



***SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE
REGULAR MEETING AGENDA***

Wednesday, June 17, 2009 @ 6:00 P.M. Arch Cape Fire Hall, 79816 E Beach Road

[illegible]

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:**
 - ✦ May 28, 2009 (Attached)
5. **CONSENT CALENDAR / MINOR REVIEW ITEMS**
 - ✦ Steve & Heather Singh. Exterior Renovation:
 - Applicants are proposing to replace siding and windows. In accordance with Section 4.104§2(B) the application requires a minor review.
 - Oversized Plans – To be presented at hearing
6. **PUBLIC HEARINGS / MAJOR DESIGN REVIEW:**
 - ✦ Petrina / Hasenberg Road Extension:
 - Applicants are requesting an extension to consider the County's and ODOT's required Conditions. Staff has no further evidence to present from the applicants or ODOT. If an application is proposed the County would apply the conditions as presented at the May 28, 2009 hearing.
7. **OTHER DISCUSSION**
 - ✦ This is a chance for the committee to discuss and invite testimony from outside agents regarding topics of interest
8. **ADJOURN**



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***MINUTES FROM THE SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY
COMMITTEE MEETING HELD May 28, 2009 AT 6 p.m.***

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

Members present: George Cerelli, Debra Birkby, John Mersereau, Tim Crawford, and Linda Murray. Staff Present: William Caplinger.

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Business From The Public:

Mike Manzulli: Discussed the options available to the Arch Cape community regarding incorporation. The 7 member volunteer committee meets once a month to discuss ideas. One such option that was brought up at the last meeting was to open discussions with Portland State University about possible graduate studies or workshop opportunities.

Currently Arch Cape has over 150 residents when including those under 18, but when considering the voting community there is only about 130 residents. The community probably has enough members to incorporate, but whether the community will vote to incorporate is undeterminable at this time.

Debra Birkby (DB): Mentioned that Kathy Donofrino is also scheduling a meeting with Ann Samuelson to discuss this possibility as well and see what type of help they can get from the County Commission.

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Consideration of Minutes:

Tim Crawford (TC) Correction Page 6, Motion did not include speed bumps

George Cerelli (GC): Strike "Speed Bumps"

DB: Center on Page 3 Strike "Virginia" – Member from Public

MOTION

DB: Moved to accept minutes as amended

John Mersereau (JM): Seconds

Motion passed unanimously.

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Petrina / Hasenberg Road Extension:

William Caplinger (WC): Discussed the applicant's request to continue the application until they were certain which access they were going to pursue through ODOT.

PUBLIC COMMENT: None

Discussion Among Commissioners & Staff:

Linda Murray (LM): It would appear that the whole area is going to be developed eventually so we should consider all alternative upgrades to this access point. It is also important to have the final suggested plan before the committee before we render a decision. Right now the applicant has two options before us. "I want more direction from ODOT so we know what they are going to require." The committee also needs design plans from the applicants. We currently don't have anything that relates to the approach or even what they are proposing (Ocean or GreenLeaf).

TC: What is the difference between Greenleaf or Ocean if one or the other is brought up to standards?

JM: This is a major modifications and I'd like to see more specific information from ODOT.

GC: The proposal should be more specific both from ODOT and the applicants.

MOTION:

LM: Moved to table the discussion to the June meeting or until we have more specific requirements from ODOT

DB: Second

DISCUSSION:

JM: The developers need to get ODOT to narrow down the options.

LM: I want to know which one they are going to do and pursue.

DB: There is a surface water drainage problem near Ocean that could create a problem for property owners on the western portion of the Highway

TC: There is also a reasonable probability that the landowner might throw in the towel if all these requirements are on their shoulders alone.

GC: Called for the vote on the motion

Motion Passed Unanimously

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Calhoun New Residential Development:

WC: Introduced the application and the criteria as described in the Criteria Evaluation Sheet

JM: Discussed the application and the new information submittal:

LM: Big spruce is going to be removed

PUBLIC COMMENT: Presentation from Eric @ Adair homes gave a presentation about the landscape and the large spruce tree adjacent to the side of the house.

Chad Calhoun: Mentioned that the placement of the footings would likely destabilize the spruce tree based on its age and proximity to the home.

TC: The placement of the foundation would probably be within 5 feet or less when you consider the width of the digging. Roots are going to be an issue.

LM: There is a nice grove of hemlock that remains.

Mike Manzulli (MM): I came to see the tree plan.

Eric: Discussed the proposed tree plan.

MM: The area is a primarily wooded area and the neighbors and myself appreciate your efforts to preserve the wooded character.

Theodore Lundy: Is there any way they could fix the road or dump some rock in the potholes while they have all the equipment out there.

MM: We may be able to raise funds to share the expense while you have the heavy machinery there.

MOTION

TC: Moved to approve as per staff recommendations

DB: Seconds

DISCUSSION:

MM: Could you discuss the drainage plan in more detail?

Eric From Adair: Described the drainage plan. Most drainage will be retained in the wetland area to the north, it is likely that the water will be absorbed in the wetland area, and they are proposing to do a dry well

to help the drainage in the area as well. According to Big River the Dry Well is probably overkill but they wanted to ensure adequate drainage.

DB: The Drywell should be a condition of approval.

Chad Calhoun: We will adhere to the approved drainage plan, which includes the dry well.

Motion Passed Unanimously

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Willis Residential & Garage Expansion:

WC: Gave the staff report discussing the background and proposal. The application was deemed incomplete because it lacked an adequate description of the height above average grade. The application was also lacking breakaway walls required in a velocity zone.

Presented letter from HLB, Average Grade Calculations, Flood Elevation Certificate

PUBLIC COMMENT:

TC: Given recent consideration to garage remodels, this sheet claims there is an expansion to the residence and the garage, so which is it? On Page 28 it says there is living space above the garage.

Bob Cerelli (BC): Recalling back to the Willis's previous application for a Garage remodel, the HLB document is from the original application from 2005.

LM: I'd like to see plans that illustrate the height of the garage and what it is supposed to look like.

TC: Discussed portions of the application

BC: Described the project in detail including how the garage is expanding.

TC: The Staff document considers this an expansion of the house and garage yet the applicant is stating they are only expanding the garage.

WC: Staff would consider the expansion of the garage as an expansion of the home as well because the garage is attached.

DB: Has anyone talked with the neighbors (Johnsons)? The Johnsons were an opponent of the original application that was approved by the Design Review committee and denied by the County.

Reply: They don't talk with us

DB: I'd like to know what their opinion is of this proposal.

WC: The Johnson did submit a letter via fax; left the letter at the County.

BC: Raised the question, "Why isn't there elevations and diagrams included in the packets?" Perhaps staff misplaced the documents or lost the paper work. In the resubmitted proposal there were diagrams that showed the difference.

DB: Presented the committee with a document that was sent out prior to the packet that had the diagrams on it.

TC: The documents don't illustrate the height, nor does it give dimensions though.

BC: The plans clearly indicate the height of the structure is under the existing roofline and illustrates the expansion to a two-car garage.

LC: I think the applicants should be able to do their original plan to two stories, are you sure you're happy with this proposal?

MOTION

TC: Moved to approve the application subject to the staff conditions and the dwelling being a single story two-car garage.

GC: Hearing no discussion meeting adjourned @ 6:55 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



June 17, 2009

SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE

CRITERIA EVALUATION SHEET – DESIGN REVIEW

Applicant:	<u>Billy Brown</u>
	<u>PO BOX 74</u>
	<u>Tolovana Park, OR 97145</u>
Owner:	<u>Steve & Heather Singh</u>
	<u>3616 Evergreen Point Rd.</u>
	<u>Medina, WA 98039</u>
Property Description:	<u>T4N, R10W, Sec 19BC, TL 00105</u>

CRITERIA

1. Relation of Structure to Site:
The applicant is not proposing any change in the relationship of the structure to the site. This proposal is for renovation to exterior siding and windows
2. Protection of Ocean Views:
This proposal will no decrease any existing Ocean or scenic views.
3. Preservation of Landscape:
No Landscape is proposed to be destroyed or replaced
4. Buffering and Screening (For Commercial Uses):
This is not a commercial use.
5. Vehicle Circulation and Parking:
Vehicular parking and circulation is pre-existing and provided via Carnahan Road.
6. Utility Service:
Utility Service is provided via local utilities.

7. Signs:

No signs are proposed.

8. Surface Water Drainage:

No significant impact is predicted with this renovation.

9. Other Criteria for Evaluation:

In accordance with section 4.104(2B), exterior renovations requiring a building permit are required to go through minor design review.

This requirement is a criteria the Committee & staff are working to amend.

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its June 17, 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 June 2009

The Southwest Coastal Design Review /
Citizen Advisory Committee

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

Section 4.106 Criteria for Design Review Evaluation

1 Relation of Structures to Site

This is an existing structure and no changes are being made to affect this issue.

2 Protection of Ocean Views

This is an existing structure and no changes are being made too affect this issue

3 Preservation of Landscape

There will be no changes to landscaping on this existing structure

4 Buffering and Screening

This is a residential existing building and no changes are being made to affect this issue

5 Vehicle Circulation and Parking

This is a residential existing building and no changes are being made to affect this issue

6 Utility Service

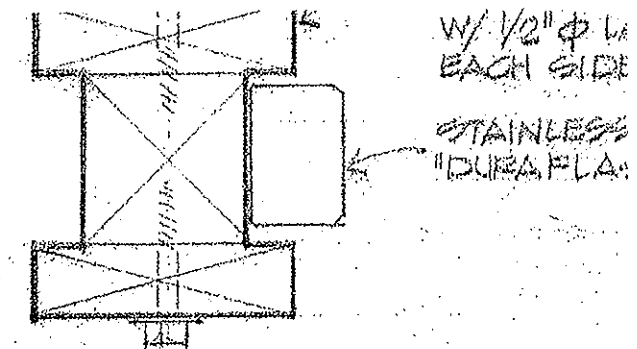
This is an existing structure and all utilities are underground and no changes are being made to affect this issue.

7 Signs

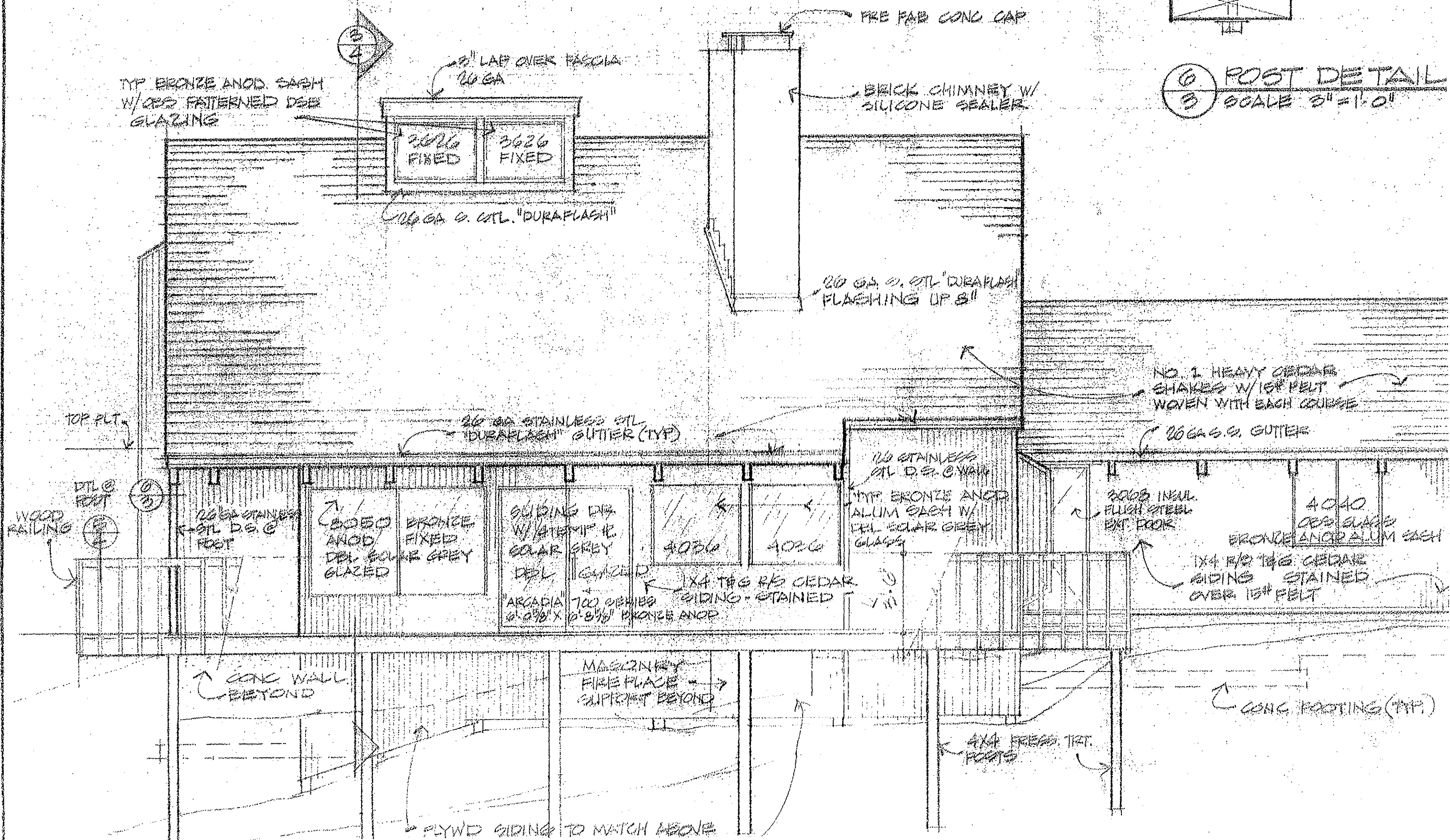
There are no signs and there are no plans for signs as this is an existing residential structure

8 Surface Water Drainage

This is an existing structure and all drainage is in place and no changes are being made to affect this issue



6 POST DETAIL
3 SCALE 3" = 1'-0"



26 66 2, STL "DUEAFLESH"
SOLDER ALL JOINTS.

STAINLESS STL 26 GA
"DURAFLASH" DOWNSPROUT

251 D TAIL COVERING
CALL 3" = 1" 0"

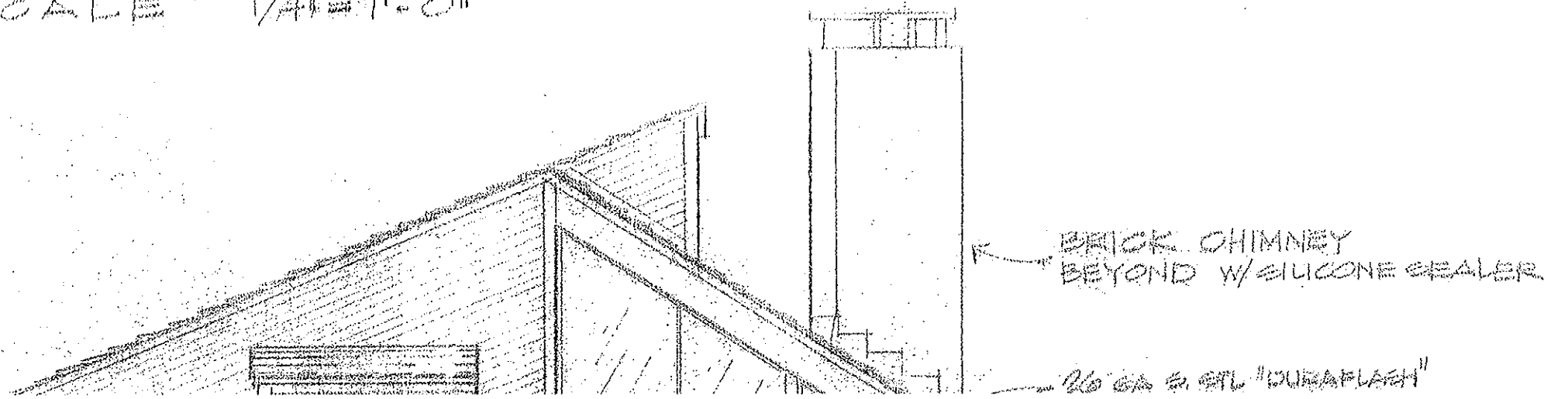
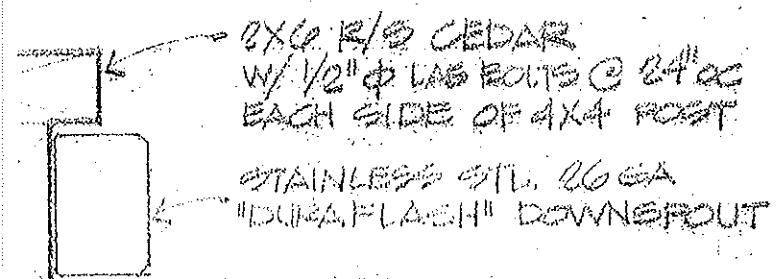
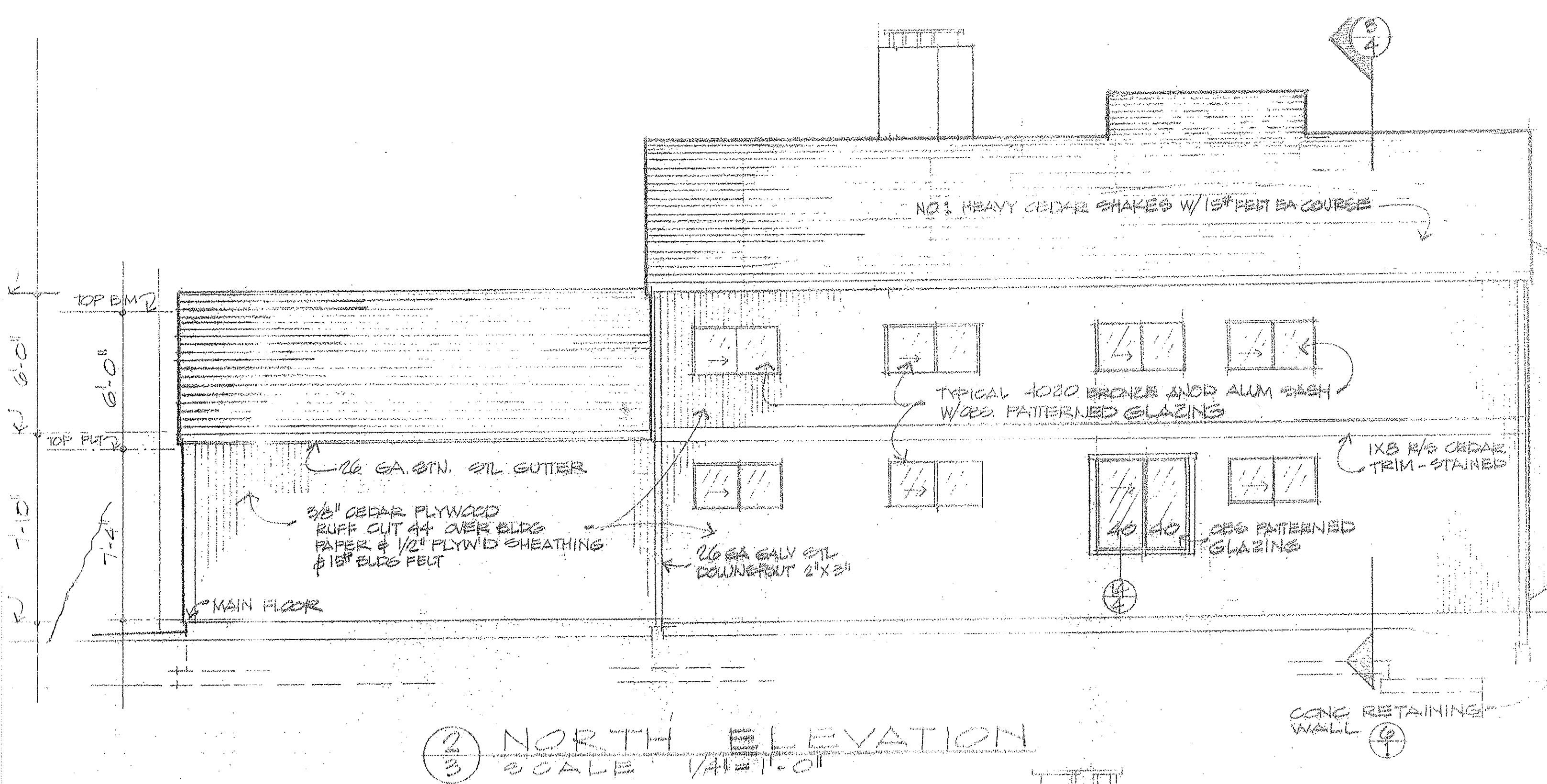
4040
200, 200, 200
CASH AND ALUM CASH
1000 DOLLAR
STAINED
1000

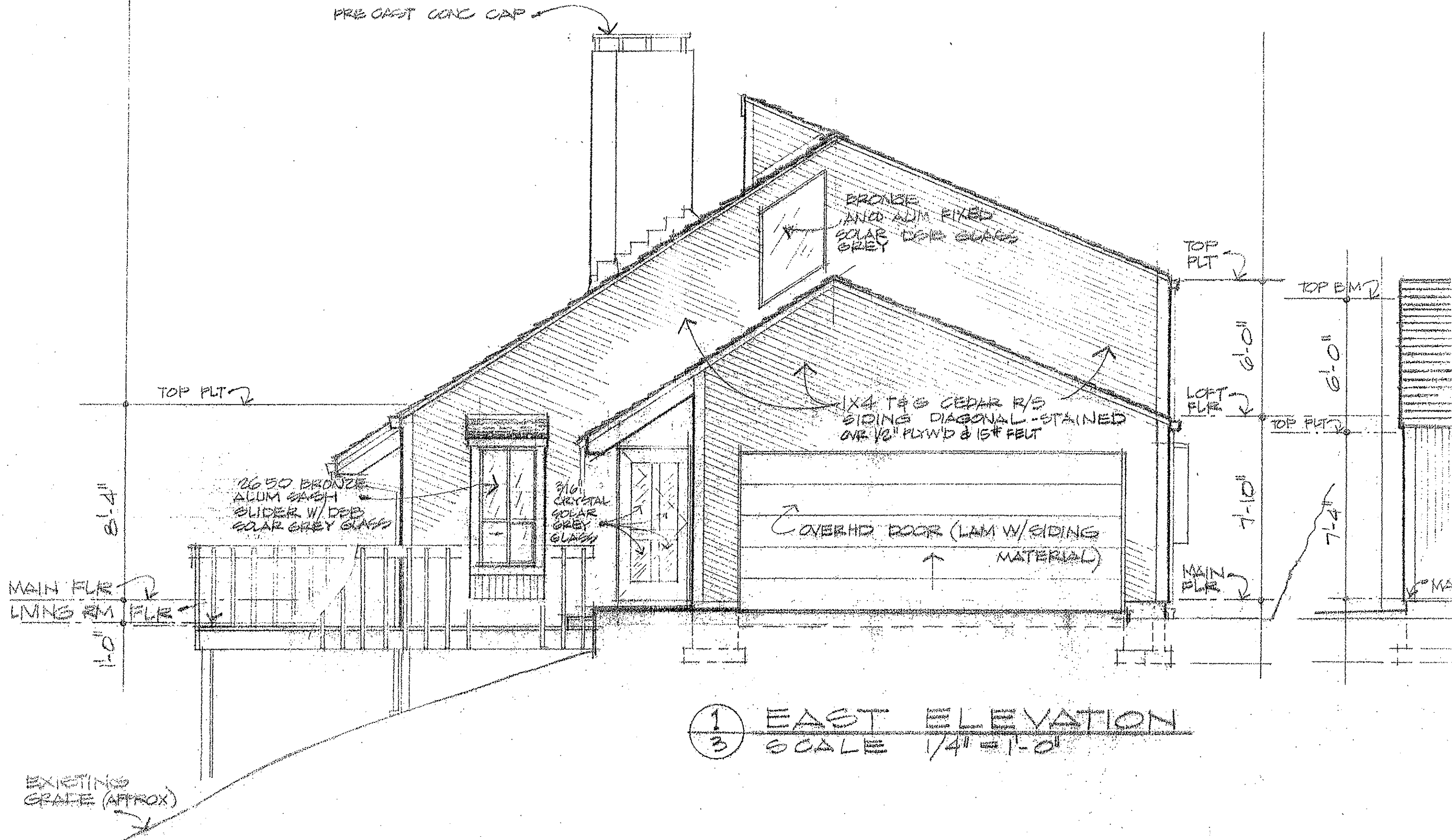
4 W E L L V A T I O N
2000 1/4 11 1-011

(S) 25th MAR
 1944
 1944

PLAYWOOD ENDING
ON GIPS

~~SECRET~~





1 EAST ELEVATION
3 SCALE 1/4" = 1'-0"

Singh Mailing List

TaxlotKey	Account	Owner_line	Owner Address	City	State	Zip Code
41019BC00100	2519	Vollum Lawrence W	1000 NW Skyline Blvd	Portland	OR	97229
41019BC00103	2521	Husted Champ A/Kathleen H Trst	13460 SE Beech St	Milwaukie	OR	97222
41019BC00500	2536	Hango & Rafferty	13751 SE 128th Ave	Clackamas	OR	97015
41019BC00800	2540	Soot Ilmar/Mary/Scott	1475 SW Taylors Ferry Rd	Portland	OR	97219
41019BC00400	2534	Foster Lisa & Gayle	15 Ironsides St	Marina Del CA		90292
41019BC00107	2524	Becker Isabel Dempsey	15755 NW St Andrews Dr	Portland	OR	97229
41019BC00102	2520	Brosnan & Lapierre	17210 Angeline Ave S	Suquamish WA		98392
41019BB00401	2514	Hertzberg & Beers	1737 NE Broadway	Portland	OR	97232
41019BB00400	2513	Vollum Stephen & Charles	2373 NW 185th #505	Hillsboro	OR	97124
41019BC01000	2544	Moore Thomas J/Mary E	2900 NE Jackson School Rd	Hillsboro	OR	97124
41019BC00300	2532	Rich Larry F/Janet M	317 NW Royal Blvd	Portland	OR	97210
41019BC00105	2522	Singh Steve & Heather	3616 Evergreen Point Rd	Medina	WA	98039
41019BC00106	2523	Petrone Richard C/Carol A Trustee	4301 Crestview Dr	Newberg	OR	97132-7182
41019BC00700	2538	Hargreaves Craig R/Kim E	4911 NE Salmon Creek St	Vancouver WA		98686
410000000615	1919	Stimson Lumber Co	520 Yamhill #700	Portland	OR	97024-1330
41019BC00900	2542	Mesa M Vincent/Cecily L	6710 SW Gable Pkwy	Portland	OR	97225
41019BC00200	2530	Hauck (LP) / Worley	8310 NW Kaiser Rd	Portland	OR	97231
41019BC00600	2537	Gordon William G/Arlyn A	PO Box 449	Lake Oswego	OR	97034
41019BC00108	2525	Vollum Jean & Steve	PO Box 91159	Portland	OR	97291-1159



810 SW Alder Newport
 750 Commercial Rd 207 Astoria
 3206 S E Shingle Mt 11 Arch Cape
 750 Commercial Rm 205 Astoria

Laren Woolley
 clatsop Soil & Water

ACSD

Crest

Greorge Cerelli

John Mersereau

Linda Murray

Debra Birby

Tim Crawford

Stephen Malkowski

Arch Cape Grocery & Deli

Total
 30 + 2 Building Boards + 1 File = 33

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

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



PUBLIC NOTICE FOR AN ISSUE BEFORE THE TRANSPORTATION & DEVELOPMENT DIRECTOR

In the matter of a Minor Design Review application for Exterior Renovation including windows and siding submitted by Billy Brown on behalf of the owners Steve & Heather Singh. The legal description of the Parcel is T4N, R10W, § 19BC, TL 00105.

(For more information see Page 2 of this notice)

APRX. DATE OF DECISION:	June 22, 2009
COMMENT PERIOD:	June 8, 2009 – June 19, 2009
DESIGN REVIEW HEARING:	June 17, 2009, 6pm Arch Cape Fire Hall
SEND COMMENTS TO:	Public Service Building, 800 Exchange Street, Suite 100 Astoria, Oregon 97103
CONTACT PERSON:	Michael Weston II, Clatsop County Planner

You are receiving this notice because you either own property within 250 feet of the property that serves as the subject of the land use application described in this letter or you are considered to be an affected state or federal agency, local government, or special district. A vicinity map for the subject property is attached.

NOTICE IS HEREBY GIVEN that Clatsop County's Transportation & Development Services have received the land use application described in this letter. Pursuant to section 4.100 of the Clatsop County Land Water Development and Use Ordinance a **Public Hearing is scheduled before the Design Review Committee on Wednesday, June 17, 2009** and; Pursuant to Section 2.020 of the Clatsop County Land and Water Development and Use Ordinance (LWDUO), the Department Director is tentatively scheduled to render a decision based on evidence and testimony on Monday June 22, 2009 at the Public Service Building, 800 Exchange St., Suite 100, Astoria, OR 97103.

All interested persons are invited to submit testimony & evidence in writing by addressing a letter to the Clatsop County Transportation & Development Director, 800 Exchange Street, **Suite 100**, Astoria, OR 97103. Written comments may also be sent via FAX to 503-338-3666 or via email to comdev@co.clatsop.or.us. Written comments must be received in this office no later than **4PM on Tuesday, June 16, 2009** in order to be considered at the **Public Hearing** and no later than **Friday, June 19, 2009** in order to be considered in the **Decision**.

NOTE: Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes an appeal based on that issue.

THE LAND USE APPLICATION DESCRIBED:

The applicant is requesting Design Review approval for the replacement of windows and siding with minor alterations and modifications. The area is in a geologic hazard overlay, but the applicants are not requesting to expand the footprint or increase bearing loads.

For More Details regarding Location see page 3.

The following criteria from Clatsop County Land and Water Development and Use Ordinance (LWDUO) apply to the request: § 1.010-1.050 (Definitions), 2.020 (Type II Procedure), 2.120 (Procedure for Mailed Notice), 2.230-2.260 (Request for Review/Appeal et al), 3.060 (Arch Cape Rural Community Residential Zone), 4.040 (Geologic Hazards Overlay District), 4.100 (Site Development Review Overlay District {SDRO}), and Clatsop County's Standards Document Chapters 1-4.

In addition, the following elements of the Clatsop County Comprehensive Plan apply to the request: Goal 1 (Citizen Involvement), Goal 2 (Land Use Planning), Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces), Goal 6 (Air, Water and Land Resources Quality), Goal 7 (Natural Disasters and Hazards), Goal 8 (Recreational Needs), Goal 9 (Economy), Goal 10 (Housing), Goal 11 (Public Facilities and Services), Goal 12 (Transportation), Goal 13 (Energy Conservation), Goal 16 (Estuarine Resources), and the Southwest Coastal Community Plan.

These documents are available for review at the Clatsop County Community Development Department office, 800 Exchange Street, Suite 100, Astoria, Oregon and on-line at the county's website, www.co.clatsop.or.us.

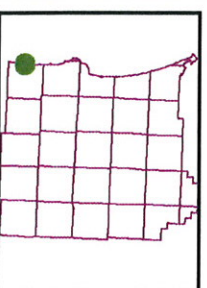
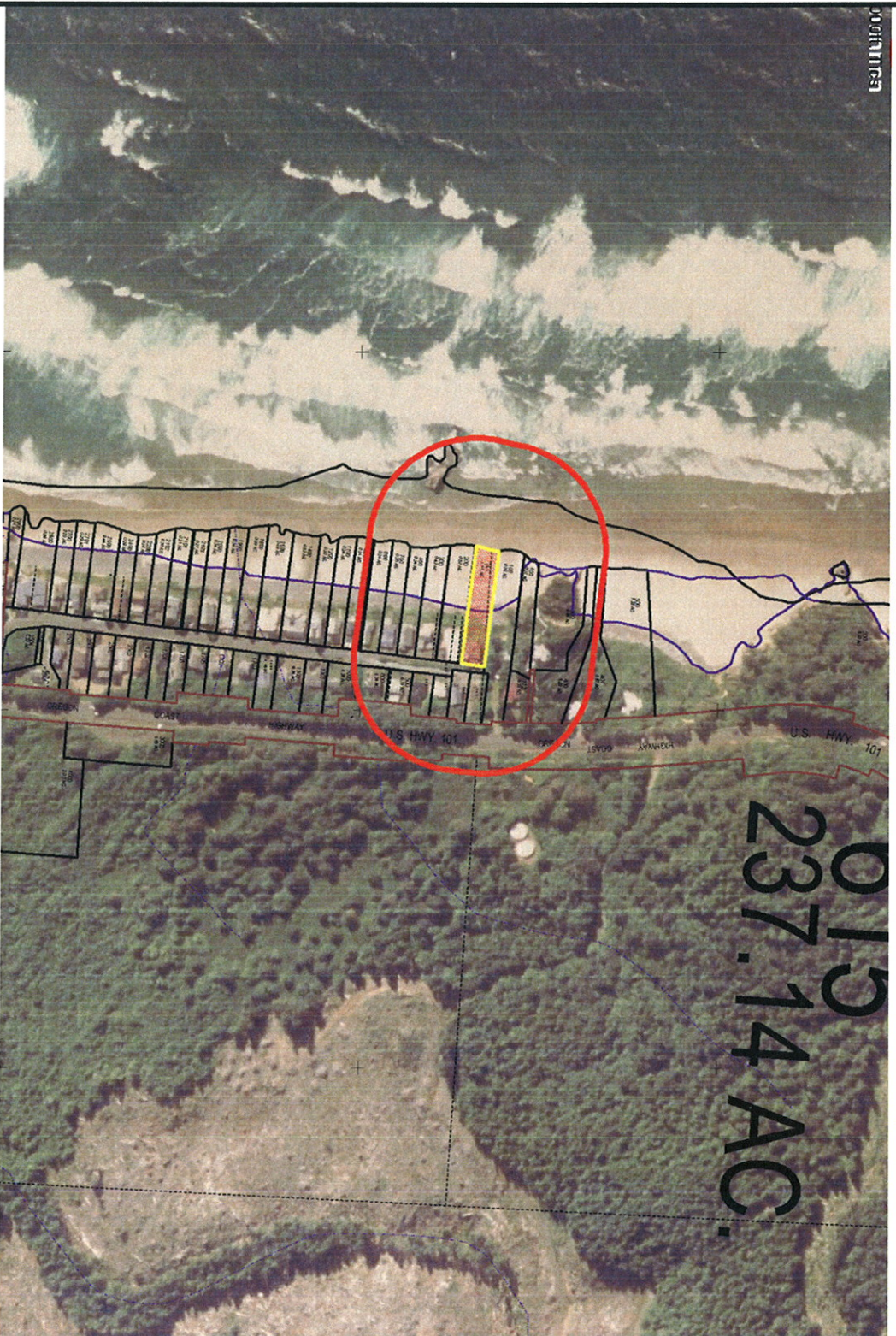
A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at the Transportation & Development Department Office during normal business hours (M-F, 8-5) at no cost and will be provided at reasonable cost.

If you have questions about this land use matter or need more information, please contact Michael Weston II, Clatsop County Planner, at (503) 325-8611 or via email at mweston@co.clatsop.or.us.

Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

Clatsop County Map

- PLS
PLS
PLS Townships
Tax Map
Water Body
Creek
Parcel Boundary
Supplemental Boundary
Road R-O-W



6/8/2009



1 in. = 438 ft.

This map was produced using the Clatsop County GIS data. The GIS data is maintained by the county to support its governmental activities. The county is not responsible for map errors, omissions, misuse or misinterpretation.



Receipt

This is not a 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 #: 20090229
Permit Type: Type II
Entry Date: 5/21/2009
Entered By: Jennifer Bunch
Assigned To: Michael Weston
Permit Status: Pending

Permit Timeline

User	Status	Date
Jennifer Bunch	Entered	05/21/2009
Michael Weston	Assigned	05/21/2009

Proposed Use

Proposed Use: **Design Review**

Zone: **AC-RCR**

Description: Minor DR

Overlay District: **SDRO**

Owner/Project Location

Owner: Name: **Singh Sudhir Steve & Singh Heather Hedin**

Ph. #: () -

Address: 3616 Evergreen Point Rd

Cell: () -

City, State, Zip: Medina, WA 98039

Fax: () -

Site Address: **80523 CARNAHAN RD**

T R S Q S Qq S Taxlot

City: **ARCH CAPE**

State: OREGON 4 10 19 B C 00105

Applicant/Agent

Applicant: Name: Billy Brown

Ph. #: (503) 739-2126

Address: PO Box 74

Cell: () -

City, State, Zip: Tolovana Park, OR 97145

Fax: () -

Agent: Name/Type:

Ph. #: () -

Address:

Cell: () -

City, State, Zip:

Fax: () -

Fees

Fee Type:

Planning/Development

Permit Fee Total:

\$554.00

Total: **\$554.00**

Receipt

Payor Name:

Billy Brown

Pymnt Type

Credit Card

Check

Pymnt Date

05/21/2009

Pymnt Amount:

\$554.00

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: _____



Receipt

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 #: 20090229

Zoning District Requirements

Property Access Info.

Access to Property:

County Permit Required?

State Permit Required?

Direction	Setbacks	
	Req.	Actual
F:		
S1:		
S2:		
R:		

Property Information

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: Jennifer Bunch

Entered Date: 05/21/2009

Applicants Signature: _____

Date: _____

Clatsop County Authorization: _____

Jennifer Bunch

Date: _____



Receipt

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.



**APPLICATION FOR
DESIGN REVIEW**

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

APPLICANT: Steve and Heather Singh Phone: 425-591-9610

Address: 80523 Carnahan DR Arch Cape Oregon 97102

OWNER: Steve and Heather Singh Phone: 425-591-9610

Address 80523 Carnahan Dr Arch Cape Oregon 97102

AGENT: N/A Phone: _____

Address: _____

Proposed Development: window and siding replacement(cedar shingles,Milgard Windows)

Present Zoning: (B1) ACRK Overlay District: _____

Lot Size: .47 acres

Property Description: 4-10 19 BC 00105
Township Range Section Tax lot(s)

Property Location: 80523 Carnahan st. Arch Cape Oregon

General description of the property:

Existing Use: Residential

Topography: Shallow sloping lot to the west and sharp drop at end of lot west

General description of adjoining property:

Existing Uses: Residential

Topography: Shallow sloping lot to the west

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: _____

5.21.09

Owner's Signature: _____

Date: _____

5.21.09

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

- to exterior treatments, and similar activities which do not increase the cumulative square footage more than 20% from an existing building footprint.
- c. Accessory buildings associated with commercial developments and containing no residential units.
 - d. If the Planning Director determines that a new accessory building may significantly impact adjoining properties with respect to location, bulk, compatibility, views, preservation of existing landscape, or other applicable criteria identified in Section 4.106, the application will be forwarded to the Design Review Advisory Committee for review.

Please address the following eight (8) criteria on a separate sheet of paper:

Section 4.106. Criteria for Design Review Evaluation. In addition to the requirements of the Comprehensive Plan, other applicable sections of this Ordinance and other County Ordinances, the following minimum criteria will be considered in evaluating design review applications:

1. Relation of Structures to Site. The location, height, bulk, shape, and arrangement of structures shall be in scale and compatible with the surroundings.
2. Protection of Ocean Views. The blocking of scenic views of existing or proposed dwellings on adjacent lots and other lots that may be impacted shall be minimized in the construction of all structures.
3. 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.
4. Buffering and Screening. In commercial zones, storage, loading, parking, service and similar accessory facilities shall be designed, located, buffered or screened to minimize adverse impacts on the site and neighboring properties.
5. Vehicle Circulation and Parking. The location of access points to the site, the interior circulation pattern and the arrangement of parking in commercially zoned areas shall be designed to maximize safety and convenience and to be compatible with proposed and adjacent buildings. The number of vehicular access points shall be minimized.
6. Utility Service. Electric, telephone and other utility lines shall be placed underground.
7. Signs. The size, location, design, material and lighting of all exterior signs shall not detract from the design of proposed or existing buildings, structures or landscaping and shall not obstruct scenic views from adjacent properties.
8. Surface Water Drainage. Special attention shall be given to proper surface water drainage from the site so that it will not adversely affect adjacent properties or the natural or public storm drainage system.

The following is provided for your convenience. You need not address the following.

Section 4.108. Application Procedure. The following procedure shall be followed when applying for design review approval:

1. Pre-application Conference. The applicant shall discuss the proposed development with the staff of the Clatsop County Department of Planning and Development in a pre-application conference pursuant to Section 2.045.
2. Following the pre-application conference, the applicant shall file with the Planning Director a design review plan, which shall include the following:
 - a. A site plan, drawn to scale, showing the proposed layout of all structures and other improvements, including where appropriate, driveways, pedestrian walks, landscaped areas, fences, walls, off-street parking and loading areas. The site plan shall indicate how utility service, sewage, and drainage are to be provided and shall show cuts and fills proposed. The site plan shall indicate, where appropriate, the location of entrances and exits and the direction of traffic flow into and out of off-street parking and loading areas for commercial uses, the location of each parking space, each loading berth, areas for turning and maneuvering vehicles and each sign for each commercial use.
 - b. The plot plan shall show the relationship of the proposed structure with existing structures or potential structure sites on adjacent lots and lots where the ocean view may be blocked by the structure.
 - c. Elevations of the structure(s) illustrating scenic views and how the structure may block views.
 - d. Plot plan and elevation showing relationship of new construction to existing construction including scenic views.

Section 4.110. Plan Evaluation Procedure. The following procedure shall be followed in processing a design review plan:

1. Upon receipt of a design review application and plan, the Planning Director will examine it to determine whether it is complete (and consistent with the requirements of this Section). If found to be complete, the Planning Director shall determine whether the application will require Minor or Major Review under Section 4.104(1-2)(Types of Review). If the request is considered a Major Review under Section 4.104(1)(Types of Review), the Director shall forward the application and plans to the Design Review Advisory Committee for its review and recommendation.

2. The Design Review Advisory Committee will review the application and plan at its first regularly scheduled meeting and shall make a written recommendation to the Planning Director within 21 days after receipt of the application.
3. The Planning Director may approve the design plan, disapprove it or approve it with such modifications and conditions as may be required to make it consistent with the Comprehensive Plan, with the criteria listed in this Section and with other Sections of this Ordinance.
4. A decision on a design review plan shall include written conditions, if any, and findings and conclusions. The findings shall address the relationships between the plan and the policies and criteria listed in the Comprehensive Plan, this Section and other Sections of this Ordinance.
5. The Planning Director's decision shall be mailed within seven (7) working days to the applicant and to owners of land entitled to notification. The same mail, when appropriate, shall include notice of the manner in which an appeal of the decision may be made.
6. Appeals. See Section 2.230 for appeal procedure.

Section 4.112. Modifications of Approved Design Review Plan. Proposed changes shall be submitted in writing to the Planning Director for approval. Minor changes requested by the applicant may be approved if such changes are consistent with the purposes and general character of the original approved application. All other modifications shall be processed in the same manner as the original application.

Section 4.114. Time Limit on Approval. Site design 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. However, the County may, at the discretion of the Planning Director, extend authorization for an additional year upon request, provided such request is submitted in writing not less than 10 days nor more than 30 days prior to expiration of the permit.

Section 4.116. Design Review Advisory Committee. The Southwest Coastal Citizens Advisory Committee (CAC) shall serve as an Design Review Advisory Committee for Arch Cape and will review development proposals and make recommendations to the Planning Director and Planning Commission concerning the design and scenic view aspects of proposed developments.

1. Meetings; Records. The committee shall hold regular meetings on the first and third Wednesday of each month at the Arch Cape Fire Hall or designated sites. However, meetings may be canceled when there are no design review plans submitted for review by the Committee. The Chairman shall be responsible for posting cancellation notices at the designated sites and notifying the Clatsop County Department of Planning and Development at least 48 hours prior to the meeting. The deliberations and proceedings of the committee shall be public. The committee shall keep minutes of its meetings and such minutes shall be public record.

2. The Design Review Advisory Committee shall submit their recommendations to the Planning Director within seven (7) working days of their decision.

CLATSOP COUNTY
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em: comdev@co.clatsop.or.us



June 17, 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 June 17, 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 June 2009

The Southwest Coastal Design Review /
Citizen Advisory Committee

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

*** Applicant is requesting a continuance until such time that they ***
can work out the details with ODOT and the County regarding access
and approach to Highway 101. Staff has advised the applicant that
they can continue up to 215 days from the date the application was
deemed complete.

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

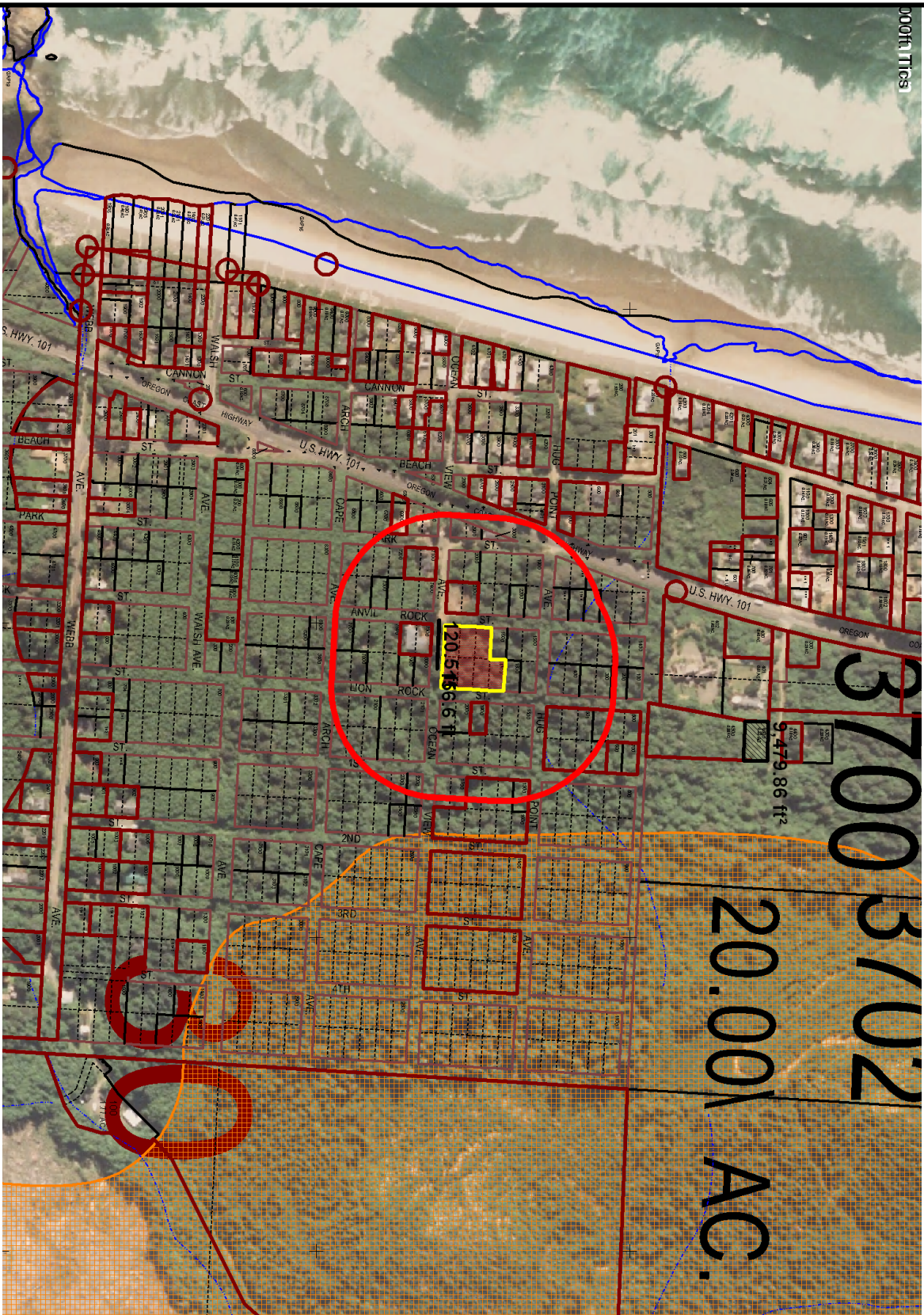
Clatsop County's Land Water Development and Use Ordinance 80-14, "Standards Document Chapter 6 – Road Standard Specifications for Design and Construction," requires the county to ensure the road meets the A-20 Standard. The A-20 Standard requires an asphalt or concrete surface when the road services 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.

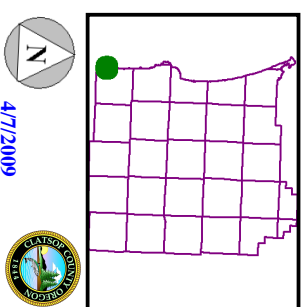
***** See Clatsop County LWDUO, Chapter 6 Section S6.050/Table 1 Right of Way and Improvements *****
Standards Table and the Oregon Fire Code as adopted by ORS

Clatsop County Map

- Geological Hazards
- PLS
- PLS Townships
- Surveys
- Tax Map
- Tax Map
- Water Body
- Creek
- Parcel Boundary
- Supplemental Boundary
- Road R-O-W



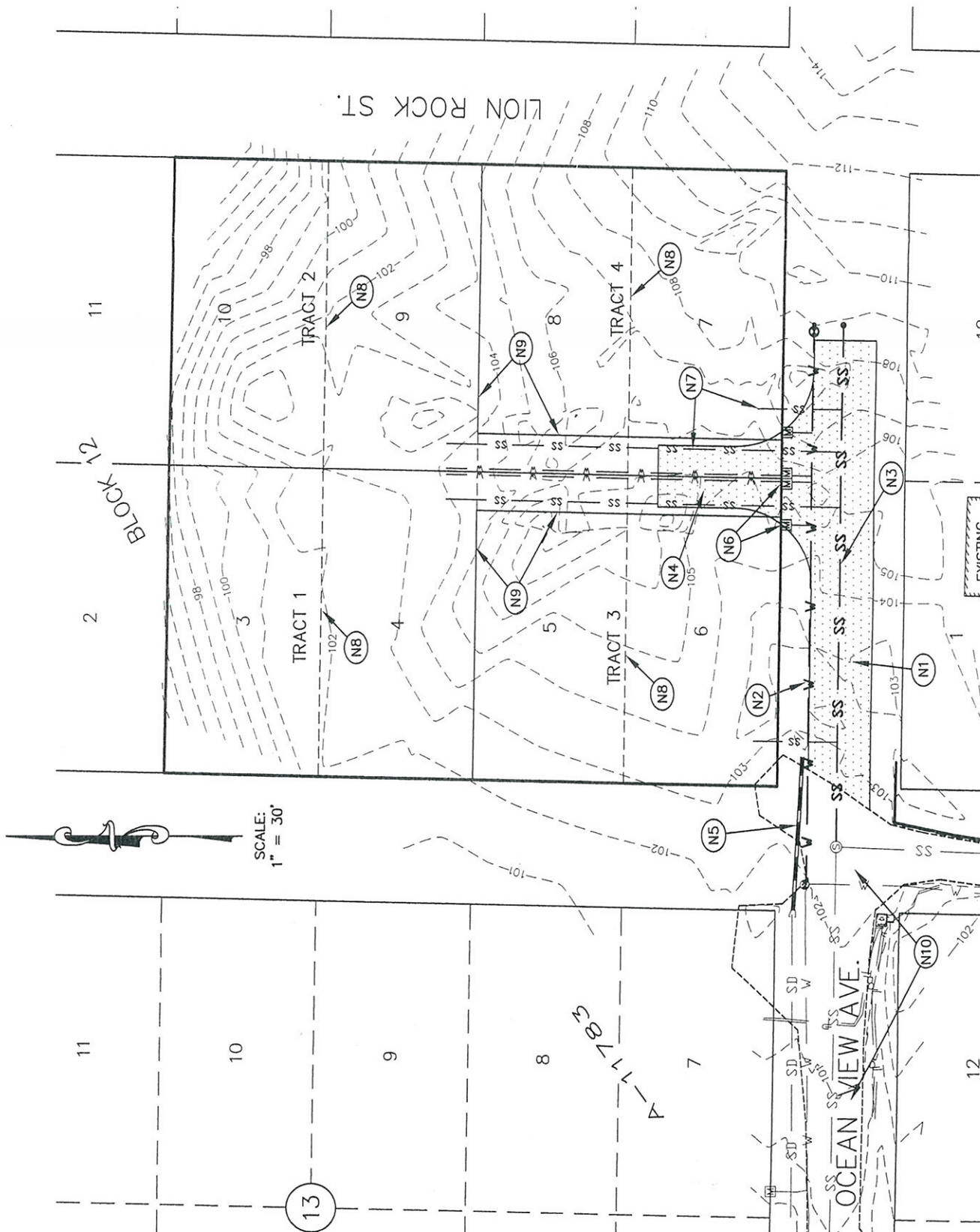
1 in. = 492 ft.



This map was produced using the Clatsop County GIS data. The GIS data is maintained by the county to support its governmental activities. The county is not responsible for map errors, omissions, misuse or misinterpretation.

NOTES

- (N1) PROPOSED PUBLIC STREET
- (N2) PROPOSED PUBLIC WATER MAIN
- (N3) PROPOSED PUBLIC SANITARY MAIN
- (N4) PROPOSED FIRE APPARATUS TURN
- (N5) PROPOSED STORM LINE/CULVERT
- (N6) PROPOSED WATER SERVICE (TYPE)
- (N7) PROPOSED SANITARY LATERAL
- (N8) EXISTING PROPERTY LINES
- (N9) PROPOSED PROPERTY LINES (PROPERTY LINE ADJUSTMENT)
- (N10) EXISTING GRAVEL ROADWAY



*OVERSIZED Document
Submitted*

FIRE A

