

TILLAMOOK COUNTY PLANNING COMMISSION

To Be Held
July 8, 2021- Beginning at 6:30 p.m.

VIRTUAL & TELECONFERENCE MEETING

*The Tillamook County Courthouse remains closed to the public at this time and public hearings must adhere to State of Oregon public gathering limitations. The hearing can be accessed via teleconference and live video. To access the live video, please visit the Tillamook County homepage the date of the hearing: <https://www.co.tillamook.or.us/> where a link will be provided the evening of the hearing. For teleconference access the evening of the hearing, please call 971-254-3149. Conference ID: 887 242 77#. Virtual Meeting Access: <https://www.co.tillamook.or.us/commdev>. Click on Virtual Teams Link. *Microsoft Teams Meeting Format.*

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS:

#851-21-000095-PLNG: A request for preliminary subdivision plat approval of a 58-lot subdivision identified as "Second Addition to Avalon Heights" on a property located within the Unincorporated Community of Oceanside, together with Geologic Hazard Report review request #851-21-000202-PLNG. The subject property is located within the Oceanside Unincorporated Community boundary and accessed via Highland Drive and Grand Avenue, County local access roads, and is designated as Tax Lot 200 of Section 30DC, Township 1 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

IV. NEW BUSINESS:

#851-21-000205-PLNG: A request for Conditional Use approval for the expansion of an existing office building by constructing a 5,000 square foot addition and connected access way to the existing office building together with the expansion of the existing parking area for the office space within the boundaries of the subject property. Located within the Pacific City/Woods Community Growth Boundary, the subject property is located at 9005 Nestucca Ridge Road, a private road, is part of the Nestucca Ridge Planned Unit Development and is designated as Tax Lot 7300 of Section 19CB, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY

VI. ADMINISTRATIVE DECISIONS:

Administrative Decisions are available for public review on the Tillamook County Department of Community Development website: <https://www.co.tillamook.or.us/commdev/landuseapps>

VII. HOUSING COMMISSION UPDATE

VIII. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

IX. ADJOURNMENT

The Courthouse is accessible to citizens with disabilities. If special accommodations are needed for persons with hearing, visual, or manual impairments that wish to participate in the meeting, please contact 1-800-488-8280 at least 24 hours prior to the meeting in order that appropriate communications assistance can be arranged.

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Land of Cheese, Trees and Ocean Breeze

MEMO

Date: July 1, 2021
To: Tillamook County Planning Commission
From: Melissa Jenck, CFM, Land Use Planner II
Subject: Subdivision Request #851-21-000095-PLNG “Second Addition to Avalon Heights”

Included is testimony received for the above-mentioned Subdivision request, including comments from the Applicant, Netarts-Oceanside Sanitary District, Oceanside Neighborhood Association, Department of State Lands, and others of the general public. This request is to establish a 58-lot subdivision within the Unincorporated Community Boundary of Oceanside. This is the second hearing for the subdivision request. The first hearing took place on Thursday, June 10, 2021, at 6:30pm. The oral and written record was remained open following the first hearing on June 10th.

Chris Laity, Tillamook County Public Works Director, will be joining Staff for the hearing on July 8, 2021, to provide further assessment of the proposal and answer any questions you may have during the hearing process.

Applicant has provided in the written record a revised preliminary plat map. The revisions include adjustments along the proposed ROW to allow for a 100-ft roadway radius and access to proposed lots 5 through 10.

Please do not hesitate to contact me if you have any questions.

Thank You,

A handwritten signature in black ink that reads "Melissa Jenck". The signature is written in a cursive, flowing style.

Melissa Jenck

From: j e state <10state15@gmail.com>
Sent: Tuesday, June 8, 2021 4:07 PM
To: Melissa Jenck
Cc: Robin Garrett-State; translations.ocin@gmail.com; Sarah Absher
Subject: EXTERNAL: Tillamook County Planning Commission Public Hearing 6.10.2021
Attachments: Tillamook Planning Commission Public Hearings 6.2021.docx; response to avalon heights document.docx

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

Attached you will find a memo with my written comments for consideration on June 6, 2021 of the Tillamook Planning Commission's Public Hearings "Second Addition to Avalon Heights Subdivision" 851-21-000095-PLNG. Also attached is the original memo of April 13, 2021 that was for the Tillamook Co Dept of Community Development's consideration of Partition 851-21-000034-PLNG.

Thank you in advance for your consideration.

Julie Garrett-State
365 Highland Drive
Oceanside, OR 97134

MEMO

Tillamook County Planning Commission

To: Melissa Jenck, CFM, Land Use Planner
From: Julie Garrett-State
CC: Robin Garrett-State, Ben Nunez
Date: June 8, 2021
Re: Consideration for Public Hearings of Tillamook County Planning Commission: Avalon Heights LLC/Hughes 851-21-000095-PLNG

This memo is my 2nd submission of comments/concerns re: Avalon Heights LLC/Bill Hughes. This serves as further clarification of my concerns for the upcoming Public Hearings of the Tillamook County Planning Commission's consideration into the above noted 851-21-000095-PLNG: Avalon Heights LLC/Hughes. (My initial submission re: 851-21-000034-PLNG: Avalon Heights LLC/Hughes is attached.)

My name is Julie Garrett-State. I am the property owner at 365 Highland Drive, Oceanside, OR 97134. I am a very concerned member of the Tillamook and Oceanside communities.

In addition to the original concerns I submitted, my review of the 5.17.2021 Public Hearing Notice has given rise to additional concerns:

- 1) The current 851-21-000095-PLNG indicates that the "preliminary subdivision plat approval" is for 58 lots. However, in responding to the 4.2.2021 Administrative Review Notice 851-21-000034-PLNG I noted that The Environmental Management Systems, Inc report #18-0005 dated April 12, 2018, indicates that the 21.20-acre lot is being developed for "a 67-lot subdivision". It is difficult to determine if the plan for the 1st of the 3 parcels has changed in scope -or- if that 1st parcel development plan has already received approval and this "58 lots" is for the 2nd parcel. This requires clarification. And my original stated concerns remain as to the overwhelming impact that this development will have on the very small infrastructure currently established in Tillamook, Oceanside and their surrounding communities.

2) The over-reaching purpose (Section 1.020) of the Tillamook Land Use Development Ordinance is as follows (*emphasis mine*):

“...to encourage the orderly development of land in the County; *to promote appropriate uses of land*; to preserve and stabilize the value of property; *to aid in the provision of fire and police protection*; to preserve access to adequate light and air; *to minimize traffic congestion*; *to prevent undue concentration of population*; *to facilitate the provision of community services* such as water supply and sewage treatment; *to encourage the conservation of non-renewable energy resources and provide for the use of renewable energy resources*; *to protect and enhance the appearance of the landscape*; and in general *to protect and promote the public health, safety, convenience and general welfare*.

It is very nearly impossible, to envision how the proposed development of either the 67 lots sub-division &/or the 58 lots sub-divisions can even minimally meet the stated purpose these ordinances.

More specifically:

- how are these sub-division plans promoting the appropriate use of the beautiful panorama land- and seascapes?
- How will the fire and police protections be adequately provided for such an enormous development with the accompanying influx of families in the community? And it goes without saying that all of the other necessary social, medical, educational services, etc. will need to be significantly expanded as well.
- What are the counties' plans to minimize traffic congestion and improve/expand upon the existing roads & highways?
- It would appear that the plan itself runs contrary to the purpose specifically stated, that is to “preventing undue concentration of population”. Indeed, the proposed development plan, in its' entirety, is the antithesis of this point in the stated purpose of the Tillamook County Land Use Ordinance.
- Please see the attached April memo where I noted my concerns regarding the provision of services such as water and sewage.
- What does the developer have planned in order to both conserve non-renewable energy resources and provide the communities with renewable energy resources?
- As noted in my first submission to the Community Development Department, these property parcels have already been completely clear-cut. It seems apparent that there was/has been no consideration given to “protect and enhance the appearance of the landscape”.
- It seems obvious that a thorough and detailed plan should be provided for the property owners and community members to address how this proposal will actually protect and promote the public health, safety, convenience and general welfare. Without such plans, this proposal should not be given further approval for advancement by this Tillamook County Planning Commission.

I would like to reiterate my previous recommendation that, in order to adequately respond to the far-reaching implications of a proposal of this magnitude, it seems critical that a more comprehensive assessment and evaluation be completed. Specifically, those involved in the educational and social services systems must be consulted; in-put must be solicited from personnel in emergency response services, the local hospital and postal services; internet infrastructure and service providers, among others.

I appreciate the opportunity to be recognized and have my concerns heard in this public hearing. I look forward to the Commission's thoughtful decision in this important matter.

memo

To: Carl & Linda Young
From: Julie & Robin Garrett-State
CC: Recipient names
Date: August 24, 2020
Re: Declaration of Conditions & Restrictions – Avalon Heights

On August 3, 2020 I received a text message from you with the subject line: neighborhood CNR's. The text read:

Hello Julie,

As you know the house across the street from me is for sale and it is advertised as a short term rental. We that live here on Highland Drive full-time are in the process of amending our covenants (CNR's) to not allow short Term rentals but will honor long time rentals. Is this agreeable to you? The house across the street from you is vacant and this would protect you in the future.

Linda Young, Jim Young and Larry Holmes.

Linda Young
503-842-8292 home
503-320-0408 mobile

On the same date, I returned your text & informed you that I have never seen the covenants that you were referring to. You replied and let me know that you were "in the process of amending it" and invited me to come to your house to get a copy. I left Oceanside the following day without having gotten a chance to pick the copy up.

I received a document titled "DECLARATION OF CONDITIONS AND RESTRICTIONS – AVALON HEIGHTS" through the USPS on August 21st or 22nd, 2020. This document bares a stamp from Tillamook County indicating that it was recorded in the County of Tillamook, OR. It was signed Dec. 6, 2006 and has been notarized on October 31, 2007 and again on July 25, 2010. We assume this document to be the "covenants (CNR's)" you referred to in your text.

The document we received had 2 handwritten notes in pencil. I am assuming these are to be considered the "amendments" you referred to in your text. There was also a post-it note attached to the 3rd page stating, "no barking dogs that become a noise disturbance".

Robin and I have both taken the time to review this document. As I previously replied in my original text, I have never before seen this document, nor was I aware of its' existence before now. I purchased our house there in Oceanside in 2015. We purchased the empty lot next to us last year. There was no mention made of this document and no reference to its' existence during either of the sales agreements.

Thank you for inviting us to agree with the Declaration of Conditions and Restrictions. We do not understand this to be a legally binding agreement for us. We have decided not to agree to the terms noted within this document, or, to in any way, imply, that we are in agreement to the terms on this document.

Melissa Jenck

From: Dan Mello <dan@nosd.us>
Sent: Thursday, June 10, 2021 8:26 AM
To: Melissa Jenck
Subject: EXTERNAL: RE: Avalon Heights Comments

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

Good Morning,

The District has the capacity for the proposed development but no sewer design has been submitted to the District for review. The attached sewer drawings in this report are not approved by Netarts-Oceanside Sanitary for construction.

There has been no sewer study to date that reviews the impact to the current sewer lines and pump stations that will be impacted by this development. I do repeat, that the Wastewater Treatment Plant has the capacity to accommodate a development of this size.

If you have any questions please contact me at any time.

Best Regards,

Daniel A. Mello, District Superintendent
Netarts-Oceanside Sanitary District
1755 Cape Meares Loop Rd. W.
Tillamook, Or 97141
Office: (503)842-8231 ext: 4
Cell: (503)812-4093
Fax: (503)842-3759
Email: dan@nosd.us

From: Melissa Jenck <mjenck@co.tillamook.or.us>
Sent: Wednesday, June 9, 2021 4:39 PM
To: Yvonne Blaser <vona@nosd.us>; Dan Mello <dan@nosd.us>
Subject: Avalon Heights Comments

Good afternoon,

I just wanted to follow up. At this time, our Department is not in receipt of any comments from Netarts-Oceanside Sanitary District with regards to the Second Addition to Avalon Heights subdivision. Please note, if written comments are to be provided to the Planning Commission at the start of tomorrow's hearing (June 10th at 6:30pm), our office will need to be in receipt by no later than 6:00pm. I would suggest by 5:00pm, so Staff can ensure we can forward and print copies as available for Staff and Commission members.

Thank you,



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN#*

WN2021-0585

Responsible Jurisdiction

Staff Contact Melissa Jenck	Jurisdiction Type County	Municipality Tillamook
Local case file # 851-21-000095-PLNG	County Tillamook	

Activity Location

Township 01S	Range 10W	Section 30	QQ section DC	Tax Lot(s) 200
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Street Address
Highland Dr
Address Line 2

City
State / Province / Region

Postal / Zip Code
Country
Tillamook

Latitude 45.451853	Longitude -123.956117
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Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property

Your Activity

- An onsite inspection by a qualified wetland consultant is recommended prior to site development to determine if the site has wetlands or other waters that may be regulated. The determination or delineation report should be submitted to DSL for review and approval. Approved maps will have a DSL stamp with approval date and expiration date.

- The proposed parcel division may create a lot that is largely wetland and thus create future development problems.

Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

Closing Information

Additional Comments

A review of the proposed Avalon subdivision indicates an NWI stream, with the potential for wetlands on either bank, runs through many of the properties and may pose a development problem. Additionally, the proposed stormwater attenuation for the subdivision buildout (which was included in a supporting document when this project was reviewed as WN2021-0388) is within the mapped stream channel. A wetland delineation is recommended as the next project development step. A wetland removal-fill permit and mitigation may be required.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WWW/Documents/Removal-FillFees.pdf>

Response Date

6/14/2021

Response by:

Daniel Evans

Response Phone:

503-986-5271

Melissa Jenck

From: Dan Mello <dan@nosd.us>
Sent: Tuesday, June 29, 2021 12:55 PM
To: Melissa Jenck
Cc: JERRY KEENE; Dan Mello
Subject: RE: EXTERNAL: RE: Avalon Heights Comments
Attachments: Bill Hughs Avalon Heights 6-29-2021.pdf; Avalon Hieghts Exhibit A.pdf; NOSD utility map excerpts.pdf

Melissa,

I have attached comments with regards to the Second Addition to Avalon Heights subdivision for the July 8, 2021 Planning meeting.

Thank you,

Daniel A. Mello, District Superintendent
Netarts-Oceanside Sanitary District
1755 Cape Meares Loop Rd. W.
Tillamook, Or 97141
Office: (503)842-8231 ext: 4
Cell: (503)812-4093
Fax: (503)842-3759
Email: dan@nosd.us

From: Melissa Jenck <mjenck@co.tillamook.or.us>
Sent: Thursday, June 10, 2021 10:13 AM
To: Dan Mello <dan@nosd.us>
Subject: RE: EXTERNAL: RE: Avalon Heights Comments

Thank you, Dan. The Department will include your comments on the record.

Sincerely,



Melissa Jenck (she/her) | CFM, Land Use Planner II
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x3301
mjenck@co.tillamook.or.us

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

From: Dan Mello <dan@nosd.us>
Sent: Thursday, June 10, 2021 8:26 AM
To: Melissa Jenck <mjenck@co.tillamook.or.us>
Subject: EXTERNAL: RE: Avalon Heights Comments

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Good Morning,

The District has the capacity for the proposed development but no sewer design has been submitted to the District for review. The attached sewer drawings in this report are not approved by Netarts-Oceanside Sanitary for construction.

There has been no sewer study to date that reviews the impact to the current sewer lines and pump stations that will be impacted by this development. I do repeat, that the Wastewater Treatment Plant has the capacity to accommodate a development of this size.

If you have any questions please contact me at any time.

Best Regards,

Daniel A. Mello, District Superintendent
Netarts-Oceanside Sanitary District
1755 Cape Meares Loop Rd. W.
Tillamook, Or 97141
Office: (503)842-8231 ext: 4
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From: Melissa Jenck <mjenck@co.tillamook.or.us>
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To: Yvonne Blaser <vona@nosd.us>; Dan Mello <dan@nosd.us>
Subject: Avalon Heights Comments

Good afternoon,

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Thank you,

NETARTS-OCEANSIDE SANITARY DISTRICT
1755 CAPE MEARES LP. RD. W.
TILLAMOOK, OR. 97141
PHONE (503) 842-8231
FAX (503) 842-3759
TTY Relay Service: (800)-877-8973
www.n-o-s-d.com

June 29, 2021

RE: Bill Hughs/Avalon Heights, LLC

To: Melissa Jenk:

As I stated in my email dated Thursday, June 10, 2021 the District's Wastewater Treatment Plant has the ability to receive the proposed subdivision plan. But the District has had no formal sewer plan submitted for the development.

I have requested that the District's Engineer, Denny Muchmore at Westech Engineering review the plan submitted by Mr. Hugh's for County approval.

I have the District's Engineer's comments attached as Exhibit A. for Planning Review.

Respectfully,

Daniel A. Mello, District Superintendent
Netarts-Oceanside Sanitary
District
1755 Cape Meares Loop Rd. W.
Tillamook, Or 97141
Office: (503)842-8231 ext: 4
Cell: (503)812-4093
Fax: (503)842-3759
Email: dan@nosd.us

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Dan,

Per our discussions, we assume you will forward the information below to the County Planning staff once you have reviewed it and added any additional comments that you may have.

We assume that County Planning staff will include this information in the land use approval record, to ensure that the developer is officially notified of NOSD requirements.

Per your request, we have reviewed the land use application and associated preliminary site & utility drawing submitted for the "2nd Addition to Avalon Heights Subdivision". This property is located at the north end of Netarts (*ie. generally located just south of the boundary between Netarts and Oceanside, at the east edge of the CGB*).

We reviewed the application for conformance with applicable NOSD sewer system requirements in the NOSD Public Works Design Standards (PWDS), including discussion of anticipated impacts to the sewer system. For the most part, our review is limited to sewer infrastructure issues.

We understand that the County Planner will be reviewing the application from a planning/zoning standpoint and preparing the staff report.

We recommend any NOSD approval for the extension of sewers to serve this development be subject to the suggested conditions outlined below.

It is important to be aware that the NOSD PWDS provisions referenced herein are not land use regulations (*similar to Oregon Fire Code – OFC requirements*), and are not intended to have an impact on the decision as to whether to approve or deny the application, but are listed so that the applicant is made aware of some of the design/construction standards which must be addressed during the design & construction phase of the development (*ie. approval or denial should be based on the land use regulations, while conditions regarding specific improvements may reference the PWDS & OFC to clarify the extent of improvements required in order to provide service to or mitigate impacts from the development*).

As such, the County Planning staff or Planning Commission do not have authority to modify any of the NOSD conditions of sewer service outlined below. If there are concerns or questions regarding any of these issues, we assume that these will be coordinated with the NOSD Superintendent as part of the land use approval process. As noted above, these are not based on land use criteria or requirements, but are utility service requirements that apply outside of the land use process. Therefore, these requirements will apply whether or not they are included or referenced by the land use conditions of approval.

Background Information.

The proposed development is generally located in the northeast corner of the Netarts CGB (*Community Growth Boundary*), west of Highland Drive & Grand Avenue (*ie. uphill from the Netarts-Oceanside Highway*).

Excerpts from the NOSD sewer system maps are attached for reference. These maps show the approximate location and layout of the surrounding properties and known sewer utilities.

The proposed site consists of one tax lot (*Taxlot 1S1030DC-00200*). The site currently does not have an assigned address. There are currently no existing structures shown on the property.

It appears that the applicant (*hereinafter called the Developer*) is showing two separate applications on the set of preliminary drawings, as follows.

- 1---Partition application, to create two parcels in the northwest corner of the site, with the remnant parcel being the proposed subdivision.
- 2---Subdivision application, to create 58 lots from the remnant parcel created by the partition application above.

It should be noted that a copy of the partition application was not included in the land use application packet we received, so we made a few assumptions. However, the review comments below treat the partition parcels as part of the larger subdivision, for purposes of sewer service issues & discussions.

Preliminary site, street & utility layout drawings were included with the application.

NOTE REGARDING SUBMITTED APPLICATION DRAWING.

The preliminary drawings (14 sheets) submitted with the land use application have notes indicating that they were prepared by Firwood Design Group. However, since these drawings do not include a stamp or signature by a Oregon licensed professional engineer, these drawings cannot legally be considered to be final design drawings (*by either the County, or by the NOSD or any other local agency or service district*). The NOSD District Superintendent indicated that it appears that there may be some confusion in this regard (*by the developer?*).

State law requires that any final engineering document be stamped and sealed by the engineer in direct responsible charge of the design. Furthermore, state law requires that preliminary drawings prepared by an licensed engineer (*ie. any which are not "final" engineering documents*) must be clearly labeled as "preliminary" or "draft" if they are not stamped and sealed (*ORS 820-025-0015 (1) & (2)*).

Since the drawings provided are not stamped/sealed by a licensed, and are not marked as "preliminary" or "draft", they appear to be in violation of Oregon state engineering statutes (*as administered by OSBEELS*).

SUBMITTED APPLICATION DRAWING DO NOT MEET NOSD STANDARDS FOR SEWER CONSTRUCTION.

Since the submitted drawings do not meet NOSD standards (*as discussed below*), they are simply considered to be preliminary exhibit drawings to illustrate whether or not it is feasible to extend sewer service to serve the subject property.

Prior Land Use Approval for Property.

We are not aware of any previous land use actions affecting this property, which would impact extension of sewer service. We assume this will be verified by the County Planner.

Existing Plats, Easements, etc.

The property does not appear to be part of any existing subdivision or partition plat.

The title report submitted with the application packet indicates that there are four (4) recorded easements on the property, for water pipelines & water system improvements (*the easements are to the benefit of the Oceanside Water District, the Netarts Water District, as well as one to John Aschim & Henry Morris*).

The Existing Conditions (2/14) sheet of the preliminary drawings provided do not show or have callouts corresponding to the existing easements listed in the title report. However, this drawing sheets does show a power easement which is not listed in the title report. This will need to be clarified as part of the final design.

New easements (*to the NOSD*) will be required along all sewer utilities located outside of public right-of-ways, per NOSD standards (*see PWDS 4.15.d*).

SUGGESTED APPROVAL CONDITIONS. We recommend including the following suggested conditions in the land use approval (*marked as "•" BULLETED PARAGRAPHS below*), either directly where applicable, or by including this email by reference.

General Items.

- The development shall fully comply with the sewer requirements of the Netarts-Oceanside Sanitary District (NOSD) and the NOSD Public Works Design Standards (PWDS), as well as information outlined in the District Engineer's 6/23/2021 email to the NOSD District Superintendent Dan Mello, attached as Exhibit A. The applicant/developer is responsible for the construction costs of required public or private infrastructure improvements associated with the development (*both onsite and offsite*).
- After issuance/finalization of the land use approval, the developer and his engineer shall schedule and participate in a pre-design conference with NOSD for the purpose of coordinating any required sewer improvement work, including coordination with any site / grading / street / utility work which is not under the direct jurisdiction of NOSD (*see PWDS 1.9.b for submittal requirements for the predesign conference*). This conference shall occur after the issuance of land use approval (*and expiration of any appeal period*), but prior to submitting sewer / site / grading / street / utility construction drawings for review by NOSD. Participants shall include NOSD staff and District Engineer, as well as Tillamook County, ODOT, fire district and other public/franchise utility providers as may be applicable. The developer shall provide all information required under PWDS 1.9.b prior to the predesign conference, as well as providing information on how each land use approval condition and each NOSD condition herein will be addressed.
- After the pre-design conference, the applicant shall prepare and submit final sewer, street, grading, storm drainage and water plans conforming to the requirements of the NOSD Public Works Design Standards (PWDS) for review by the NOSD District Engineer and NOSD staff.
- NOSD sewer construction permits for sewer work shall not be issued until after the developer has received final approval of any required engineered sewer, site, street or utility construction drawings per NOSD PWDS requirements (*see PWDS 1.9 & 1.10 for drawing requirements, & PWDS Div 4 for sewer system requirements*), a Developer-District construction agreement has been executed, and a performance security satisfactory to the NOSD has been submitted guaranteeing that all improvements will be completed in accordance with the approved drawings and NOSD Standards within the specified time period (PWDS G.10). The engineered sewer / site / street / utility construction drawings shall be based on a topographic survey showing the location of all property lines, right-of-way lines and existing easements (*including recording references*), and existing utilities. The construction drawings shall show any new easements required by the NOSD

(including recording references), and all required site and utility improvements, addressing site grading, street improvements/repairs, sidewalk & pedestrian plans where applicable, street lights, waterlines, fire hydrants, sanitary sewer, storm drainage, access driveways/fire lanes and parking area layout/dimension plans as applicable, as well as information on how streets and/or sewer can be extended to serve adjacent or upstream undeveloped property if applicable.

Design packages submitted for review by NOSD shall fully comply with the requirements of PWDS 1.9 & 1.10, including but not limited to the following.

- Topographic survey based on NAVD 1988 datum.
 - Horizontal & vertical scales per PWDS 1.10.c.3&4.
 - All applicable details to be included on the drawings.
 - Cover Sheet per PWDS 1.10.d.
 - Overall Drainage, Utility & Street/Site Plan per PWDS 1.10.e.
 - Site & Grading Plans per PWDS 1.10.f.
 - Plan views per PWDS 1.10.g.
 - Profile views per PWDS 1.10.h (*profile views shall be to the same horizontal scale and on the same sheet as the corresponding plan view, PWDS 1.10.h.1.a*).
- Per PWDS 1.9.f, the Developer's engineer shall submit the drawings to all agencies with jurisdiction over the project or property as applicable, and bring any conflicts to the attention of the NOSD District Engineer and District Superintendent. Prior to final District approval of the construction drawings, approvals from other agencies with jurisdiction must also be received where applicable, including but not limited to the DEQ, ODOT, Tillamook County, fire district and water districts wherein each has jurisdiction.
 - An updated title report will need to be submitted for review with the utility plans (*including copies of all referenced recorded documents, unless download links are provided in the title report*). (see PWDS 1.10.b.11).
 - Any required sewer easements shall be approved by the NOSD and recorded by the Developer prior to final approval of the construction drawings by the NOSD, unless otherwise approved by the District Superintendent.
 - Sewer permits for new structures shall not be issued prior to completion of all required sewer & site improvements and conditions of approval (*including submission of maintenance bonds and reproducible as-built drawings*), and written acceptance of new mainline sewers & laterals by the NOSD.

Phasing.

The County staff report indicates that the developer is proposing to construct the project in 3 phases (*see also Sheet 4/14 of the preliminary drawings*).

In order to ensure that the design of NOSD sewer improvements are adequate and can be extended to serve all phases, the general site, grading, street & utility design for the entire development must be completed prior to the construction of Phase 1.

NOSD standards require all improvements to conform with the PWDS requirements, and the PWDS contain specific requirements relating to design of sewers & associated maintenance accesses, streets & utilities in order to ensure that service to future phases or adjacent property is adequately addressed.

We recommend a condition of approval specifically addressing the phasing issue. As noted above, we recommend that the sewer, site, grading, access & utility design for the entire project be required prior to start of construction on Phase 1. The location of the phase boundaries will need to be verified based on the final design and ability of sewer utility service to be provided to adequately serve each phase as it is constructed, as well as providing adequate access to all NOSD sewer facilities.

Any easements required for construction of sewer improvements shown on the approved construction drawings must be granted to the NOSD prior to start of construction on Phase 1 (*including easements offsite or through future phases*).

- The developer shall have the option of constructing the development in a maximum of 3 phases. The sewer, site, grading, access & utility design for the entire project be required to be shown prior to start of construction on Phase 1. The installation of access drives & sewer utilities in each phase shall be sufficient to meet all NOSD standards and to ensure service to and connection into the subsequent phase and to provide service to upstream properties as applicable, and to ensure that maintenance access is provided per NOSD standards, with the District Engineer and NOSD Superintendent determining the appropriate level of improvements required to comply with this condition.

We recommend that the County approval add a condition to define the timeframe within which the construction of each phase must be completed, in relation to the previous phase, to ensure that the timeframe requirements regarding the phased development are known to and understood by the development team and the County & NOSD. Our understanding is that the developer plans to commence construction on Phase 1 as soon as the final design is completed and applicable NOSD & agency approvals can be obtained, and subsequent phases will be constructed over a timeframe which is not clearly defined.

We recommend the following for adoption by the County (*if desired, the timeframes listed below can be modified by the County approval body, but the suggested condition provides a framework for defining the overall timeframe for the project*).

- Except as specifically modified by this land use decision, the developer shall be responsible to obtain site / street / utility construction permits (*and commence substantial construction*) within 18 months of the date that the land use approval is final, or the land use approval will expire unless an extension is granted (*this does not require that all construction to be complete within the 1½ year period*).
- All Phase 1 improvements shall be completed within 3 years of the date that the land use approval is final. Construction of Phase 2 improvements shall commence within 2 years of the date that the Phase 1 construction is completed and approved by the County & NOSD, and the construction of improvements for each subsequent phase shall commence within 2 years of the date of permit issuance for the previous phase, or the land use approval will expire unless an extension is granted.

Site Layout, Grading, Access, etc.

The application drawings include a site layout drawing and preliminary grading contours.

- Any fills within public rights-of-ways, fire lanes or lot fills which will support sewer system improvements shall be compacted and tested to NOSD standards and per the Oregon Structural Specialty Code requirements as applicable (*95% optimum per ASTM D1557 within right-of-ways or along sewer alignments*).

Offsite Improvements. NOSD has been told about potential offsite improvements (*ie. including along Grand Avenue*) which are not shown or included on the preliminary construction drawings. All such offsite improvements which will potentially impact the existing NOSD sewer system must be reviewed and approved by the NOSD prior to start of construction.

- Any offsite improvements which will directly or indirectly impact existing NOSD sewer system improvements shall be reviewed and approved by NOSD prior to start of construction.

Sanitary Sewer.

The application drawings include information on proposed sanitary sewer improvements to serve the development, which seem to demonstrate that sewer service can be provided, although the drawings do not meet NOSD standards for alignment, depth, maintenance access, etc.

- The developer shall submit sanitary sewer drawings conforming to the requirements of the PWDS, including new mainlines at depths conforming with NOSD standards, including being deep enough to provide for gravity sewer service to building envelopes on the low side of streets. Gravity sanitary sewer mainlines and/or service laterals shall be provided to serve all existing, proposed and potential lots within the development or fronting on the new streets.

PWDS 4.17.a.4 includes a summary of the developer's responsibilities relating to evaluation and TV inspection of existing sewer downstream of proposed connection points. For this development, this will include evaluation and TV inspection of the existing sewers between the connection point(s) and the gravity sewers along the Netarts-Oceanside Highway.

- Per PWDS 4.17.a.4, the sewer system design shall include the evaluation and TV inspection of the existing sewers between the connection point(s) and the gravity sewer along the Netarts-Oceanside Highway, including topographic survey & verification that the existing backlot sewers are located within recorded easements meeting current NOSD standards for width and sewer offset. Per PWDS 4.17.a.4.e, "the [sewer system] design shall include provisions to correct any adverse grade conditions, broken/obstructed pipe or other conditions found in the existing sewer which, in the opinion of the District Engineer, may cause sewer backups or significant maintenance issues upon extension of the mainline and connection of additional services. Any corrections of adverse grade conditions shall occur prior to extending the mainline or setting new manholes."
- Per PWDS 4.18.a.3, "sewer service laterals shall not tie into manholes unless approved in writing by the District Superintendent". This requirement applies to both the subdivision lots and the partition parcels. Unless otherwise approved in writing by the NOSD Superintendent during

design, sewer mainlines shall be extended and/or additional manholes set as required to comply with this requirement.

Franchise Utilities.

NOSD 1.9.e requires in part that franchise utility coordination by the developer's engineer is required, to ensure that all such franchise utilities do not conflict with proposed NOSD sewer improvements. All proposed drawings from utility service companies must be provided to the District Superintendent for review to verify that such conflicts do not exist.

- Per PWDS 1.9.e, the developer's engineer shall coordinate with all applicable franchise utility companies, and provide copies of all proposed drawings from utility service companies to the NOSD District Superintendent for review, prior to installation of any such franchise utilities.

If you have any questions or need additional information regarding this review, please contact us to discuss.

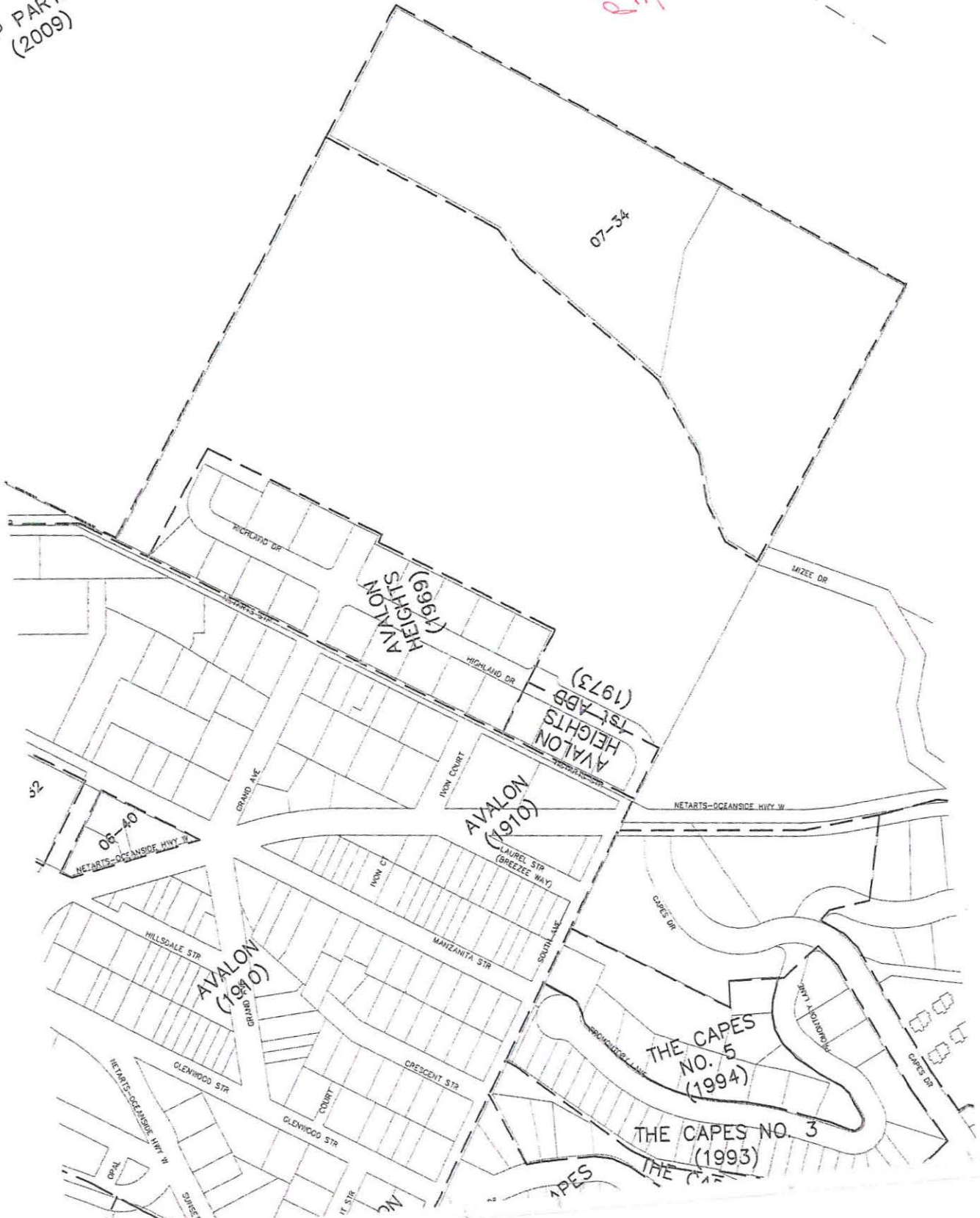
Denny Muchmore, PE (OR, WA)
Westech Engineering, Inc.
3841 Fairview Industrial Drive SE, Suite 100, Salem, OR 97302
503-585-2474 ph 503-585-3986 fax 503-931-8708 cell
[*dmuchmore@westech-eng.com*](mailto:dmuchmore@westech-eng.com)

WTP PARTITION
(2009)

09-12

01/11
SNOEX

07-34



ZONE ADDRESS
(VERIFY)

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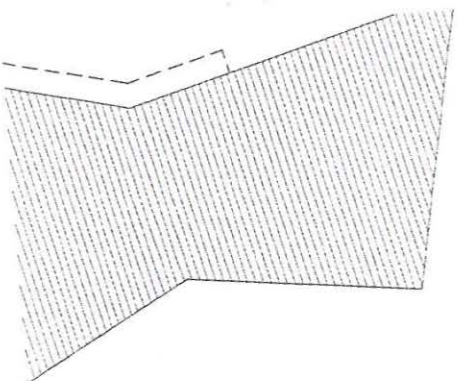
ROS

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ROS





OCEANSIDE CGB

NOSD BOUNDARY

NOSD SEWER SERVICE BOUNDARY

OCEANSIDE CGB

OCEANSIDE CGB



HIGHWAY DR
HIGHLAND DR
IRON COURT
LAUREL STR (BREEZEE WAY)
MIZEE DR
NETARTS-OCEANSIDE HWY W

NETARTS-OCEANSIDE HWY W
HILLSDALE STR
GRAND AVE
IRON CT
LAUREL STR (BREEZEE WAY)
MIZEE DR
NETARTS-OCEANSIDE HWY W

GRAND AVE
IRON CT
LAUREL STR (BREEZEE WAY)
MIZEE DR
NETARTS-OCEANSIDE HWY W
NETARTS-OCEANSIDE HWY W
HILLSDALE STR
GRAND AVE
IRON CT
LAUREL STR (BREEZEE WAY)
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LAUREL STR (BREEZEE WAY)
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HILLSDALE STR
GRAND AVE
IRON CT
LAUREL STR (BREEZEE WAY)
MIZEE DR
NETARTS-OCEANSIDE HWY W





SBR
301
300

SLUDGE LAGOON
SLUDGE LAGOON

TAX MAP
& TAX LOTS

1S1030

1S1030DC



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GRAND AVE
HIGHLAND DR
NETARTS-OCEANSIDE HWY W
MIZZE DR
HILLDALE STR
GLENWOOD STR
CRESCENT STR
MANANTIA STR
LAUREL GREENE WAY
NETARTS-OCEANSIDE HWY E
CALES DR
BRANDVICTORY LN

1S1030DC
1S1031BA
1S1031AB

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Melissa Jenck

From: Jerry Keene <oceansidefriends@gmail.com>
Sent: Tuesday, June 29, 2021 1:28 PM
To: Sarah Absher; Melissa Jenck
Cc: Chris Laity
Subject: EXTERNAL: Hughes/Avalon Heights Subdivision, No. 851-21-000095
Attachments: 06.18.2021 Hughes-2d Add Avalon Heights.docx; 06.29.2021 Hughes-2d Add Avalon Heights.docx

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Sarah and Melissa -

I have enclosed two letters to be included in the hearing record.

Thank you for your assistance!

Jerry Keene
ONA President



Oceanside Neighborhood Association
www.oceansidefriends.com
oceansidefriends@gmail.com

June 18, 2021
Via Email

Superintendent Dan Mello
Netarts-Oceanside Sanitary District
1755 Cape Meares Loop Rd. W
Tillamook, OR 97141

Re: Hughes/Second Addition Avalon Heights
Subdivision Request No. 851-21-000095-PLNG

Dear Superintendent Mello:

I am writing to solicit additional comment from your office regarding the subdivision application referenced above. The matter is currently before the Tillamook County Planning Commission pending the second of two hearings, and the record is currently open to receive additional comment.

Pursuant to county ordinance Section 70(h), the record must reflect:

“Evidence that any required State and Federal permits, as applicable, have been obtained, *or can reasonably be obtained*, prior to development.”

In addition, Section 70(i) specifies:

“Evidence that improvements or conditions required by the road authority, Tillamook County, **special districts** [including the NOSD] ... have been *or can be met*, including but not limited to: ...

(ii) Subsurface sewage permit(s) *or site evaluation approval(s)* from the appropriate agency [including NOSD].

In its Staff Report of June 3, 2021 (page 6), county development staff recommended approval of the application. In so doing, it cited your January 21, 2021, Service Letter as sufficient to meet these requirements and ordered that all relevant state, local and federal requirements must be met prior to development.



Oceanside Neighborhood Association
February 12, 2018
Page 2

In reviewing both the findings and your Service Letter, I see that you have certified that sewer service is available to the subdivision and NOSD has the capacity to do so. I do not, however, see any indication that you have certified that the relevant improvements, permits or site evaluation approvals “have been obtained or can reasonably be obtained, prior to development.”

In a recent conversation, you expressed reservations that your Service Letter may have been construed too broadly. In particular, you indicated a concern that that the county’s recommendation to approve the application will lead the applicant (Mr. Hughes) May lead him to believe that he has adequately addressed or satisfied concerns you have expressed to him and his engineers in previous interactions.

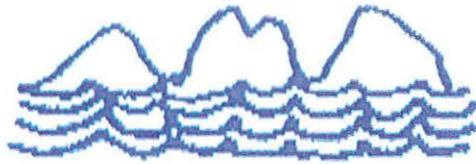
I would appreciate a brief letter from you outlining these concerns so that we can make sure they are part of the record considered by the Planning Commission as they decide whether to accept the Staff Report and its recommendations that the necessary approvals and permits “have been or can reasonably be obtained” prior to development.

Best regards,

Jerry Keene
President



Oceanside Neighborhood Association
February 12, 2018
Page 3



Oceanside Neighborhood Association
www.oceansidefriends.com
oceansidefriends@gmail.com

June 29, 2021
Via Email

Sarah Absher, Director
Melissa Jenck, Planner II
Tillamook County Community Development

Re: Hughes/Second Addition Avalon Heights
Subdivision Request No. 851-21-000095-PLNG
Supplemental Public Comment

Dear Director Absher and Planner Jenck:

Please accept this letter as supplemental public comment on behalf of the Oceanside Neighborhood Association. Incidentally, I am also writing as a newly elected Director of the Netarts-Oceanside Sanitary District (NOSD). Our supplemental comment relates to the following approval criteria:

Pursuant to county ordinance Section 70(h), the record must reflect:

“Evidence that any required State and Federal permits, as applicable, have been obtained, *or can reasonably be obtained*, prior to development.”

In addition, Section 70(i) specifies:

“Evidence that improvements or conditions required by the road authority, Tillamook County, **special districts** [including the NOSD] ... have been *or can be met*, including but not limited to: ...

(ii) Subsurface sewage permit(s) *or site evaluation approval(s)* from the appropriate agency [including NOSD].¹

-
1. These criteria also relate to the inquiry posed in our May 31, 2021, letter submitted for the record, as follows: “*Has the District reviewed the excavation plans for the development and associated roadwork and certified that its existing flow infrastructure will not be damaged or adversely affected?*”



In its Staff Report of June 3, 2021 (page 6), county development staff recommended approval of the application. In so doing, it cited the June 21, 2021, Service Letter from NOSD as sufficient to meet these requirements and generally ordered that all relevant state, local and federal requirements must be met prior to development.

In reviewing both the Staff Report and the NOSD Service Letter, it appears that NOSD certified that sewer service is available to the subdivision and that NOSD has the capacity to provide it. Neither the Service Letter, nor the Staff Report, reflect that NOSD has certified that the relevant improvements, permits or site evaluation approvals “have been obtained or can reasonably be obtained, prior to development.” It follows that there is no evidence in the record to support a Planning Commission finding that this aspect of the Section 70(h) and 70(i) criteria have been satisfied. Without such findings, no approval may be issued.

Subsequent to the January 10, 2012, Planning Commission hearing, I contacted Superintendent Dan Mello for clarification of the Service Letter on this issue. (A copy of my June 18, 2021 correspondence to Superintendent Mello accompanies the e-mail conveying this letter.) He confirmed that the District had not intended to express an opinion on whether the necessary permits or site approvals had been *or reasonably can be obtained* prior to development. In fact, based on the plans submitted to date and pre-application conversations with the Developer’s engineers, NOSD has not and could not yet certify this to be the case. To the contrary, NOSD had expected the Developer would be providing a response to the concerns it had expressed to them in previous, pre-application meetings before proceeding with this application for approval by the Planning Commission. This raised a concern that the Developer might not have appreciated the significance of the concerns expressed or their impact on eventual approval or disapproval of necessary permits after completion of the land use review.

Superintendent Mello thereafter commissioned an engineer to review the application narratives and plans, and to provide a report detailing these concerns. That engineer, Denny Muchmore, PE, of Western Engineering, Inc., did so in e-mail correspondence dated June 23, 2021. We understand that Superintendent Mello will be providing a copy of that correspondence for the record under his own cover letter prior to the July 8, 2021 continued hearing.



A review of Engineer Muchmore's analysis reflects that it expresses a number of important issues yet to be addressed and punctuates them with recommended "Conditions for Approval" to be included in any Planning Commission approval. Some of these concerns might be addressed by a boilerplate Condition of Approval requiring the Developer to comply with all of the "necessary" or "required" review and permit requirements. The number and significance of these concerns, however, warrants further workup and assurances from the Developer before the Planning Commission determines it has sufficient evidence to support the necessary finding that the cited permits and criteria "can reasonably be obtained" or "met" pursuant to Section 70(h) and (i). At the very least, it would be prudent for the Planning Commission to incorporate the June 23, 2021, correspondence and its recommended "Conditions for Approval" by reference in any order approving the project going forward.

Respectfully submitted,

Jerald P. Keene
ONA President
NOSD Director-Elect

Melissa Jenck

From: eh@firwooddesign.com
Sent: Tuesday, June 22, 2021 4:05 PM
To: Melissa Jenck; Sarah Absher; Chris Laity
Cc: Skip Urling; Bill Hughes
Subject: EXTERNAL: Revised Avalon Preliminary Plat
Attachments: AVALON REVISED PRELIM PLAT -6-22-2021.pdf

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

Melissa, et al,

Attached please find a revised preliminary plat for the Second Avalon Heights Subdivision. Slight adjustments were made to the lots with curves along the right-of-way to allow for a 100 ft. roadway radius in response to Comments by Chris Laity. We also reconfigured the access to Lots 5-10 to comply with the requirements for a roadway accessing over 12 lots, again in response to Chris' comments.

Since any changes to the preliminary plat need to be approved by the Planning Commission, it is our desire to have the preliminary plat approved at the next planning commission hearing. Please let me know if you need hardcopy prints or have any questions or concerns.

Erik Hoovestol, P.E.



359 E. Historic Columbia River Highway
Troutdale, OR 97060

P:503-668-3737
C:503-706-6557

SECOND ADDITION TO AVALON HEIGHTS SUBDIVISION

LOCATED IN SE 1/4 OF SE 1/4 OF SEC 30 T1S
R10W WILLAMETTE MERIDIAN
UNINCORPORATED TILLAMOOK COUNTY

OWNER:

BILL HUGHES
AVALON HEIGHTS LLC
41901 OLD HIGHWAY 30
ASTORIA, OR 97103
503-741-6708

SURVEYOR:

JACK WHITE, PLS
SAF LAND SERVICES
1725 N ROOSEVELT DRIVE, SUITE B
SEASIDE, OR 97136
503-738-3425

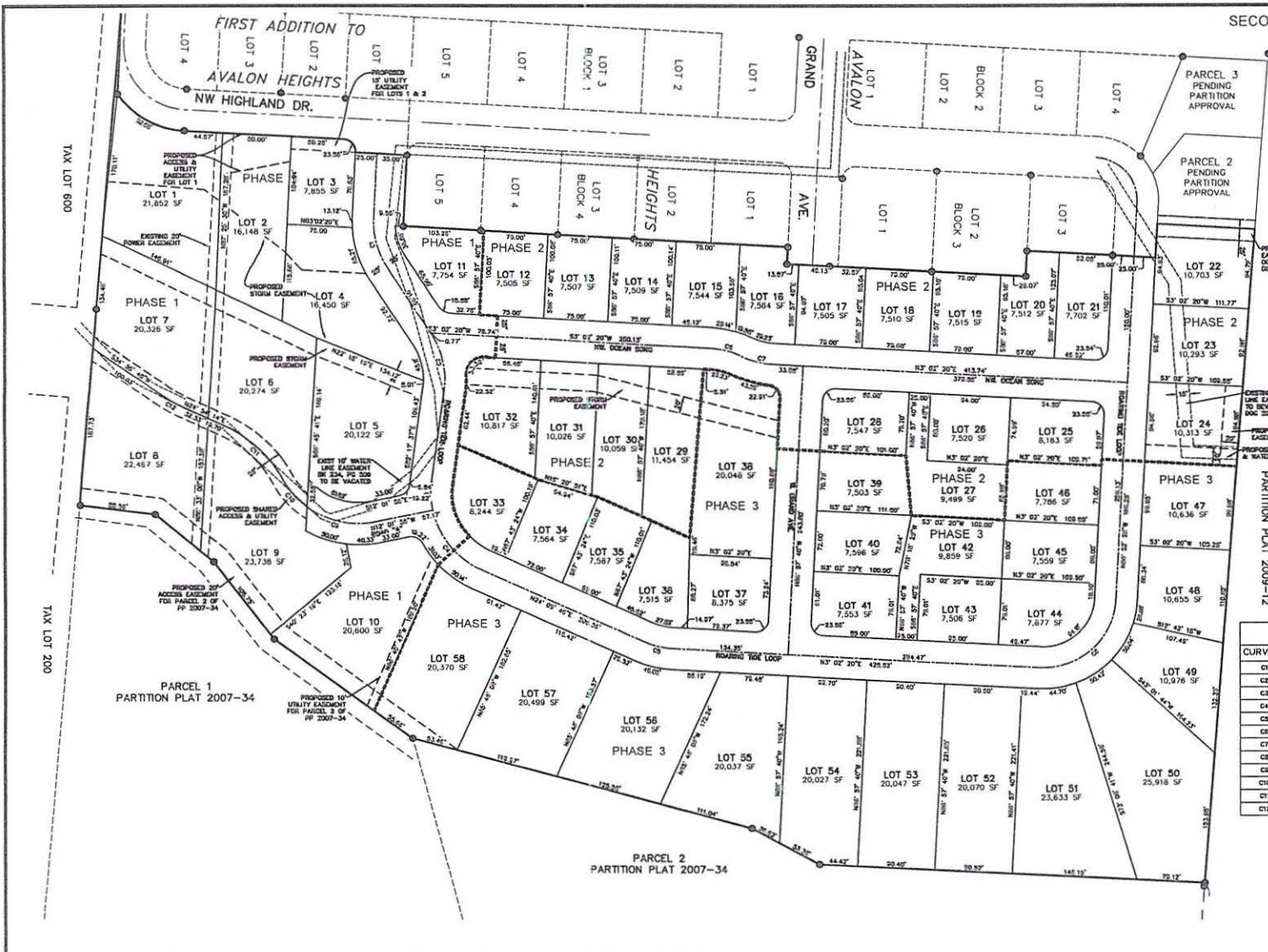
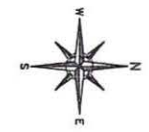
ENGINEER:

ERIK HOOVSTOL, PE
FIRWOOD DESIGN GROUP LLC
359 E. HISTORIC COLUMBIA RIVER DRIVE
TROUTDALE, OREGON 97060
(503) 668-3737

NOTES

- PROJECT ZONING: RESIDENTIAL OCEANSIDE (ROS) (TCLUD 3.310)
GEOLOGIC HAZARD AREA (TCLUD 4.070)
- TCLUD 3.310(4) STANDARDS
(A) MINIMUM LOT SIZE: 7,500 SQ FT WHERE SLOPE AVERAGES LESS THAN 19 PERCENT, 10,000 SQ FT WHERE SLOPE AVERAGES FROM 19 TO 29 PERCENT, 20,000 SQ FT WHERE SLOPE AVERAGES GREATER THAN 29 PERCENT. SEE SHEET 5 FOR ADDITIONAL INFORMATION ON LOT SLOPE.
(B) MINIMUM LOT WIDTH: 60 FT
(C) MINIMUM LOT DEPTH: 75 FT
(D) MINIMUM FRONT YARD SETBACK: 20 FT
(E) MINIMUM SIDE YARD SETBACK: 5 FT
(F) ON SIDE STREET OF A CORNER LOT: 15 FT
(G) MINIMUM REAR YARD SETBACK: 20 FT
ON A CORNER LOT: 5 FT
- SEE SHEET 6 FOR SETBACKS AND CONCEPT BUILDING FOOTPRINTS.

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	88.88	100.00	29° 34' 00"	28.88	S79° 04' 20"W	81.84
C2	74.83	100.00	40° 25' 00"	20.83	N77° 24' 40"E	68.80
C3	34.43	100.00	10° 44' 10"	34.43	N87° 20' 13"E	34.20
C4	23.27	100.00	53° 40' 10"	23.27	N51° 30' 00"E	20.40
C5	38.27	100.00	21° 07' 20"	38.27	N13° 30' 03"E	36.68
C6	133.30	83.00	80° 54' 40"	133.30	S47° 55' 04"E	120.12
C7	38.20	100.00	22° 10' 54"	38.20	S14° 12' 17"W	35.73
C8	38.20	100.00	22° 10' 54"	38.20	S14° 12' 17"W	35.73
C9	128.21	100.00	73° 27' 40"	128.21	S84° 47' 54"W	118.01
C10	43.25	100.00	24° 40' 57"	43.25	N45° 02' 13"E	42.82
C11	89.82	150.00	28° 31' 30"	89.82	N43° 09' 36"E	84.01
C12	28.20	150.00	10° 02' 34"	28.20	N39° 33' 31"E	28.20



DATE	NO.	REVISION
6/16/21	1	5/18/21

DRAWN BY	DESIGNED BY	CHECKED BY
SCALE: AS SHOWN	DATE: MAR 22, 2021	
PROJECT NO. E20-036		

FIRWOOD DESIGN GROUP
Reliable Engineering Solutions
259 EAST HISTORIC COLUMBIA RIVER HIGHWAY
TROUTDALE, OREGON 97060
(503) 668-3737

AVALON HEIGHTS LLC - BILL HUGHES
41901 OLD HIGHWAY 30
ASTORIA, OREGON 97103

PRELIMINARY PLAT
SECOND AVALON HEIGHTS SUBDIVISION
LAND USE PLANS

3
14

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third Street
Tillamook, Oregon 97141
www.tillamook.or.us

Building (503) 842-3407
Planning (503) 842-3408
On-Site Sanitation (503) 842-3409
FAX (503) 842-1819
Toll Free 1 (800) 488-8280

Land of Cheese, Trees and Ocean Breeze

MEMO

Date: July 1, 2021
To: Tillamook County Planning Commission
From: Sarah Absher, CFM, Director
Subject: #851-21-000205-PLNG Planning Commission Hearing July 8, 2021

Included with this memorandum is the record for Conditional Use request #851-21-000205-PLNG, approval for the expansion of an existing office building by constructing a 5,000 square foot addition and connected access way to the existing office building together with the expansion of the existing parking area for the office space.

Also included for your review are copies of the original site plan and map for the 1993 Nestucca Ridge Planned Development and the subject property which is identified as "Tract A". The request for the office expansion is a new request and a limited review subject to the Conditional Use criteria outlined in TCLUO Section 6.040.

To remain consistent with the hearing proceedings and public participation information provided in the public hearing notice for this request, the hearing will be conducted in virtual format as noticed.

If you have any questions regarding the information received, please do not hesitate to contact me at 503-842-3408x3317, email: sabsher@co.tillamook.or.us or email Allison Hinderer, Office Specialist 2, at ahindere@co.tillamook.or.us.

Sincerely,
Sarah Absher, CFM, Director

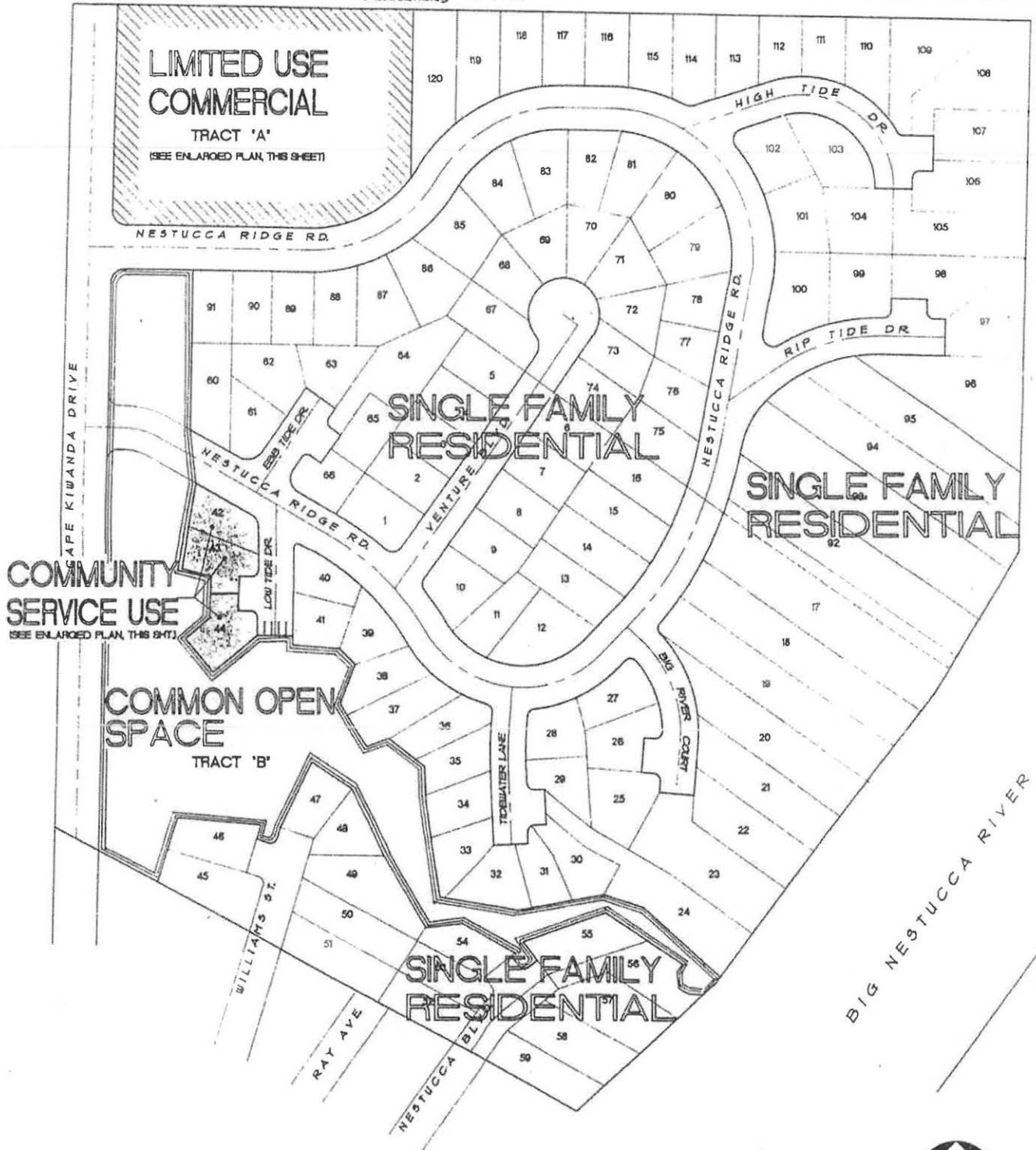
BUILDING SETBACKS

FOR SINGLE FAMILY RESIDENTIAL

1. FOR LOTS WITH FRONTAGE ON THE NESTUCCA RIVER, WHEREIN THE APPLICANT WISHES TO PRESERVE AND PROTECT THE WILDLIFE AND NATURAL VEGETATION, FRONT YARD SETBACKS SHALL BE A MINIMUM OF 10' FROM THE PROPERTY LINE.
2. FOR LOTS WITH AREAS LESS THAN 7500 SQ. FT., THE FRONT AND REAR YARD SETBACK (ONE OF THESE ONLY) MAY BE A MINIMUM OF 10' FROM THE PROPERTY LINE.
3. FOR STEEP LOTS (GREATER THAN 20% SLOPE ON MORE THAN 50% OF THE TOTAL LOT AREA) THE FRONT OR REAR YARD SETBACK (ONE OF THESE ONLY) SHALL BE A MINIMUM OF 10' FROM THE PROPERTY LINE.

LAND USE	AREA*
SINGLE FAMILY RESIDENTIAL	2.5 acres
COMMON OPEN SPACE	5.2 acres
COMMUNITY SERVICE	0.4 acres
LIMITED COMMERCIAL	2.75 acres

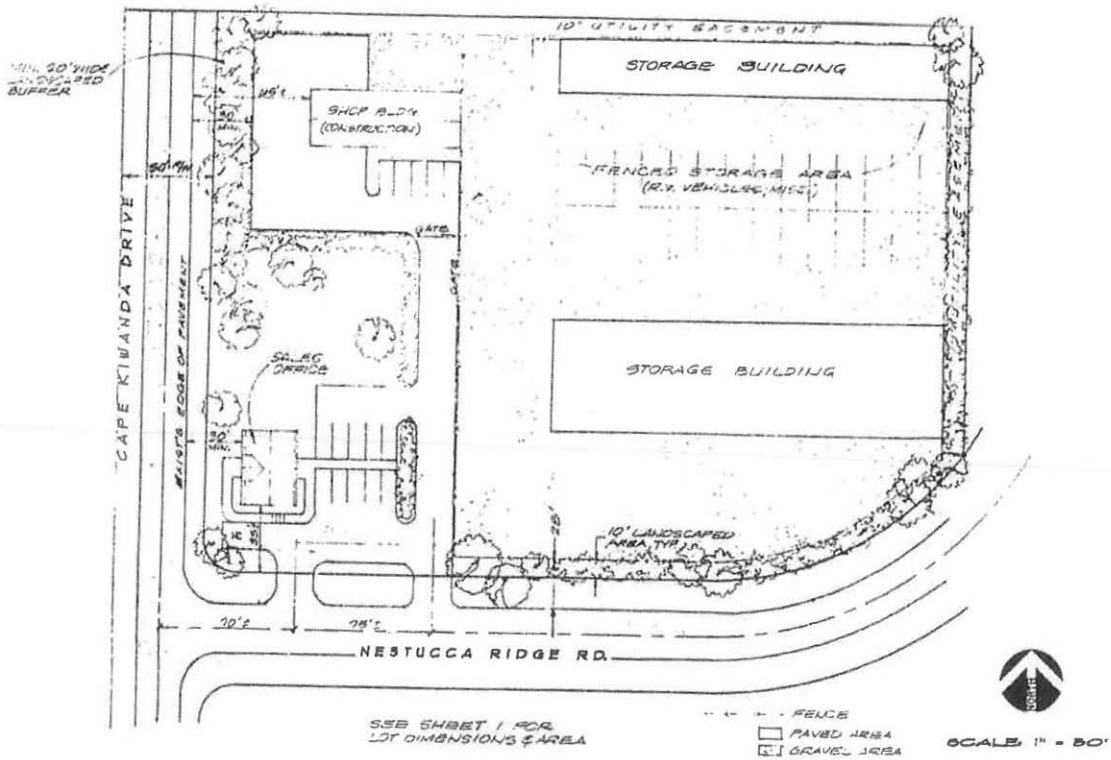
* PREDICTED RIGHT-OF-WAYS ARE NOT INCLUDED IN AREA CALCULATIONS



PLANNED DEVELOPMENT USE



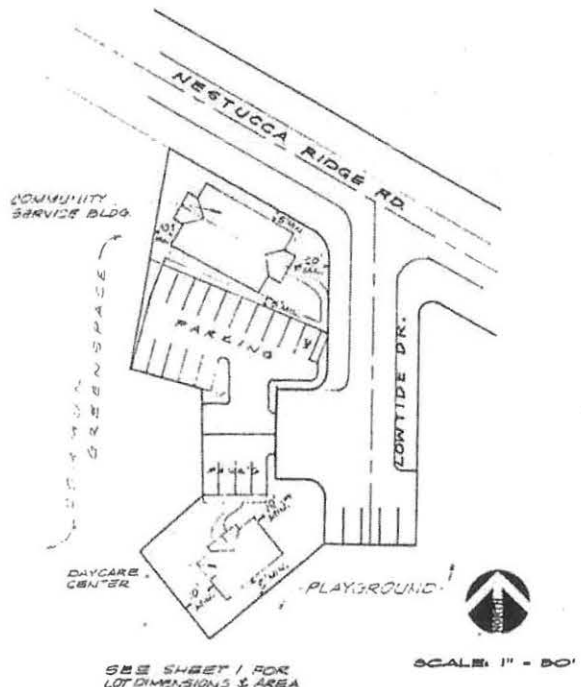
SCALE 1" = 100'



**LIMITED COMMERCIAL PLANNED USE
(TRACT "A")**

MINK & associates
 CIVIL ENGINEERING * BUILDING DESIGN
 820 N. PACIFIC DR. ROCKAWAY BEACH OR. 97138
 PH & FAX: 503-388-2800

REGISTERED PROFESSIONAL
 ENGINEER
 STATE OF OREGON
 MARYE WILLIAMS
 EXPIRES 12/31/04
 THESE PLANS ARE VALID ONLY IN THE STATE OF OREGON AND ARE NOT VALID IN ANY OTHER STATE.



**COMMUNITY SERVICE
PLANNED USE**

NESTUCCA RIDGE
 PLANNED DEVELOPMENT USE MAP

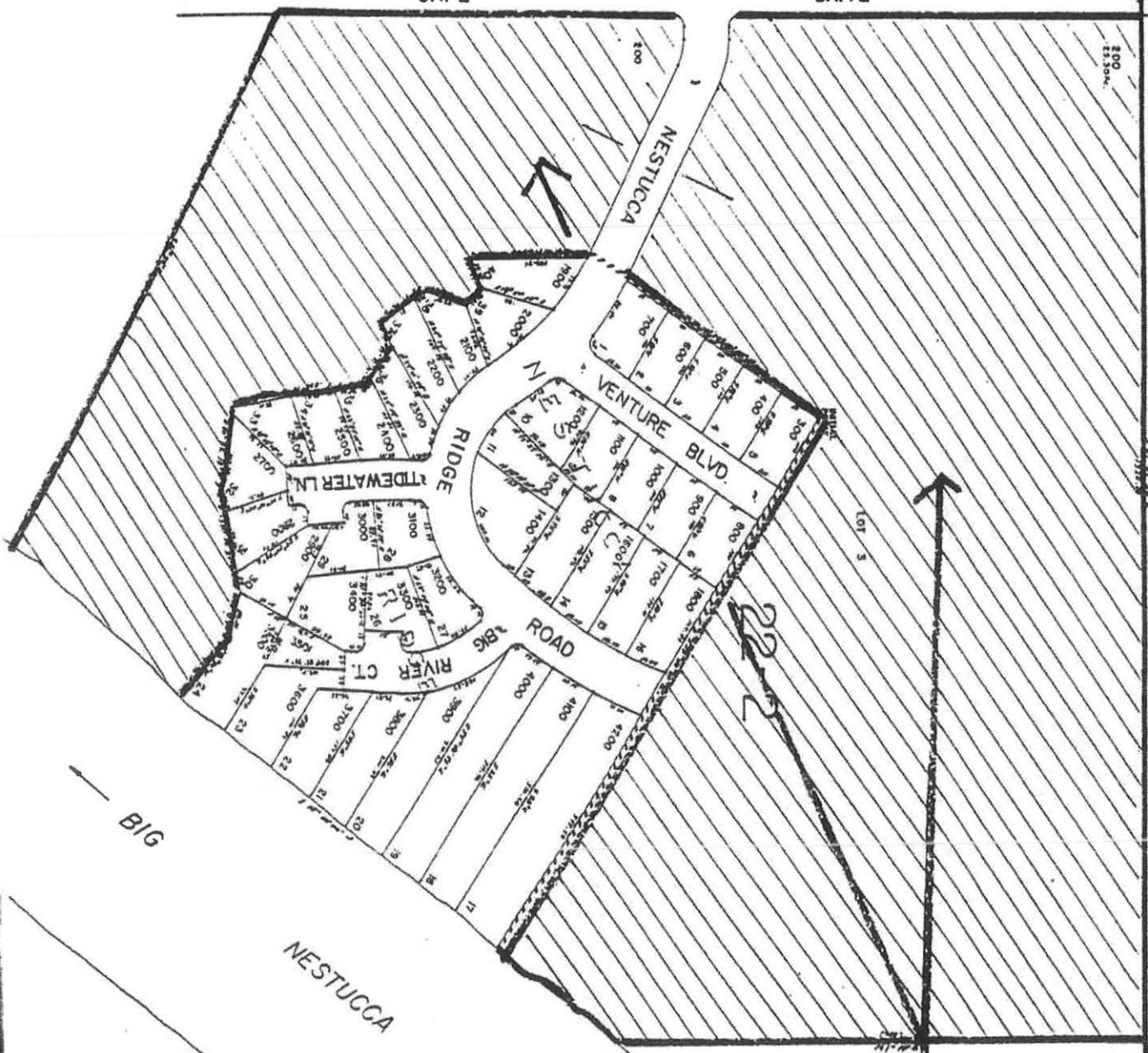
DATE	0-20-98
DESIGN	NEW
DRAWN	LSB
CHK'D	ESM
JOB	ESM
sheet	

SEE MAP 45 11 240A

W 1/4
CON.

CAPE

DRIVE



THEY ARE ON THE SLOPE OF THE HOLLOW, W.M.
CLAMOOK COUNTY
1" = 100'

SEE MAP 45 10 19

This map was prepared
for assessment purposes only.

**REQUEST
AREA**

45 10 1900

SEE MAP 45 10 190D

SEE MAP 45 10 190A

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Land of Cheese, Trees and Ocean Breeze

CONDITIONAL USE REQUEST #851-21-000205-PLNG: SCHONS/JONES

STAFF REPORT

Staff Report Date: July 1, 2021

Planning Commission Hearing Date: July 8, 2021

Report Prepared By: Sarah Absher, CFM, Director

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I. GENERAL INFORMATION:

Request: Conditional Use approval for the expansion of an existing office building by constructing a 5,000 square foot addition and connected access way to the existing office building together with the expansion of the existing parking area for the office space within the boundaries of the subject property (Exhibit B).

Location: Located within the Pacific City/Woods Community Growth Boundary, the subject property is located at 9005 Nestucca Ridge Road, a private road, is part of the Nestucca Ridge Planned Unit Development and is designated as Tax Lot 7300 of Section 19CB, Township 4 South, Range 10 West of the Willamette Meridian, Tillamook County, Oregon.

Zones: Pacific City/Woods Medium Density Residential (PCW-R2)
Planned Development Overlay (PD)

Applicant &

Property Owner: Jeff Schons & Mary J. Jones, P.O. Box 189, Pacific City, OR 97135

Property & Vicinity Description: The subject property is approximately 0.91 acres in size; vegetated with grasses and pine trees; is irregular in shape and improved with an office building (Exhibit A). The subject property is part of the Nestucca Ridge Planned Unit Development, a development approved by Tillamook County in 1993.

Topography of the site is relatively flat and the site is part of the large dune system within the Pacific City/Woods unincorporated community, classified as “OSC” Open Dune Sand Conditionally Stable

(Exhibit A). A mapped wetland is located west and adjacent to existing building footprint (Exhibit A). No other natural features have been identified onsite.

The subject property is a corner lot, with property boundaries defined by Cape Kiwanda Drive, a County road, to the west, Nestucca Ridge Road, a private road, to the south and properties developed with commercial uses to the north and east. Property owned by Pacific City Joint Water-Sanitary Authority abuts the property to the north and warehouses owned by the Nestucca Ridge Development are immediately east of the subject property (Exhibit A). Residentially developed properties also exist within this vicinity and are part of the Nestucca Ridge Planned Unit Development as well as the Dory Pointe subdivision west of Cape Kiwanda Drive (Exhibit A).

The subject property is located within the Beach and Dune Overlay zone and the Tsunami Hazard Overlay zone (Exhibit A). Public facilities and services in the area include the Pacific City/Woods Joint Water-Sanitary Authority, Tillamook People’s Utility District (PUD), Tillamook County Sheriff’s Office and the Nestucca Rural Fire Protection District.

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use 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. Section 3.333: Pacific City/Woods Medium Density Residential (PCW-R2) Zone
- B. Section 3.520: Planned Development Overlay (PD) Zone
- C. Section 3.530: Beach and Dune Overlay (BD) Zone
- D. Section 3.580: Tsunami Hazard Overlay (TH) Zone
- E. Section 4.030: Off-Street Parking & Off-Street Loading Requirements
- F. Article VI: Conditional Use Procedures and Criteria

III. ANALYSIS:

A. Section 3.333: Pacific City/Woods Medium Density Residential (PCW-R2) Zone

The purpose of the PCW-R2 zone is to designate areas for medium density single-family and duplex residential development, and other, compatible, uses. Land that is suitable for the R-2 zone has public sewer service available, and has relatively few limitations to development.

1. **Section 3.333(3)** lists uses permitted conditionally in the PCW-R2 Zone. Planned Development subject to Section 3.520, or Mixed Use Developments subject to Section 4.170 are listed as uses permitted conditionally in the PCW-R2 zone. The number of attached single-family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering.

Findings: The subject property and existing office are part of the Nestucca Ridge Development, a planned unit development. The subject property is identified as “Tract A” of the Nestucca Ridge Development and was designated through this planned unit development for limited commercial use. Zone change and Tillamook County Comprehensive Plan map amendment request ZC-93-03 was approved by Tillamook County in 1993 which applied the Planned Development (PD) Overlay zone to the Nestucca Ridge Development properties and allows the limited commercial uses on the subject property.

B. Section 3.520: Planned Development Overlay (PD) Zone (Formerly TCLUO Section 3.080)

The purpose of the PLANNED DEVELOPMENT is to permit greater flexibility and creativity in the design of land development than is presently possible through the strict interpretation of conventional zoning and land division ordinances. The intent is to encourage development designs that preserve and/or take advantage of the natural features and amenities of a property such as, but not limited to, views water frontage, wetlands, sloping topography, geologic features and drainage areas. A Planned Development should be compatible with the established and proposed surrounding land uses. A Planned Development should accrue benefits to the County and the general public in terms of need, convenience and service sufficient to justify any necessary exceptions to the zoning and land divisions ordinances.

1. Section 3.520(3) Planned Development Procedure

- ...
- (i) *Building permits in a planned development shall be issued only on the basis of the approved plan. Any changes in the approved plan shall be submitted to the Planning Commission for approval in accordance with the procedures for approval of a conditional use request.*

Findings: The Applicants are proposing an expansion of an existing office building by constructing a 5,000 square foot addition and connected access way to the existing office building together with the expansion of the existing parking area for the office space within the boundaries of the subject property (Exhibit B). Staff finds that the proposed expansion is subject to the procedures for approval of a conditional use request and is subject to the criteria contained in Section 6.040: Review Criteria of the Tillamook County Land Use Ordinance (TCLUO).

This request has been submitted to the Tillamook County Planning Commission as required in the above language. In consultation with Tillamook County Counsel, it has been determined that the Conditional Use review process is limited to review of the proposed expansion of the office building in relation to the criteria in TCLUO Section 6.040.

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

The purpose of the Beach and Dune Overlay Zone is to regulate development and other activities in a manner that conserves, protects and, where appropriate, restores the natural resources, benefits, and values of coastal beach and dune areas, and reduces the hazard to human life and property from natural events or human-induced actions associated with these areas. The Overlay Zone establishes guidelines and criteria for the assessment of hazards resulting from beach and dune processes and development activities in beach and dune areas.

Section 3.530(4): Administrative Provisions details permitted uses within the Beach and Dune Overlay.

Findings: As indicated on the Beaches and Dunes of the Oregon Coast reported published by the Soil Conservation Service in 1975, the subject property is located in an Open Dune Sand Conditionally Stable (OSC) (Exhibit A). Section 3.530(4)(A) details that development is subject to the standards in Section 3.530(5). The applicant has submitted a Beach and Dune Hazard report for review.

A recommended Condition of Approval has been included to reflect the development standards of TCLUO Section 3.530: Beach and Dune Overlay zone. A copy of a Beach and Dune report has been included as part of the Applicant's submittal (Exhibit B).

D. Section 3.580: Tsunami Hazard Overlay (TH) Zone

The purpose of the Tsunami Hazard Overlay Zone is to increase the resilience of the community to a local source (Cascadia Subduction Zone) tsunami by establishing standards, requirements, incentives, and other measures to be applied in the review and authorization of land use and development activities in areas subject to tsunami hazards. The standards established by this section are intended to limit, direct and encourage the development of land uses within areas subject to tsunami hazards in a manner that will:

- a. Reduce loss of life;*
- b. Reduce damage to private and public property;*
- c. Reduce social, emotional, and economic disruptions; and*
- d. Increase the ability of the community to respond and recover.*

Significant public and private investment has been made in development in areas which are now known to be subject to tsunami hazards. It is not the intent or purpose of this section to require the relocation of or otherwise regulate existing development within the Tsunami Hazard Overlay Zone. However, it is the intent of this section to control, direct and encourage new development and redevelopment such that, over time, the community's exposure to tsunami risk will be reduced.

Section 3.580(2) discusses that those areas subject to inundation from the L magnitude local source tsunami event are subject to the requirements of the Tsunami Hazard Overlay (TH) Zone.

Findings: The subject property is located within the L inundation boundary and is subject to those standards described in the TH zone (Exhibit A). Section 3.580(4) 'Uses' allow uses authorized by the underlying zone as outright or conditional uses as permitted in the TH zone. The proposal would be subject to the requirements of 3.580(8) 'Evacuation Route Improvement Requirements'.

Tsunami evacuation wayfinding efforts are underway within the Pacific City/Woods unincorporated community, and this area is an area of focus in those efforts. The subject property sits at the intersection of Cape Kiwanda Drive, a County road, and Nestucca Ridge Road, a private road. Nestucca Ridge Road is a designated evacuation route in Pacific City/Woods as it extends to the east, connecting with High Tide and Rip Tide roads, both outside of the TH zone.

A recommended Condition of Approval has been included to reflect the development standards of TCLUO Section 3.580(8) by requiring that evacuation route improvements be installed on the subject property. Improvements should be consistent with the tsunami evacuation wayfinding efforts underway by the community and proportionate to the proposed development of the office expansion. Improvements should include pedestrian paths, evacuation directional signage and adequate lighting to direct residents off the property and onto the evacuation routes determined by the Department of Oregon Geology and Mineral Industries (DOGAMI).

E. Section 4.030: Off-Street Parking & Off-Street Loading Requirements

The purpose of requirements for off-street parking and loading areas is to relieve traffic congestion; to ensure customer convenience and safety; to provide safe access to parked vehicles; and to help ensure safe and timely response of emergency vehicles.

Section 4.030(13)(k) 'Parking Space Requirements' states that bank and office uses shall have one (1) space for each 500 square feet of floor area.

Findings: Based upon the calculation above, 10 additional parking spaces are required for the proposed 5,000 square foot office expansion. The site plan submitted as part of the application and included in "Exhibit B" depicts 15 proposed parking spaces, exceeding the minimum required under TCLUO

Section 4.030(13)(k). Staff finds that a new parking lot will be developed as part of this proposal with a new access (road approach) off Cape Kiwanda Drive, a County road.

Comments received from Tillamook County Public Works Director Chris Laity confirm Public Works has no objection to this application. Additional comments include the requirement for a Road Approach Permit and further review of the proposed crosswalk, both of which involve review processes outside of this proceeding.

A recommended Condition of Approval has been made to require a Road Approach Permit for a new access off Cape Kiwanda Drive.

F. Article VI Conditional Use Procedures and Criteria

Article VI of the Tillamook County Land Use Ordinance contains the procedures and review criteria for processing a Conditional Use request. These criteria, along with Staff's findings and conclusions, are indicated below.

1. **Section 6.020 Procedure** requires public notice in accordance with TCLUO Section 10.070 which requires notification of the request to be published in a newspaper of local distribution and mailed to landowners within 250 feet of the subject property. Because this Conditional Use request is processed as a Type III review, the procedures outlined in Section 10.080 of the Tillamook County Land Use Ordinance have been followed.

Findings: Notice of hearing for the Conditional Use request was provided to property owners and affected agencies on June 10, 2021. Notice of the proposal was also placed in the Headlight-Herald. The only comments received to date are those in an email from Tillamook County Public Works Director Chris Laity dated June 30, 2021, included in "Exhibit C" of this report.

2. Section 6.040 Review Criteria

1. *The use is listed as a conditional use in the underlying zone, or in an applicable overlying zone.*

Findings: As stated previously, a planned unit development is listed as a use permitted conditionally in the Pacific City/Woods Medium Density Residential (PCW-R2) zone and the Nestucca Ridge Planned Development was approved through Zone Change/Map Amendment request ZC-93-03 by Tillamook County in 1993.

2. *The use is consistent with the applicable goals and policies of the comprehensive plan.*

Findings: The Applicant's submittal includes a response of why they believe the proposed project is consistent with the applicable goals and policies of the Tillamook County Comprehensive Plan- namely the underlying zone remains zoned PCW-R2 and that through this established zoning designation the use is consistent with the Comprehensive Plan (Exhibit B).

The TCLUO is an implementing document of the Tillamook County Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance (in this case through a similar use determination) can be presumed to be consistent with the Tillamook County Comprehensive Plan.

A summarization of each goal element is described below with staff findings. These summaries are intended to provide a general context for discussion of the general compatibility of this conditional use request with the goal elements of the Tillamook County Comprehensive Plan.

- Tillamook County Comprehensive Plan Goal 1 Element: The Planning Process
Summary: Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.
- Tillamook County Comprehensive Plan Goal 2 Element: THE LAND USE PLAN
Summary: Goal 2 outlines the basic procedures of Oregon's statewide planning program and describes the development of Tillamook County's Comprehensive Plan including justification for identifying exception areas.
- Tillamook County Comprehensive Plan Goal 3 Element: AGRICULTURAL LANDS
Summary: Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.
- Tillamook County Comprehensive Plan Goal 4 Element: FOREST LANDS
Summary: This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."
- Tillamook County Comprehensive Plan Goal 5 Element: NATURAL RESOURCES
Summary: The purpose of Goal 5 is to protect natural resources, and conserve scenic and historic areas and open space. Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of a balance between the resource and the uses that would conflict with it.

Findings: The proposed expansion of the existing office building does not conflict with the goals and policies of the Tillamook County Comprehensive Plan goal elements described above. Specifically, the public hearing and prescribed land use review process is consistent with the goals and policies of the Goal 1 and 2 elements. The subject property is zoned PCW-R2 and located within the Pacific City/Woods unincorporated community where an exception to resource Goals 3 and 4 has been taken. While wetlands have been identified on the subject property, the wetlands are freshwater wetlands and are not inventoried in the Goal 5 element, confirming the absence of protected natural resources on this property. No cultural resources were identified during review of the Goal 5 element of the Tillamook County Comprehensive Plan.

- Tillamook County Comprehensive Plan Goal 6 Element: AIR, WATER AND LAND RESOURCES QUALITY
Summary: This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution and noise control in Tillamook County.
- Tillamook County Comprehensive Plan Goal 7 Element: HAZARDS
Summary: Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there. In Tillamook County, the purpose of addressing

hazards is not meant to restrict properties from development, but to institute policies concerning potential problems, so they can be considered before financial losses and possible injury which may be avoided by the application of the policies formulated in the Comprehensive Plan.

- **Tillamook County Comprehensive Plan Goal 8 Element: RECREATION**
Summary: This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expedited siting of destination resorts. In Tillamook County, the main issue surrounding recreation is that of quantity, location and orientation. This Goal element recognizes that the tourism sector of the County's economy is rapidly growing and some feel tourism places too large a burden on local public facilities and services.
- **Tillamook County Comprehensive Plan Goal 9 Element: POPULATION AND ECONOMY**
Summary: Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs. Projections in this Element of the Comprehensive Plan extend to year 2000. The importance of cottage industry, rural industry and light industry is recognized throughout this Element, stating that regulations be adopted to permit low-impact light manufacturing activity in suitable rural zones.
- **Tillamook County Comprehensive Plan Goal 10 Element: HOUSING**
Summary: This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types. This Goal element within the Tillamook County Comprehensive Plan focuses on the separation of housing needs and opportunities in both rural and urban areas. There is a strong tie to the Goal 11: Public Facilities and Goal 14: Urbanization elements of the Comprehensive Plan in this section.

Findings: The proposed development is not in conflict with policies outlined in the above-referenced goal elements of the Tillamook County Comprehensive Plan. "Tract A" has already been designed for limited commercial use through the 1993 zone change/map amendment process. The proposal is for the expansion of office space, a commercial use that already exists on the subject property and was previously determined to be consistent with applicable goals and policies of the Tillamook County Comprehensive Plan.

The proposed development is not in conflict with the policies outlined in the Goal 7: Hazards element. Pacific City/Woods is a built and committed area where exceptions have been taken to allow for urban development. Development can be permitted provided the standards and regulations contained within the TCLUO Tsunami Overlay zone and Beach and Dune Overlay zone are met, including submittal of a Beach and Dune Hazard report and incorporation of tsunami evacuation improvements into project design.

- **Tillamook County Comprehensive Plan Goal 11 Element: PUBLIC FACILITIES**
Summary: Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should to be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs. This Element of the Comprehensive Plan outlines types and levels of urban and rural facilities and services, with guidance to ensure timely, orderly and efficient arrangement of public facilities and services in Tillamook County.

Findings: Transportation is included in the Goal 11 Element inventory of public facilities. The majority

of focus of this goal element is directed towards the location and development water and sewer, with policies that ensure the location of development of these facilities is done in a manner consistent with urbanization policies where impacts that result in forced urbanization and growth of rural areas is avoided. The subject area is served by public facilities such as sewer, water, law enforcement and fire protection. The proposed expansion of the existing office would not constitute a forced response in development as it occurs within the Pacific City/Woods unincorporated community.

- Tillamook County Comprehensive Plan Goal 12 Element: TRANSPORTATION

Summary: The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged." Policies outlined in this Goal element of the Tillamook County Comprehensive Plan require the County to protect the function, operation and safety of existing and planned roadways as identified in the County's Transportation Plan, consider land use impacts on existing or planned transportation facilities in all land use decisions, plan for multi-modal networks, and coordinate transportation planning efforts with other jurisdictions to assure adequate connections to streets and transportation systems between incorporated and unincorporated areas.

Findings: General transportation policies include protection of the function, operation and safety of existing and planned roadways as identified in the TSP; the consideration of land use impacts on existing or planned transportation facilities in all land use decisions; and direct the County to plan for a multi-modal network of transportation facilities and services. These requirements are folded into land use review processes by way of criteria, parking and road standards reflected in the Tillamook County Land Use Ordinance, Tillamook County Land Division Ordinance, and Tillamook County Road Ordinances. Road design policies require collaboration with fire districts, sewer and water districts, utilities and local developers for the establishment of these standards. These standards are administered by the Tillamook County Public Works Department in coordination with the Department of Community Development.

Public transportation policies as well as air, water and rail transportation policies are also folded into this goal element.

Comments received by Tillamook County Public Works Director Chris Laity dated June 30, 2021, included in "Exhibit C" of this report confirm that the policies within the Goal 12 Transportation element of the Tillamook County Comprehensive Plan will be upheld through Public Work's review and permitting process for this request.

- Tillamook County Comprehensive Plan Goal 13 Element: ENERGY CONSERVATION

Summary: Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles." Planning for energy conservation and opportunities to promote the installation of renewable energy systems are discussed in this Goal element of the Tillamook County Comprehensive Plan.

Findings: This goal element finds identifies transportation as a major energy consuming sector in the County, recognizing that private automobiles account for a major portion of energy consumption. This goal element requires Tillamook County to encourage and facilitate efficient modes of transportation and to reduce the need for transportation through property land use by providing bicycle and pedestrian pathways and investigating ways for establishing a coastal public transportation service.

Staff finds that the proposed office expansion is not in conflict with the policies contained within the Goal 13 element of the Comprehensive Plan. Transportation elements associated with the proposed project have been addressed.

- Tillamook County Comprehensive Plan Goal 14 Element: URBANIZATION
Summary: This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses. This Goal element of the Tillamook County Comprehensive Plan focuses largely on development within unincorporated communities, public facility limitations to rural areas, and impacts of urban sprawl on resource lands.

Findings: The subject property is located within the Pacific City/Woods unincorporated community. The community is urban in nature with urban amenities and a Goal 14 exception has been taken for this developed, built and committed area. The proposed office expansion is not in conflict with the policies outlined in the Goal14 element of the Tillamook County Comprehensive Plan and the proposal is also not in conflict with the policies outlined in the Pacific City/Woods Community Plan.

- Tillamook County Comprehensive Plan Goal 16 Element: ESTUARINE RESOURCES
Summary: This goal requires local governments to classify Oregon's 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those "management units." Five estuaries are inventoried and described in this element of the Tillamook County Comprehensive Plan, the Nehalem Estuary, Tillamook Estuary, Netarts Estuary, Sandlake Estuary and Nestucca Estuary.
- Tillamook County Comprehensive Plan Goal 17 Element: COASTAL SHORELANDS
Summary: The goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for "water-dependent" or "water related" uses. Coastal Shorelands inventoried in Tillamook County as described in this element are Nehalem Estuary Shorelands, Tillamook Estuary Shorelands, Netarts Estuary Shorelands, Sandlake Estuary Shorelands, and Nestucca Estuary Shorelands.
- Tillamook County Comprehensive Plan Goal 18 Element: BEACHES AND DUNES
Summary: Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes. Several categories of dunes are described and discussed in this element of the Tillamook County Comprehensive Plan, and includes discussion about where residential, commercial and industrial uses are prohibited. Goal 18 Exception areas are also inventoried within this element which allow for residential, industrial and commercial uses in dune areas that would otherwise be prohibited.

Findings: The subject property is located outside of mapped estuaries and does not fall within an area where second category shorelands are inventoried (Goal 17: Shorelands Element).

Goal 18 'Beaches and Dunes' describes implementation for management of mapped dune hazard area. The policies of Goal 18 are implemented through the Beach & Dune Hazard Overlay zone where management practices necessary to minimize risk of hazard. As mentioned previously in this report, those policies are administered through development requirements that are also made part of this review process and the requirement for a Beach and Dune Hazard report.

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

Findings: The Applicant explains that the subject property is suitable for the proposed office expansion given it's size, location, flat topography and the availability of existing public services in the area. As mentioned previously in this report, the Applicant has also provided a copy of a Beach and Dune Hazard Report where the conclusions and recommendations within the report confirm the site can be developed provided the recommended development standards contained within the report are adhered to (Exhibit B).

The Applicant's site plan demonstrates that all uses can occur within the boundaries of the subject property and that the setbacks established through the PCW-R2 zone as well as those provisions for development on a corner lot can be adhered to. The design for the office space expansion includes a connected access way to the existing office building, spanning across the identified wetland area. The connected access way design connects the two sections of the office building footprint as expanded and avoids impacts to the wetlands present onsite (Exhibit B).

A recommended Condition of Approval has been made to require a copy of the Oregon Department of State Lands (DSL) wetland concurrence report at the time of consolidated Zoning/Building Permit application submittal to the Department, or if wetlands are to be impacted, a copy of the fill-removal permit be provided at the time of consolidated Zoning/Building Permit application submittal to the Department.

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

Findings: Review of the Applicant's site plan confirms all uses will take place within the boundaries of the subject property (Exhibit B). The Applicants are proposing an additional road approach off Cape Kiwanda Drive, which has been addressed through comments by the Tillamook County Public Works Department. The submitted site plan also confirms a vegetative buffer will be maintained where possible around the perimeter of the subject property (Exhibit B).

Uses within the surrounding area include commercial, residential and recreational. Immediate uses are predominantly commercial and residential, however the subject property is located almost mid-point along Cape Kiwanda Drive, a main thoroughfare through this part of Pacific City/Woods which is bordered on the north and south with heavily-used and sought-after recreation attractions.

The Applicant states that the proposed office expansion will not alter the character of the surrounding area since the development and commercial use exists as a result of the 1993 zone change approved by Tillamook County, the additional parking will enhance the area and can be used for overflow parking, the construction of a new entrance will reduce the amount of traffic entering and leaving Nestucca Ridge Development streets, relocation of the existing crossing and pedestrian access improvements will increase safety of pedestrians who desire to cross Cape Kiwanda Drive near the site (Exhibit B).

- 5. The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.*

Findings: No solar energy systems, wind energy conversion systems or wind mills have been identified in this area.

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

Findings: Applicant states the existing office and other commercial improvements in this area are served by public facilities and services ,which are available to the new building as evidenced by the service provider letters attached. Applicant adds that the proposed use is timely given the letters confirm adequacy of public facilities and services existing or planned for the area affected by the use (Exhibit B).

Staff finds that existing services in the area include adequate access to the property, water, sewer, electric and emergency services.

IV. STAFF RECOMMENDATION & SUGGESTED CONDITIONS OF APPROVAL

Based on the information available on the date of this report, Staff recommends approval of this request subject to the following conditions. Staff may revise its recommendation or the suggested Conditions of Approval as additional testimony is received.

Sections 6.070: COMPLIANCE WITH CONDITIONS and Section 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant and property owner shall obtain all Federal, State, and Local permits, as applicable.
2. A copy of the concurrence review letter from the Oregon Department of State Lands shall be provided to the Department at the time of consolidated Zoning/Building Permit application submittal. The delineated wetland boundary depicted in the DSL concurrence letter shall also be accurately depicted on the site plan accompanying the consolidated Zoning/Building Permit application submittal to the Department.
3. Development of the property shall conform to the development standards outlined in TCLUO Section 3.333 of the Pacific City/Woods Medium Density Residential (PCW-R2) Zone.
4. Applicant/property owner shall provide a Beach and Dune Hazard report prior to or at the time of consolidated Zoning/Building Permit application submittal in accordance with TCLUO section 3.530: Beach and Dune Overlay zone.
5. Applicant/property owner shall submit a plan at time of Zoning Permit confirming those standards as described in TCLUO Section 3.580(8) 'Evacuation Route Improvement Requirements'.
6. Applicant/property owner shall submit a to-scale site plan indicating the proposed parking plan, subject to those standards in TCLUO Section 4.030 'Off-Street Parking and Off-Street Loading Requirements'. The site plan shall depict the total number of parking spaces for the office building as expanded to confirm compliance with TCLUO Section 4.030.
7. Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight obscuring fence.
8. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels.
9. Applicant/property owner shall provide this Department with an approved Road Approach Permit for the new access approach off Cape Kiwanda Drive, a County road, for the proposed access location as described in 'Exhibit B' at time of Zoning Permit submittal.
10. Applicant/property owner shall provide this Department with an approved Fire Letter from the Nestucca Rural Fire District at time of Zoning Permit submittal.

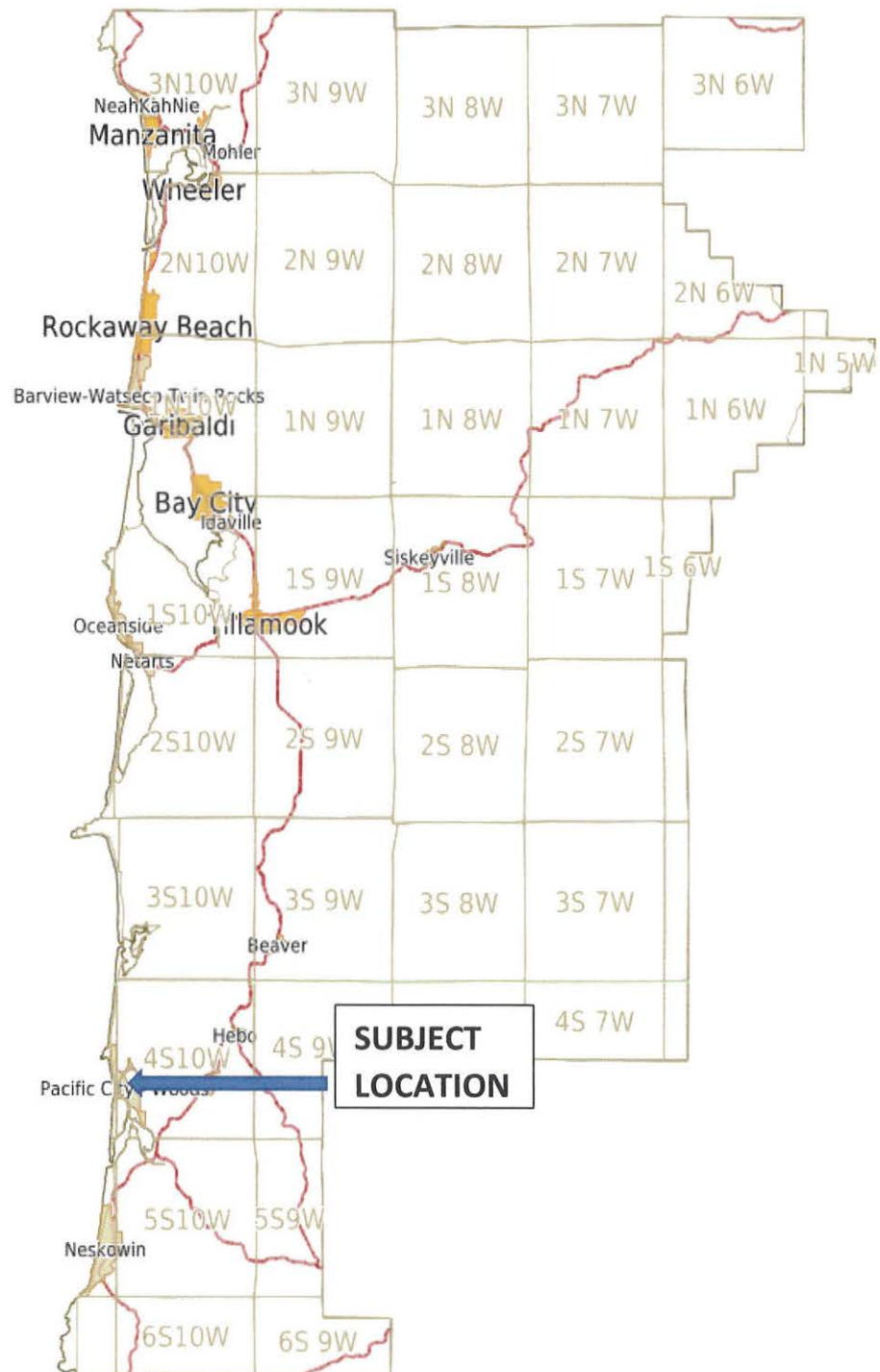
VI. EXHIBITS

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

- A. Location map, Assessor map, Zoning map, Aerial Photograph, Assessor's Summary Report, DOGAMI Hazard Map, FEMA FIRM
- B. Applicant's submittal
- C. Public Comments

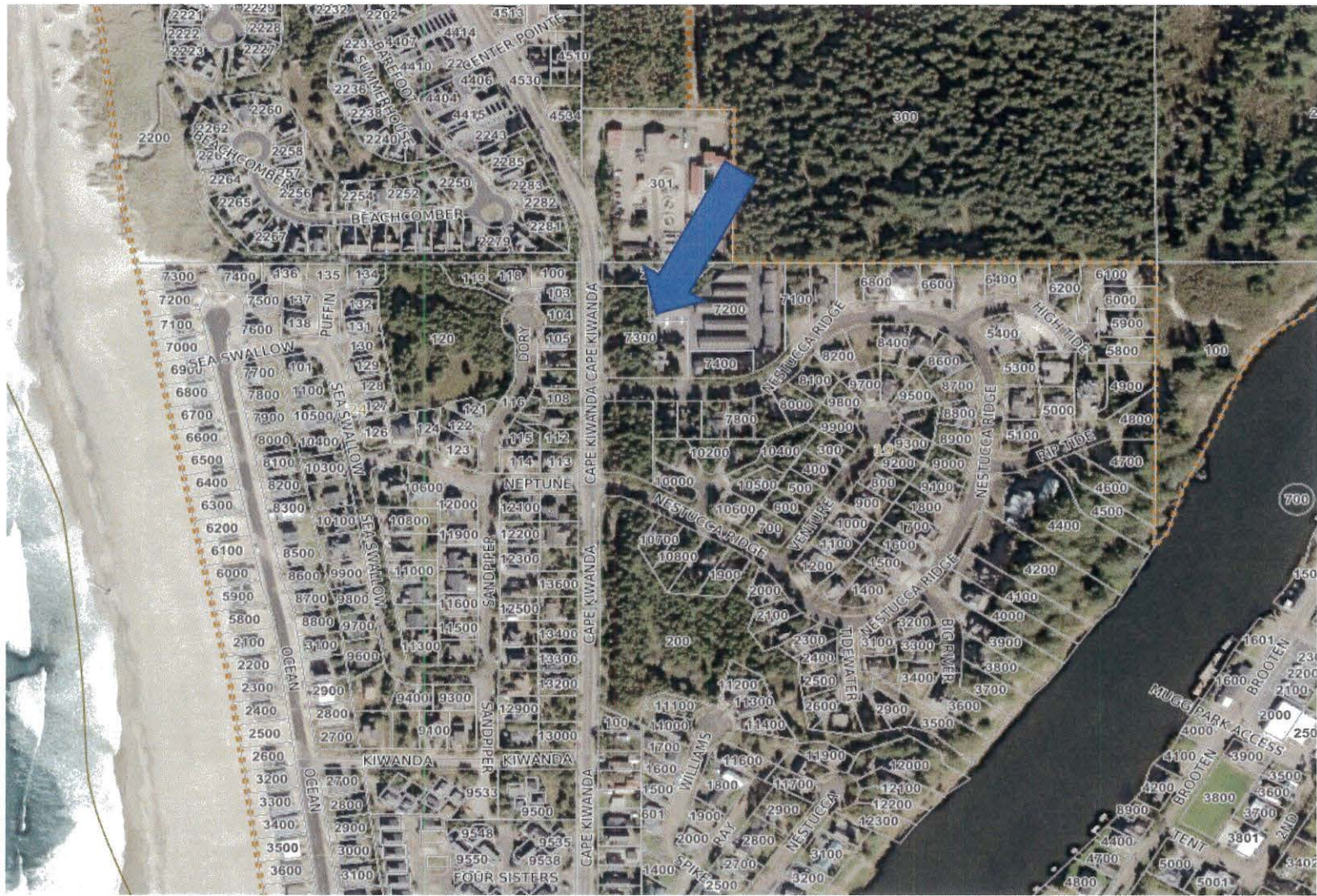
EXHIBIT A

VICINITY MAP



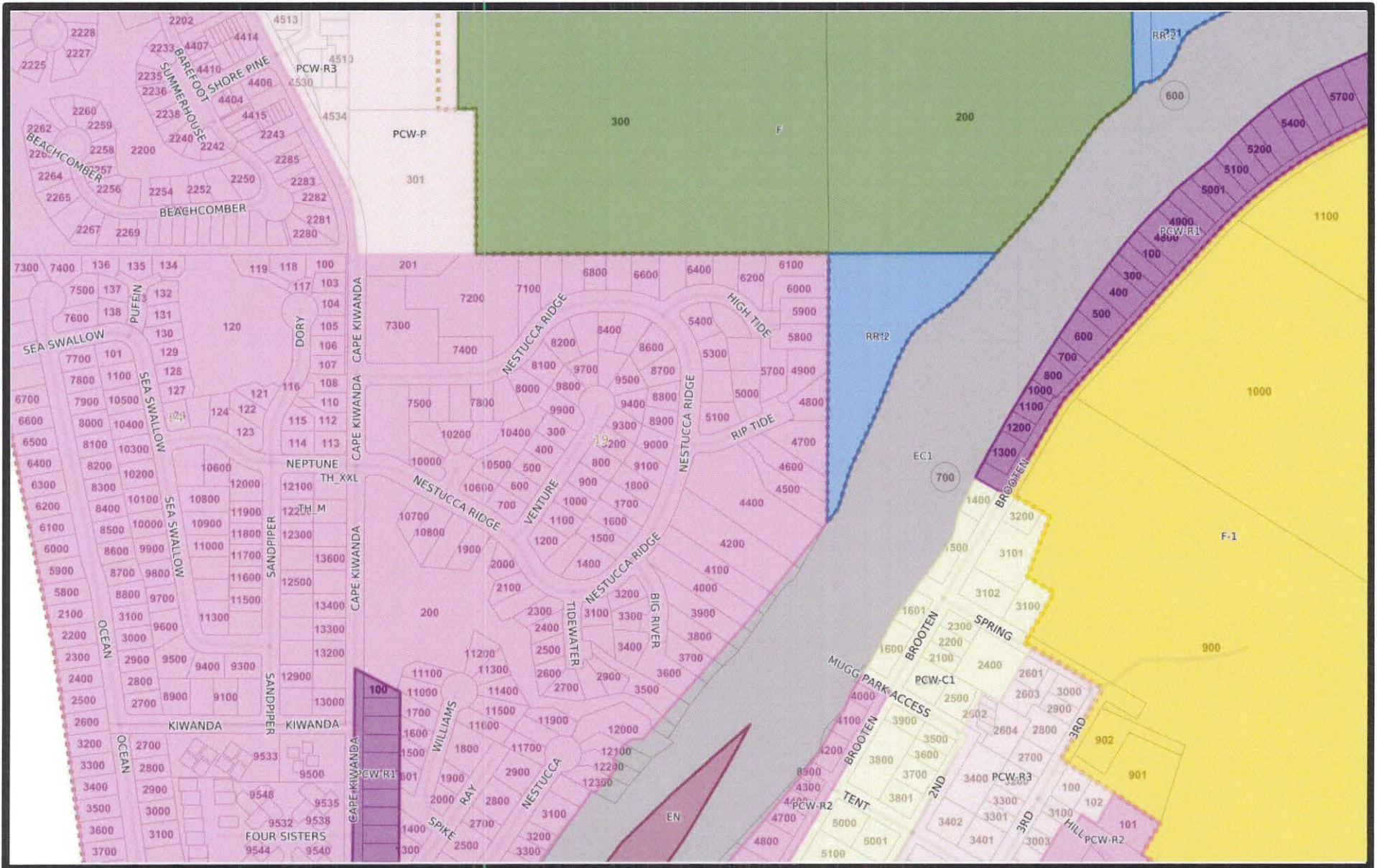
#851-21-000205-PLNG: SCHONS/JONES

NESTUCCA RIDGE OFFICES

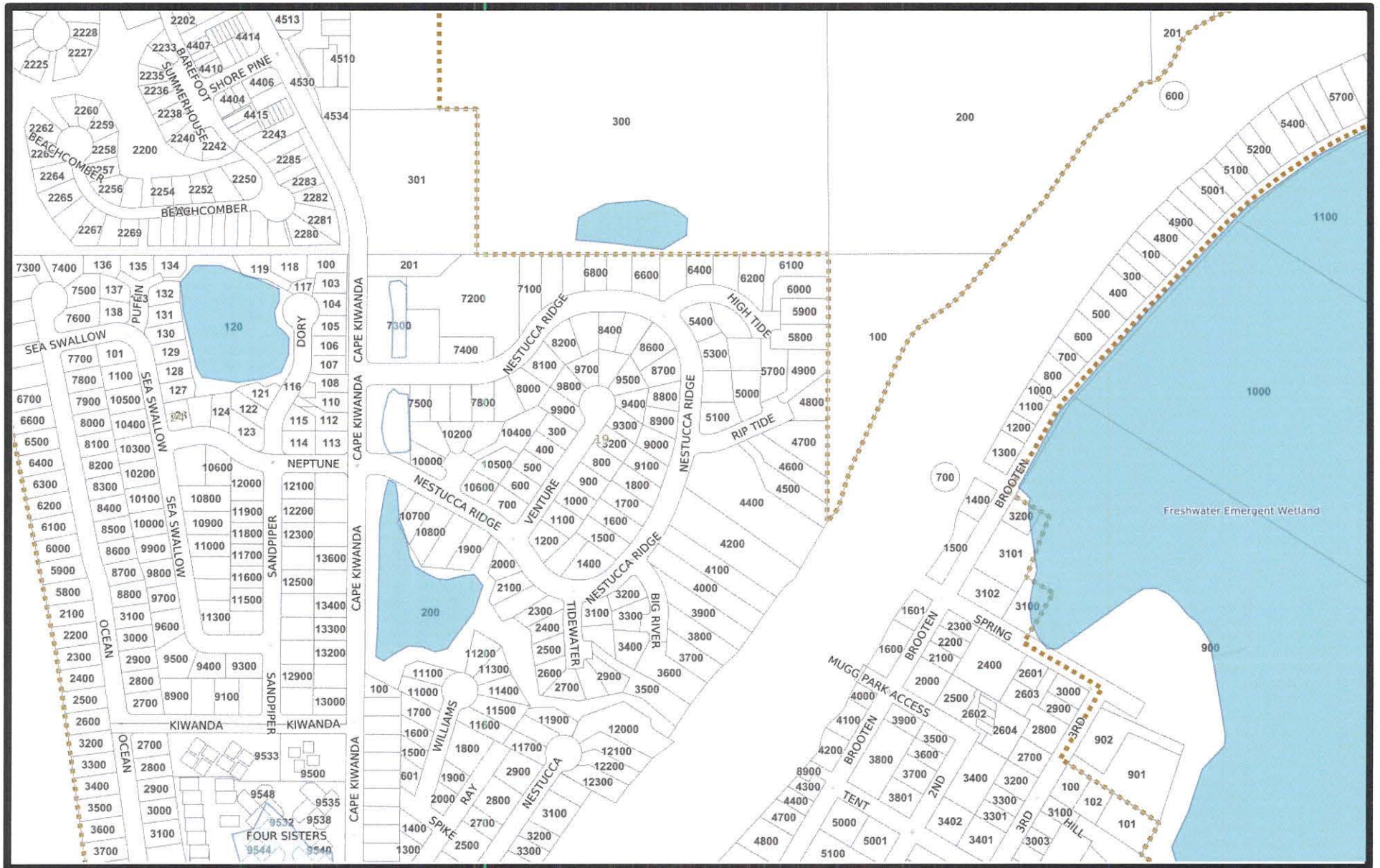


#851-21-000205-PLNG: SCHONS/JONES & NESTUCCA RIDGE

Map



Map



National Flood Hazard Layer FIRMMette



123°58'15"W 45°12'46"N



Legend

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

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

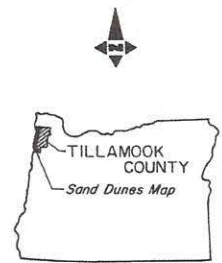
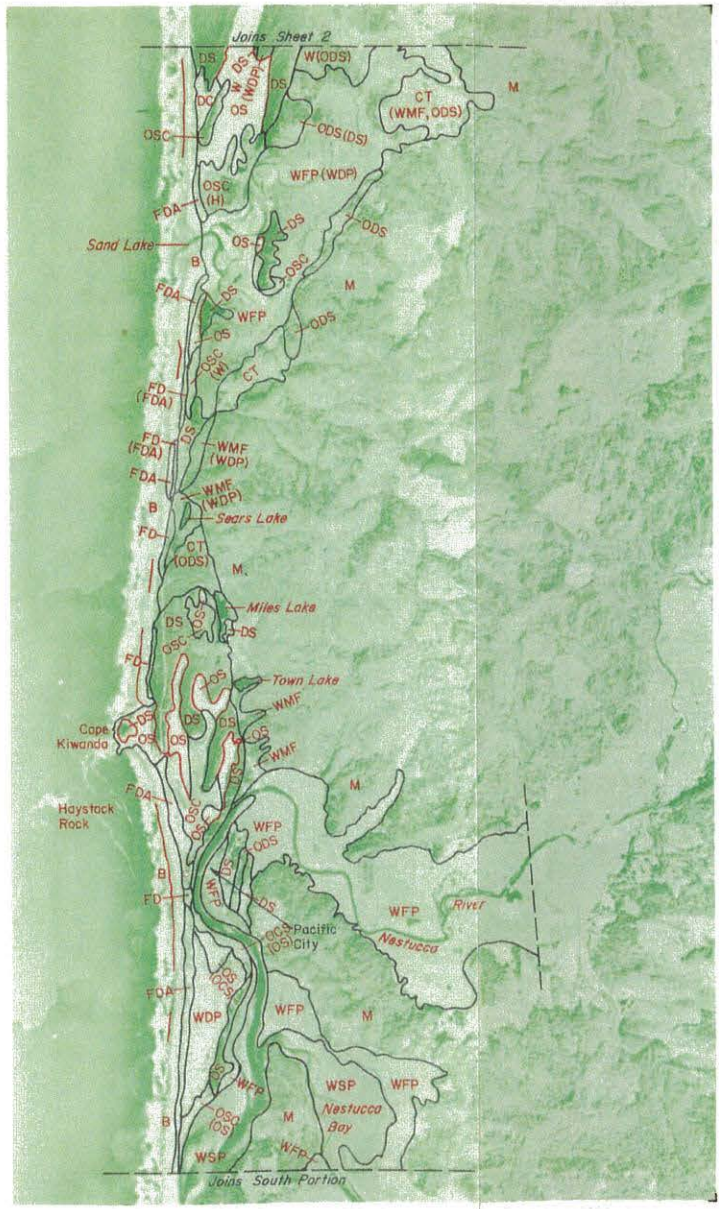
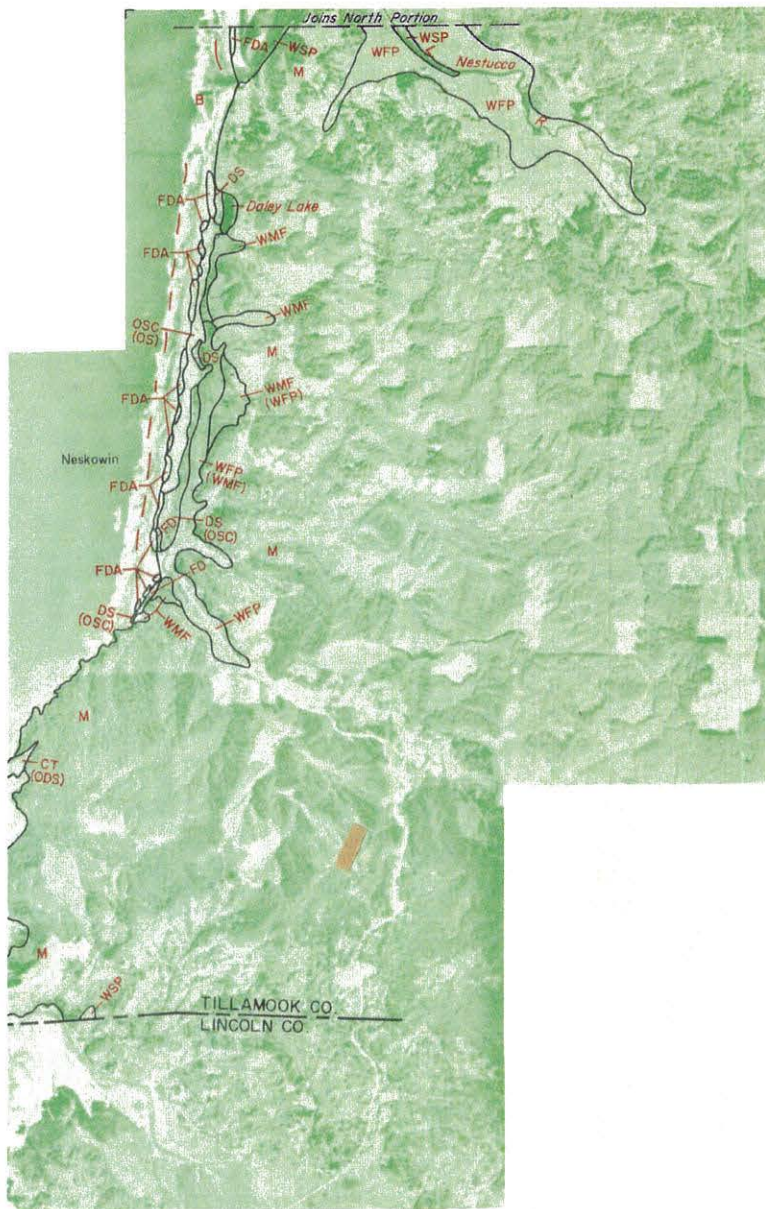
0 250 500 1,000 1,500 2,000 Feet 1:6,000

123°57'37"W 45°12'21"N

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 7/1/2021 at 6:35 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.



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

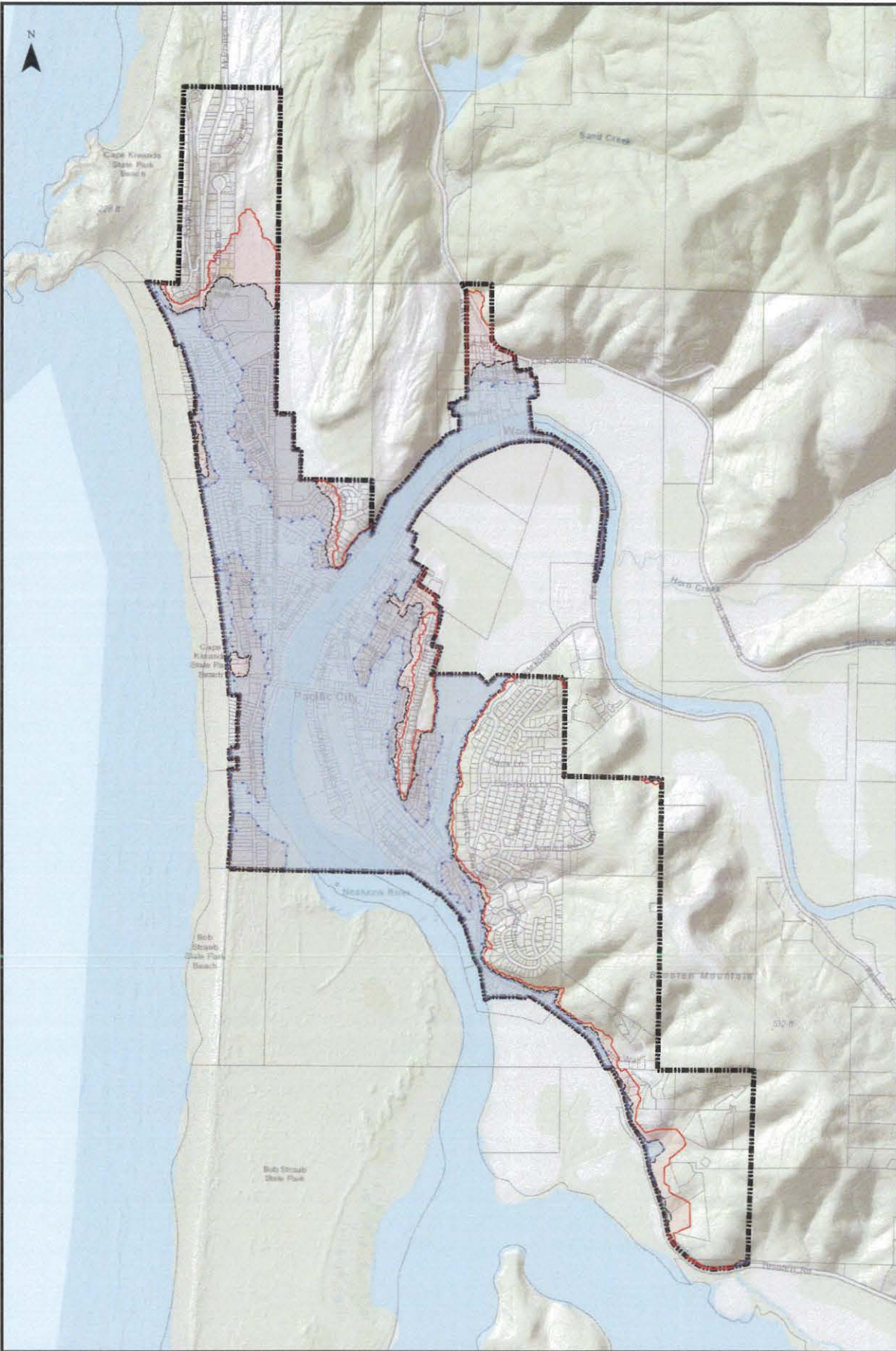
- (OS) Dune or interdune boundary
- Dune movement threatening or stable dune being wind eroded
- Ocean or river undercutting
- Lakes or ponds

SAND DUNES MAP

TILLAMOOK COUNTY, OREGON

U.S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
JUNE 1974





PACIFIC CITY WOODS
TSUNAMI INUNDATION ZONE: DOGAMI TIM: M, L & XXL



The information on this map was derived from digital databases on ARC GIS. Care was taken in the creation of this map. Tillamook County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product. The maps and map data are provided "as-is" and are not legal surveys or legal descriptions. However, notification of any errors will be appreciated."

TILLAMOOK County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2020

July 1, 2021 3:41:24 pm

Account # 179176	Tax Status ASSESSABLE
Map # 1S1030DC00200	Acct Status ACTIVE
Code - Tax # 0935-179176	Subtype NORMAL
Legal Descr See Record	
Mailing Name AVALON HEIGHTS LLC	Deed Reference # 2017-5253
Agent	Sales Date/Price 08-31-2017 / \$300,000.00
In Care Of	Appraiser EVA FLETCHER
Mailing Address 41901 OLD HWY 30 ASTORIA, OR 97103	
Prop Class 400 MA SA NH Unit	
RMV Class 400 08 OV 805 9965-1	

Situs Address(s)		Situs City		Value Summary		RMV Exception	CPR %
Code Area	RMV	MAV	AV				
0935	Land 302,640			Land		0	
	Impr. 0			Impr.		0	
Code Area Total		302,640	373,360	302,640		0	
Grand Total		302,640	373,360	302,640		0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Trended RMV
						TD%	LS	Size	
0935	0	<input type="checkbox"/>		ROS	Market	97	A	21.00	302,640
Grand Total								21.00	302,640

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
Grand Total									0

Code Area	Type	Exemptions/Special Assessments/Potential Liability							
0935		FIRE PATROL:							
		■ FIRE PATROL NORTHWEST				Amount	21.88 Acres	21 Year	2020

Comments: 2/27/12 Land reappraisal, tabled land, size change per cartographer, split FPNW w/U2.LM
 8/1/17 - Updated FP values after PA conversion - changed to entered values. EJ.
 02/22/18 Combined U2 account into U1 account. U1 account was retaxlotted into TL 200. Canceled U2 account.ef
 06/11/19 Changed land back to trendable.ef

EXHIBIT B

1,743.0



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

PLANNING APPLICATION

Applicant (Check Box if Same as Property Owner)

Name: Jeff Schom & Mary Jones Phone: 503-550-7194

Address: P.O. Box 189

City: Pacific City State: OR Zip: 97135

Email: Mary J Jones @ NestuccaRidge.com

Property Owner

Name: Same Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

OFFICE USE ONLY	
Date Stamp	<u>JUN 07 2021</u>
RV	<u>Drop Day</u>
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Received by: _____	
Receipt #: _____	
Fees: _____	
Permit No: <u>851-21-000205-PLNG</u>	

Request: Review site plan of proposed new office building and related improvements.

- | Type II | Type III | Type IV |
|--|---|---|
| <input type="checkbox"/> Farm/Forest Review | <input type="checkbox"/> Appeal of Director's Decision | <input type="checkbox"/> Appeal of Planning Commission Decision |
| <input type="checkbox"/> Conditional Use Review | <input type="checkbox"/> Extension of Time | <input type="checkbox"/> Ordinance Amendment |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Detailed Hazard Report | <input type="checkbox"/> Large-Scale Zoning Map Amendment |
| <input type="checkbox"/> Exception to Resource or Riparian Setback | <input checked="" type="checkbox"/> Conditional Use (As deemed by Director) | <input type="checkbox"/> Plan and/or Code Text Amendment |
| <input type="checkbox"/> Nonconforming Review (Major or Minor) | <input type="checkbox"/> Ordinance Amendment | |
| <input type="checkbox"/> Development Permit Review for Estuary Development | <input type="checkbox"/> Map Amendment | |
| <input type="checkbox"/> Non-farm dwelling in Farm Zone | <input type="checkbox"/> Goal Exception | |
| <input type="checkbox"/> Fore-dune Grading Permit Review | | |
| <input type="checkbox"/> Neskowin Coastal Hazards Area | | |

Location:

Site Address: 9005 Nestucca Ridge Rd

Map Number: 45 10 19 CB 7300

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)
Applicant Signature

6-4-21
Date

6-4-21
Date

Sarah Absher

From: Michael Kittell <michael@albrightkittell.com>
Sent: Wednesday, June 9, 2021 5:41 PM
To: Angela Rimoldi; Allison Hinderer; Sarah Absher
Cc: Joel Stevens; Tawnya Dimmitt
Subject: Re: Conditional Use Application (Schons/Jones)

Hi Angela, Allison and Sarah:

As Sarah, Joel Stevens and I discussed on Monday, June 7th, 2021, I understand that this application will be considered by the Planning Commission at its July 8, 2021 meeting. This matter is sent to the Planning Commission *in an abundance of caution*, given the ambiguities in the required process for modifications of site plans in the Planned Development Overlay Zone under TCLUO 3.520. Also, I understand that the Planning Commission's scope of review will be narrow and only include the (i) rearrangement of the off-street parking, the (ii) pedestrian sky bridge, and (iii) any increase in square footage or footprint between the office building plan as submitted and those approved in 1993. The rest of the proposed plan is beyond the scope of the Planning Commission's review, as it falls under the 1993 approval.

I believe that the submission that my clients, Jeff Schons and Mary J. Jones, made via email to Sarah on May 5, 2021 adequately addresses the applicable criteria, and no supplement is needed by me. The modification of the site plan accords with the stated purpose of the Planned Development Overlay Zone, intelligently preserves and protects sensitive areas, is needed, does not overburden existing facilities, has minimal off-site impacts, and otherwise satisfies all applicable criteria. However, please let me know if you have any questions or concerns when reviewing this application.

Please confirm that this matter will be considered by the Planning Commission on July 8th, and also confirm the time of the hearing as well the instructions for virtual attendance.

Please include this email in the record. Many thanks,

--
Michael Kittell | Shareholder
Albright Kittell PC
2308 3rd Street
PO Box 939
Tillamook, OR 97141
Ph: 503.842.6633
F: 503.842.4540
michael@albrightkittell.com

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May 4, 2021

CONDITIONAL USE REQUEST

Minor Alteration of existing Site Plan for the Limited Commercial area ("Tract A")
in Nestucca Ridge Subdivision

APPLICANTS:

Jeff Schons and Mary J Jones are the property owners and the applicants.

NATURE OF THE REQUEST:

We request approval for the addition of a 5,000 square foot office building and connection to existing office building with required new parking. See new Site Plan attached as Exhibit A.

The existing office building on the subject parcel has reached capacity (actually more than its intended capacity) and offices in that building are now accommodating two or three people rather than the one that was originally intended for each office. The addition of the new office building will alleviate the overcrowding in the existing building by moving approximately 12 people (and their vehicles) from the existing building into the new building and new parking lot.

LOCATION OF THE REQUEST:

New Office Building at the corner of Cape Kiwanda Drive and Nestucca Ridge Rd to be built on Tax Lot 7300, 4S1019CB, current address: 9005 Nestucca Ridge Rd, Pacific City, OR 97135

SECTION 6.040: REVIEW CRITERIA

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

- (1) The use is listed as a CONDITIONAL USE in the underlying zone, or in an applicable overlying zone.

RESPONSE: The site is currently zoned PCW-R2 with an existing designation of "Limited Use Commercial!" in an existing Planned Development Overlay for the Nestucca Ridge Subdivision. The use of office building is currently permitted as a use in the existing planned development overlay zone and was shown on the site plan.

- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

RESPONSE: The underlying zone will remain R-2 which is what the Comprehensive Plan designation for this property is. Therefore, the use is consistent with the Comprehensive Plan.

- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

RESPONSE: The parcel is suitable for the proposed use considering the following:

- **Size:** 39,474 square feet (.91 acres)
- **Location:** At the Northwest corner of Nestucca Ridge Subdivision, adjacent to the Pacific City Water & Sanitary Authority
- **Topography:** Flat
- **Existing Improvements:** The site is currently served by water, sewer and electricity (service provider letters attached)
- **Natural Features:** A Geo-Hazard report (attached as Exhibit B) has been completed and following is the outcome:

"CONCLUSIONS AND RECOMMENDATIONS General Based on the results of our explorations, laboratory testing, and engineering analyses, it is our opinion that the site can be developed following the recommendations contained herein. The key geotechnical issues are root removal from shore pines, and re-compaction of foundation bearing and slab surfaces after excavation."

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

RESPONSE: The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone. We illustrate this in the following ways:

- The approved 1993 Zone Change which created the Planned Development Overlay included the proposed site and designated its use to be "Limited Commercial" including office use and storage building uses. Thus, the character of this area was anticipated to be commercial in character.
- The existing character of the area is office building and storage building use with associated parking. Therefore, the addition of another office building and associated parking will not alter the character of the area.
- The addition of more parking area will enhance the area. Since the use of the office building is mainly on weekdays, the parking lot can be utilized on weekends by the public as well as residents of Nestucca Ridge for overflow parking.
- The addition of a new entrance and exit from Cape Kiwanda Drive to the parking area and office building will enhance the area by reducing the amount of traffic entering and leaving the residential streets within Nestucca Ridge Subdivision.
- The existing footpaths in Nestucca Ridge end at the PCJWSA driveway and encourage walkers to cross Cape Kiwanda Drive at a curve in the road which can be dangerous. The relocation of the crossing to just south of the northern entrance to Nestucca Ridge and the addition of a pedestrian-activated walkway across Cape Kiwanda Drive at that location will increase safety of pedestrians who desire to cross Cape Kiwanda Drive near the site.

- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.

RESPONSE: There are no existing solar energy systems, wind energy conversion or windmills within ___ miles of the site and therefore, the proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.

- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

RESPONSE: The existing office and storage unit buildings are served by public facilities and services and those services are available to the new building as evidenced by service provider letters attached. Therefore, the proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

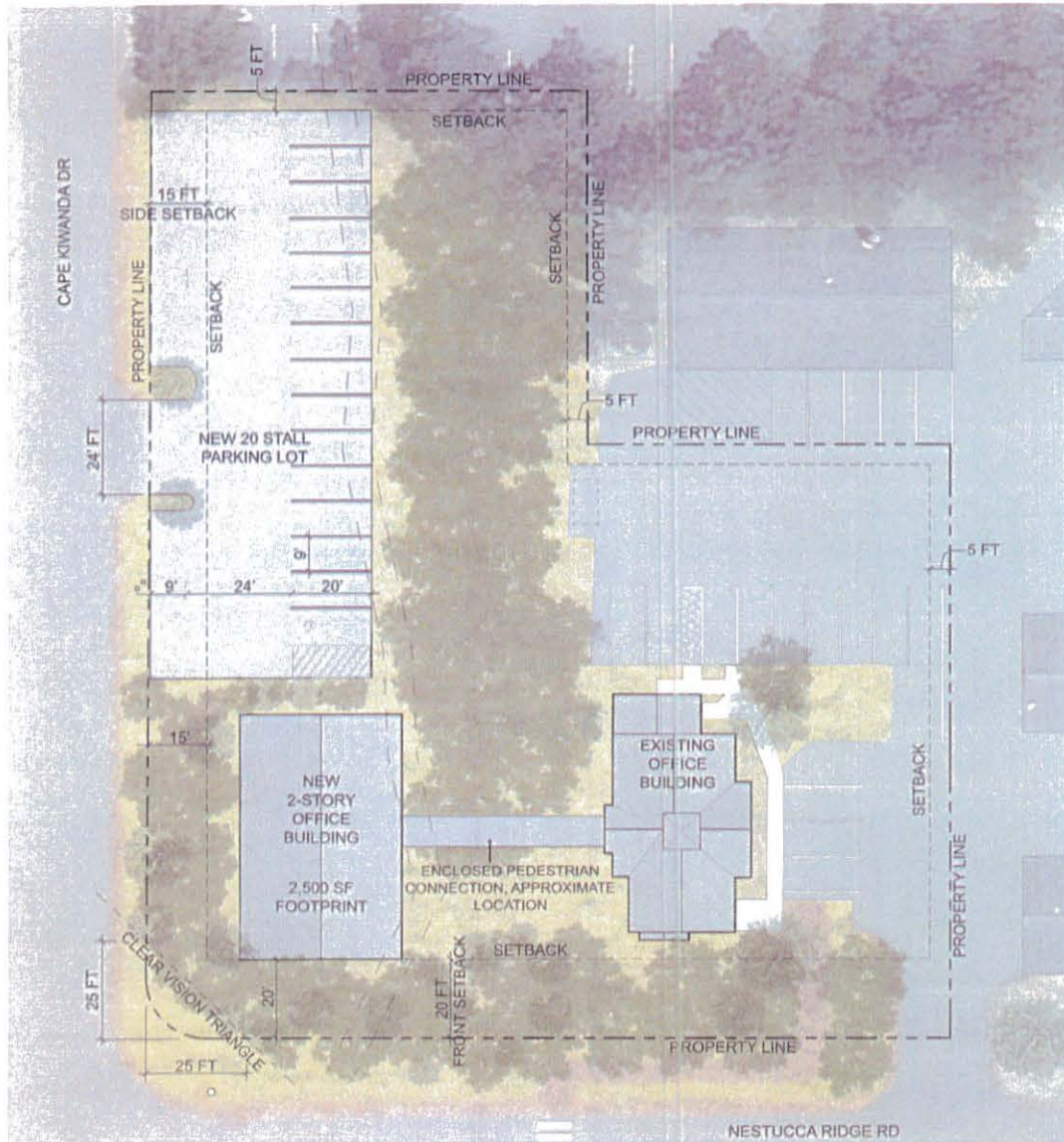
We respectfully request approval of the above Minor Alteration to the site plan for Nestucca Ridge Limited Commercial area.



SITE CONTEXT

KEYNOTES

- (A) NEW 2-STORY OFFICE BUILDING
- (B) EXISTING OFFICE BUILDING
- (C) PEDESTRIAN CONNECTION
- (D) NEW 20 STALL PARKING LOT
- (E) EXISTING 12 STALL PARKING LOT
- (F) 5 OFF-SITE PARKING STALLS
- (G) PEDESTRIAN PATH
- (H) NEW SHORE PINES
- (J) NEW CROSSWALK
- (K) FUTURE MULTI-MODAL PATH



SITE PLAN

REPORT OF GEOTECHNICAL ENGINEERING SERVICES

**Nestucca Ridge Office
Pacific City, Oregon**

**Geotech
Solutions Inc.**

April 21, 2021

GSI Project: nestuccaridge-21-1-gi

April 21, 2021

nestuccaridge-21-1-gj

Nestucca Ridge
mary@nestuccaridge.com
jeff@nestuccaridge.com

REPORT OF GEOTECHNICAL ENGINEERING SERVICES
Nestucca Ridge Offices
Nestucca Ridge Road and Cape Kiwanda Drive, Pacific City, Oregon

As authorized in our agreement, herein we present our report of geotechnical engineering services for the new 2-story 5,000 square foot office building and parking expansion west of Nestucca Ridge's existing offices in Pacific City, Oregon. 20 parking stalls and related paving are planned to the north, as well as pedestrian connections to the east. The purpose of our work was to provide geotechnical engineering recommendations for design. Specifically, our scope will include the following:

- Provide principal level geotechnical project management including a site reconnaissance, review of provided information, client communications, and review of analyses, reports, and standard format invoicing.
- Explore subsurface conditions by advancing two CPT's to refusal, with one pore pressure dissipation test in each. Also complete three shallow hand augers to sample near surface soils.
- Complete soil classification testing as needed.
- Complete detailed liquefaction analyses of site soils and estimate liquefaction induced deformations and provide qualitative means to reduce deformations as needed.
- Provide recommendations for earthwork including suitable fill materials, seasonal material usage, compaction criteria, utility trench backfill, and need for subsurface drainage.
- Provide recommendations for asphalt concrete subgrade preparation and pavement thickness for parking.
- As appropriate, provide recommendations for footing foundations, including embedment, bearing pressure, resistance to lateral loads, a seismic coefficient, and the need for subsurface drainage.
- As appropriate, provide recommendations for shallow foundations or up to one deep foundation/pile foundation type including vertical capacity versus embedment, allowable lateral loads and related deflection, installation criteria, and design parameters for pile caps and grade beams.
- Provide a written report summarizing the results of our geotechnical evaluation.

SITE OBSERVATIONS AND CONDITIONS

Site Aerial Photos and Surface Conditions

Based on aerial photos the parcel has been in the current general undeveloped condition for at least a few decades, with surface grading related to a path or unimproved road bisecting the site shown in the 2000 photo, and the existing office building and east 12 stall paved parking shown in the 2002 photo. The site surface is relatively flat with primarily dune grass in the far west and shore pines over much of the parcel. Paved parking and roadways generally bound the parcel, with commercial development to the east, municipal facilities to the north, and residential to the west and south.

Subsurface Conditions

Subsurface conditions were explored with two cone penetrometer test probes (CPT), and three hand augers at the approximate locations on the attached *Site Plan*. Our explorations encountered generally loose fine sand with some roots in the top 6 inches, grading to medium dense sand below that which transitioned to dense to very dense sand below depths of roughly 9-10 feet. Refusal in very dense sand was met at 22 and 15 feet. Roughly 6 inches of sand fill was encountered in HA-3 in the southeast.

CPT friction ratios were near 1% from the surface to roughly 9-10 feet, then 1-2% below that. Tip resistance ranged from 20-200 tsf to a depth of 9-10 feet, and below that was over 200 tsf to the depth explored, with refusal near 500 tsf. This is consistent with our explorations in the vicinity on other projects. The *CPT Summary Plots* and *Hand Auger Logs* are attached.

Ground Water – Ground water was encountered at depths of 6-10 feet based on pore pressure dissipation testing.

CONCLUSIONS AND RECOMMENDATIONS**General**

Based on the results of our explorations, laboratory testing, and engineering analyses, it is our opinion that the site can be developed following the recommendations contained herein. The key geotechnical issues are root removal from shore pines, and re-compaction of foundation bearing and slab surfaces after excavation.

Site Preparation

General - Prior to earthwork construction, the site must be prepared by removing any existing structures, utilities that are not to remain, and any loose surficial or undocumented fill. Any excavation resulting from the aforementioned preparation must be brought back to grade with structural fill. The site sand is suitable for reuse as fill. Site preparation for earthwork will also require the removal of the root zone and uncontrolled fill from all pavement, building, and new fill areas. Deeper stripping depths will likely be required in areas of loose organic soil typically associated with vegetation. Root balls from shrubs and trees may extend several feet and grubbing operations can cause considerable subgrade disturbance. All disturbed material must be removed to undisturbed subgrade and backfilled with structural fill. In general, roots greater than one-inch in diameter must be removed as well as areas of concentrated smaller roots.

Stabilization and Soft Areas - After stripping, we must be contacted to evaluate the exposed subgrade. Loose sand areas will require wetting and re-compaction or over-excavation and backfilling with well graded, angular crushed rock compacted as structural fill. If soft silty zones are encountered, they will require removal and replacement with granular structural fill.

Working Blankets and Haul Roads – Perimeter paving can be used to access the site. On site construction equipment should not operate directly on the sand when dry, as it is susceptible to loosening and “shoving”. Rock working blankets and haul roads placed over a geosynthetic in a thickened advancing pad can be used to protect subgrades. We recommend that sound, angular, pit run or crushed basalt with no more than 6 percent passing a #200 sieve be used to construct haul roads and working blankets, overlying the preceding separation geosynthetic. Working blankets must be at least 6

inches thick, and haul roads at least 9 inches thick. The preceding rock thicknesses are the minimum recommended. Subgrade protection is the responsibility of the contractor and thicker sections may be required based on subgrade conditions during construction and the type and frequency of construction equipment.

Earthwork

We understand that development plans do not call for significant new permanent cut or fill slopes. Permanent cut or fill slopes less than 5 feet high can be inclined at 2.5H:1V in medium dense or better sand. If higher slopes are planned, we should be consulted. Temporary cuts to depths of up to 5 feet may be inclined at 1.25H:1V, but seepage or caving soils may preclude these slopes and demand shoring. In the dry season fine sprinkling of the sands without saturating or eroding it can help reduce slope raveling.

For any new cut slopes, the slope should be excavated with a smooth bucket excavator with the surface repaired if disturbed. In addition, upslope surface runoff must be rerouted so that it does not run down the face of the slopes. The site soils are susceptible to erosion and must be protected. Equipment must not be allowed to induce vibration or infiltrate water above or on any slopes.

Fill – The on-site sand fill and native sand can be used for structural fill if properly moisture conditioned and free of deleterious materials. Use of the sand will require watering in all but the wettest of conditions. Once moisture contents are within 3 percent of optimum, the material must be compacted to at least 92 percent relative to ASTM D1557 (modified proctor) using smooth drum vibratory compactor. Fill must be placed in lifts no greater than 10 inches in loose thickness.

Fill could also consist of imported granular soil with less than 6 percent fines, such as clean crushed or pit run rock. This material must also be compacted to 95 percent relative to ASTM D1557.

Trenches – Utility trenches may encounter ground water seepage and moderate to severe caving and flowing conditions must be expected if seepage is present. Ground water was encountered at 5-10 feet in the CPT's. Shoring of utility trenches will be required for depths greater than 4 feet in addition to dewatering if groundwater seepage is present. We recommend that the type and design of the shoring system be the responsibility of the contractor, who is in the best position to choose a system that fits the overall plan of operation.

Depending on the excavation depth and amount of groundwater seepage, dewatering may be necessary for construction of underground utilities. Flow rates for dewatering are likely to vary depending on location, soil type, and the season during which the excavation occurs. The dewatering systems, if necessary, must be capable of adapting to variable flows.

Pipe bedding must be installed in accordance with the pipe manufacturers' recommendations. If groundwater is present in the base of the utility trench excavation, we recommend over-excavating the trench by 12 inches and placing trench stabilization material in the base. Trench stabilization material must consist of well-graded, crushed rock or crushed gravel with a maximum particle size of 4 inches and be free of deleterious materials. The percent passing the U.S. Standard No. 200 Sieve must be less than 5 percent by weight when tested in accordance with ASTM C 117.

Trench backfill above the pipe zone must consist of well graded, angular crushed rock or sand fill with no more than 7 percent passing a #200 sieve. Trench backfill must be compacted to 92 percent relative to ASTM D-1557, and construction of hard surfaces, such as sidewalks or pavement, must not occur within one week of backfilling.

Building Retaining Walls

General - The following recommendations are based on the assumptions that: (1) Wall backfill consists of level, drained, angular, granular material, (2) Walls are concrete cantilever-type walls and are less than 5 feet in height, and (3) No new surcharges such as stockpiled soil, equipment, or footings are located within 10 feet of the wall. Lateral pressures from adjacent light traffic should be applied with a rectangular horizontal load of 30psf on the top 2 feet.

For cantilever walls not restrained from rotation prior to backfilling, with level backfill, and no surcharges, the static lateral pressure of a 26 pcf equivalent fluid must be used for design or the following seismic pressure, whichever is greater. For level backfill and no surcharges, the static lateral pressure of a 45 pcf equivalent fluid must be used for design of walls restrained from rotation. Increased lateral pressures due to surcharges can be calculated as previously recommended for shoring. Seismic design for roughly one inch of deflection can use a rectangular wall pressure of 42H (to determine if this controls wall design over the preceding static condition).

The preceding forces can be resisted by passive pressure at the toe of walls using an equivalent fluid pressure of 400 pcf (this must exclude the top 12 inches of embedment) and friction along the base using a friction coefficient of 0.40.

Footings for retaining walls must be designed as recommended in the **Shallow Foundations** section of the report. Footings located above retaining walls must bear below a 1H:1V projection from the back heel of the wall base. We must be consulted for lateral pressure and footing support issues if footings or other surcharge loads are located within this "no load zone".

Backfill - Retaining walls must be backfilled with clean, imported, granular soil with less than 5% fines, such as clean sand or rock. This material must also be compacted to a minimum of 92% relative to ASTM D1557 (modified proctor). Within 3 feet of the wall, backfill must be compacted to not more than 90 % relative to ASTM D1557 using hand-operated equipment.

Retaining structures typically rotate and displace roughly 1% of the wall height during development of active pressures behind the wall. We therefore recommend that construction of improvements adjacent to the top of the walls be delayed until approximately two weeks after wall construction.

Drainage

General - We recommend installing perimeter foundation drains around all exterior foundations, particularly where moisture sensitive floor coverings are planned. These drains can be eliminated for slab on grade buildings if a vapor barrier is used over the under-slab rock surface and poured directly on. In all cases the surface around building perimeters must be sloped to drain away from the buildings.

As stated previously, our retaining wall recommendations are based on drained conditions. All retaining walls must include a drain constructed as described in the following section.

Foundation and Wall Drains - Foundation and retaining wall drains must consist of a two-foot-wide zone of drain rock encompassing a 4-inch diameter perforated pipe, all enclosed with a non-woven filter fabric. The drain rock must have no more than 2% passing a #200 sieve and must extend to within one foot of the ground surface. The geosynthetic must have an AOS of a #70 sieve, a minimum permittivity of 1.0 sec^{-1} , and a minimum puncture resistance of 80 pounds (such as Propex Geotex 601 or equivalent). Alternatively, a composite drain board such as an Amerdrain 500 or equivalent could be used against walls above the preceding base drain. In either case one foot of low permeability soil (such as topsoil or silty soil) must be placed over fabric at the top of the drain to isolate the drain from surface runoff.

Seismic Design

The explored project site soils are technically seismic Class F, but for the planned short period structures site class D can be used for design. Cascadia Subduction Zone (CSZ) interface earthquake motions are expected to have several minutes of significant accelerations. Based on Tsunami hazard mapping (DOGAMI TIM-Till-12) the site which is near elevation 21 feet is likely to be inundated from CSZ interface events. An evacuation plan must be in place, and irreparable structural damage to the building may occur.

Liquefaction – Liquefaction and cyclic failure can occur in non-plastic saturated soils subjected to strong earthquake motions, particularly in loose sand and sandy soils. Design level earthquakes for the site were evaluated from crustal sources as well as the Cascadia Subduction Zone (CSZ) interface.

Design level earthquakes for liquefaction at this site (2% chance of exceedance in 50 years) are controlled by CSZ interface earthquakes, of estimated magnitudes (M_w) of 8.5 to 9. Liquefaction analyses and deformation procedures of Robertson and Zhang from the program Clq were used (attached summary sheets). Site soils at the groundwater interface are subject to liquefaction, but the thin saturated zone in medium dense to dense soils (prior to non-liquefiable higher relative densities being encountered), and the flat topography, limit expected deformations to less than one inch and mitigation is not needed.

Foundations

Footings located above retaining walls must bear below a 1H:1V projection from the back heel of the wall base ("no load zone"). For the building loads herein, a bearing pressure of 3,500 psf, with an increase to 6,000 psf for temporary loads, can be used for design with the proper wall setbacks and embedment of at least 1.5 feet. Expected compression settlement under building loads is less than one inch, with less than one half inch differentially. After a design level seismic event additional differential settlement is expected to be less than 1/2 inch. Resistance to conventional lateral wind and earthquake loads can be obtained by a passive equivalent fluid pressure of 400 pcf against the edge of the footings (ignoring the top one foot unless covered by pavement or a slab) and by a friction coefficient of 0.40 on such elements, each including a factor of safety of 1.5. The seismic site class for design is D.

Slabs and hardscaping – A minimum of 6 inches of clean, angular crushed rock with no more than 5% passing a #200 sieve is recommended for base rock under slabs for slab loads up to 250 psf. Prior to slab placement the rock will need to pass a proof roll with a fully loaded truck or meet 92% compaction relative to ASTM D-1557. In addition, any areas contaminated with fines or fine sand must be removed and replaced with clean rock. If the base rock is saturated or trapping water, this water must be removed prior to slab placement.

We recommend 4 inches of crushed rock base under hard-scaping such as pavers or sidewalks.

If moisture sensitive floor coverings or operations are planned, we recommend a vapor barrier under crawl spaces and slabs. For slabs typically a product such as a 15 mil STEGO wrap, or equivalent can be used. Experienced contractors using special concrete mix designs and placement have been successful placing concrete directly over the vapor barrier which overlies the base rock/under slab rock. This avoids the issue of water trapped in the rock between the slab and vapor barrier, which otherwise requires removal. In either case, slab moisture must be tested until it meets floor covering manufacturer's recommendations.

Pavement

We developed new asphalt concrete pavement thicknesses for areas exposed to passenger vehicles only and areas exposed to up to 3 trucks per day based on a 20-year design life with 3-axle trucks. We assumed that the average truck consists of a panel-type delivery truck or 3-axle garbage truck, with occasional 75,000 GVW fire trucks. Traffic volumes can be revised if specific data is available.

Our pavement analyses are based on AASHTO methods and subgrade of recompacted sand having a resilient modulus of 6,000 psi and prepared as recommended herein. We have also assumed that roadway construction will be completed during an extended period of dry weather. The results of our analyses based on these parameters are provided in the table below.

<u>Traffic</u>	<u>ESAL's</u>	<u>AC (inches)</u>	<u>CR (inches)</u>
Passenger Vehicle Only	-	2.5	6
Up to 3 Trucks Per Day	17,100	3	8

The thicknesses listed in the above table are the minimum acceptable for construction during an extended period of dry weather. Increased rock thicknesses may be required for construction during wet conditions if silty soils are encountered per the preceding **Stabilization and Soft Areas** and **Working Blanket and Haul Roads** sections. Crushed rock must conform to ODOT base rock standards and have less than 6 percent passing the #200 sieve. Asphalt concrete must be compacted to a minimum of 91 percent of a Rice Density.

Portland Cement Concrete - We developed PCC pavement thicknesses at the site for the assumed one-way traffic levels as shown in the table below. These are also suitable for trash enclosures or aprons. Each of these sections is based on AASHTO methods with no reduction for wander and a composite modulus of subgrade reaction of 350 pci (AASHTO Figure 3.3 with $M_r = 6,000$ psi and 6 inches crushed rock base). Other parameters include 4,000 psi compressive strength portland cement concrete (PCC), and plain jointed concrete **without** load transfer devices or tied concrete shoulders.

PCC pavements over trench backfill should not be placed within one week of fill installation unless survey data indicates that settlement of the backfill is complete.

Traffic	ESALS	PCC (inches)	CRB (inches)
Up to 3 Trucks Per Day	17,100	5	6

Subgrade Preparation - The pavement subgrade must be prepared in accordance with the **Earthwork and Site Preparation** recommendations presented in this report. Any existing fill must be evaluated by us and may be possible to use as pavement subgrade only if organics are removed, the surface suitable stiff or dense or is ripped and recompact as documented structural fill. All pavement subgrades must pass a proof roll prior to paving. Soft areas must be repaired per the preceding **Stabilization and Soft Areas** and **Working Blanket and Haul Roads** sections.

LIMITATIONS AND OBSERVATION DURING CONSTRUCTION

We have prepared this report for use by Nestucca Ridge and the design and construction teams for this project only. The information herein could be used for bidding or estimating purposes but must not be construed as a warranty of subsurface conditions. We have made observations only at the aforementioned locations and only to the stated depths. These observations do not reflect soil types, strata thicknesses, water levels or seepage that may exist between observations. We must be consulted to observe all foundation bearing surfaces, installation of deep foundations or soil improvement procedures, proof rolling of slab and pavement subgrades, and installation of structural fill. We must be consulted to review final design and specifications in order to see that our recommendations are suitably followed. If any changes are made to the anticipated locations, loads, configurations, or construction timing, our recommendations may not be applicable, and we must be consulted. The preceding recommendations must be considered preliminary, as actual soil conditions may vary. In order for our recommendations to be final, we must be retained to observe actual subsurface conditions encountered. Our observations will allow us to interpret actual conditions and adapt our recommendations if needed.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared. No warranty, expressed or implied, is given.



April 21, 2021

nestuccaridge-21-1-gj

We appreciate the opportunity to work with you on this project and look forward to our continued involvement. Please contact us if you have any questions.

Sincerely,



Don Rondema, MS, PE
Principal



Attachments:

Site Plan, CPT Summary Plots, Hand Auger Logs, Liquefaction Summary Plots



NOT TO SCALE

BASE PHOTO FROM GOOGLE EARTH 2017 AERIAL

Geotech
Solutions Inc.

SITE PLAN
nestuccaridge-21-1-gi

LIQUEFACTION ANALYSIS REPORT

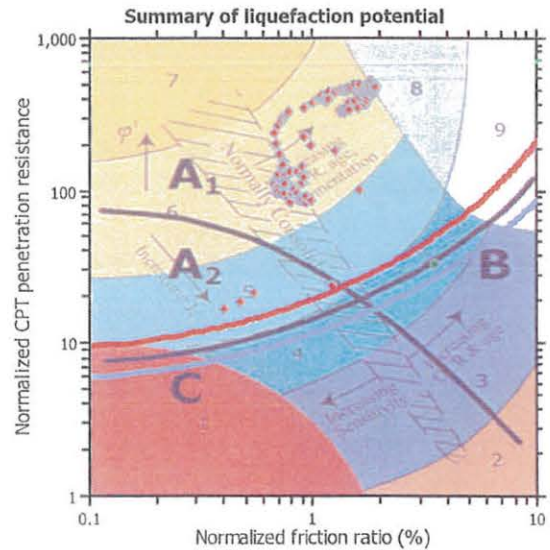
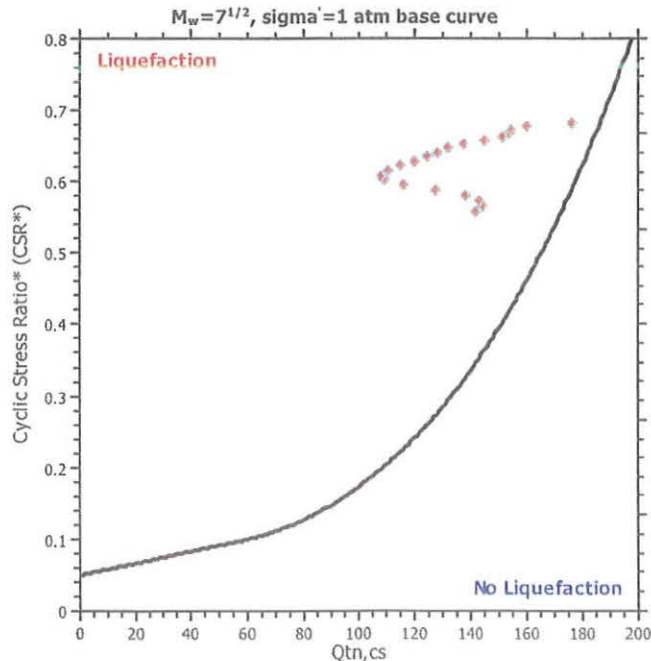
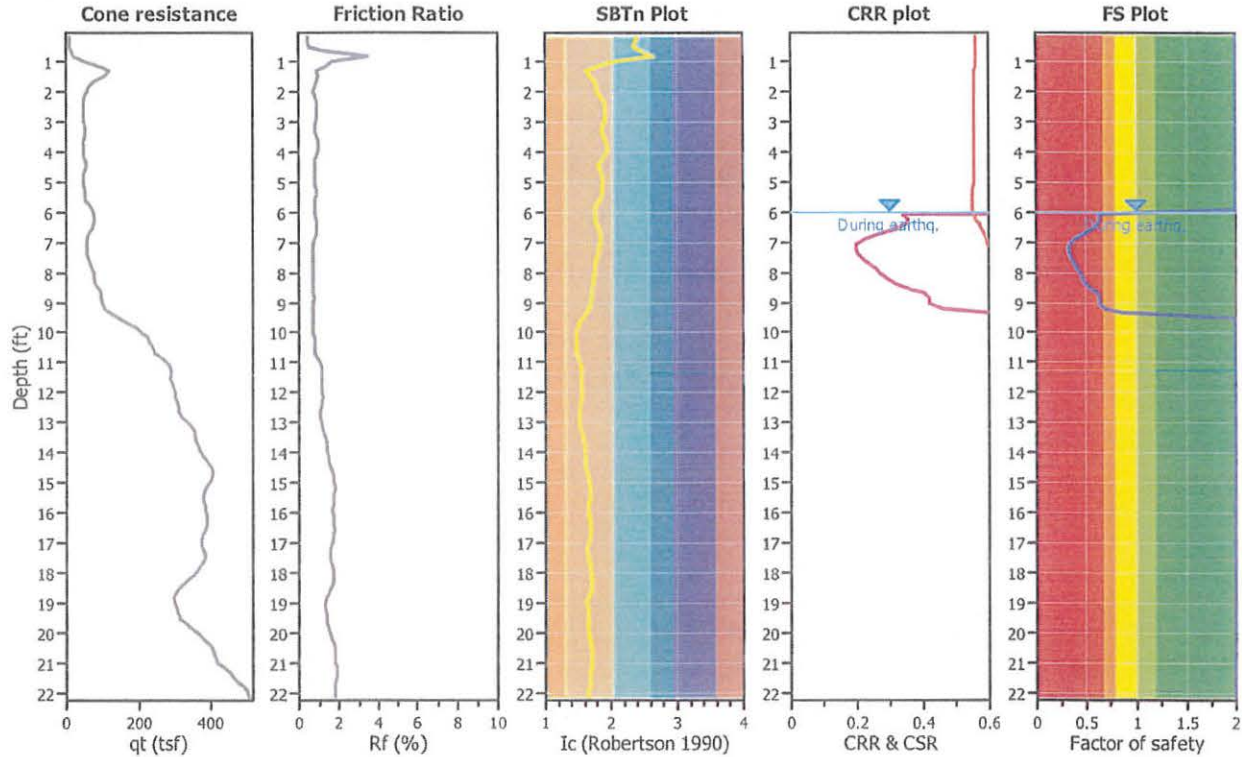
Project title : nestucca ridge office - PC

Location :

CPT file : 21044 P-1 Text File

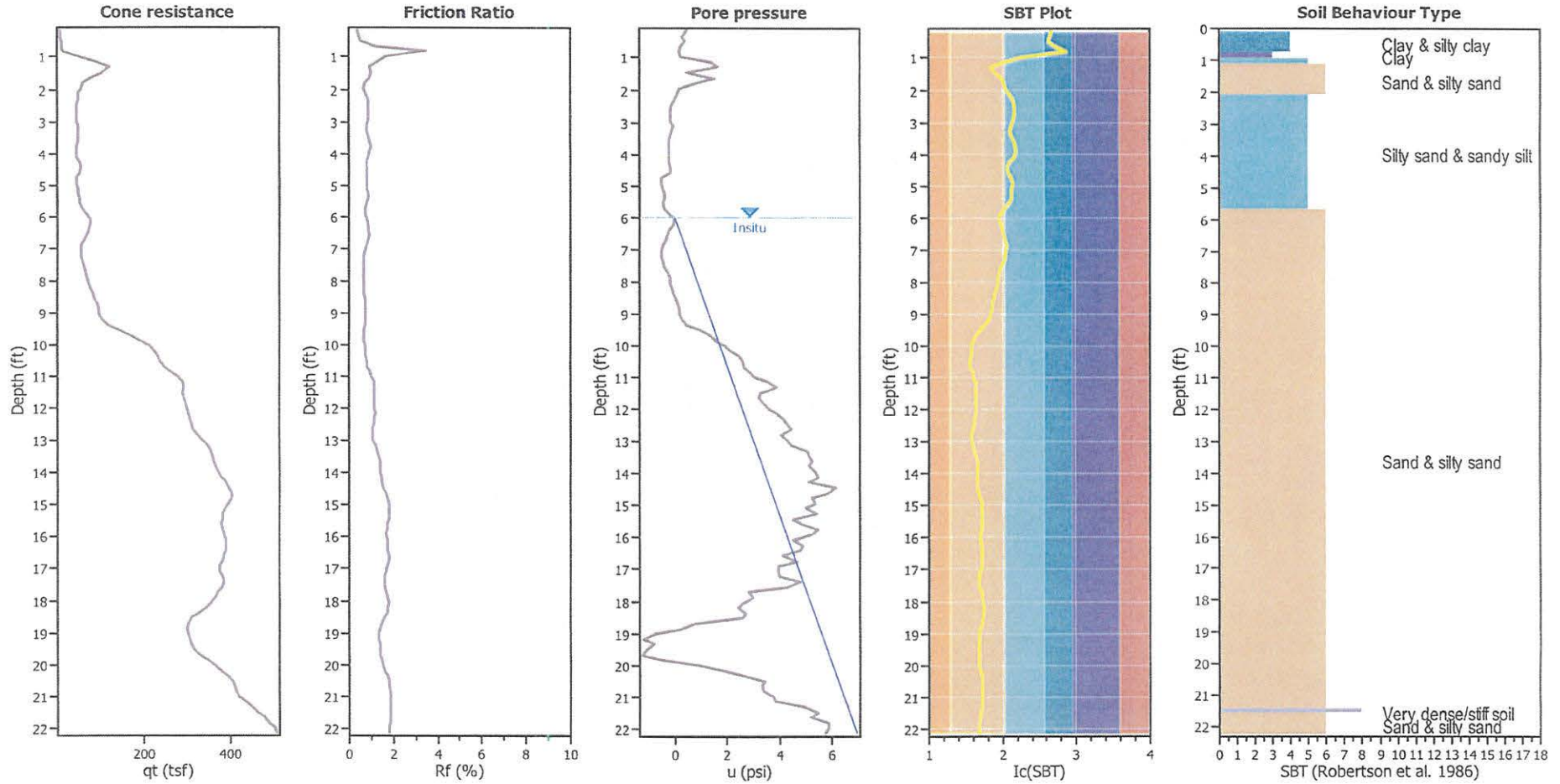
Input parameters and analysis data

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Fines correction method:	Robertson (2009)	G.W.T. (earthq.):	6.00 ft	Fill height:	N/A	applied:	All soils
Points to test:	Based on Ic value	Average results interval:	3	Fill weight:	N/A	Limit depth applied:	No
Earthquake magnitude M_w :	8.70	Ic cut-off value:	2.60	Trans. detect. applied:	No	Limit depth:	N/A
Peak ground acceleration:	0.59	Unit weight calculation:	Based on SBT	K_v applied:	No	MSF method:	Method based



Zone A₁: Cyclic liquefaction likely depending on size and duration of cyclic loading
 Zone A₂: Cyclic liquefaction and strength loss likely depending on loading and ground geometry
 Zone B: Liquefaction and post-earthquake strength loss unlikely, check cyclic softening
 Zone C: Cyclic liquefaction and strength loss possible depending on soil plasticity, brittleness/sensitivity, strain to peak undrained strength and ground geometry

CPT basic interpretation plots



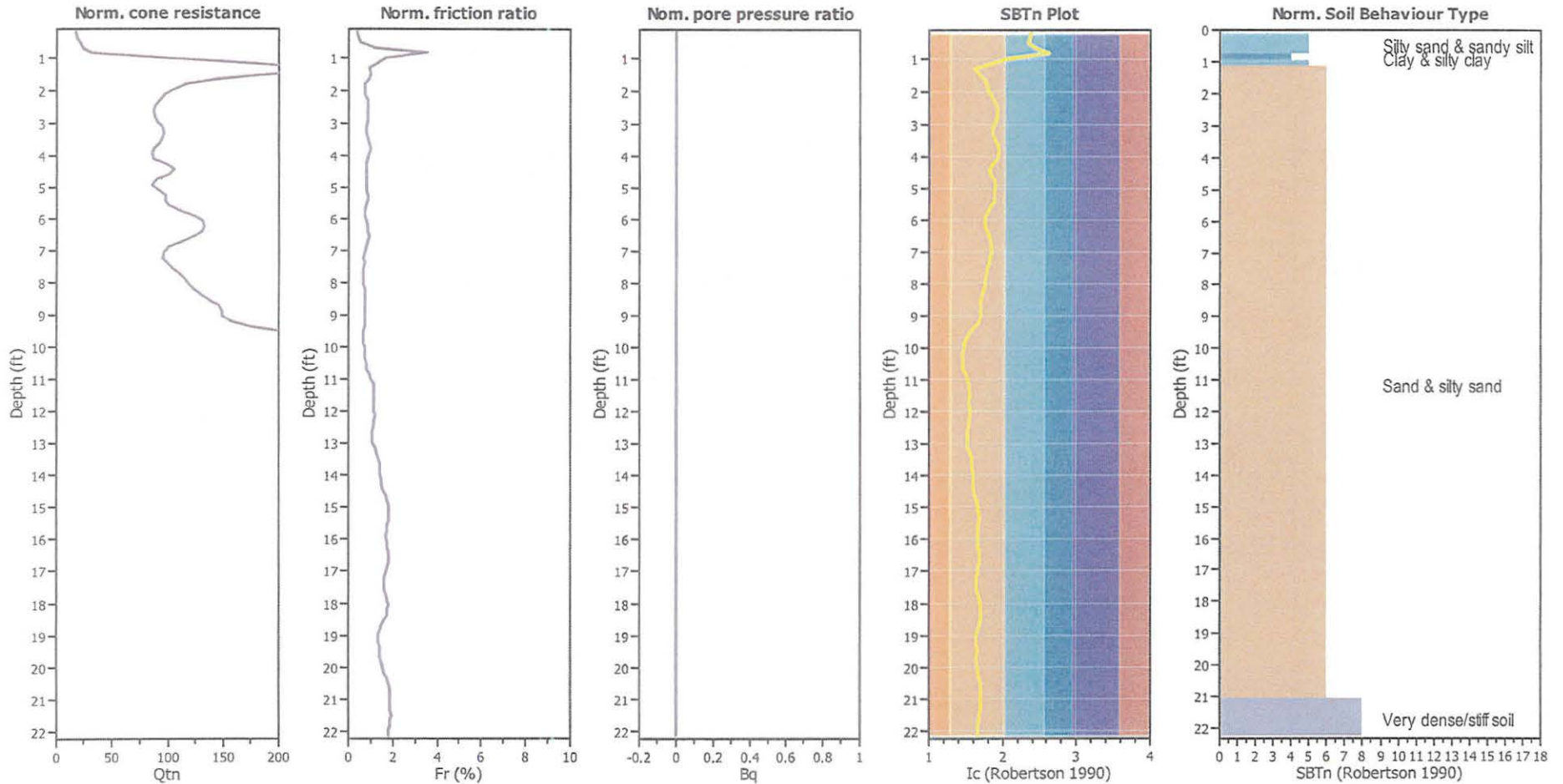
Input parameters and analysis data

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Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _s applied:	No
Earthquake magnitude M _w :	8.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.59	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	6.00 ft	Fill height:	N/A	Limit depth:	N/A

SBT legend

1. Sensitive fine grained	4. Clayey silt to silty	7. Gravely sand to sand
2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to
3. Clay to silty clay	6. Clean sand to silty sand	9. Very stiff fine grained

CPT basic interpretation plots (normalized)



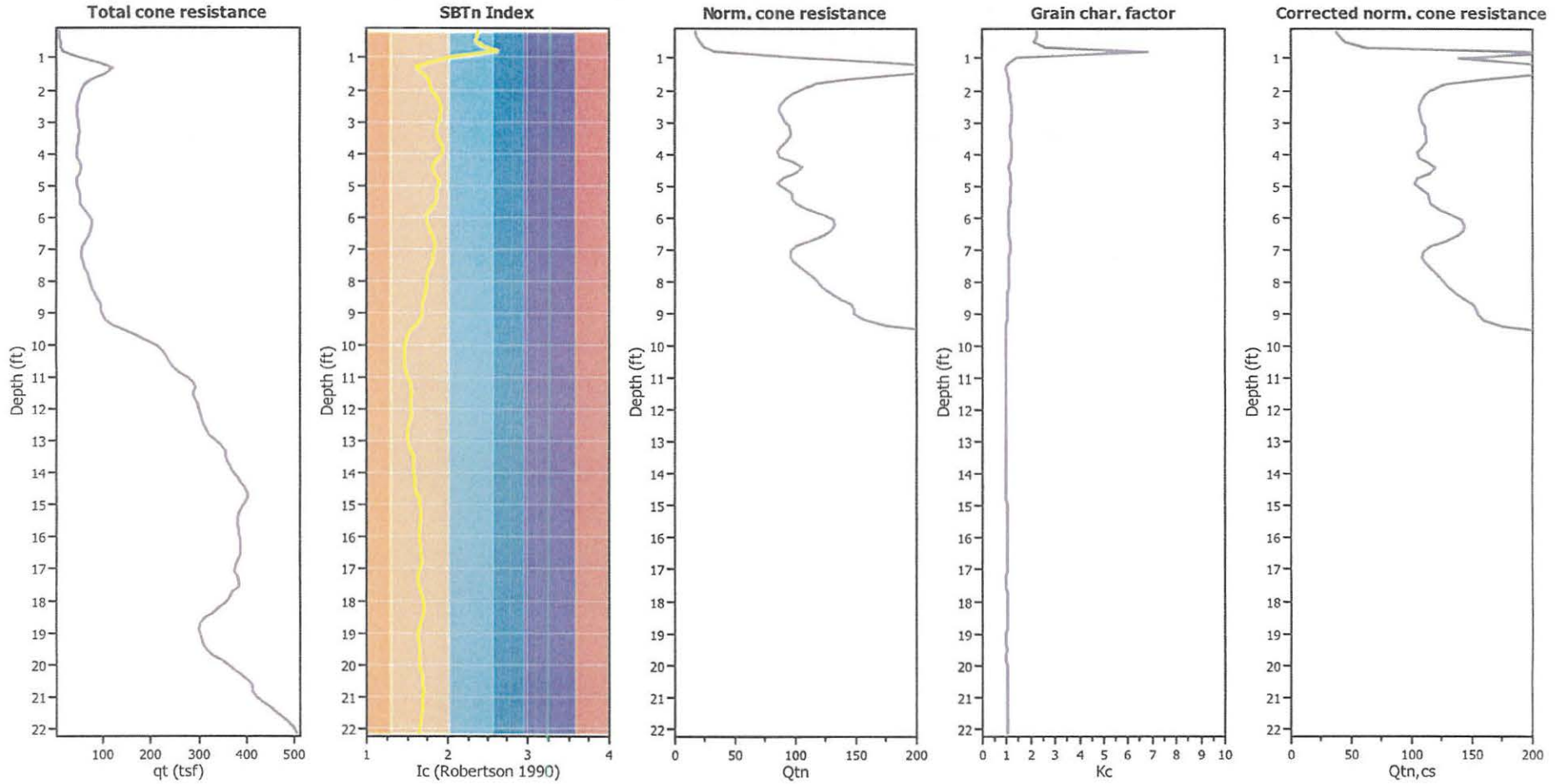
Input parameters and analysis data

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Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect, applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _v applied:	No
Earthquake magnitude M _w :	8.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.59	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	6.00 ft	Fill height:	N/A	Limit depth:	N/A

SBTn legend

1. Sensitive fine grained	4. Clayey silt to silty	7. Gravely sand to sand
2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to
3. Clay to silty clay	6. Clean sand to silty sand	9. Very stiff fine grained

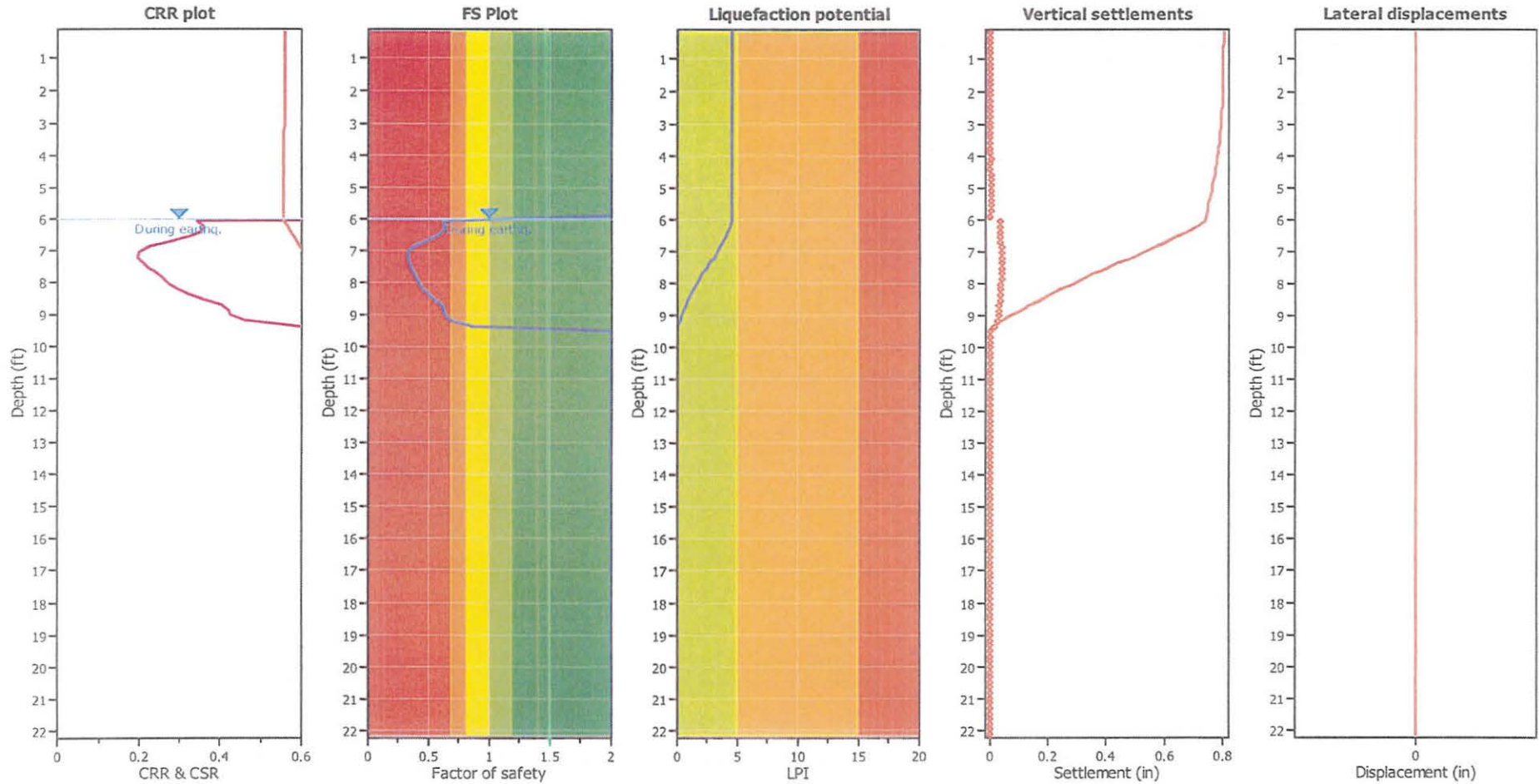
Liquefaction analysis overall plots (intermediate results)



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	6.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _o applied:	No
Earthquake magnitude M _w :	8.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.59	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	6.00 ft	Fill height:	N/A	Limit depth:	N/A

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (earthq.):	6.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _σ applied:	No
Earthquake magnitude M _w :	8.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.59	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	6.00 ft	Fill height:	N/A	Limit depth:	N/A

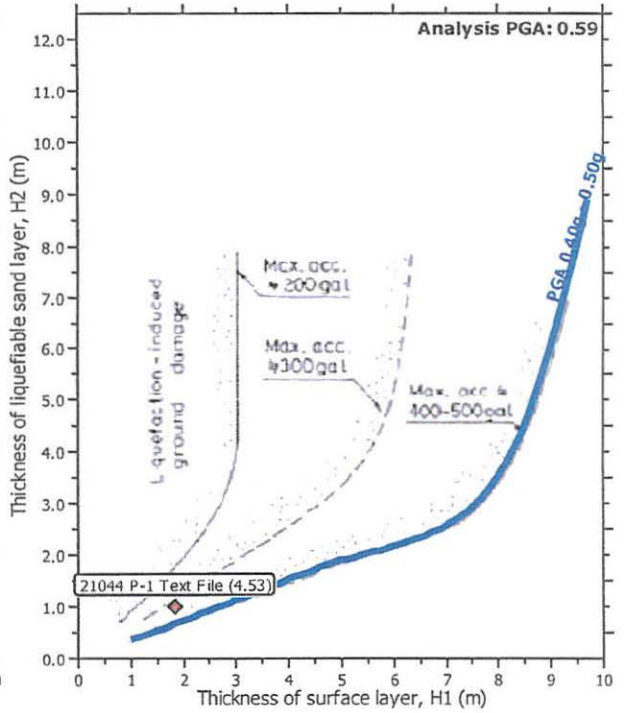
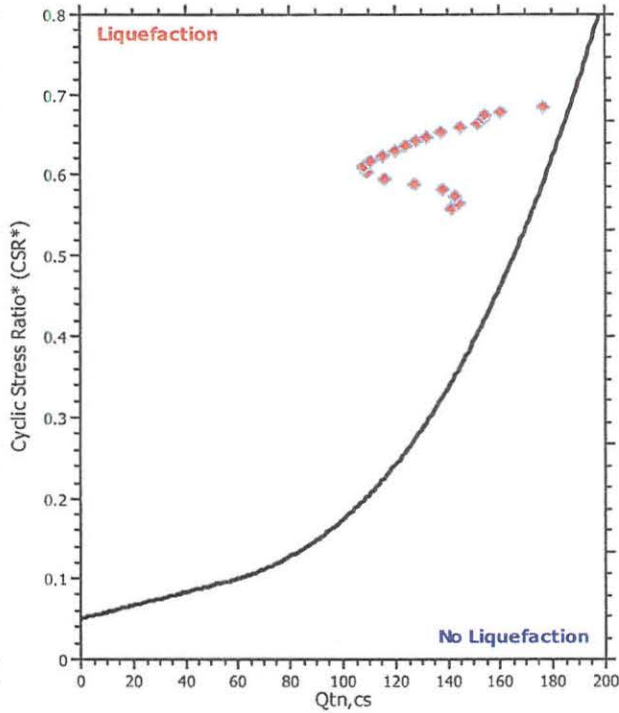
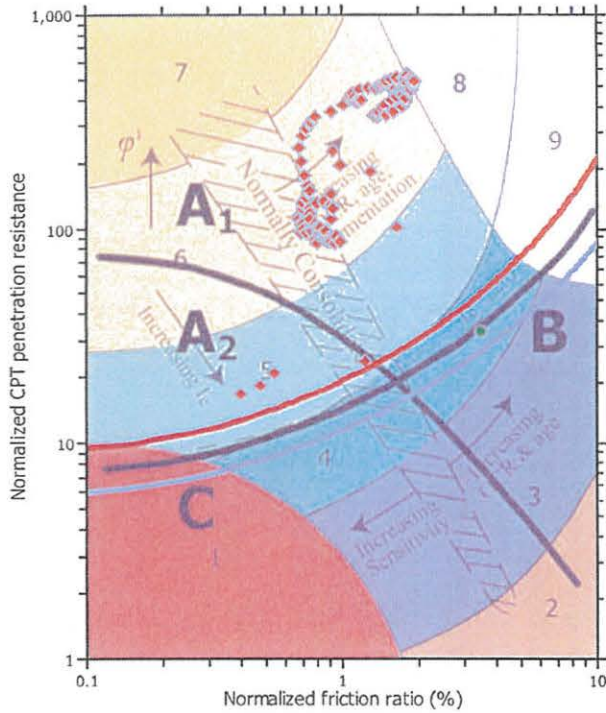
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

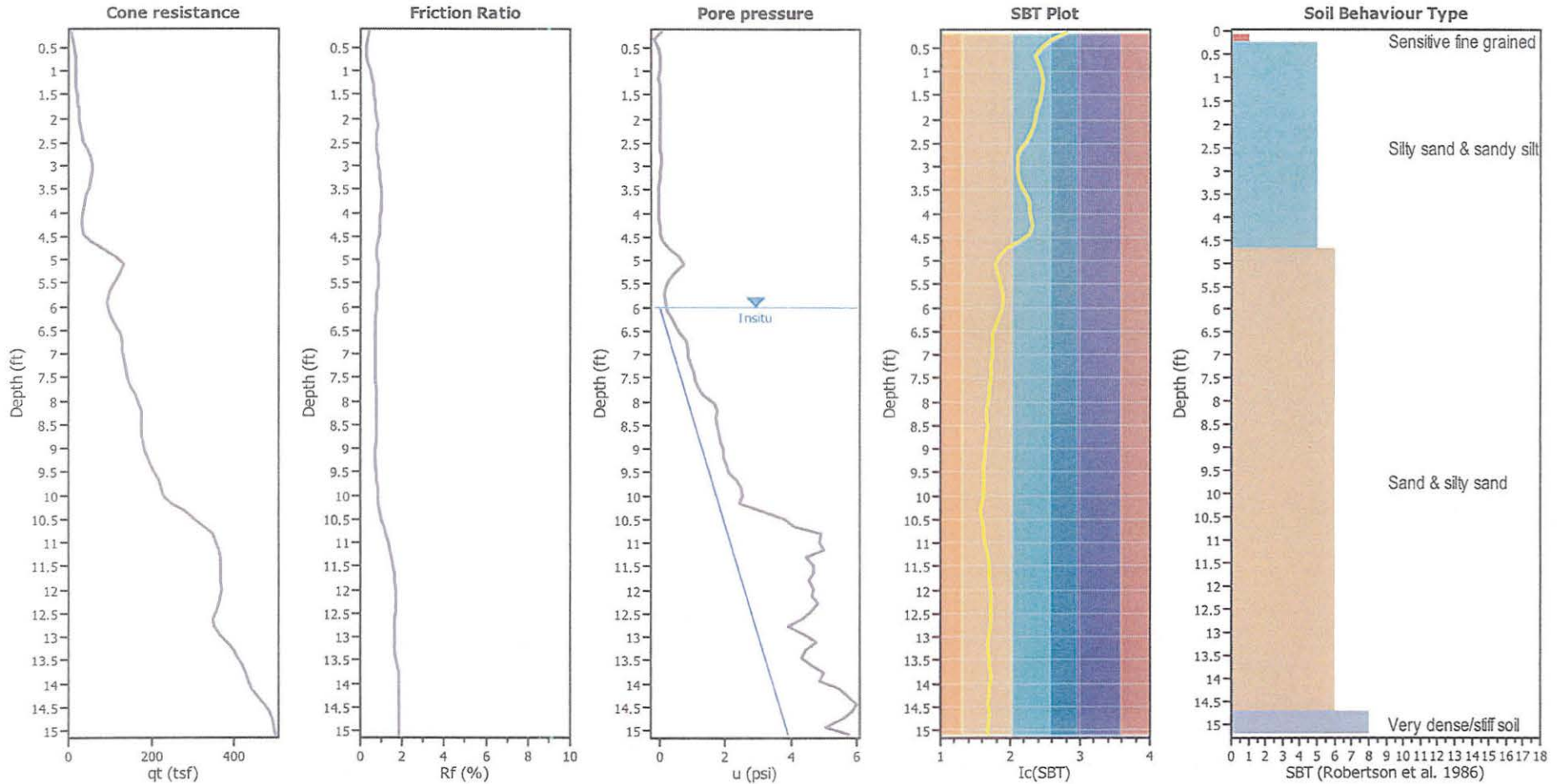
Liquefaction analysis summary plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	6.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on I _c value	I _c cut-off value:	2.60	K _σ applied:	No
Earthquake magnitude M _w :	8.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.59	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	6.00 ft	Fill height:	N/A	Limit depth:	N/A

CPT basic interpretation plots



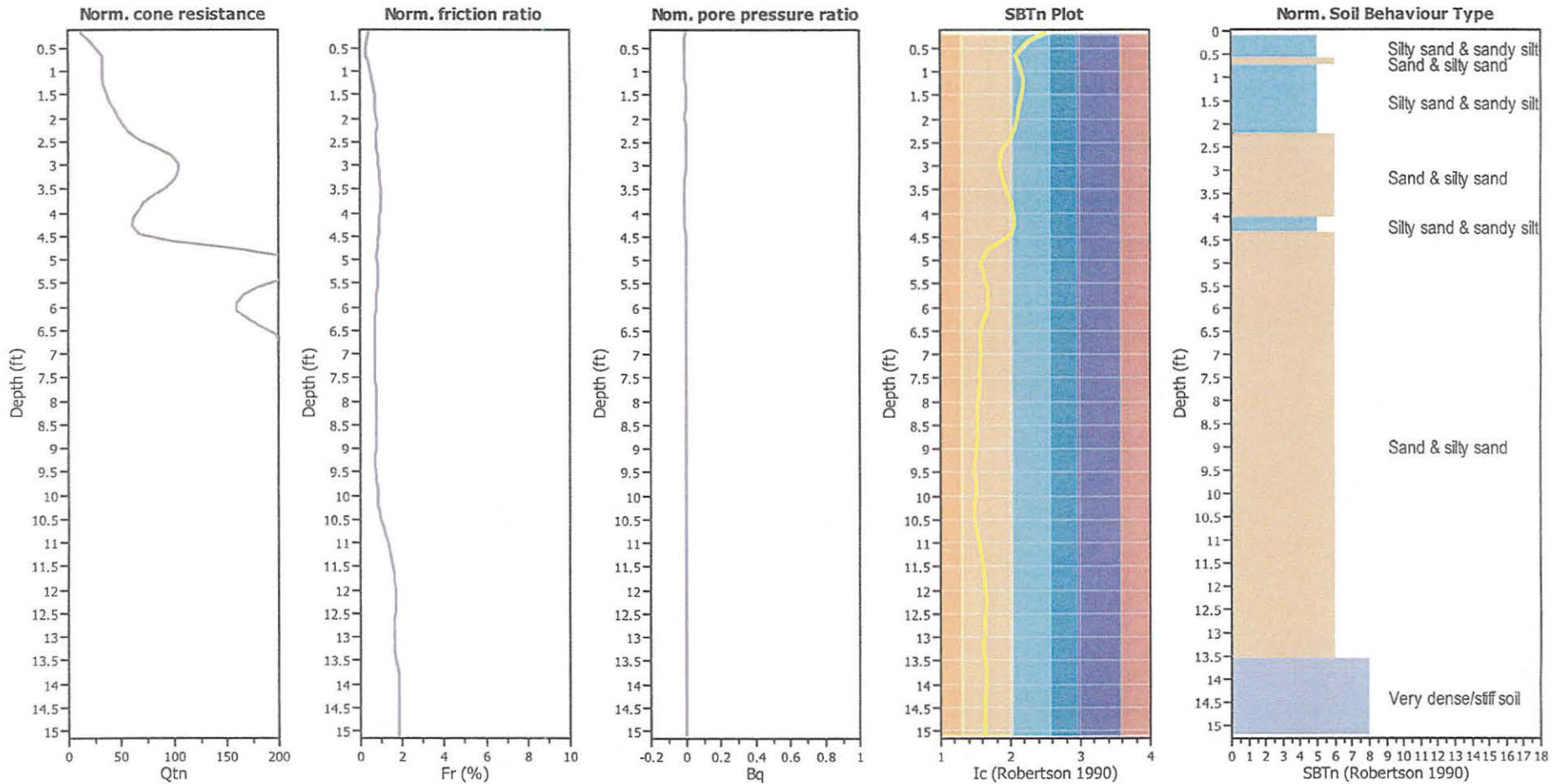
Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	6.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	No
Earthquake magnitude M _w :	8.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.59	Use fill:	No	Limit depth applied:	No
Depth to water table (Insitu):	6.00 ft	Fill height:	N/A	Limit depth:	N/A

SBT legend

1. Sensitive fine grained	4. Clayey silt to silty	7. Gravely sand to sand
2. Organic material	5. Silty sand to sandy silt	8. Very stiff sand to
3. Clay to silty clay	6. Clean sand to silty sand	9. Very stiff fine grained

CPT basic interpretation plots (normalized)



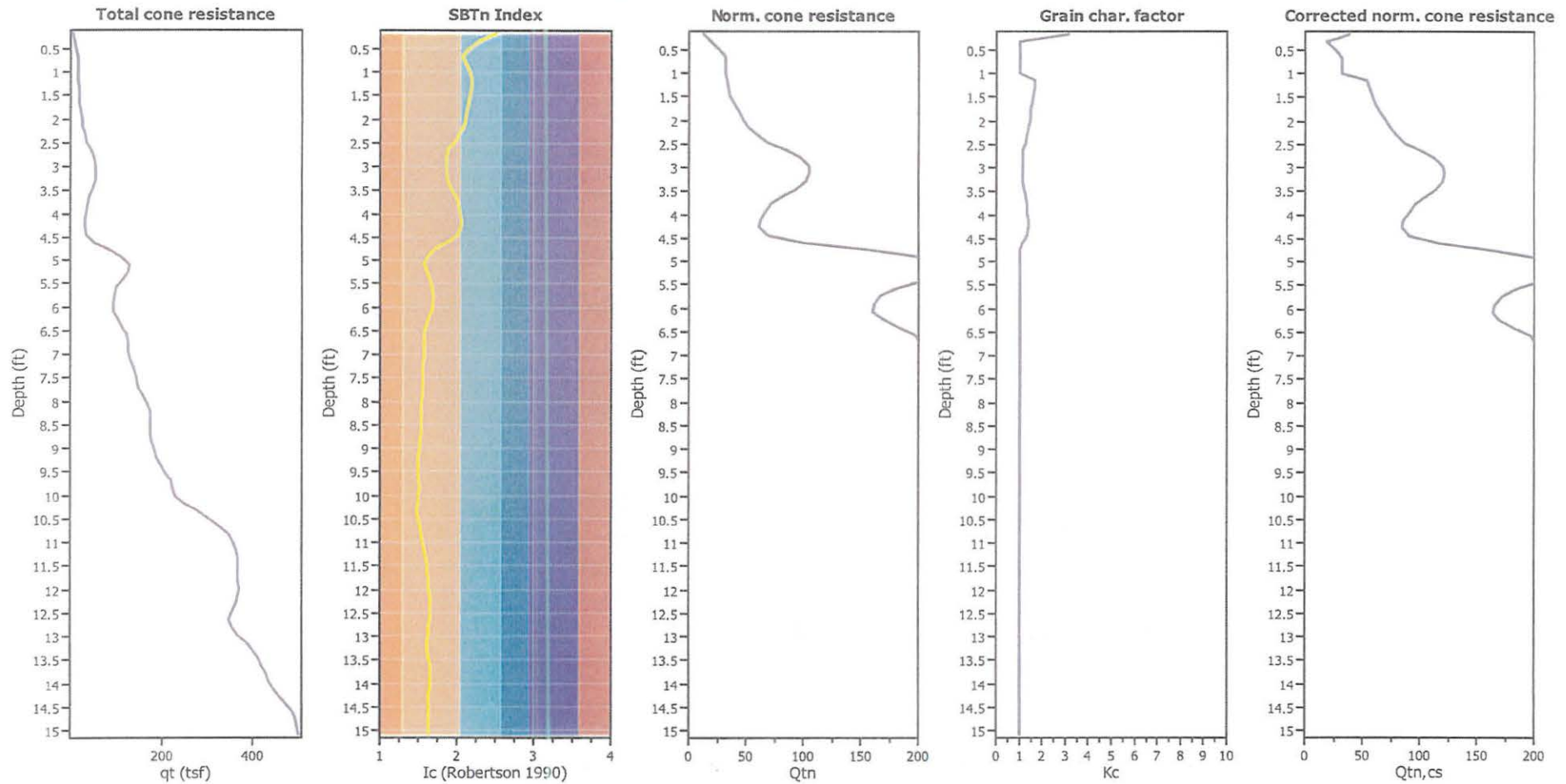
Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	6.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _o applied:	No
Earthquake magnitude M _w :	8.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.59	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	6.00 ft	Fill height:	N/A	Limit depth:	N/A

SBTn legend

- | | | |
|---------------------------|-----------------------------|----------------------------|
| 1. Sensitive fine grained | 4. Clayey silt to silty | 7. Gravely sand to sand |
| 2. Organic material | 5. Silty sand to sandy silt | 8. Very stiff sand to |
| 3. Clay to silty clay | 6. Clean sand to silty sand | 9. Very stiff fine grained |

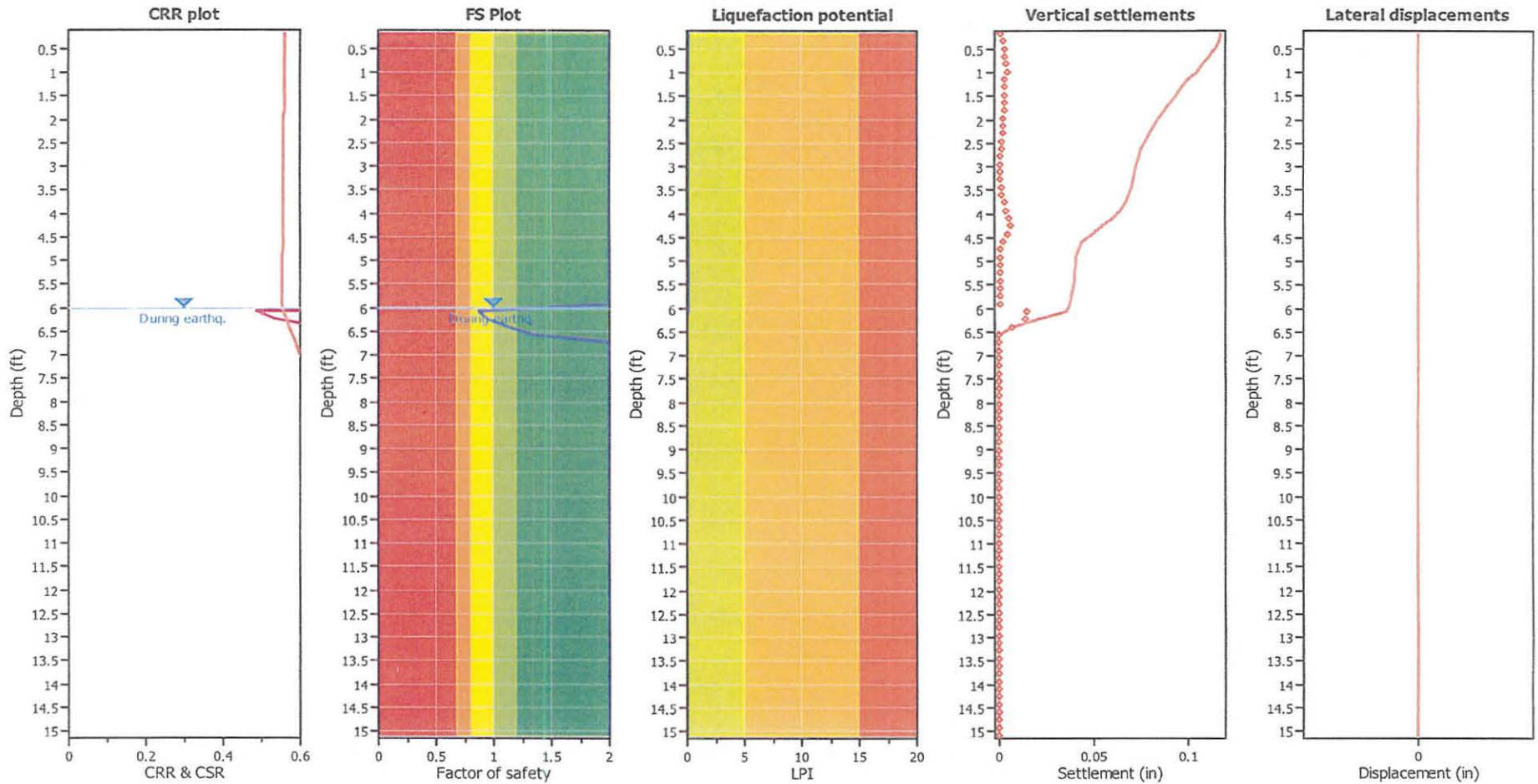
Liquefaction analysis overall plots (intermediate results)



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	6.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _c applied:	No
Earthquake magnitude M _w :	8.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.59	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	6.00 ft	Fill height:	N/A	Limit depth:	N/A

Liquefaction analysis overall plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (earthq.):	6.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K_{σ} applied:	No
Earthquake magnitude M_w :	8.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.59	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	6.00 ft	Fill height:	N/A	Limit depth:	N/A

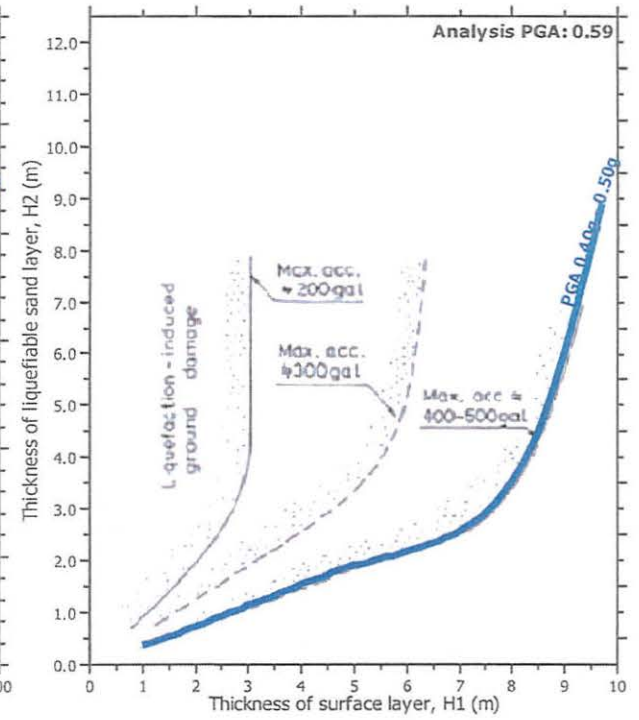
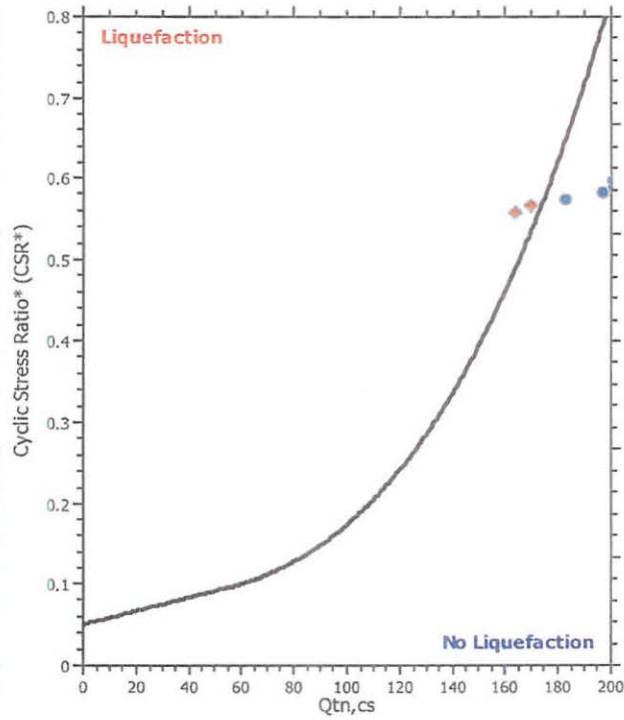
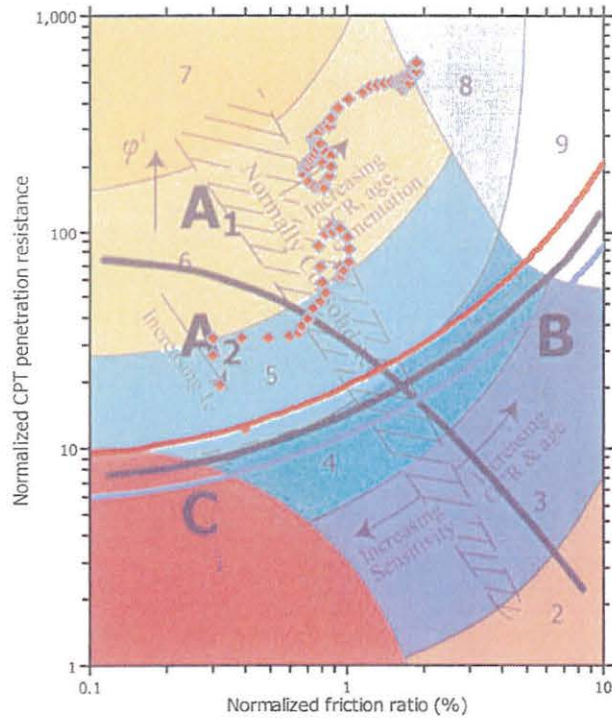
F.S. color scheme

- Almost certain it will liquefy
- Very likely to liquefy
- Liquefaction and no liq. are equally likely
- Unlike to liquefy
- Almost certain it will not liquefy

LPI color scheme

- Very high risk
- High risk
- Low risk

Liquefaction analysis summary plots



Input parameters and analysis data

Analysis method:	Robertson (2009)	Depth to water table (erthq.):	6.00 ft	Fill weight:	N/A
Fines correction method:	Robertson (2009)	Average results interval:	3	Transition detect. applied:	No
Points to test:	Based on Ic value	Ic cut-off value:	2.60	K _s applied:	No
Earthquake magnitude M _w :	8.70	Unit weight calculation:	Based on SBT	Clay like behavior applied:	All soils
Peak ground acceleration:	0.59	Use fill:	No	Limit depth applied:	No
Depth to water table (insitu):	6.00 ft	Fill height:	N/A	Limit depth:	N/A

GUIDELINES FOR CLASSIFICATION OF SOIL

Description of Relative Density for Granular Soil	
Relative Density	Standard Penetration Resistance (N-values) blows per foot
very loose	0 - 4
loose	4 - 10
medium dense	10 - 30
dense	30 - 50
very dense	over 50

Description of Consistency for Fine-Grained (Cohesive) Soils		
Consistency	Standard Penetration Resistance (N-values) blows per foot	Torvane Undrained Shear Strength, tsf
very soft	0 - 2	less than 0.125
soft	2 - 4	0.125 - 0.25
medium stiff	4 - 8	0.25 - 0.50
stiff	8 - 15	0.50 - 1.0
very stiff	15 - 30	1.0 - 2.0
hard	over 30	over 2.0

Grain-Size Classification	
Description	Size
Boulders	12 - 36 in.
Cobbles	3 - 12 in.
Gravel	1/4 - 3/4 in. (fine) 3/4 - 3 in. (coarse)
Sand	No. 200 - No. 40 Sieve (fine) No. 40 - No. 10 sieve (medium) No. 10 - No. 4 sieve (coarse)
Silt/Clay	Pass No. 200 sieve

Modifier for Subclassification	
Adjective	Percentage of Other Material In Total Sample
Clean/Occasional	0 - 2
Trace	2 - 10
Some	10 - 30
Sandy, Silty, Clayey, etc.	30 - 50

Test Pit # Depth (ft) Soil Description

Explorations completed on April 16, 2021 with a hand equipment

HA-1	Location: north portion of site.
	Surface conditions: flat, dune grass near pines.
	0 – 0.5 Loose, light brown, poorly graded fine SAND with some roots; Dry. (topsoil/root zone).
0.5 – 1.5 Medium dense, light brown, poorly graded fine SAND; dry to moist.	
	No groundwater seepage observed. Moderate caving full depth.
HA-2	Location: central west portion of site.
	Surface conditions: flat, dune grass near pines.
	0 – 0.5 Loose, light brown, poorly graded fine SAND with some roots; Dry. (topsoil/root zone)
0.5 – 1.5 Medium dense, light brown, poorly graded fine SAND; dry to moist.	
	No groundwater seepage observed. Moderate caving full depth.
HA-3	Location: southeast portion of site in lower area.
	Surface conditions: flat, near pines.
	0 – 0.5 Loose, light brown, poorly graded fine SAND FILL with some roots; Dry. (redeveloped topsoil/root zone).
0.5 – 1 Loose, light brown, poorly graded fine SAND with some roots; Dry. (topsoil/root zone)	
1 – 1.5 Medium dense, light brown, poorly graded fine SAND; dry to moist.	
	No groundwater seepage observed. Moderate caving full depth.

EXHIBIT C

Sarah Absher

From: Chris Laity
Sent: Wednesday, June 30, 2021 3:42 PM
To: Sarah Absher; Ron Newton
Subject: RE: Nestucca Ridge- Planning Commission Hearing Packet due tomorrow

Sarah,

Thanks for the opportunity to comment. Public Works has no objection to this application, but we request that the owner review ADA requirements connecting the building to the parking lot. I further request that the owner review the parking lot design to verify that a vehicle can turn into and out of each space without having to maneuver off of new asphalt. Can a vehicle park in the northwest stall (and other stalls)?

Specific conditions pertaining to the parking lot such as drainage will be discussed during the Road Approach Permit process. A signed road approach permit must be present before construction activities can occur.

The proposed crosswalk will be discussed outside of the public hearing process.



Chris Laity, P.E. | Director
TILLAMOOK COUNTY | Public Works
503 Marolf Loop Road
Tillamook, OR 97141
Phone (503) 842-3419
claity@co.tillamook.or.us

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.

From: Sarah Absher <sabsher@co.tillamook.or.us>
Sent: Wednesday, June 30, 2021 12:25 PM
To: Chris Laity <claity@co.tillamook.or.us>; Ron Newton <rnewton@co.tillamook.or.us>
Subject: Nestucca Ridge- Planning Commission Hearing Packet due tomorrow

Sincerely,
Sarah Absher, CFM, Director
Tillamook County Department of Community Development
1510-B Third Street
Tillamook, OR 97141
503-842-3408x3317