

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:**
 - ✦ June 17, 2009 Minutes
 - ✦ July 15, 2009 Minutes
5. **CONSIDERATION OF COMMITTEE APPLICANTS**
 - ✦ **Current** – SW Coastal Committee & DR By-Laws
 - ✦ **March 1999** – SW Coastal Committee & DR By-Laws
 - ✦ Richard Donofrio, Applicant
 - ✦ Theodore Lundy, Applicant
6. **CONSENT CALENDAR / MINOR REVIEW ITEMS**
 - ✦ Gonzales – Minor Design Review
 - Applicant is applying for design review approval to renovate the exterior and interior of a duplex located at 79594 Hwy 101, Arch Cape (material included)
 - ✦ September 16, 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.
8. **OTHER DISCUSSION**
 - ✦ This is a chance for the committee to discuss and invite testimony from outside agents regarding topics of interest.
 - Modification request to adopted landscape preservation plan by Chad Calhoun
 - Tree removal request by Bob Cerelli & Gilbert Kent on adjacent property to Calhoun's
9. **ADJOURN**



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Consideration of Minutes From:
June 17, 2009
July 15, 2009



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***MINUTES FROM THE SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY
COMMITTEE MEETING HELD June 17, 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: Michael Weston.

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Business From The Public:

Theodore Lundy (TL): presented questions about the process for Committee appointment

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Consideration of Minutes:

Correction of Cathy Donofrino's name "C" instead of "K" on page 1.

MOTION:

TC Moves

DB: Seconds

Motion passed unanimously.

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Singh – Minor Design Review:

PUBLIC COMMENT: None

Discussion Among Commissioners & Staff:

MW: Gave a brief explanation of the application and presented findings. Described why design review was triggered.

MOTION:

TC: Moved to Approves the Design Review

DB: Seconded

Motion Passed Unanimously

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Petrina / Hasenberg Road Extension:

Discussion Among Commissioners & Staff:

MW: Discussed the applicant's request and likely requirements from ODOT. County would apply the conditions described in the application including an A-20 road standard design on Greenleaf, and pave 50' from skirt.

LM: Requested information on future developments in this area including the old growth stumps proposal.

MW: Explained the options and possibilities of access.

JM: Described the best option for improving the access and using Ocean View as the primary access instead of Greenleaf.

TC: Can we condition our approval to require them to use Ocean View lane instead of Greenleaf.

LM: The application is still vague and there is not enough information in the packet to approve the application.

PUBLIC COMMENT:

Joe Patrina and John Hasenberg testified in defense of the project and requested clarification as to why they should shoulder the burden of the road upgrades. Also wanted to know why other developments were permitted on the road without requiring road upgrades. The right of way is owned by the county and should be maintained by the county. Could develop two lots without even expanding the road, their development is minimal in size and nature. Seems unfair that they are the first ones updating the access.

Discussion Among Commissioners & Staff:

Discussion covered:

Previous cost allocations of road and utilities on Ocean View Lane and county development requirements.

Required standards and conditions assessed by the county.

A-20 Requirements

Utility Upgrades

Proportionality Test in accordance with section 6.005§(2)

Why are there 7 homes that have been developed that use this access, and yet the county has not required any of those owners to upgrading to road access.

ODOT requirements, what will ODOT requirements will be assessed to one house off Ocean View and Accessing Greenleaf..

Working with neighbors & future developers who access Highway 101 from Greenleaf and Ocean View LN.

Safety Issues including, Narrow access portion, Line of Sight, Highway Speed, Etc.

MOTION:

No Motion Matter Continued.

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OTHER DISCUSSION:

Bill Owen discussed the possibility of regulating hedge height and wondered what had become of that issue.

JM: Discussed the issues, how the committee is addressing it and the steps the committee and staff is taking to resolve future issues through code amendments. Hedges should be treated under the same confines as a fence.

MOTION:

LM: Moves to adjourn

TC: Seconded

GC: Hearing no discussion meeting adjourned @ 7:15 pm.



***MINUTES FROM THE SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY
COMMITTEE MEETING HELD July 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, Tim Crawford, and Linda Murray. Staff Present: Michael Weston.

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Business From The Public:

Nadia Gardner: Requested information pertaining to the 25 foot buffer of trees to be retained along Highway 101. 2 locations have not adhered to this requirement, in particular 2 sites North of Hemlock and one across the street near Butches Garage.

Steve Pinger: Presented a quantitative analysis for the design review code and submitted proposed changes to the submittal requirements.

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Consideration of Minutes:

No Minutes Prepared.

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Consideration of Committee Applications:

MW: Presented the applicants and their applications. The applicants include Richard Donofrio & Tod Lundy.

Theodore Lundy: Discussed why he is interested in the position, and his history here in Arch Cape.

Debra Birkby (DB): Asked Tod Lundy where he resides and mentioned that there may be a rule that restricts applicants to only those who reside in Arch Cape.

GC: Mentioned that the By-Laws may have a stipulation that restricts residency. Dave English was an example on such a situation. Request Staff to research the By-Laws to determine if the Applicant's have to be residents.

Issue was tabled until Staff can prepare the By-Laws for review to the Committee Members.

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Piscitelli / Carlsen – Tree Removal and Grading:

Staff Presentation:

MW: Gave a brief presentation about the request and presented the staff findings.

PUBLIC COMMENT:

Mark Piscitelli: gave a presentation regarding the proposal and the trees they were requesting to remove. Indicated that they were not intending to install utilities nor do they wish to develop the lots at this time; however they do have an opportunity to donate the trees to a wetland conservation group that can help to restore fish passage and provide shelter for fish development and protection.

Doug Ray representing Knights of Farm Restoration: Gave a brief presentation of how the trees provide habitat in an aquatic environment. Explained that the trees will go to a nature preserve that was

recently dedicated and will eventually become one of the largest natural preserves on the North Coast. Window of opportunity is in the next 3 weeks in water work period ends in August.

Nadia Gardner: The value in the trees are because they are alive, they have more value to the ecosystem alive than they would dead, and there is no viable reason to remove these trees at this time.

Discussion Among Commissioners & Staff:

John Mersereau (JM): Felt the plan was in conjunction with some site development

Linda Murray (LM): Indicated it was a nice plan, but clearing the lot for the purpose of clearing just didn't seem right. We should wait for someone to have a plan to build before we grant permission to cut the trees.

DB: The applicant's are not proposing any type of development that is permitted in the zone so doesn't feel they can approve it without some sort of approved plan.

Tim Crawford (TC): It appears the applicants are just requesting to remove the trees; there is no proposed development. A condition of approval to Mark's partition states no tree clearing shall be permitted unless it is in conjunction with a permissible development. If they want to go forward with this proposal the applicants would need to tackle the utility proposition.

JM: Agreed

MOTION:

DB: Moved to Deny the Design Review Application

JM: Seconded the Motion

Motion Passed Unanimously

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OTHER DISCUSSION:

Nadia Gardner: Requested information from the County about the possibility of enforcing vegetation preservation. The Calhoun site has not adhered to this condition, in part we erred by simply looking at the preservation of trees and not all native vegetation. Is it possible to implement some better conditions that work to preserve this natural habitat in a more efficient manner.

Steve Pitkin: Explained that the proposals he presented earlier might help.

Discussion among committee members:

Focused on restoration plans and possible submittals such as a landscape plan / grading plan. In the meantime we should work to implement some procedures to better the system.

MOTION:

LM: Moves to adjourn

TC: Seconded

GC: Hearing no discussion meeting adjourned @ 7:15 pm.



Consideration of Committee Applicants

Current By-Laws

1999 By-Laws

**Applicants: Richard Donofrio
Theodore Lundy**

BYLAWS

SOUTHWEST COASTAL CITIZENS ADVISORY COMMITTEE

(SOUTHWEST COASTAL DESIGN REVIEW COMMITTEE)

ARTICLE I. NAME.

The Committee shall be known as the Southwest Coastal Citizens Advisory/Southwest Coastal Design Review Committee, hereinafter referred to as the Committee.

ARTICLE II. MEMBERSHIP.

Section 1. The Committee shall consist of seven members appointed by and serving at the pleasure of the Clatsop County Board of Commissioners, each to serve for a term of four years or until their respective successors are appointed and qualified.

Section 2. The members of the Committee shall be property owners of the County owning property within the boundaries of the Arch Cape Rural Community.

Section 3. Members of the Committee shall serve without compensation other than reimbursement for duly authorized expenses.

Section 4. No more than two voting members shall be engaged in the same kind of occupation, business, trade or profession, if possible.

Section 5. Members shall attend all meetings faithfully except in such cases of illness or where a request to be absent has been approved by the Chairman prior to such meeting. The Chairman may excuse a member for up to three regular Committee meetings. Additional requests for regular meetings to be missed must be made to the Committee prior to the meeting(s) missed. If a Committee member is absent more than three times and has failed to secure the

approval of the Committee for such absences, his/her absences may be considered misconduct or non-performance of duty.

Section 6. Members may be removed from the Committee under the following rules:

- a. Members may request that they be removed for personal or other reasons. Such requests shall be made to the Board of County Commissioners.
- b. The Committee may, after hearing, recommend removal of any member for non-performance of duties or misconduct. Such recommendation for removal shall be made to the Clatsop County Board of Commissioners.
- c. The Board of County Commissioners may remove any appointed committee member by affirmative vote of at least three commissioners. Removal may be initiated in accordance to county policies and at the Board's discretion; or upon recommendation of the commission as provided in Paragraph 3.C of Ordinance #01-10.

Section 7. Any vacancy on the Committee shall be filled by the governing body for the unexpired term.

ARTICLE III. OFFICERS.

Section 1. The officers of this Committee shall consist of a Chairman, Vice-Chairman, and 2nd Vice-Chairman.

ARTICLE IV. OFFICERS' DUTIES.

Section 1. It shall be duty of the Chairman to preside at all meetings of the Committee; to enforce observance of the rules of procedure; to decide all questions of order; offer for consideration all motions regularly made; apportion duties of the members of the Committee; call all special meetings; appoint all necessary sub-committees, and perform such other duties as his office may require. The Chairman shall make no motion or amendment to a motion.

Section 2. In absence of the Chairman, the Vice-Chairman shall perform his/her duties.

Section 3. In absence of the Chairman and Vice-Chairman, the 2nd Vice Chairman shall perform the Chairman's duties.

Section 4. In absence of the Chairman, Vice-Chairman and 2nd Vice-Chairman, the Committee shall elect a temporary Chairman for the particular meeting in question.

Section 5. It shall be the duty of the Secretary to keep minutes of all meetings and carry out the duties hereinafter prescribed and as otherwise directed by the Committee. These minutes are to be kept in the Community Development Department office.

ARTICLE V. MEETINGS.

Section 1. This Committee shall hold its regular meetings on the first and third Wednesday of each month at 6:00 p.m. in the Arch Cape Fire Hall if Design Review applications are on file for review. Special meetings may be called by the Chairman as required

Section 2. The place and hour of any meeting may be changed by the Chairman of the Committee if adequate notice can be given to the public and all interested parties.

Section 3. The Committee may hold work sessions if adequate notice can be given to the public and all interested parties. Work sessions are meetings between the Committee and staff rather than public hearings and the public may attend.

Section 4. Four members shall be necessary to constitute a quorum. In determining a quorum all members present at the meeting including the Chairman and any member(s) who may from time to time abstain from voting on an issue regardless of the reason for the abstention shall be counted. Each decision of the committee shall be made by an affirmative vote of a majority (50 percent plus one) of the total appointed membership of the group.

Section 5. Except as otherwise provided to the contrary by these Rules of Procedure, Robert's Rules of Order (current edition) shall apply to the procedures of all Committee meetings.

ARTICLE VI. CONFLICT OF INTEREST.

Members shall be required to vote on all matters which require a decision unless a member has a conflict of interest. For procedure to be followed regarding conflict of interest see Ordinance 80-14, Section 2.130 through 2.175.

ARTICLE VII. PUBLIC HEARINGS.

Section 1. All public hearings before the Committee shall be conducted by the Chairman except as otherwise provided in Article IV, Sections 2, 3, 4. Any interested party may appear for themselves or be represented by counsel. Any person speaking at a public hearing shall first identify themselves by name and address, and if appearing in a representative capacity, identify who they represent.

Section 2. The order of proceedings shall be as set forth in Ordinance 80-14, Section 2.185.

Section 3. The Chairman shall have the right to limit testimony on any public hearing matter when he feels the Committee has received adequate representative testimony of all sides of the matter.

ARTICLE VIII. SPECIAL RECORDS.

Special records shall be maintained by the Secretary for the following matters:

Section 1. Special Reports.

Special reports made by the staff or committee of the Committee which are in writing or in Committee minutes shall be on file in the Community Development Department. Copies are available on request for a nominal fee.

Section 2. Minority Reports.

In the case of a division of opinion of the staff, Committee or other interested parties, minority reports shall be on file in the Community Development Department. Copies are available on request for a nominal fee.

Section 3. Policy Statements.

All policy statements of the Committee shall be on file in the Community Development Department. Copies are available on request for a nominal fee.

Section 4. Retired Provisions.

As provisions of the Committee's Rules and Procedures or County Ordinance are retired by amendment or repealed, copies shall be retained in the Community Development Department. Together with appropriate dates of amendment or repeal.

ARTICLE IX. BYLAW PROVISIONS.

The Committee is authorized to develop bylaws consistent with Ordinance #01-10 Section 3.E and applicable provisions of state law. Such bylaws shall be effective upon approval by the Board.

**ARTICLE X. DISSOLUTION OF SOUTHWEST COASTAL CITIZENS
ADVISORY COMMITTEE/SOUTHWEST DESIGN REVIEW
COMMITTEE.**

When it is determined that the Southwest Coastal Citizens Advisory Committee/Southwest Design Review Committee created by the Board is no longer useful or necessary, it may be discontinued by affirmative vote of at least three commissioners of the governing body per Ordinance #01-10 Section 3.F.



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BY-LAWS

SOUTHWEST COASTAL / ARCH CAPE

DESIGN REVIEW COMMITTEE

CLATSOP COUNTY, OREGON

Adopted: March 17, 1999

**BY-LAWS OF THE SOUTHWEST COASTAL/ARCH CAPE
DESIGN REVIEW COMMITTEE**

ARTICLE I NAME

The Committee shall be known as the Arch Cape Design Review Committee, hereinafter referred to as the Committee.

ARTICLE II MEMBERSHIP

Section 1. The Committee shall consist of seven members appointed by Clatsop County Board of Commissioners, each to serve for a term of four years or until their respective successors are appointed and qualified.

Section 2. The members of the Committee shall be residents of the County and shall reside in the area from Cannon Beach to the Arch Cape Tunnel.

Section 3. Members of the Committee shall serve without compensation other than reimbursement for duly authorized expenses.

Section 4. No more than two voting members shall be engaged in the same kind of occupation, business, trade or profession.

Section 5. Members shall attend all meetings faithfully except in such cases of illness or where a request to be absent has been approved by the Chairman prior to such meeting. The Chairman may excuse a member for up to three regular Committee meetings. Additional requests for regular meetings to be missed must be made to the Committee prior to the meeting(s) missed.

Page 1

If a Committee member is absent more than three times and has failed to secure the approval of the Committee for such absences, his/her absences may be considered to be misconduct or

non-performance of duty.

Section 6. Members may be removed from the Committee under the following rules:

- a. Members may request that they be removed for personal or other reasons. Such requests shall be made to the Board of County Commissioners.
- b. The Committee may, after hearing, recommend removal of any member for non-performance of duties or misconduct. Such recommendation for removal shall be made to the Clatsop County Board of Commissioners.
- c. A Committee member may be removed by the Board of County Commissioners, after hearing, for misconduct or non-performance of duty.

Section 7. Any vacancy on the Committee shall be filled by the governing body for the unexpired term.

ARTICLE III OFFICERS

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ARTICLE IV OFFICER'S DUTIES

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Section 4. Four members shall be necessary to constitute a quorum. In determining a quorum all members present at the meeting including the Chairman and any member(s) who may from time to time abstain from voting on an issue regardless of the reason for the abstention shall be counted. All actions of the Committee shall require the affirmative vote of the majority of those voting members present.

Section 5. Except as otherwise provided to the contrary by these Rules of Procedure, Robert's Rules of Order shall apply to the procedures of all Committee meetings.

ARTICLE VI CONFLICT OF INTEREST

Members shall be required to vote on all matters which require a decision unless a member has a conflict of interest. For procedure to be followed regarding conflict of interest see Ordinance 80-14, Section

ARTICLE VII PUBLIC HEARINGS

Section 1. All public hearings before the Committee shall be conducted by the Chairman except as otherwise provided in Article IV, Sections 2, 3, and 4. Any interested party may appear for themselves or be represented by counsel. Any person speaking at a public hearing shall first identify themselves by name and address, and if appearing in a representative capacity, identify who they represent.

Section 2. The order of proceedings shall be as set forth in Ordinance 80-14, Section 6.400.

Section 3. The Chairman shall have the right to limit testimony on any public hearing matter when he feels the Committee has received adequate representative testimony of all sides of the matter.

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ARTICLE VIII SPECIAL RECORDS

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Section 4. Retired Provisions.

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Applications



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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)

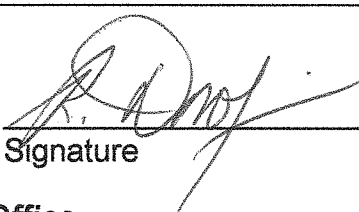


Describe your interest in serving on this Board, Committee or Commission:

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.

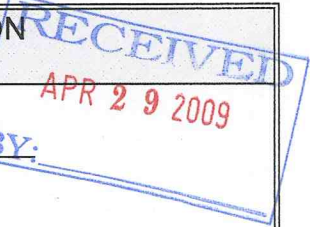
IN ADDITION, ALL THE CURRENT MEMBERS OF THE COMMITTEE LIVE IN THE SOUTH END OF ARCH CAPE. I LIVE IN THE CENTRAL PORTION AND WOULD BRING A LITTLE MORE EQUITY AND INPUT FROM RESIDENTS IN MY IMMEDIATE NEIGHBORHOOD.

THANK YOU


Signature

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

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

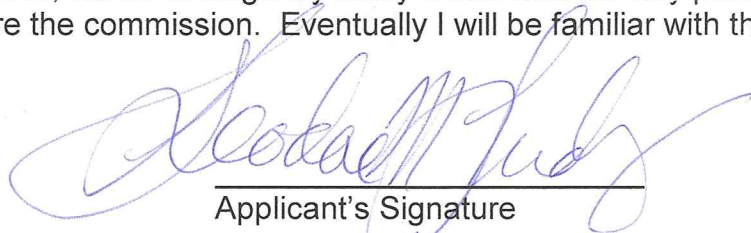
One third of my career has been in managing large budgets and decision making on the behalf of a large corporation, Kaiser. A third was spent designing buildings and managing my architectural office and staff. And a third was spent teaching college students the skills required to design buildings to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



Consent Calendar and Minor 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



August 19, 2009

SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE

CRITERIA EVALUATION SHEET – DESIGN REVIEW

Applicant:	Ray Gonzales
	PO Box 1900
	Yucca Valley, CA 92286
Owner:	Same
Property Description:	T4N, R10W, Sec. 19CA, TL 02101

CRITERIA

1. Relation of Structure to Site:
The applicant is not proposing to change the relationship of the structure
to the site. Current position will be maintained.
2. Protection of Ocean Views:
No Impact is predicted. The applicant is not proposing to increase the
height or size of the structure.
3. Preservation of Landscape:
Current Landscaping is to be retained, no impact is expected.
4. Buffering and Screening (For Commercial Uses):
Criteria is not applicable.
5. Vehicle Circulation and Parking:
Applicant is not proposing to change the existing parking structure
and claims the current situation is suitable to the needs of the
residence
6. Utility Service:
Current utilities are proposed, no change.
***Staff would note, that if the applicant upgrades service they should
adhere to the requirements in the zone requiring underground utilities.***

7. Signs:

No Signs are proposed.

8. Surface Water Drainage:

Current system of drainage is proposed, essentially no change.

9. Other Criteria for Evaluation:

The applicant is proposing to replace siding in cedar like the home to the north. Additionally the applicant will be changing the exterior location of the doors and some windows.

Staff Recommends Conditional Approval Based on the Design Review Criteria.

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its August 19, 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 August 2009

The Southwest Coastal Design Review /
Citizen Advisory Committee

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



Public Notice

TaxlotKey	Account	Owner_line	Owner Address	City	State	Zip Code
41019CA02700	2634	Boone John/Lori	12795 NW Creekside Dr	Portland	OR	97229
41019CB02200	2617	Kafoury Deborah	1500 SW Fifth Ave #1906	Portland	OR	97201
41019CA02404	2628	Allen Denny/Ruth	1700 Effingham St	Fort Collins	CO	80526
41019CB01900	2614	Nelson Madeline B Aka	1833 SW Hawthorne Terr	Portland	OR	97201
41019CB01600	2611	Brevig Harold O/Lois T Tr	2210 SW 19th Ave	Portland	OR	97201
41019CB01800	2613	Parsons Eric/Janet	2351 NW Westover Rd #901	Portland	OR	97210
41019CB01700	2612	Parson Eric E/ Janet M	2758 NW Calumet Terr	Portland	OR	97210
41019CB01500	2610	Durkheimer Marital Trust	2910 NW Quimby St	Portland	OR	97210
41019CA02500	2631	Beahrs Claudette Hastie	3006 NE Bryce St	Portland	OR	97212
41019CC00103	2715	Pierce Deborah J	3054 Palatine Terrace Dr	Henderson	NV	89052
41019CC00400	2725	Zalutsky Audrey E	3118 SW Fairmount Blvd	Portland	OR	97201
41019CA02100	2618	Reese's Retreat LLC	3239 SE Hawthorne	Portland	OR	97214
41019CB01400	2609	Gaylord William A	3630 NE Merges Dr	Portland	OR	97212
41019CA02405	2629	Rhodes Victor F/Nancy V	4103 SE Pine	Portland	OR	97214
41019CA02800	2635	Gleason Norbert C/Susanne C	4320 SW 75th	Portland	OR	97225
41019CA02400	2624	Lundy Properties LLC	442 SE 39th Ave	Portland	OR	97214
41019CA03200	2639	Bohnrsen Andrew C/Lynn M	46760 NW Strohmayer Rd	Forest Grove	OR	97116
41019CC00105	2717	Waibel Karen	5630 SW Windsor Ct	Portland	OR	97221
41019CA02200	2621	Hartman Christopher J/Judy	625 S Golden Key St	Gilbert	AZ	85283
41019CC00104	2716	Fenton Janiece (pipers)	80231 Pacific Rd	Arch Cape	OR	97102
41019CC00200	2721	Rubinstein Richard A/Deanne Tr	8035 SW Broadmoor Terr	Portland	OR	97225
41019CA02403	2627	Parasaiti Anthony/Lori	8504 Koluder	Lofton	VA	22079
410000002100	1941	Price Kent H/Florence M Tr	89587 Lakeside Ct	Warrenton	OR	97146
41019CA02201	2622	Stockton David A/Jeanne A	9165 SW Pony Pl	Beaverton	OR	97008
41019CA02406	2630	Kelvin Paul E	962 NW Silverado Dr	Beaverton	OR	97006-634
41019CB02100	2616	North Walter A/Amy P	PO Box 129	Lake Oswego	OR	97034
41019CC00108	2720	Gleason Candice	PO Box 1335	Lake Oswego	AK	99645-1335
41019CA02900	2636	Roberti Peggy And	PO Box 151	Tolovana	OR	97145
41019CA02101	2619	Gonzales Ray Mahan	PO Box 1900	Yucca Valley	CA	92286
41019CA02600	2633	Edwards Thomas W/Jennie A Tr	PO Box 489	Lake Oswego	OR	97034-0054
41019CA02102	2620	Gonzales Ray Mahan	PO Box 1900	Yucca Valley	CA	92286-1900

Additionally Laren Woolley
CREST
Clatsop Soil & Water
ACSD

George Cerrelli
Debra Birkby
Linda Murray
John Mersereau

Steve Malkowski
Tim Crawford
Arch Cape Deli

Planning & Development

Initials

Date

July 30, 2009
Marked

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 Exterior & Interior Renovation including windows and siding submitted by the owner Ray Gonzales. The legal description of the Parcel is T4N, R10W, § 19CA, TL 02101.

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

APRX. DATE OF DECISION:	August 24, 2009
COMMENT PERIOD:	July 31, 2009 – August 12, 2009
DESIGN REVIEW HEARING:	August 19, 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, August 19, 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 August 24, 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 Wednesday, August 12, 2009** in order to be considered at the **Public Hearing** and no later than **Wednesday, August 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 to the exterior and interior. The structure is currently used as a duplex but is in a dilapidated state. The applicant is not proposing to change the use but is proposing to renovate the exterior and interior.

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), 4.100 (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

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



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.



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Application Materials



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 #: 20090366
Permit Type: Type II
Entry Date: 7/16/2009
Entered By: Julia Decker
Assigned To:
Permit Status: Entered

Permit Timeline

User	Status	Date
Julia Decker	Entered	07/16/2009

Proposed Use

Proposed Use: **Design Review**

Zone: **AC-RCR**

Description:

Owner/Project Location

Owner: Name: **Gonzales Ray Mahan**

Ph. #: (760) 912-0519

Address: PO Box 1900

Cell: () -

City, State, Zip: Yucca Valley, CA 92286

Fax: () -

Site Address: **79594 Hwy 101**

I R S Q S Qq S Taxlot

City: **Arch Cape**

State: **OREGON 4 10 19 C A 02101**

Applicant/Agent

Applicant: Name: **Gonzales Ray Mahan**

Ph. #: (760) 912-0519

Address: PO Box 1900

Cell: () -

City, State, Zip: Yucca Valley, CA 92286

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:

Gonzales Ray Mahan

Pymnt Type

Check

Check

31966

Pymnt Date

07/16/2009

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: _____



APPLICATION FOR
DESIGN REVIEW

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

APPLICANT: Ray Gonzalez Phone: 760 912 0579

Address: P.O. Box 1900
Yucca Valley CA 92286

OWNER: Same Phone: _____

Address: _____

AGENT: None Phone: _____

Address: _____

Proposed Development: Rebuild Duplex At 79594 Hwy 101 Arch Cape.

Present Zoning: AC-R2R Overlay District: GHO

Lot Size: 50X100

Property Description:	<u>4</u>	<u>10</u>	<u>19CA</u>	<u>2101</u>
	Township	Range	Section	Tax lot(s)

Property Location: Arch Cape

General description of the property:

Existing Use: Duplex

Topography: _____

General description of adjoining property:

Existing Uses: Duplex


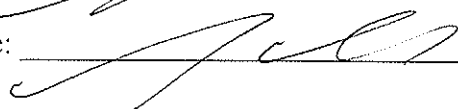
Topography: Flat

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: July 16, 09
Owner's Signature:  Date: 11 11

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
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



March 18, 2009

SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE

CRITERIA EVALUATION SHEET – DESIGN REVIEW

Applicant:

Ray Gonzalez
P.O. Box 1900
YUCCA VALLEY CA 92286

Owner:

Same

Property Description:

T4N, R10W, S19CA TL 2101

CRITERIA

1. Relation of Structure to Site:

Restore orig 1958 Post and Beam Buplex as it sits, will
look just like house to north, done to match

2. Protection of Ocean Views:

Rebuild as it is (with exception of new doors on west side
and fill in of doors east side)

3. Preservation of Landscape:

Leaving as it is

4. Buffering and Screening (For Commercial Uses):

N/A

5. Vehicle Circulation and Parking:

As it is works fine

6. Utility Service:

As it is / AND was

7. Signs:

None, why?

8. Surface Water Drainage:

As it has been for the last 51 years

9. Other Criteria for Evaluation:

None, Duplex will be sided in cedar as house was
next door, windows and doors to match house and trim
painted same color,

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its March 18, 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 March 2009

The Southwest Coastal Design Review /
Citizen Advisory Committee

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