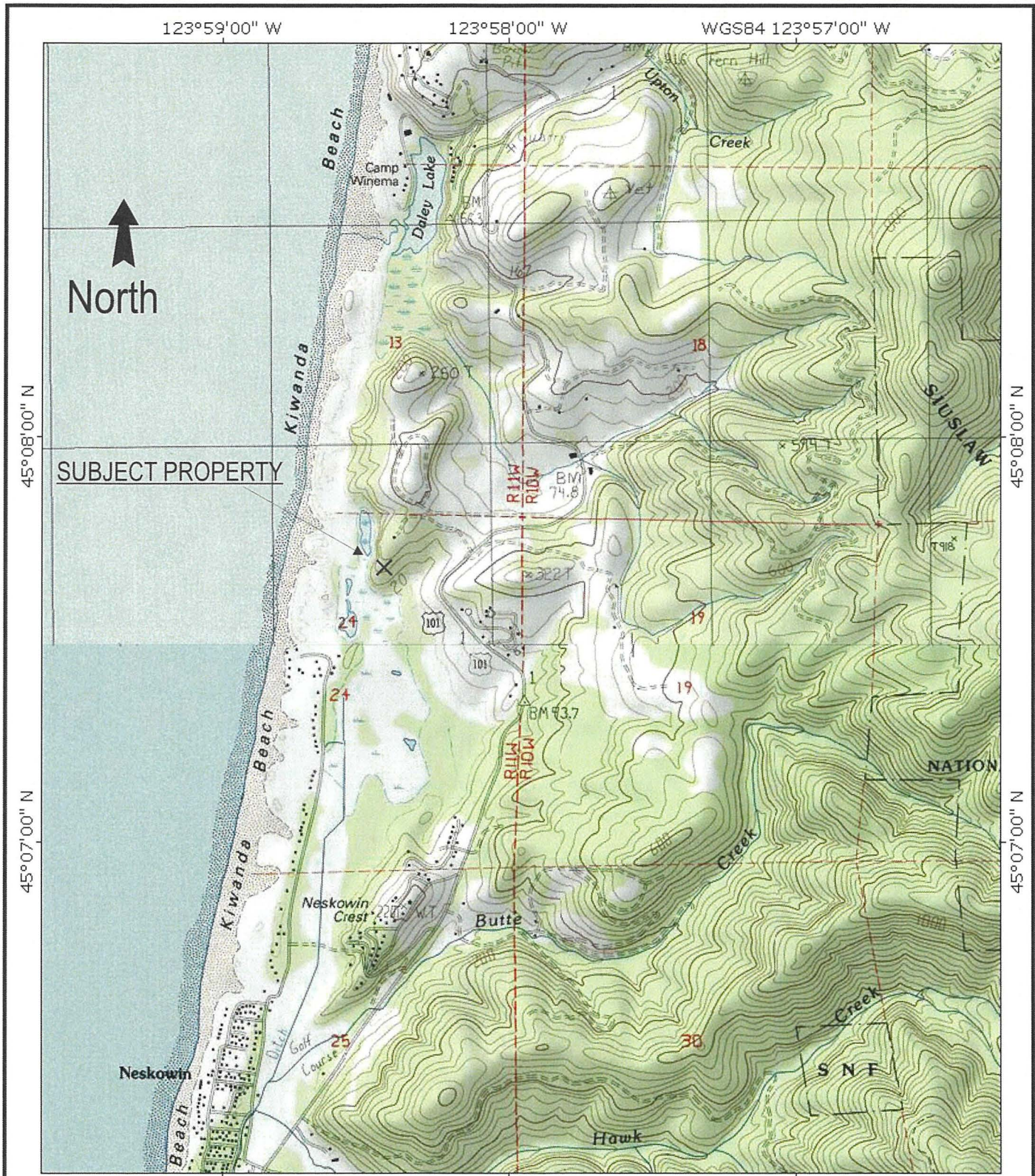
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**Geologic Hazards Analysis and Geotechnical Report  
Lots 24 and 25, Sahhali South,  
Tax Lots 2400 and 2500 , T5S, R11W, Section 24, Neskowin, Oregon.**

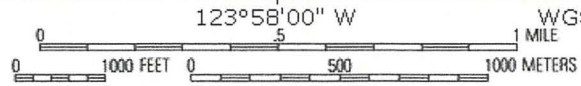
November 14, 2021

Prepared for:

Mike and Janice Shainsky  
4125 SW 48<sup>th</sup> Place  
Portland, OR 97221



TN MN  
17 1/2°



Map created with TOPO!® ©2002 National Geographic (www.nationalgeographic.com/topo)



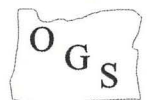
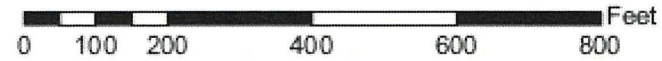
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**LOCATION MAP**

Lots 24 & 25, Sahali South, Neskowin Oregon

Base map: USGS 7.5 Minute, Nestucca Bay and Neskowin OR, Quads. Scale 1:24,000



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**Lots 24 & 25, Sahhali South, Neskowin, Oregon**  
**NRCS SOIL SURVEY MAP**

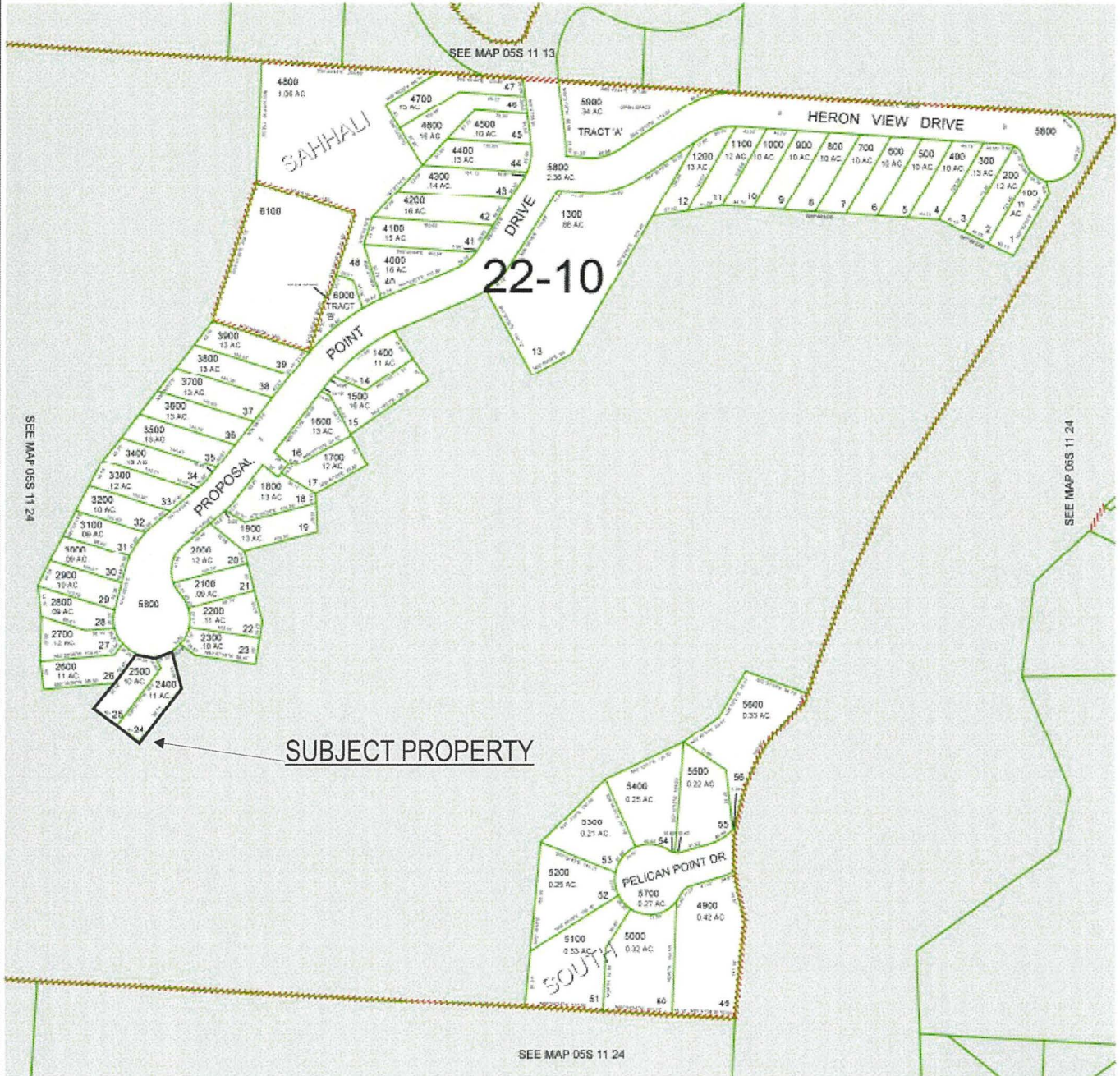
Scale as Shown



FOR ASSESSMENT AND TAXATION ONLY

N.W.1/4 N.E.1/4 SEC.24 T.5S. R.11W. W.M.  
Tillamook County  
1" = 100'

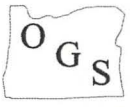
05S11W24AB  
SAHHALI SOUTH  
CANCELLED



SUBJECT PROPERTY

SAHHALI SOUTH  
05S11W24AB  
REVISED 08/28/07, WS

Base Map: Tillamook County Tax Assessors Map



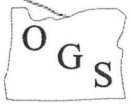
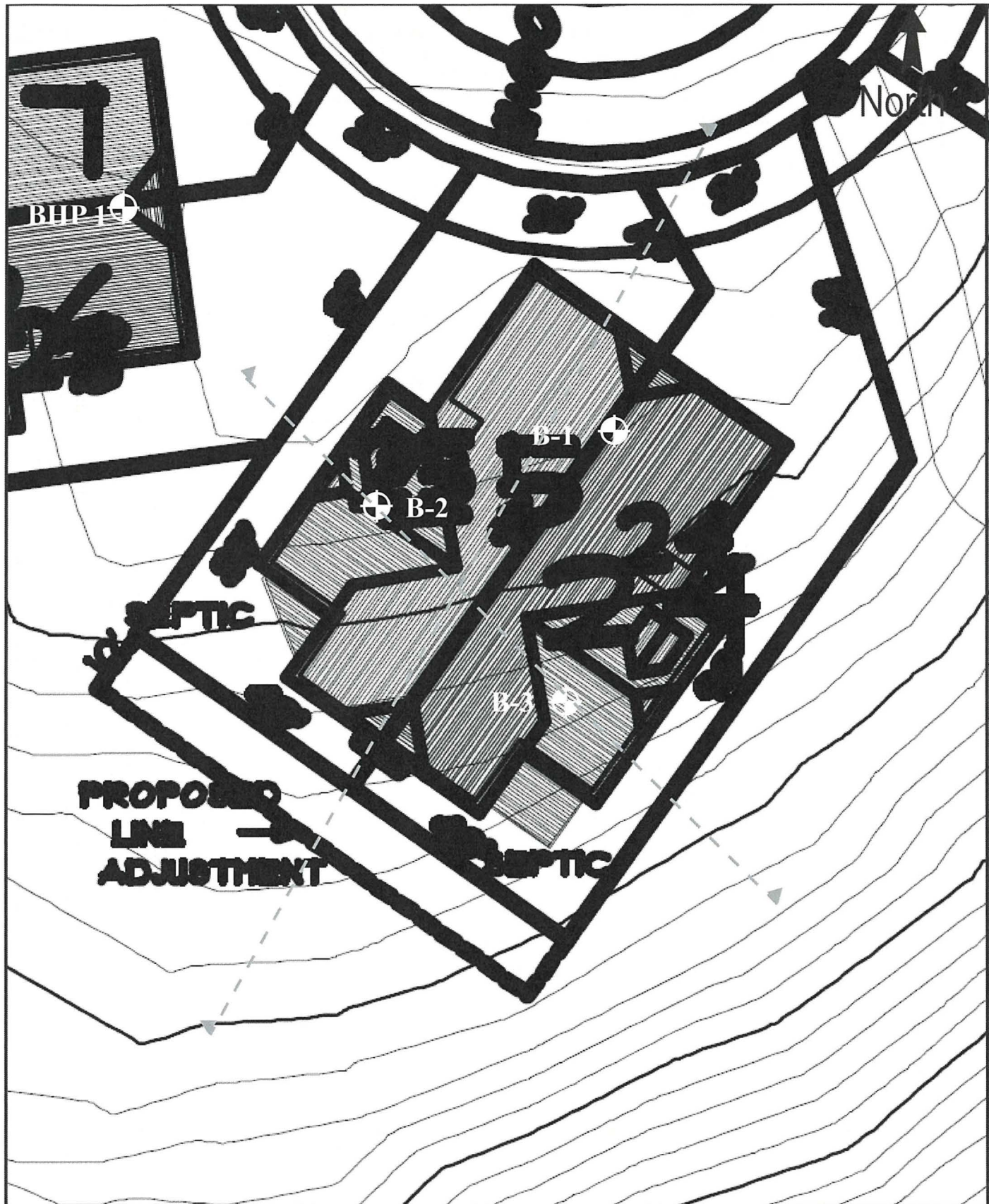
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Vicinity Map

Lots 24 & 25, Sahhali South, Neskowin Oregon

Not to scale



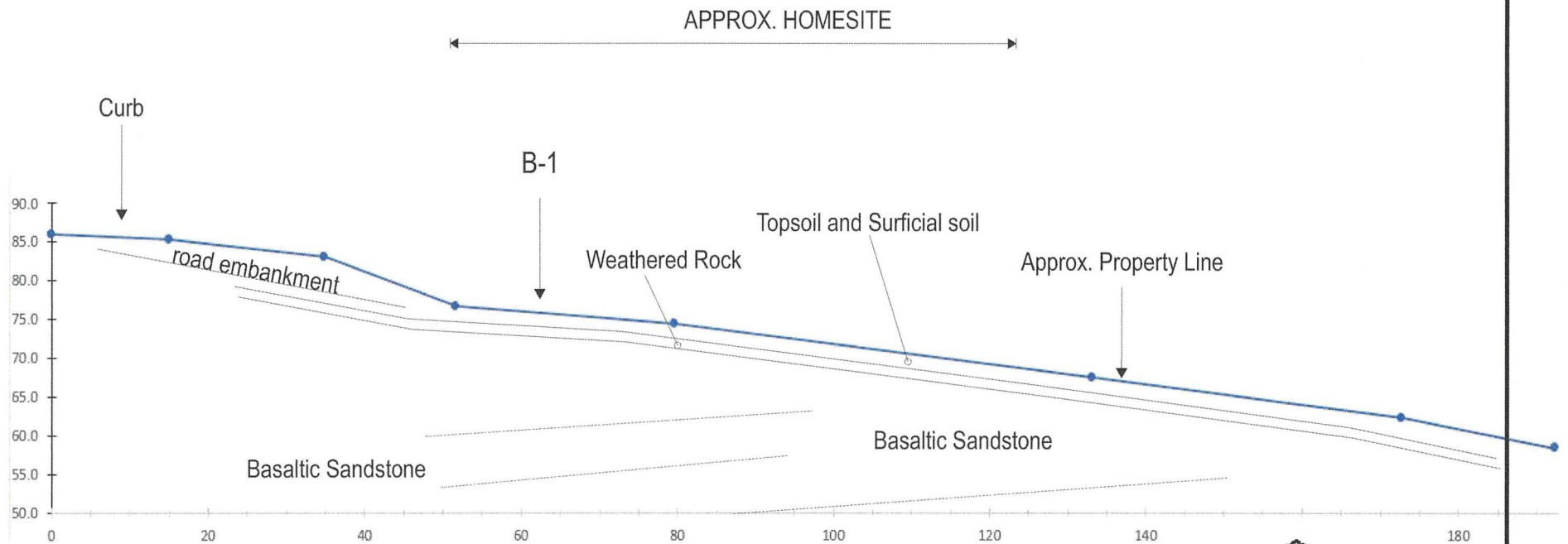
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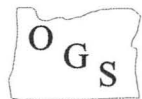
**PLAN OF EXPLORATION**

Lots 24 & 25, Sahhali South, Neskowin Oregon

Base map: provided by Butterfield Homes - Scale Approx. 1" = 20'



Elevation and Stationing relative to Site



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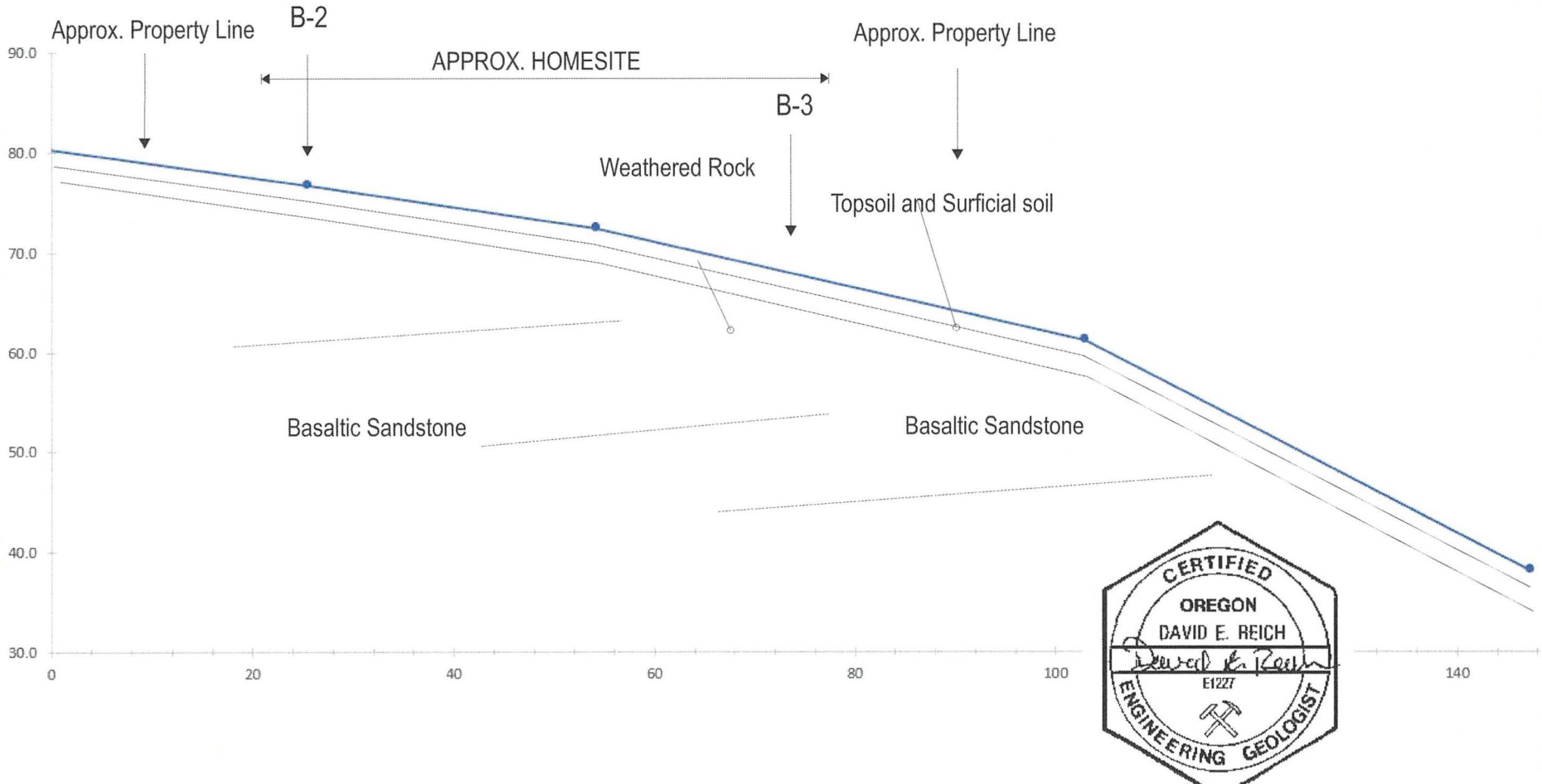
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**Lots 24 & 25, Sahhali South, Neskowin, Oregon**  
**Cross - Section A - A'**

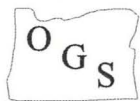
Scale as Shown, See Plan for section location and approximate azimuth

DER 11/21





Elevation and Stationing relative to Site



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**Lots 24 & 25, Sahhali South, Neskowin, Oregon**  
**Cross - Section B - B'**

Scale as Shown, See Plan for section location and approximate azimuth

DER 11/21

**BORING NUMBER: TC -A**

**PROJECT:** Lots 24 and 25, Sahhali South, Neskowin, Oregon

**DATE:** February 20, 2007

**HOLE DIMENSIONS:** large cut

**DEPTH OF HOLE:** ~8 feet high cut

**EQUIP:** N/A

**HOLE LOC:** driveway between lots 39 and 40

**DEPTH TO ROCK:** ~2 feet to weathered basaltic sandstone.

**OPERATOR:** N/A

**HOLE ELEVATION:** Approximately 160' above MSL

**DEPTH TO WATER:** N/A

ELEVATION (feet)	DEPTH	LEGEND	USCS	DESCRIPTION	BPF	SPECIFIC DATA / COMMENTS
			ML	TOPSOIL : Sandy Silt with abundant organics and rock fragments. Dark brown, Moist, loose.		Contains numerous roots and organic debris
	1		ML/SM	SURFICIAL SOIL: Sandy Silt/Silty Sand. Dark brown, medium dense, moist. Contains many fine roots and abundant rock fragments.		Plasticity: Low Dry Strength: Low Toughness: Low Consistency: medium dense Dilatancy: Rapid
	2			FRIABLE SANDSTONE: Highly weathered basaltic sandstone. Dense, highly weathered into <1" layers. Brown, friable, particularly along platy layering. Top ~6" is completely decomposed portion and remolds to coarse silty sand with small rocks		Friable zone ranges in thickness from approximately 2 to 3 feet
	3			SANDSTONE: partially decomposed portion of basaltic sandstone. Dense to very dense, weathered into 1" to 6" blocks. Brown.		
	4			SANDSTONE: relatively unaltered portion of basaltic sandstone. Dense to very dense, generally massive. Brown to Dark gray. Total thickness of the sandstone in this area is greater than 100 feet.		
	5					
	6					
	7					
	8					
				Total height of cut is approx. 8 feet.		No groundwater seepage encountered



OREGON GEOTECHNICAL SERVICES

7385 SW Alden Street, Portland, OR 97223

**PROJECT:** Sahhali South, Neskowin, OR

**HOLE #:** TC -A

DER 02/07

**BORING NUMBER: BHP-1**

**PROJECT:** Lots 24 & 25, Sahhali South, Neskowin, Oregon

**DATE:** December 10, 2007

**HOLE DIMENSIONS:** 2' x 5 feet

**DEPTH OF HOLE:** ~ 2 1/2'

**EQUIP:** Komatsu PC 25

**HOLE LOC:** as shown on plan

**DEPTH TO ROCK:** ~ 1.8ft to weathered basaltic sandstone.

**OPERATOR:** B. Noble

**HOLE ELEVATION:** Approximately 84' above MSL

**DEPTH TO WATER:** no seepage

ELEVATION (feet)	DEPTH	LEGEND	USCS	DESCRIPTION	BPF	SPECIFIC DATA / COMMENTS
	1		ML/MH	TOPSOIL AND SURFICIAL SOIL: Sandy Silt/Silty Sand. Dark brown, loose to medium dense, moist. Contains many fine roots and abundant rx.		Top 6" Contains abundant roots and organic debris
	2			FRIABLE SANDSTONE: Highly weathered basaltic sandstone. Dense, highly weathered into <1" layers. Brown, friable, particularly along platy layering.		No seepage encountered Friable zone ranges in thickness from ~1/2 to 1 feet Top ~6" is completely decomposed portion and remolds to coarse silty sand with small rocks
	3			SANDSTONE: partially decomposed portion of basaltic sandstone. Dense to very dense, weathered into 1" to 12" blocks. Brown.		
	4			SANDSTONE: relatively unaltered portion of basaltic sandstone. Dense to very dense, generally massive. Brown to Dark gray. Total thickness of the sandstone in this area is greater than 100 feet.		
	5					
	6					
	7					
	8					

Total depth of boring is approx 2.5 ft.



OREGON GEOTECHNICAL SERVICES

7385 SW Alden Street, Portland, OR 97223

**PROJECT:** Lots 24 & 25, Sahhali South, Neskowin, OR

**BORING NUMBER: BHP-1**

DER 12/07

**BORING NUMBER: B-1**

**PROJECT:** Lots 24 & 25, Sahhali South, Neskowin, Oregon

**DATE:** October 13, 2021

**HOLE DIMENSIONS:** 1 ft diam

**DEPTH OF HOLE:** ~ 2'

**EQUIP:** hand excavated

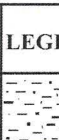







**HOLE LOC:** as shown on plan

**DEPTH TO ROCK:** ~ 15" to weath-  
ered basaltic sandstone.

**OPERATOR:** DER

**HOLE ELEVATION:** Approximately 80' above MSL

**DEPTH TO WATER:** no seepage

ELEVA-TION (feet)	DEPTH	LEGEND	USCS	DESCRIPTION	BPF	SPECIFIC DATA / COMMENTS
	1		ML/MH	TOPSOIL AND SURFICIAL SOIL: Sandy Silt/Silty Sand. Dark brown, loose to medium dense, moist. Contains many fine roots and abundant rx.		Top 2 to 4" Contains abundant roots and organic debris
	2			FRIABLE SANDSTONE: Highly weathered basaltic sandstone. Dense, highly weathered into <1" layers. Brown, friable, particularly along platy layering.		No seepage encountered Friable zone ranges in thickness from ~1/2 to 1 feet Top ~6" is completely decomposed portion and remolds to coarse silty sand with small rocks
	3			SANDSTONE: partially decomposed portion of basaltic sandstone. Dense to very dense, weathered into 1" to 12" blocks. Brown.		
	4			SANDSTONE: relatively unaltered portion of basaltic sandstone. Dense to very dense, generally massive. Brown to Dark gray. Total thickness of the sandstone in this area is greater than 100 feet.		
	5					
	6					
	7					
	8					

Total depth of boring is approx 2 ft



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7385 SW Alden Street, Portland, OR 97223

**PROJECT:** Lots 24 & 25, Sahhali South, Neskowin, OR

**BORING NUMBER: B-1**

DER 11/21

**BORING NUMBER: B-2**

**PROJECT:** Lots 24 & 25, Sahhali South, Neskowin, Oregon

**DATE:** October 13, 2021

**HOLE DIMENSIONS:** 1 ft diam

**DEPTH OF HOLE:** ~ 1.5'

**EQUIP:** hand excavated

**HOLE LOC:** as shown on plan

**DEPTH TO ROCK:** ~ 1ft to weathered basaltic sandstone.

**OPERATOR:** DER

**HOLE ELEVATION:** Approximately 80' above MSL

**DEPTH TO WATER:** no seepage

ELEVATION (feet)	DEPTH	LEGEND	USCS	DESCRIPTION	BPF	SPECIFIC DATA / COMMENTS
	1		ML/MH	<p>TOPSOIL AND SURFICIAL SOIL: Sandy Silt/Silty Sand. Dark brown, loose to medium dense, moist. Contains many fine roots and abundant rx.</p>		<p>Top 2 to 4" Contains abundant roots and organic debris</p> <p>No seepage encountered</p>
	2			<p>FRIABLE SANDSTONE: Highly weathered basaltic sandstone. Dense, highly weathered into &lt;1" layers. Brown, friable, particularly along platy layering.</p>		<p>Friable zone ranges in thickness from ~1/2 to 1 foot Top ~6" is completely decomposed portion and remolds to coarse silty sand with small rocks</p>
	3			<p>SANDSTONE: partially decomposed portion of basaltic sandstone. Dense to very dense, weathered into 1" to 12" blocks. Brown.</p>		
	4			<p>SANDSTONE: relatively unaltered portion of basaltic sandstone. Dense to very dense, generally massive. Brown to Dark gray. Total thickness of the sandstone in this area is greater than 100 feet.</p>		
	5					
	6					
	7					
	8					

Total depth of boring is approx 2 ft.



OREGON GEOTECHNICAL SERVICES

7385 SW Alden Street, Portland, OR 97223

**PROJECT:** Lots 24 & 25, Sahhali South, Neskowin, OR

**BORING NUMBER: B-2**

DER 11/21

**BORING NUMBER: B-3**

**PROJECT:** Lots 24 & 25, Sahhali South, Neskowin, Oregon

**DATE:** October 13, 2021

**HOLE DIMENSIONS:** 1 ft diam

**DEPTH OF HOLE:** ~ 2'

**EQUIP:** hand excavated

**HOLE LOC:** as shown on plan

**DEPTH TO ROCK:** ~ 1.5ft to weathered basaltic sandstone.

**OPERATOR:** DER

**HOLE ELEVATION:** Approximately 80' above MSL

**DEPTH TO WATER:** no seepage

ELEVATION (feet)	DEPTH	LEGEND	USCS	DESCRIPTION	BPF	SPECIFIC DATA / COMMENTS
	1		ML/MH	TOPSOIL AND SURFICIAL SOIL: Sandy Silt/Silty Sand. Dark brown, loose to medium dense, moist. Contains many fine roots and abundant rx.		Top 2 to 4" Contains abundant roots and organic debris  No seepage encountered
	2			FRIABLE SANDSTONE: Highly weathered basaltic sandstone. Dense, highly weathered into <1" layers. Brown, friable, particularly along platy layering.		Friable zone ranges in thickness from ~1/2 to 1 feet Top ~6" is completely decomposed portion and remolds to coarse silty sand with small rocks
	3			SANDSTONE: partially decomposed portion of basaltic sandstone. Dense to very dense, weathered into 1" to 12" blocks. Brown.		
	4			SANDSTONE: relatively unaltered portion of basaltic sandstone. Dense to very dense, generally massive. Brown to Dark gray. Total thickness of the sandstone in this area is greater than 100 feet.		
	5					
	6					
	7					
	8					

Total depth of boring is approx 2 ft.



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7385 SW Alden Street, Portland, OR 97223

**PROJECT:** Lots 24 & 25, Sahhali South, Neskowin, OR

**BORING NUMBER: B-3**

DER 11/21



Mike and Janice Shainsky  
4125 SW 48<sup>th</sup> Place  
Portland, OR 97221

November 22, 2022

**Re: Preliminary geotechnical review of development plans for construction of the Shainsky Residence, a single family dwelling proposed for Lots 24 and 25, Sahhali South, Tax Lots 2400 and 2500, T5S, R11W, Section 24, Neskowin, Oregon.**

At the request of Dustin Capri of Capri Architecture, on behalf of the property owner, I have provided a preliminary geotechnical review of development plans for the proposed residential construction at Lots 24 and 25, Sahhali South, Tax Lots 2400 and 2500, T5S, R11W, Section 24, Neskowin, Oregon. This letter is for submittal with accompanying documents to the Sahhali South HOA. This work was performed by David E. Reich, Certified Engineering Geologist (OR Lic. # E1227) of Oregon Geotechnical Services, 7385 SW Alden Street, Portland, OR 97223.

The findings and conclusions addressing geologic hazards and providing geotechnical parameters and design information to mitigate long-term geologic hazards, presented in the November 14, 2021, Oregon Geotechnical Services report are still valid and applicable to the site conditions and planned improvements.

The purpose of this preliminary plan review is to document that the preliminary plans for the proposed site development are in compliance with the recommendations provided in the previous geotechnical reporting for the proposed improvements at the above referenced site. Scope of services included the following:

- Review of the original geotechnical report “Geologic Hazards Analysis and Geotechnical Report, Lots 24 and 25, Sahhali South, Tax Lots 2400 and 2500, T5S, R11W, Section 24, Neskowin, Oregon.”, dated November 14, 2021, by David E. Reich, CEG, of Oregon Geotechnical Services.
- Review of preliminary plans and renderings dated September 16, 2022 and November 01, 2022 (Site plans building plans, renderings) for The Shainsky Residence, residential construction, Lots 24 and 25 Sahhali South, prepared by Dustin Capri of Capri Architecture, and
- Preparation of this letter.



Geotechnical review of the preliminary development plans finds that, so far, the recommendations provided in the Oregon Geotechnical Services report, “Geologic Hazards Analysis and Geotechnical Report, Lots 24 and 25, Sahhali South, Tax Lots 2400 and 2500, T5S, R11W, Section 24, Neskowin, Oregon.”, dated November 14, 2021, have been incorporated into the plans for the proposed improvements at the site. The plans have been reviewed and found to be in compliance with the intent of the recommendations in the November 14, 2021 report.

Engineering notes and detailed foundation plans are not yet available, however, the location of the proposed residence is placed as anticipated during the geotechnical evaluation. Foundation plan, footing details and engineering notes will be reviewed by Oregon Geotechnical Services prior to issuance of the building permit. *Foundations will be constructed on approved subgrade, per general recommendations in the November 14, 2021 geotechnical report.* The deeper excavations for foundations and/or retaining walls may be difficult due to very hard and shallow bedrock, mechanical splitting may be required. The outside of the foundations areas may need to be stepped down, following the slope, to remove the surficial and residual soils and expose weathered sandstone for approved foundation subgrade. Oregon Geotechnical Services, or another firm or individual with geotechnical certification should be retained to provide construction inspection services to approve the subgrade once it has been exposed at the site. Oregon Geotechnical Services can provide an engineering geologist to perform inspections during construction and to provide observation and testing of subgrade materials and preparation for the foundations. Oregon Geotechnical Services will provide documentation of the inspections in daily diaries/field reports that include observations at the site and recommendations provided to overcome any additional observed hazards.

Subgrade Preparation, Fill Placement, Grading: Oregon Geotechnical Services, or another firm or individual with geotechnical certification should be retained to provide construction inspection services at the site, during excavation, grading and foundation subgrade preparation. Oregon Geotechnical Services will provide an engineering geologist to perform inspections during construction and to provide specific recommendations for soils or foundation related phases of work, as needed during site development. Oregon Geotechnical Services will provide documentation of the inspections in daily diaries that include observations at the site and recommendations provided to overcome any additional observed hazards. Inspections will include (but not be limited to) observation and manual testing of subgrade preparation for the foundations, and driveways, and the actual placement of the structure to verify soil conditions and compliance with foundation subgrade recommendations, and site drainage/erosion control.





**Setback:** According to the site base map, and discussions with the Client, the house is to be placed as shown on the attached plan of exploration, with a minimum of approximately 50' setback from the bluff to the west property line. Due to the loose surficial soils and moderate slopes in the building area, conventional foundations (shallow spread footing and stemwall) should not be placed onto the surficial soils. However, provided that the foundation is designed by a qualified structural engineer, adhering to the foundation recommendations provided in this report (in particular that the footing be placed in dense blocky basaltic sandstone), and that the construction of the proposed residence is appropriately inspected and monitored, the house can be built, as proposed, with no additional geotechnical setback restrictions from the bluff.

**Drainage:** As per the recommendations in the November 14, 2021 report, storm water collected in the gutters, impervious surfaces (paths or driveway) or the foundation drains should be dispersed into a tightline system and conveyed into the existing storm drain system at the public street when possible. In no circumstances shall collected runoff be allowed to flow freely over steep native slopes or cutbanks. Finished slopes in the landscaping areas can be graded to direct runoff away from the structure and into the on-site native vegetation for dispersal.

**Temporary Drainage:** During construction, the site grading should be performed such that puddling does not occur on any areas of the prepared subgrade. Where possible, any construction benches should be crowned in the middle so that runoff flows toward each end, and can be dispersed into the natural slopes, uphill of the erosion control devices (silt fence), at multiple locations (ie each end of the bench). Runoff should not be allowed to run over the cutslopes. Benches may need to be widened in some areas to provide areas for the runoff to ditched around the top of the adjacent cuts.

**Vegetation Management:** Temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation is important in protecting the surrounding area from any adverse effects of the development during and after construction. Construction activities should remove only the vegetation necessary to accommodate approved development. Natural vegetation should remain on all areas of the property not required for construction and grading. Vegetation should be placed as rapidly as possible after construction and site development. All exposed soil should be seed, re-vegetated and planted to mitigate erosion. Exposed soils areas can be mulched with straw other cover (bark chips), covered with jute-matting, or other stabilization product to prevent direct erosion of the soil, until the establishment of the vegetative cover. An appropriate fertilizer and regular watering during the dry months should be used to speed the establishment of the vegetative cover. Native shrubs and trees should be planted wherever possible to contribute to the long term re-vegetation and stability of the site.



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Phone: (503) 720-6886

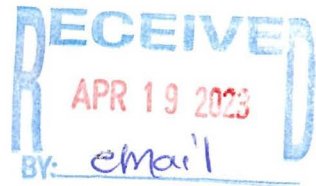
Erosion Control: The driveway into the site may need to be rocked during construction to limit the tracking of soil from the site into the street. During construction, runoff from the construction area and driveway shall be dispersed (through site grading and cross draining of the driveway) onto the natural slopes and into the on-site native vegetation where it will naturally filter out the sediment. Silt fencing should be placed along the downslope side of the building pad/disturbed area. Hay bales or bio-bags may be needed to help control sedimentation in the ditches downslope from the site during construction. Other erosion control measures do not appear needed at this time, however, Oregon Geotechnical Services can provide an engineering geologist to perform inspections during construction to provide recommendations to limit the release of sediment into the stormwater system, if needed. Oregon Geotechnical Services can provide documentation of any inspections in daily diaries, including recommendations provided to overcome observed sedimentation issues.

Any changes in the site development and design plans for construction at this site should be reviewed by Oregon Geotechnical Services staff for compliance with the recommendations provided in the geotechnical reporting.

We have performed this study in general accordance with industry practices and accepted principals. No warranty of any kind is expressed or implied. Oregon Geotechnical Services is not responsible for independent conclusions made by others. If you have any questions, please call me at 503-720-6886.

Sincerely,  
David E. Reich, CEG  
*Oregon Geotechnical Services*





April 19<sup>th</sup>, 2023

Tillamook County Planning Commission  
1510-B Third Street  
Tillamook, OR 97141  
503-842-3408

We are writing this letter to respond to the Incomplete Application for a Conditional Use Request #851-23-000118-PLNG letter that was emailed on April 18<sup>th</sup>, 2023. It was identified that three additional requirements are required to deem the application complete. We are proposing this letter serve as supplemental clarifications, in addition to the previously submitted materials, to show that this proposed development satisfies all the criteria of the Conditional Use Permit and the Planned Development Overlay. See our explanatory narrative below:

#### **Responses to Conditional Use Criteria**

Per TCLUO Section 6.040 Conditional Use Review Criteria, a conditional use shall be granted if the applicant demonstrates that all the following applicable criteria are satisfied. In the documents that have been provided as a part of the application and with the addition of this supplemental document, we are confident that the conditions of the Conditional Use Criteria have been satisfied. Please see our criteria responses outlined below:

**CUP Criteria 1:** The use is listed as a Conditional Use in the underlying zone, or in an applicable overlying zone.

**CUP Response 1:** The relevant parcels are located in the underlying zone NeskRR. Please note, per Section 3.320: Neskowin Rural Residential Zone (2) (a), Single-family dwelling is a use permitted outright. This criterion has been satisfied.

**CUP Criteria 2:** The use is consistent with the applicable goals and policies of the Comprehensive Plan.

**CUP Response 2:** The Tillamook County Comprehensive Plan, Goal 10, Housing; states that "housing condition is a significant problem in the County. A large proportion of housing units are currently in substandard condition..." This new proposed single-family residence represents an additional newly constructed home in Tillamook County that helps to address this significant problem that is outlined in the Comprehensive Plan. The comprehensive plan also notes that 90.7% of the households in the County prefer a single-family dwelling. This additional single-family home addresses not only the property owners' desire for a single-family residence, but provides a future benefit to the County with more desirable and high quality new housing being added to the County's inventory. Additionally, as demonstrated in Oregon Geotechnical Services Geological Report dated November 14, 2021, the site can be developed safely, but there are significant challenges that the site's slope present to development. As noted in the Comprehensive Plan, Goal 10; it is understood that in order to preserve agricultural land, the County should encourage development in the foothills of the County. It is our professional opinion that the topographic challenges of this property and the small size of the parcels are one of the key reasons why it has not yet been developed. Although many strategies are identified in the Housing section of the Tillamook County Comprehensive Plan, it is clear that this criteria is met for this project as it provides new desirable housing to the County on a site that is challenging to develop given its topographic slope. This criterion has been satisfied.

**CUP Criteria 3:** The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

**CUP Response 3:** Despite the challenging topographic conditions and the unique shape of the parcels, it is demonstrated that an adequately sized home can be accommodated on the property. This is demonstrated on drawings A1-1, A3-1 and A3-2 that have been submitted as a part of this application. The residence complies with the County height restriction (Section 3.320(4)(l), which is 35' and depicted on drawing A6-3. The design of the new proposed residence is specifically designed to respond to the parcels' size, shape, location, topography and existing improvements and natural features. This criterion has been satisfied.

**CUP Criteria 4:** The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

**CUP Response 4:** The proposed residence is harmonious with other homes constructed within the development of Sahhali South. The grey and blue exterior tones were selected to blend with the natural environment. The construction of the proposed single-family home is consistent with the underlying character of the existing neighborhood and will not limit, impair or prevent the use of surrounding properties for the permitted uses listed in the underlying zone. This criterion has been satisfied.

**CUP Criteria 5:** The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conservation systems or windmills.

**CUP Response 5:** It has been confirmed that the proposed single-family residence will not have any detrimental effect of existing solar energy systems, wind energy conservation systems or windmills. This criterion has been satisfied.

**CUP Criteria 6:** The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

**CUP Response 6:** The existing public facilities including power, water, stormwater, and electricity have all been addressed as a part of the Sahhali South development and are currently in-place on the proposed parcels. The on-site septic system has been designed and the drawings are included with the submittal for the conditional use permit. The transportation system is designed to accommodate the construction of this additional single-family residence in Sahhali South. This criterion has been satisfied.

#### **Responses to Planned Development Overlay Criteria**

Per TCLUO Section 3.080(3)(b) Planned Development Overlay Criteria, it is understood that the Planning Department shall distribute copies of the proposal to county agencies for study and comment. In the documents that have been provided as a part of the application and with the addition of this supplemental document, we are confident that the conditions of the Planned Development Overlay Criteria have been satisfied. Please see our criteria responses outlined below:

**PUD Criteria 1:** There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements.

**PUD Response 1:** The property owners of both parcels have an objective of developing a single-family residence on their property. Additionally, as noted above, there are unique physical conditions of the subject parcels' shape and the topographic conditions of the site

that lends itself to a single family residence construction instead of the originally proposed townhouse approach. It is our professional opinion that the challenging topography, lots' shape, and small size of the lots are a contributing factor to these parcels being undeveloped for such a considerable time. It is these special physical conditions and objectives of development that warrant the departure from the standard ordinance. This criterion has been satisfied.

**PUD Criteria 2:** Resulting development will not be inconsistent with the comprehensive plan provisions or zoning objectives of the area.

**PUD Response 2:** As noted above, the relevant parcels are located in the underlying zone NeskRR. Please note, per Section 3.320: Neskowin Rural Residential Zone (2) (a), Single-family dwelling is a use permitted outright. The minimal parcel sizes, width, and depth were addressed as a part of the original PUD application and supports the Comprehensive Plan's goals of encouraging cluster development and more compact parcel development. This criterion has been satisfied.

**PUD Criteria 3:** The plan can be completed within a reasonable period of time.

**PUD Response 3:** The general contractor, Mike Riddle, has confirmed that once construction begins, the project will be completed in 10-14 months. Given the challenging construction market and availability of materials, it is clear that this is a reasonable period of time for constructing this single-family residence. This criterion has been satisfied.

**PUD Criteria 4:** The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.

**PUD Response 4:** The Sahhali South PUD was designed to accommodate construction of a townhouse on these parcels. With the construction of this single-family residence, it is clear that the traffic demand on the street will be less than the design load for the street as demonstrated in the original PUD. The streets are adequate to accommodate the anticipated traffic for this single-family residence. This criterion has been satisfied.

**PUD Criteria 5:** Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

**PUD Response 5:** As described above, the existing public facilities including power, water, stormwater, and electricity have all been addressed as a part of the Sahhali South development and are currently in-place on the proposed parcels. The on-site septic system has been designed and the drawings are included with the submittal for the conditional use permit. The utility and drainage facilities are adequate and specifically designed to accommodate the construction of residences. This criterion has been satisfied.

**PUD Criteria 6:** The parcel is suitable for the proposed use, considering its size, shape, location, topography, existence of improvements and natural features.

**PUD Response 6:** As noted above, despite the challenging topographic conditions and the unique shape of the parcels, it is demonstrated that an adequately-sized home can be accommodated on the property. This is demonstrated on drawings A1-1, A3-1 and A3-2, which have been submitted as a part of this application. The residence complies with the County height restriction (Section 3.320(4)(l)), which is 35' and depicted on drawing A6-3. The design of the new proposed residence is specifically designed to respond to the parcels' size, shape, location, topography and existing improvements and natural features. This criterion has been satisfied.

**PUD Criteria 7:** The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning.

**PUD Response 7:** The proposed single-family residence recently went through a review process with the Sahhali South Architectural Review Board (ARB) as well as participating neighbors in the community and the project received unanimous approval from those living in the neighborhood. Additionally, the ARB wrote a letter that was included in the application that specifically offers the community's support for constructing a single-family residence on the parcel, including the CCNR supported option of combining lots for the construction of a detached single family residence. As noted above, the proposed residence is harmonious with other homes constructed within the development of Sahhali South. They grey and blue exterior tones were selected to blend with the natural environment. The construction of the proposed single-family home is consistent with the underlying character of the existing neighborhood and will not limit, impair, or prevent the use of surrounding properties for the permitted uses listed in the underlying zone. This criterion has been satisfied.

**PUD Criteria 8:** The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

**PUD Response 8:** As noted above, the existing public facilities including power, water, stormwater, and electricity have all been addressed as a part of the Sahhali South development and are currently in-place on the proposed parcels. The on-site septic system has been designed and the drawings are included with the submittal for the conditional use permit. The transportation system is designed to accommodate the construction of this additional single-family residence in Sahhali South. This is a residential neighborhood with a mix of townhomes and single-family residences, and this use is timely for the existing and planned uses for the affected area. This criterion has been satisfied.

**PUD Criteria 9:** Proposed uses which are not otherwise permitted by the underlying zoning on the parcel are accessory uses within the entire development.

**PUD Response 9:** The development of Sahhali South and neighboring Sahhali Shores represent a dynamic residential neighborhood consisting of single-family residences and townhomes. The proposed single-family residence being constructed on these parcels is consistent with the uses within the entire development. This criterion has been satisfied.

**Fee Payment of \$2,100.00 made payable to Tillamook County**

Please note, the Owner, Michael and Janice Shainsky, made payment to the County on April 19<sup>th</sup>, 2023. This requirement has been addressed. See attached receipt.

We hope this letter assists the Planning Commission in their review of Mike and Janice's new home in Sahhali South. Please feel free to call me if you have any questions.

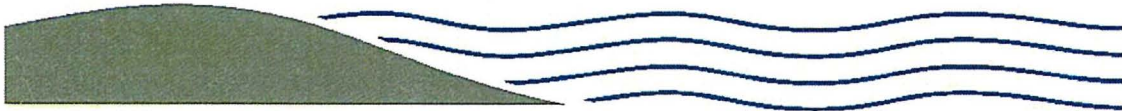
Sincerely,

  
Dustin Capri, AIA, NCARB, LEED AP ND  
Principal – Capri Architecture, LLC  
dustin@capriarchitecture.com  
541.961.0503

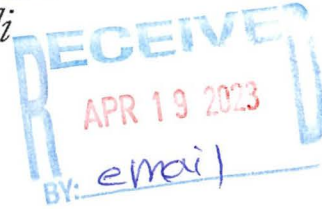




# Sahhali South



*The sun always shines on Sahhali*



Date: April 18, 2023

To: Tillamook County One-Stop Permit Counter  
DEQ – Northwest Region

From: Sahhali South Homeowners Association

Re: Lot approval and Sewer Availability

I confirm that sewer is available to the following lot(s) within the service area of the Sahhali South Homeowners Association:

Township: 5S Range: 11 W Section: 14 Tax Lot(s): 2400 & 2500

Sahhali South Subdivision Lot(s) 24 & 25

According to our records, the legal owner is Mike and Janice Shainsky

**Comments:** Sahhali South ARB approved the new construction of the presented application for Lot #24 & #25 on April 13, 2023.

**Additional reviews, easements and conditions may be required. This letter becomes void after 12 months from the date of issuance.**

The current System Development Charge may be due to Sahhali South Homeowners Association upon issuance of a building permit by the Tillamook County Department of Community Development. Sahhali South Homeowners Association requires a copy of the approved building permit be sent to Sahhali South Homeowners Association. This letter shall not create a liability on the part of the Sahhali South Homeowners Association, or by any officer, employee thereof, for the services described above.

Patti Lundeen, Sahhali South Homeowners Association Representative

Title-Secretary

Telephone No: 541-284-0612

Fax No: 541-746-2590