



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

***Wednesday, January 20, 2010 @ 6:00 P.M. Arch Cape Fire Hall, 79816 E Beach Road***

[illegible]

## REGULARLY SCHEDULED MEETING – 6 P.M.

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
  - ✦ November 18, 2009
  - ✦ December 15, 2009
5. **CONSENT CALENDAR / MINOR REVIEW ITEMS**
  - Reese – Minor Design Review, The applicant has replaced a previously existing deck without permits and enclosed the railing. The application and documentation is provided for review
  - ✦ 3 p.m. February 3, 2010 Work Session (Code Revisions)
  - ✦ 6 p.m. February 17, 2010 next regularly scheduled *Design Review* meeting.
6. **PUBLIC HEARINGS / MAJOR DESIGN REVIEW:**
  - ✦ No items at this time
7. **PRESENTATIONS**
  - ✦ SW Coastal CAC subcommittee Arch Cape Options Committee
    - Addressing Concerns and proposed resolutions gathered from the community meeting on April 29, 2009
8. **OTHER DISCUSSION**
  - ✦ This is a chance for the committee to discuss and invite testimony from outside agents regarding topics of interest.
9. **ADJOURN**



## **September 16, 2009 - Meeting Minutes**

***MINUTES FROM THE SOUTHWEST COASTAL DESIGN REVIEW/COASTAL  
ADVISORY COMMITTEE HELD September 16, 2009, at 6:00 PM***

Chairman George Cerelli called the meeting to order at 6:05 PM.

Member present: George Cerelli (GC), John Mersereau (JM), Linda Murray (LM), Richard D'Onofrio (RD), and Steve Malkowski (SM). Staff present: Michael Weston (MW). Debra Birkby and Tod Lundy were excused absences.

**Business from the Public**

There were no presentations from the public.

**Consideration of Minutes**

August 19, 2009 – SM moved to adopt the minutes as written. LM seconded the Motion.

**Committee Appointments**

MW reported that the Board affirmed both Richard D'Onofrio and Theodore Lundy for appointment. Tim Crawford resigned his position and was thanked for his service.

**Consent Calendar/Minor Review Items:**

Kittell – Minor Design Review

MW recommended approval with conditions: (1) re-vegetation of disturbed areas (excluding the driveway) with native vegetation; (2) all new service lines shall be placed underground; and (3) any road destruction shall be repaired and returned to its previous quality or better, prior to final occupancy permit.

JM moved to recommend approval with the above conditions.

SM seconded the Motion.

Motion passed with 3 ayes and 1 abstention (LM).

A workshop to work on Code Revision will be held at 3:00 PM on 10/08/09. MW will communicate via email regarding the date of the next Design Review meeting.

**Public Hearings/Major Design Review**

MW reported that the Patrino/Hasenberg's have responded to the County through their legal counsel regarding the County's recommendation(s). The Patrino/Hasenberg's have asked for an LID. The County's attorney is in the process of looking into examples of an LID applicable to this situation and will provide this to MW. There was a brief discussion regarding future developers pitching back into the access way which ODOT has said needs to be updated.

MW stated that this is still an open agenda item and will be responding to the Patrino/Hasenberg's attorney's letter.

**Meeting adjourned at 6:50 PM.**



## **November 18, 2009 - Meeting Minutes**

***MINUTES FROM THE SOUTHWEST COASTAL DESIGN REVIEW/CITIZEN ADVISORY  
COMMITTEE MEETING HELD November 18, 2009, at 6:00 PM***

Chairman George Cerelli called the meeting to order at 6:05 PM.

Members present: George Cerelli (GC), John Mersereau (JM), Debra Birkby (DB), Linda Murray (LM), Richard D'Onofrio (RD) and Tod Lundy (TL). Staff present: Michael Weston (MW).

**Business from the Public:**

There were no presentations from the public.

**Consideration of Minutes:**

September 16, 2009 (pending)  
November 18, 2009 (pending)

**Consent Calendar/Minor Review Items:**

Calhoun - Tree Removal Request

MW presented the information, including a statement from the arborist, Jason Bigby, that all four of the Hemlock trees on the Calhoun's SE corner are a safety concern and should be cut down.

The Committee discussed the proposal and agreed with the current decision to remove the one tree that is closest to the Calhoun's home. If the remaining three trees are deemed by an expert to be a serious hazard, the Calhoun's will bring stronger evidence in support of that fact. JM asked that the three trees be addressed individually in the future and the Committee agreed that the three trees should try to be saved. This matter will be tabled until more information is provided by the arborist and will be re-visited at a later date.

There will be a Work Session at 3:00 PM on 12/16/09, followed by the regularly scheduled meeting at 6:00 PM.

**Public Hearings/Major Design Review**

Patrina/Hasenberg - Road Extension

MW stated that the County Council is in the process of drafting an ordinance and explained the difference between an LID (Limited Improvement District) and a Reimbursement District.

**Other Discussion:**

It was clarified that a member of the Design Review Board will be dropped after 3 unexcused absences in one year.

DB questioned why committee members were being asked to record their volunteer hours on time sheets. MW explained that these were being collected at the request of the County Manager as performance measures. MW will pass the message along to Julia Decker for further clarification.

**Meeting adjourned at 7:00 PM**



## **December 15, 2009 - Meeting Minutes**



***MINUTES FROM THE SOUTHWEST COASTAL DESIGN REVIEW/CITIZEN ADVISORY  
COMMITTEE MEETING HELD December 15, 2009, at 6:00 PM***

Chairman George Cerelli called the meeting to order at 5:50 PM.

Members present: George Cerelli (GC), John Mersereau (JM), Debra Birkby (DB), Linda Murray (LM), Steve Malkowski (SM), Richard D'Onofrio (RD) and Tod Lundy (TL). Staff present: Michael Weston (MW).

**Business from the Public:**

There were no presentations from the public.

**Consideration of Minutes:**

September 16, 2009 (pending)

November 18, 2009 (pending)

**Consent Calendar/Minor Review Items:**

There were no items at this time.

The next regularly scheduled Design Review meeting will be held January 20, 2010.

**Public Hearings/Major Design Review**

MW reported that the Patrino/Hasenberg matter discussed at the last meeting is on the back-burner until the type of district is established. County counsel is in the process of determining and writing up whichever district it will be. An ordinance needs to be on the books before a district can be established.

**Eigen – Conditional Use Permit for a 3 Unit Bed and Breakfast Establishment**

MW presented his Staff Report and recommendation of Conditional Approval. Areas of concern included verbal comments from ACSD, which appears to be “relatively neutral” but does not condone commercial activity in this area and applicants’ proposal that places at least two parking spaces in the front yard setback, which does not satisfy the requirement that at least three parking spaces for guests and two for the residence be provided.

A discussion followed regarding the parking and traffic impact issues. Ms. Eigen stated that their guests would park in the front yard setback and that they would park in front of the house. She added that their parking and traffic would not have “a huge impact” as their next-door neighbors (the Cahills’) is now a short term rental, often with 5 or 6 cars and other nearby homes have multiple owners. She

added that they (Eigen) “are no different from anybody else.”

DB disagreed, stating that guests at B&B typically stay for only a night or two, are unfamiliar with the area, often speed and generally increase traffic in the vicinity as opposed to visitors renting homes who stay for a week or longer, are often repeat renters, are familiar with the area and generate less traffic.

RD expressed his concern about traffic that speeds up the hill just south of the Eigens’ and that guests to the area often forget that this is a residential community.

Mr. Eigen stated that they would ensure that their guests respect the surrounding area. He added that they (Eigen) care about their neighbors, they live in their business and that their guests would behave appropriately.

Three letters opposing the Proposed Application were read and discussed. DB asked Ms. Eigen for her feedback. Ms. Eigen said that she was aware of her neighbors’ “heightened sensitivity” of short term rentals and understood their concern. DB stated that in general she was opposed to B&B’s; but when done the right way would be a great thing. SM added that being owner-occupied is a plus and JM agreed, stating that the owner would be a part of the community.

In response to the letters, MW stated that B&B’ are not subject to commercial zoning restrictions and felt that the writers’ had confused B&B’s with Short Term Rentals.

LM moved to accept the Staff’s Proposals and Recommendations. DB seconded the Motion. The Motion passed unanimously.

**Meeting adjourned at 6:46 PM**



**Reese - Minor Design Review  
&  
Geological Hazard Permit**

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)



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

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

<b>Applicant:</b>	<u>Reese's Retreat LLC</u> <u>3239 SE Hawthorne</u> <u>Portland, OR 97214</u>
<b>Owner:</b>	<u>Same as Above</u> <u></u> <u></u>
<b>Property Description:</b>	<u>T4N, R10W, Sec 19CA TL 2100</u>

### **DESIGN REVIEW CRITERIA**

1. Relation of Structure to Site:

The expansion of the deck does not encroach on any setbacks and appears to be constructed in  
accordance with county ordinances. With the exception that it was constructed without permits.

2. Protection of Ocean Views:

There may be some slight obstructions reported from neighbors to the east. The previous deck  
had a picket style open wall deck, where as the new deck has a parapet style enclosed deck. A  
picket style deck would better preserve ocean views.

3. Preservation of Landscape:

There has been a minimal impact to the existing landscape.

4. Buffering and Screening (For Commercial Uses):  
Not Applicable

5. Vehicle Circulation and Parking:

There is no change to Vehicle Circulation and Parking

6. Utility Service:

Utility Service was pre-existing no changes have occurred.

7. Signs:

No signs are proposed.

8. Surface Water Drainage:

Staff does not foresee any negative stormwater drainage issues with this development.

9. Other Criteria for Evaluation:

**The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its January 20, 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 \_\_\_\_\_

The Southwest Coastal Design Review /  
Citizen Advisory Committee

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



## Development Permit

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

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

### For Department Use Only

Permit #: 20090502  
Permit Type: Type II  
Entry Date: 9/23/2009  
Entered By: Will Caplinger  
Assigned To:  
Permit  
Status: Pending

### Permit Timeline

User	Status	Date
Will Caplinger	Entered	09/23/2009
Will Caplinger	Deemed Incompl	09/23/2009

### Proposed Use

Proposed Use: **Design Review**

Zone: **AC-RCR**

Description: Replacement and enlargement of an existing deck

Overlay District: **GHO, SDRO**

### Owner/Project Location

Owner: Name: **Reese's Retreat LLC**

Address: 3239 SE Hawthorne

City, State, Zip: Portland, OR 97214

Site Address: **80269 Pacific Rd**

T R S Q S Qq S Taxlot

City: **Arch Cape**

State: **OREGON** 4 10 19 C A 02100

Ph. #: ( ) -

Cell: (503) 888-0181

Fax: ( ) -

### Applicant/Agent

Applicant: Name: **Reese's Retreat LLC**

Address: 3239 SE Hawthorne

City, State, Zip: Portland, OR 97214

Ph. #: ( ) -

Cell: ( ) -

Fax: (503) 888-0181

Agent: Name/Type:

Address:

City, State, Zip:

Ph. #: ( ) -

Cell: ( ) -

Fax: ( ) -

### Fees

#### Fee Type:

Planning/Development

#### Permit Fee Total:

\$554.00

Total: **\$554.00**

### Receipt

#### Payor Name:

James Reese

#### Pymnt Type

Check

#### Check #

1298

#### Pymnt Date

09/23/2009

#### 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: \_\_\_\_\_



## Development Permit

For Department Use Only

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

Permit #: 20090502

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.

#### Permit Requirements

#### Details

Design Review: R&O #	Provide R&O #
Erosion control plan	No erosion control plan required, using existing footings
Geologic Hazard	geotechnical report pending, need application & fee

Entered by: Will Caplinger

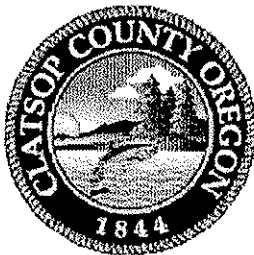
Entered Date: 09/23/2009

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

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

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

Date: 9/23/09



APPLICATION FOR  
DESIGN REVIEW

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

APPLICANT: Reese's Retreat LLC Phone: 503-888-0181

Address: 80269 Pacific Rd. Arch Cape, OR  
(4-10-196A 02100)

OWNER: George & Jim Reese Phone: 503-888-0181 (Jim)

Address 3239 SE Hawthorne Blvd. Portland, OR  
97214

AGENT: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Proposed Development: REPLACE DECK

Present Zoning: AC-RCR Overlay District: SDRO

Lot Size: \_\_\_\_\_

Property Description: \_\_\_\_\_

Township Range Section Tax lot(s)

Property Location: \_\_\_\_\_

General description of the property:

Existing Use: 2nd HOME & RENTAL

Topography: LT SLOPE

General description of adjoining property:

Existing Uses: 2nd houses / vacation rentals

Topography: SAME

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: George A. Remy Date: 9/23/09

Owner's Signature: George A. Remy Date: 9/23/09

**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

CLATSOP COUNTY  
Trans. & Dvlp. Svcs., Planning Division  
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## ***SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE***

### ***CRITERIA EVALUATION SHEET - DESIGN REVIEW***

**Applicant:**

REESE'S RETREAT LLC.

**Owner:**

GEORGE & JIM REESE

**Property Description:**

Map: 41019CA02100

### **DESIGN REVIEW CRITERIA**

1. Relation of Structure to Site:

Existing deck

2. Protection of Ocean Views:

N/A

3. Preservation of Landscape:

N/A

4. Buffering and Screening (For Commercial Uses):

N/A

5. Vehicle Circulation and Parking:

N/A (existing)

6. Utility Service:

N/A

7. Signs:

N/A

8. Surface Water Drainage:

See geotechnical report

9. Other Criteria for Evaluation:

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its \_\_\_\_\_ 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* }

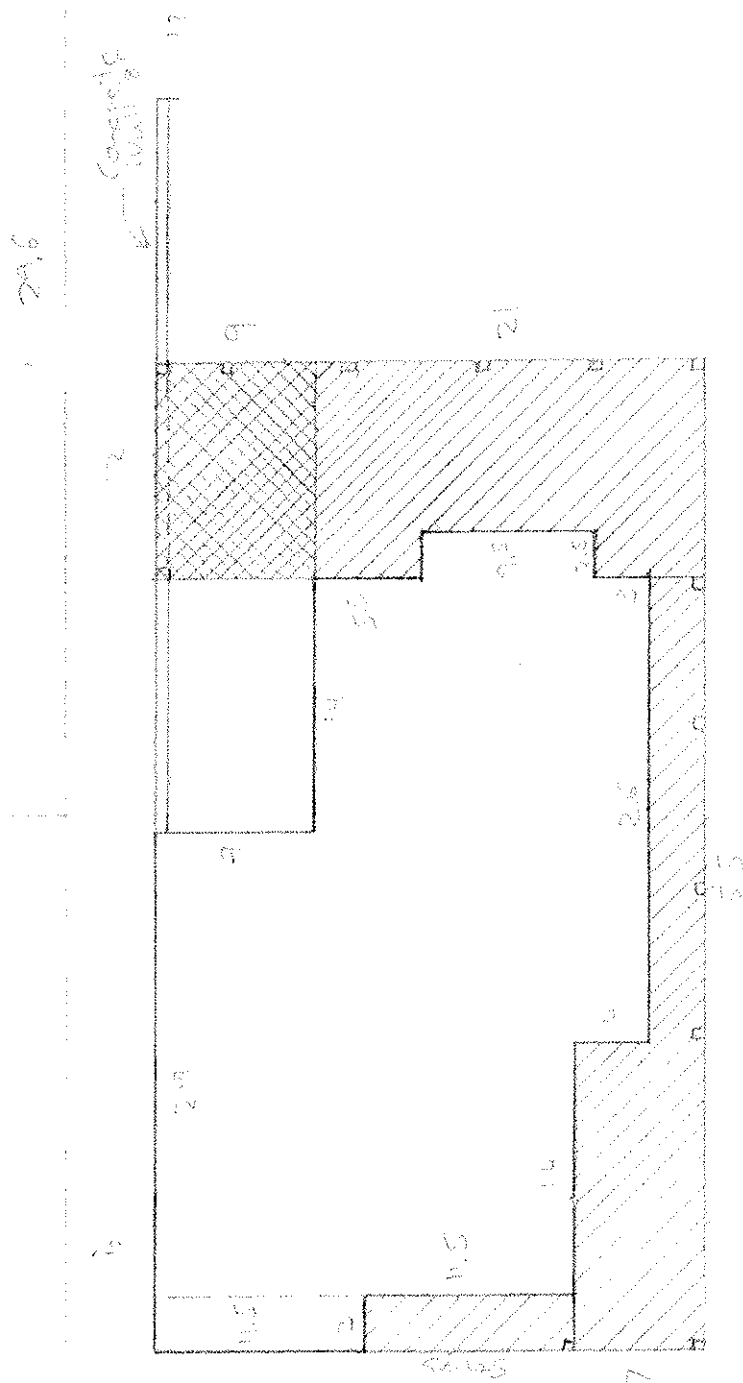
Dated this \_\_\_\_\_ day of \_\_\_\_\_

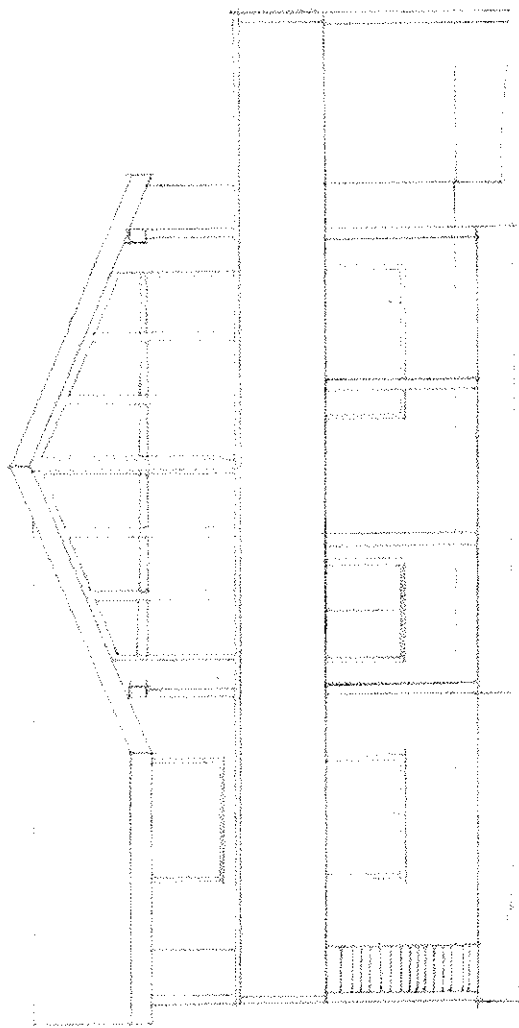
The Southwest Coastal Design Review /  
Citizen Advisory Committee

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

105

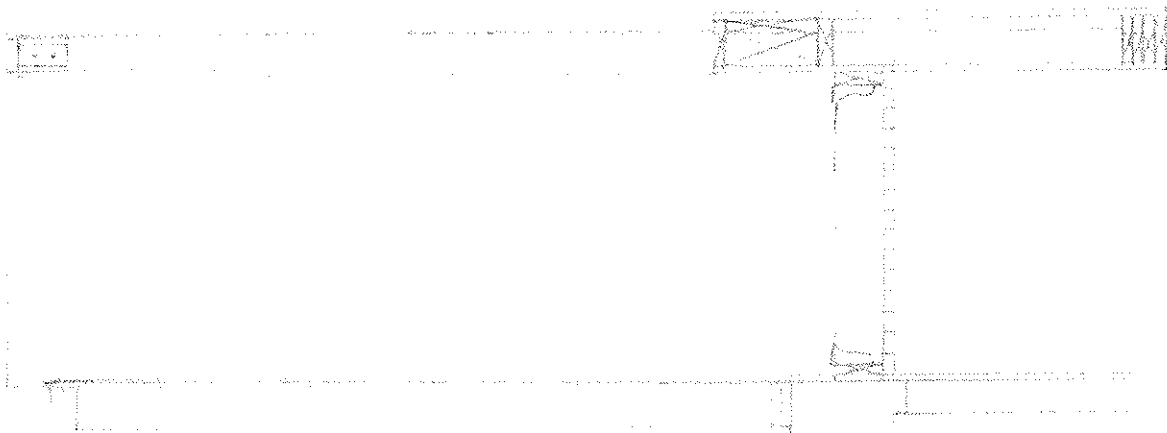
2102





garage

west elevation



20" Copper Cap

4x12 Ledger  
GALCO dark surface

3/4" CDX Plywood

2x12 Joists @ 16"

4x12 Ledger

2x12 Black  
all plywood knishes

2x12 Joist Hanger

2x5 Framing

1/2" CDX Plywood

20# Felt

1/2" cedar shingle

4x12 Beam  
on 11" steel base Angel

4x4 Post  
wrapped with 3/4" cedar

4x4 SS Post Base

scale



## 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 #: 20090622  
Permit Type: Type I  
Entry Date: 12/1/2009  
Entered By: Julia Decker  
Assigned To:  
Permit  
Status: Deemed Incomplete

### Permit Timeline

User	Status	Date
Julia Decker	Entered	12/01/2009
Julia Decker	Under Review	12/01/2009
Julia Decker	Deemed Incompl	12/07/2009

### Proposed Use

Proposed Use: **Deck, Porch, Attached Res Acc Structure**

Zone: **AC-RCR** Description: Development permit to build a deck on existing structure, geo haz  
Overlay District: **GHO, SDRO** #20090621 and SDR #20090502.

### Owner/Project Location

Owner: Name: **Reese's Retreat LLC**

Ph. #: ( ) -

Address: 3239 SE Hawthorne

Cell: (503) 888-0181

City, State, Zip: Portland, OR 97214

Fax: ( ) -

Site Address: **80269 Pacific Rd**

T R S Q S Q S Taxlot

City: **Arch Cape**

State: **OREGON** 4 10 19 C A 02100

### Applicant/Agent

Applicant: Name: Reese's Retreat LLC

Ph. #: ( ) -

Address: 3239 SE Hawthorne

Cell: ( ) -

City, State, Zip: Portland, OR 97214

Fax: (503) 888-0181

Agent: Name/Type:

Ph. #: ( ) -

Address:

Cell: ( ) -

City, State, Zip:

Fax: ( ) -

### Fees

#### Fee Type:

Planning/Development

#### Permit Fee Total:

\$79.00

Total: **\$79.00**

### Receipt

#### Payor Name:

Reese's Retreat LLC

#### Pymnt Type

Check

#### Check #

1318

#### Pymnt Date

12/01/2009

#### Pymnt Amount:

\$79.00

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

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

Permit #: 20090622

### 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: Julia Decker

Entered Date: 12/01/2009

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.*

# Horning Geosciences

808 26th Avenue, Seaside, OR 97138

Ph./FAX: (503)738-3738

Email: horning@pacifier.com



November 12, 2009

Jim Reese  
PO Box 645  
Tolovana Park, OR 97145-0645

RE: Preliminary Geologic Hazard Report; Map 4 10 19CA, Tax Lot 2100; 80269 Pacific Road, Arch Cape, Clatsop County, Oregon

Dear Jim:

At your request, I visited the above-referenced property on September 29, 2009, and met with you to discuss your need for a brief geologic hazard report. I understand from you that the Clatsop County Planning Office has required this report for your recent deck remodeling project on the west and south sides of your house. We spent about one-half hour on-site, discussing your project, what you encountered in your excavations, and how you built the deck. It is my opinion that you need only the briefest report possible to meet the county's needs. This opinion is based on the site topography, exposed soils, and your description of sub-soils. The design of your deck footings also contributes to this decision.

## Background & Observations

Tax Lot 2100 lies on the southeast corner of the intersection of Cedar and Pacific in Arch Cape. The house appears to be at least 30 years old. The new deck runs along the west and south sides of the house. It rests on a footing that is embedded at least 2 ft into the ground and consists of a 12-inch-wide footing where the deck is at least 8 ft wide along the south side of the house, but it reduces to an 8-inch-wide footing along the west side of the house where the deck is only about 30 inches in width.

The house rests on a slight topographic high that drops down to the south and west. Further, from my past inspections of property on the north side of Cedar, it appears that there once was a low drainage there that had been filled with soils when the neighborhood had been developed in the late 1940s. As such, the home site rests on a high and relatively dry ridge of land, as compared to nearby properties. This will lead to a limited groundwater problem and should lead to a strong soil bearing capacity for the footings.

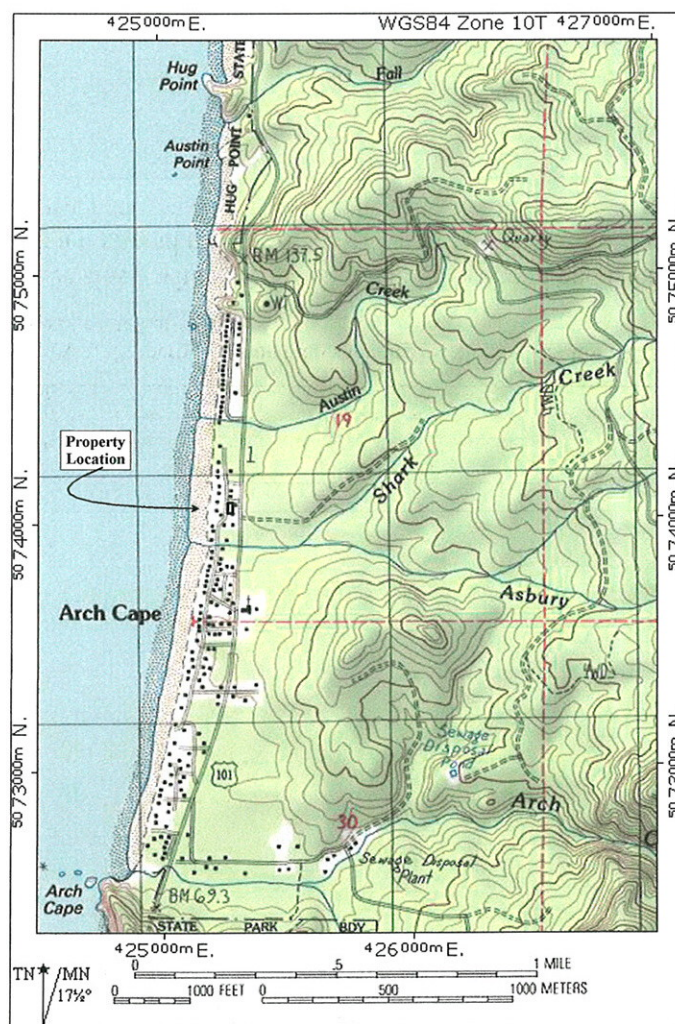


Figure 1: Property location map showing location of Tax Lot 2100. Contour interval is 40 ft.



This part of the city is built on a coastal terrace of uplifted stream, pond, and flood plain sediment that typically includes silt, clay, gravel, sand, and peat. From your description, you encountered silt and gravelly silt during your excavations. These should have a bearing capacity of up to 1500 psf, if undisturbed, and as low as 800 to 1000 psf if churned. I understand that you were careful of your excavation and that no disturbed materials served as the founding surface for the footings.

I have inspected the footings and they appear to be in excellent condition. There are no cracks or indications of uneven settlement. It appears that you have over-engineered the footings to handle the existing conditions without complications. See Figure 3 for ground photos documenting this.

Aside from the shallow groundwater (limited) and weak soils (not an issue), this property is exposed to tsunami inundation from a locally generated Cascadia subduction zone earthquake, and to seismic shaking amplification. The quake and tsunami have a probability of recurrence of 15 to 50 percent over the next 50 years. The higher probability comes from quake clustering scenarios, whereas lower probability is due to an assumption of randomness. The last quake was 310 years ago. The mean recurrence for quakes in clusters is 325 to 340 years. The odds favor us being in a cluster of quakes. Of the past 22 quakes to have struck this region, six have recurred within 300 years. Shaking will last for over 5 minutes and it will be difficult to stand during it. You should have evacuation supplies on hand and know to evacuate to the east side of Highway 101 and beyond, preferably to elevations above 100 ft (see Figure 1). The tsunami will arrive as soon as 20 minutes after the onset of shaking. Many bridges will be damaged or destroyed, leaving Arch Cape abandoned and on its own for at least one to three weeks. You should have supplies on hand to survive during this isolation.

Further geologic inspection is not required on this property.

Please call if you have questions.

*Thomas S. Horning*  
Thomas S. Horning, CEG  
Horning Geosciences

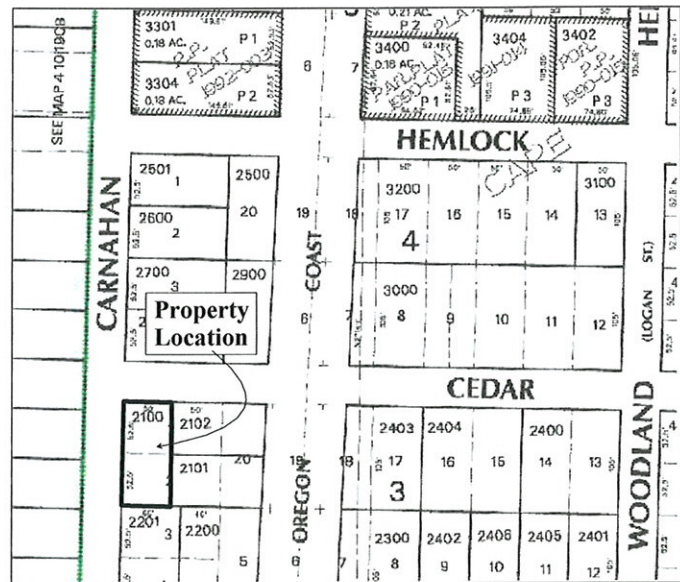


Figure 2: Plat showing size and shape of TL 2100.





Figure 3: Ground photos of the foundations along the south and west sides of the house.