



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

Wednesday, July 15, 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:**
 - ✦ No Minutes (June 17, 2009 minutes will be presented at August 19, 2009 meeting)
5. **CONSIDERATION OF COMMITTEE APPLICANTS**
 - ✦ Richard Donofrio
 - ✦ Theodore Lundy
6. **CONSENT CALENDAR / MINOR REVIEW ITEMS**
 - ✦ August 19, 2009 next regularly scheduled meeting.
7. **PUBLIC HEARINGS / MAJOR DESIGN REVIEW:**
 - ✦ Petrina / Hasenberg - Road Extension: **{NO DOCUMENTS INCLUDED}**
 - Currently Continued – Applicants are currently working with ODOT and the County Engineering Dept.
 - ✦ Piscitelli / Carlsen – Grading Site Access:
 - Applicants are applying for design review approval and a development permit to conduct grading and tree removal for the purposes of site access to the subject parcel.
8. **OTHER DISCUSSION**
 - ✦ This is a chance for the committee to discuss and invite testimony from outside agents regarding topics of interest
9. **ADJOURN**



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Committee Applications

COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY



Date: 4-21-2009

Name RICHARD F. DONOFRIO

Mailing Address PO. BOX 1327
CANNON BEACH - OR. 97110

Street Address: 31952 DONLON
ARCH CAPE - OR. 97102

Email: rnc donofrio@msn.com

Home Telephone: 503-436-0934 Other Telephone: _____
(work cell phone)

Current Occupation: RETIRED

Years Resident of County: 20

Do you live within the city limits: ☒ Yes ☐ No

In which Commission District do you reside: 1 2 3 4 ☒ 5

Prior Criminal Convictions (omit minor traffic violations): Yes ☒ No

If Yes, Explain: _____
(Attach additional pages if needed)

Committee, Board of Commission Applied for:

1. ARCH CAPE DESIGN-REVIEW BOARD
2. _____
3. _____

Background (Relevant education, training, experience, etc.):

COLLEGE GRADUATE - BACHELOR OF SCIENCE (U of WASH.)
LIVED IN CLATSOP COUNTY AND ARCH CAPE 20 YEARS
TRAINED IN PEOPLE SERVICES (INVESTMENT SERVICES -
REAL ESTATE - HOSPITALITY)



Describe your interest in serving on this Board, Committee or Commission:

I HAVE LIVED IN ^{THE} SAME HOUSE IN ARCH CAPE FOR 20 YEARS. BEING RETIRED I WOULD LIKE TO GIVE SOMETHING BACK TO MY COMMUNITY. I KNOW THE AREA AND THE PEOPLE LIVING HERE.

IN ADDITION, ALL THE CURRENT MEMBERS OF THE COMMITTEE LIVE IN THE SOUTH END OF ARCH CAPE. I LIVE IN THE CENTRAL PORTION AND WOULD BRING A LITTLE MORE EQUITY AND INPUT FROM RESIDENTS IN MY IMMEDIATE NEIGHBORHOOD.

THANK YOU

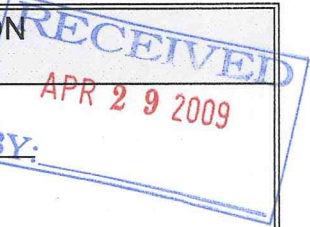

Signature

Return Form To: County Administrator's Office
Attn: Valerie Crafard
800 Exchange, Ste 410
Astoria, OR 97103
Fax: 325-8325



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COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY



Date: ___ May 25, 2008 *by:*

Theodore M. "Tod" Lundy, Architect

Name

2553 Grand Ave.

Mailing Address

Astoria OR. 97103

Street Address: 2553 Grand Ave., Astoria OR. 97103 Email: tod@pacifier.com

Home Telephone: home: 503-325-2576 Other Telephone: cell: 1-503-442-2446
(work - cell phone)

Current Occupation: Retired Project Manager/Architect for Kaiser Permanente.

Years Resident of County: TWO YEARS.

Prior Criminal Convictions: (omit traffic violations) NONE

Committee, Board of Commission Applied for:

Arch Cape Planning Committee

Background (Relevant education, training, experience, etc.):

My Education includes: Master of Architecture from University of Pennsylvania, ('69)
Bachelor of Architecture from the University of Oregon ('65) and Bachelor of Science in
General Science from University of Oregon. ('61) My primary areas of study, for the BS
degree, were Chemistry and Psychology.

My Experience: In January 2006 I retired as Senior Project Manager for Kaiser
Permanente HMO in NW Region (Longview to Salem). As Kaiser's representative for the
development of building projects, I was responsible for the budgets, selection of
consultants and contractors and for installations required to ready these facilities for
operation. The projects ranged from medical office buildings to remodel projects. I
worked for Kaiser in this capacity for a total of 11 years
I also worked as an architect in private practice in Portland, between 1991-1998 and
1973-1982. I designed several homes but most of my work, in private practice, was in
medical and nursing home facilities. My staff ranged from one to seven.

I was an assistant professor of architecture for 9 years. From 1982-1988 at King Faisal
University in Saudi Arabia, and from 1969-1972 at University of Kansas.

The balance of my career, was spent working for Architectural and Planning firms. The
most significant planning project which I participated in was The Lower Manhattan Plan,
for the City of New York. While on staff at Columbia University, I prepared the concept
and drawings for Columbia University to expand into the two city blocks on the west side
of Broadway opposite their campus on Morningside Heights in New York City.
I have served on the Boards of Directors of two Non-profit child welfare agencies. In both
cases I became president of the board. These were Youth Adventures, Clackamas



Oregon, and Boys & Girls Aid Society of Oregon. The first of these provided alternative residential care for youth sentenced to McClaren or Hillcrest. Boys and Girls Aid Society is the oldest child welfare organization in Oregon. It's primary functions center on counseling young pregnant women, and adoption services.

During much of the 1990s I was an active participant in the Boise Neighborhood Association and the Mississippi Historic District, eventually becoming chairman of BNA. This was an especially turbulent period in this inner city neighborhood which has gone from a derelict drug infested district to a lively center of the young up-coming twenty somethings in Portland. It is often cited as an example of what citizens can do to turn around a neighborhood.

Describe your interest in serving on this Board, Committee of Commission:

I have owned a house in Astoria, and other property, in Arch Cape since the 1970s. I have long felt an affection and connection to this "North Coast" community. Now that I live here, I want to use my experience and energy to benefit the Clatsop County Community

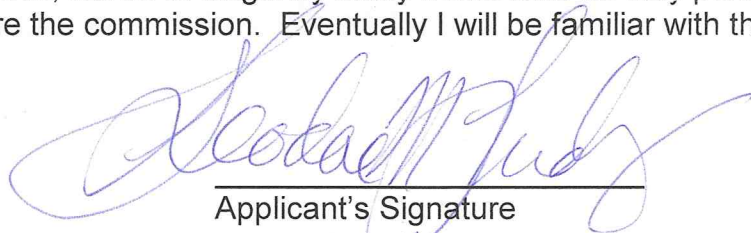
One third of my career has been in managing large budgets and decision making on the behalf of a large corporation, Kaiser. A third was spent designing buildings and managing my architectural office and staff. And a third was spent teaching college students the skills required to design buildings to serve their community.

I represented Kaiser before the Tualatin City planning council as owner's representative for the Tualatin Medical Office building. I have represented my own interests before the Planning board of Portland while seeking Zone change, Minor subdivision and Environmental impact review for property I own in Portland.

My experiences prepare me very well to understand the planning issues and concerns of both the applicants and of Clatsop County.

Being retired, I have time to devote to the reading and investigation required to understand applications which come before the planning commission. The only valuable experience which don't have is direct experience with Clatsop County's planning laws.

My intention, to compensate for this, will be to diligently study those laws as they pertain to each case which comes before the commission. Eventually I will be familiar with the planning law here.



Applicant's Signature

"TOD" 14

County Administrator's Office
800 Exchange, Suite 410
Astoria, OR 97103
Voice: 503-325-1000
Fax: 503-325-8325

or email forms to commissioners@co.clatsop.or.us



Design Review



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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



July 15, 2009

SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE

CRITERIA EVALUATION SHEET – DESIGN REVIEW

Applicant:

Mark Piscitelli & Adam Carlsen
PO Box 763
Cannon Beach, OR 97110

Owner:

Same as above

Property Description:

T4N, R10W, Sec. 19CA TLs 3500 & 3501

CRITERIA

1. Relation of Structure to Site:

Applicant has not proposed a structure at this time. In accordance with
Section 3.064(8) the applicant may be required to install utilities in
order to comply with the ordinance.

2. Protection of Ocean Views:

This proposal should not effect ocean views.

3. Preservation of Landscape:

Applicant has provided an erosion control plan but the application is unclear in
regards to its primary objective. Furthermore the plan does not indicate how the
natural landscape is being preserved to the "maximum extent possible" as required.

4. Buffering and Screening (For Commercial Uses):

This criteria is not applicable.

5. Vehicle Circulation and Parking:

Staff believes the proposal is intended to provide access to Mr. Piscitelli's
property. Approval of this request would likely provide ample access to the site.

6. Utility Service:

As mentioned above, the applicant is not proposing utility service at this time.
As such the proposal may not meet the requirements for development in Arch Cape.
However, the applicant could meet the requirements if they were accompanying their
development with utility service.

7. Signs:

No Signs are proposed at this time.

8. Surface Water Drainage:

Applicant is proposing to utilize a silt fence to control erosion and surface water drainage. A plan was provided in the application material.

9. Other Criteria for Evaluation:

Legal analysis of the Arch Cape zoning district indicate that development is required to adhere to the stipulations in the zone. Grading is considered an accessory development. Staff recommends the applicant broaden their proposal to include utility expansion in order to satisfy the criteria as described in section 3.068.

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its July 15, 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 July 2009

The Southwest Coastal Design Review /
Citizen Advisory Committee

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

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

ph: 503-325-8611
fx: 503-338-3666
em: comdev@co.clatsop.or.us
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 Grading including tree removal
submitted by Mark Piscitelli(owner/applicant). The legal descriptions of the Parcels are
T4N, R10W, § 19CA, TLs 3500 & 3501.

(For more information see *Page 2* of this notice)

APRX. DATE OF DECISION:	July 20, 2009
COMMENT PERIOD:	July 1, 2009 – July 14, 2009
DESIGN REVIEW HEARING:	July 15, 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, July 15, 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 July 20, 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](tel: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, July 14, 2009** in order to be considered at the **Public Hearing** and no later than **Friday, July 17, 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 Minor Design Review approval in order to grade and remove trees on the subject parcel. The area is located east of Highway 101 and currently accesses the parcel from Woodland Heights road. A vicinity map has been provided on page 3 of this notice for your convenience. A diagram explaining the area to be graded and trees to be removed is on page 4. The trees proposed for removal are shown with an (X).

For More Details regarding Location see page 3 & 4.

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), 4.100 (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 8 (Recreational Needs), Goal 9 (Economy), Goal 10 (Housing), Goal 11 (Public Facilities and Services), Goal 12 (Transportation), Goal 13 (Energy Conservation), 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

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



7/1/2009

1 in. = 476 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.

0.13 SLOPE

SPRUCE STREET

EXISTING
±2' WIDE CREEK

(40')

Add. A
Piscitelli

THE SUBJECT PROPERTY
IS PARK.

PERCENT SLOPE OF THE
COUNTY SURVEY RECORDS.

K
00611018

LOT 16

5' Fence

±0.11 SLOPE

105.05'

±0.14 SLOPE

AVERAGE SLOPE
12%

±0.12 SLOPE

BLOCK
LOT 14

AVERAGE SLOPE
12%

±0.12 SLOPE

±0.16 SLOPE

±0.08 SLOPE

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EXIST'
12" CUL

KERNS
BOOK 963, PAGE 60

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Design Review Application & Findings

CLATSOP COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

No. _____
Fee: \$79.00

800 Exchange Street, Suite 100 * Astoria Oregon 97013 * (503) 325-8611 * FAX (503) 338-3666

PROPOSED USE: Grading

BASE ZONE: _____

OVERLAY DISTRICT: _____

PROJECT LOCATION: T: 4WR:10WS:19CA TL: 3501 ACRES: 34 acres
3500

APPLICANT 1: (mandatory)

Name: Mark PiscitelliAddress: PO Box 763City/State/Zip: Cannon Beach OR 97110Phone: 503 470 0293

PROPERTY OWNER: (mandatory)

Name: Mark PiscitelliAddress: PO Box 763City/State/Zip: Cannon Beach OR 97110Phone: 503 470 0293

ATTORNEY/SURVEYOR/CONSULTANT/AGENT

Name: Doug Ray

Address: _____

City/State/Zip: _____

Phone: 503 738 8710

INSTRUCTIONS

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

I have read and understand the statements **ON THE BACK OF THIS FORM** and agree to abide by them.Applicant's Signature: Mark PiscitelliDate: 6/10/09Owner's Signature: Mark PiscitelliDate: 6/10/09

Agent's Signature: _____

Date: _____

Clatsop County Community Development Department

Authorization: _____

Date: _____

To: Clatsop County Planning Dept.
From: Mark Piscitelli
Date: June 10, 2009
Re: Development Permit for 4N-10W-19CA 3500 & 3501

Proposed Use:

I propose removing all trees south of the proposed silt fence on Addendum A, a recent survey of the properties indicating slope and tree locations. These trees will be removed whole and/or as intact as possible by a professional excavator and taken to a predetermined site in order to participate in off-channel wetland complex & riparian floodplain restoration project. I have indicated approximately where I will have a silt fence installed to control off site erosion and run off as well as protect the riparian corridor to the north.

Erosion Control Plan

As indicated by Add A, these properties slope to the north towards an existing creek running along the north property line. There are no natural drainage channels in the southern halves of the properties. There is a small spring near in the NW corner that will not be disturbed in this proposed use. I have visited the lots with wetland consultant, Doug Ray, and he has confirmed that this proposal will not disturb water run off with the appropriate installation of an adequate silt fence.

Because of our recent improvement of Woodland Heights Rd there is ample parking for vehicles along the side of the road. Site access will be at the SE corner of lot 13, this coincides with an access and utility easement to the western lot for future development. Upon removal of trees, minor grading will take place to 'clean up' the site.

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

Zoning District Requirements

	<u>Required Setbacks</u>	<u>Actual Setbacks</u>
(N, S, E, W) Front	_____	_____
(N, S, E, W) Side	_____	_____
(N, S, E, W) Side	_____	_____
(N, S, E, W) Rear	_____	_____
Clear Vision	<input type="checkbox"/>	20 feet
Riparian Vegetation	<input type="checkbox"/>	50 feet
	<input type="checkbox"/>	30 feet
Non-aquatic		
Vegetation (non-L&W)	<input type="checkbox"/>	35 feet
Resource Zone	<input type="checkbox"/>	50 feet

Structure Height

- ☐ 35 foot maximum
☐ oceanfront 18 ft. max. in RSA-SFR, CBR, CR
☐ 26 feet maximum
☐ other _____
☐ no requirement

Lot Coverage Percentage _____ %

Sewage Disposal

- ☐ subsurface system
☐ public sewer
☐ private sewer
☐ none required

Water Requirements

(must include approval from authorizing agent)

- ☐ none required
☐ well
☐ spring
☐ river, stream, pond, or hand-dug well
☐ private water source _____
☐ public water source _____
☐ potability test from certified water lab (attach certification)
☐ Quantity: _____

Access to Property

Yes ☐ No ☐

Is a County or State permit required? Yes ☐ No ☐

Access Permit # _____

Applicant's Signature _____ Date _____

Clatsop County Authorization _____ Date _____

CLATSOP COUNTY COMPLIANCE

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 and as shown on the Zoning/Comprehensive Plan Map.

- | | | | |
|--------------------------|--|---|----------------------------|
| <input type="checkbox"/> | Approved | I | |
| <input type="checkbox"/> | Approved w/ Conditions (below or attached) | I | |
| <input type="checkbox"/> | Denied | I | Applicant's initials _____ |

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

CONDITIONS OF APPROVAL

(those checked, written, and/or attached)

- Attachment ☐ Yes ☐ NO
- ☐ Access to property (attach County or ODOT permit)
☐ Address: _____
☐ Airport height/use standards
☐ Average grade (attach calculations)
☐ Beaches & Dunes (dune stabilization / revegetation)
☐ Coastal Shorelands
☐ Conditional Use Permit (R&O No. _____)
☐ DSL wetland fill/removal permit (503-378-3805)
☐ Design Review (R&O No. _____)
☐ Erosion Control Plan
☐ Stormwater Drainage plan
☐ Engineer report
☐ Firebreak (clear & maintain a firebreak of at least _____ feet radius around proposed structure)
☐ Floodplain (permit No. _____)
☐ Geologic hazards (R&O No. _____)
☐ Parking Plan
☐ Plot Plan
☐ Post-construction survey
☐ Resource zone certification (recorded with County Clerk; copy in Department file)
☐ Resource zone setback
☐ Review Use (R&O No. _____)
☐ Road improvement
☐ Sign permit (submit plans and receive approval prior to placement)
☐ Temporary Use Permit (R&O No. _____)
☐ US Army Corps of Engineers permit (503-325-1135)
☐ Other conditions of approval



**APPLICATION FOR
DESIGN REVIEW**

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

APPLICANT: Mark Piscitelli Phone: 503 470 0293

Address: PO Box 763, Cannon Beach OR 97110

OWNER: Mark Piscitelli Phone: 503 470 0293

Address: PO Box 763, Cannon Beach OR 97110

AGENT: _____ Phone: _____

Address: _____

Proposed Development: Tree Removal & Grading

Present Zoning: SFIZ Overlay District: _____

Lot Size: 0.34 acres

Property Description: 4N 10W 19CA 3500 33501

Township

Range

Section

Tax lot(s)

Property Location: Woodland Heights Rd, 100' north of
Hemlock on west

General description of the property:

Existing Use: natural

Topography: flat & sloped areas

General description of adjoining property:

Existing Uses: some natural, some residential homes


Topography: flat & sloped areas

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: 6/10/09

Owner's Signature:  Date: 6/10/09

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.

Criteria for Design Review

Property: 4N-10W-19CA 3500 & 3501

Applicant & Owner: Mark Piscitelli

1. Relation of Structures to Site: No Structures are proposed.

2. Protection of Ocean Views: N/A

3. Preservation of Landscape: The trees I have proposed for removal will very likely be removed when a residential home is built. I have a unique opportunity to donate these trees and thoughtfully prepare the landscape for future use. The trees will be used by the North Coast Land Conservancy as key logs in engineered log jams for a 20-acre, off-channel wetland complex and riparian floodplain restoration project.

4. Buffering & Screening: N/A

5. Vehicle Circulation & Parking: Last year, I hired a contractor at the direction of the County to improve Woodland Heights Rd from Hemlock to my property to A20 standards. This stretch of road is adequate to support the machinery needed to accomplish this project.

6. Utility Service: N/A

7. Signs: No signs are proposed.

8. Surface Water Drainage: I have consulted with Doug Ray, a professional wetland consultant and determined that an adequate silt fence, as proposed in Addendum A, will protect the northern areas of these lots that directly flow to the un-named creek at the northern edge of the property. The silt fence is to be installed by a professional contractor.



Public Comments

Clatsop Development - Public Comment on Piscitelli Grading/Tree Removal

From: michael manzulli <manzulli@gmail.com>
To: <comdev@co.clatsop.or.us>
Date: 7/9/2009 5:30 PM
Subject: Public Comment on Piscitelli Grading/Tree Removal
CC: Debra Birkby <birkby@charter.net>
Attachments: piscitelli public comment.pdf

Please find attached my written public comments on the Piscitelli Application for Grading Including Tree Removal in Arch Cape.

Thank you,
Mike Manzulli

July 9, 2009

Arch Cape Design Review Board
Clatsop County Transp. & Development
800 Exchange Street
Suite 100
Astoria, OR 97103

SENT VIA E-MAIL

Re: Written Comment on Piscitelli Application for Grading Including Tree Removal
T4n, R10W 19 CA, TLs 3500 & 3501

Dear Arch Cape Design Review Board:

According to the original County Staff Analysis, applicant's first application was for a partition so that applicant could sell two parcels "and the future owners of the parcels [could] build one single-family residence on each parcel and be responsible for the required Design Review Applications." Curiously, applicant is now before Design Review with an application for Grading Including Tree Removal, "to thoughtfully prepare the landscape for future use." In other words, applicant has changed his mind and wants to clear and grade the buildable areas on his lots without submitting a plan or getting proper development permits.

Unfortunately for applicant, when this parcel last appeared before Design Review, the County made clear in Overall Conclusion # 3 that:

"Prior to commencing any tree clearing or road/utility construction activities, applicant must apply for and obtain County Design Review approval for the proposed road and utility installation plan. Approval from the Arch Cape Service District for the utility construction activities must also be obtained."

While applicant has abandoned his original road plan, it appears he is still required to obtain approval from Design Review and ACSD with regard to utilities. At this time, since his application does not contain a utility plan, tree removal is premature.

Furthermore, while donating trees to the North Coast Land Conservancy is admirable, it does not provide sufficient reason to clear and grade lots. The trees could easily be removed and the remaining ground cover and vegetation be left. Grading is not necessary. In fact, grading and tree removal at this early stage would circumnavigate the Southwest Coastal Plan that emphasizes maintaining natural vegetation and terrain when siting development. Since there is nothing being sited, no plan revealed, how can Design Review presently decide on which trees need to be removed and to what extent or whether grading should be permitted?

July 9, 2009
Re: Piscitelli Comment
Page 2 of 2

Since it appears that applicant is speculating where potential buyers and developers will want their houses, what happens when all the trees and vegetation are cleared, and no-one buys? (I believe this exact scenario has already happened in Cove Beach) How long will the silt fence keep the wetlands from being filled and degraded? Six months, one year, two years, ten years? Keep in mind this parcel is where the entire neighborhood's storm and surface water drains and the upland lot to the south has just been cleared for a new home. What happens when after graded and trees removed, the Service District determines that the terrain is too difficult to bring utilities in, or the developer wants to place his house elsewhere?

Allowing grading and tree removal to take place prior to supplying a plan and applying for proper developmental permits will likely have far reaching effects throughout forested Arch Cape. Fortunately, due to the hard work of Design Review and community members over the years, we know that our hands are not tied. If applicant wants to remove trees and grade the lots south of the wetlands, he must be upfront about his development and apply for the proper development permits.

For the reasons stated above, I encourage Design Review and the County to deny this application until the vegetation and terrain of the parcel can be viewed in light of the development proposed. Thank you for taking the time to read my public comments.

Sincerely,

Michael Manzulli
80285 Woodland Heights
Arch Cape, OR