

Meeting Minutes of Southwest Coastal Design Review Committee (DRC)
Wednesday, June 18, 2008
6:00 p.m.

Chairman George Cerelli called the meeting to order at 6:00 p.m.

Members present: Debra Birkby, Linda Murray, Tim Crawford, Rand Dufka and John Mersereau. Robert Griguin was absent. Staff present: Teri Allen and Patrick Wingard.

The first item of business was a Special Presentation. Planner Teri Allen presented a plaque to the Committee from the Clatsop County Board of Commissioners in recognition of the Design Review program and the Committee's volunteer hours. The plaque was placed on the wall in the Fire Hall.

The consideration of the meeting minutes for September 5, 2007, March 5, 2008 and April 2, 2008 was the next agenda item.

MOTION I: Rand Dufka moved to accept all three sets of the minutes. Tim Crawford seconded the motion. The motion passed unanimously.

The next agenda item was the continued discussion of the Design Review request by Adam Carlsen and Mark Piscitelli for road and utility construction. Applicant Mark Piscitelli was in attendance.

Planner Allen reviewed the request and the additional information the Committee asked for at their last meeting (wetland delineation, road elevations). She presented two letters received (U'Ren and Manzulli/Gardner) to the Committee. The Committee took time to read the letters.

Applicant, Mark Piscitelli, presented pictures and a copy of the amended Partition plat he placed on form board. He introduced Doug Ray, certified wetland consultant. Mr. Piscitelli stated a headland seep was found on the northwest corner of the property, which prompted him to change the location of access from Spruce Street to Woodland Heights Road. Doug Ray stated that his report he submitted was not wetland delineation but a wetland report of opinion. He did not feel full-blown wetland delineation was needed on this property. Rand Dufka questioned what would happen if the headland seep were disturbed? Mr. Ray stated it would run somewhere else on the property. John Mersereau questioned what guarantees the applicant was putting in place as far as the location of the building envelopes was concerned? Mr. Piscitelli stated when the owner came in for Design Review approval of the house.

Tim Crawford asked Linda Murray if she felt her concerns were met by what was presented. (Linda is the Committee member who made the motion for the wetland delineation and road elevations). She replied yes. Debra Birkby asked about the road elevations not being presented. Mr. Piscitelli that the road elevations were a moot point now because of the proposed new access point.

Chairman Cerelli asked for any further comments. Mike Manzulli asked questions of staff about the difference between wetland delineation and a wetland report. Planner Allen admitted she did not know the difference but that the language was intertwined when used in the office (one refers to the other). Manzulli felt staff wasted a lot of his time and the Committee's time by referring to the report as wetland delineation. Planner Allen asked the wetland specialist to elaborate. Doug Ray again stated that he did not do wetland delineation because it was not necessary in this case; that only a wetland report was warranted. Chairman Cerelli asked the Committee if they felt wetland delineation was warranted. The Committee replied no. Rand Dufka stated that a professional looked at the site and determined wetland delineation was not required. Debra Birkby stated her biggest concern was the extension of Spruce with relation to the wetland.

Doug Duer stated it is hard to beat Doug Ray's opinion. He said there is a distinction between a wetland delineation and wetland report, which could create problems later down the road. The language needs to be more precise and kept separate.

Mike Manzulli commended the applicant for the road change because of the wetlands.

MOTION II: Tim Crawford move to approve the relocation of the access (easement) off of Woodland Heights Road. Rand Dufka seconded the motion. The motion passed unanimously.

Under Other Discussion on the agenda. Planner Patrick Wingard presented the Committee with discussion on the ocean front building height. Patrick explained that Dr. and Mrs. Milton Johnson appeared before the Board of Commissioners and asked them to review the ocean front building height and possibly limit it to one-story. The Johnsons explained that they own property on the east side of Carnahan Road and slowly they are losing their ocean view because of homes on the ocean front being allowed to add second story additions (and within the 18 foot height limit). Mrs. Johnson stated she had 29 signatures of which 21 represent homes on Carnahan who would like one-story homes on the oceanfront. She stated they don't have a viewing corridor any more. Debra Birkby asked the Johnsons if they were aware of the flood elevations ocean front homeowners had to build to? Linda Murray presented photos of the ocean front homes from the beach and showed a line on the photo of where the 18-foot height limit could be. Discussion followed.

MOTION III: Debra Birkby moved to recommend not changing the 18-foot height restriction on the oceanfront in Arch Cape. Rand Dufka seconded the motion. The motion passed unanimously.

The next agenda item was an update on the Butori road/utility construction project. Mr. Butori was not in attendance.

Patrick advised the Committee that a development permit had been issued for the construction project. The Committee had copies of the development permit and Planner Allen handed out extra copies to the audience. John Mersereau felt there appeared to be more clearing than expected east of 4th Street. Discussion followed around the construction plans. Surface water drainage and an intermittent stream on the property also were questioned. Discussion then was turned to an e-mail from County Engineer, Ron Ash. Patrick advised the audience he would follow up with the Corps of Engineers.

Patrick then explained possible changes that may be made to the AC-RCR zone, Site Design Review Overlay and possibly the Comprehensive Plan. He handed out the current requirements to the Committee and audience. He didn't want the Committee to make a decision now but advised them to think about it for the future. Some suggestions were for the ocean views vs. scenic views, vegetation height, and cluster developments.

The Committee decided they did not want to set their next meeting for July 2nd (before the 4th of July holiday).

There being no further agenda items the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Teri Allen, Planner
Community Development