



***Wednesday, November 18, 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:**
  - ✦ September 16, 2009 (pending)
5. **CONSENT CALENDAR / MINOR REVIEW ITEMS**
  - ✦ Calhoun – Tree Removal Request
    - Applicant is requesting to modify their tree plan thereby removing the four trees located in the northeastern corner of the lot. The applicant has provided a letter from a certified arborist identifying the potential hazard the trees present (material included).
  - ✦ December 16, 2009 next regularly scheduled *Design Review* meeting.
6. **PUBLIC HEARINGS / MAJOR DESIGN REVIEW:**
  - ✦ Petrina / Hasenberg - Road Extension: no new information
7. **OTHER DISCUSSION**
  - ✦ This is a chance for the committee to discuss and invite testimony from outside agents regarding topics of interest.
8. **ADJOURN**



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October 15, 2009

To Whom It May Concern:

We are requesting to remove the four trees next to our house that we are building. We already have permission to take down one of them. The reason for taking down the rest of the trees is due to the fact that they were dead even before we started building. It is a safety hazard for us and to people driving by. We do not want to take them down but due to what an Arborist said to us, he highly recommended they be removed (You can see what he has to say on his report). We need to be safe!!

Of course we will plant trees in its place. We will put five trees up in its place. It will be a mixture of Spruce and Pine trees. Thank you for taking the time to consider this matter.

Chad Calhoun

10/14/09

Bigby's Columbia Tree Service LLC  
ISA Certified Arborist #PN-6848A  
CCB # 158562  
503-791-0767  
[www.bigbystreeservice.com](http://www.bigbystreeservice.com)  
Jason Bigby-Owner

To Chad Calhoun & The Design & Review Board of Arch Cape, OR:

This report is regarding the 4 Hemlock trees of concern on the SE corner of Mr. Calhoun's property at 80302 Woodland Hts. Rd. The trees are all at risk for a number of reasons. The tree closest to the house shows signs of rot approximately 20' up the trunk. Also observed are mushrooms growing at the base of the trees. This is common with weakened/stressed trees or trees in decline. Grade changes to the land have been made during the construction of the home. This has changed the soil layers and now there is an abundance of clay material around the trees and the over all grade has been raised. This will affect the trees ability to absorb water and oxygen through the feeding roots that are present in the first foot of soil. Furthermore, during construction, the root systems have been damaged from the digging of the foundation. The utility trench that runs on the east side of the trees toward the house also raises concern for root damage on the East side of the trees. A number of the trees also show signs of dead wood, hanging dead limbs and defects in the trunk structure. In general hemlock trees do not do well when they have been damaged and typically begin to decline. Also root rot is very common in hemlocks that are near homes. Considering the information mentioned above, one can clearly see that the four hemlock trees pose a safety concern.

**Recommendations:**

Remove the four hemlock trees on the SE side of the house.  
Replant the area with spruce or pine trees that can be managed as they grow and mature. Proper planting and pruning of the new trees will add to the longevity and safety of the trees, the house and the neighborhood as a whole for many years.

Respectfully,

Jason Bigby  
ISA Certified Arborist

# PLOT PLAN

NAME Chad & Debbie Calhoun  
 PROPERTY LOCATION TRD Woodland Heights Rd Arch Cape  
 LEGAL ADDRESS TS 4N R 10W Sec 19 Tax Lot # 3407  
Clatsop County, State of Oregon

Scale 1"=15'

OWNER SIGNATURE

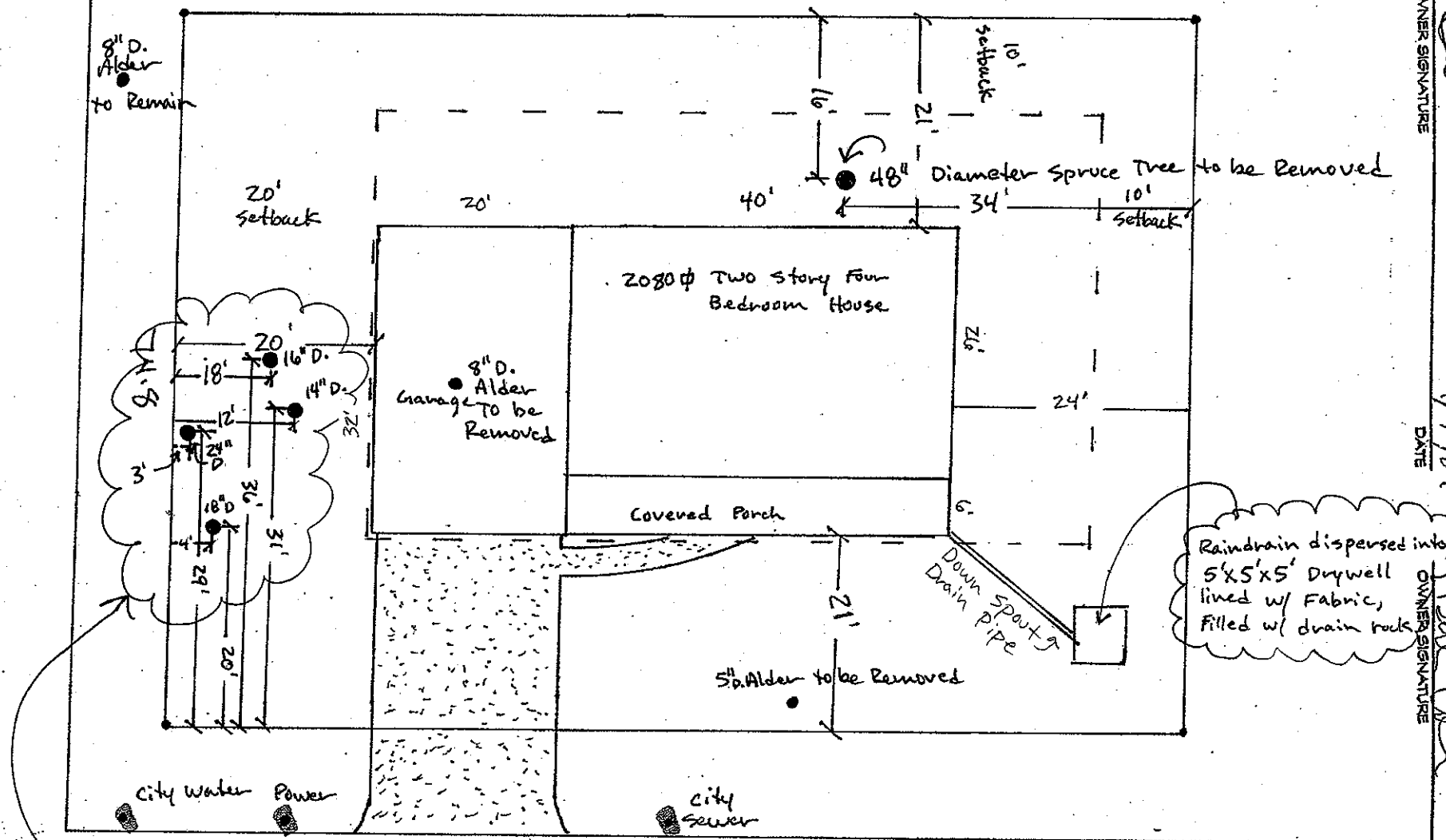
DATE

OWNER SIGNATURE

DATE

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

## Drainage Plan



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

# PLOT PLAN

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

Scale 1" = 15'

OWNER SIGNATURE [Signature]

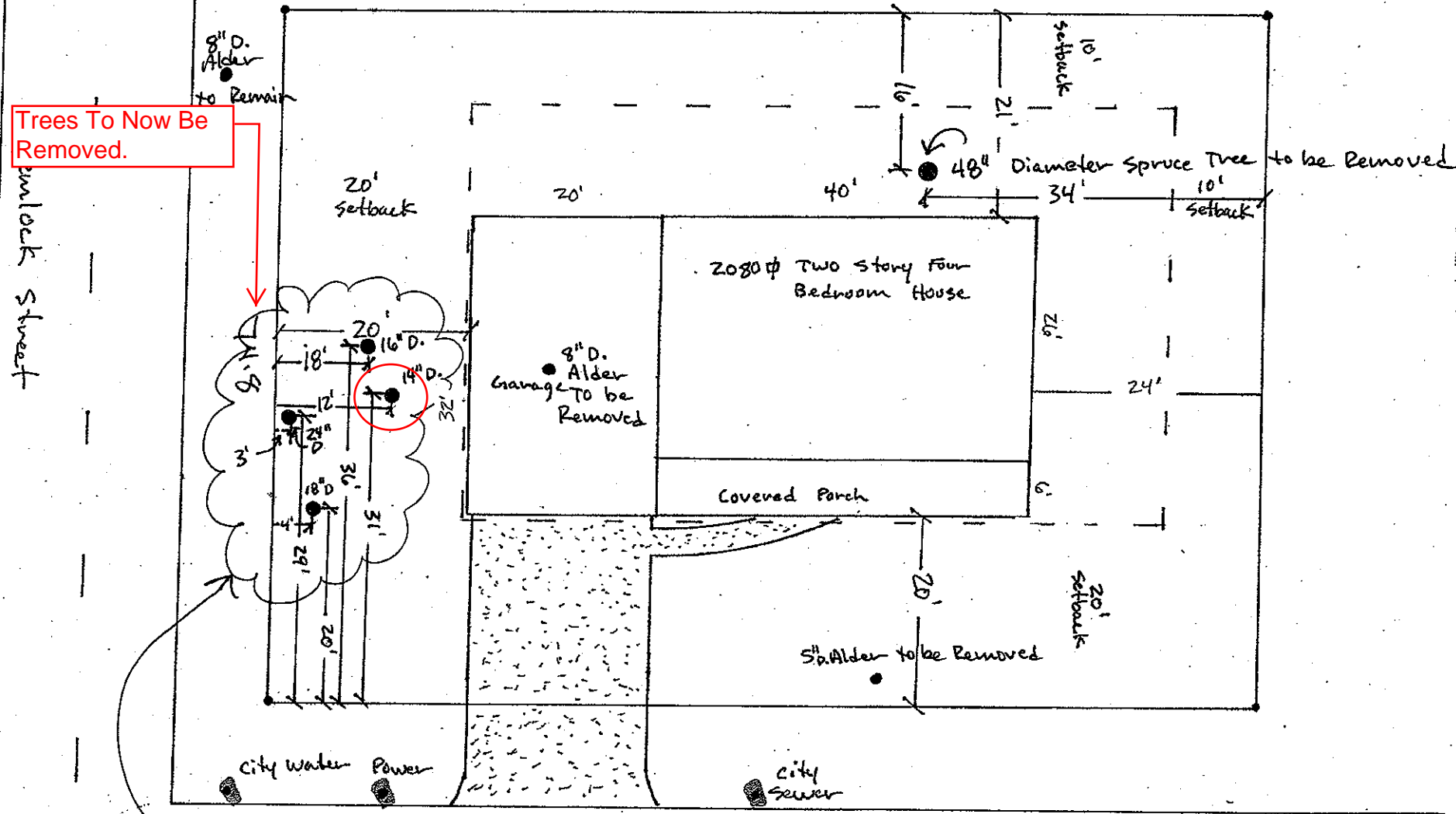
DATE 1/9/04

OWNER SIGNATURE [Signature]

DATE 1-31-09

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## Tree Plan



Trees To Now Be Removed.

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

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



# BEFORE THE TRANSPORTATION & DEVELOPMENT DIRECTOR OF CLATSOP COUNTY, OREGON

In the Matter of:

AN APPLICATION FOR DESIGN REVIEW  
TO DEVELOP A RESIDENTIAL HOME SITE  
IN ARCH CAPE SUBMITTED BY THE  
OWNERS CHAD & DEBBIE CALHOUN

Legal Description: T4N, R10W, Sec 19CA, TL 3400



## RESOLUTION & ORDER

# 090601  
Date: June 8, 2009

### RECITALS

The above entitled matter came before the Director on June 5, 2009; and

The above named applicant applied to the Clatsop County Transportation & Development Department for authorization to develop a residence. The Application was originally submitted on March 4, 2009, the application was deemed incomplete on March 18, 2009. The applicant submitted additional documentation April 9, 2009 but still lacked some of the required documentation, particularly relating to the tree & drainage plan. On April 15, 2009 the Design Review Committee continued the application and on May 28, 2009 unanimously voted to recommend approval.

The Director reviewed the proposed development on June 5, 2009 after the public comment period and hereby **APPROVES** the application.

The Director hereby adopts the findings of fact & conclusions, contained in the attached Exhibit A "Criteria Evaluation Sheet" dated May 28, 2009.

The effective date of this approval is 12 days from the date of approval. An affected party may appeal this decision to the Clatsop County Planning Commission by filing an appeal with the Community Development Director within 12 days of this date.

ON BEHALF OF THE TRANSPORTATION &  
DEVELOPMENT DEPARTMENT

  
\_\_\_\_\_  
Ed Wegner, Director  
Transportation & Development



EXHIBIT "A"

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

[www.co.clatsop.or.us](http://www.co.clatsop.or.us)  
ph: 503-325-8611  
fx: 503-338-3666  
em: [comdev@co.clatsop.or.us](mailto:comdev@co.clatsop.or.us)



May 28, 2009

***SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE***

***CRITERIA EVALUATION SHEET – DESIGN REVIEW***

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

**CRITERIA**

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



7. Signs:

No Signs are proposed with this development.

8. Surface Water Drainage:

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

9. Other Criteria for Evaluation:

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

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

Dated this \_\_\_\_ day of May 2009

The Southwest Coastal Design Review /  
Citizen Advisory Committee

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

## Clatsop Development - Calhoun Design Review Application, Woodland Heights Road, Arch Cape

**From:** "DOUGLAS U REN" <douguren@msn.com>  
**To:** <comdev@co.clatsop.or.us>  
**Date:** 5/26/2009 11:32 AM  
**Subject:** Calhoun Design Review Application, Woodland Heights Road, Arch Cape

877-1  
 MAY 26 2009  
 Clatsop  
 Development  
 CLATSOP

Clatsop County Transportation & Development Director:

My house and property are located directly to the east of the Applicants' property. I will be unable to attend the May 28th design review hearing on this proposal, so I am commenting on their proposed development via this email.

From what I can determine, the Applicants' house plan meets all of the county's setback requirements. I am concerned that the height of the structure may exceed the 24'9" maximum allowable limit, but I trust that your Decision will contain specific provisions which will prevent this from occurring.

As was apparently noted at the April 15th public hearing, the Applicants' application does not include a drainage plan or show which trees the Applicants' intend to cut down. Their application will not be legally sufficient until that information is provided to the County and the Design Review Committee. It is my hope that the Committee and the County will ensure that the Applicants preserve the existing landscape as much as possible, as required by section 4.106(3) of Clatsop County's Land and Water Development and Use Ordinance (LWDUO).

The basic footprint and "lines" of the house appear to comply with the requirements of section 4.106(1) of the LWDUO. However, I have two reservations about the proposed structure:

- The south side of the house (left elevation) contains no windows or other features that would break up the monotony of the siding. This side of the house will be clearly visible to the many people who pass by this property each day via East Hemlock Lane, so it will be seen a lot. Adding two or three windows, and/or requiring the Applicants to plant several trees close to the siding that will grow at least 20' high, would soften the monolithic look of this south side.

- I am concerned that the front door and the garage door of the house will be metallic-looking, given its prefab lineage. This look would not be consistent with the frontal facades of other houses in this neighborhood. Therefore, I would ask that Applicants be required to install a garage door and front door that are made of wood. If this request cannot be accommodated, perhaps additional screening (trees or large shrubs) could be required to preserve the view from the street.

Thank you for considering my comments.

Doug U'Ren  
 32095 E. Hemlock Lane  
 Arch Cape, Oregon 97102

August 5, 2009

Arch Cape Design Review Board  
Land Use Planning  
800 Exchange St., Suite 100  
Astoria, OR 97103

RE: Calhoun tree removal request

Board Members,

The Calhouns bought a large forested lot in a community that requires that the natural landscape be conserved as much as possible during development.

Regarding Arch Cape's land use and development requirements, Section 1.046 of the Clatsop County *Land and Water Development and Use Ordinance* states:

- (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.

In development of the site, the Calhouns have not worked with their contractors to preserve the landscape in its natural state to the maximum state possible. The entire lot has been graded and cleared, except for the four trees in the SE corner of the lot that the Board directed them to keep. Excavation work around their roots may have impacted even those trees. They even cleared the road right-of-way of all vegetation. I believe that with proper direction and oversight, the entire lot did not need to be cleared and thus, it is in violation of the code.

I ask that the Board require that the landowner provide a letter from a board-certified arborist ensuring that any more trees removed be in imminent danger of falling. Furthermore, I ask that the Board require that any trees removed henceforward be replaced on the lot by an equivalent native tree (western hemlock, western red cedar, or Sitka spruce) at least 4 feet in height.

In addition, to remedy the loss of the native vegetation, I ask that the Board or County staff require the landowner at minimum replant the entire strip (from the southwest to the southeast corners) between the garage and Hemlock with entirely native shrub and tree species that were there previously. Appropriate native plants include: the conifer trees listed above, red alder, vine maple, salal, sword fern, red elderberry, evergreen huckleberry, red huckleberry, and salmon berry. The watershed council may be able to provide guidance and help on this project. The council coordinator, Madeline Dalton can be reached at (503) 325-0435 x16.

Thank you. Sincerely,  
Nadia Gardner  
80285 Woodland Rd  
Arch Cape, OR 97110



# PLOT PLAN

NAME Chad & Debbie Calhoun  
 PROPERTY LOCATION TBD Woodland Heights Rd Arch Cape  
 LEGAL ADDRESS TS 4N R 10W Sec 19 Tax Lot # 3402  
Clatsop County, State of Oregon

Scale 1"=15'

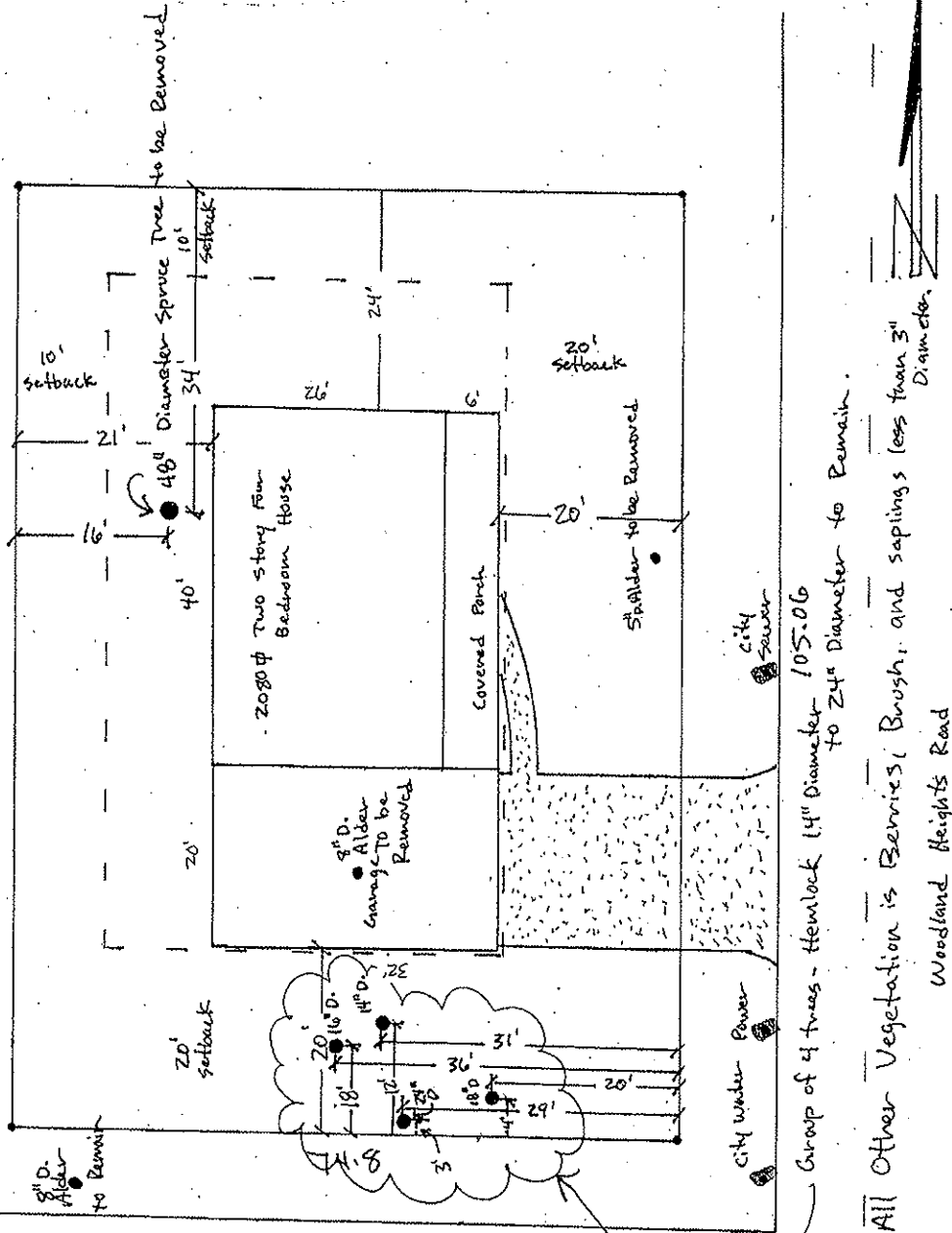
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OWNER SIGNATURE

DATE

OWNER SIGNATURE

DATE



Hemlock Street

\* All Other Vegetation is Berries, Brush, and saplings (less than 3" Diameter)

Woodland Heights Road

Scale  $1'' = 15'$

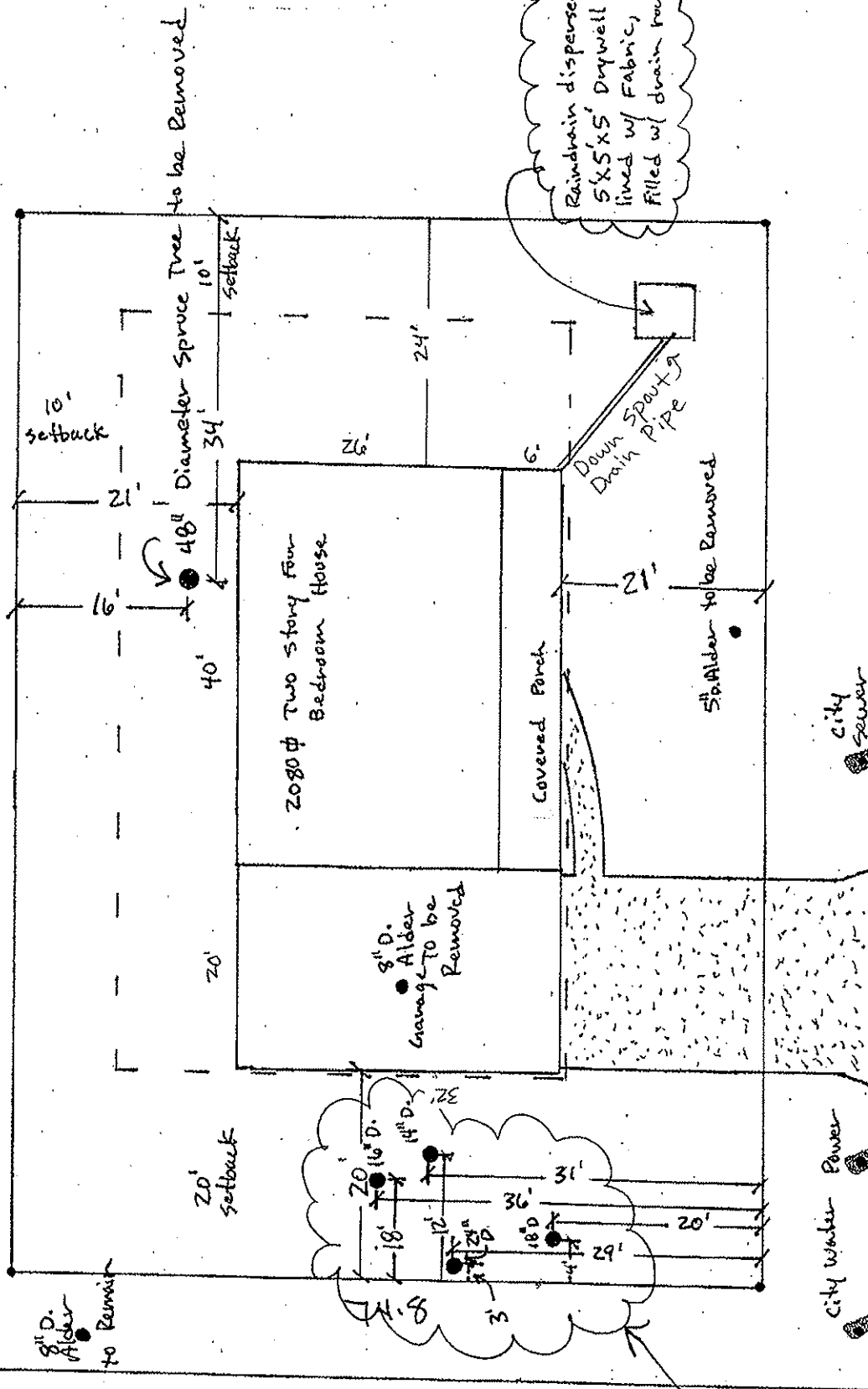
OWNER WHO BY SIGNING BELOW: 1) ACKNOWLEDGES AND ACCEPTS FULL RESPONSIBILITY FOR ITS ACCURACY AND COMPLETENESS; 2) IS RESPONSIBLE TO ENSURE THAT THE IMPROVEMENTS TO THE SITE TAKE PLACE IN CONFORMANCE WITH THIS PLAN; 3) WILL ESTABLISH ALL THE CORNER IRONS, LOT LINES AND CODE-REQUIRED SETBACKS REQUIRED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

OWNER SIGNATURE

1/31/04  
DATE

Dell C  
OWNER SIGNATURE

1-31-09  
DATE

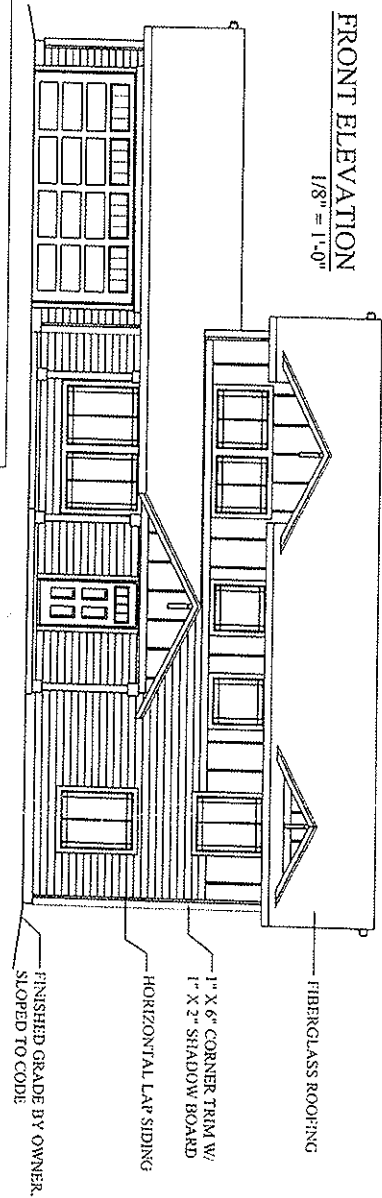


Group of 4 trees - Hemlock 14" Diameter 105.06  
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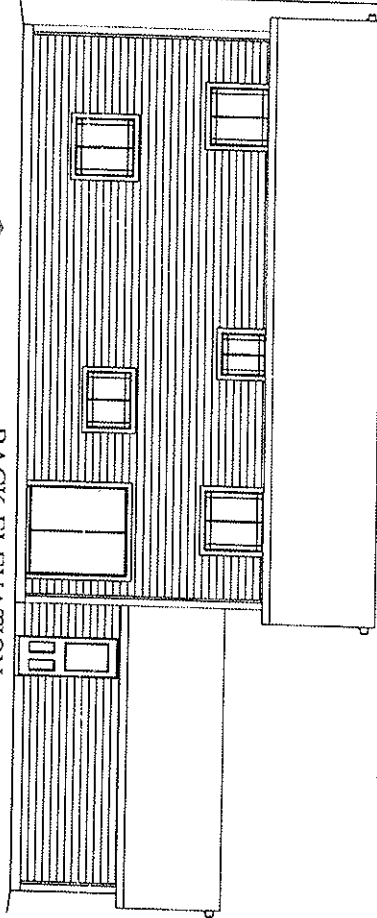
Woodland Heights Road

# FRONT ELEVATION 1/8" = 1'-0"

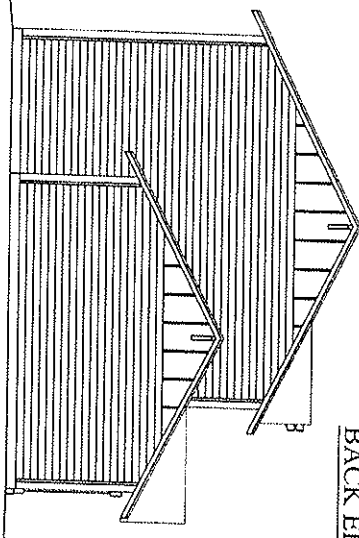


SCALE

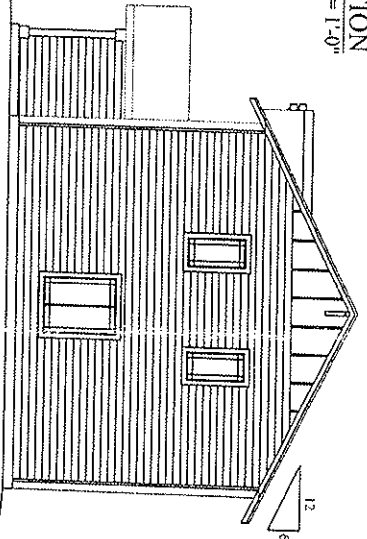
# BACK ELEVATION 1/8" = 1'-0"



# LEFT ELEVATION 1/8" = 1'-0"



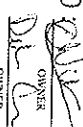
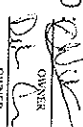
# RIGHT ELEVATION 1/8" = 1'-0"



## OPTIONAL EXTERIOR SIDING & TRIM SPECIFICATIONS

1. Siding on walls - LP Smart Siding 3/8" thick X 8" wide horizontal lap siding
2. Siding on upper portion of front wall & gables - LP Smart Panel plain siding with 4/4 X 2 LP Smart Trim vertical joints at 16" OC. 5/4 X 6 LP Smart Trim band located as shown on elevation drawings at bottom of gables & separating upper & lower portions of front wall.
3. Window and Siding Door trim - 5/4 X 4 LP Smart Trim all sides. (In grouped windows the vertical center muntions will be 7/16" LP Smart Panel plain siding ripped to fit the width between windows.
4. Window Grills. Integral window grills in perimeter style configuration (Prairie Frame) for all windows. No grids in SGD.
5. Garage and Front Entry Door trim - 5/4 X 4 LP Smart Trim each side and 5/4 X 6 LP Smart Trim Header. Header overhangs sides 1 1/2" on each end. (Does not apply to other exterior doors.)
6. Wrapped porch support beam and pillars - Front, back, bottom (between posts) and exposed end of the 4 X 4 beam to be covered with LP Smart Panel plain (no groove) siding. 4 X 4 posts boxed in with 5/4 X 2 LP Smart Trim. The base and top to be finished with 5/4 X 6 LP Smart Trim as a floating and brown. Filler covers to terminate at the bottom 8" below the top of the rough floor elevation of the home. The Owner will provide the front porch (wood deck or concrete slab) to match this elevation.
7. Look-out beam at peak of designated gable ends - 4 X 6 cedar beam, 4 X 4 cedar angled brace and 2 X 4 cedar back plate.

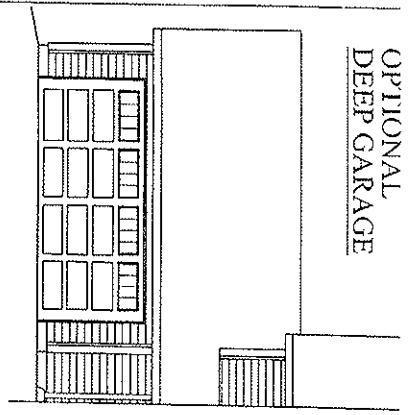
4-2080 G REVERSE

APPROVED  OWNER  DATE 1-31-09

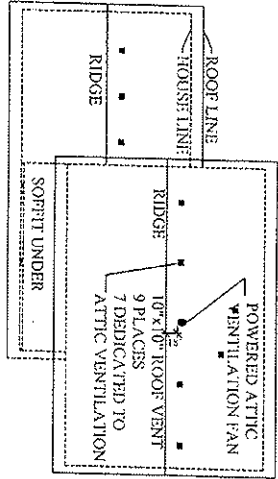
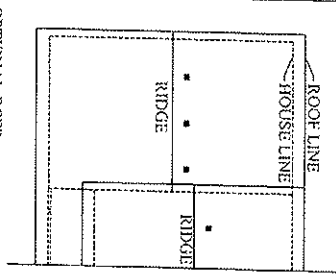
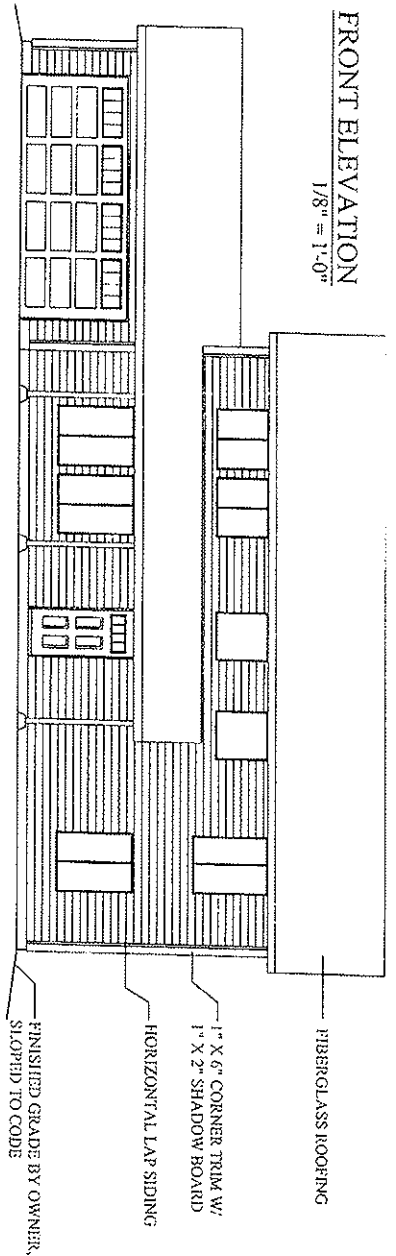
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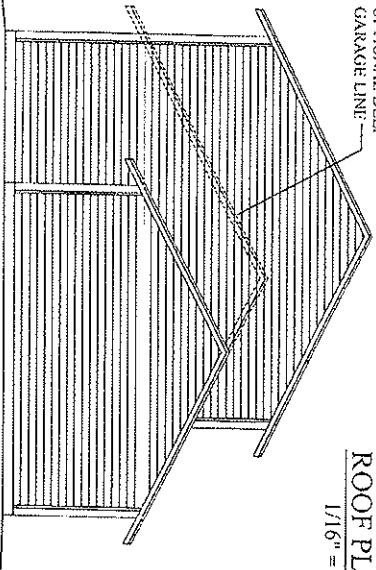
# OPTIONAL DEEP GARAGE



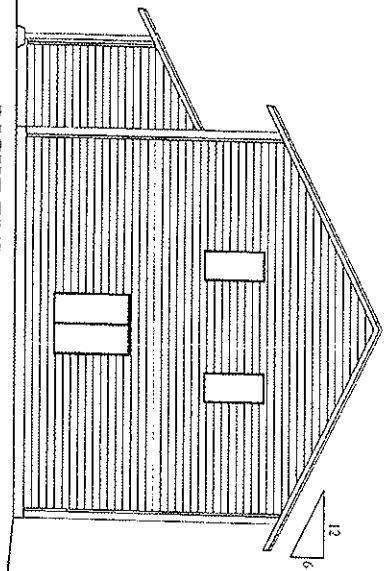
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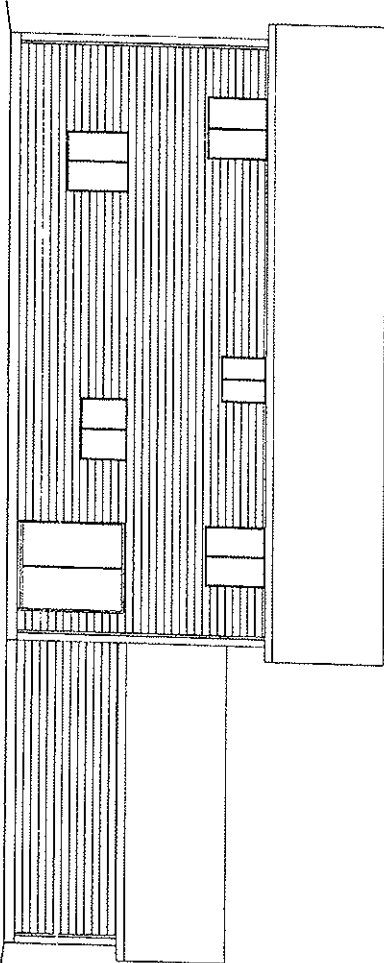
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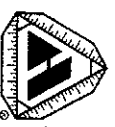
# LEFT ELEVATION 1/8" = 1'-0"



# RIGHT ELEVATION 1/8" = 1'-0"



# BACK ELEVATION 1/8" = 1'-0"

 <b>ADAIR HOMES INC.</b> © COPYRIGHT 2006		SCALE AS SHOWN	DESIGNED BY
		DATE 11/01/08	REVISED
<b>4-2080 G REVERSE ELEVATIONS</b>		OREGON	DRAWING NUMBER
			1



## Development Permit

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

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

### For Department Use Only

Permit #: 20090091  
Permit Type: Type II  
Entry Date: 3/4/2009  
Entered By: Michael Weston  
Assigned To:  
Permit Status: Pending

### Permit Timeline

User	Status	Date
Michael Weston	Entered	03/04/2009
Michael Weston	Deemed Incompl	03/18/2009

### Proposed Use

Proposed Use: **Design Review**

Description: New Residence

Zone: **AC-RCR**

Overlay District: **None**

### Owner/Project Location

**Owner:** Name: **Calhoun Chad & Calhoun Debbie**

Ph. #: (503) 470-0430

Address: PO Box 908

Cell: ( ) -

City, State, Zip: Cannon Beach, OR 97110

Fax: ( ) -

**Situs Address:** I R S Q S Qq S Taxlot

**City:** State: OREGON 4 10 19 C A 03402

### Applicant/Agent

**Applicant:** Name: Adair Homes (Linda)

Ph. #: (360) 225-1154

Address:

Cell: ( ) -

City, State, Zip:

Fax: ( ) -

**Agent:** Name/Type:

Ph. #: ( ) -

Address:

Cell: ( ) -

City, State, Zip:

Fax: ( ) -

### Fees

#### Fee Type:

Planning/Development

#### Permit Fee Total:

\$711.00

Total: \$711.00

### Receipt

#### Payor Name:

Calhoun Chad

#### Pymnt Type

Check

#### Check #

1827

#### Pymnt Date

03/18/2009

#### Pymnt Amount:

\$711.00

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:** \_\_\_\_\_



## Development Permit

For Department Use Only

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

Permit #: 20090091

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

### Zoning District Requirements

#### Property Access Info.

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

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

### Property Information

### Compliance/Permit Requirements

#### Clatsop County Compliance

Except as noted, the Clatsop County Community Development Department finds the proposed use(s)/action(s) in compliance with the Clatsop County Land & Water Development and Use Ordinance and with the Clatsop County Comprehensive Plan.

The evaluation of the land parcels outlined above is based on the information presented at this time, standards provided in the Clatsop County Land & Water Development & Use Ordinance, and policies of the Comprehensive plan, and the Zoning/ Comprehensive Plan Map.

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

Entered by: Michael Weston

Entered Date: 03/04/2009

Applicants Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Clatsop County Authorization: \_\_\_\_\_

Date: \_\_\_\_\_



## Development Permit

### Applicant's Statement

1. *Pertaining to the subject property described, I hereby declare that I am the legal owner of record, or an agent having the consent of the legal owner of record, and am authorized to make the application for a Development Permit/Action so as to obtain the following permits: Building, Sanitation, U.S. Army Corps of Engineers, Oregon Division of State Lands, Oregon Department of Transportation, Oregon Department of Parks and Recreation, or a Clatsop County Road Approach. I shall obtain any and all necessary permits before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements, or it is determined that I have failed to fully comply with all conditions attached to and made a part of this permit, this permit approval is hereby revoked and null and void.*
2. *It is expressly made a condition of this permit that I at all times fully abide by all State, Federal, and local laws, rules, and regulations governing my activities conducted or planned pursuant to this permit.*
3. *As a condition for issuing this Development Permit/Action, the undersigned agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liabilities to the undersigned, his/her property or any other person or property, that might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever, which might result from the undersign's failure to build, improve or maintain roads which serve as access to the subject property or from the undersign's failure to fully abide by any of the conditions included in or attached to this permit.*
4. **WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATIONS.**  
*I have been advised that this Land and Water Development Permit/Action by the Clatsop County Community Development Director may be appealed within twelve (12) calendar days of the date of permit issuance and authorization (note: if the twelfth day is a Saturday, Sunday or legal holiday, the appeal period lasts until the end of the next day which is not a Saturday, Sunday or legal holiday). I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon the authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.*
5. *I am aware that failure to abide by applicable Clatsop County Land and Water Development and Use Ordinance 80-14, as amended and Standards Document regulations may result in revocation of this permit or enforcement action by the County to resolve a violation and that enforcement action may result in levying of a fine.*
6. *I understand that a change in use, no matter how insignificant, may not be authorized under this permit and may require a new Development Permit/Action (check first, with the Clatsop County Community Development Department).*
7. *I understand that this Development Permit/Action expires 180 days from the date of issuance unless substantial construction or action pursuant to the permit has taken place. Upon expiration, a new development permit must be obtained.*



**APPLICATION FOR  
DESIGN REVIEW**

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

APPLICANT: Chad and Debbie Calhoun Phone: 503.470.0430  
503.470.0523

Address: P.O. Box 908  
Cannon Beach, OR 97110

OWNER: \_\_\_\_\_ Phone: \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

AGENT: Adair Homes, Inc. Phone: 360.225.1154

Address: 1895 Belmont Loop  
Woodland, WA 98674

Proposed Development: New single family residence.

Present Zoning: \_\_\_\_\_ Overlay District: \_\_\_\_\_

Lot Size: 7858 sq ft

Property Description: 4N 10W 19 3402  
Township Range Section Tax lot(s)

Property Location: TBD Woodland Heights Road

**General description of the property:**

Existing Use: vacant lot

Topography: relatively flat

**General description of adjoining property:**

Existing Uses: vacant lot/ single family residence

Topography: relatively 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: Chas Date: 3/17/09

Owner's Signature: Chas Date: 3/17/09

**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: Please see next page**

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.



Chad and Debbie Calhoun  
Site: TBD Woodland Heights Road  
Arch Cape, OR 97102

RE: Application for Design Review

Section 4.106. Criteria for Design Review Evaluation

1. Relation of Structures to Site.  
Typical, reasonably sized, two story residence, centered on average size lot.
2. Protection of Ocean Views.  
No possible ocean views for proposed home or any adjoining lots.
3. Preservation of Landscape.  
Lot is relatively flat, minimal fill proposed to promote proper yard drainage.
4. Buffering and Screening.  
No commercial
5. Vehicle Circulation and Parking  
N/A
6. Utility Service  
All utilities to be underground
7. Signs  
N/A
8. Surface Water Drainage  
All surface water will be dispersed on said property

**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.

NAME Unad 9 Lohr, Calhoun  
PROPERTY LOCATION TBD Woodland Heights Rd Arch Cape  
LEGAL ADDRESS TS 4N R 10W Sec 19 County, State of Oregon Tax Lot # 3427

Scale 1" = 15'

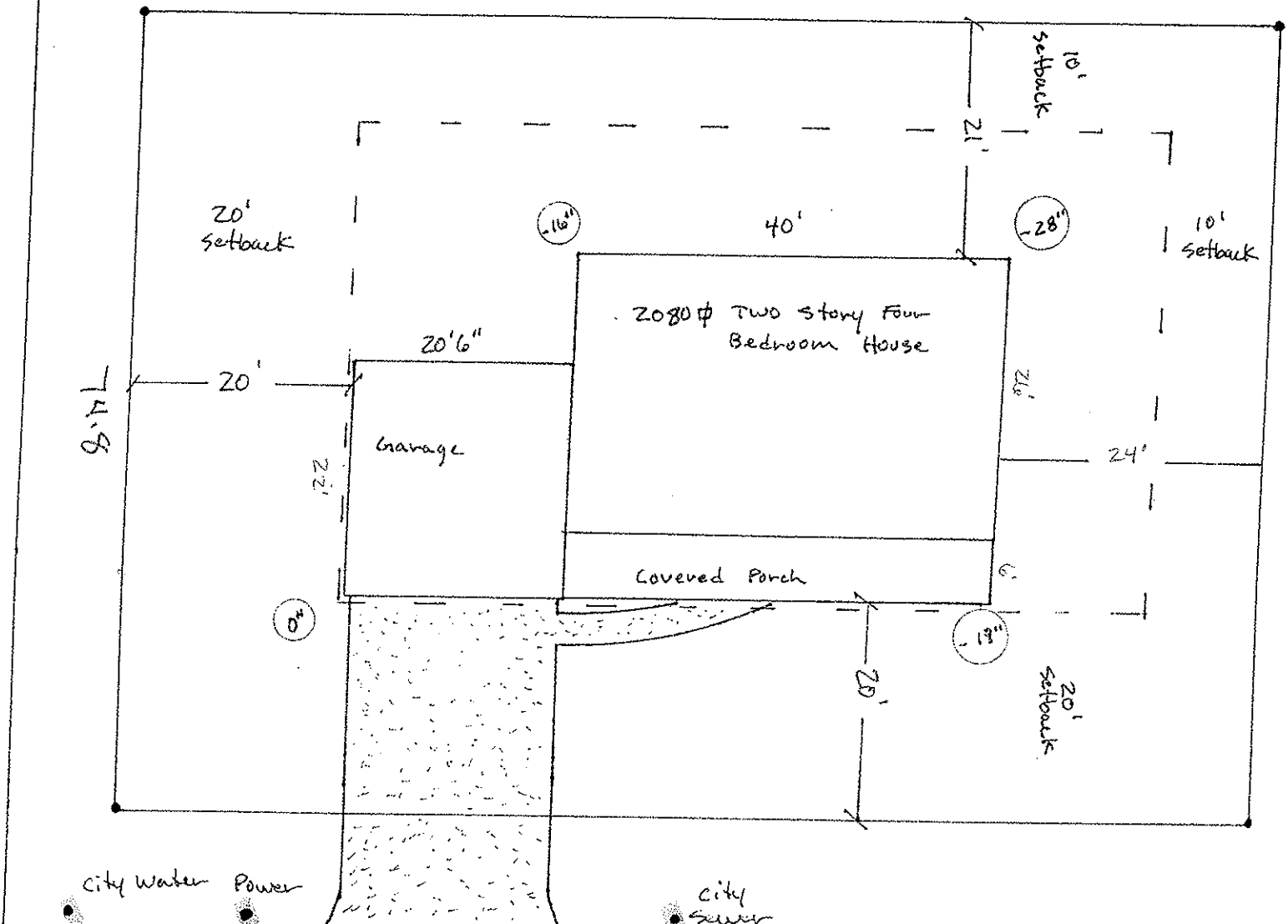
THE INFORMATION ON THIS PLOT PLAN HAS BEEN PROVIDED AND REVIEWED BY THE PROPERTY OWNER WHO BY SIGNING BELOW: 1) ACKNOWLEDGES AND ACCEPTS FULL RESPONSIBILITY FOR ITS ACCURACY AND COMPLETENESS; 2) IS RESPONSIBLE TO ENSURE THAT THE IMPROVEMENTS TO THE SITE TAKE PLACE IN CONFORMANCE WITH THIS PLAN; 3) WILL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

OWNER SIGNATURE

DATE

OWNER SIGNATURE

DATE



Woodland Heights Road

Woodland Heights Road





ADAIR HOMES



2080

DX

PLAN NO. 2080 FG

2080 SQ. FT.

4 BEDROOMS, PLUS BONUS

2.5 BATHS



## Special Features (for the 2080 DX)

- Downstairs master suite
- Large utility room with sink
- Large bonus room
- Optional deep garage
- Optional built in entertainment center

PLAN NO. 2080 DX

2080 SQ. FT.

4 BEDROOMS, PLUS BONUS

2.5 BATHS

