



Thursday, May 28, 2009 @ 6:00 P.M
Arch Cape Fire Hall, 79816 E. Beach Rd

1. **CALL MEETING TO ORDER (George Cerelli, Chairperson) 6:00 p.m.**
2. **ROLL CALL**
3. **BUSINESS FROM THE PUBLIC** - This is an opportunity for anyone to give a brief presentation (3 minutes or less) to the Committee on any land use planning issue or county concern that is not on the agenda.
4. **CONSIDERATION OF MINUTES:**
 - ✦ April 15, 2009
5. **CONSENT CALENDAR / MINOR REVIEW ITEMS**
 - ✦ No Items
6. **PUBLIC HEARINGS / MAJOR DESIGN REVIEW:**
 - ✦ **Petrina / Hasenberg Continuation Road Extension:**
 - Applicants are requesting to extend road and utility services to their parcel.
 - ✦ **Calhoun Continuation New Residential Development:**
 - The applicants are seeking Design review approval for the placement and design of a single family dwelling to be located on property in their ownership located to the north west of the intersection of Hemlock and Woodland Heights
 - ✦ **Willis, Accessory Building - Garage**
 - The applicants are seeking to expand their existing residence to the east by replacing and expanding their garage to include a secondary parking space within the garage and moving the structure east approximately 15 feet in accordance with the 20' Setback requirement.
7. **OTHER DISCUSSION**
 - ✦ This is a chance for the committee to discuss and invite testimony regarding topics of interest
8. **ADJOURN**



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***MINUTES FROM THE SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY
COMMITTEE MEETING HELD April 15, 2009 AT 6 p.m.***

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Chairman George Cerelli called the meeting to order at 6:15 p.m.

Members present: George Cerelli, Debra Birkby, John Mersereau, Stephen Malkowski, Tim Crawford, and Linda Murray. Staff Present: Mike Weston.

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Business From The Public:

George Cerelli (GC): Opened discussion

Tunnel Echoes: Requested that we prepare minutes to be posted in the local news publication

Debbie Birkby (DB): Approved minutes can be emailed to Debra Birkby to be posted at the following Web address:
www.archcape.com.

Mike Weston (MW): Addressed the Madison/Reynolds Accessory Structure. Explaining that in its current form the structure appears to conform to the requirements of the ordinance. However the Building department is withholding final permit until satisfactory compliance with the building code can be confirmed, including the 18-foot height limit, a stairway & loft area. As for compliance with their design review criteria it appears the structure meets the criteria as an accessory structure. If the structure were used as a guesthouse it would then be a violation of the ordinance due to the size of the structure. A guesthouse is permitted under section 3.064§(2) provided it is no greater than ½ the size of the ground floor of the main dwelling. However as an accessory structure / shop the building appears to technically meet the criteria at this time.

Helen Paulus: Questioned the stairs leading to the upper level, which appeared to be a residential area. The original proposal does not represent what is being built. This is not a garage.

DB: Asked if the structure has beds, and if not, how can we call the structure is a guesthouse and not an accessory structure?

Member from Public (Neighbor/Virginia??): Structure stands alone, and in her opinion it is a stand-alone house.

Further discussion ensued among committee members & staff regarding taxes, the guesthouse, and legality and it was determined that at present the structure appears to meet the criteria.

MW: Brought up Land Use Code revisions and possible meeting dates and times.

Committee discussed the issue and determined the best meeting date would be Wednesday, May 6th, @ 3:30 in the Planning Office in Astoria.

DB: Asked whether this would be a public meeting or a work session with just the committee members.

MW: Responded that the preferred style would be an informal work session among committee members & that we could then present our findings to the public

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Consideration of Minutes:

DB: Strike Teri Allen as being present, Strike Teri Allen from 1st ¶

John Mersereau (JM): Addressed the concern in the 1st ¶ and described that the conversation was actually referring to Teri Allen. Clarify the language in 1st ¶.

DB: “Teri Allen had proposed the DR to ...” Strike “although the structure.” Bottom of Page 4 referring to timber on Tom Butori, amend language to state they were adjacent to: “Timber from cutting was to be placed on lots they were adjacent to.”

Tim Crawford (TC): Strike last ¶ regarding wetland map area.

GC: Calls for a motion

DB: Moves to accept minutes as amended.

Motion passed unanimously.

TC: Asked if the application was incomplete without the ODOT approval.

MW: Application is complete but the department will adhere to ODOT's recommendations; therefore we have to wait for ODOT's response, so technically could be considered incomplete. This road extension is considered a minor review due to the logical progression of development vs. a leapfrog style of development, which would be required to consider all alternate possibilities.

LM: That aspect (alternate options) doesn't really apply to this development because they are just extending a preexisting road.

GC: The turn there is really bad and something needs to be done there.

MW: Whenever there is a development within 750 feet that has the potential to add ADT (Average Daily Trips) to an ODOT right of way, ODOT should be contacted. In conversations with ODOT representatives, they stated they would recommend widening the access point. Our land use code gives the county the ability to require improvements proportional to the development. In this situation an improvement of the approach could be conditioned through county codes.

Comments from Public:

Steven Blakesly: Request the committee look long term at this development. Instead of responding to this one request right now, we should look strategically and come up with a better plan. There are numerous options here but would like to see options considered and choose the best possible site for an intersection. When I built my place in '98 Randy Trevillian stated that adding more dwellings on the road would require road improvements, since then 4 more homes have gone in. Last extended in '98.

Discussion Among Commissioners & Staff:

LM: Can we get maps with the correct names instead of using the ancient platted names?

TC: Motion that we postpone the application until staff can negotiate with ODOT and present results to the Committee

***LM:* Seconds**

DISCUSSION:

JM: This access needs to be a right angle, not just a widening.

SM: Do you think it's possible that this would require a turnout at some point? Committee: Probably not from ODOT

MW: Modify the motion to include right angle

***TC:* Accepts Modification**

MOTION:

***TC:* Move to postpone based on negotiations between Staff & ODOT and include discussions to require a 90° Access to Green Leaf Road. Staff to bring back information regarding the County's ability to Compel the applicant to bring the access to 90°?**

***JM:* Seconds**

Motion Passed Unanimously

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Michael Huemann et. al. Footbridge Replacement:

MW: Gives a brief overview.

GC: Pretty simple. No Discussion

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Calhoun New Residential Development:

MW: Presented application; discussed the average grade calculations and staff analysis.

TC: Application is missing a water drainage plan.

DB: Drainage is one of the criteria; do you have a plan for your drainage?

Chad Calhoun: My understanding is that the drainage would lead to the north of the property.

TC: We're concerned with the roof drainage and where the water will go.

Tom Merrell: That whole area gets flooded in the heavy rains. There is one home in that area already that has all their roof drainage going into the road.

TC/JM: Discuss the possible drainage routes to the northwest side where a water channel currently exists.

LM: The proposed drainage goes right through the proposed Piscatelli access road. Committee would like to continue the application so the applicant would have time to gather the necessary information.

Mike Manzulli: Protection / preservation of tree cover is a requirement of the DR criteria. This parcel has one of the largest spruce trees in the area.

LM: In the past we have received plot plans that indicate the location of trees. It would be nice to see a plot plan indicating the location of trees and impact on vegetation.

MOTION

***JM:* Move to postpone till May 20, 2009 @ 6:00 p.m. at the Arch Cape Fire Hall.**

***TC:* Seconds**

Issues that need to be addressed are surface water drainage, average grade height, & tree coverage

Motion Passed Unanimously

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OTHER DISCUSSION:

TC: Raised the issue of speed limits within the Arch Cape Rural Community. We would like to get ODOT and the County to address the Speed limits within the rural community. Most of the roads in Arch Cape should have speed limits of 10 mph, not 20 or 25. The community might be able to get this signs that state new speed limits and post them throughout the community. Although it may be unenforceable, it would still get the point across. Essentially is this committee willing to put forth the effort that is going to be required to actually do something about it? This is going to take a letter from George and this committee to request a speed study from ODOT. State doesn't want to, but if the community requests it ODOT will likely have to do the study

JM: Agreed to support the initiative and help draft the letter to request the speed be reduced to 45 here on the highway.

Community Member: Please also consider the viability to speed bumps

MOTION:

***TC:* Motion to devote resources (time) to investigate options for reducing the speed limits, including speed bumps throughout the Arch Cape community and drafting a letter requesting a speed study.**

***DB:* Second**

Motion Passed Unanimous

DB: Follow up on Road Repairs, Debra Birkby is working with Linda Murray to draft letters to remind individuals to repair the roads after they make the utility cuts.

TC: Currently the county has conditions to ensure the roads are protected; no one enforces the conditions that are put on the permit.

Tom Merrell: Provided an option for enforcing the condition by making the applicants work through the Arch Cape Sanitary District and enforce the road repairs. The sanitary district could send them a letter that states they need to repair the road or the sanitary district will and they will be billed through the water and sanitary district.

GC: There should be a condition of approval to replace/fix the road before the county grants occupancy

Discussion among committee members regarding hedges, trees, visual impacts, etc

MW: Opened discussion regarding amateur radio antenna appear to be exempt from development permits. Is the committee alright with this or does anyone takes issue with the exemption?

SM: Raised the question regarding windmills for the purpose of generating electricity. How will those and flag poles play into this standard. Is there going to be a separation?

MW: Explained windmills are Type II review and would come before the board.

Tom Merrell: It would be good to address the green power because that is going to be a rising issue.

MOTION

***SM:* Moves to Adjourn.**

***DB:* Second.**

***GC:* Hearing no discussion meeting adjourned @ 7:50 pm.**

CLATSOP COUNTY
Trans. & Dvlp. Svcs., Planning Division
800 Exchange Street, Suite 100
Astoria, OR 97103

www.co.clatsop.or.us
ph: 503-325-8611
fx: 503-338-3666
em: comdev@co.clatsop.or.us



May 28, 2009

SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE

CRITERIA EVALUATION SHEET – DESIGN REVIEW

Applicant:

CKI, INC.

PO BOX 309

Seaside, OR 97138

Owner:

J & C Petrina / J & C Hasenberg

2104 NE 45th Street

Portland, OR 97213

Property Description:

T4N, R10W, Sec. 30BC, TL 1700

CRITERIA

1. Relation of Structure to Site:

The current proposal does not indicate the location of structures in relation to the site.

2. Protection of Ocean Views:

The protection of ocean views will be assessed at the application stage for design review for potential future residences.

3. Preservation of Landscape:

Landscape shall be preserved to the extent possible to permit the road extension as indicated on the site plan provided.

4. Buffering and Screening (For Commercial Uses):

This is not a commercial use.

5. Vehicle Circulation and Parking:

This is a consideration of the application and assessed through conditions as outlined in the attached document indicating the conditions necessary for approval

6. Utility Service:

Connection to the existing utility service is proposed and will need to meet or exceed the sanitary districts standards.

7. Signs:

No signs have been proposed with this development.

8. Surface Water Drainage:

Applicant is required to ensure that surface water drainage is handled appropriately and does not negatively effect surrounding land owners

9. Other Criteria for Evaluation:

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its May 28, 2009 meeting for a public hearing and consideration of proposal.

Based upon the evidence and testimony provided by the applicant, planning department staff, and the citizens of the area, this committee hereby recommends this application be: { *Approved, Conditionally Approved, Denied* }

Dated this ____ day of May 2009

The Southwest Coastal Design Review /
Citizen Advisory Committee

George Cerelli, Chairman Clatsop County
SW Coastal DR/CA Committee

CLATSOP COUNTY

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SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE
Patrina-Hasenberg Road Extension to Ocean View Lane

Clatsop County's Land Water Development and Use Ordinance 80-14, "Standards Document Chapter 6 – Road Standard Specifications for Design and Construction," requires the county to ensure the road meets the A-20 Standard. The A-20 Standard requires an asphalt or concrete surface when the road services more than 3 lots. Under S6.005§(2) the county can perform a "Proportionality test." The proportionality test will likely result in the following conditions being applied to this development in addition to the usual conditions required to satisfy best management practices:

- (1) The applicant will be required to bring the access to 101 up to ODOT standards by either widening and realigning Greenleaf or connecting Ocean View and closing Greenleaf.
- (2) The County will require an additional 50' of the road, from the approved access / approach to meet the A-20 standards with an asphalt or concrete surface.
- (3) The entire road will need to satisfy A-20 standards but it is likely the County will relax conditions requiring the owner to pave the road beyond the 50' mentioned above.

***** See Clatsop County LWDUO, Chapter 6 Section S6.050/Table 1 Right of Way and Improvements *****
Standards Table and the Oregon Fire Code as adopted by ORS

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May 28, 2009

SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE

CRITERIA EVALUATION SHEET – DESIGN REVIEW

Applicant:	<u>Chad & Debbie Calhoun</u>
	<u>PO Box 908</u>
	<u>Cannon Beach, OR 97110</u>
Owner:	<u>Same as Above</u>
	<u> </u>
	<u> </u>
Property Description:	<u>T4N, R10W, Sec 19CA, TL 3402</u>

CRITERIA

1. Relation of Structure to Site:
The relation of the structure to the site adequately satisfies the
criteria of Clatsop County's Land Water Development and Use Ord.
2. Protection of Ocean Views:
The protection of Ocean Views is ensured through the requirements
as set forth in the Ord.
3. Preservation of Landscape:
The applicant has submitted a tree plan and landscape intent.
4. Buffering and Screening (For Commercial Uses):
This is not intended for commercial use.
5. Vehicle Circulation and Parking:
Adequate vehicle circulation is provided through public streets
and rights of way.
6. Utility Service:
Utility Service is located within the adjacent right of way

7. Signs:

No Signs are proposed with this development.

8. Surface Water Drainage:

Applicant has provided a drainage plan in accordance with the
committee's request.

9. Other Criteria for Evaluation:

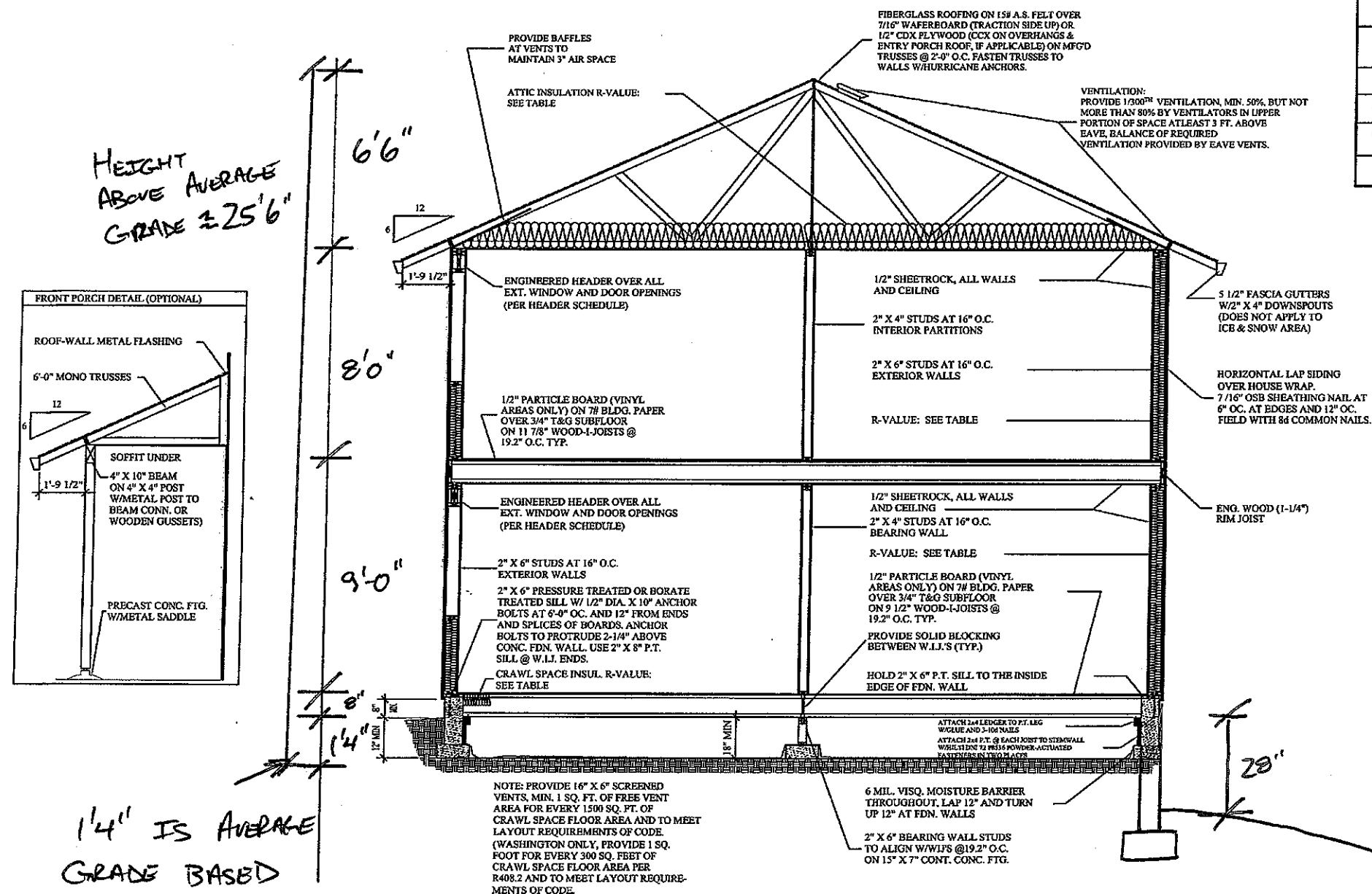
The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its May 28, 2009 meeting for a public hearing and consideration of proposal.

Based upon the evidence and testimony provided by the applicant, planning department staff, and the citizens of the area, this committee hereby recommends this application be: { *Approved, Conditionally Approved, Denied* }

Dated this ____ day of May 2009

The Southwest Coastal Design Review /
Citizen Advisory Committee

George Cerelli, Chairman Clatsop County
SW Coastal DR/CA Committee



HEADER SCHEDULE FOR FIRST FLOOR		
1 3/4" x 5 1/2" LVL 1.5e		
LIVE LOAD (SNOW LOAD)	UP TO 35#	36# - 55#
3' openings	1 ply	2 ply
4' openings	1 ply	1 ply
6' openings	1 ply	1 ply
16' opening	3 1/2" x 11 7/8"	5 1/4" x 11 7/8" (2.0E)

HEADER SCHEDULE FOR SECOND FLOOR		
1 3/4" x 5 1/2" LVL 1.5e		
LIVE LOAD (SNOW LOAD)	UP to 35#	36# -55#
3' openings	1 ply	2 ply
4' openings	1 ply	1 ply

WASHINGTON INSULATION VALUES

CEILING - R38 FLAT CEILINGS
R38 SCISSOR VAULT
WALLS - R21 BATT
FLOORS - R30

OREGON ENERGY CODE
PRESCRIPTIVE STANDARDS

50 PERCENT OF ALL PERMANENTLY INSTALLED
INTERIOR AND EXTERIOR LIGHTING FIXTURES ON
THE BUILDING CONTAIN HIGH EFFICIENCY
LAMPS (MINIMUM 40 LUMENS PER WATT)

ADDITIONAL MEASURE PATH
#4 ZONAL ELECTRIC HEAT AND INCREASE 50%
FIXTURE COUNT TO 75% FIXTURE COUNT WITH
HIGH EFFICIENCY LAMPS.

IDAHO INSULATION VALUES
SEE ATTACHED CALCULATIONS

U-VALUE FOR EXT. DOORS & WINDOWS

3/0 \$236 FOR LITE[®].15

2/8 F160 FIREDOOR = .15
WINDOWS & SLIDING GLASS DOOR = .34

SCALE: 1/4"=1'-0"		DRAWN BY
DATE: 04/11/07		REVISED 5/7/08
W602 CALHOUN		
ADAIR HOMES INC		DRAWING NUMBER 7

SCALE: 1/4"=1'-0"

DATE: 04/11/07

DATE	11/11/2011
DRAWN BY	11/11/2011

REVISÉ 5/7/08

WFOZ CALHOUN

ADAIR HOMES INC

DRAFTING NUMBER

2

PLOT PLAN

NAME Chad & Debbie Calhoun
 PROPERTY LOCATION T3D Woodland Heights Rd Arch Cape
 LEGAL ADDRESS TS 4N R 10W Sec 13 Map 3402
 County, State of Oregon

Scale 1" = 15'

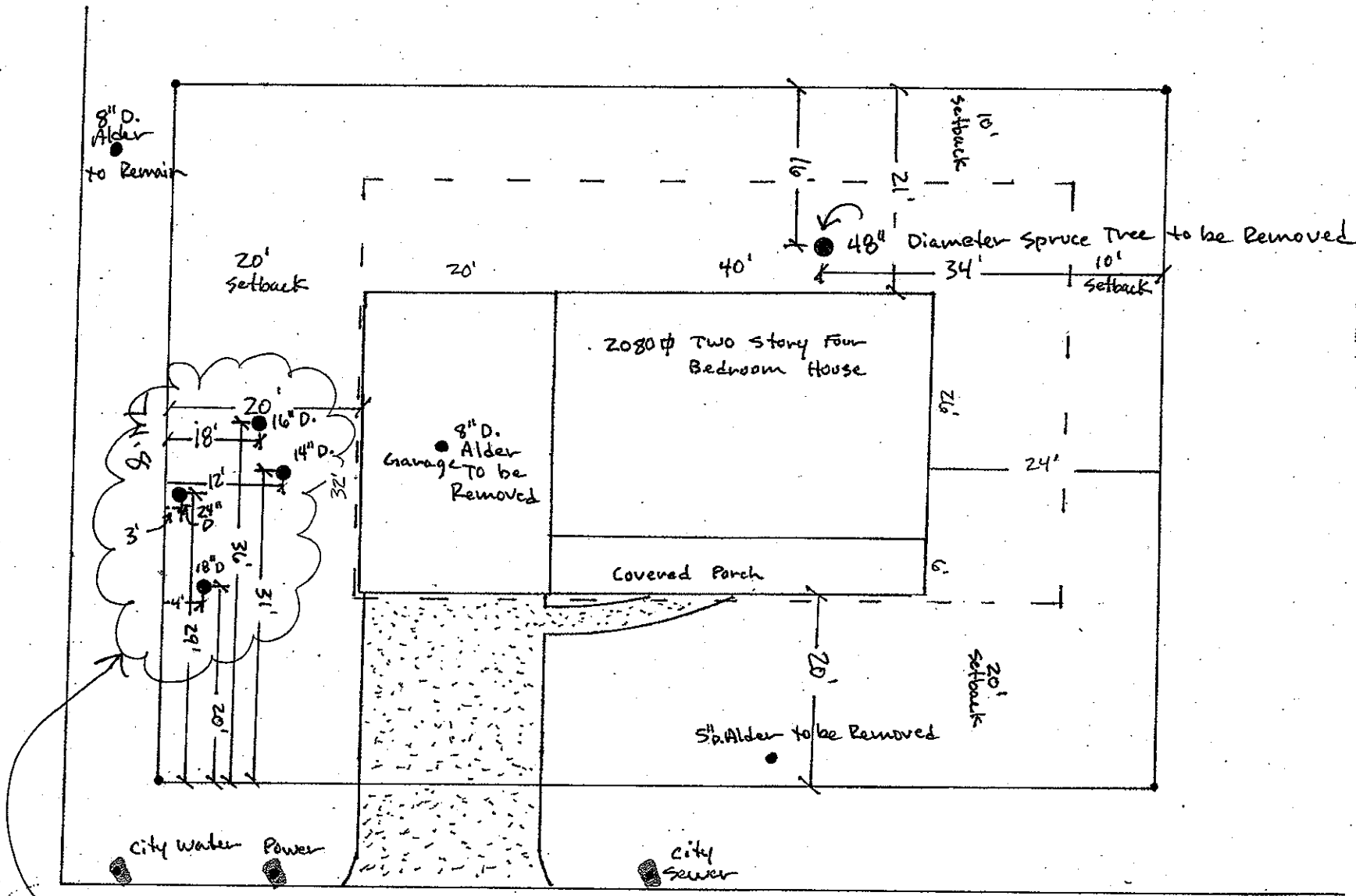
OWNER SIGNATURE

DATE

OWNER SIGNATURE

DATE

THE INFORMATION ON THIS PLOT PLAN HAS BEEN PROVIDED AND REVIEWED BY THE PROPERTY OWNER WHO BY SIGNING BELOW: 1) ACKNOWLEDGES AND ACCEPTS FULL RESPONSIBILITY FOR ITS ACCURACY AND COMPLETENESS 2) IS RESPONSIBLE TO ENSURE THAT THE IMPROVEMENTS TO THE SITE TAKE PLACE IN CONFORMANCE WITH THIS PLAN 3) WILL ESTABLISH ALL THE CORNER IRONS, LOT LINES AND CODE-REQUIRED SETBACKS REQUIRED OF THIS PROPERTY. ANY CHANGES TO THIS PLAN MUST BE PRE-APPROVED BY THE GOVERNMENTAL AGENCIES WITH JURISDICTION. THE MORTGAGE LENDER AND THE CONTRACTOR AND DOCUMENTED.



Group of 4 trees - Hemlock 14" Diameter 105.06
 to 24" Diameter to Remain.

* All Other Vegetation is Berries, Brush, and saplings less than 3" Diameter.



Hemlock Street

Woodland Heights Road

PLOT PLAN

NAME Chad & Debbie Calhoun

PROPERTY LOCATION TRD Woodland Heights Rd Arch Cape

LEGAL ADDRESS TS 4N R 10W Sec 19 Tax Lot # 3407

Clatsop County, State of Oregon

Scale 1"=15'

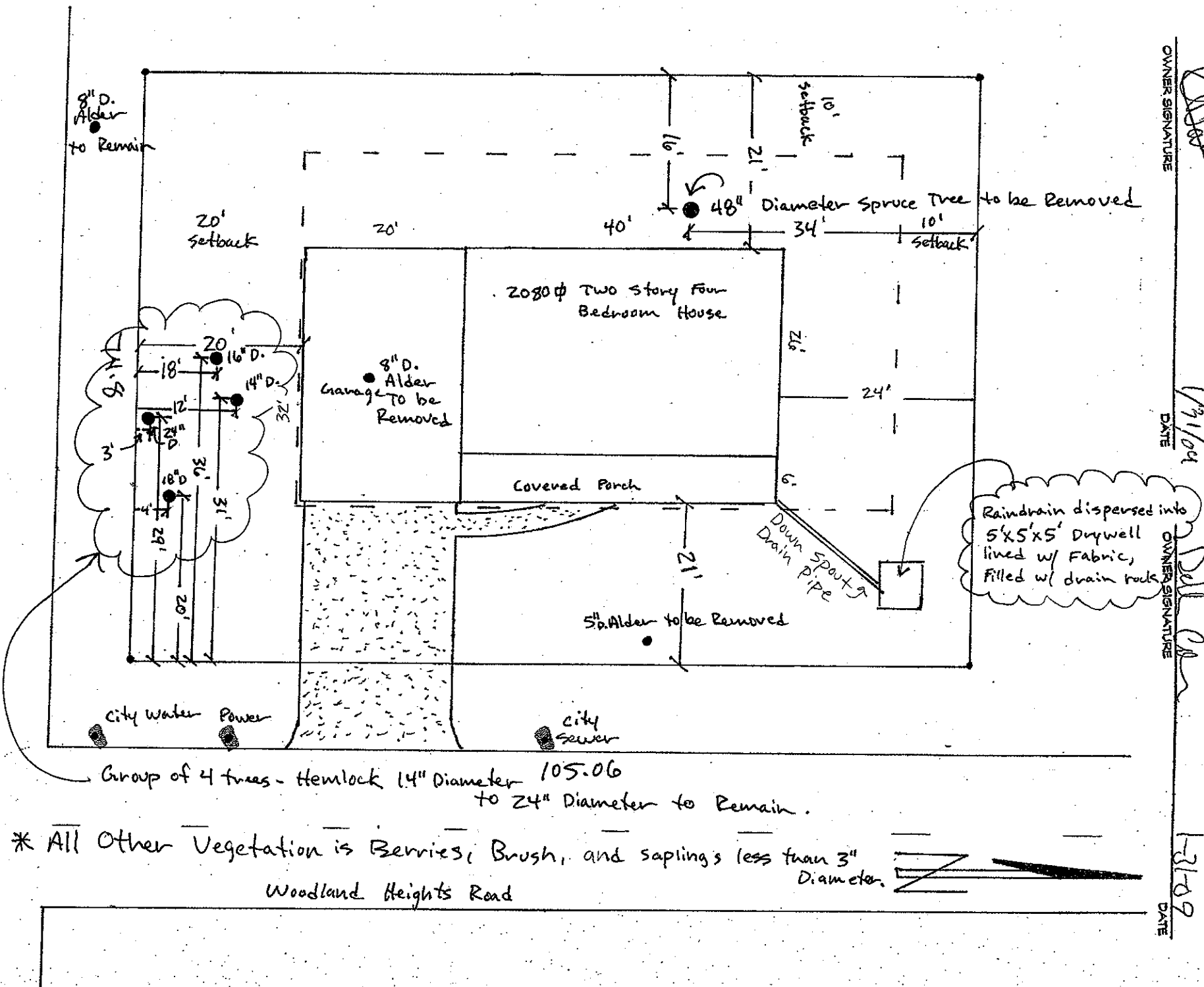
OWNER SIGNATURE

DATE

OWNER SIGNATURE

DATE

THE INFORMATION ON THIS PLOT PLAN HAS BEEN PROVIDED AND REVIEWED BY THE PROPERTY OWNER WHO BY SIGNING BELOW: 1) ACKNOWLEDGES AND ACCEPTS FULL RESPONSIBILITY FOR ITS ACCURACY AND COMPLETENESS; 2) IS RESPONSIBLE TO ENSURE THAT THE IMPROVEMENTS TO THE SITE TAKE PLACE IN CONFORMANCE WITH THIS PLAN; 3) WILL ESTABLISH ALL THE CORNER IRONS, LOT LINES AND CODE-REQUIRED SETBACKS REQUIRED OF THIS PROPERTY; ANY CHANGES TO THIS PLAN MUST BE PRE-APPROVED BY THE GOVERNMENTAL AGENCIES WITH JURISDICTION, THE MORTGAGE LENDER AND THE CONTRACTOR AND DOCUMENTED.



* All Other Vegetation is Berries, Brush, and saplings less than 3" Diameter.

Hemlock Street

Woodland Heights Road

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May 28, 2009

SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE

CRITERIA EVALUATION SHEET – DESIGN REVIEW

Applicant:

Bob Cerelli
31897 Maxwell Lane
Arch Cape, OR 97102

Owner:

John & Kathleen Willis
788 Cabana Lane
Lake Oswego, OR 97034

Property Description:

T4N, R10W, Sec. 19BC, TL 2102

CRITERIA

1. Relation of Structure to Site:
This application was deemed incomplete in April because the designs provided do not specify roof height above average grade. In addition it does not consider the 4 principle corners of the dwelling.
2. Protection of Ocean Views:
The expansion of the house and redesigning of the garage should have no impact upon existing views, the height of the structure is **supposedly** not increasing.
3. Preservation of Landscape:
Upon a site visit conducted May 20, 2009 there is no landscaping that will be affected by this development.
4. Buffering and Screening (For Commercial Uses):
This is not a Commercial Use.
5. Vehicle Circulation and Parking:
Vehicular Circulation is provided via Carnahan Road. Parking is available on the site.
6. Utility Service:
Utility service is currently present on the site.

7. Signs:

No signs are proposed as a function of this development.

8. Surface Water Drainage:

Current Drainage systems drain toward the Ocean, the applicant was asked to provide a drainage plan for the addition at the Design Review hearing. A brief statement was provided with the application.

9. Other Criteria for Evaluation:

This development is in a mapped velocity and flood zone, building criteria will need to be appropriate to satisfy Clatsop County Standards.

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its May 28, 2009 meeting for a public hearing and consideration of proposal.

Based upon the evidence and testimony provided by the applicant, planning department staff, and the citizens of the area, this committee hereby recommends this application be: { *Approved, Conditionally Approved, Denied* }

Dated this ____ day of May 2009

The Southwest Coastal Design Review /
Citizen Advisory Committee

George Cerelli, Chairman Clatsop County
SW Coastal DR/CA Committee



Development Permit

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

Ph. (503) 325 - 8611 Fax (503) 338 - 3666

For Department Use Only

Permit #: 20090144
Permit Type: Type II
Entry Date: 4/13/2009
Entered By: Michael Weston
Assigned To:
Permit Status: Pending

Permit Timeline

User	Status	Date
Michael Weston	Entered	04/13/2009
Michael Weston	Deemed Incompl	04/13/2009

Proposed Use

Proposed Use: Design Review

Zone: AC-RCR

Description: Replacement Garage. (FHO = Velocity Zone).

Overlay District: FHO / GHO

Owner/Project Location

Owner: Name: Willis John M Sr/Kathleen L Tr & Willis Joint Livin Ph. #: (503) 781-8816
Address: 788 Cabana Ln Cell: () -
City, State, Zip: Lake Oswego, OR 97034 Fax: () -
Site Address: 80432 CARNAHAN RD I R S Q S Qq S Taxlot
City: ARCH CAPE State: OREGON 4 10 19 B C 02102

Applicant/Agent

Applicant:

Agent: Name/Type: Bob Cerelli (Contractor)
Address: 31897 Maxwell Lane
City, State, Zip: Arch Cape, OR 97102

Ph. #: (503) 436-1648
Cell: () -
Fax: () -

Fees

Fee Type:

Planning/Development

Permit Fee Total:

\$711.00

Total: \$711.00

Receipt

Payor Name:	Pymnt Type	Check #	Pymnt Date	Pymnt Amount:
Willis John M Sr/Kathleen L Tr	Check	6543	04/13/2009	\$711.00

Balance Due: \$0.00

* Design does not specify roof height above Average grade.
In addition it does not consider the 4 principle corners of the dwelling.

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: _____



Development Permit

For Department Use Only

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

Ph. (503) 325 - 8611 Fax (503) 338 - 3666

Permit #: 20090144

Zoning District Requirements

Property Access Info.

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

Primary

Direction	Setbacks	
	Req.	Actual
F:	E	20
S1:	N	5
S2:	S	5.1
R:	W	0

Property Information

Type	Description	Additional Info.
Structure	Ocean Front 18 Foot Maximum	
Water	public water source:	
Sewage	public sewer	

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.

Entered by: Michael Weston

Entered Date: 04/13/2009

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.*

John M. and Kathleen L. Willis

788 Cabana Lane
Lake Oswego, OR 97034

Phone: (503) 697-4198

FAX: (503) 636-0017

E-mail: johnandkathy.willis@comcast.net

RECEIVED
APR 8 2009
Community
Development
CLATSOP COUNTY

April 7, 2009

Clatsop County
Community Development Department
800 Exchange - Suite 100
Astoria, OR 97103

RE: Design Review Application
80432 Carnahan Road
Arch Cape, OR 97102

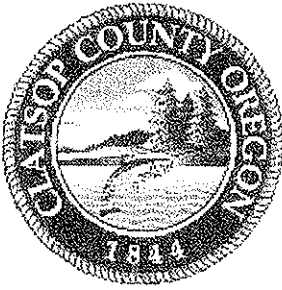
Please find our check enclosed in the amount of \$711.00.

The application is being filed on our behalf by Bob Cerelli.

If you have any questions, please call.

Thank you,


Kathy Willis



APPLICATION FOR
DESIGN REVIEW

Fee: Major Construction - \$711.00 (see attached page for explanation)
Minor Construction - \$554.00 (see attached page for explanation)

APPLICANT: John, Kathy Willis Phone: 781 8816
Address: 788 Cabana Lane, Lake Oswego 97034

OWNER: John, Kathy Willis Phone: 781 8816
Address: 788 Cabana Lane, Lake Oswego, 97034

AGENT: Bob Cerelli Phone: 436 1648
Address: 31897 Maxwell, Arch Cape

Proposed Development: Remove single car Garage, build 2 car garage

Present Zoning: _____ Overlay District: _____
Lot Size: 50 X 100

Property Description: 4N 10W 19BC 2102
Township Range Section Tax lot(s)

Property Location: 80432 Carnahan Road
Arch Cape

General description of the property:

Existing Use: Single Family home
Topography: FLAT Ocean Front

General description of adjoining property:

Existing Uses: Single Family home
Topography: FLAT Ocean Front

Community Development Department

800 Exchange, Suite 100 * Astoria, Oregon 97103 * (503) 325-8611 * FAX 503-338-3666

Time Limit on Approval. Site design review approvals shall be void after one (1) year unless a building permit has been issued and substantial construction has taken place per the Uniform Building Code.

The information contained in this application is in all respects true, complete, and correct to the best of my knowledge and I am aware of the additional costs that may accrue and agree to pay them as required above.

Applicant's Signature: _____ Date: _____

Owner's Signature: John W. Wieg Sr. Date: 4/7/09
Kathleen L. Willis 4/7/09

The following is from the Clatsop County Land and Water Development and Use Ordinance #80-14:

Section 4.100. Site Design Review Overlay District (/SDRO).

Section 4.102. Purpose. This section provides for the comprehensive review of proposed development permits in order to preserve scenic views and to promote attractive development of the site compatible with the natural and man-made environment.

Section 4.104. Types of Review. All development which is situated within the /SDRO District Boundary that falls under the thresholds in this section shall be subject to the Criteria for Design Review Evaluation, Section 4.106 and Article 2, Procedures for Land Use Applications.

1. The following types of projects shall require review according to the Type II procedure, Section 2.020. For purposes of these types of Major projects, review by the Design Review Advisory Committee as described in Section 4.116, is required.
 - a. Any new residential development proposing to construct a dwelling as described in Section 1.030 (Dwelling Types).
 - b. Any new commercial development proposing to construct structures devoted to a commercial use.
 - c. Any new commercial development creating additional cumulative square footage beyond 20% of an existing building footprint.
 - d. Any new residential development creating additional cumulative square footage beyond 20% of an existing building footprint.
2. The following types of projects shall require design review according to the Type II Procedure, Section 2.020. For purposes of these types of Minor projects, review by the Design Review Advisory Committee as described in Section 4.116, is not required.
 - a. Accessory buildings in residential zones.
 - b. Projects that require building permits for exterior renovations on commercial and residential structures; including but not limited to new decks, awnings, alterations

- ① The existing garage is to the east of the house.
This will be removed and replaced with a 2 car garage.
- ② The new garage will have a peak as a roof that is no taller than existing roof of house.
Roof height of existing house is 12'
- ③ No landscape will change.
- ④ N.A.
- ⑤ The site has 4 off street parking spots.
- ⑥ Electrical service will not change.
- ⑦ N.A.
- ⑧ Roof drainage will tie into existing drain to west.

HLB & Associates

I N C O R P O R A T E D

4253-A Hwy 101 North
Seaside, Oregon 97138

Surveying, Civil Engineering & Planning

TEL (503) 738-3425
FAX (503) 738-7455

April 22, 2005

Kathy and John Willis
326 2nd Street
Lake Oswego, OR 97034

RE: Flood Elevation Certificate for Tax Lot 2102, Map 4-10-19BC, Arch Cape, Clatsop County, Oregon

Dear Kathy and John:

Enclosed, please find a copy of the Flood Elevation Certification (FEC) completed for the above referenced property.

At your request, we have determined the Base Flood Elevation (BFE) and flood hazard zone of this property. The property is located in an V17 velocity flood hazard zone with a specified 100-year flood elevation of 29 feet (National Geodetic Vertical Datum – NGVD29). All new construction on this property is required to have the "lowest floor" at or above a minimum of one foot above the 100-year flood elevation (BFE) or at elevation 30 feet (NGVD29). Please see your local building official for the definition of "lowest floor" in a V Zone.

For your reference and for use during construction, we have determined the elevation of the following points on your property:

Description	Elevation (NGVD)
Elevation Benchmark (monument at Southwest property corner)	21.32 feet
Finished Floor of existing house	24.0 feet
Finished Floor of existing garage	23.5 feet
Highest ground adjacent to proposed construction	23.8 feet
Lowest ground adjacent to proposed construction	23.3 feet

The above elevations are based upon an Oregon State Highway Department standard disk designated RM58, located in the Northwest corner of a Oregon Coast Highway 101 bridge approximately 1 mile North of Arch Cape, whose elevation is 137.54 feet (NGVD29). Upon completion of the first floor of any new construction, Clatsop County will require that a post-construction FEC be completed. Please contact our office at that time and we will check the elevation of the bottom of the lowest floor beam and complete the required post-construction FEC for an additional fee.

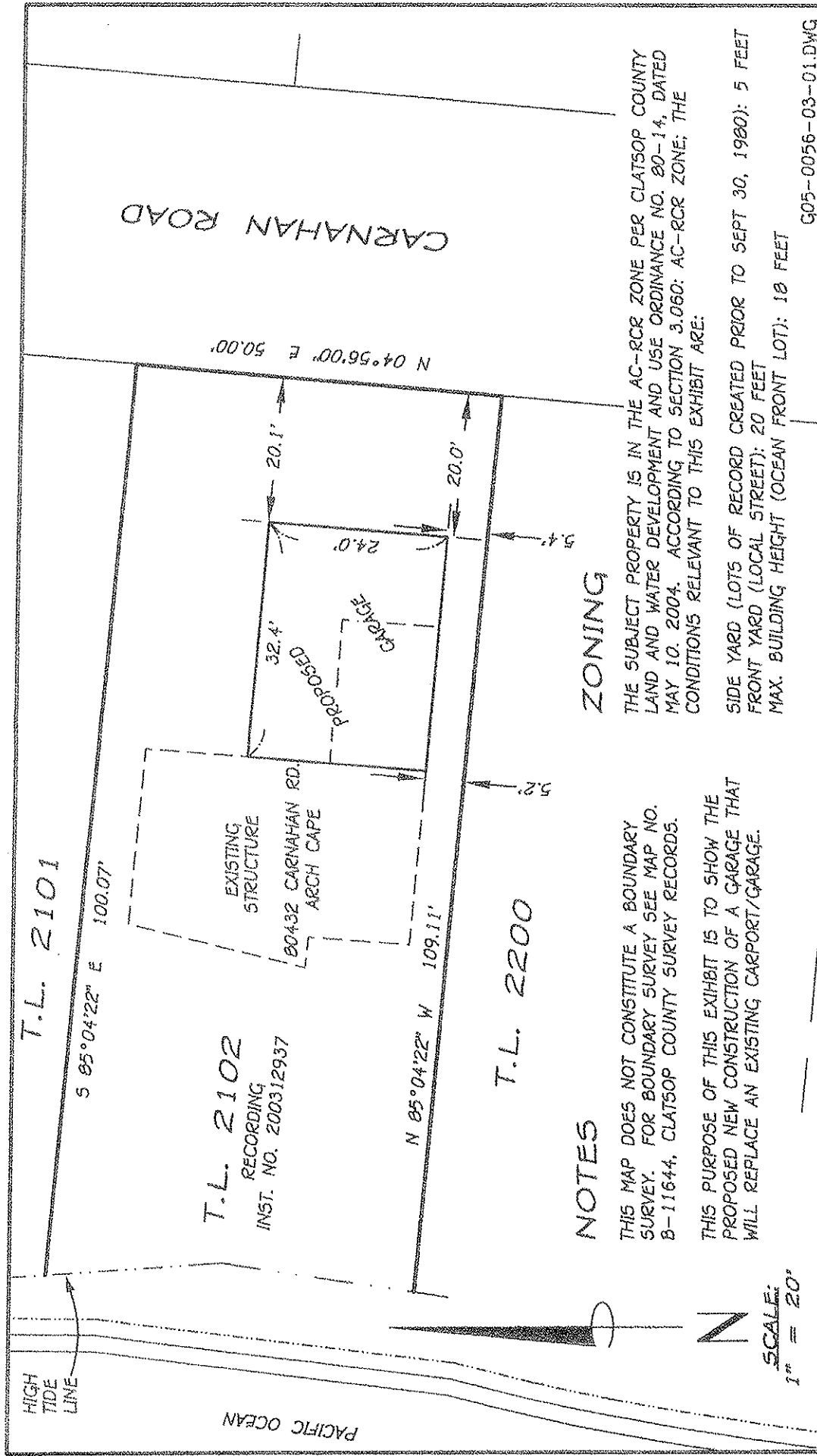
Thank-you for choosing HLB & Associates, Inc. for your professional surveying needs. An invoice for this project will be sent separately. Invoices are due and payable upon receipt. Interest will be charged at a rate of 1-1/2 per cent per month for balances unpaid after 30 days. Should you have any questions regarding this letter or the enclosed Flood Elevation Certificate, or if we can help you in the future, please feel free to contact your Project Manager, Chris Moorhead.

Sincerely,

HLB & Associates, Inc.


Dale N. Barrett, PLS

Principal
encl: FEC



DATE JULY 8, 2005	JOB NO. G05-0056	EQUIPMENT N/A	FIELD N/A	DRAWN CJM	CHECKED DNB
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FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires December 31, 2005

(Pre-Construction) ELEVATION CERTIFICATE

Important: Read the instructions on pages 1 - 7.

SECTION A - PROPERTY OWNER INFORMATION			For Insurance Company Use:
BUILDING OWNER'S NAME Kathy and John Willis (Mailing Address: 326 2 nd Street, Lake Oswego, OR 97034)			Policy Number
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 80432 Carnahan Road			Company NAIC Number
CITY Arch Cape	STATE OR	ZIP CODE 97102	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Tax Lot 2102, Assessor's Map 4-10-19BC			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use Comments section if necessary.) Residential			
LATITUDE/LONGITUDE (OPTIONAL) ()	HORIZONTAL DATUM: <input type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type): <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other: _____	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER Clatsop County Unincorporated 410027		B2. COUNTY NAME Clatsop		B3. STATE Oregon	
B4. MAP AND PANEL NUMBER 410027 0050	B5. SUFFIX A	B6. FIRM INDEX DATE Dec 20, 1974	B7. FIRM PANEL EFFECTIVE/REVISED DATE July 3, 1978	B8. FLOOD ZONE(S) V17	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 29.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9.
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other (Describe): _____

B11. Indicate the elevation datum used for the BFE in B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other (Describe): _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☒ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
 *A new Elevation Certificate will be required when construction of the building is complete.

C2. Building Diagram Number N/A (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)

C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO
 Complete Items C3a-i below according to the building diagram specified in Item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.
 Datum _____ Conversion/Comments _____

Elevation reference mark used _____ Does the elevation reference mark used appear on the FIRM? ☐ Yes ☐ No

- a) Top of bottom floor (including basement or enclosure) N/A ft.(m)
- b) Top of next higher floor N/A ft.(m)
- c) Bottom of lowest horizontal structural member (V zones only) N/A ft.(m)
- d) Attached garage (top of slab) N/A ft.(m)
- e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area) N/A ft.(m)
- f) Lowest adjacent (finished) grade (LAG) 23.3 ft.(m)
- g) Highest adjacent (finished) grade (HAG) 23.8 ft.(m)
- h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade NA
- i) Total area of all permanent openings (flood vents) in C3.h N/A sq. in. (sq. cm)

License Number, Embossed Seal, Signature, and Date

REGISTERED PROFESSIONAL LAND SURVEYOR DALE N. BARRETT OREGON July 16, 1982 1979 RENEWAL DATE: 12/31/05

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
 I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available.
 I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME Dale N. Barrett	LICENSE NUMBER PLS 1979
TITLE PLS	COMPANY NAME HLB & Associates, Inc.
ADDRESS 4253-A Hwy 101 N.	CITY Seaside
SIGNATURE Dale N. Barrett	DATE 4/26/05
	STATE OR
	ZIP CODE 97138
	TELEPHONE

IMPORTANT: In these spaces, copy the corresponding information from Section A.			For Insurance Company Use:
BUILDING STREET ADDRESS (Including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 80432 Carnahan Road			Policy Number
CITY Arch Cape	STATE OR	ZIP CODE 97102	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

COMMENTS

Planned construction is of a 2 car garage with living space above in the place of an existing 1 car garage, and a small addition with an area of approximately 150 square feet to the existing house on the property.

☐ Check here if attachments

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zone AO and Zone A (without BFE), complete Items E1 through E4. If the Elevation Certificate is intended for use as supporting information for a LOMA or LOMR-F, Section C must be completed.

1. Building Diagram Number ___ (Select the building diagram most similar to the building for which this certificate is being completed – see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)
2. The top of the bottom floor (including basement or enclosure) of the building is ___ ft.(m) ___ in.(cm) ☐ above or ☐ below (check one) the highest adjacent grade. (Use natural grade, if available).
3. For Building Diagrams 6-8 with openings (see page 7), the next higher floor or elevated floor (elevation b) of the building is ___ ft.(m) ___ in.(cm) above the highest adjacent grade. Complete items C3.h and C3.i on front of form.
4. For Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, C (Items C3.h and C3.i only), and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, C and E are correct to the best of my knowledge.

PROPERTY OWNER'S OR OWNER'S AUTHORIZED REPRESENTATIVE'S NAME

ADDRESS CITY STATE ZIP CODE

SIGNATURE DATE TELEPHONE

COMMENTS

☐ Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below.

1. ☐ The information in Section C was taken from other documentation that has been signed and embossed by a licensed surveyor, engineer, or architect who is authorized by state or local law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
3. ☐ The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. PERMIT NUMBER	G5. DATE PERMIT ISSUED	G6. DATE CERTIFICATE OF COMPLIANCE/OCCUPANCY ISSUED
-------------------	------------------------	---

This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

4. Elevation of as-built lowest floor (including basement) of the building is: _____ ft.(m) Datum: _____

5. BFE or (in Zone AO) depth of flooding at the building site is: _____ ft.(m) Datum: _____

LOCAL OFFICIAL'S NAME TITLE

COMMUNITY NAME TELEPHONE

SIGNATURE DATE

COMMENTS

☐ Check here if attachments