



VARIANCE REQUEST #851-25-000170-PLNG: CRAWFORD / SHOCKEY

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

June 30, 2025

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED AS MODIFIED** the above-cited Variance Request on June 30, 2025. This Variance has been approved to reduce the required 20-foot front (east) yard setback to 10-feet to allow for the placement of a single-family dwelling on the subject property.

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

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM** on July 14, 2025.

Request: A Variance request to reduce the required 20-foot front (east) yard setback to 10-feet to allow for the placement of a single-family dwelling on the subject property.

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

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

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

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

CONDITIONS OF APPROVAL

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. Variance approval is for a ten (10) foot front yard setback along the eastern property line; all other applicable setbacks shall adhere to the development standards in TCLUO Section 3.332: Pacific City / Woods Low Density Residential Zone (PCW-R1).
3. The applicant/property owner shall submit a site plan, drawn to scale and confirming all required yard setbacks are met at the time of Consolidated Building and Zoning Permit application submittal.
4. A Dune Area Development Permit prepared in accordance with the requirements of TCLUO Section 3.530: is required for development of the property. The Dune Area Development Permit shall include a Geologic Hazard Assessment prepared in accordance with this section and shall be submitted to the Tillamook County Department of Community Development prior to or at the time of consolidated Building and Zoning Permit application submittal.
5. This approval shall be void on June 30, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,



Sheila Shoemaker, Land Use Planner

Sarah Absher, CFM, Director

Enc.: Vicinity, Assessor & Zoning maps



Land of Cheese, Trees and Ocean Breeze

VARIANCE #851-25-000170-PLNG: CRAWFORD / SHOCKEY

ADMINISTRATIVE DECISION AND STAFF REPORT

DECISION: Approved with Conditions

Decision Date: July 30, 2025

REPORT PREPARED BY: Sheila Shoemaker, Land Use Planner

SS

I. GENERAL INFORMATION:

- Request:** A Variance request to reduce the required 20-foot front (east) yard setback to 10-feet to allow for the placement of a single-family dwelling on the subject property (Exhibit B).
- Location:** The subject property is located in the Unincorporated Community of Pacific City / Woods, accessed off Park Lane, a County Road, and designated as Tax Lot 5300 of Section 13D, Township 4 South, Range 11 West, Willamette Meridian, Tillamook County, Oregon (Exhibit A).
- Zone:** Pacific City/Woods Low Density Residential (PCW-R1) Zone
- Applicant:** Jade Crawford, 7750 Vaughn Road, Tillamook, OR. 97141
- Property Owner:** Kristina Shockey, PO box 1641, Igo, CA. 96047

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

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

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

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

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

III. ANALYSIS:

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

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

...

Findings: Staff finds that the proposed single-family dwelling is a use permitted outright in the underlying zone. Section 3.332(2)(a), 'Uses Permitted Outright' lists single-family dwellings as a use permitted outright. The applicant is requesting to reduce the required 20-foot setback to 10-feet to allow for the placement of a single-family dwelling.

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

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

Findings: County records indicate the subject property, along with the adjoining southern property are the result of partitions, approved partition request # 851-21-000300-PLNG, and meet the minimum lot size requirements of the zone (Exhibit A).

...

- (e) *The minimum front yard shall be 20 feet.*
- (f) *The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.*
- (g) *The minimum rear yard shall be 20 feet; on a corner lot, it shall be 5 feet.*

Findings: Per Article 11 of the TCLUO, the property is defined as a “through lot” with the front lot line defined as the eastern property line of the subject property that abuts Park Lane Road where primary vehicular access is proposed to be attained. Applicant has requested relief (a variance) from the required 20-foot front yard setback along the eastern property line to 10-feet for reasons cited in the application and made part of this review (Exhibit B).

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

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

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

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

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

...

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

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

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

Findings: DOGAMI Open File Report O-20- 13 confirms the subject property lies within an area of mapped shallow landslide susceptibility and is part of an Older Stabilized Dune in (Exhibit A). In accordance with the provisions of TCLUO Section 3.530: Beach and Dune Overlay Zone, the applicant submitted a Dune Hazard Report dated March 9, 2020, prepared by Jason R. Morgan, PE Morgan Civil Engineering, Inc. Report findings state the slopes on the property increase closer to Ridge Road and the average slope is near 60 percent. Due to the increasingly steep and high rear slopes, it is recommended that construction be as close to Park Lane as possible and recommends site access to take place from Park Lane (Exhibit B).

The applicant also submitted a setback variance recommendation letter written by Mr. Morgan dated March 26, 2025, that states due to the steepness of the slope and the fact that it is sand, they advise against cutting into the slope and recommend applying for a front-yard setback variance (Exhibit B).

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

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

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

...

(5) DUNE AREA DEVELOPMENT PERMIT

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

...

(6) GEOLOGIC HAZARD REPORT STANDARDS

...

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

Findings: The proposed development of a single-family dwelling requires a Dune Area Development Permit as specified above and requires submittal of a geologic hazard report, subject to relevant standards outlined in TCLUO Section 5.350, Subsection 6. A Condition of Approval has been made to ensure development of the property complies with this requirement and applicable provisions of the Beach and Dune Overlay Zone.

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

The purpose of a VARIANCE is to provide relief when a strict application of the dimensional requirements for lots or structures would cause an undue or unnecessary hardship by rendering the parcel incapable of reasonable economic use. No VARIANCE shall be granted to allow a use of property not authorized by this Ordinance.

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

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

Findings: A notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on May 19, 2025. Comments were received by Tillamook County Public Works stating that due to the narrow section of road right away (20') and road width, no street parking is allowed in this location, stating this could be especially important to know if the intent is for short term rental (Exhibit C).

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

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

Findings: Applicant states *the one fairly level building area is on the street side of the SE corner, at the recommendation of geologist, Jason Morgan we are seeking a variance to utilize this building area and limit disturbing the sloped sand dune and vegetation. The owner desires to maintain as much natural foliage and its stabilizing affects as possible* "Exhibit B".

A topographic survey map of the subject property identified as Lot 2 dated December 3, 2024, from Dallas Esplin, Licensed Surveyor depicts less slope in the southeast region of the property and narrows in depth to the north (Exhibit B). The proposed site plan drawn on the topographic survey map shows the location of a residential structure (single-family dwelling) where less slopes are indicated with application of a 10-foot front yard setback if relief were granted through a variance process (Exhibit B).

Letter from Morgan civil Engineer, Inc dated March 26, 2025, from Jason R. Morgan, PE, advises against cutting into the slope and recommends applying for a front-yard setback variance (Exhibit B).

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

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

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

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

Findings: Analysis of TCLUO Section 4.005 follows in a subsequent section.

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

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

Staff finds considering the shape, topography and access to the subject property a 10-foot front yard setback is a reasonable alternative and allows for building on the subject property consistent with the development patterns of properties in the vicinity. The geologic hazard report contained in “Exhibit B” of this report includes a recommendation from the engineer to avoid cutting into the steeply sloped areas of the property to avoid risk of geologic hazards as outlined in the report, stemming from steep topographical constraints of the dune on which the subject property is located (Exhibit B). This criterion has been met.

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

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

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

Staff finds that allowing the proposed development with a 10-foot front yard setback with application of side and rear setbacks will maintain privacy and adequate access to air, light and open space for the subject property, the surrounding properties and provide for adequate separation of structures for emergency access. Staff finds that these standards have been met.

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

Findings: Applicant’s submittal documents that all private land uses will occur on the subject property including off-street parking (Exhibit B). Staff finds this standard has been met.

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

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

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

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

(9) To separate potentially incompatible land uses;

Findings: The applicant proposes to develop a single-family dwelling which is a use permitted outright in the PCW-R1 zone and is a use consistent with the use of surrounding properties. Staff finds that the standard in Section 4.005(9) has been met.

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

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

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

IV. DECISION: APPROVED WITH CONDITIONS

Staff concludes, based on the findings of fact and other relevant information in the record, that applicant has satisfied/or is able to satisfy through the Conditions of Approval the applicable ordinance requirements related to applicant's request to reduce the required front yard setback along the northern boundary of the subject property to 10-feet, and therefore, approves the request to reduce the front yard setback to 10-feet subject to the provisions in Section V below.

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

This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department before **4:00 PM on July 14, 2025**.

V. CONDITIONS OF APPROVAL:

Section 8.060: COMPLIANCE WITH CONDITIONS, and 8.070: TIME LIMIT requires compliance with approved plans and Conditions of this decision, and all other ordinance provisions, and allows 24

months for compliance with Conditions and start of construction. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. Variance approval is for a ten (10) foot front yard setback along the eastern property line; all other applicable setbacks shall adhere to the development standards in TCLUO Section 3.332: Pacific City / Woods Low Density Residential Zone (PCW-R1).
3. The applicant/property owner shall submit a site plan, drawn to scale and confirming all required yard setbacks are met at the time of Consolidated Building and Zoning Permit application submittal.
4. A Dune Area Development Permit prepared in accordance with the requirements of TCLUO Section 3.530: is required for development of the property. The Dune Area Development Permit shall include a Geologic Hazard Assessment prepared in accordance with this section and shall be submitted to the Tillamook County Department of Community Development prior to or at the time of consolidated Building and Zoning Permit application submittal.
5. This approval shall be void on June 30, 2027, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

VI. EXHIBITS:

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

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

EXHIBIT A

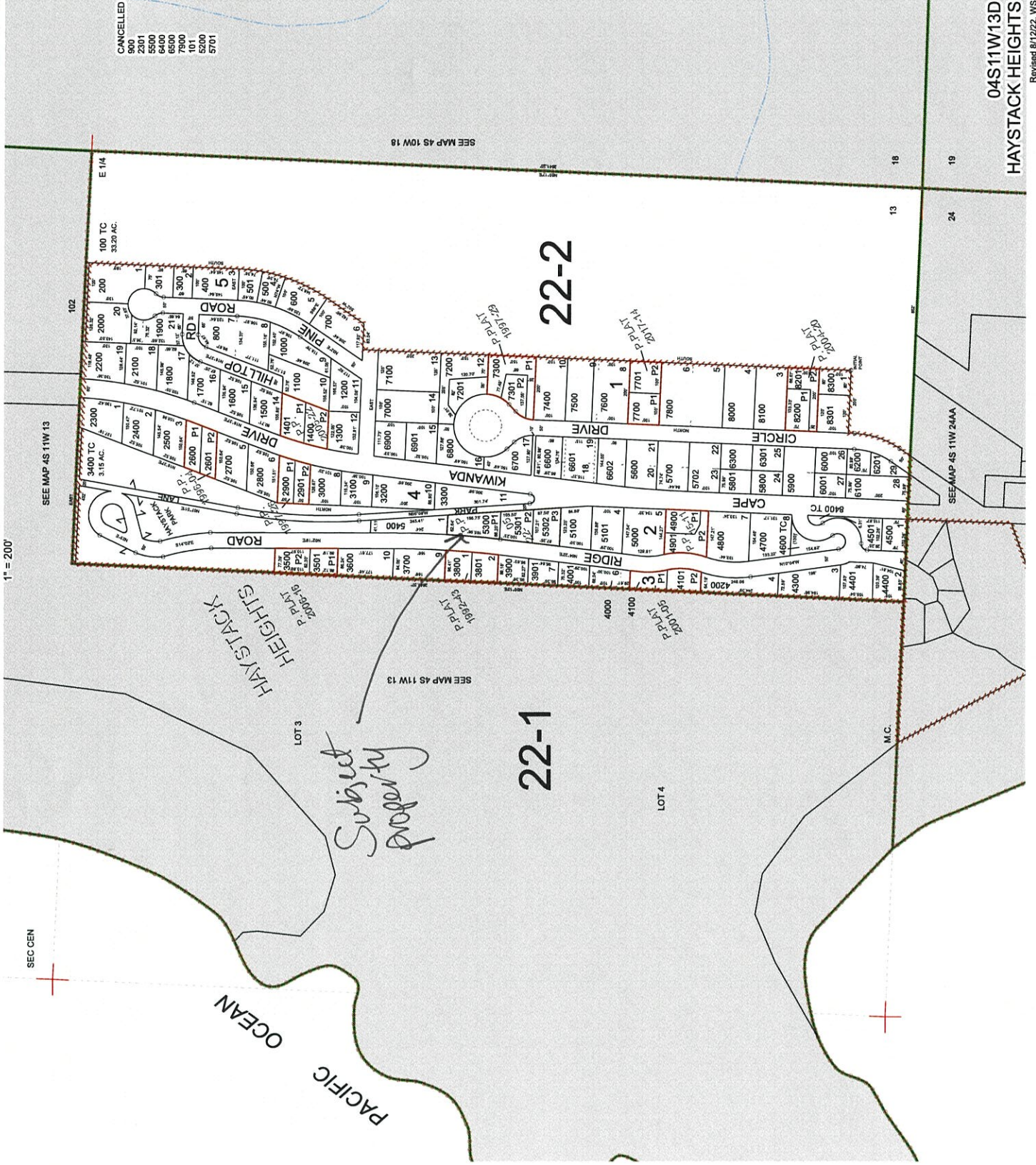
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

0 100 200 300 400 Feet

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

TILLAMOOK COUNTY

04S11W13D
HAYSTACK HEIGHTS



Tillamook County
2024 Real Property Assessment Report
 Account 243846

Map 4S1113D005300
Code - Tax ID 2202 - 243846

Legal Descr PARTITION PLAT 2022-05
 Lot - PARCEL 1

Mailing SHOCKEY, KRISTINA
 PO BOX 164
 IGO CA 96047

Tax Status Assessable
Account Status Active
Subtype NORMAL

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

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

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

		Value Summary			
Code Area		RMV	MAV	AV	RMV Exception CPR %
2202	Land	93,600		Land	0
	Impr	0		Impr	0
Code Area Total		93,600	39,530	39,530	0
Grand Total		93,600	39,530	39,530	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
2202	0	<input checked="" type="checkbox"/>		PCW-R1	Market	117	0.28 AC		93,600
Code Area Total							0.28 AC		93,600

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

Exemptions / Special Assessments / Notations									
Notations									
■ CHANGES TO VALUATION JUDGMENT (REDUCTION) 308.242 ADDED 2019 Stipulated Agreement									

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

Beach and Dune Overlay Zone and Geologic Hazard Area

Map Extras

Administrative Boundaries

☒ ☆ Tax lots

☒ ☆ County Boundaries



Non-Regulatory Planning

Physical

☐ ☆ Debris Flow fans

☐ ☆ Deep Landslide Susceptibility

☒ ☆ Shallow Landslide Susceptibility

☐ ☆ Rapidly Moving Landslides

☒ ☆ Beaches and Dunes Overlay Zone

■ B - Beach

■ FDA - Active foredune

■ AFDA - Artificial dune

■ FD (W) - Reactivated, erosion/flooding

■ H - Hummocks, active

■ FD - Stabilized foredune

■ IFD - Inland foredune

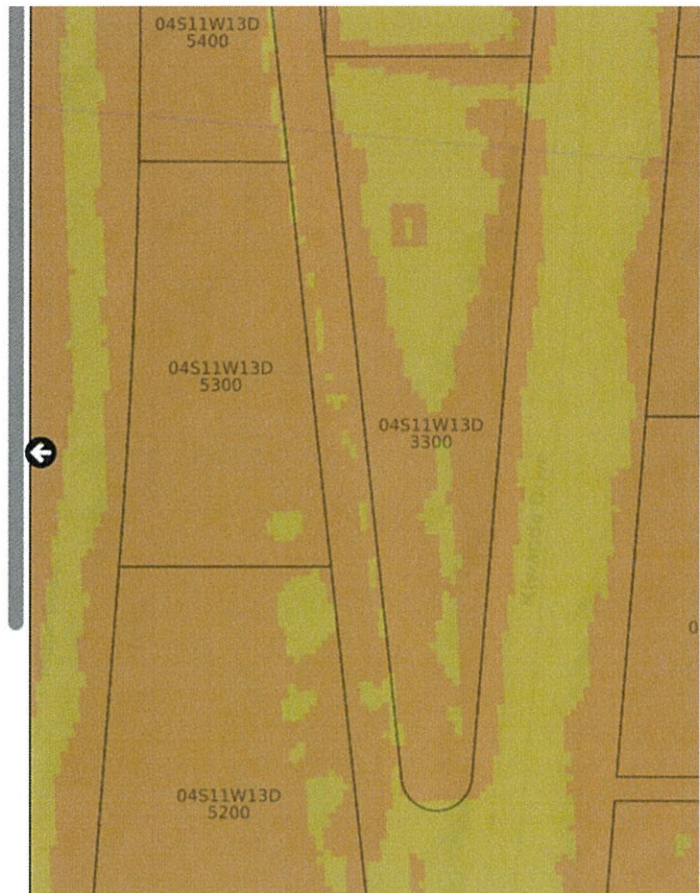
■ DC - Dune complex

■ DC (W) - wet

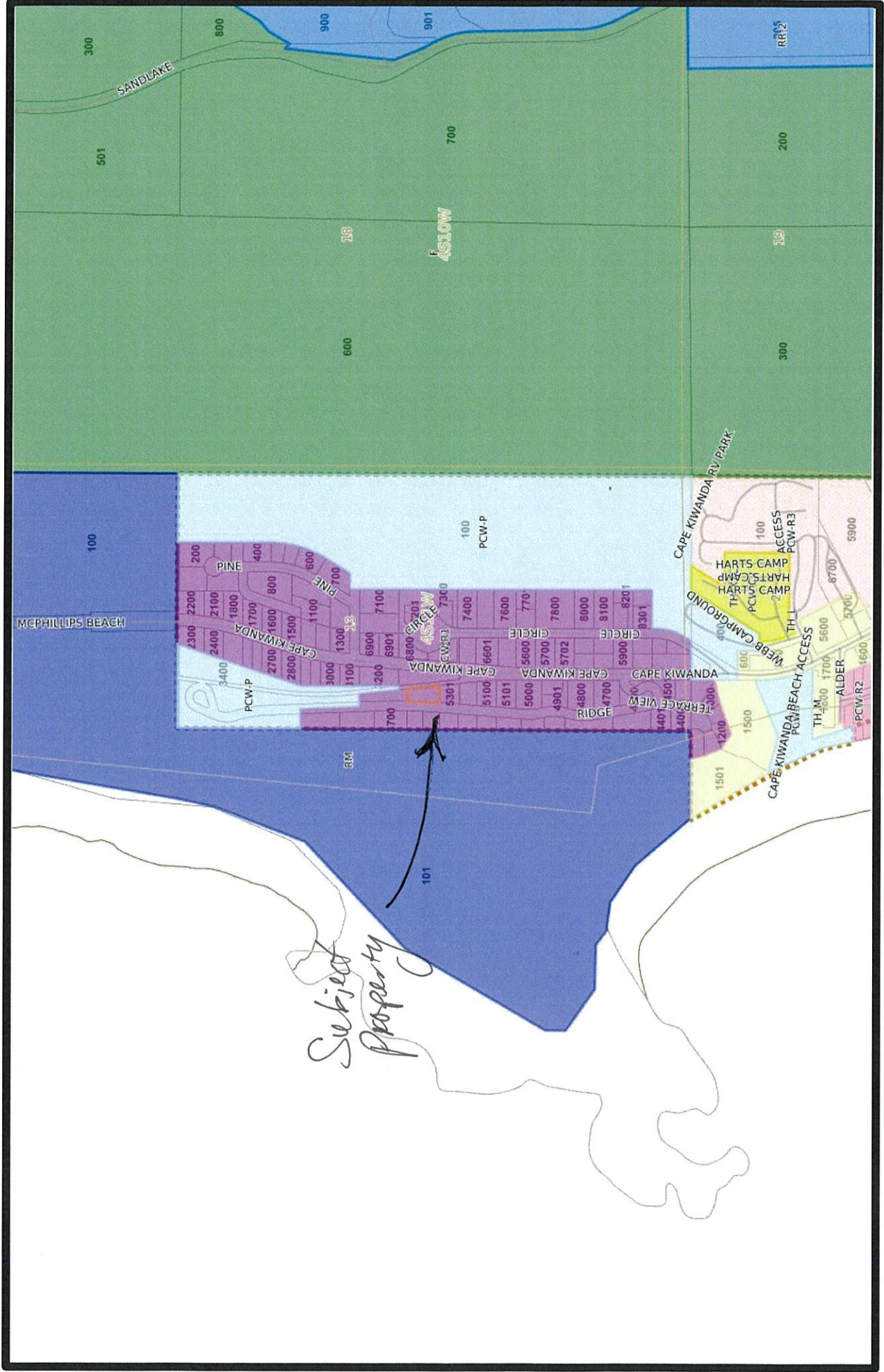
■ DS - Dune, younger stabilized

■ ODS - Dune, older stabilized

■ OS - Open sand



Map



National Flood Hazard Layer FIRMette

123°58'31"W 45°13'28"N



Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- 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 Zone
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone C

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

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

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 5/15/2025 at 4:44 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.



123°57'54"W 45°13'3"N

1:6,000

Feet

2,000

1,500

1,000

500

250

0



PARTITION REQUEST #851-21-000300-PLNG: MACDONALD & ESPLIN

ADMINISTRATIVE DECISION AND STAFF REPORT

DECISION: Approved with Conditions

DECISION DATE: November 4, 2021

REPORT PREPARED BY: Angela Rimoldi, Planning Permit Technician

I. GENERAL INFORMATION:

Request: A Partition request to create two (2) residential parcels on a property located within the unincorporated community of Pacific City / Woods (Exhibit B).

Location: The subject properties abut Ridge Road and Park Lane, both County local access roads, and are designated as Tax Lots 5200 and 5300 of Section 13D in Township 4 South, Range 11 West, W.M., Oregon (Exhibit A).

Zone: Pacific City / Woods Low Density Residential (PCW-R1) zone (Exhibit A).

Applicant: Dallas Esplin, 11765 HWY 101 S., Tillamook, OR. 97141

Property Owner: Shawn MacDonald, 3200 NW Jenna Terrace, Portland, OR. 97229

Description of Site and Vicinity: The subject properties are rectangle in shape, no structural improvements currently sit onsite, and are vegetated with shrubs, grasses, and trees (Exhibit B). Properties abut Ridge Road to the west and Park Lane to the east, both County local access roads (Exhibit B). The subject properties are within an area primarily devoted to residential use, within the community boundary of Pacific City / Woods, zoned Low Density Residential (PCW-R1), and the surrounding areas south, east, and west are also zoned Low Density Residential (PCW-R1). Area to the north, far east, and south are zoned Pacific City / Woods Park (PCW-P) and area to the west is zoned Recreational Management (RM) (Exhibit A). Topography of the subject property varies but is generally sloped downwards from Ridge Road towards Park Lane (Exhibit B).

The subject properties are located within an area of Geologic Hazard, do not contain any mapped wetlands or natural features as indicated on the NWI map, and are not located within an Area of Special Flood Hazard as depicted on FEMA Flood Insurance Rate Map (FIRM) Panel #41057C0855F (Exhibit A).

Staff finds that the standards of TCLUO Section 4.130: Development Requirements for Geological Hazard Areas is applicable to future development of the properties and a Condition of Approval has been made to require relevant standards of this section be adhered to at the time of development.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

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

- A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria
- B. Land Use Ordinance Section 3.332: Pacific City / Woods Low Density Residential (PCW-R1) Zone
- C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

III. ANALYSIS:

Notice of the request was mailed to property owners within 250 feet of the subject property and other agencies on September 3, 2021. Various comments were received by Department of State Lands, Tillamook County Public Works, Nestucca Rural Fire Protection District and neighboring property owners (Exhibit C).

A. Land Division Ordinance Section 070: Preliminary Plat Approval Criteria

(1) Approval Criteria. The Approval Authority (Director for partitions and Planning Commission for subdivisions) may approve, approve with conditions, or deny a preliminary plat. The Approval Authority decision shall be based on findings of compliance with all of the following approval criteria:

- (a) The land division application shall conform to the requirements of this ordinance;*
- (b) All proposed lots, blocks, and proposed land uses shall conform to the applicable provisions of the Land Use Ordinance – Article 3 Zone Regulations and the standards in Section 150 of this ordinance;*

Findings: Applicability of the Pacific City / Woods Low Density Residential (PCW-R1) Zone is addressed below. Plat and submitted supplemental information confirm the criteria above are met (Exhibit B).

- (c) Access to individual lots, and public improvements necessary to serve the development, including but not limited to water, sewer and streets, shall conform to the standards in Sections 150 and 160 of this ordinance;*
- (d) The proposed plat name is not already recorded for another subdivision, does not bear a name similar to or pronounced the same as the name of any other subdivision within the County, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the contiguous subdivision bearing that name;*
- (e) The proposed streets, utilities, and surface water drainage facilities conform to Tillamook County's adopted master plans and applicable engineering standards and, within Unincorporated Community Boundaries, allow for transitions to existing and potential future development on adjacent lands. The preliminary plat shall identify all proposed public improvements and dedications;*
- (f) All proposed private common areas and improvements, if any, are identified on the preliminary plat and maintenance of such areas is assured through appropriate legal instrument;*
- (g) Provisions for access to and maintenance of off-right-of-way drainage, if any;*

Findings: Staff finds that the proposed partition maintains frontage on the existing County local access roads, Ridge Road and Park Lane (Exhibit B). A Condition of Approval has been set for the Applicant to continue establishing an approved road approach with the Tillamook County Public Works Department.

Land Division Ordinance Section 150 outlines development standards for partitions. Standards within this section either do not apply, evidence submitted by the Applicant confirms the standards are met, or that the standards can be met through compliance with the Conditions of Approval.

Staff concludes the above standards and the standards in Section 150 and 160 of the Land Division Ordinance have been met or can be met through the Conditions of Approval.

- (h) Evidence that any required State and Federal permits, as applicable, have been obtained or can reasonably be obtained prior to development; and*

- (i) Evidence that improvements or conditions required by the road authority, Tillamook County, special districts, utilities, and/or other service providers, as applicable to the project, have been or can be met, including but not limited to:
- (i) Water Department/Utility District Letter which states that the partition or subdivision is either entirely excluded from the district or is included within the district for purposes of receiving services and subjecting the partition or subdivision to the fees and other charges of the district.
- (ii) Subsurface sewage permit(s) or site evaluation approval(s) from the appropriate agency.

Findings: The subject properties are served by the Pacific City Joint Water-Sanitary Authority. Service letters were provided in the Applicant's submittal, confirming service availability to the areas (Exhibit B).

The subject properties are served by the Nestucca Rural Fire Protection District, Tillamook County Public Works, and Tillamook People's Utility District.

Staff finds that the criteria above are met or can be met through the Conditions of Approval which also requires the property owner to obtain all Federal, State, and Local permits, as applicable prior to development.

B. Land Use Ordinance Section 3.332: Pacific City / Woods Low Density Residential (PCW-R1) Zone

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

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

.....

(c) The minimum lot width shall be 60 feet.

(d) The minimum lot depth shall be 75 feet.

.....

(j) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:

1. Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development required potable water.
2. If sewer service is available, as defined in OAR 340-071-061(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
3. If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:
 - (i) each lot or parcel prior to lot or parcel creation through partition or subdivision process: in some cases, on-site sanitation may require larger lot sizes than the minimum allowed by the zone;
 - (ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

....

Findings: The Preliminary Plat depicts the size, lot width and lot depth of the proposed partition (Exhibit B). Lot width and depth minimums conform to the PCW-R1 standards (Exhibit B).

C. Land Use Ordinance Section 4.130: Development Requirements for Geologic Hazard Areas

(1) The following are **GEOLOGIC HAZARD AREAS** to which the standards of this Section apply:

- (b) Inactive landslides, landslide topography and mass movement topography identified in DOGMI bulletins 74 and 79 where slopes are greater than 19 percent;

...

(3) A GEOLOGIC HAZARD report is required prior to approval of planned developments, coast resorts, subdivisions and partitions governed by the Land Division Ordinance, building permits, mobile home permits, sand mining, occurring in areas identified in (1) with the following exception:

(a) For building or mobile home or manufactured home permits in areas identified in (1) (b), reports are needed for lots 20,000 square feet or larger only where the proposed structure is to be situated on slopes greater than 29 percent or if (1) (f) applies.

Findings: The proposed partition is located within a geologic hazard area. Future development of the subject property will be subject to development standards of the TCLUO Section 4.130.

IV. DECISION: APPROVED WITH CONDITIONS:

Staff concludes that the applicant and property owner have satisfied the minimum application requirements and can satisfy all applicable requirements outlined in the Tillamook County Land Use Ordinance and Tillamook County Land Division Ordinance. The Preliminary Partition Plat is hereby **APPROVED**, subject to the Conditions of Approval listed below.

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

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. In such cases, forms and fees must be filed in the office of this Department before **4:00 PM on November 16, 2021**.

V. CONDITIONS OF APPROVAL:

Failure to comply with the Conditions of Approval and Ordinance Standards could result in nullification of this approval. This approval is subject to the following conditions:

1. The applicant and property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant and property owner shall obtain a letter from the Tillamook County Public Works Department confirming an approved Road Approach via Ridge Road, or Park Lane, is adequate and that all necessary improvements have been completed. The letter shall be provided to the Department of Community Development at the time of future development.
3. The applicant and property owner shall comply with all requirements of the Tillamook County Surveyor's Office.
4. The applicant and property owner shall record the Final Plat within two (2) years from the approval date of the Preliminary Plat or apply for an extension of time from this Department prior to expiration of tentative plat approval.
5. The applicant and property owner shall record the Final Plat within ninety (90) days from the date of final signature of the partition plat.
6. Future development of the subject property shall comply with the development standards required by TCLUO Section 3.332: Pacific City / Woods Low Density Residential (PCW-R1) Zone.
7. Future development of the subject property is subject to the standards required by TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas.

VI. EXHIBITS

- | | | |
|---------------------------------|---|---|
| A. Property Identification Maps | } | } |
| B. Applicant's Submittal | } | } |
| C. Public Comments | | |



Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Fax: 503-842-6473

Email: pubwks@co.tillamook.or.us

TTY Oregon Relay Service

Land of Trees, Cheese, and Ocean Breeze

November 9th, 2024

Kristina Shockey
1195 Howell Prairie Road SE
Salem, OR 97317

RE: Non-Utility Permit #6085
Park Lane – Pacific City; Tillamook County Road
#3303 T 04S, R 11W, Sec. 13D, Tax Lot #5300

Dear Kristina:

Tillamook County Engineering staff review of your Non-Utility Permit Application and a field site evaluation is complete with the following conclusion.

The intent of this permit is to provide authorization to perform basic brushing and fill work within that portion of the Park Lane public right of way which is directly adjacent to your property (Tax Lot #5300). The application received identifies North Pacific Contractors as the contractor who is planning to provide the materials and labor to complete the work. Please note that work done in the public right of way must be performed by those insured to do so, in order to reduce liability issues. Work done within the bounds of private property is under the jurisdiction of the Department of Community Development. Please contact them for review of any necessary permits related to your efforts on private property.

By this reference your application materials are incorporated into this permit.

Non-Utility permit #6085 is **Approved** as describe above with the following requirements:

1. This permit is for work performed in the public right of way as noted above. By the issuing of this permit Tillamook County in no way authorizes the occupation of private land adjacent to the public right of way. Any occupation of private land requires approval of the subject property owner.
2. The applicant and their contractor mutually agree to fully indemnify, save harmless and defend Tillamook County, its commissioners, officers, employees and contractors from and against all claims and actions and all expenses incidental to the investigation and defense thereof, made or brought by any person, firm or corporation, based upon or arising directly or indirectly out of damages or injuries to their persons or their property, caused in whole or in part by acts of commission or omission of their agents, employees, or licensees in connection with the work performed pursuant to this permit. Furthermore, the applicant and their contractor agree to promptly repair, at their sole expense, any damage to county property occasioned by their placement of the work referred to herein.

3. Traffic control in all county Rights of Way shall be as indicated in the Manual on Uniform Traffic Control Devices (M.U.T.C.D.) for work in the Public Right of Ways under County jurisdiction.
4. There shall be a copy of this permit on the job site while work is in progress.

As the permit holder it is your responsibility to coordinate with all utilities and the O.U.N.C. as noted below.

Please notify me 48 hours prior to commencing the project and within 48 hours after the project is complete to establish the maintenance agreement start date.

Please contact this office if the job cannot be done according to permit requirements.

IT IS YOUR RESPONSIBILITY AS THE PERMITTEE TO ARRANGE FOR ANY NECESSARY UTILITY LOCATES PRIOR TO EXCAVATION.

ATTENTION: 2007 Oregon Revised Statutes Chapter 757, requires you to follow rules adopted by the Oregon Utility Notification Center (OUNC). Those rules are set forth in Oregon Administration Rules Chapter 952, Division 1. You may obtain copies of the rules by calling 811 or logging on to the O.U.N.C. website at <http://www.digsafelyoregon.com/>

The site will be inspected for restoration and clean up upon completion. There is a one-year maintenance responsibility that will start after field inspection and acceptance of restoration. If you have questions regarding this permit approval or are ready for field inspection, please feel free to contact or leave a message for me at 503.842.3419 Monday through Thursday 8:00 AM to 4:30 PM.

Sincerely,



Jasper Lind
Engineering Technician

Cc: Sheila Shomaker, Department of Community Development, by email.

EXHIBIT B



PLANNING APPLICATION

Applicant ☐ (Check Box if Same as Property Owner)

Name: Jade Crawford Phone: 97141
Address: 7750 Vaughn Rd
City: Tillamook State: OR Zip: 97141
Email: jadesbeachhouse@yahoo.com

Property Owner

Name: Kristina Shockey Phone: (503) 999-4677
Address: PO Box 1641
City: IGO State: CA Zip: 95047
Email: KRISTINSTARPANSON@AOL.COM

Request: 10' Front Yard Setback

OFFICE USE ONLY	
Date Stamp	
RECEIVED	
APR 03 2025	
BY: <u>COUNTER</u>	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by:	
Receipt #:	
Fees:	
Permit No:	
851- <u>25-000170</u> -PLNG	

Type II

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

Type III

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

Type IV

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

Location:

Site Address:

Map Number: 45 11 13D 5300
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

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

Property Owner Signature (Required) Kristina Shockey
Applicant Signature Jade Crawford

3-5-25
Date
4/3/25
Date

Proposal to Tillamook County Planning for a Setback Variance

In regards to Lot 2, Block 2 of Haystack Heights, SE 1/4 Section 13, T4S, R11W, The Owner, Kristina Shocky, hereby referred to as the applicant, seeks the granting of a front yard setback variance. The applicant requests the modification to a 10 ft setback to insure both enjoyment of the property rights by her and minimization of a geological and natural surrounding disturbances.

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

Section 8.030

- (1) In the vicinity of the applicants lot the primary property right enjoyed by landowners is the placement and occupation of single family dwellings. The applicant seeks the same, however, the existing topography of the lot greatly limits possible options to place such a structure due to the great majority of the lot being steeply sloped sand dune. The one fairly level building area is on the street side of the lot on the SE corner. Currently zoned setbacks prohibit the use of this portion of the lot. At the recommendation of our geologist, Jason Morgan, we are seeking a variance to utilize this building area and limit disturbing the sloped sand dune and vegetation (see attached). The applicant has already conceded the need to drastically reduce the square footage and footprint of a desired dwelling to substantially less than to those of surrounding landowners. But even with that, the maintaining of a standard front setback would push the structure so far toward the aforementioned steep dune that the width of such a structure would not be practical or would require a substantial invasion into the dune. This would result in both the possible unwanted destabilization of the disturbed area and if possible, the applicant to expend what could be considered exorbitant and limiting expenses. In addition, the owner desires to maintain as much natural foliage and its stabilizing effect as possible, and believes the surrounding community as well. By locating the desired dwelling in the proposed location much removal of existing floral would be avoided, both maintaining helpful stabilization of the lot and natural visual appeal.
- (2) As mentioned above, the applicant seeks to enjoy the same use of the property as other landowners in the vicinity, that being the building and occupying of a single family dwelling.
- (3) Refer to supplementary regulations in Article iv, Section 4.005, Residential and Commercial zoned standards.
 - (1) The applicants lot is of substantial size and private open space would not be affected especially considering the small size of the proposed dwelling.
 - (2) There are no obstructions to either the applicants proposed dwelling or any structures of neighboring landowners.
 - (3) No other structures are proposed on the applicants property and side setbacks will be adhered to separating it from any neighboring structures, none of which exist currently.

(4) The applicant would have no visual line of sight to any surrounding dwellings from the proposed location.

(5) The requested variance would ensure the applicant's ability to have a dwelling and parking area, while still maintaining private open space and safe access to the common roads.

(6) The applicant's lot is one of only two on Pike Road and located at the end of it. Pike Road is a seldom used straight and level dead end road with no visual obstructions.

(7) Same as above.

(8) The applicant's proposed dwelling will be well under applicable height restrictions and is in a location that has no ability to restrict any views of surrounding properties.

(9) No incapable land uses are proposed.

(10) No plans for alternative energy production are proposed.

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

Attachment 1



MORGAN CIVIL ENGINEERING, INC.

PO Box 358, Manzanita, OR 97130

ph: 503-801-6016

www.morgancivil.com

March 26, 2025

Kristina Shockey

PO Box 164

Igo, CA 96047

c/o

jadesbeachhouse@yahoo.com

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

Dear Ms. Shockey:

At the request of your Contractor, Jade Crawford, I have completed a recent review of your property, referenced above. A Dune Hazard Report (DHR) for the property was completed by Morgan Civil Engineering, Inc. (MCE), dated March 9, 2020. This assessment include a recent site visit with the contractor.

The property fronts Park Lane for about 167 feet and is about 88 feet deep on the southern end. The property narrows to about 63 feet deep at the northern end.

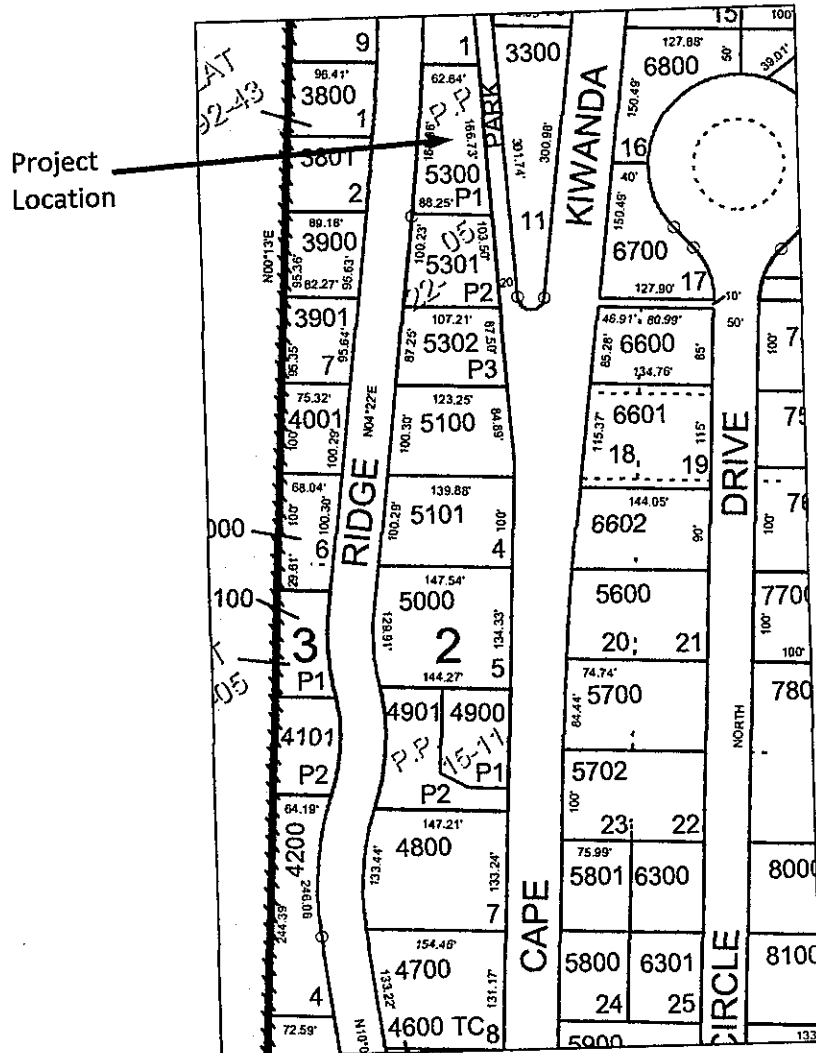
The property consists entirely of dune sand. The parcel is flat at the front of the property, but the rear of the property rises steeply to Ridge Road. The slope is densely vegetated and has a slope of about 75 percent.

Due to the steepness of the slope and the fact that it is sand, I advise against cutting into the slope. Therefore, in order to create a larger more viable building area, I recommend applying for a front-yard setback variance.

KRISTINA SHOCKEY
Setback Recommendation for
Tax Lot 5300, Map 4S 11W 13D
Pacific City, Tillamook County

March 26, 2025

MORGAN CIVIL ENGINEERING, INC.



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

BLOCK 4

NOTES

THIS IS A TOPOGRAPHIC SURVEY OF LOTS 2 AND 3, BLOCK 2, HAYSTACK HEIGHTS. THE PURPOSE OF THIS SURVEY IS TO SHOW TOPOGRAPHIC INFORMATION IN RELATION TO THE BOUNDARY ON LOTS 2 AND 3, BLOCK 2. THIS MAP DOES NOT CONSTITUTE AS A BOUNDARY SURVEY, FOR BOUNDARY INFORMATION SEE MAP BY THIS FIRM DATED APRIL 23, 2021, TILLAMOOK COUNTY SURVEY RECORDS. UTILITIES WERE NOT LOCATED AND OTHER UTILITIES MAY BE PRESENT.

LEGEND

- FOUND 5/8" X 40" REBAR WITH PLASTIC CAP MARKED "DALLAS ESPLIN L2 83627"
- ◇ SET 1/2" X 6" WHITE FIBERGLASS POST
- TREE, SIZE AND TYPE NOTED
- WATER BLOW OFF
- WATER VALVE
- SANITARY SEWER CLEANOUT

Proposed 10' Setback

LOT 11
Approx Dwelling Location 14x40

Driveway

CAPE KIWANDA DRIVE (60')

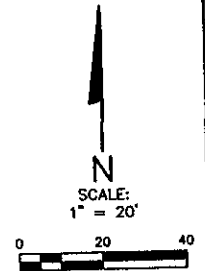
RIDGE ROAD (50')

LOT 2

LOT 3

LOT 4

PARK LANE (20')



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
DECEMBER 3, 2014
DALLAS W. ESPLIN
83627
RENEWED: DECEMBER 31, 2021

TOPO/MACDONALD—TOPOLONG
MACDONALD—SH.CTS

SHAWN W. ESPLIN
BAYSIDE SURVEYING
LLC
11765 HWY 101 SOUTH
TILLAMOOK, OR 97141
503-842-5551

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

DATE EQUIPMENT FIELD DRAWN CHECKED JOB NUMBER



MORGAN CIVIL ENGINEERING, INC.

PO Box 358, Manzanita, OR 97130

ph: 503-801-6016

www.morgancivil.com

March 9, 2020

Shawn MacDonald
200 NW Jenna Terr
Portland, OR 97229

nwsteelheader@hotmail.com

Re: Dune Hazard Report for Tax Lots 5200 & 5300, Map 04S 11W 13D, Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS, Pacific City, Tillamook County, Oregon (Park Lane) Project #19-07-Mac

Dear Mr. MacDonald:

At your request, I have completed the investigation for the Beach and Dune Hazards Report (DHR) for your properties and roadway, referenced above. Available maps and previous reports of nearby properties were utilized as part of this work. I visited the property as part of this review. Approximately 40 minutes were spent on the site and nearby areas in order to explore the topography and nearby landforms.

This report has been prepared to meet the requirements of Tillamook County Ordinance 3.530 and is prepared for your use in the construction of a new single-family home on each property, as well as improving Park Lane. The standards set forth herein should be incorporated into the development plans for those projects.

After the development plans are completed for each lot, an addendum to this report should be completed in order to allow for a review of the planned site improvements and building design. This review is recommended in order to ensure that the building and site improvements have been designed in accordance with all of the requirements noted in this, and other applicable, reports. I understand that you plan to access the properties from Park Drive. This appears to be the best way to enter the lots.

Site elevations noted in this report are based on the topographic information obtained from the Oregon Department of Geology and Mineral Industries (DOGAMI) LiDAR project. The LiDAR elevations are based on the NAVD88 datum. Note that the information shown for dune erosion from "Nanos" is shown with NAVD88 elevations. Current FEMA and DOGAMI maps are also based on NAVD88. NAVD88 is roughly 3.4 feet higher than NGVD29 in this region.

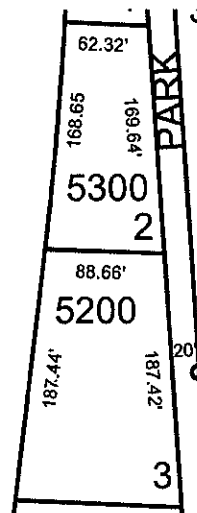
*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)*

For design and construction of the roadway, I recommend that a site-specific topographic survey be prepared by a professional land surveyor. This survey should include the ground surface, edge of asphalt roadway, underground utilities, large trees, and any other features relevant to construction of the new roadway in order to access these lots. The building area of the lots should also be surveyed in order to ensure proper design.

Under potential extreme long-term conditions (e.g. major earthquake), the proposed measures will not provide complete protection for the structure. The possibility of these events occurring during the life of the structure is considered low, but cannot be positively determined.

Site Conditions

The subject lots are roughly rectangular through properties, fronting Park Lane to the east and Cape Kiwanda Drive to the west. Lot 2 is roughly 170 feet long from north to south, and tapers in width to the north, from about 89 feet to about 62 feet. Lot 3 is roughly 187 feet long, and also tapers to the north, reducing from about 123 feet to about 89 feet. The Park Lane right-of-way is 20 feet wide. See the attached portion of the assessor's map for property configuration and dimensions.



*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)*

The subject properties are undeveloped, and Park Lane has only a narrow sandy foot path. To the west, Ridge Road is a dead-end road that is very rough but passable. The property to the southwest, across from Lot 3, is developed, but it is the furthest home to the north on Ridge Road. The nearby properties across Park Lane are also undeveloped. Several of the properties further to the east, across Cape Kiwanda Drive, are developed with homes.

The entire area consists of dune sand that rises from Park Lane to Ridge Road. The slopes on the properties increase closer to Ridge Road. Lot 3 rises from about 125 feet to about 195 feet (NAVD88), for an average slope of 50 percent. Similarly, Lot 2 rises from about 140 feet to about 190 feet, for an average slope near 60 percent. Each lot has a relatively flat area in the eastern 10 to 20 feet before rising up more steeply. See Figure 4.

The Ridge Road roadway descends slowly to the north, with an elevation of about 200 feet in front of Lot 3 and 190 feet in front of Lot 2. Park Lane rises up to the north gradually at about 5 percent. See Figure 2.

All typical utilities are located in the Cape Kiwanda Drive right-of-way. The Haystack Heights subdivision was platted in 1957. See Figure 5.

The primary dune crest is located 70 feet to the west of the property, west of Ridge Road, at an elevation of about 190 feet. Cape Kiwanda is located due west of the properties. To the south of the properties the ground is lower, with the ground continually falling to the beach access south of the Cape.

The lots have been cleared of trees. The remaining vegetation generally consists of fern, blackberry, salal, and other species typical of dune forest underbrush.

Based on the 1975 Beaches & Dunes of the Oregon Coast report, the site is in an area classified as Open Sand Dunes (OS). See attached Figure 10.

There are no creeks on, or near, the property. Stormwater infiltrates into the dune sand. The Wetlands Inventory Map from US Fish and Wildlife Services does show a riverine located to the east of the Haystack Heights subdivision. See attached Figure 13.

*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)*

The State Beach Zone Line is shown on the assessor's map in the grayed-out area far to the north and south, more than 1000 feet in either direction.

The site is in a 110 miles per hour basic wind gust speed zone, unprotected from the ocean winds (Exposure 'D' as per the 2017 State of Oregon Residential Specialty Code (ORSC)); therefore, the building must be designed in order to withstand the minimum required lateral wind gust loads. In general, one- and two-story wood frame construction designed in order to withstand 110 miles per hour Exposure 'D' wind loading also will withstand even severe earthquake loads. According to the ORSC, structures in Exposure 'D' are typically required to have an engineering analysis calculation of lateral wind loads. Such calculations must be submitted with the building permit application.

Findings and Hazards Analysis

The primary relevant geologic hazards on this site relate to: 1) loose sand; 2) steep slopes; 3) buried vegetation; 4) regional seismic hazards. Mitigation of these hazards is discussed in the Development Standards addressed herein.

The North Oregon Coast is defined by the 2017 ORSC as lying within a D₂ Seismic Design Category. As such, structures built in this area must, at a minimum, comply with the structural requirements for the D₂ Seismic Design Category. Strong seismic acceleration will likely result in widespread landsliding and no slope can be considered immune from failure during these conditions.

Tsunami Hazard

Based on the maps from DOGAMI (Figures 8 and 9), the subject properties are located outside of the area of tsunami risk. The Tsunami Evacuation Map shows the area outside of the hazard area for a local Cascadia Earthquake and Tsunami.

Large subduction zone tsunamis are not expected to cause damage to the properties, but will cause damage to Cape Kiwanda Drive to the south. Smaller tsunamis from distant earthquakes are not predicted to affect the properties or the egress routes.

*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)***Flood Zone Hazards**

According to the FEMA Flood Insurance Rate Map for the Tillamook County (Panel Number 410196 0855 F), these lots are located to the northwest of VE Zone, with a base elevation of 25.6. See Figure 7.

With a minimum elevation of 120 feet, the lots are located outside of the flood hazard zone.

Shoreline Protection

The properties are about 1400 feet from the sand beach at the public access, adjacent to the Pelican Pub and Brewery. The area between the subject properties and shoreline is developed with roads, paved parking areas, and buildings.

Additionally, Cape Kiwanda is located directly west of the subject lots.

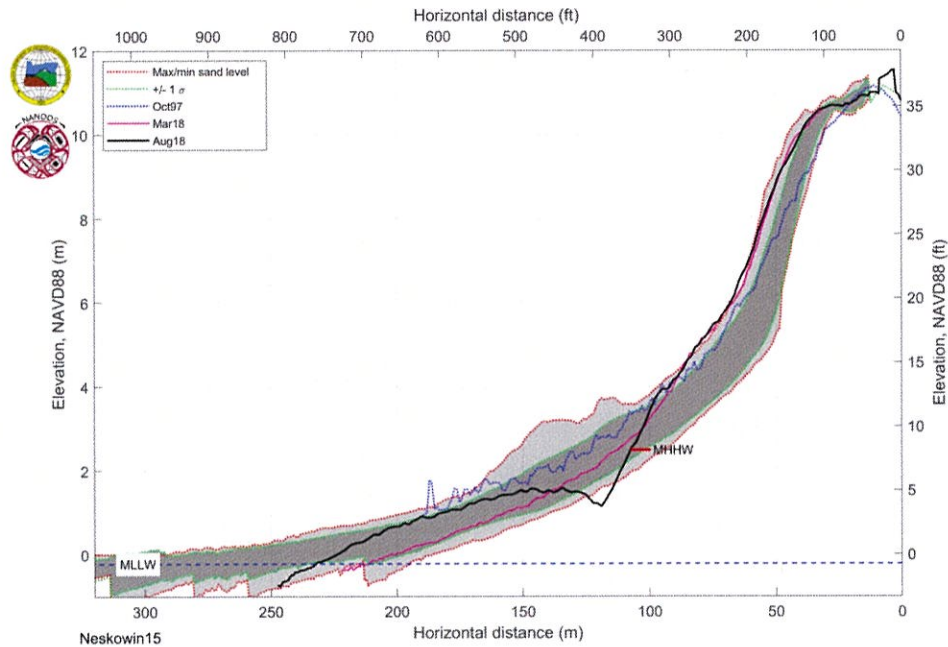
Erosional History

The Pacific City area has a documented history of accretion over the last 20 years. A review of aerial photos in the last 20 years for the area to the south of the beach access shows no vegetation due to regular sand accumulation and frequent clearing.

To the south of the Parking Area and the Pelican Pub & Brewery, the Webb's subdivision has no vegetation to the west due to sand accretion and maintenance. The next subdivision to the south, Shorepine Village, has had vegetation expansion to the west. The following subdivision to the south, Kiwanda Shores, has had no vegetation to the west due to sand accretion and maintenance. These conditions have continued over the past 20 years, at least.

To the west of the property, Cape Kiwanda provides protection from erosion, consisting of hard sandstone.

The data on the "Nanoos" Web site link titled "Pilot Coastal Ocean Observatory for the Estuaries and Shorelines of Oregon and Washington" provides beach and dune cross sections developed over several years since 1997. The profile from the closest monitoring location to the subject site is shown below. Neskowin Profile 15 is located approximately 2600 feet south of the site.

*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)*

This profile provides a view of the beach and dune erosion that has occurred since 1997. Note that in Neskowin Profile 15, above an elevation of about 20 feet, the dune profile has changed very little since 1997, even shifting westward due to accretion.

Overall, the subject property is not considered at risk of ocean erosion during the life of the structure.

*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)***Mandatory Development Standards**

In addition to the required standards of Section 3.530(5) of the Tillamook County Land Use Ordinance, the following site-specific standards shall also be required:

A. Development Density – These properties should be developed for uses consistent with current zoning (outright or conditional uses). All development should take place in conformance with all other requirements of the Tillamook County Land Use Ordinance or approved variances, as applicable. All development will also be required to meet any conditions of the subdivision CC&Rs.

The lots are located in the Pacific City/Woods Low Density Residential (PCW-R1) Zone. A single-family home is outright permitted on each property by Section 3.332(2)(a) of the Ordinance.

B. Structure Foundation and Road Location – All footings, including piers for overhanging decks, should be placed at least 5 feet from the toe of any dressed and graded cut slope, or at least 3 feet from the foundation of any retaining structure. The top of retaining walls should be set at least 5 feet horizontally from the face of the retained slope.

All structures are also required to conform with the standard front- and side-yard setbacks required under the Tillamook County Land Use Ordinance.

Due to the increasingly steep and high rear slopes, I recommend constructing as close to Park Lane as possible. The rear retaining wall will become taller as it moves to the west.

Footing design should be in accordance with Development Standard E, noted below. Site access should take place from Park Lane.

C. Land Grading Practices – All excavation for construction should be done during reasonably dry weather (while it is not raining hard).

All permanent cut or fill slopes must be graded and dressed to a maximum 2H:1V slope and revegetated as noted below. Note that the existing ground is generally steeper than 2H:1V (50 percent). Temporary slopes may be graded to 1.5H:1V and should be monitored for movement. All proposed grading should be shown on the site plans for the development.

*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)*

Temporary sand slopes steeper than 1.5 horizontal to 1 vertical will require shoring. Therefore, deep foundation footings located near the edges of the properties should be carefully considered and addressed during design of the house and site improvements. The design of a temporary excavation plan is recommended, in addition to a grading plan.

Excavated sand should be removed for disposal off-site. Small areas near the front of the lots may be used for stockpiling backfill material.

Foundation retaining walls should be designed with a minimal heel footing (and a larger toe footing) in order to reduce the excavated area.

After the construction of a building is completed, the area immediately around the foundation should be protected from sand deflation. It is my recommendation that a minimum 6-inch thick layer of 3/4"-minus crushed rock is the most cost-effective method for dealing with the sand deflation problem. Concrete walks or driveways constructed up against the foundations will provide similar protection. A sand stabilization method, such as concrete walkways, asphalt driveways, or crushed rock surfacing, should be employed in all areas around the foundations. Any concrete structures, such as walks or driveways, should be similarly protected by an edging of crushed rock. Similar to crushed rock, planting vegetation near the structure will also help to protect the home from sand deflation.

The properties should be graded in order to provide positive surface drainage away from the proposed buildings.

D. Vegetation Removal and Revegetation – Most of the area has been cleared of trees. Do not disturb the remaining vegetation on the slope outside of the building area. All disturbed areas should be revegetated in order to reduce the potential for erosion. It is important that bare ground surfaces be vegetated or covered in order to avoid localized erosion from wind and rain. During dry periods, sand movement will continue to be a problem as long as bare sand is exposed.

*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)*

The planting of dune grasses will help stabilize slopes and reduce sand movement. Plant a combination of beach grasses in order to promote growth: use a mixture of 80 percent European beach grass and 20 percent American dune grass. Dune grasses should be planted in the fall and fertilized immediately.

To further contribute to the stability of the disturbed areas, tackifier, jute matting, straw cover, or other stabilization product such as SoilGuard®, should be placed over the soil in order to help protect against erosion, especially on slopes. In addition, planting shrubs and trees, such as salal, red elderberry, barberry, beach pine, escallonia, cistus, ceanothus, etc., will further contribute to the long-term stability of the site.

Vegetation on the sand should be monitored and replaced, as necessary. Ground cover is important to stabilizing disturbed areas and helps prevent erosion.

E. Foundations – The building foundations should employ a continuous, reinforced concrete perimeter system, using reinforced concrete foundation walls, where required. The lots lend themselves toward the use of a daylight basement design for the homes in order to economically use the existing slope of the site.

The construction of a concrete slab on grade on the lower level of the buildings is acceptable on a prepared pad. The areas to support a slab should consist entirely of firm, compacted sand.

Below any concrete slab, I recommend the use of a capillary break in order to prevent moisture directly under the slab. Below the slab, use a layer of plastic sheeting, clean 3/4-inch crushed rock (no fines), or a combination of both options.

*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)*

Where a crawl space is planned beneath a wood first floor, I recommend the use of continuous, reinforced concrete strip footings running between perimeter foundation walls in order to allow for continuity of the reinforced concrete footings. Isolated footings should not be used within the perimeter foundation walls. Interior footings should be integral with the continuous perimeter footings. The first-floor joists should then be supported either with conventional posts and beams or pressure treated pony walls supported on continuous strip footings tied together with the continuous perimeter footings.

After excavation of the site and prior to compaction, I recommend that the building site be probed with a steel rod in order to check for buried organic soil or vegetative debris. All buried debris should be removed, and the resultant hole filled with sand then compacted.

For compaction, the sand should be spread levelly and thoroughly watered. I recommend accessing a nearby fire hydrant in order to supply the water; rain will not be adequate. The sand should be thoroughly compacted using mechanical means; an excavator-mounted vibratory plate compactor, a hoe-pack, is recommended. The degree of compaction sought is 95 percent of optimum density.

After compaction is complete, the foundation should be promptly constructed. If the sand dries out, the areas under the footings should be watered and compacted again, with a plate compactor, before placing rebar. Alternatively, spread a thin layer of crushed rock over the sand to help maintain compaction until construction occurs.

Soil bearing pressures at the bottom of all footings should not exceed 1500 pounds per square foot after compaction is completed. All footings should be at least 18 inches in width.

*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)*

All retaining walls should be designed according to the following criteria:

Allowable Soil Bearing Pressure, psf (after compaction is completed)	1,500
Lateral Soil Bearing Pressure on Unrestrained retaining walls with level backfill, pcf/ft of depth, equivalent fluid weight (Active pressure excluding surcharge effects)	35
Lateral Soil Bearing Pressure on Restrained retaining walls with level backfill, pcf/ft of depth, equivalent fluid weight (Active pressure excluding surcharge effects)	45
Lateral Soil Bearing Pressure (Passive), pcf/ft of depth	410
Friction Angle, degrees	33°
Maximum unit weight, pcf	120
Coefficient of Friction	0.35

All retaining walls should also be designed in order to account for any surcharge loads or sloping backfill conditions. The retaining wall designer should determine whether a retaining wall is restrained or not.

Native material is acceptable for backfill behind retaining walls.

F. Driveway Location and Design – The roadway and driveways should be constructed such that the roadbed is entirely on firm compacted sand. Access to the lots should be from Park Lane; any location along the front of property is acceptable.

Park Lane must be improved starting at Cape Kiwanda Shores. The County Public Works Department will determine the required width.

*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)*

Roadway and driveway design standards should include a minimum of an 8-inch thick layer of pit-run base rock and a 3-inch thick layer of 3/4"-minus crushed rock surfacing. Asphalt surfacing is optional, but recommended on slopes over 12 percent.

Stormwater run-off from the driveways and roadway should be directed into the sand at the edge of the road in order to allow for infiltration. Pitch the roadway in order to the drain to the west.

G. Stormwater Management, Runoff and Drainage – All roof drainage should be collected with eave gutters and downspouts, then piped to discharge downslope of the buildings. The complete roof drainage system, including roof gutters and downspouts should be installed immediately after the roof sheathing in order to protect the ground from erosion.

Discharge the collected water into dry wells, or surface ponds, at least 10 feet away from the house foundation.

No erosion control measures are needed for these lots. Stormwater will infiltrate into the sand. If sand stockpiled on the site does begin to move or erode, cover the sand or remove the stockpile.

H. Foundation Drains – Considering the topography of the site and the adjacent areas, groundwater is not expected to be a problem. Additionally, the site consists entirely of free-draining native sand, which will allow water to infiltrate quickly. Therefore, foundation drains are generally not required.

For retaining walls and foundation walls taller than 4 feet, however, foundation drains should be installed on the uphill side of the walls. The use of a fabric covered, perforated drainage pipe, such as ADS DrainGuard®, or an equivalent alternative, is recommended. All foundation drains should discharge toward the lowest point along the wall.

Extend the foundation drains in order to discharge on the surface. Do not connect the roof drains to the foundation drains.

*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)*

I. Topographic Survey – Based on the variable grades on the properties, as well as the development plans for the properties and roadway, accurate topographic information will be necessary in designing the improvements. Having a topographic survey of the lots will allow for house designs and site plans specifically for the sites. A detailed topographic map will also be helpful in determining the height of retaining walls and allowable building height elevations.

The topographic survey should extend from the existing roadway (Cape Kiwanda Drive) to 20 feet west of the area to be disturbed. All of the Park Lane right-of-way in front of Lots 2 and 3 should also be surveyed. As part of a topographic survey map, all easements and utilities that cross the properties should be shown.

J. Site Plan – The topographic survey should be used in order to develop site-specific development plans for each lot and the roadway. The development of a detailed site plan should include all temporary excavation, grading, drainage, driveway slopes, house location, stockpile sites, and retaining walls. Development of a detailed site plan prior to construction will reduce costs, unexpected costs, and delays. A house foundation designed specifically for each property will likely reduce the amount of excavation.

Summary Findings and Conclusions

1. The proposed use is currently single-family residential. There are no development plans currently available for review at this time. There are no immediate adverse effects on adjacent properties from future house construction. Future development may result in increased stormwater runoff or decreased runoff quality on adjacent properties. Future development proposals should be further evaluated in the context of the recommendations of this report, at the time of issuance of a building permit.
2. Hazards to life, public and private property, and the natural environment, which may be caused by the proposed use, are discussed herein and addressed in each of the Development Standards.
3. The methods for protecting the surrounding area from the adverse effects of the proposed development are set forth in each of the Development Standards.

*Dune Hazard Report**for Tax Lots 5200 & 5300, Map 04S 11W 13D**Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS**Pacific City, Tillamook County, Oregon**(Park Lane)*

4. Temporary and permanent stabilization programs and maintenance of new and existing vegetation are discussed in Development Standard "D".
5. The proposed development of these properties according to the Mandatory Standards set out herein will result in future developments being adequately protected from the above described reasonably foreseeable ordinary hazards, although not necessarily from major earthquake.
6. The proposed development of these properties, according to the recommended standards, is designed in order to minimize the adverse environmental effects.

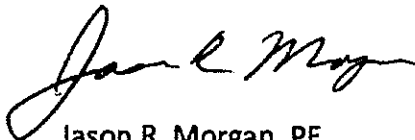
Limitations

This report is based on a site inspection of the subject properties and vicinity as well as a review of the site topography. The engineering conclusions and recommendations presented herein are believed to represent the site and are offered as professional opinions derived according to current standards of professional practice for a report of this nature. No warranty is expressed or implied. This report has been prepared for the timely use of the above addressee and parties to the pending development of the subject properties, and does not extend to the activities of unidentified future owners or occupants of the properties for which the writer bears no responsibility.

Should you have any questions regarding my investigation or this report, please contact me.

Sincerely,

MORGAN CIVIL ENGINEERING, INC.



Jason R. Morgan, PE
Professional Engineer

JRM/st

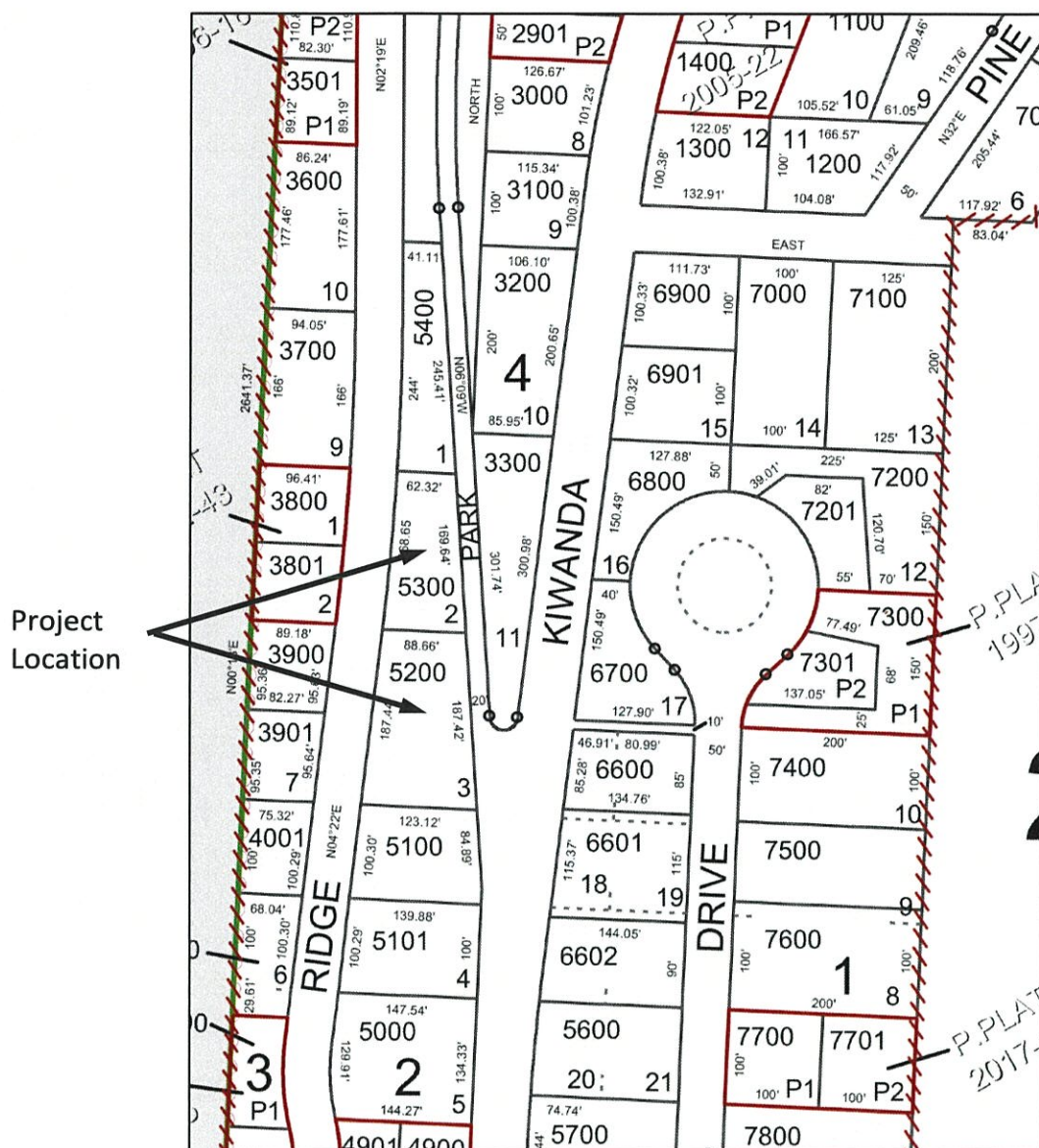
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RENEWAL DATE: DECEMBER 31, 2020

*for Tax Lots 5200 & 5300, Map 04S 11W 13D
Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS
Pacific City, Tillamook County, Oregon
(Park Lane)*



**Tax Lots 5200 & 5300, Map 04S 11W 13D
Lots 2 and 3, Block 2 of HAYSTACK HEIGHTS
Pacific City, Tillamook County, Oregon
(Park Lane)**

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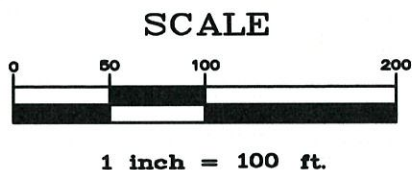


Figure 3
Area
Topography

MARCH 9, 2020

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LOTS 2 & 3, BLOCK 2
RIDGE VIEW HEIGHTS, PARK LANE
SUBDIVISION MAP
PACIFIC CITY/MAP 4S 11W 13D



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TL 5200 PROFILE

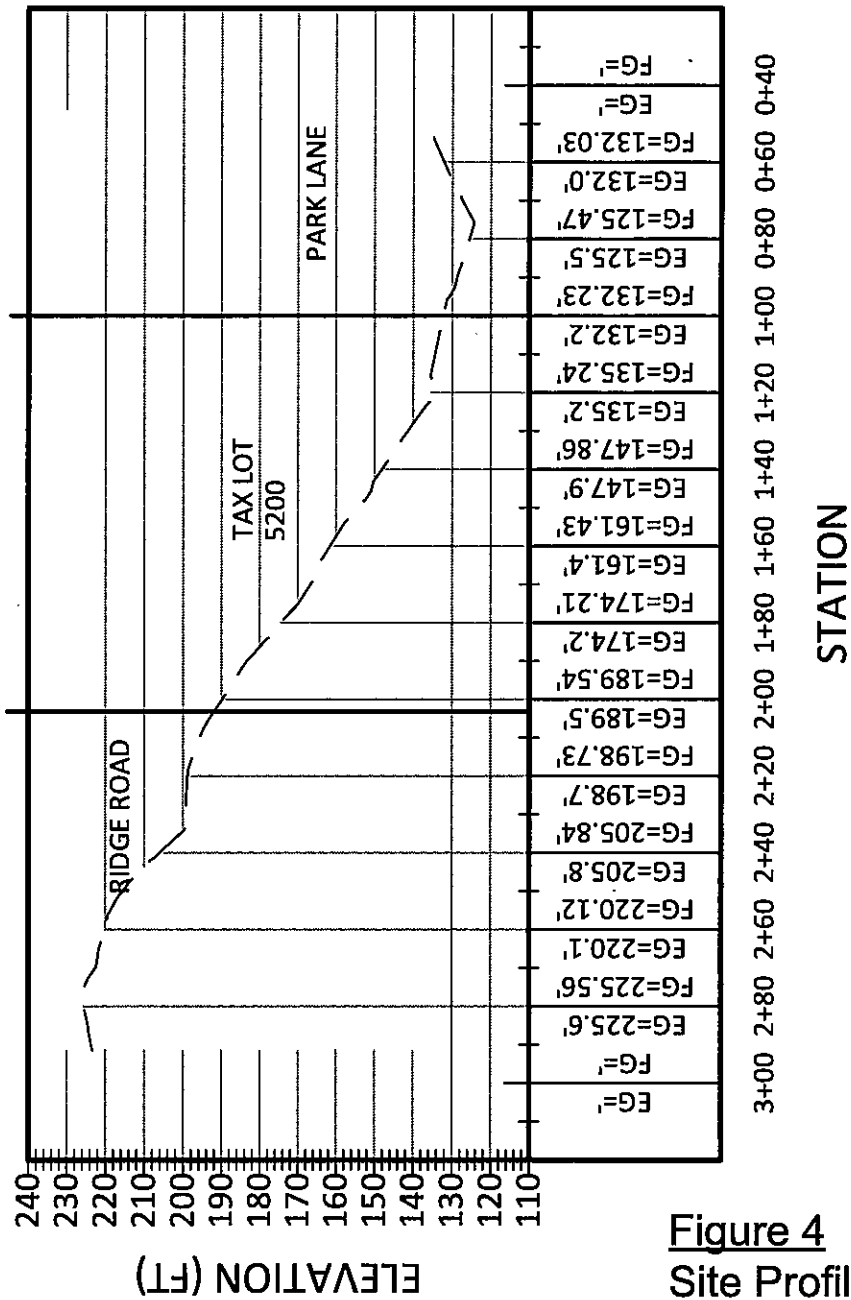


Figure 4
Site Profile

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 LOTS 2 & 3, BLOCK 2
 RIDGE VIEW HEIGHTS, PARK LANE
 SITE PROFILE
 PACIFIC CITY/MAP 4S 11W 13D



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Project
Location

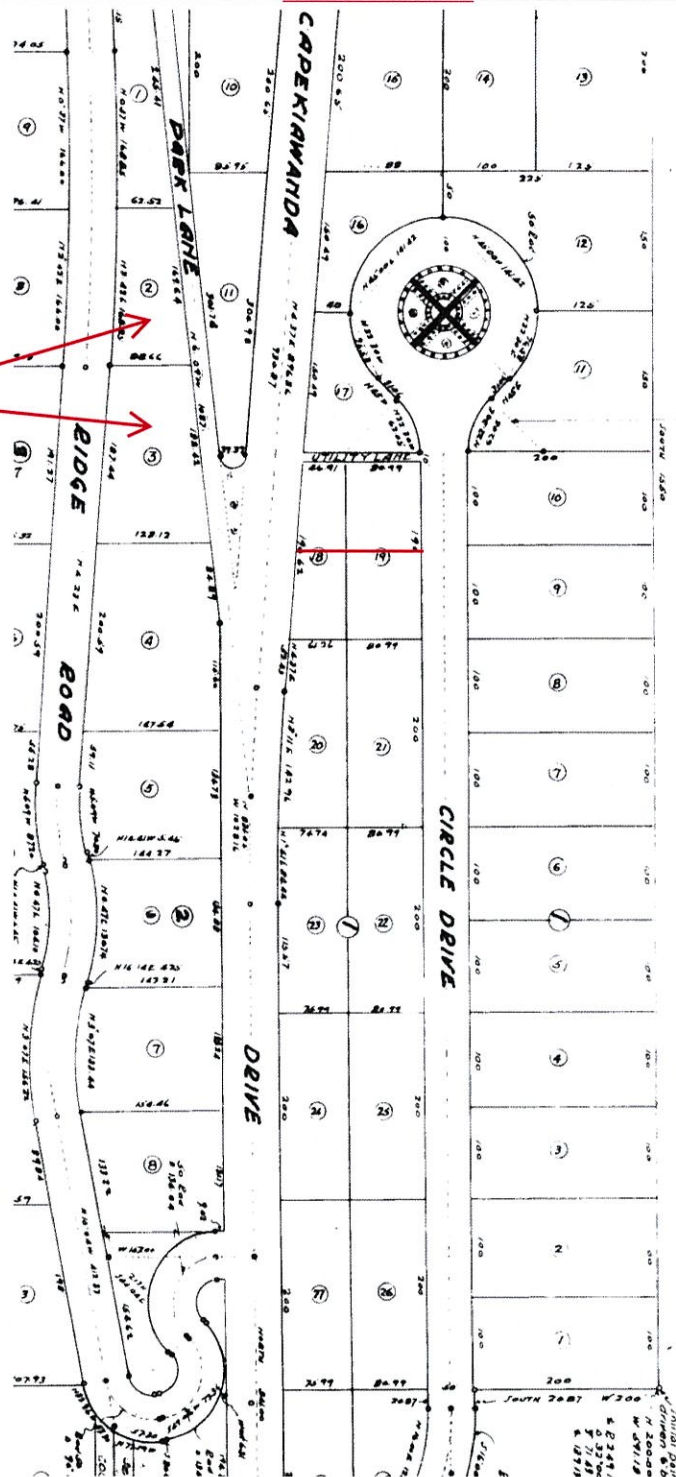


Figure 5
Area Map

Source
Survey Map C-174, 1957

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LOTS 2 & 3, BLOCK 2
RIDGE VIEW HEIGHTS, PARK LANE
SUBDIVISION MAP
PACIFIC CITY/MAP 4S 11W 13D



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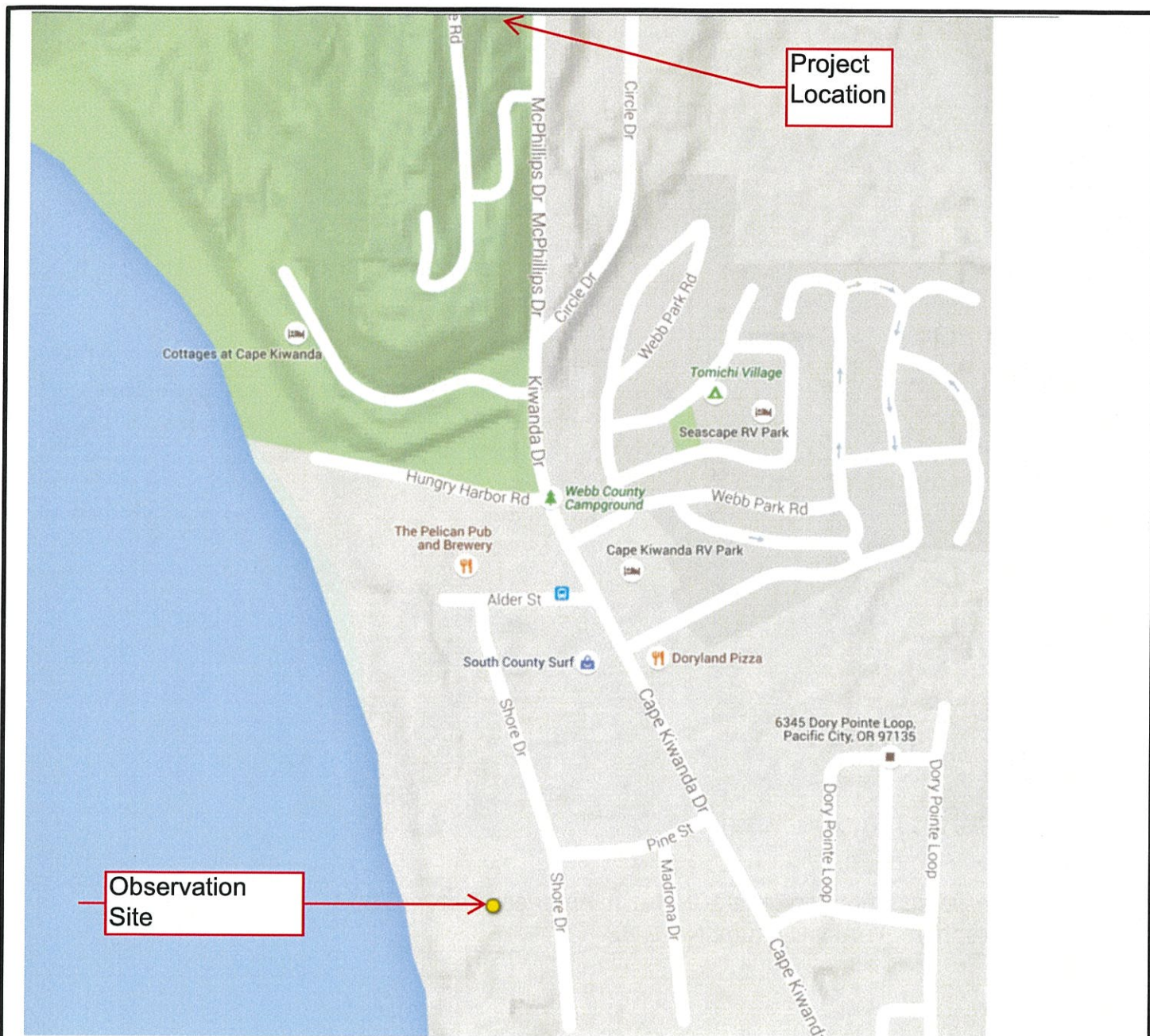


Figure 6
NANOOS Observation Site

Source: Northwest Association of
Networked Ocean Observing Systems
(NANOOS)



MARCH 9, 2020

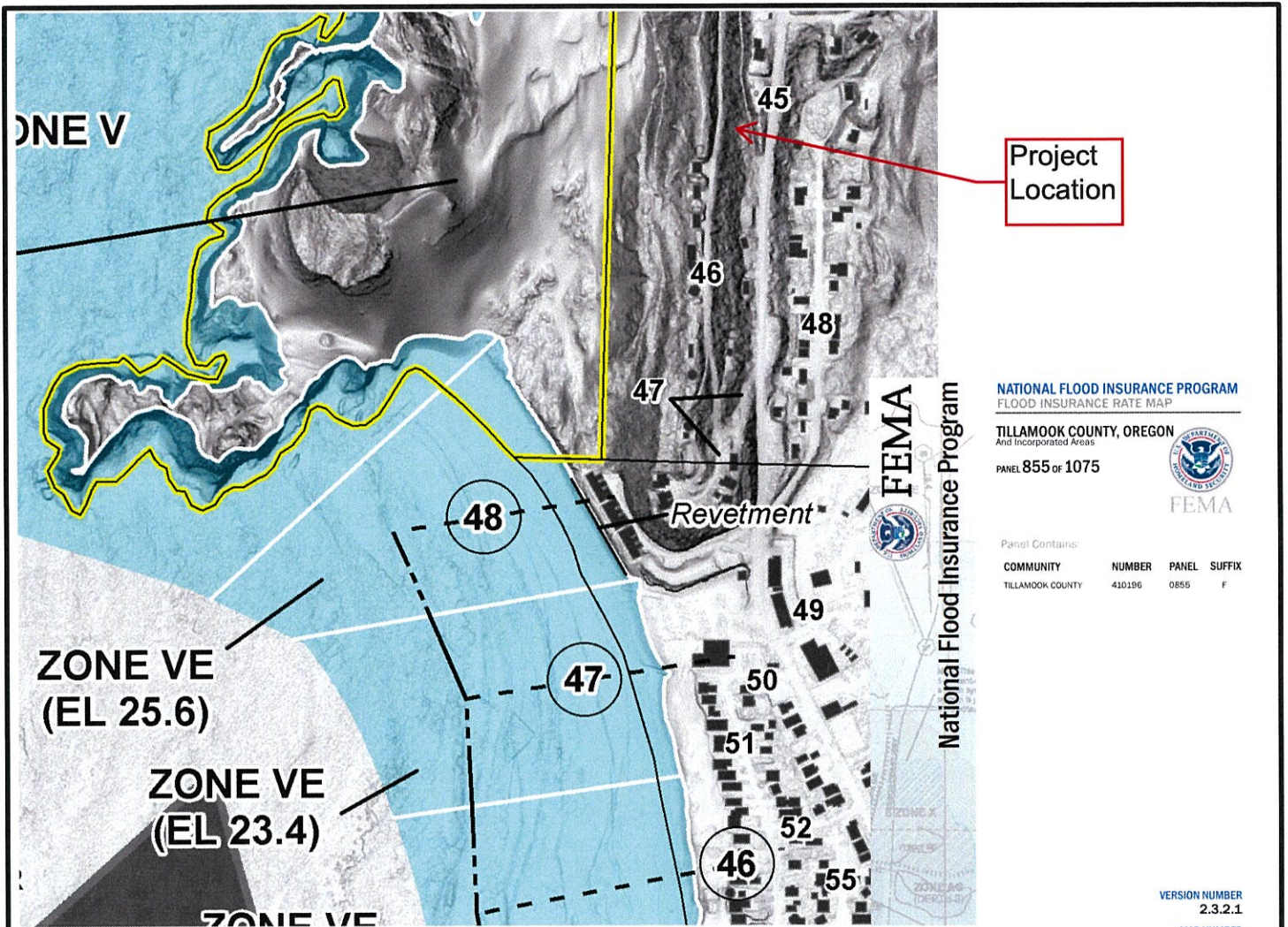
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NANOOS OBSERVATION
PACIFIC CITY/MAP 4S 11W 13D



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Map Projection:

Universal Transverse Mercator Zone 10N; North American Datum 1983
Western Hemisphere; Vertical Datum: NAVD 88

Figure 7
FEMA Flood Map

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LOTS 2 & 3, BLOCK 2
RIDGE VIEW HEIGHTS, PARK LANE
FLOOD HAZARD MAP
PACIFIC CITY/MAP 4S 11W 13D



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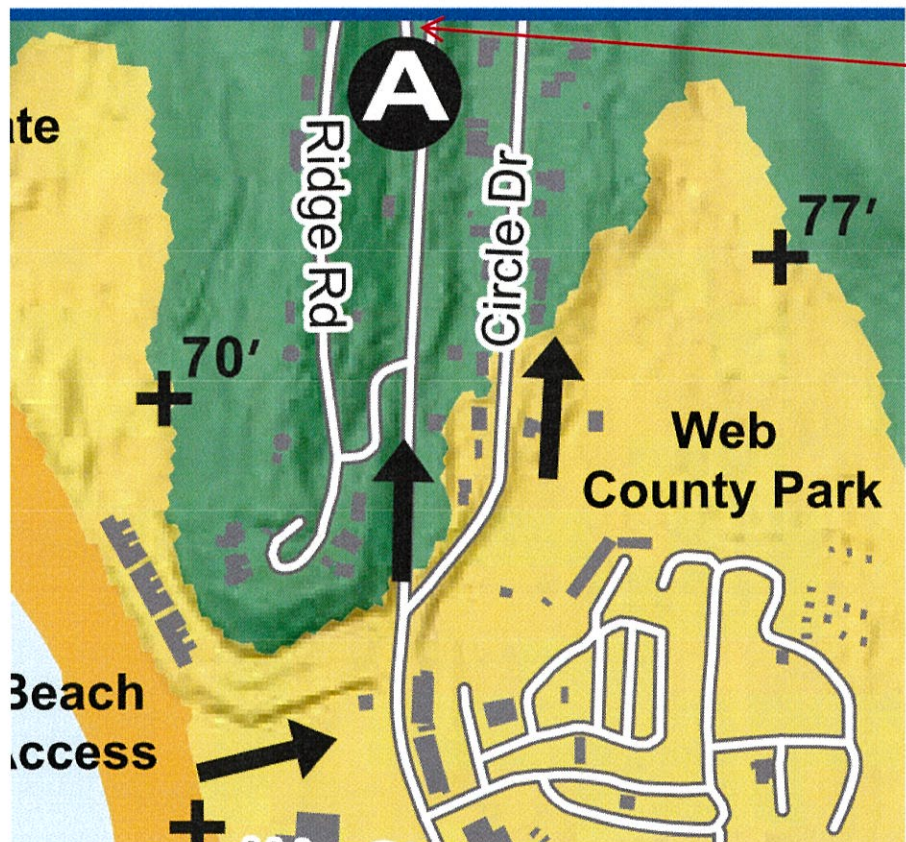
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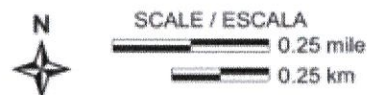
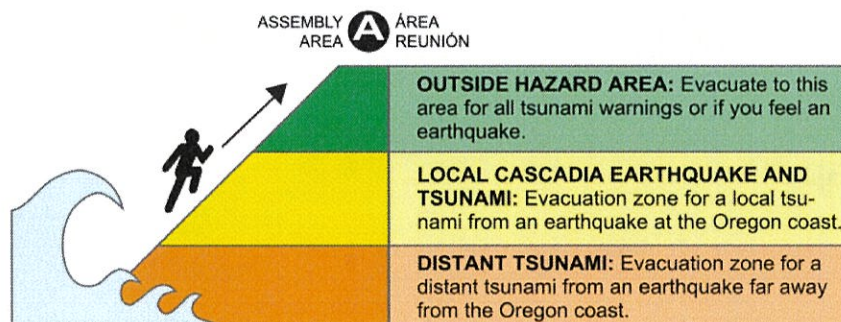
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Project
Location

MAP SYMBOLS / SÍMBOLOS DEL MAPA

- Evacuation route / Ruta de evacuación
- A Assembly area / Área reunión
- S School / Escuela
- M City Hall / Municipalidad
- ★ Law enforcement / Policía
- FD Fire department / Bomberos
- Bridge / Puente
- Tsunami warning siren / Sirena de aviso de tsunami



NOTICE
This tsunami evacuation zone map was developed by DOGAMI for the purpose of evaluating the most effective means to guide the public in the event of a tsunami evacuation. The map is based on preliminary data and should not be used for site-specific planning. This map adopts recommendations from the Oregon Tsunami Advisory Council. The evacuation routes were developed by local emergency officials and reviewed by the Oregon Department of Emergency Management.

MAP REVISED 03-30-12



Figure 9
Tsunami Evacuation Map

Source: Oregon Department of Geology and Mineral Industries (DOGAMI)

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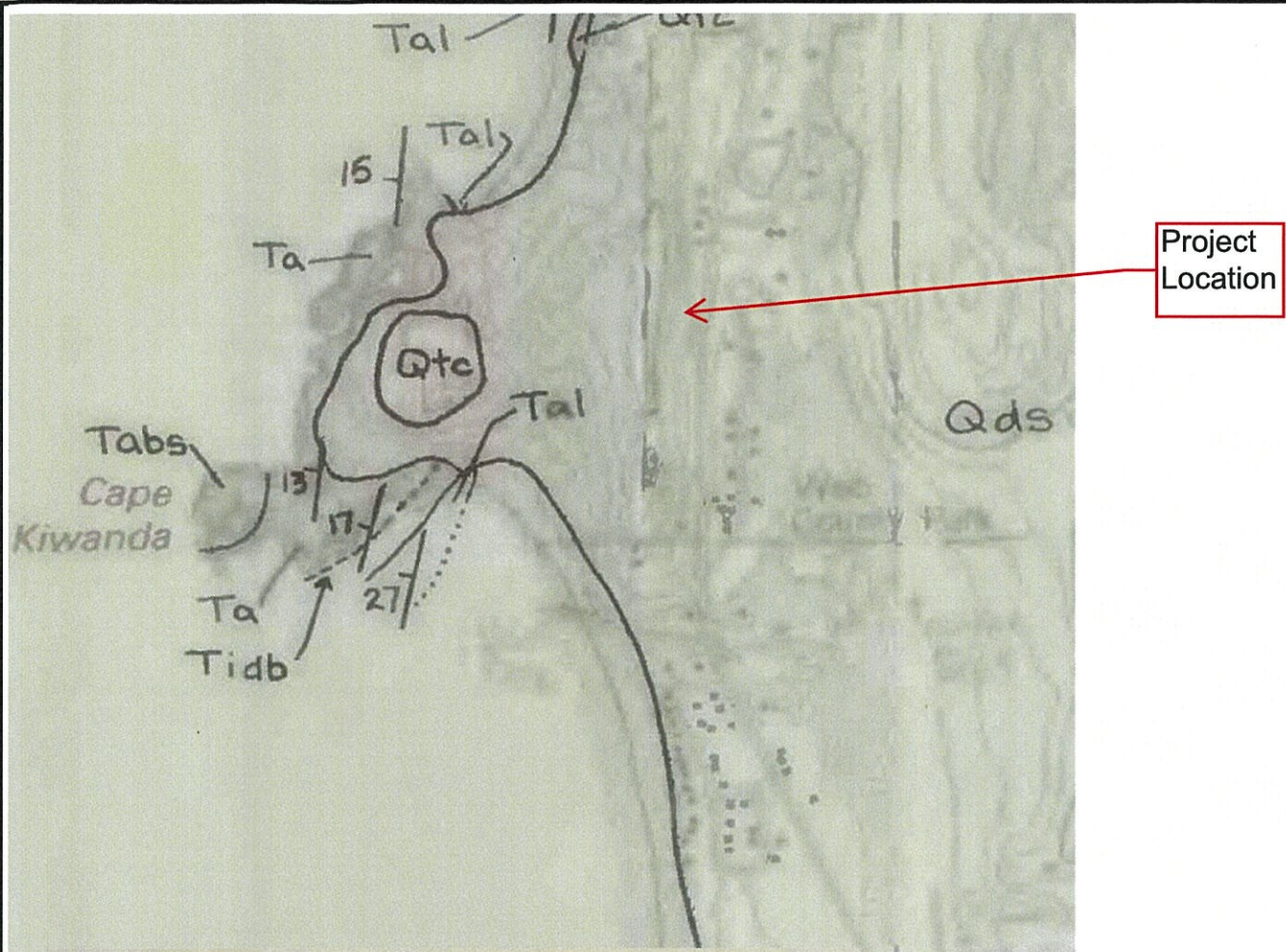
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RIDGE VIEW HEIGHTS, PARK LANE
TSUNAMI EVACUATION MAP
PACIFIC CITY/MAP 4S 11W 13D



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SURFICIAL DEPOSITS

- Qal** Alluvial deposits (Holocene)—Silt, sand, and gravel along rivers and streams; locally includes low-lying river terrace gravels and thick colluvium; also includes estuarine and lagoonal mud, silt, and sand marginal to Nestucca Bay; in places unmapped Tertiary bedrock is exposed in river beds
- Qbs** Beach and spit sands (Holocene)—Beach sand and minor gravel, and spit sands; Tertiary bedrock is locally exposed at low tide along beach in winter and spring
- Qds** Dune sands (Holocene and Pleistocene)—Active and stabilized dunes on the Nestucca River spit, adjacent to Kiwanda Beach north of Neskowin, and in the Pacific City-Cape Kiwanda area; thin veneer of eolian sand on bedrock in coastal area not mapped
- Qls** Landslide debris (Holocene and Pleistocene)—Mapped where deposits are readily apparent or inferred from topographic expression on maps or aerial photographs; thin colluvial deposits and small soil or rock failures not shown; landslides are pervasive, but of greatest areal extent marginal to areas capped by basalt sills and areas underlain by siltstone along the lower reaches of the Nestucca River; half arrows show direction of movement

Figure 11
Geologic Map

Open File Report 90-202

Source: United States Geological Survey (USGS)

MARCH 9, 2020

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LOTS 2 & 3, BLOCK 2
RIDGE VIEW HEIGHTS, PARK LANE
GEOLOGIC MAP
PACIFIC CITY/MAP 4S 11W 13D

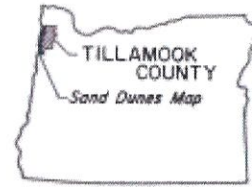
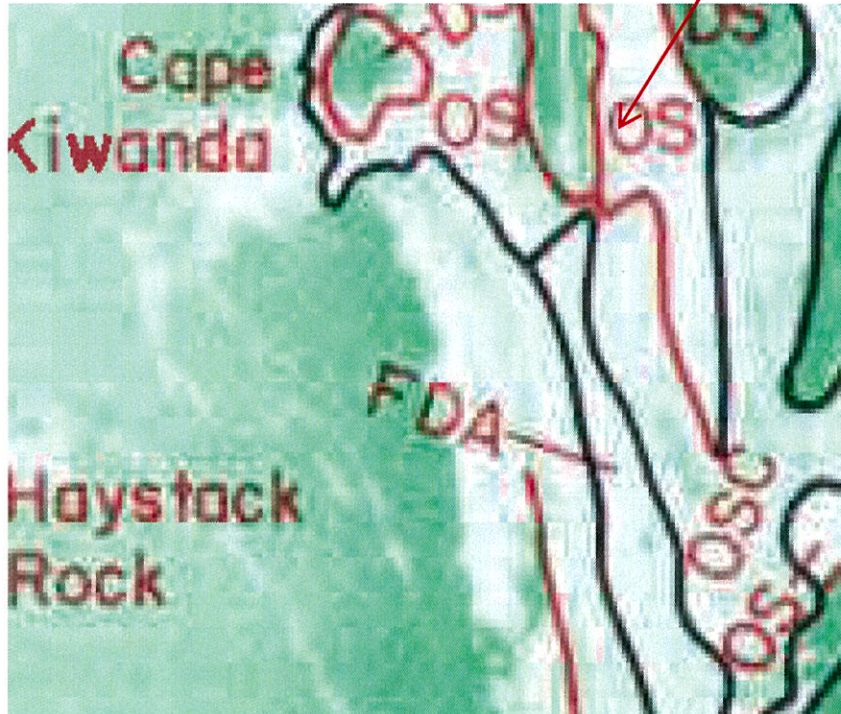


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LOCATION MAP

DUNE LEGEND

AID	Active inland dune
B	Beach
CT	Coastal terrace
DC	Dune complex of OS, OSC, DS, and W
DS	Younger stabilized dunes
FD	Recently stabilized foredunes
FDA	Active foredune
H	Active dune hummocks
M	Mountain scarp
ODS	Older stabilized dunes
OS	Open dune sand
(OS)	Designates items of secondary importance
OSC	Open dune sand conditionally stable
W	Wet interdune
WDP	Wet deflation plain
WFP	Wet flood plain
WMF	Wet mountain front
WSP	Wet surge plain

GENERAL LEGEND

OS	Dune or interdune boundary
—	Dune movement threatening or stable dune being wind eroded
—	Ocean or river undercutting
○	Lakes or ponds

SAND DUNES MAP

TILLAMOOK COUNTY, OREGON

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

Figure 10
Dune Classification

Source: Beaches & Dunes of the Oregon Coast
US Soil Conservation Service - March 1975

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LOTS 2 & 3, BLOCK 2
RIDGE VIEW HEIGHTS, PARK LANE
DUNE MAP
PACIFIC CITY/MAP 4S 11W 13D



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Figure 12
Soil Survey Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10E	Waldport fine sand, thin surface, 15 to 60 percent slopes	1.7	100.0%
Totals for Area of Interest		1.7	100.0%

Source: United States Department of Agriculture (USDA)

MARCH 9, 2020

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LOTS 2 & 3, BLOCK 2
RIDGE VIEW HEIGHTS, PARK LANE
SOIL SURVEY MAP
PACIFIC CITY/MAP 4S 11W 13D



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Figure 13
Wetland
Inventory Map

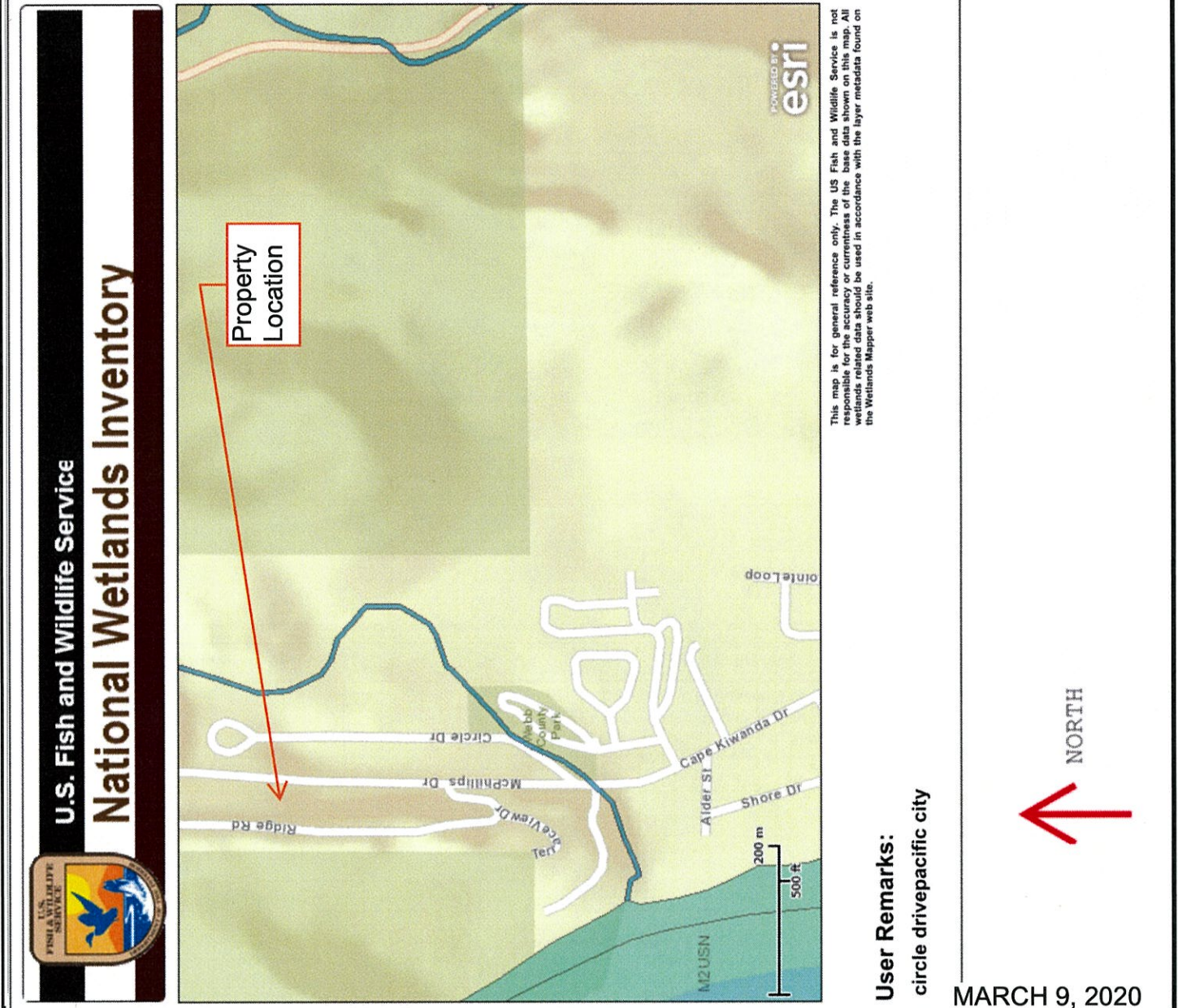




Figure 13: MacDonald site - Google Earth (06/22/2017)

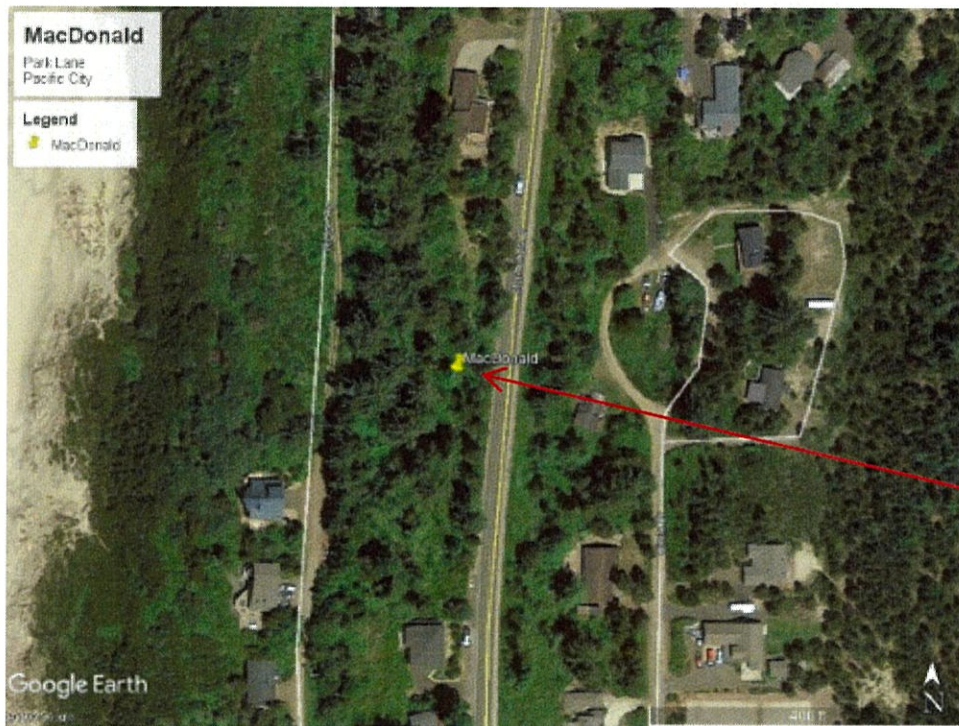


Figure 14: MacDonald site - Google Earth (06/22/2017)

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 LOTS 2 & 3, BLOCK 2
 RIDGE VIEW HEIGHTS, PARK LANE
 AERIAL PHOTOS
 PACIFIC CITY/MAP 4S 11W 13D



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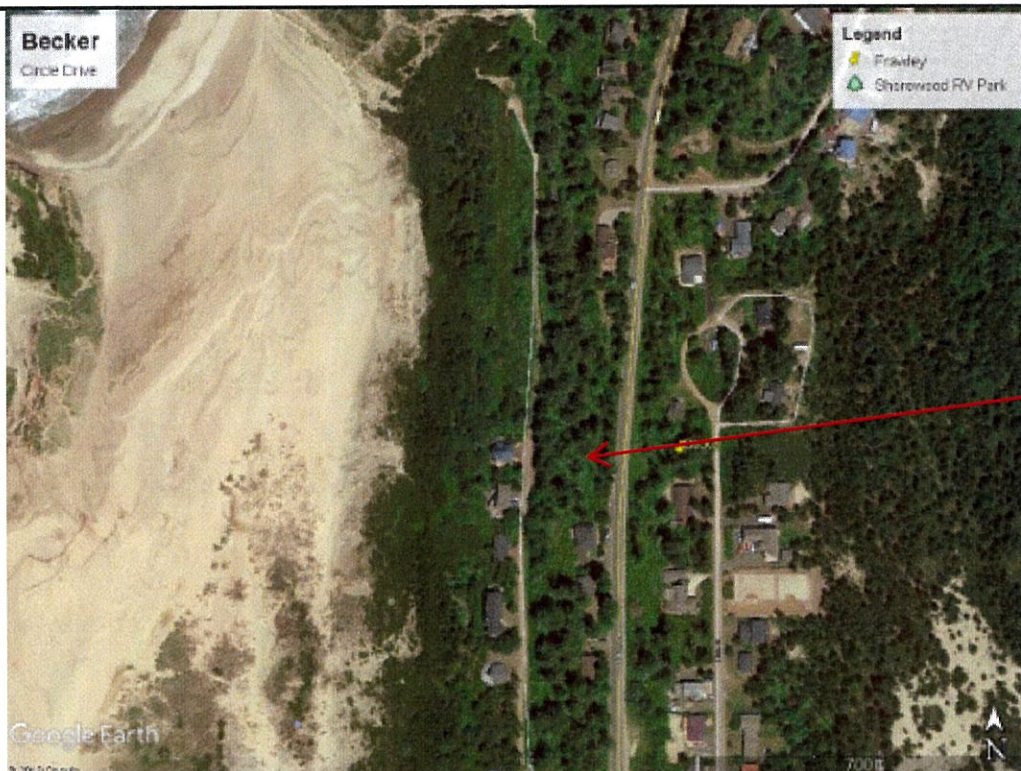


Figure 15: MacDonald site - Google Earth (06/22/2017)

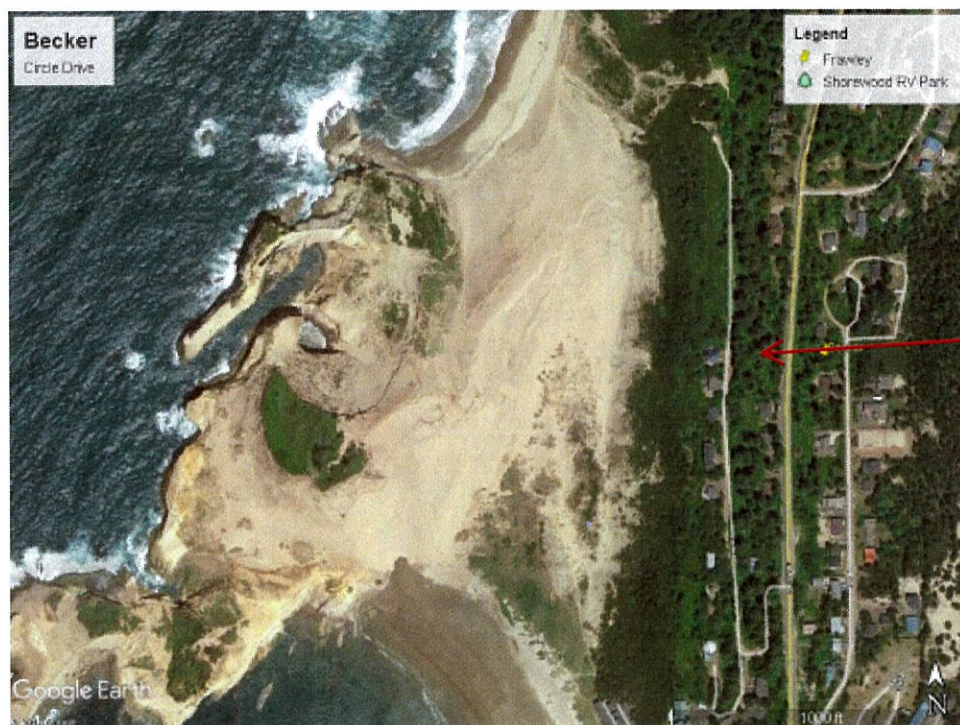


Figure 16: MacDonald site - Google Earth (06/22/2017)

MARCH 9, 2020

SHAWN MACDONALD
 LOTS 2 & 3, BLOCK 2
 RIDGE VIEW HEIGHTS, PARK LANE
 AERIAL PHOTOS
 PACIFIC CITY/MAP 4S 11W 13D



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FIGURE 17: MacDonald SITE - GOOGLE EARTH 1994



FIGURE 18: MacDonald SITE - GOOGLE EARTH 2017

MARCH 9, 2020

SHAWN MACDONALD
 LOTS 2 & 3, BLOCK 2
 RIDGE VIEW HEIGHTS, PARK LANE
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EXHIBIT C

Sheila Shoemaker

From: Brian Olle
Sent: Wednesday, May 21, 2025 3:45 PM
To: Sheila Shoemaker
Subject: RE: Variance - 851-25-000170-PLNG

Hi Sheila,

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

Thanks,

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

From: Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>
Sent: Monday, May 19, 2025 9:08 AM
To: Sheila Shoemaker <Sheila.Shoemaker@tillamookcounty.gov>
Subject: Variance - 851-25-000170-PLNG

Please find attached a variance notification for your review and any comment.

Sincerely,



Sheila Shoemaker | Land Use Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3123
Sheila.Shoemaker@tillamookcounty.gov

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Any opinion or advice provided herein is informational only and is based on any information specifically provided or reasonably available, as well as any applicable regulations in effect on the date the research was conducted. Any opinion or advice provided herein may be revised, particularly where new or contrary information becomes available, or in response to changes to state law or administrative rule, future legislative amendments of Tillamook County's Land Use Ordinance, Land Division Ordinance and Comprehensive Plan, decisions of courts or administrative tribunals, or quasi-judicial land use decisions.

This is not a land use decision as defined by Oregon Revised Statutes 197.015(10).

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