



Development Permit

Clatsop County Community Development
800 Exchange St Ste 100
Astoria, OR 97103

Ph. (503) 325 - 8611 Fax (503) 338 - 3606

For Department Use Only

Permit #: 20190474
Permit Type: Type I
Entry Date: 9/12/2019
Entered By: Ian Sisson
Assigned To:
Permit
Status: Approved Conditional

Permit Timeline

User	Status	Date
Ian Sisson	Entered	09/12/2019
Ian Sisson	Approved Condi	09/12/2019

Proposed Use

Proposed Use: **Single Family Dwelling**

Zone: **AC-RCR**
Overlay District: **GHO**

Description: New SFD at Walsh Ln & Raven Hill Rd in Arch Cape. Geo-hazard permit waiver #20190422

Owner/Project Location

Owner: Name: **Jorgensen Robert B & Waitkevich Cheryl**
Address: 2027 Bethel St NE
City, State, Zip: Olympia, WA 98506

Ph. #: (360) 970-1124
Cell: (360) 701-0594
Fax: () -

Site Address: I R S Q S Qq S Taxlot
City: State: OREGON 4 10 30 B D 03000

Applicant/Agent

Applicant: Name: Vito Cerelli
Address: 31897 Maxwell Ln
City, State, Zip: Arch Cape, OR 97102

Ph. #: (503) 440-5766
Cell: () -
Fax: () -
Ph. #: () -
Cell: () -
Fax: () -

Fees

Fee Type:
Planning/Development

Permit Fee Total:
\$84.00
Total: **\$84.00**

Receipt

<u>Payor Name:</u>	<u>Pymnt Type</u>	<u>Check #</u>	<u>Pymnt Date</u>	<u>Pymnt Amount:</u>
Jorgensen Robert B	Credit Card		09/12/2019	\$84.00

Balance Due: **\$0.00**

Signatures

1. For Commercial and industrial uses, include parking and loading plan, sign plan and erosion control plan.
2. For residential and other uses, include an erosion control plan.
3. Review attached applicant's statement and sign below.

I have read and understand the attached APPLICANT'S STATEMENT and agree to abide by the terms thereof.

Applicant Signature: _____ **Date:** _____

Owner Signature: _____ **Date:** _____

Agent Signature: _____ **Date:** _____



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For Department Use Only

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Permit #: 20190474

Ph. (503) 325 - 8611 Fax (503) 338 - 3606

Zoning District Requirements

Property Access Info.

Access to Property:
County Permit Required?
State Permit Required?

House

	Direction	Setbacks	
		Req.	Actual
F:	S	20.00	23.00
S1:	E	20.00	20.00
S2:	W	10.00	52.00
R:	N	10.00	22.00

Property Information

Type	Description	Additional Info.
Structure	26 Foot Maximum	
Water	public water source:	Arch Cape Water
Sewage	public sewer	Arch Cape Sewer
Clearance	20 Feet Clear Vision	

Compliance/Permit Requirements

Clatsop County Compliance

Except as noted, the Clatsop County Community Development Department finds the proposed use(s)/action(s) in compliance with the Clatsop County Land & Water Development and Use Ordinance and with the Clatsop County Comprehensive Plan.

The evaluation of the land parcels outlined above is based on the information presented at this time, standards provided in the Clatsop County Land & Water Development & Use Ordinance, and policies of the Comprehensive plan, and the Zoning/ Comprehensive Plan Map.

The applicant or property owner must comply with the conditions noted below and on the attached applicants statement. This permit is not valid unless the conditions are met.

Permit Requirements

Details

AC-RCR Conditions:	Maximum Lot Coverage: 40%.
AC-RCR Conditions:	Preservation of Landscape: The landscape shall be preserved in its natural state to the maximum extent possible by minimizing tree, vegetation and soils removal. Cut and fill construction methods are discouraged. Roads and driveways should follow slope contours in a manner that prevents erosion and rapid discharge into natural drainages. Disturbed areas shall be re-vegetated with native species.
AC-RCR Conditions:	Prior to final building permit approval any/all road damages created or exacerbated by the development activity shall be repaired, and the road returned to its previous condition or better.
AC-RCR Conditions:	Exterior lighting shall be of full cut-off design. Glare shall be directed away from neighboring properties or shielded in a manner not to cause offense. (i.e. full cut-off fixtures)
Erosion control plan	Applicant responsible for assuring that development does not impact other properties. All disturbed areas must be stabilized with seeding, mulching, landscaping, or other appropriate means. Proper soil erosion and sediment control prevention measures and devices are required on-site at all times.
Plot plan	All development shall occur in accordance with the approved site plan.
Road improvement	ROAD IMPROVEMENTS REQUIRED PRIOR TO OCCUPANCY: Raven Hill Road shall be improved to the A-22 Standard, paved, for the full frontage of the subject property on said road. The intersection of Walsh Lane and Raven Hill Road shall also be improved to the A-22 Standard, paved.
Stormwater Drainage plan	Applicant responsible for assuring that development activity does not adversely affect adjoining properties or area (upstream or downstream) drainage facilities.

Entered by: Ian Sisson

Entered Date: 09/12/2019

Applicants Signature: _____

Date: _____

Clatsop County Authorization: _____

Date: _____



Development Permit

Applicant's Statement

1. *Pertaining to the subject property described, I hereby declare that I am the legal owner of record, or an agent having the consent of the legal owner of record, and am authorized to make the application for a Development Permit/Action so as to obtain the following permits: Building, Sanitation, U.S. Army Corps of Engineers, Oregon Division of State Lands, Oregon Department of Transportation, Oregon Department of Parks and Recreation, or a Clatsop County Road Approach. I shall obtain any and all necessary permits before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements, or it is determined that I have failed to fully comply with all conditions attached to and made a part of this permit, this permit approval is hereby revoked and null and void.*
2. *It is expressly made a condition of this permit that I at all times fully abide by all State, Federal, and local laws, rules, and regulations governing my activities conducted or planned pursuant to this permit.*
3. *As a condition for issuing this Development Permit/Action, the undersigned agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liabilities to the undersigned, his/her property or any other person or property, that might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever, which might result from the undersign's failure to build, improve or maintain roads which serve as access to the subject property or from the undersign's failure to fully abide by any of the conditions included in or attached to this permit.*
4. **WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATIONS.**
I have been advised that this Land and Water Development Permit/Action by the Clatsop County Community Development Director may be appealed within twelve (12) calendar days of the date of permit issuance and authorization (note: if the twelfth day is a Saturday, Sunday or legal holiday, the appeal period lasts until the end of the next day which is not a Saturday, Sunday or legal holiday). I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon the authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.
5. *I am aware that failure to abide by applicable Clatsop County Land and Water Development and Use Ordinance 80-14, as amended and Standards Document regulations may result in revocation of this permit or enforcement action by the County to resolve a violation and that enforcement action may result in levying of a fine.*
6. *I understand that a change in use, no matter how insignificant, may not be authorized under this permit and may require a new Development Permit/Action (check first, with the Clatsop County Community Development Department).*
7. *I understand that this Development Permit/Action expires 180 days from the date of issuance unless substantial construction or action pursuant to the permit has taken place. Upon expiration, a new development permit must be obtained.*

Thank you for your payment!

This service has been provided by [Clatsop County Planning Department, OR](#) and [Point & Pay](#). We value your business. Please keep this receipt for future reference.

You have made a payment to [Clatsop County Planning Department, OR](#). Clatsop County Planning and Development thanks you for your payment. For questions about your account, please call 503-325-8611

Name: Robert B Jorgensen
Address: 2027 Bethel St NE, Olympia WA, US, 98506
Contact: 3607090594
Comments:

Payment ID: 64020587
Date: 09/12/19 03:33 PM
Subtotal: \$84.00
Fee: \$2.10
Total: \$86.10
Method: Credit Card(*****2595)

Item Purchased	Transaction Description	Account	Amount
Land Use Permits	Clatsop Plan Dep GOV	20190474	\$84.00

Signature: _____ **Date:** ____/____/____
 By signing this receipt you agree to the terms and conditions of this service.

You will see one line item on your credit or debit card statement indicating the amount you paid and will be identified as *Clatsop Plan Dep GOV*. If you have any questions about the charges please call 1-888-891-6064.

[Print Receipt](#) [Close Window](#)

Ian Sisson

From: Cheryl Waitkevich <c.waitkevich@gmail.com>
Sent: Thursday, September 12, 2019 2:18 PM
To: Ian Sisson
Subject: Ravenhill

Ian,
Thanks for letting us pave the road after building. We fully intend to pave when done with construction My husband is going to call to pay the permit fee.
Thanks
Cheryl Waitkevich
Robert Jorgensen



Clatsop County

Community Development
800 Exchange Street, Suite 100
Astoria, Oregon 97103
Phone 503 325-8611 Fax 503 338-3606
comdev@co.clatsop.or.us www.co.clatsop.or.us

Development Permit

Fee: \$84.00

INSTRUCTIONS:

1. Complete form and attach site plan.
2. For commercial and industrial uses, include parking and loading plan, sign plan and erosion control plan.
3. For residential and other uses, include an erosion control plan.
4. Review applicant's statement and sign this form.

Proposed Use: SINGLE FAMILY RESIDENCE

Base Zone: ACRC - RESIDENTIAL

Overlay District(s): ACRC - RESIDENTIAL

Project Location:

T 4N R 10W S 30BD TL 3000 Acres _____

Owner(s): _____

Email: _____

Address: _____

City/State/Zip: _____

Phone: _____

Phone: _____

Applicant: VITO CERELLI

Email: vito.cerelli@gmail.com

Address: 31897 MAXWELL LN.

City/State/Zip: ARCH CAPE, OR 97102

Phone: _____

Phone: 503.440.5766

Other: _____

Email: _____

Address: _____

City/State/Zip: _____

Phone: _____

Phone: _____

SIGNATURES: I have read and understand the statements **ON THE BACK OF THIS FORM** and agree to abide by them. All owners of record, per Clatsop County Assessment records, must sign the application. Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority.

Signature: *Cheryl Ann Waitkevich*

Date: 8/9/2019

Signature: *Robert B. Jorgensen*

Date: 8/9/2019

Signature: _____

Date: _____

Signature: _____

Date: _____

1. Pertaining to the subject property described, I hereby declare that I am the legal owner of record, or an agent having the consent of the legal owner of record, and am authorized to make the application for a Development Permit/Action so as to obtain the necessary building permits, sanitation permits, US Army Corps of Engineers permits, Oregon Division of State Lands permits, Oregon Department of Transportation permits, Oregon Department of Parks and Recreation permits, or Clatsop County road approach permits. I shall obtain any and all necessary permits and complete the conditions of approval as required herein within 180 days of the issuance of this permit before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements or misrepresentation or it is determined that I have failed to fully comply with all conditions attached to and made a part of this permit, this permit approval is hereby revoked and null and void.
2. It is expressly made a condition of this permit that I at all times fully abide by all state, Federal and local laws, rules, regulations governing my activities conducted or planned pursuant to this permit.
3. As a condition for issuing this Development Permit/Action the undersigned agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liabilities to the undersigned, his/her property, or any other person or property, that might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever which might result from the signer's failure to build, improve or maintain roads which serve as access to the subject property or from the undersign's failure to fully abide by any of the conditions included in or attached to this permit.
4. WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATION. I have been advised that this Land and Water Development permit/Action by the Clatsop County Community Development Director may be appealed within twelve calendar days of the date of permit issuance and authorization (note: if the twelfth day is a Saturday, Sunday or legal holiday, the appeal period lasts until the end of the next day which is not a Saturday, Sunday or legal holiday). I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon the authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.
5. I am aware that failure to abide by applicable Clatsop county Land and Water Development and Use Ordinance 80-14, as amended, and Standards Document regulations may result in revocation of this permit or enforcement action by the County to resolve a violation and that enforcement action may result in levying of a fine.
6. I understand that a change in use, no matter how insignificant, may not be authorized under this permit and may require a new Development Permit/Action. You should check with the Clatsop County Community Development Department.
7. This Development Permit/Action expires 180 days from the date of issuance unless substantial construction or action pursuant to the permit has taken place. Upon expiration, a new development permit must be obtained.

Setbacks	Required	Actual	Notes
(N, S, E, W) Front	S - 20'	S - 23'	
(N, S, E, W) Side	E - 20'	3 - 20'	
(N, S, E, W) Side	W - 10'	W - 51'8"	
(N, S, E, W) Rear	N - 10'	W - 22'	

Structure Height

- 18 ft. maximum Oceanfront (Zones RSA-SFR, CBR, CR)
- X 26 feet maximum
- 35 foot maximum
- Other _____

Fire District Sign Off Agency Name: ARCH CAPE

Sewage Disposal

- None Required
- X Public Sewer Agency Name: ARCH CAPE
- Private Sewer Permit# or Sign Off _____
- Subsurface System

Water Requirements

- None Required
- Private Water Source _____
- X Public Water Source Agency Name: _____
- Well, Spring, etc. Potability Test and/or Watermaster Certification attached

- Access - County or ODOT Permit# _____
- Average Grade Calculations _____
- Beaches & Dunes Stabilization and/or Revegetation
- Coastal Shorelands
- Conditional Use Permit # _____
- DSL Wetland Fill/Removal Permit# _____
- Erosion Control Plan
- Engineering Report
- Firebreak; clear & maintain firebreak of at least _____ feet radius around proposed structure
- Floodplain Permit#. _____
- X Geologic Hazard or Waiver Permit# _____
- Lot Coverage _____
- Parking Plan
- Plot Plan
- Post-Construction Survey
- Resource Zone Certification (recorded with County Clerk) _____
- Road Improvement
- Storm water Drainage Plan Permit# _____
- Temporary Use Permit #. _____

Notes: _____

AGENCY REVIEW & APPROVAL FORM
Information on this form must be filled out and signed by approving agency.

1. JOB SITE INFORMATION (To be completed by applicant/owner/agent.):

Job Site Address: TBD - TAX LOT 3000 WALSH / RAVEN HILL RD City: _____
Owner: JORGENSEN / WAITKEVICH Phone: _____
Address: 2027 BETHEL ST NE OLYMPIA, WA 98506 Email: _____
Agent: _____
Proposed Development/Construction: _____

2. ONSITE WASTEWATER OR LOCAL SEWER DISTRICT:

Legal Description: T 4N R 10W S 30BD Tax Lot(s) 3000
Permit Needed: Yes No Site Approved: Yes No
Agency Signature: Phil (lead) Date: 7-31-19
Remarks: 24 hr notice for inspection required for sewer lateral

3. WATER DISTRICT OR PROOF OF WATER RIGHTS FROM WATER RESOURCES DEPARTMENT

Gallons per minute: _____
Agency Signature: Phil Clut Title: Manager Date: 7-31-19
Remarks: _____

Water Resources Dept, 725 Summer St NE Suite 202, Salem, OR 97301 Phone: (503) 986-0900 FAX (503) 986-0904

4. FIRE DEPARTMENT/FIRE DISTRICT ACCESS AND WATER SUPPLY REQUIREMENTS:

Water/Fire Flow: _____ Number of Hydrants: _____ Hydrant Location(s): _____
Agency Signature: [Signature] Title: Farm Chief Date: 7/30/19
Remarks: No additional

Contact the local RFPD having jurisdiction.

5. MANUFACTURED MOBILE HOME PLACEMENT -----CLATSOP COUNTY ASSESSMENT AND TAXATION:

Agency Signature: / NA / NA Title: _____ Date: _____
Remarks: _____

Clatsop County Assessment and Taxation, 820 Exchange St Suite 210, Astoria, OR 97103 Phone: (503) 325-8522 FAX (503) 338-3638



Permit No. 19-19

Application and Permit to Construct Approach Road
Clatsop County Public Works
1100 Olney Avenue, Astoria, Oregon 97103
(503) 325-8631

Applicant Name: CHERYL CHERLY WAITKEVICH and Robert Jorgensen
(Please Print)

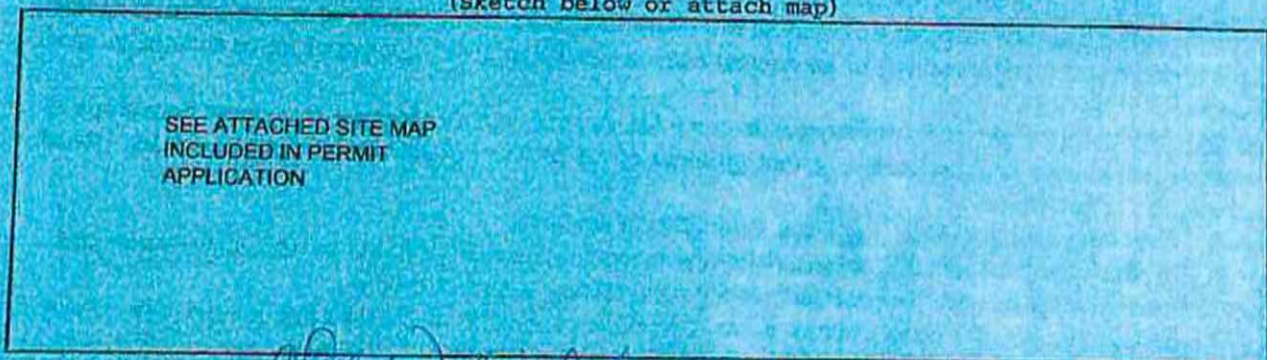
Applicant declares that he/she is the owner or lessee of the real property adjoining the highway at the location described herein and has the lawful authority to apply for this permit. When approved, the application is subject to the terms and provisions contained herein and attached hereto.

Road Name RAVEN HILL RD Township 4N Range 10W Section 30BD Tax lot 3000

Side of Road: North South East West

Between/Near Landmarks _____

(Sketch below or attach map)



SEE ATTACHED SITE MAP
INCLUDED IN PERMIT
APPLICATION

Applicant Signature Cheryl Waitkevich / Robert Jorgensen Date July 29, 2019

Mailing Address 2027 Bethel St NE

City Olympia State WA Zip 98506 Phone (360) 970-1124

Your signed permit will be mailed to you, please allow a minimum of 2 weeks for processing

(Section Below to be Completed by Public Works Department)

Sight Distance Adequate: Yes No If no, explain: DRIVEWAY is at the end of Raven Hill Rd.

Culvert Required: Yes No Size 36" Type _____ Length _____

Rock Required: Yes No Size 1/4" Amount 5 yds

The County will install the above culvert: Yes No for a prepaid fee of \$ _____

Special Comments: _____

Permit Approved: DAVE Egan Date: 8/12/19

Construction Approved: _____ Date: _____

(When Construction is approved, copy to Clatsop County Planning & Development Department)



Receipt

This is not a Permit

Clatsop County Community Development
800 Exchange St Ste 100
Astoria, OR 97103

Ph. (503) 325 - 8611 Fax (503) 338 - 3606

For Department Use Only

Permit #: 20190422
Permit Type: Type I
Entry Date: 8/8/2019
Entered By: Ian Sisson
Assigned To: Gail Henrikson
Permit Status: Pending

Permit Timeline

User	Status	Date
Ian Sisson	Entered	08/08/2019
Gail Henrikson	Assigned	08/08/2019

Proposed Use

Proposed Use: **Single Family Dwelling**

Zone: **AC-RCR** Description: Geohazard waiver request.
Overlay District: **GHO**

Owner/Project Location

Owner: Name: **Jorgensen Robert B & Waitkevich Cheryl** Ph. #: (360) 970-1124
Address: 2027 Bethel St NE Cell: () -
City, State, Zip: Olympia, WA 98506 Fax: () -

Situs Address: I R S Q S Qq S Taxlot
City: State: OREGON 4 10 30 B D 03000

Applicant/Agent

Applicant: Name: Vito Cerelli Ph. #: (503) 440-5766
Address: Cell: () -
City, State, Zip: Fax: () -

Ph. #: () -
Cell: () -
Fax: () -

Fees

<u>Fee Type:</u>	<u>Permit Fee Total:</u>
Planning/Development	\$84.00
Total:	<u>\$84.00</u>

Receipt

<u>Payor Name:</u>	<u>Pymnt Type</u>	<u>Check #</u>	<u>Pymnt Date</u>	<u>Pymnt Amount:</u>
Vito Cerelli	Credit Card		08/08/2019	\$84.00
Balance Due:				<u>\$0.00</u>

Signatures

1. For Commercial and industrial uses, include parking and loading plan, sign plan and erosion control plan.
2. For residential and other uses, include an erosion control plan.
3. Review attached applicant's statement and sign below.

I have read and understand the attached APPLICANT'S STATEMENT and agree to abide by the terms thereof.

Applicant Signature: _____ **Date:** _____
Owner Signature: _____ **Date:** _____
Agent Signature: _____ **Date:** _____



Clatsop County
Community Development
800 Exchange Street, Suite 100
Astoria, Oregon 97103
Phone 503 325-8611 Fax 503 338-3606
comdev@co.clatsop.or.us www.co.clatsop.or.us

Geologic Hazard Permit
Fee: \$441 (Required with application)

Proposed Use: SINGLE FAMILY RESIDENCE

Legal Description of Property:

T 4N R 10 W S 30 BD Lot 3000 Acres .2 Zone ACRC

Adjacent Property Owned by Applicant:

T 4N R 10 W S 30 BD Lot 3002 Acres .2 Zone ACRC

T 4N R 10 W S 30 BD Lot 3004 Acres .2 Zone ACRC

OWNER: CHERYL WAITKEVICH

Mail Address: 2027 BETHEL ST NE

Phone: _____

Signature: Cheryl Waitkevich

OWNER: ROBERT JORGENSEN

Mail Address: 2027 BETHEL ST NE

Phone: (360) 701-0594

Signature: Robert Jorgensen

OTHER: _____

Mail Address: _____

Phone: _____

Signature: _____

Email: cwaitkevich@gmail.com

City/State/Zip OLYMPIA, WA 98506

Phone: 360 970 1124

Date: _____

Email: rbjorgensen@hotmail.com

City/State/Zip OLYMPIA, WA 98506

Phone: _____

Date: July 29, 2019

Email: _____

City/State/Zip _____

Phone: _____

Date: _____

SIGNATURES: I have read and understand the statements on the back of this form and agree to abide by them. All owners of record, per Clatsop County Assessment records, must sign the application. Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority.



Clatsop County

Community Development – Planning

800 Exchange St., Suite 100
Astoria, OR 97103
(503) 325-8611 phone
(503) 338-3606 fax

GEOLOGIC HAZARD PERMIT WAIVER

Permit #20190422

Applicant / Owner: Robert B. Jorgensen and Cheryl Waitkevich
Location: T4N, R10W, SEC. 30BD, TL 3000
Zoning: Arch Cape Rural Community Residential Zone (AC-RCR)
Proposed Use: New single-family dwelling.
Waiver Letter: Horning Geosciences, dated December 14, 2018
Thomas S. Horning, Oregon Certified Engineering Geologist #E1131
808 26th Avenue, Seaside, OR 97138

The provisions of the Clatsop County Land and Water Development and Use Ordinance (LWDUO) that apply to a Geologic Hazard Permit Waiver are contained in Section 4.040, specifically Section 4.042(4), appearing in **bold** [emphasis added] type below:

Section 4.040 GEOLOGIC HAZARDS OVERLAY DISTRICT (/GHO)

LWDUO Section 4.042 Applicability

This section applies to all development in the following potentially hazardous areas [landslide hazard]:

- (1) Areas subject to mass wasting including:
 - (A) **Active landslides, inactive landslides, landslide topography and mass movement topography identified in the Oregon Department of Geology and Mineral Industries (DOGAMI) Bulletins 74 and 79;**
- (4) The determination of whether a property is located in one of the above referenced potentially hazardous areas shall be made at the sole discretion of the Director. The mapping that forms the basis for the identification of the above areas may be generalized in nature. **A specific site may not include the characteristics for which it is mapped. In these circumstances, the Director may grant a waiver from the requirements of Section 4.040. The waiver shall be in the form of a written finding. The finding shall be based on a report, from a professional specified in Section 4.044, detailing the basis for the determination that the site does not contain the identified potentially hazardous geologic condition.**

FINDINGS AND CONCLUSIONS

Findings

1. The County's GIS indicates that the subject property is within "Landslide Topography" per LWDUO Section 4.042(1)(A).
2. Per LWDUO Section 4.042(4), the Director may grant a waiver from the requirements in the form of a finding, which shall be based on a report from a professional specified in Section 4.044, detailing the basis for the determination that the site does not contain the identified potentially hazardous geologic condition.
3. Per LWDUO Section 4.044, the report must be prepared by a certified engineering geologist or registered professional geologist.
4. On August 8, 2019, the applicant submitted a Geologic Hazard Waiver request based on a letter prepared and signed by Thomas S. Horning, Oregon Certified Engineering Geologist E1132, dated December 14, 2018 (Exhibit A).
5. The letter referenced above states Mr. Horning's findings and conclusion regarding the subject site and proposed development: ***"Based on geologic investigations on-site and regionally, plus the interpretation of LIDAR imagery for the area, it is my conclusion that this property does not lie within an area of past landslide activity. The geologic hazard overlay is in error for this site. I recommend waiving the requirement for a geologic hazard investigation for Tax Lot 3000."***
6. Because the *Geologic Hazard Assessment* and statement provided by the applicant was prepared by a qualified professional and addresses the criteria found in Section 4.042(4), LWDUO, the Director may grant a waiver of Section 4.040.

Conclusions:

1. The Geologic Hazard Waiver Letter complies with the criteria for a waiver.
2. A waiver of the Geologic Hazard Overlay provisions is hereby granted.



Gail Henrikson, Community Development Director
August 9, 2019

Exhibit A: *Waiver of Requirement for Geologic Hazard Report*, Horning Geosciences, December 14, 2018.

Horning Geosciences

808 26th Avenue, Seaside, OR 97138

Ph./FAX: (503)738-3738

Email: horning@pacifier.com



December 14, 2018

Cheryl Waitkevich
2027 Bethel St. NE
Olympia, WA 98506

RE: **Geologic Hazard Waiver Letter**; Map 4 10 30BD, Tax Lot 3000; north side of Walsh Avenue,; SE part of Arch Cape, Clatsop County, Oregon

Dear Cheryl:

I understand from you that you intend to build a small home on the above-referenced property. The building is proposed to 25 by 32 ft in size; its location on-site yet to be determined.

According to the Clatsop County WebMaps site, the property has a geologic hazard overlay that indicates landslide. My understanding of the overlay map is that it is based on the interpretation of stereoscopic aerial photos by state geologists in the early 1970's (Schlicker and others, 1972). This technology was the best available at the time and the interpretations are both subjective and difficult if trees obscure the ground. While still useful if no other resources are available, stereo photos have been supplanted by LIDAR synthetic topographic images that can remove the obscuring effects of brush and trees, enabling more reliable geomorphological analysis. In addition to reviewing available LIDAR, I have also visited the property several times during the excavation and construction of roads and utilities to explore the subsurface dimension of the geology. Further, I have invited the input of my colleague Alan Niem, PhD, Emeritus Prof. Geology, Oregon State University, who has overseen the geologic mapping of Clatsop County since the 1970's. A quick geologic synthesis is provided in the captions of the accompanying Figures 1 through 4.

Conclusion

Based on geologic investigations on-site and regionally, plus the interpretation of LIDAR imagery for the area, it is my conclusion that this property does not lie within an area of past landslide activity. The geologic hazard overlay is in error for this site.

Recommendation

I recommend waiving the requirement for a geologic hazard investigation for Tax Lot 3000.

Please feel free to call or write if you have questions.

Thomas S. Horning, CEG #1131
Horning Geosciences



Expires: 7/1/19

References Cited

Horning, T.S., 2007, EXECUTIVE SUMMARY for Preliminary Geologic Hazard Report; Map 4N 10 30BD, Tax Lots 1300, 1400, 1500, and 1600; including access via platted roads; Arch Cape, Clatsop County, Oregon; dated July 20, 2007; 2 p.

Horning, T.S., 2013, Geologic Advisory Letter; Map 4 10 30BD, Block 28; bounded by Arch Cape Avenue, Walsh Avenue, 3rd Street, and 4th Street; now subdivided into 6 proposed tax lots; SE part of Arch Cape, Clatsop County, Oregon; dated February 28, 2013; 4 p.

Niem, A.R., 2007, personal communication and field inspection.

Schlicker, H. G., Deacon, R. J., Beaulieu, J. D., and Olcott, G. W., 1972, Environmental Geology of the Coastal Region of Tillamook and Clatsop Counties, Oregon: Bulletin 74, State of Oregon, Department of Geology and Mineral Industries; 164 p. with plates.

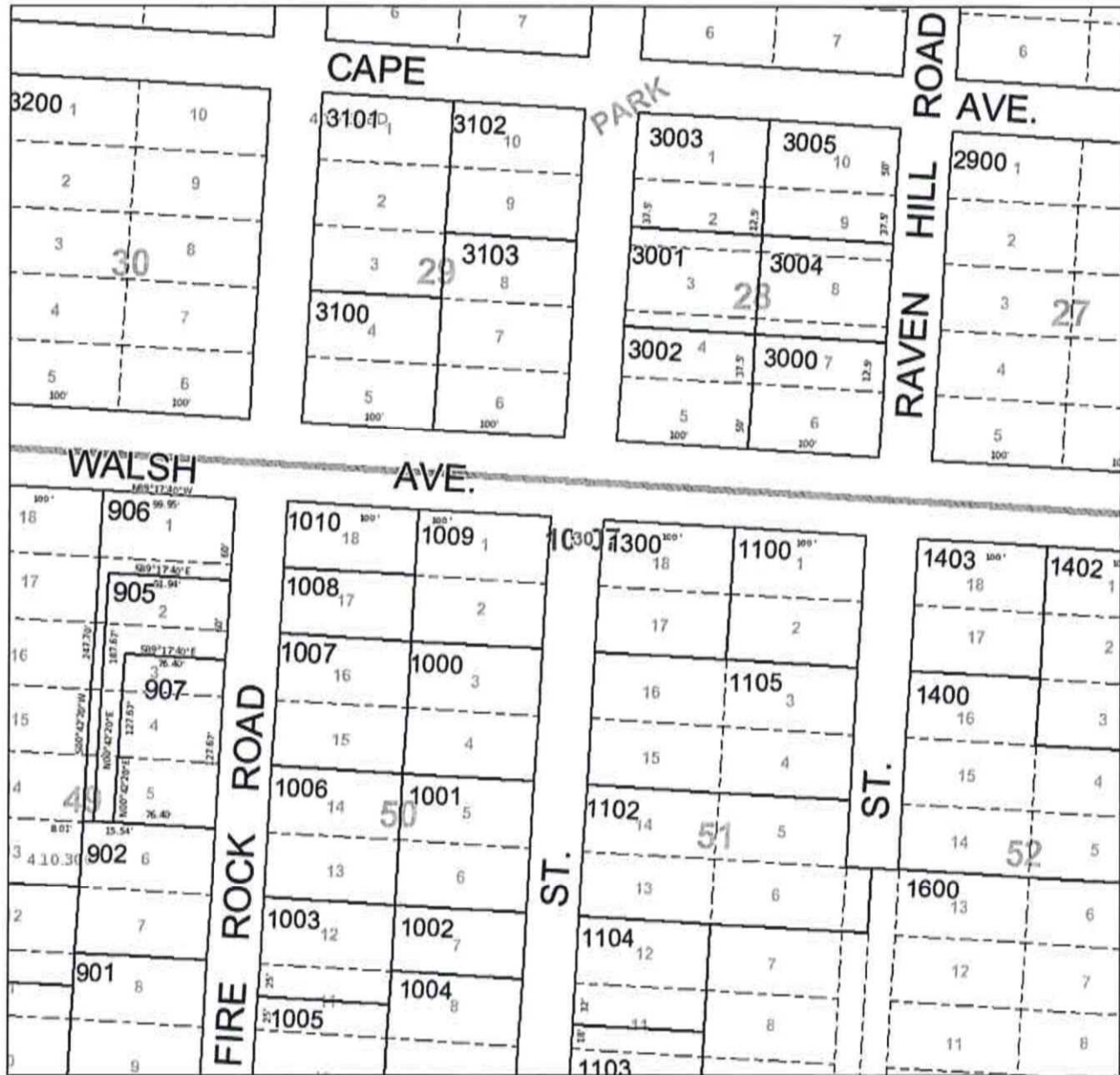


Figure 1: Assessor's plat showing the neighborhood streets and layout of lots, including TL 3000. Access is via Fire Rock Road.



Figure 2: Geologic landslide hazard overlay (orange) for the southern part of Arch Cape. Tax Lot 3000 lies just within the area considered to be old landslide, on the northwest corner of the intersection of Walsh Lane and Raven Hill Road.

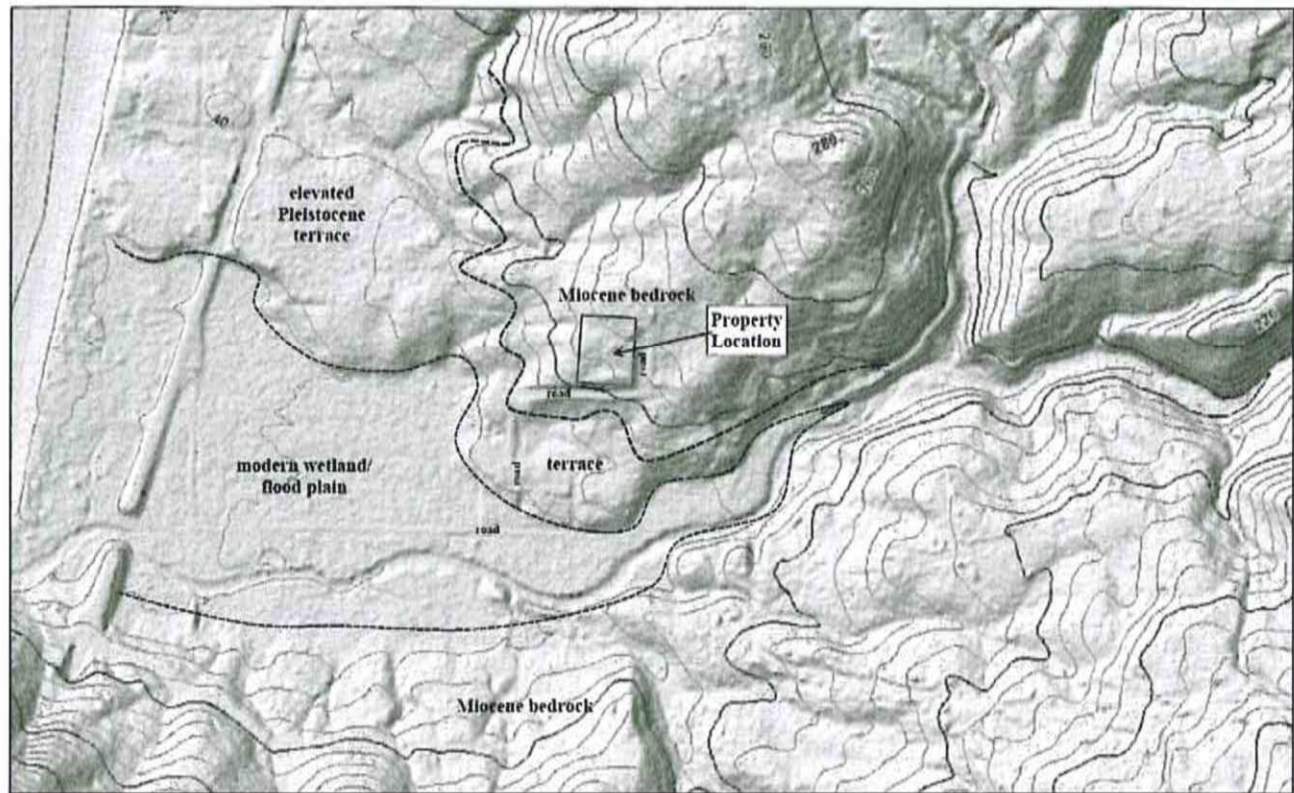


Figure 3: LIDAR shaded relief topographic map for the south end of Arch Cape, with geologic interpretations. Tax Lot 3000 is in the south-east corner of the blue rectangle and lies on Miocene bedrock, but above on-lapping terrace sediments. The topography reveals incised stream drainages in the bedrock and gentle undulating landforms that are typical of hills that are free of landslide movements. The local bedrock consists of peperite complex, or chaotically intermixed sandstone, siltstone, and volcanic breccias that were emplaced explosively on the sea floor as massive flows of Columbia River Basalt invaded the submarine delta of the Columbia River about 15.5 million years ago, according to Niem (personal communication). Erosional resistance of the basaltic breccias leads to the formation of spheroidally weathering outcrop, characterized by isolated boulders that can be as much as 20 ft across, scattered sparsely across the local landscape. Some of the larger boulders can be seen topographically as blocky ground in the LIDAR image. The blocky ground, however, is not equivalent to hummocky landslide landscape. Map from Horning (2013).



Figure 4: Site-specific observations for TL 3000 and nearby lots. Spheroidally weathered basaltic boulders are shown stacked west and north of the property. The proposed house should be constructed at least 10 ft back from the steep break-in-slope in the southern one-third of TL 3000, away from the embankment above Walsh Lane. The original slope for this property is estimated to have been about 12 percent to the southwest. The height of the leveled area is roughly 13 ft above the base of the upper cut bank, which is inclined from 50 to 80 percent. Given the presence of weathered sandstone exposed in Third Avenue in the partially excavated road cut west of the property, the cut bank can be expected to support a 1.5H:1.0V slope. It would be prudent to keep all foundations at least 10 ft back from the top of the cut. The bearing capacity of the gravelly clay-silt soils will be no less than 1500 psf. There may be hidden blocks of basaltic breccia buried beneath the surface of the lot, but it will disaggregate with a chisel-tipped rock breaker mounted on an excavator. Mapping after Horning (2013).



Figure 5: View of driveway ramp on east side of TL 3000, looking southwesterly. Blocks of basaltic rubble are up to 2 ft across in the exposed ground and may be larger in the shallow subsurface.

