

CLATSOP COUNTY

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

Wednesday, February 17, 2010 @ 6:00 P.M. Arch Cape Fire Hall, 79816 E Beach Road

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WORK SESSION 4 P.M.

- Arch Cape Code Update and Presentation. Materials include, Section 3.060(AC-RCR), Section 4.100 (Arch Cape Overlay), Section 4.102 (Short Term Rental), Section 4.104 (Variance), and Section 4.106 (Non-Conforming)

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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:

- ✦ December 15, 2009 Design Review Minutes

5. CONSENT CALENDAR / MINOR REVIEW ITEMS

- **Grimm** – Minor Design Review. The applicant is requesting authorization to modify the existing roofline over their covered parking space and storage unit. The Proposal will follow the existing roof line. (No additional square footage is proposed)
- **March 12, 2010** - Special Public Meeting and Community Forum “Ordinance Revisions”

6. PUBLIC HEARINGS / MAJOR DESIGN REVIEW:

- **Tenneson** – Major Design Review. The applicant is proposing to replace the existing dwelling on Tax Lot 4400 with a new two-story structure reusing the previous foundation with minor expansions to the footprint.
- **Kinch** – Major Design Review. The applicant is proposing to construct a new single family dwelling on tax lot 3404. The applicant has submitted a tree plan but has advised staff that they will be reconstructing the approach to the house and will be modifying the existing plan.

7. OTHER DISCUSSION

- ✦ This is a chance for the committee to discuss and invite testimony from outside agents regarding topics of interest.

8. ADJOURN



Work Session Documents

SECTION 3.060. ARCH CAPE RURAL COMMUNITY RESIDENTIAL ZONE (AC-RCR).

Section 3.061. Purpose and Intent.

The Arch Cape RCR zone is intended to accommodate the immediate and foreseeable demand for low density housing in Clatsop 5 County rural communities. This zone has been developed with the purpose to: (1) Allow residential development that is compatible with rural communities that wish to maintain a primarily single family rural residential character, (2) do not adversely impact adjacent resource lands, (3) allow for minimum lot sizes and densities, that will provide for an ultimate build out that is more commensurate with actual physical, and (4) environmental constraints, and the availability of community water and sewer facilities, and may provide for non-residential uses that are small in scale, intended for the needs of the local community or for people traveling through the rural community, and are compatible with surrounding uses.

Section 3.062. Development and Use Permitted.

The following uses and their accessory uses are permitted under a Type I permit procedure subject to applicable development standards.

- (1) One family dwelling.
- (2) Guest House, **Studio & Other Habitable Spaces/Structures** subject to the following provisions
 - (A) Metering devices are not permitted on guest houses;
 - (B) **Total square footage shall not exceed ¾ the** size of the ground floor of the main dwelling unit on the property which is used in conjunction with the main dwelling for visitors and guests; and
 - (C) A maximum of one Guest House may be allowed per main dwelling.
- (3) Accessory **structures shall be subordinate in size and are permitted** only as follows:
 - (A) In conjunction with, or following the permitting or lawful establishment of the primary use on the same lot or parcel to include, but not limited to **uninhabitable spaces such as** detached garages, storage buildings, **garden sheds, greenhouses, shops, etc.**
- (4) Signs only as follows:
 - (A) Temporary “for sale” signs subject to provisions of S2.300(3)(B).
 - (B) Political signs subject to provisions of Ordinance 95-30, and
 - (C) Name plates subject to the provisions of Clatsop County Standards Document, Section S2.300.
- (5) Handicapped housing facility as defined in Section 1.030.
- (6) Home occupation, Limited.
- (7) Low intensity recreation.
- (8) Utilities, maximum utilization of existing easements and rights-of-way shall be made.

- (9) Health hardship pursuant to Section S3.025, no public notice required.
- (10) Temporary uses including use of a Recreational Vehicle during construction phase, subject to the provisions of Section 5.500.
- (11) Property line adjustment subject to provisions Section 5.200 – 5.208 and the following:
 - (A) Provided the existing parcel is not reduced below the minimum lot size, and
 - (B) Provided the lot line adjustment is within the same zone.
- (12) Partition subject to provisions of Section 5.200 – 5.208, and provided the existing parcel and new parcel(s) meet the minimum lot size and dimensions.
- (13) Short-term rentals (STR), not to exceed 30% of the total housing base of the Arch Cape Rural Community Residential Zone and subject to the provisions of Clatsop County Zoning Ordinance, Section S4.102.
 - a. STR permits shall be regulated through the Planning Department. Applicants will be placed on a waiting list once the 30% maximum has been reached. When permits become available they will be issued in the order they were applied for.
- (14) Land transportation facilities as specified in Section 3.035 with the exception of new road development, See Section 3.066§(11).
- (15) Minor tree-cutting for the purposes of landscape preservation, health and safety, or associated with an approved development.

Section 3.063. Conditional Development and Use.

The following uses and their accessory uses are permitted under a Type II permit procedure subject to applicable development standards. Combined square footage of commercial uses, including their accessory uses occur in building or buildings that do not exceed the following area standards:

- (1) Two family dwelling (duplex).
 - (A) Accessory uses may be permitted prior to the issuance of a development permit for the primary use, subject to an approval by the Community Development Director provided that:
 - (B) The applicant submits a letter to the Director explaining the unique or unusual circumstances and nature of the intended use; and
 - (C) Provided the property owner obtains the primary use development permit within one-year (1) from the date the accessory use development permit is issued; and
 - (D) A statement that the accessory use, during the one-year period prior to establishing the primary use is not intended for the storage of, or the establishment of a Recreational Vehicle use; and
 - (E) May be subject to other conditions of approval deemed necessary to protect the primary purpose and intent of the zone, and to provide for public health, safety and welfare.

- (2) Public or private elementary, middle, or high school.
- (3) Home occupation.
- (4) Churches or similar places of worship.
- (5) Golf Course, driving range, country club, tennis club, and similar recreation uses provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- (6) Park, playground, ball fields, or community center.
- (7) Day nursery or day care center, provided building or buildings for each commercial use does not exceed 4,000 square foot of floor area.
- (8) Buildings and uses of a public works, public service, or public utility nature, but not including equipment storage, repair yards, warehouses, or related activities.
- (9) Bed and Breakfast establishment subject to the standards in Clatsop County Standards Document, Section S3.464 - S3.468.
- (10) Temporary real estate office in a legally recorded subdivision.
- (11) **Any new road development or extensions.**

Section 3.064. Development and Use Standards.

The following standards are applicable to permitted uses in this zone.

- (1) Lot sizes:
 - (A) Parcels not served by an approved public community sewer system, shall have a minimum parcel size of one (1) acre, and a minimum width of 120 feet.
 - (B) Parcels served by an approved community, municipal or public sewer system shall have a minimum parcel size of 7,500 square feet, and a minimum width of 60 feet with lot sizes varying according to the following requirements:

Slope	Minimum Lot Size/Density
0-12%	7,500 sq.ft./ 1 dwelling unit, 15,000 sq.ft./2 dwelling units
13-25%	7,500 sq.ft/1 dwelling unit 15,000 per acre, 2 dwelling units/acre
> 25%	1 dwelling unit/acre

- (C) Lot size for conditional developments shall be based upon:
 - 1) the site size need of the proposed use,
 - 2) the nature of the proposed use in relation to the impacts on nearby properties, and
 - 3) consideration of sewer district impacts and requirements, local setback and other criteria and standards of this ordinance.
- (D) Maximum lot coverage for residential or non-residential use: 40%.
- (E) Two family dwelling (duplex) minimum lot size 15,000 sq.ft.
- (F) Cluster developments are subject to the provisions of S3.150-S3.161.
- (G) Other development and use standards as required to meet State sanitation requirements and local setback and ordinance requirements.
- (H) New development, lot width/depth dimension shall not exceed a 1:3 ratio.

- (2) Required front yard setback, measured from the abutting edge of the right-of-way, when front line abuts:
 - (A) Major arterial: fifty feet (50).
 - (B) Minor arterial: thirty feet (30).
 - (C) Major collector: thirty feet (30).
 - (D) Minor collector: twenty-five feet (25).
 - (E) Local street: twenty feet (20).
- (3) Required rear yard: twenty feet (20).
 - (A) Exception on corner lot: 5 feet.
 - (B) Exception when adjacent to resource zones, all structures: fifty feet (50).
- (4) Required side yard:
 - (A) Minimum side yard: 10 feet, except on a corner lot, the minimum street side yard measured from the abutting edge of the right-of-way, shall be twenty feet (20).
 - (B) For lots of record created prior to September 30, 1980 that are less than the minimum lot size required, side yards shall be five feet (5).
 - (C) Exception when adjacent to resource zones, all structures: fifty feet (50).
- (5) For lots abutting the ocean shore, the ocean yard shall be determined by the oceanfront setback line established by Section S3.015 Oceanfront Setback.
- (6) An accessory structure separated from the established main building may be located in the required rear and side yard setback except in the required street side of a corner lot provided that it is no closer than five feet (5) to a property line.
- (7) Maximum building height: twenty-six feet (26).

Except for ocean front lots, which shall have a maximum height of: eighteen feet (18)

The height of a structure is measured from the average grade of the undisturbed ground at the four principal corners of the proposed structure. To determine height:

 - (A) Construction/building plans submitted for use permitted in this zone shall show the elevations of the undisturbed ground prior to construction as measured at the four principal corners of the proposed structure on a plot plan. A permanently accessible control point shall be established outside of the building's footprint.
 - (B) Photographs of the undisturbed site shall be required. Photographs need not be professional or aerial photographs, but can be taken using a Polaroid or other camera.
 - (C) To verify the height, a survey by a registered surveyor may be required by the Community Development Director.
- (8) All new developments and cumulative or incremental expansion of an existing footprint greater than twenty-five percent shall indicate on the building permit how storm water is to be drained from the property or retained on site. The Building Official or County Engineer may require the installation of culverts, dry wells, retention facilities, or other mitigation measures, where development may create adverse storm drainage impacts on surrounding properties, adjacent streams or wetlands, and particularly on low lands or on slopes greater than twenty-five percent.

- (9) In areas where the parcel or lot has the potential to be further partitioned or subdivided, the Community Development Director shall, where practicable, require that roads be designated and located so as to facilitate the future division of land in a manner that accommodates smaller lot sizes and the extension of street and utilities and may require a potential development plat showing the location of potential lots and the rights-of-way improvements, to include those identified in the County Transportation System Plan (TSP).
- (10) Conditional Development and Use are subject to the following limitations and requirements:
 - (A) The proposed development shall be consistent with the Clatsop County Comprehensive Plan.
 - (B) The proposed development shall include safe ingress and egress.
 - (C) Prior to final building permit approval any/all road damages created or exacerbated by the development activity shall be repaired, and the road returned to its previous condition or better.
- (11) All standards as set forth in the Clatsop County Standards Document, as amended.
- (12) Where a buffer of trees exists along properties abutting Highway 101, a buffer of 25 feet in width shall be maintained or planted when the property is developed.
- (13) All planned development and subdivisions shall be required to cluster land uses and designate areas as permanent common open space. The development shall be reviewed according to Section 4.130 for Planned Developments or Clatsop County Standards Document, Section S3.150 for Cluster Developments. The minimum percentage of common open space shall be 30% excluding roads and lands under water.
- (14) The setback for all structures shall be fifty feet (50) from the line of non-aquatic vegetation, the Community Development Director or Hearings Officer may grant a variance to this standard in accordance with Section 3.066. Arch Cape Variance Procedures and Criteria
- (15) A twenty-five (25) foot buffer of native, non-invasive vegetation combined with proper removal of noxious weeds shall be maintained along Arch Cape, Asbury Creek, & Shark Creek.
- (16) Vegetative hedges and Fences that impede or have the potential to impede views shall be maintained at or below 6 feet. Hedges & fences extending beyond the ocean front setback shall be maintained at or below 4 feet

Section 3.065 State and Federal Permits.

If any state or federal permit is required for a development or use, an applicant, prior to issuance of a development permit or action, shall submit to the Planning Department a copy of the state or federal permit.

SECTION 4.100. ARCH CAPE RURAL COMMUNITY OVERLAY DISTRICT (/SDRO).

Section 4.100.1. Purpose.

This section provides for the comprehensive review of proposed developments within the Arch Cape Rural Community Overlay District. The intent of the overlay is to ensure development occurs in a manner that preserves scenic views and promotes attractive development within the boundaries of the rural community. In addition the Arch Cape Rural Community Overlay District outlines procedures and criteria for developments that require variances or are of a non-conforming nature.

Section 4.100.2. Types of Review.

Development located within the /SDRO District Boundary that falls under the thresholds in this section shall be subject to the Criteria for Design Review Evaluation, Section 4.100.3 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 4.108, 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 commercial development creating additional cumulative square footage.
 - (D) Any residential development creating additional cumulative square footage.
 - (E) Accessory buildings in residential zones.
 - (F) Accessory buildings associated with commercial developments and containing no residential units.
 - (G) Development and Construction of transportation facilities.
 - (H) Any Change in Use
- (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 4.100.8, is not required.
 - (A) Any project that requires a building permit and does not result in the expansion of the exterior dimensions and/or Footprint.
 - (B) If the Community Development Director determines that a development may significantly impact adjoining properties with respect to location, bulk, compatibility, views, preservation of existing landscape, or other applicable criteria identified in Section 4.100.3, the application will be forwarded to the Design Review Advisory Committee for review.

Section 4.100.3. 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 views shall be preserved through the confines of this ordinance section 3.068.¹
- (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) Utility Service. All new service lines shall be placed underground.
- (5) Exterior lighting and glare shall be directed away from adjacent property or shielded in a manner not to cause offense. With the exception of small solar path lighting, all exterior lighting shall be required to have an exterior cut-off switch.
- (6) 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.
- (7) 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.
- (8) 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.
- (9) 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.
- (10) In addition to compliance with the criteria as determined by the hearing body and with the requirements of sections 1.040 and 1.050, the applicant must accept those conditions listed in Section 5.025 that the hearing body finds are appropriate to obtain compliance with the criteria. All permit criteria and conditions must be satisfied prior to final building approval and occupancy.

Section 4.100.4. 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 Community Development in a pre- application conference pursuant to Section 2.045.

¹ {This change requires a crosswalk with the Comp Plan}

- (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) Elevations of the structure(s) illustrating the relation to undisturbed average grade. A licensed surveyor shall install a benchmark on or near the property to provide vertical control for the project. Proposed developments within 2 feet of the building height limit will be required to have a licensed surveyor certify the building height, prior to requesting final building inspection.
 - (C) Plot plan and elevation showing relationship of new construction to existing construction.

Section 4.100.5. 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 Community Development Director will examine it to determine whether it is complete (and consistent with the requirements of this Section). If found to be complete, the Community Development Director shall determine whether the application will require Minor or Major Review under Section 4.100.4(1-2)(Types of Review). If the request is considered a Major Review under Section 4.100.4(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 Community Development 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 Community Development 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 4.100.6. Modifications of Approved Design Review Plan.

Proposed changes shall be submitted in writing to the Community Development 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 4.100.7. 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 International Building Code. However, the County may, at the discretion of the Community Development 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 4.100.8. 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 Community Development 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 deliberations and proceedings of the committee shall be public. The Community Development Department shall keep minutes of the committee meetings and such minutes shall be public record.
- (2) The Design Review Advisory Committee shall submit their recommendations to the Community Development Director within seven (7) working days of their decision.

SECTION 4.102 ARCH CAPE SHORT TERM (VACATION) RENTALS

This section regulates the short-term rental of dwelling units within the Arch Cape Rural Community Overlay District.

Section 4.102.1 Purpose

The purpose of this section is to regulate short-term rentals to enhance livability and safety in the Arch Cape residential neighborhoods. Rentals of a short-term dwelling unit shall be limited to either a minimum period of seven (7) nights or, if for fewer than seven (7) nights, then to no more than one rental within a seven (7) night period. Use of a short-term rental by a record owner of a property shall not be considered to be a rental under this section.

Section 4.102.2 Definitions

Short-Term Rental: A dwelling unit (including any accessory guesthouse on the same property) that is rented to any person or entity for a period of up to thirty (30) consecutive nights.

Rental: An agreement granting the use and possession of a residence to a person or single group, not to exceed the maximum occupancy of the residence as set forth in Section 4.115 of this ordinance.

Rented: The use and possession of a residence is granted to one or more persons in exchange for consideration valued in money, goods, labor, credits, property or other consideration valued in money, without any deduction.

Cooking facilities: Are defined as stoves, ovens or other equipments designed to prepare hot meals, but does not include a single hot plate, microwave or toaster. [ml]

4.102.3 Permit Required

An owner shall obtain a revocable short-term rental permit whenever a dwelling unit (as defined in Section 4.102.2) is to be used for short-term rental purposes and shall comply with the requirements of the County's transient room tax ordinance (No. 90-7).

- (1) A short-term rental permit shall be obtained prior to using the unit as a short-term rental.
- (2) The initial short-term rental permit shall be valid until July 1, 2005 and shall be renewed annually by July 1 thereafter.
- (3) The short-term rental permit is transferable to a new owner, so long as to the owner registers with the County to transfer the short-term rental permit, pays the registration fee, updates the short-term rental permit application and agrees in writing to comply with the requirements of the short-term rental permit and these regulations.²
- (4) The short-term rental permit does not relieve the owner of the obligation to pay county room taxes.
- (5) If the terms of the short-term rental permit are not met, the short-term rental permit may be revoked and the owner subject to penalties per Section 4.102.7.

Section 4.102.4 Short-Term Rental Permit Application Requirements

An application for a short-term rental permit shall be completed on the form provided by the County and shall provide the following information:

² Removed - (Same as a development permit fee)

- (1) A list of all the property owners of the short-term rental including names, addresses and telephone numbers. Property ownership, for the purposes of this section, shall consist of those individuals who are listed on the Clatsop County Assessor's tax records.
- (2) Proof of registration for county room tax purposes.
- (3) Completion of the inspection section of the application form by an Oregon Certified Home Inspector as defined by ORS 701.005(4), based on a visual inspection to certify the following:
 - (A) Compliance with the following standards:
 - 1) There shall be one functioning smoke detector in each sleeping room, with a minimum of two functioning smoke detectors in each dwelling unit. There shall also be one Functioning fire extinguisher at each exit;
 - 2) Exterior doors shall be operational. All passageways to exterior doors shall be clear and unobstructed.
 - 3) Electrical systems shall be serviceable with no visual defects or unsafe conditions.
 - 4) All fireplaces, fireplace inserts or other fuel burning heaters and furnaces shall be vented and properly installed.
 - 5) Each sleeping room shall have an exterior exit that opens directly to the outside, or an emergency escape or rescue window.
 - (B) The number of sleeping rooms within the short-term rental, as defined in Section 4.102.5(3).
 - (C) The number of parking spaces on the subject property that meet the standards of Section 4.102.5(4).
 - (D) Inspection certifications shall be valid for a period of five years or whenever dwelling unit modifications requiring a building permit are made, at which point a new inspection certificate shall be required.³
- (4) A site plan, drawn to scale, showing the location of buildings and required parking.
- (5) The name, address and telephone number of a contact person, who shall be responsible, and authorized, to act on the owner's behalf to promptly remedy any violation of these standards. The contact person may be the owner or the designated agent who shall serve as a contact person.
- (6) Statement that the applicant has met and will continue to comply with the standards in this section.
- (7) Other information as requested by the County.

Section 4.102.5. Short Term Rental Standards

All short-term rentals shall meet the following standards:

- (1) A Short-Term Rental dwelling unit shall be rented for no more than one rental in a consecutive seven (7) night period.
- (2) All applicable County room taxes shall be paid pursuant to County Code Chapter 39.
- (3) The maximum occupancy for each short term rental unit shall be calculated on the basis of two (2) persons per sleeping room plus an additional four (4) persons, up to a maximum of fourteen (14) persons. For this purpose, a sleeping room is defined as fully- enclosed habitable space with a heat source, and an emergency escape or rescue opening.
- (4) Off-street parking shall be used if physically available and comply with S2.200-S2.210 applicable to single family or two family dwellings. On-street parking shall be used only when off-street parking spaces are not physically available. Parking is "physically available" when a garage or driveway can be emptied or materials removed so as to allow for the parking. The owner shall notify every renter in writing of these requirements and shall advise the renter where the off-street

³ Talk with Pat about time frame and certification period

parking spaces to serve the unit are located. If on-street parking must be used, the renter shall use the parking along the frontage of the rental unit.

- (5) A house number visible from the street shall be maintained.
- (6) Provisions shall be made for weekly garbage removal during rental periods. Garbage containers shall be secured with tight-fitting covers at all times to prevent leakage, spilling or littering and placed where they are not clearly visible from the street except between 5 am on the day prior to pickup and 5 pm on the day of pickup.

Section 4.102.6. Conformity Required; Display of Permits

- (1) The issuance of the short-term rental permit shall be subject to the continued compliance with the requirements of this section.
- (2) The current short-term rental permit shall be permanently and prominently displayed inside and near the front entrance of the short term rental and provided to adjacent property owners within 100 feet of the property, and shall list the following:
 - (A) The name, address and phone number of the owner and designated agent;
 - (B) The maximum occupancy and vehicle limits for the short-term rental unit;
 - (C) Identification of the number and location of parking spaces available;
 - (D) A statement regarding how the parking standards under [Section 4.102.5\(4\)](#) are to be met;
 - (E) A statement that it is illegal to leave litter on the beach (OAR 736-021-0090(4));
 - (F) A statement that all fires on the beach must be extinguished before leaving the site of the fire (OAR 736-021-0120(4));
 - (G) A statement that the short term rental permit may be revoked for violations;
 - (H) A statement regarding how the garbage removal standards under [Section 4.102.5\(6\)](#) are to be met; and
 - (I) Such other information as may be required by the County.
- (3) The owners are responsible to ensure that current and accurate information is provided to the County.

Section 4.102.7. Compliance, Hearings and Penalties

Owners of Short-Term Rental Units shall obey all applicable ordinances and regulations of the County and shall be subject to the enforcement and penalty proceedings contained in the applicable County Ordinances. Any property owner who operates a Short-Term Rental in violation of this section may be subject to the abatement and penalty provisions of ORS 203.065, 203.810, and ordinances adopted under the Clatsop County Charter. The enforcement provisions of Clatsop County Code Compliance Ordinance, Section 38 of the Clatsop County Code shall also apply, except where modified by this section. The following process shall be followed in the event of a complaint alleging a violation of this section or a permit issued under this section:

- (1) The complaining party shall first attempt to contact the contact person designated on the permit and the notice posted on the Short-Term Rental, describe the problem and indicate the desired remedy.
- (2) The contact person shall promptly respond to the complaint and remedy any situation that is out of compliance with this section or permit.
- (3) If the response is not satisfactory to the complaining party, the complaining party may lodge a complaint with the County by submitting a written complaint including the time, date and nature of the alleged violation. The property owner shall allow the County to inspect any records related to the short-term rental dwelling unit upon request of the County.

- (4) The County may initiate enforcement under Section 38 of the Clatsop County Code.
- (5) In addition to any other remedy allow under Section 38 of the Clatsop County Code, the hearings body may do any of the following:
 - (A) Take no action on the request for the revocation of the short-term rental permit;
 - (B) Attach conditions to the existing short-term rental permit;
 - (C) Require a new home inspection under [Section 4.102.4\(3\)](#);
 - (D) Suspend the short-term rental permit;
 - (E) Revoke the short-term rental permit; and/or
 - (F) Prohibit an owner from obtaining a short-term rental permit for a period of up to five (5) years.
- (6) Should a permit be revoked, the owner may not obtain any short-term rental permit sooner than one year after the date of revocation.
- (7) Any property owner found in violation of the provisions of this ordinance shall be required to reimburse the County for its costs of enforcement including reimbursement of staff time, investigation costs, mailings, service fees, mileage and other costs related to the investigation and prosecution of the violation in question.

SECTION 4.104 ARCH CAPE VARIANCE

Section 4.104.1 Variance Procedure.

- (1) A variance **to the development and quantifiable standards of this zone** may be appropriate where: by reason of exceptional configuration, or by reason of other extraordinary and exceptional situations or conditions existing on a piece of property, the strict application of any regulations enacted under this Ordinance would result in peculiar, exceptional and undue hardship upon the owner of such property for which a variance is requested. Undue hardship upon adjacent property owners may also be considered. The Hearings Officer [m2] may vary or adopt the strict application of any of the requirements of this Zone.
- (2) Variances will be considered under a Type IIa [m3] procedure pursuant to Section 2.025. An applicant may request a variance whether before or after the denial of a development permit.
- (3) Standards for a Variance. The requirements for a Variance are listed below. It is the intent of this Ordinance that a variance only be granted to overcome some exceptional physical condition related to a parcel of land posing practical difficulty to development and preventing the owner from using the property as intended by the Zoning Ordinance. Any variance granted shall be the minimum adjustment necessary for the reasonable use of the land.
 - (A) There must be proof of exceptional and extraordinary circumstances which apply to the property and which do not apply to other properties in the same zone or vicinity, and result from lot size or shape legally existing in accordance with land use laws prior to September 30, 1980, topography, geology, or other circumstances over which the applicant has no control. These circumstances or conditions must be such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land and/or structure.
 - (B) The granting of a variance shall neither be injurious to the neighborhood or community nor otherwise detrimental to the public welfare or to public safety.
 - (C) The granting of the variance will not permit the establishment of any development or use which is not permitted by the Ordinance, nor confer upon the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the area.
 - (D) There must be proof of significant hardship if the variance is not granted. It is not sufficient proof of hardship to show that a greater profit would result if a variance were granted. Nor shall loss of value be a valid reason to grant a variance. Furthermore, the hardship cannot be self-created or self-imposed, nor can it be created by one who purchases property with or without the knowledge of restrictions present. The hardship must result from the strict application of this Ordinance, and be suffered directly by the property in question. Evidence of a variance granted under similar circumstances shall not be considered as a solely sufficient cause to grant hardship relief.
 - (E) The granting of a variance is necessary for the reasonable use of land or building, and the variance granted by the hearing body is the minimum variance that will accomplish this purpose.
 - (F) The hardship does not arise from a violation of the provisions of this Ordinance.
 - (G) The development will occur on a parcel of land that in conjunction with adjacent land in the same ownership is not otherwise reasonably capable of development and use under the provisions of this Ordinance.

Section 4.104.2. Notification.

In addition to the required mailed notice sent to property owners pursuant to Section 2.025 and Section 2.110, notice of variances to yard setbacks and height variances shall be sent to the fire district in which the property is served for review and comment. If a response is not received by the Department of Transportation and Development within 20 days of the notice it will be assumed that the District has no negative concerns regarding the request.

Section 4.104.3. Expiration/Extension.

Authorization of a variance shall be void after one year unless substantial construction or action pursuant thereto has taken place. However, the County may, at the discretion of the Planning Director, extend authorization for an additional six (6) months upon request, provided such request is submitted in writing at least 10 days and not more than 30 days prior to expiration of the variance.

SECTION 4.106 ARCH CAPE NON-CONFORMING USES AND STRUCTURES

Section 4.106.1. Purpose.

The purpose of the Non-Conforming Uses and Structures provisions are to establish standards and procedures regulating the continuation, improvement and replacement of structures and uses, which do not comply with this Ordinance.

Section 4.106.2. Definitions.

The following definitions are applicable to the provisions of Section 4.106, Non-Conforming Uses and Structures.

ALTERATION. A change to a structure, not involving enlargement of the external dimensions of the structure (i.e. addition or relocation of windows, replacement of siding, etc).

EXPANSION. Any increase in any external dimension of a Non-Conforming Structure.

LEGAL NON-CONFORMING STRUCTURE. A building or structure that does not conform to one or more standards of the zoning district in which it is located, but which legally existed at the time the applicable section(s) of the zoning district **became effective**_[m4].

LEGAL NON-CONFORMING USE. A use, which does not conform to the use regulations of the zoning district in which it is located, but which lawfully occupied a building or parcel of land at the time the applicable use regulation became effective.

NON-CONFORMING STRUCTURE. A building or structure that does not conform to one or more standards of the zoning district in which it is located, **and** which **did not** legally exist at the time the zoning district **became effective**.

NON-CONFORMING USE. A use, which does not conform to the use regulations of the zoning district in which it is located, **and** which **did not** lawfully **occupy** a building or **parcel of** land at the time the applicable use regulation **became effective**.

[m5] **Section 4.106.3. Continuance.**

- (1) A Legal Non-Conforming Use may be continued at the level of use (e.g., hours of operation) existing on the date that the use became non-conforming.⁴
- (2) A Legal Non-Conforming Structure may continue within the building dimensions (height, width and length) in existence on the date that the structure became non-conforming.⁵
- (3) The applicant shall bear the burden of proof for establishing that the structure or use was lawfully established.
- (4) The applicant shall bear the burden of proof for establishing the level of use that existed at the time the use became non-conforming.
- (5) The county may allow a property owner, under a Type II procedure, to prove the existence, continuity, nature and extent of the use for the 10-year period immediately preceding the date of application. If the county finds evidence proving the existence, continuity, nature and extent of the use for the ten-year period preceding application, then such findings shall create a rebuttable presumption that the use, as proven, lawfully existed at the time the applicable Ordinance provision was adopted and has continued uninterrupted until the date of application.

Section 4.106.4. Alteration.

- (1) **Through Type I procedures** alterations shall be permitted to a non-conforming structure, or to a structure devoted to a non-conforming use. **Alteration of any such use shall be permitted when necessary to comply with any lawful requirement for alteration in the use. Except as provided in ORS 215.215, a county shall not place conditions upon the continuation or alteration of a use described under this subsection when necessary to comply with state or local health or safety requirements, or to maintain in good repair the existing structures associated with the use. A change of ownership or occupancy shall be permitted.**
- (2) If in a three year period, alterations to a Non-conforming structure, or to a structure devoted to a Non-conforming use exceeds 75% of the market value of the structure, as indicated by the records of the County Assessor, the structure shall be brought into conformance with the requirements of the Ordinance.

Section 4.106.5. Expansion

- (1) **Through a Type II procedure an expansion of a Legal Non-Conforming Structure shall be in conformance with the requirements of the Zone (i.e. height limitations and setbacks) and satisfy criteria under Section 4.106.5 § 3C, or a variance for the expansion shall be approved pursuant to Section 4.104 Arch Cape Variance.**
- (2) **Through a Type IIA procedure an expansion of a Non-Conforming Structure shall be in conformance with the requirements of the Zone (i.e. height limitations and setbacks) and satisfy criteria under section 4.106.5 § 3A-C below, or a variance for the expansion shall be approved pursuant to Section 4.104 Arch Cape Variance [m6].**
- (3) An expansion of a structure devoted to a **Legal** Non-Conforming Use, or a change in the characteristics of a **Legal** Non-Conforming Use, **(i.e. hours of operation or levels of service provided)**, may be approved, pursuant to a Type II procedure, where the following standards are met:
 - (A) The floor area of a building(s) shall not be increased by more than 20%.

⁴ Deleted – Non-Conforming Use “legally established prior to the adoption date of this Ordinance”

⁵ Deleted – “legally constructed prior to the effective date of this ordinance”

- (B) The land area covered by structures shall not be increased by more than 10%.
- (C) The proposed expansion, or proposed change in characteristics **shall** have no greater adverse impact on neighboring areas than the existing use, considering:
 - 1) The following factors:
 - (a) Noise, vibration, dust, odor, fume, glare, or smoke detectable at the property line.
 - (b) Numbers and kinds of vehicular trips to the site.
 - (c) Amount and nature of outside storage, loading and parking.
 - (d) Visual impact.
 - (e) Hours of operation.
 - (f) Effect on existing vegetation.
 - (g) Effect on water drainage and water quality.
 - (h) Service or other benefit to the area.
 - (i) Other factors relating to conflicts or incompatibility with the character or needs of the area.
 - 2) The character and history of the use and of development in the surrounding area.
 - 3) An approval may be conditioned to mitigate any potential adverse impacts that have been identified.

Section 4.106.6. Changes to a Non-conforming Use.

- (1) A Non-conforming use may only be changed to that of a conforming use. Where such a change is made, the use shall not thereafter be changed back to a Non-conforming use.

Section 4.106.7. Replacement and Damage.

- (1) Through a Type I procedure if a Legal Non-Conforming Structure or a structure occupied by a Legal Non-Conforming Use is damaged or destroyed by any cause other than an action of the property owner or authorized agent, it shall be reconstructed in conformance with the current requirements of this Ordinance or a variance sought in accordance with section 4.104. Restoration or replacement shall be commenced within one year from the occurrence of the fire, casualty or natural disaster. If restoration or replacement is necessary under this subsection, restoration or replacement shall be done in compliance with ORS 195.260 (1)(c)
If a building listed on the National Register of Historic Places is damaged or destroyed it may be reconstructed in conformance with the dimensional standards of the building prior to its destruction.
- (2) Through a Type II permit procedure subject to Section 5.000-5.030 if a Non-Conforming Structure or a structure devoted to a Non-Conforming Use is damaged by any cause other than an action of the property owner or his agent, The hearing body may approve the reconstruction of the structure and accompanying use. Reconstruction of the structure or use shall be in conformance with the current requirements of this Ordinance or a variance sought in accordance with Section 4.104. Restoration or replacement shall be commenced within one year from the occurrence of the fire, casualty or natural disaster. If restoration or replacement is necessary under this subsection, restoration or replacement shall be done in compliance with ORS 195.260 (1)(c)^[m7].

Section 4.106.8. Completion.

A development that is lawfully under construction on the effective date of an ordinance that makes that use or structure Non-conforming may be completed. The use or structure may be used for the purpose for which it was designed, arranged or intended.

Section 4.106.9. Discontinuance of Use.

If a Non-conforming use is discontinued for a period of one year, subsequent use of the property shall conform to this Ordinance.

Section 4.106.10. Compliance with Other Requirements.

Notwithstanding the provisions of this section, alteration of a Nonconforming use or a Non- conforming structure shall be allowed if necessary to comply with state or local health or safety requirements.

Page: 5

[m1] Clean version will read as follows:

Section 4.112 Definitions

Short-Term Rental. A dwelling unit (including any accessory guest house on the same property) that is rented to any person or entity for a period of up to thirty (30) consecutive nights.

Rental. An agreement granting the use and possession of a residence to a person or single group, not to exceed the maximum occupancy of the residence as set forth in Section 4.115 of this ordinance.

Rented. The use and possession of a residence is granted to one or more persons in exchange for consideration valued in money, goods, labor, credits, property or other consideration valued in money, without any deduction.

Cooking facilities. Are defined as stoves, ovens or other equipments designed to prepare hot meals, but does not include a single hot plate, microwave or toaster.

Page: 9

[m2] The Board may wish to modify this from Hearings Officer to Design Review Board. It will also require some modification to the language to establish a decision making procedure.

Page: 9

[m3] We may need to change the Procedure Type to reflect the modification from Hearings Officer to Design Review Board or Director.

Page: 11

[m4] The Definitions currently do not distinguish between lawfully-created and unlawfully-created nonconforming uses and structures. Lawfully-created (“legal nonconforming...”) uses and structures have been made unconforming only by zoning code changes, not due to any action by property owners or their agents, and should receive more flexible considerations. Unlawfully-created (“nonconforming...”) uses and structures have never complied with zoning and development standards and should not receive the same flexible considerations as their legal nonconforming counterparts. (*William Caplinger, Proposed Amendment to Definition*)

Page: 12

[m5] There are no floating residential structures in the Arch Cape area, therefore it is not a necessary component of this code revision.

Page: 12

[m6] The Committee may not want to allow Non-Conforming Structures that were not lawfully established to expand. If so I would recommend striking this addition.

Page: 13

[m7] Through a Type II permit procedure subject to Section 5.000-5.030 if a Non-Conforming Structure or a structure devoted to a Non-Conforming Use is damaged by any cause other than an action of the property owner or his agent, The hearing body may approve the reconstruction of the structure and accompanying use. Reconstruction of the structure or use shall be in conformance with the current requirements of this Ordinance or a variance sought in accordance with Section 3.068. Restoration or replacement shall be commenced within one year from the occurrence of the fire, casualty or natural disaster. If restoration or replacement is necessary under this subsection, restoration or replacement shall be done in compliance with ORS 195.260 (1)(c).



December 15, 2009 DR 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



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Grimm - Minor Design Review

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



SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE

CRITERIA EVALUATION SHEET – DESIGN REVIEW

Applicant:	Mountainwood Homes (Robert Wood)
	PO Box 2257
	Beaverton, OR 97075-2257
Owner:	Wil Da Loha LLC (Jeff Grimm)
	18850 SW Cipole Road
	Tualatin, OR 97062
Property Description:	T4N, R10W, Sec 19BC, TL 2701

DESIGN REVIEW CRITERIA

1. Relation of Structure to Site:

The current structure is considered a non-conforming structure. Because the renovation is not adding additional square footage the Department views the renovation as an alteration, which requires a Type I review and Design Review. The proposal appears to satisfy the requisite requirements.

2. Protection of Ocean Views:

The change in roof line should have little to no effect on the ocean views of surrounding neighbors.

3. Preservation of Landscape:

The applicant is not proposing to disturb any vegetation or landscape.

4. Buffering and Screening (For Commercial Uses):

This criteria is not applicable to residential structures.

5. Vehicle Circulation and Parking:

Pre-existing parking is apparent on the submitted plans – No Change

6. Utility Service:

No Change

-
-
7. Signs:
No signs are proposed.
-
-

8. Surface Water Drainage:
The applicant will need to ensure that new drainage patterns tie into the old drainage system.
-
-

9. Other Criteria for Evaluation:
The proposal appears to satisfy the requirements as described for Design Review. Staff would recommend the new drainage system be tied into the old system
-
-

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its February 17, 2010 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



PUBLIC NOTICE FOR AN ISSUE BEFORE THE TRANSPORTATION & DEVELOPMENT DIRECTOR

In the matter of a Minor Design Review application for Exterior Renovation and Roof Alteration submitted by Robert Wood of Mountain Wood Homes on behalf of the owner Jeff Grimm of Wil Da Loha, LLC. The legal description of the Parcel is T4N, R10W, § 19BC, TL02701.

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

APRX. DATE OF DECISION:	February 24, 2010
COMMENT PERIOD:	February 3, 2010 – February 16, 2010
DESIGN REVIEW HEARING:	February 17, 2010, 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, February 17, 2010** 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 Wednesday February 24, 2010 at the Public Service Building, 800 Exchange St., Suite 100, Astoria, OR 97103.

All interested persons are invited to submit testimony & evidence in writing by addressing a letter to the Clatsop County Transportation & Development Director, 800 Exchange Street, **Suite 100**, Astoria, OR 97103. Written comments may also be sent via FAX to 503-338-3666 or via email to comdev@co.clatsop.or.us. Written comments must be received in this office no later than **4PM on Tuesday, February 16, 2010** in order to be considered at the **Public Hearing** and 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 alteration to the roofline of a Non-Conforming Use. In accordance with ORS 215.215 Alterations to a Non-Conforming Use shall be permitted in order to maintain good repair of the existing structures. The current roof is a flat style and leaks into the garage and storage area below. The proposed roof will continue the existing roofline down to cover the garage and storage area. The area is in a geologic hazard overlay, but the applicants are not requesting to expand the footprint or increase bearing loads.

For More Details regarding Location see page 3.

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

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

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

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

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

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

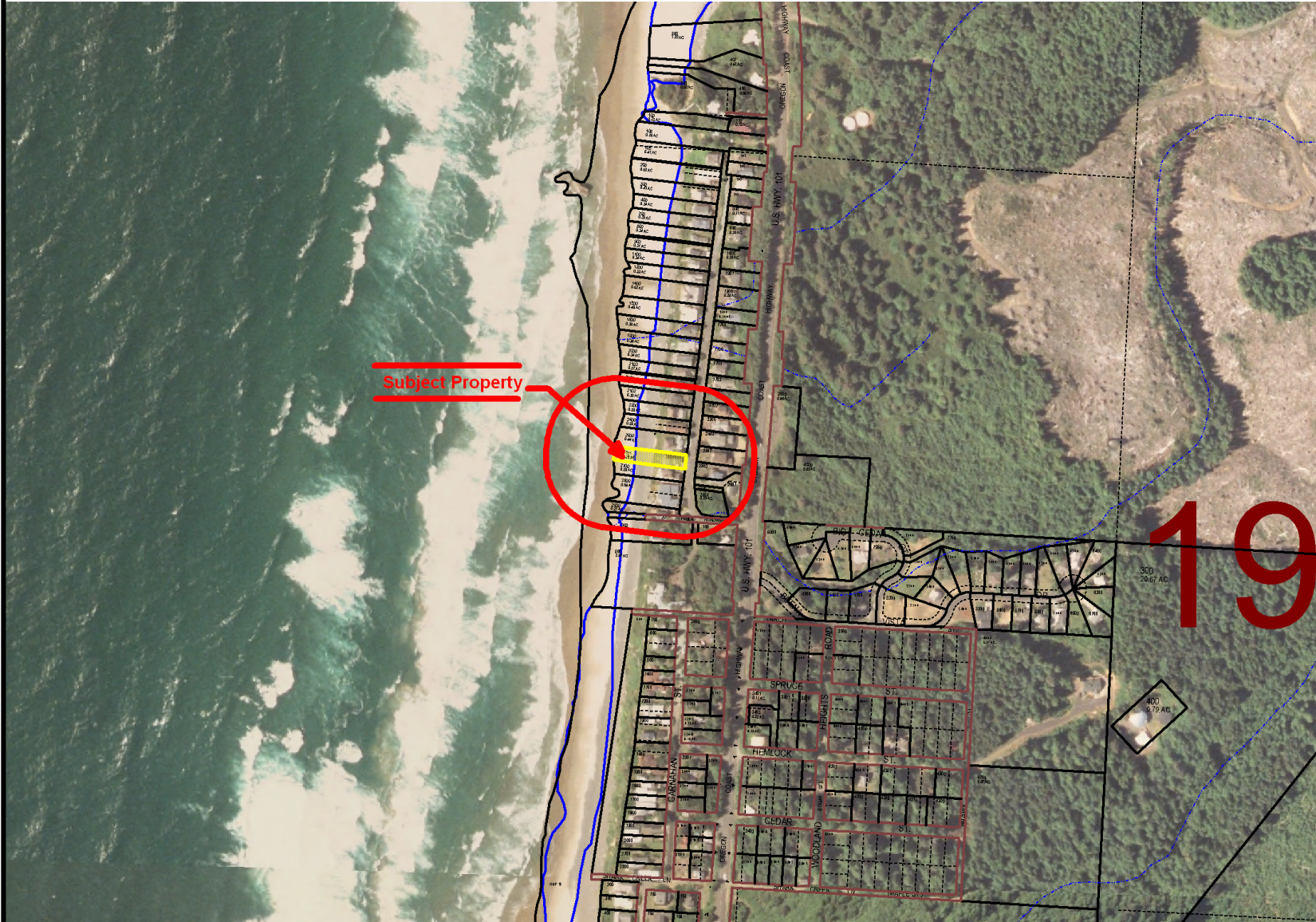
Mountainwood Homes
PO Box 2257
Beaverton, OR 97075-2257

Proposed Roof
Alteration.



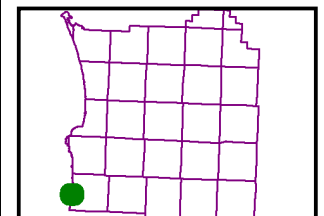
Clatsop County Map

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

1 in. = 571 ft.



2/2/2010





**APPLICATION FOR
DESIGN REVIEW**

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

APPLICANT: MOUNTAINWOOD HOMES Phone: 503-805-8908

Address: P.O. BOX 2257
BEAVERTON OR 97075-2257

OWNER: WIL-DA-LOHA LLC Phone: _____

Address 19850 SW LIPOLE RD
TALAMIN, OR 97062

AGENT: _____ Phone: _____

Address: _____

Proposed Development: _____

Present Zoning: _____ Overlay District: _____

Lot Size: .29 ACRES

Property Description: _____

Township

Range

Section

Tax lot(s)

Property Location: 80410 CARNAHAN RD, ARCH LAPE -

General description of the property:

Existing Use: SINGLE FAMILY RESIDENCE

Topography: MILD SLOPE TOWARDS OCEAN

General description of adjoining property:

Existing Uses: SINGLE FAMILY RESIDENCES ON BOTH SIDES

Topography: MILD SLOPE TOWARD OCEAN.

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: _____

Owner's Signature: _____ Date: _____

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



mountainwood homes

Re: 80410 Carnahan Rd, Arch Cape

Description of Proposed Changes:

Remove existing stub walls and flat roof structure of the carport because it is deteriorating. Replace the flat roof with a continuation of the second floor roof structure to form the new roof over the carport. Add a set of stairs and walk way to existing storage area to provide ingress/egress to second floor of structure.

Section 4.106 Criteria for Design Review Evaluation

1. Relation of Structures to Site
The location, height, does not change in the proposed structure. The shape, bulk and arrangement have minor changes to existing but will not affect surrounding structures.
2. Protection of Ocean Views
The proposed modifications do not change any existing ocean views.
3. Preservation of Landscape
The proposed modifications do not affect any existing landscaping.
4. Buffering and Screening
The proposed changes are not occurring in a commercial zone.
5. Vehicle Circulation and Parking
The proposed changes are not occurring in a commercial zone. No parking is changed through this proposal
6. Utility Service
The proposed changed do not affect any utility services.
7. Signs
There are no signs in the proposal.
8. Surface Water Drainage
There are no changes to existing grade in the proposal.



Development Permit — PAGE 1 OF 3

Department of Community Development

800 Exchange Street, Suite 100 • Astoria, OR 97103

Phone (503) 325-8611 • Fax (503) 338-3666

DEPARTMENT USE ONLY

Permit No.:

Date issued:

Authorization:

FEE: \$79.00

PROPOSED USE: NO CHANGE TO EXISTING USE

INSTRUCTIONS TO APPLICANT

1. Complete this form—**PRINT CLEARLY PLEASE**—and attach site plan;
2. For commercial and industrial uses, include parking and loading plan, sign plan and erosion control plan;
3. For residential and other uses, include an erosion control plan, and
4. **REVIEW APPLICANT'S STATEMENT** (on back of this form) and sign this form.

BASE ZONE: _____ OVERLAY DISTRICT: _____

PROJECT LOCATION:

T: _____ R: _____ S: _____ TL: _____ ACRES: _____

T: _____ R: _____ S: _____ TL: _____ ACRES: _____

APPLICANT:

Name MOUNTAINWOOD HOMES Phone 503-746-7338

Address PO BOX 2257

City BEAVERTON State OR Zip 97015-2257

PROPERTY OWNER: (if different than applicant)

Name WILDA LOHA LLC

Address 19250 SW GPOLE ROAD

City/State/Zip TUALATIN OR 97062

Phone _____

ATTORNEY/SURVEYOR/CONSULTANT/AGENT:

Name _____

Address _____

City/State/Zip _____

Phone _____

I have read and understand the **APPLICANT'S STATEMENT ON THE BACK OF THIS FORM** and agree to abide by the terms thereof.

Applicant signature _____ Date _____

Owner signature _____ Date _____

Agent signature _____ Date _____

Mountainwood Homes
PO Box 2257
Beaverton, OR 97075-2257

Proposed Roof
Alteration.





Tenneson Major 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



SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE

CRITERIA EVALUATION SHEET – DESIGN REVIEW

Applicant:	<u>Tevis E. Dooley II</u> <u>31972 E Ocean LN</u> <u>Arch Cape, OR 97102</u>
Owner:	<u>Bill Tenneson</u> <u>5299 Mill Creek Rd</u> <u>The Dalles, OR 97058</u>
Property Description:	<u>T4N, R10W, Sec 30BB, TL 4300 & 4400</u>

DESIGN REVIEW CRITERIA

1. Relation of Structure to Site:
The structure is sited to satisfy all setbacks & height restrictions on the lot. The proposal is
compatible with the surrounding structures and area.
2. Protection of Ocean Views:
Impact upon ocean views are negligible, because no structures exist to the east of the subject
parcel.
3. Preservation of Landscape:
The applicant has submitted a detailed site plan and is not proposing to remove any of the trees
on the site. In addition the applicant will need to revegetate disturbed areas to control erosion.
4. Buffering and Screening (For Commercial Uses):
This criteria is not applicable to residential structures; however the applicant is proposing to
maintain the trees to the south as a natural vegetative buffer along E. Ocean View Lane.
5. Vehicle Circulation and Parking:
The proposal shows the use of the existing driveway with ample parking to the east of the proposed
structure.
6. Utility Service:
The applicant has proposed to place all utilities underground as a function of this application.

-
-
7. Signs:
No signs are proposed.
-
-

8. Surface Water Drainage:
The applicant has a fairly large lot with ample vegetation already in place to control and divert drainage from the site. Staff would recommend that a gutter system be tied into a dry well to contain stormwater runoff as a function of this approval.
-

9. Other Criteria for Evaluation:
The proposal appears to satisfy the requirements as described for Design Review. The only exception might be the stormwater drainage plan which could use some modification to ensure compliance.
-

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its February 17, 2010 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



PUBLIC NOTICE FOR AN ISSUE BEFORE THE TRANSPORTATION & DEVELOPMENT DIRECTOR

In the matter of a Major Design Review application for a replacement dwelling submitted by Tevis Dooley III on behalf of the owners Scott & William Tenneson et al. The legal description of the Parcel is T4N, R10W, § 30BB, TL04400.

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

APRX. DATE OF DECISION:	February 24, 2010
COMMENT PERIOD:	February 3, 2010 – February 16, 2010
DESIGN REVIEW HEARING:	February 17, 2010, 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, February 17, 2010** 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 Wednesday February 24, 2010 at the Public Service Building, 800 Exchange St., Suite 100, Astoria, OR 97103.

All interested persons are invited to submit testimony & evidence in writing by addressing a letter to the Clatsop County Transportation & Development Director, 800 Exchange Street, **Suite 100**, Astoria, OR 97103. Written comments may also be sent via FAX to 503-338-3666 or via email to comdev@co.clatsop.or.us. Written comments must be received in this office no later than **4PM on Tuesday, February 16, 2010** in order to be considered at the **Public Hearing** and 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 construction of a single family dwelling to replace the existing dilapidated dwelling on the site. The applicant has submitted plans illustrating the proposal and a map can be found on page 4 of this notice illustrating the subject property and surrounding area.

For More Details regarding this Development see page 3.

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

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

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

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

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

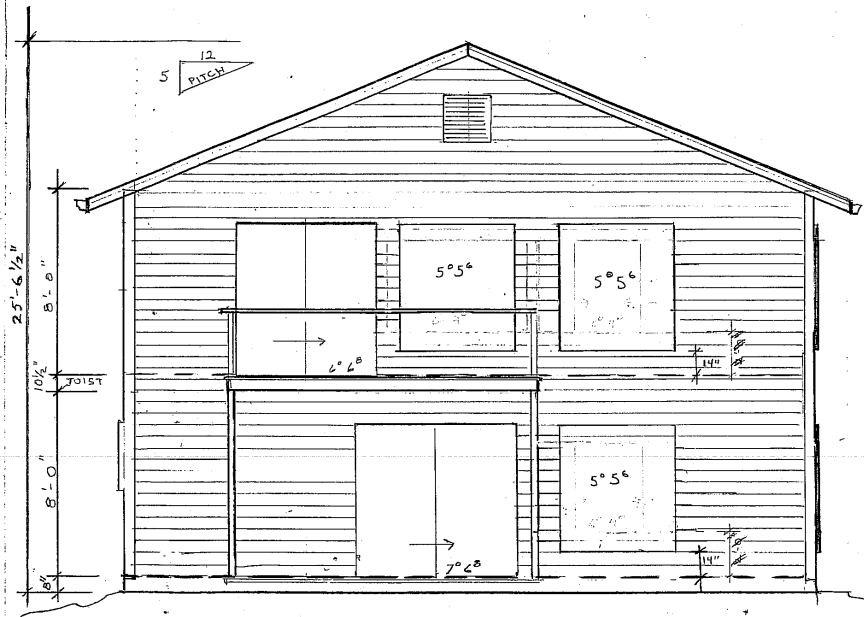
Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

2 WINDOWS MILLGARD VINYL

1	A - 3030	OX	SLIDER
2	B, J - 4020		PIC.
2	C, L - 3010	OX	SLIDER
2	D, M - 5040		PIC.
2	E, K, N - 5040	XO	SLIDER
4	F, S, O, P - 6040	XO	SLIDER
1	R - 6040		PIC.
1	H - 7068	XO	SLIDER / PATIO
1	Q - 6068	XO	SLIDER / PATIO
4			
7			

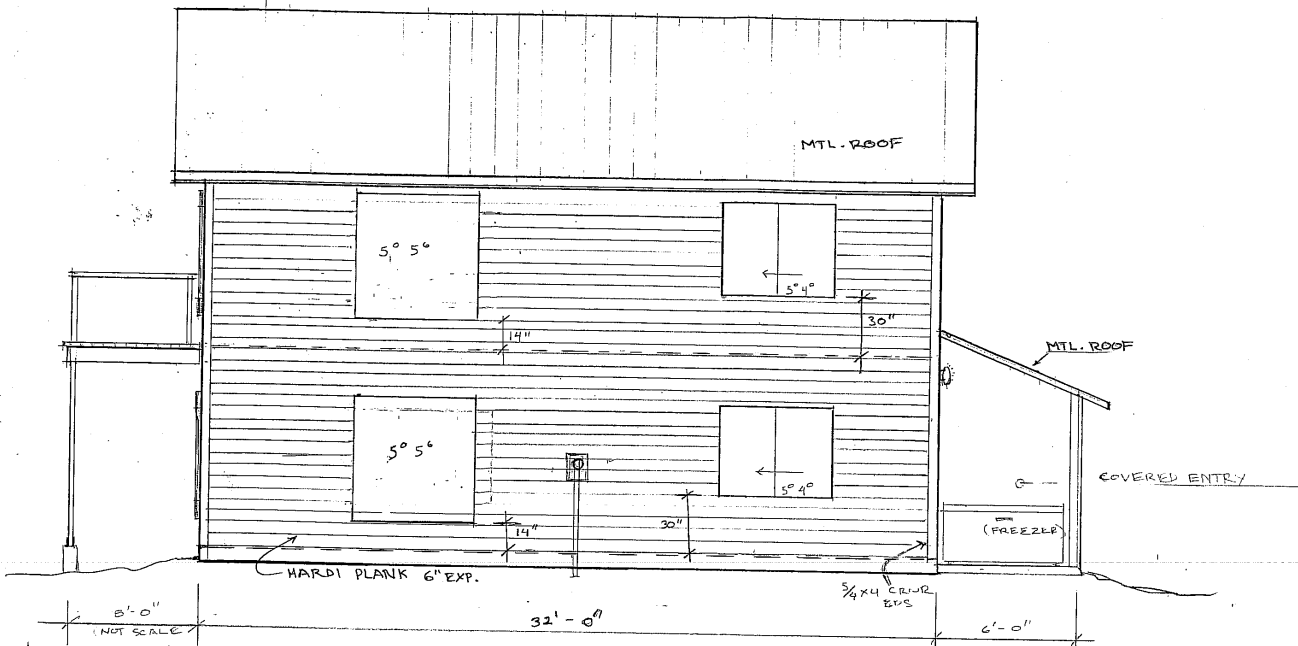
DOORS

1	① 3068 LH ENTRY FRGCL. N / HALF LITE / SS HING.
	2 3/4 SET BACK - DBL BORE
5	② ③ ④ ⑤ ⑥ ⑦ 2868 RH HOLLOW CORE / BIRCH
1	⑧ 2068 LH HOLLOW CORE / BIRCH
4	
7	



ELEVATION - WEST
SCALE 1/4" = 1'-0"

2
OF
NINE



SOUTH ELEVATION

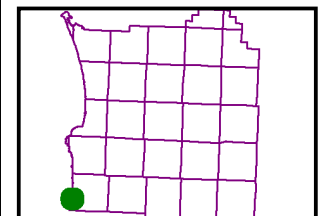
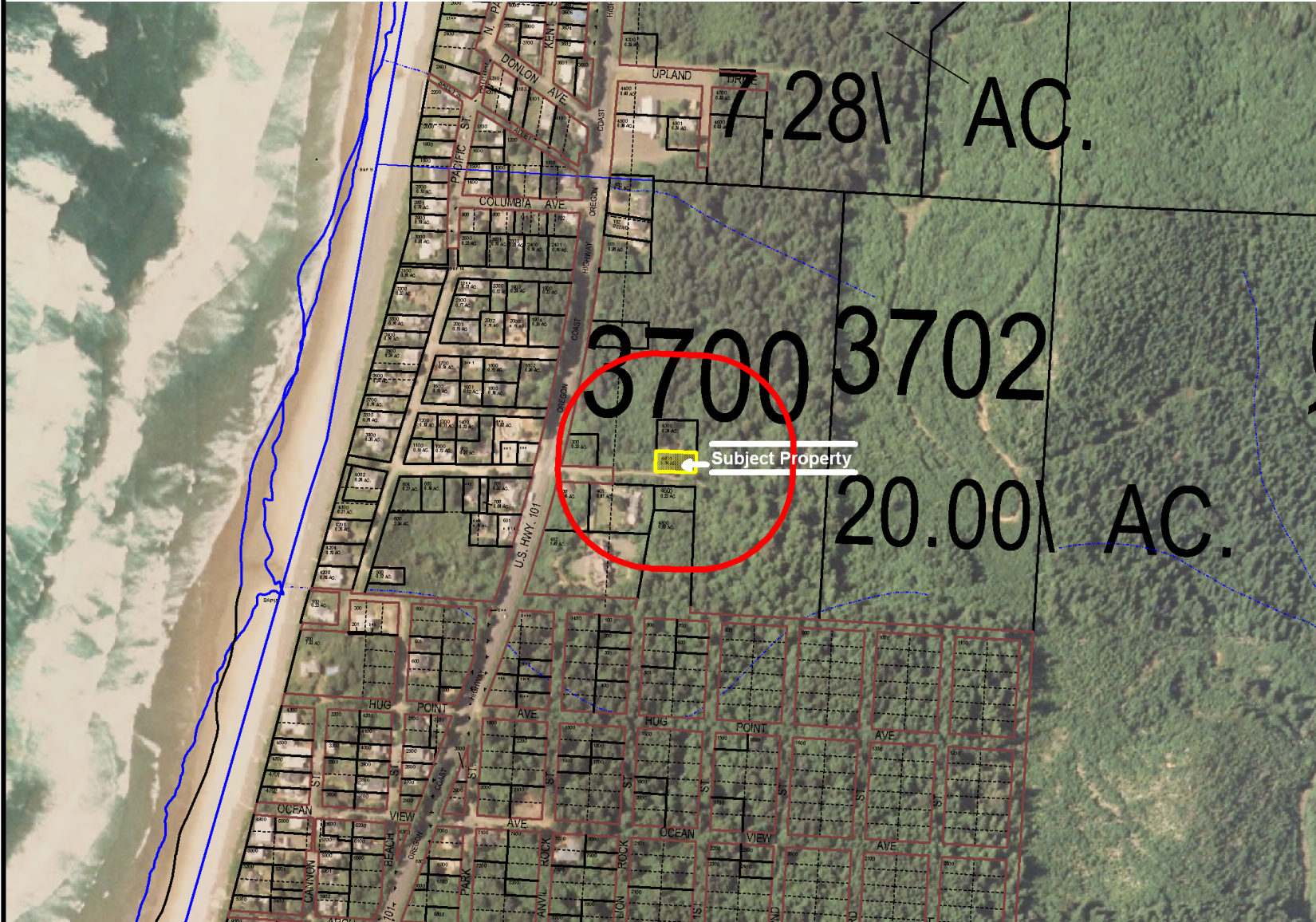
1/4" = 1'-0"

TWO S. LIV. RM.
WINDOWS CHANGED

4
OF
NINE

Clatsop County Map

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



2/2/2010



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.

1in. = 480 ft.



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 #: 20100015
Permit Type: Type II
Entry Date: 1/19/2010
Entered By: Jennifer Bunch
Assigned To: Michael Weston
Permit Status: Pending

Permit Timeline

User	Status	Date
Jennifer Bunch	Entered	01/19/2010
Michael Weston	Assigned	01/19/2010

Proposed Use

Proposed Use: **Design Review**
Zone: **AC-RCR** Description: Major Design Review

Owner/Project Location

Owner: Name: **Tenneson Scott V & Tenneson William R** Ph. #: () -
Address: 4800 Mill Creek Rd Cell: () -
City, State, Zip: The Dalles, OR 97058 Fax: () -
Site Address: 31973 E Ocean Ln I R S Q S Qq S Taxlot
City: Arch Cape State: OREGON 4 10 30 B B 04400

Applicant/Agent

Applicant: Name: Tevis Dooley III Ph. #: () -
Address: 91972 E Ocean Drive Cell: (503) 436-1361
City, State, Zip: Arch CApe, OR 97102 Fax: () -
Agent: Name/Type: Ph. #: () -
Address: Cell: () -
City, State, Zip: Fax: () -

Fees

<u>Fee Type:</u>	<u>Permit Fee Total:</u>
Planning/Development	\$711.00
Total:	\$711.00

Receipt

<u>Payor Name:</u>	<u>Pymnt Type</u>	<u>Check #</u>	<u>Pymnt Date</u>	<u>Pymnt Amount:</u>
	Credit Card		01/19/2010	\$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:** _____



Receipt

For Department Use Only

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

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

Permit #: 20100015

Zoning District Requirements

Property Access Info.

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

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

Property Information

Compliance/Permit Requirements

Clatsop County Compliance

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

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

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

Entered by: Jennifer Bunch

Entered Date: 01/19/2010

Applicants Signature: _____

Date: _____

Clatsop County Authorization: _____

Date: _____



Receipt

Applicant's Statement

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



APPLICATION FOR
DESIGN REVIEW

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

APPLICANT: TEVIS E. DOOLEY III Phone: 503-436-1361

Address: 31972 E. OCEAN LN.
ARCH CAPE, OR. 97102

OWNER: BILL TENNESON Phone: 541-993-3404

Address 5299 MILLCREEK RD.
THE DALLES, OR. 97508

AGENT: _____ Phone: _____

Address: _____

Proposed Development: REMOVE AND REPLACE EXISTING, 24'X26' SINGLE STORY RES.
WITH 30'X32' TWO STORY DWELLING, OVERLAYING EXISTING
FOOTPRINT:

Present Zoning: AC-RCR Overlay District: _____

Lot Size: TWO LOTS, CONTIGUOUS: COMBINED, 160'X125' = 20,000

Property Description:	<u>4N</u>	<u>10W</u>	<u>30BB</u>	<u>4400</u>
	<u>4300</u>			
	Township	Range	Section	Tax lot(s)

Property Location: 31973 E. OCEAN LN.
ARCH CAPE, OR. 97102

General description of the property:

Existing Use: WEEKEND/VACATION USE BY FAMILY

Topography: FOREST, E. → W. SLOPE. SEE ATTACHED PHOTO

General description of adjoining property: TO THE S., ACROSS E. OCEAN LN.,

Existing Uses: IS A SINGLE FAMILY RES. TO THE W., N., AND E., FOREST

Topography: SEE ATTACHED ARIAL PHOTO

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: Teresa Dwyer Date: 1/9/10
Owner's Signature: Bill Teruya Date: 1/14/10

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.

Tenneson Residence
12/18/09

31973, E. Ocean Ln., Arch Cape, Or., 97102,

Project Outline:

The Tennesons have owned and used this property since 1968. The existing 24'x26' cabin was there at that time and no changes have been made to the property since then except for tying into the Arch Cape Service District, both sewer and water, in 1974.

We propose to remove this existing structure and build a new two story dwelling, 30'x32', directly over the old footprint. This is the obvious spot for a residence, being well back from all the boundaries, (30' from the closest to the west), is a natural bench and drains well to the west which slopes gradually towards highway 101, a distance of approximately 280'.

We hope to disturb the site as little as possible. It is already at proper grade, on well compacted soil and vehicular access is established and will not change. Power is presently overhead but will be placed underground and the path will be almost identical, meaning no trees will be removed to do so.

To the south, between the proposed house site and E. Ocean Ln., are apx. Thirteen spruce and cedar trees, the larger ones being more than 30" in diameter. These offer privacy for the nearest neighbors, being the Merrells directly to the south and the Dooley/Lallys south west. None of these trees will be removed.

Regarding protection of ocean views, the property and surrounding acreage slopes to the west, so any future development to the east should find no infringement on views, especially when the proposed structure would be 60' from the east property line. The 26' height limit is noted.

The sewer and water are in place and the power, phone and cable will be buried.

The site drainage is well established and will be further developed with perimeter foundation drains and gutter drains which will daylight to the west of the structure still on the Tenneson's property. To the south, E. Ocean Ln. Captures what flows off the driveway and conveys it to the west along same. In short, there will be no real changes in the drainage patterns, and all necessary steps will be taken to mitigate negative effects of a construction site.

BASIS OF BEARING

THE LINE BETWEEN FOUND MONUMENTS (1) AND (12) AS SHOWN HEREON, BEARS SOUTH 0°14'25" WEST, THE RECORD VALUE FROM MAP B-8840, CLATSOP COUNTY SURVEY RECORDS.

NARRATIVE

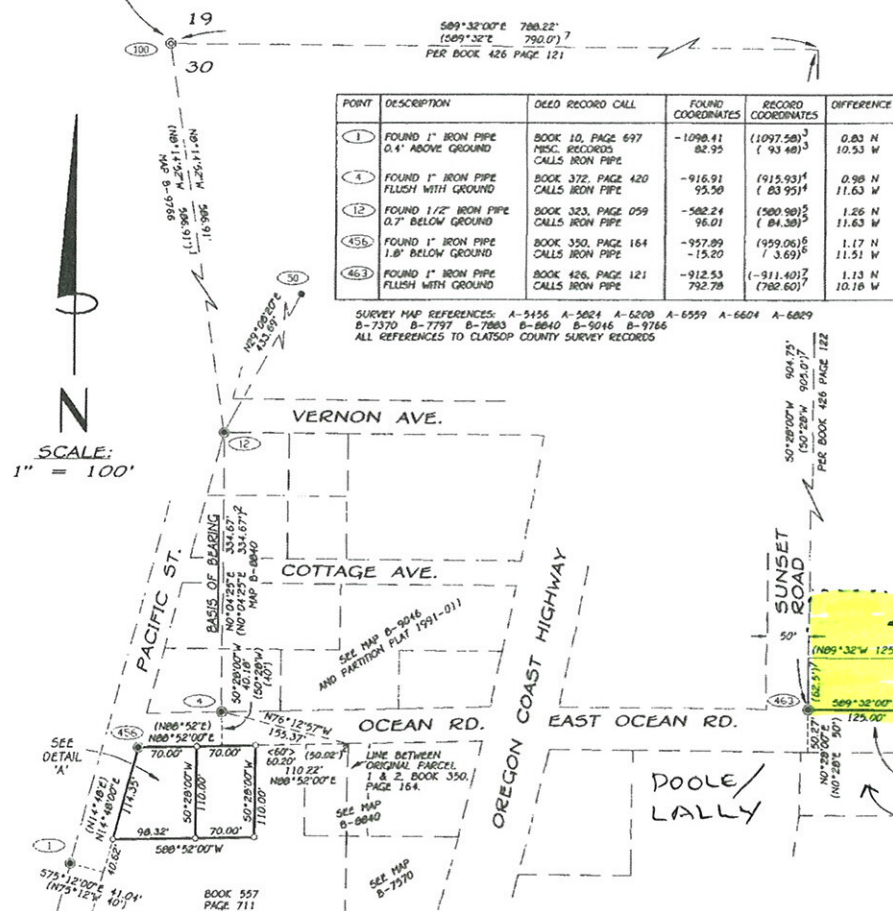
THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTIES AS DESCRIBED IN BOOK 610, PAGE 751, BOOK 610, PAGE 752, AND BOOK 426, PAGE 121, CLATSOP COUNTY DEED RECORDS. IT WAS THE PURPOSE OF THIS SURVEY TO MONUMENT THE CORNERS OF THOSE PARCELS DESCRIBED IN BOOK 610, PAGES 751 AND 752, AND BOOK 426, PAGE 121, AS WELL AS THE RANDOMLY SET POINT 50' SOUTH OF BOOK 426, PAGE 121. ON MAY 25, 1938 THE WALKER COMPANY SOLD ALL ITS HOLDINGS IN GOVERNMENT LOT 1 AND THE NW 1/4 OF THE NW 1/4 OF SECTION 30 TO ERNEST C. WHITE, BY DEED RECORDED IN BOOK 143, PAGE 217. WHITE WAS A REGISTERED LAND SURVEYOR, PLS 151, ORIGINALLY REGISTERED JANUARY 1, 1915. WHITE SOLD MORE THAN 40 PARCELS OF LAND IN THE AREA BETWEEN 1938 AND 1965 WITH A MAJORITY BEING CONVEYED IN THE PERIOD 1944-1947. VIRTUALLY ALL OF THESE DEEDS ARE REFERENCED TO THE MEANDER CORNER OF SECTIONS 19 AND 30, BY CALLING A POINT "WHICH IS MARKED BY AN IRON PIPE WHICH IS YYY.YY FEET SOUTH AND XXX.XX FEET EAST (WEST) FROM THE MEANDER CORNER BETWEEN SECTIONS 19 AND 30, T4N, R10W, W.M.". IN THE MORE THAN 40 PARCELS CONVEYED BY WHITE, THERE ARE ABOUT 30 DIFFERENT CALLED MONUMENTS, EACH WITH COORDINATES FROM THE MEANDER CORNER. THERE IS NO RECORD OF THE SETTING OF ANY OF THE CALLED MONUMENTS IN THE CLATSOP COUNTY SURVEYOR'S RECORDS. IT HAS BEEN ASSUMED THAT WHITE HIMSELF SURVEYED AND SET MOST OF THE CALLED FOR MONUMENTS. THERE IS AN UNRECORDED DRAWING SHOWING THIS PORTION OF ARCH CAPE PREPARED BY WHITE DATED FEB. 15, 1964. THIS DRAWING APPEARS TO HAVE BEEN PREPARED FOR RECORDING, BUT WAS NOT. LACKING BETTER EVIDENCE WE HAVE USED THIS DRAWING AND RECORD DEED CALLS TO ESTABLISH CORNER POSITIONS.

MONUMENTS (1), (4), AND (12) WERE ACCEPTED AS "ORIGINAL" WHITE MONUMENTS AS CALLED BY THEIR RESPECTIVE DEEDS. MONUMENT (1) WAS ACCEPTED BY REASON OF ITS APPARENT AGE AND GOOD RELATIVE POSITION WITH OTHER DEED MONUMENTS. MONUMENT (4) WAS LIKEWISE ACCEPTED BY REASON OF ITS APPARENT AGE AND GOOD RELATIVE POSITION WITH OTHER DEED MONUMENTS. MONUMENT (12) WAS NOT FOUND ON MAP A-6804 AND APPEARS TO PREDATE THAT SURVEY. THE DEPTH OF THE MONUMENT BELOW GROUND AND ITS APPARENT AGE WERE REASON FOR ACCEPTING IT AS AN "ORIGINAL" WHITE MONUMENT.

ALL OF THESE MONUMENTS ARE REFERENCED TO THE MEANDER CORNER BETWEEN SECTIONS 19 AND 30. IN THE 1980'S THIS FIRM OBSERVED THAT THE MEANDER CORNER WAS NOT ON STABLE GROUND AND WAS, IN FACT, MOVING. THE LAST OBSERVATION SHOWS IT DOWN HILL +/- 13 FEET. USING THE OBSERVED AND CURRENT POSITIONS FOR DEED MONUMENTS INCLUDING (1), (4), AND (12) ABOVE, WE HAVE RECONSTRUCTED RECORD COORDINATES FOR THIS MEANDER CORNER. WE THEN LOOKED AT DEED RECORD COORDINATES AND FOUND COORDINATES AND HAVE ACCEPTED MONUMENTS NOT FOUND OR DISCOUNTED PREVIOUSLY.

AN IRON PIPE PREVIOUSLY REPORTED AS "BADLY DISTURBED" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PACIFIC STREET AND OCEAN ROAD FITS THE DEED COORDINATES FAIRLY WELL AND WAS HELD AS THE NORTHWEST CORNER OF BOOK 610, PAGE 751 AND AS THE POB FOR BOOK 610, PAGE 752. THIS CLEANS UP SOME DISTANCE PROBLEMS ALONG THE SOUTH LINE OF OCEAN ROAD BUT CREATES THE ISSUE OF THE RIGHT OF WAY WIDTH FOR PACIFIC STREET. INSTEAD OF 40 FEET THIS WIDTH BECOMES 41.04 FEET. THESE TWO PARCELS WERE Laid OUT AS SHOWN USING DEED CALLS. HOLDING THE RECONSTRUCTED POSITION FOR THE MEANDER CORNER BETWEEN SECTIONS 19 AND 30, THE RECORD POSITION FOR THE SOUTHWEST CORNER OF BOOK 426, PAGE 121 WAS CALCULATED FROM DEED CALLS. THESE COORDINATES WERE COMPARED WITH THE DEED POB AND A FOUND ONE-INCH IRON PIPE. THIS PIPE FITS WITHIN SIMILAR TOLERANCE OF THE OTHER MONUMENTS ACCEPTED AS ORIGINAL. IN THIS AREA AND WAS HELD AS THE SOUTHWEST CORNER FOR SAID BOOK 426, PAGE 121. THE SOUTHEAST CORNER OF THIS PARCEL WAS STATED, AS WAS A POINT 50 FEET SOUTH, PER CLIENTS REQUEST FOR HISTORY OF THE MEANDER CORNER BETWEEN SECTIONS 19 AND 30. SEE MAP B-7883.

RECONSTRUCTED POSITION OF MEANDER CORNER BASED UPON MONUMENTS (1), (4), AND (12). MAPS B-8840 AND B-9046 REPORT A FOUND BRASS CAP, POSITION DISTURBED 15.10' AND W 13.74' OF CALCULATED POSITION. NOT TIED THIS SURVEY.

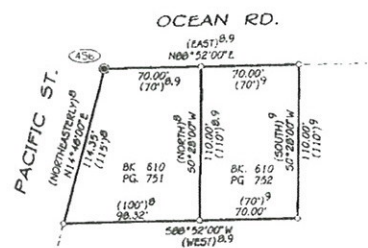


MONUMENT NOTES

- (1) FOUND 1" IRON PIPE, 0.2' ABOVE GROUND. SEE MAP B-9046. ACCEPTED AS ORIGINAL MONUMENT AS CALLED BY DEED. BOOK 200, PAGE 517 CALLS "IRON PIPE".
- (4) FOUND 1" IRON PIPE, 1.0' OUT OF GROUND. ACCEPTED AS ORIGINAL MONUMENT AS CALLED BY DEED. BOOK 372, PAGE 420 AND BOOK 201, PAGE 601 CALL FOR IRON PIPE. RECORD COORDINATES FROM THE MEANDER CORNER ARE: SOUTH 915.93' AND EAST 83.95'. FOUND COORDINATES FROM RECONSTRUCTED POSITION OF MEANDER CORNER ARE: SOUTH 916.91' AND EAST 95.30'. SEE MAP B-7797.
- (12) FOUND 1/2" IRON PIPE, 1.0' BELOW GROUND. ACCEPTED AS ORIGINAL MONUMENT AS CALLED BY DEED. BOOK 323, PAGE 059 AND BOOK 200, PAGE 517 CALL FOR IRON PIPE. RECORD COORDINATES FROM THE MEANDER CORNER ARE: SOUTH 580.98' AND EAST 84.38'. FOUND COORDINATES FROM RECONSTRUCTED POSITION OF MEANDER CORNER ARE: SOUTH 580.84' AND EAST 84.20'. SEE MAP B-7797.
- (50) FOUND 1/2" GALV. IRON PIPE, 0.4' BELOW GROUND. ORIGINAL PLAT MONUMENT, LENT PRICE PARK.
- (456) FOUND 1" IRON PIPE, 1.8' BELOW GROUND. ACCEPTED AS ORIGINAL MONUMENT AS CALLED BY DEED. SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP MARKED "HLB ASSOC. INC." IN TOP OF PIPE TOP FLUSH WITH GROUND.
- (463) FOUND 1" IRON PIPE, FLUSH WITH SURFACE. ACCEPTED AS ORIGINAL MONUMENT AS CALLED BY DEED.

LEGEND

- INDICATES 5/8" X 30" REBAR SET WITH YELLOW PLASTIC CAP MARKED "HLB ASSOC. INC."
- INDICATES FOUND MONUMENT AS NOTED HEREON
- ⊙ INDICATES FOUND MONUMENTS AS NOTED. USED FOR CONTROL
- ⊕ INDICATES CALCULATED POSITION OF MEANDER CORNER
- () INDICATES RECORD VALUE FROM UNRECORDED ERNEST WHITE MAP
- (¹) INDICATES RECORD VALUE FROM MAP B-9766
- (²) INDICATES RECORD VALUE FROM MAP B-8840
- (³) INDICATES RECORD VALUE FROM BOOK 10, PAGE 697
- (⁴) INDICATES RECORD VALUE FROM BOOK 372, PAGE 420
- (⁵) INDICATES RECORD VALUE FROM BOOK 323, PAGE 059
- (⁶) INDICATES RECORD VALUE FROM BOOK 350, PAGE 164
- (⁷) INDICATES RECORD VALUE FROM BOOK 426, PAGE 121
- (⁸) INDICATES RECORD VALUE FROM BOOK 610, PAGE 751
- (⁹) INDICATES RECORD VALUE FROM BOOK 610, PAGE 752
- < > INDICATES CALCULATED VALUE
- NO () OR < > INDICATES MEASURED VALUE

DETAIL 'A'
SCALE 1"=60'DETAIL 'B'
SCALE 1"=60'

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Dale N. Barrett
OREGON
DALE N. BARRETT
EXPIRATION DATE DECEMBER 31, 1995
TAX# 14
08330102 DWS

SURVEY BY:
HLB & Associates
INCORPORATED
Surveying • Civil Engineering • Planning
CLATSOP COUNTY
4253A HWY 101 N.
GEARHART, OR 97138
(503) 738-3428
FAX: (503) 738-7455
EQUIPMENT
LEICA TCA 1100
FIELD
DP, CHW
DRAWN
DP
CHECKED
DNB

SURVEY FOR:
ROBERT DONNELLY
THOSE PARCELS OF LAND DESCRIBED IN BOOK 610, PAGE 751, AND BOOK 610, PAGE 752 AND A PORTION OF BOOK 426, PAGE 121.
NW 1/4 SEC 30, T4N, R10W, W.M.
CLATSOP COUNTY

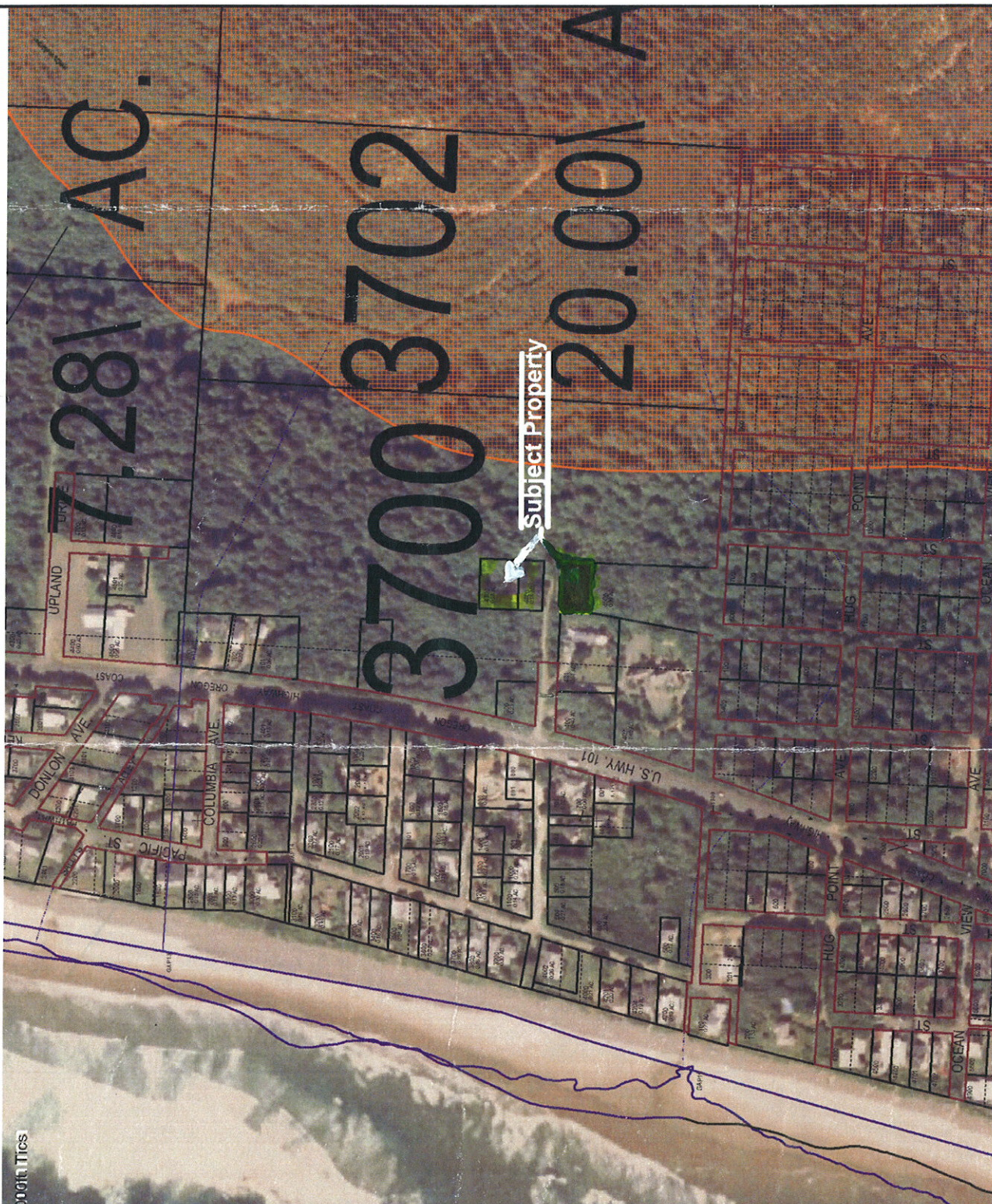
CLATSOP COUNTY
SURVEYOR
RECEIVED
JUNE 08, 1999
FILED: 6-22-99 JBC
ASTORIA, OREGON

Clatsop County Map

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



3/5/2009



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.

Tevis Dooley Construction
Tenneson Property
31973 E. Ocean Lane
Arch Cape, OR 97102

RECEIVED

JUN 27 2006
Community
Development
CLATSOP COUNTY

Average Grade

Northwest Corner	94.74'
Northeast Corner	95.16'
Southwest Corner	94.51
Southeast Corner	95.33'
Average Grade	94.94'


Benchmark References:

Southwest Property Corner	87.30'
Northeast Corner Merrell Property	94.15'
West Rim Sanitary Manhole @ property	90.95

Average Grade is 3.99 ' above the West Rim of Manhole.

MIKE : NOTE -
I'VE RECHECKED
MY PROJECTED
HEIGHT & NOW
MAKE IT APX.
24'-6". I FEEL

REGISTERED
PROFESSIONAL
LAND SURVEYOR


OREGON
JULY 12, 2005
JOHN PETER WICKMAN
73558

RENEW 6-30-2010



PO Box 1252
Cannon Beach, OR 97110
(503)436-1218

1/10/10

TENNESON PROPERTY 31973 E. OCEAN LN. ARCH CAPE, 97102
AC-RCR TOWNSHIP-4N, RANGE-10W, SECTION 30BB, TAX LOTS - 4300, 4400

BUILDER - TREVIS F. DOOLEY III 503-436-1361
31972 E. OCEAN LN. ARCH CAPE, OR. 97102

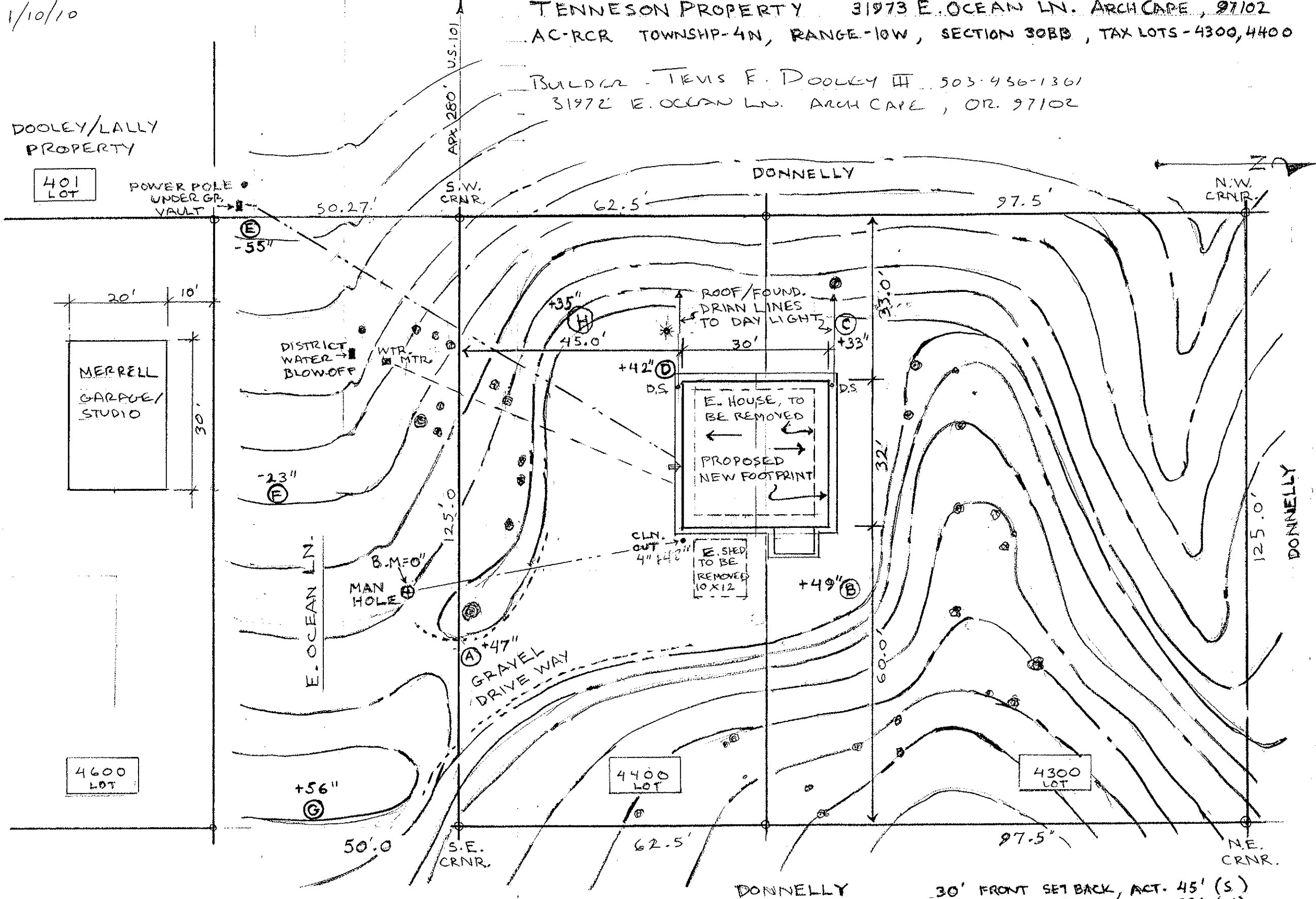
DOOLEY/LALLY
PROPERTY

401
LOT

POWER POLE
UNDER GR.
VAULT

MERRELL
GARAGE/
STUDIO

4600
LOT



SITE PLAN

1/2" = 10'-0"
CONTOUR LINES (A) APX. 1'-PCR

30' FRONT SET BACK, ACT. 45' (S)
20' BACK ✓ ✓ ACT. 83' (N)
10' SIDE ✓ ✓ ACT. 33' (W), 60' (E)

1 SITE PLAN

2 WEST ELEVATION, WINDOW SCHEDULE, DOOR SCHEDULE, FLOORING, TRIM

3 EAST ELEVATION

4 SOUTH ELEVATION

5 NORTH ELEVATION, EXT. WALL SECTION DETAILS

6 FIRST FLOOR PLAN W/ ELECTRICAL PLAN

7 SECOND FLOOR PLAN W/ ELECTRICAL PLAN

8 FOUNDATION PLAN W/ DETAILS

9 SECOND FLOOR FRAMING PLAN, ROOF TRUSS

1
OF
NINE

WINDOWS MILLGARD VINYL

1	A - 3030	OX	SLIDER
2	B, J - 4020		PIC.
2	C, L - 2010	OX	SLIDER
2	D, M - 5040		PIC.
2	E, K - 5040	XO	SLIDER
4	F, G, P - 6040	OXO	SLIDER
1	R - 6040		PIC.
1	H - 7068	XO	SLIDER / PATIO
1	Q - 6068	XO	SLIDER / PATIO

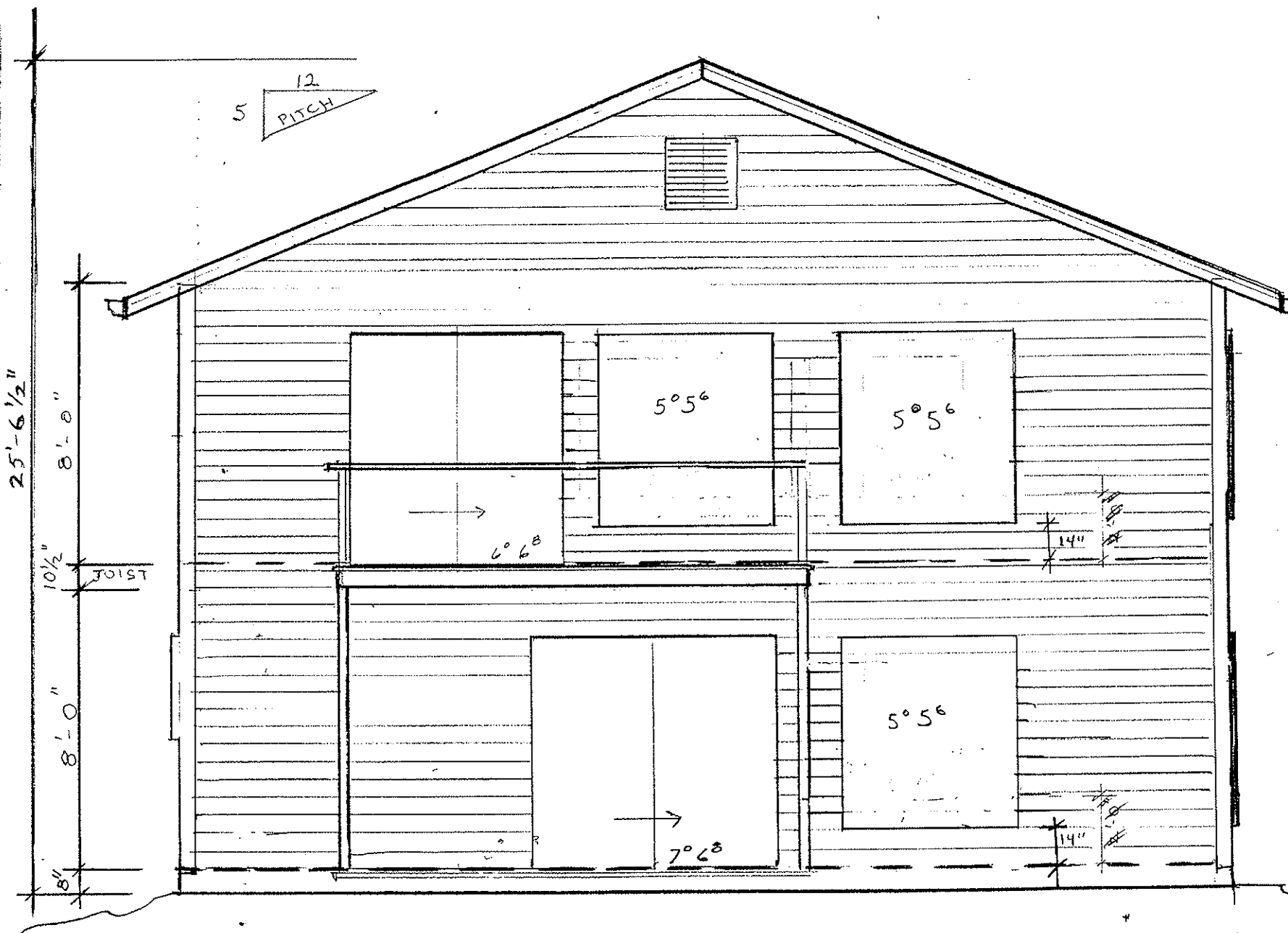
17

DOORS

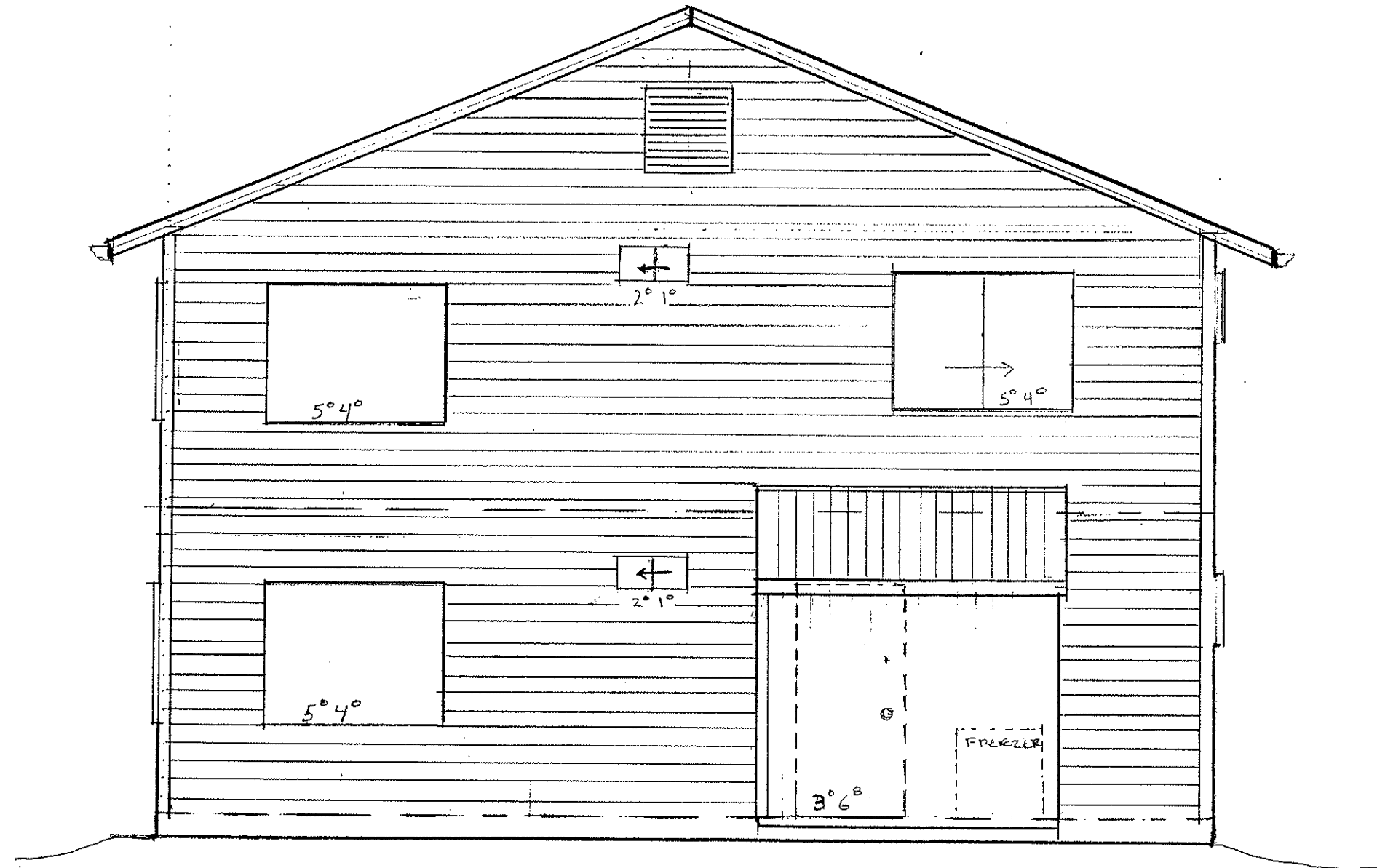
1	① 3068 LH-ENTRY FSRGL. W/ HALF LITE / SS HING.
	2 3/8 SET BACK - DEL. HING.
5	②③⑤⑥⑦ 2868 RH HOLLOW CORE / BIRCH

1	④ 2068 LH HOLLOW CORE / BIRCH
---	-------------------------------

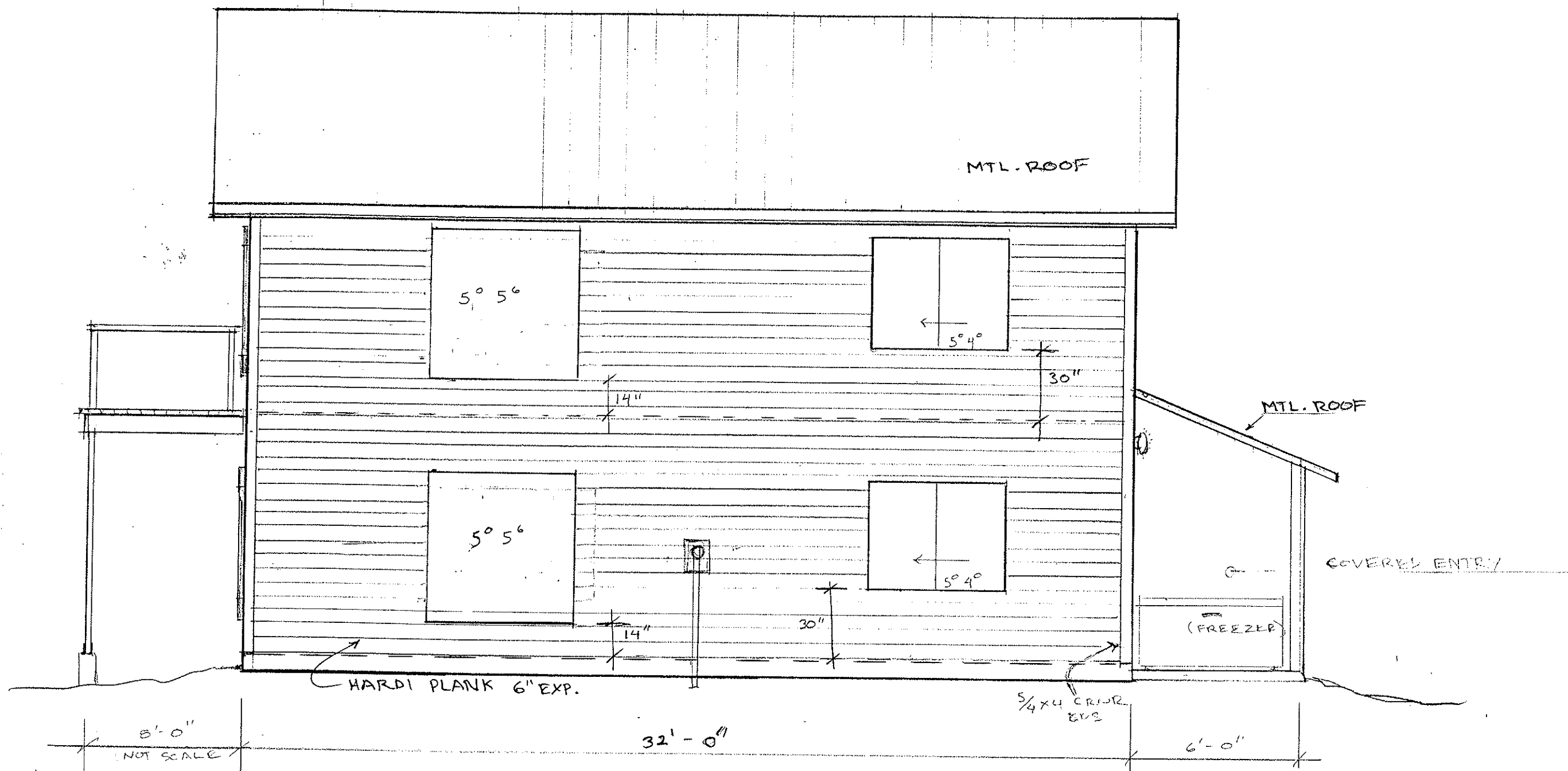
7



ELEVATION - WEST
SCALE 1/4" = 1'-0"

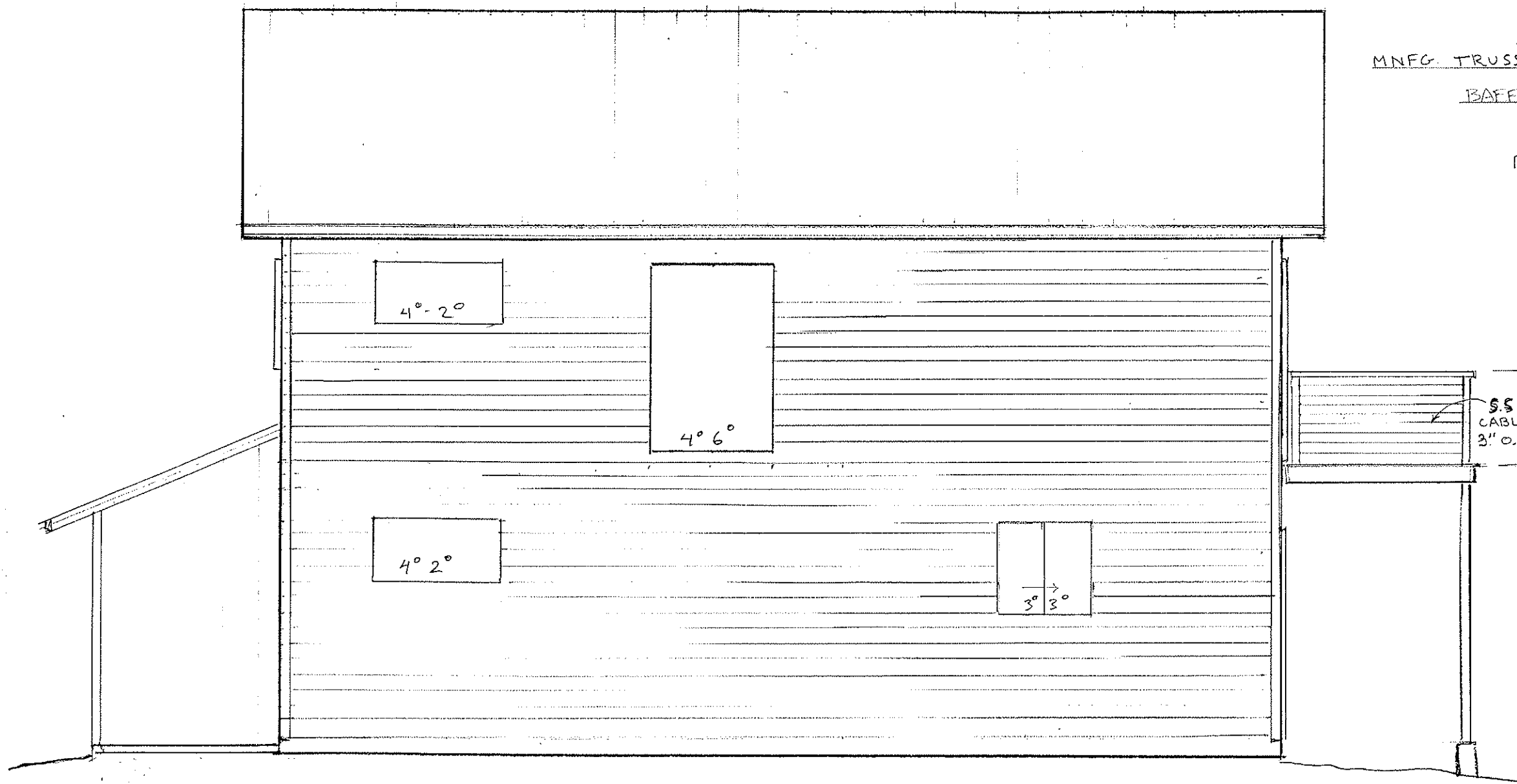


ELEVATION - EAST
SCALE - 1/4" = 1'-0"



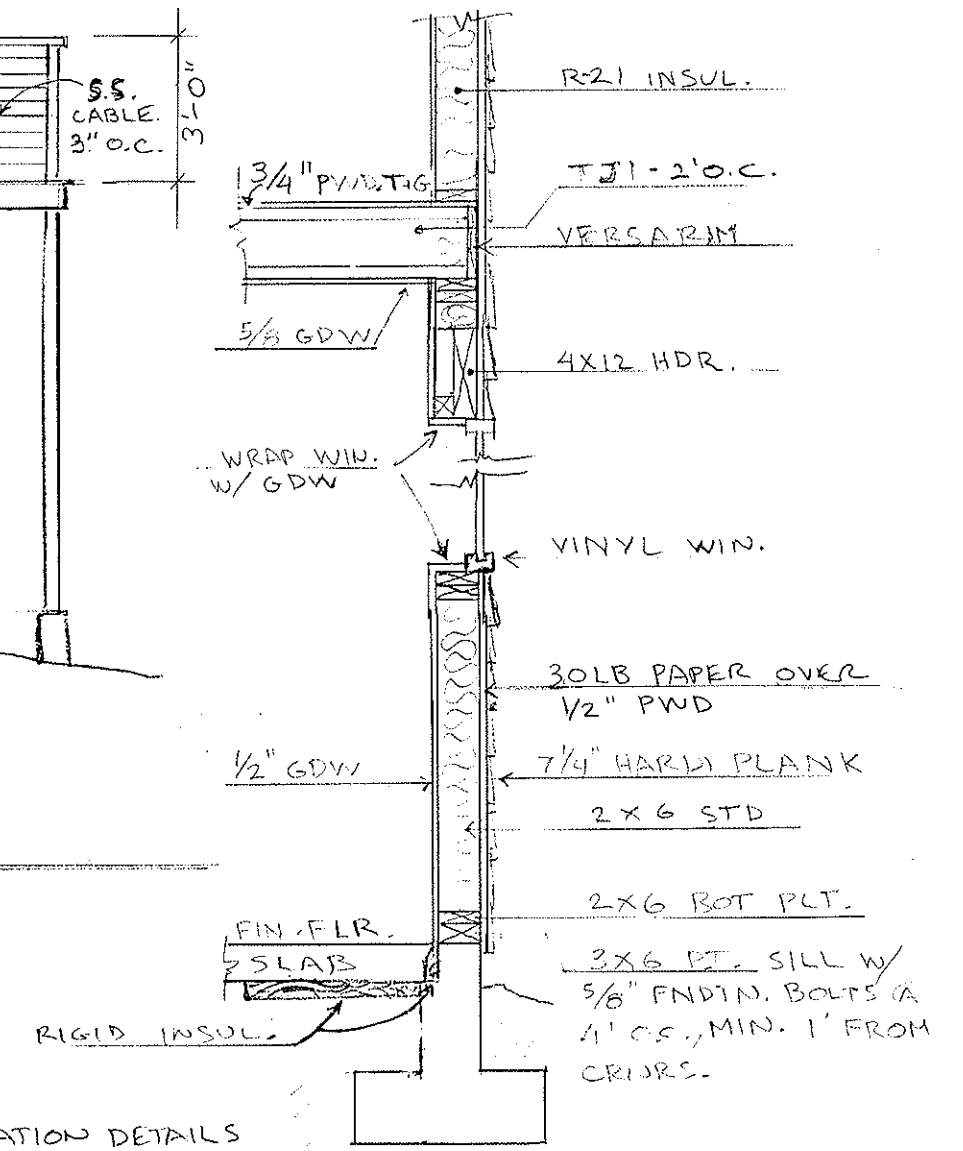
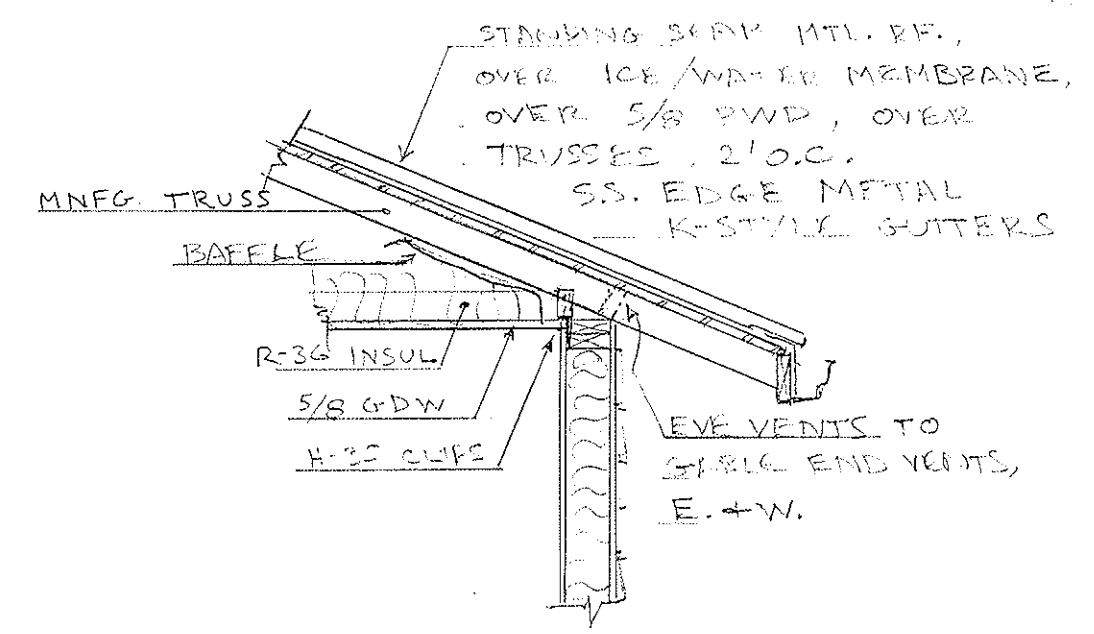
1/4" = 1'-0"

TWO S. LIV. RM.
WINDOWS CHANGED



ELEVATION - NORTH

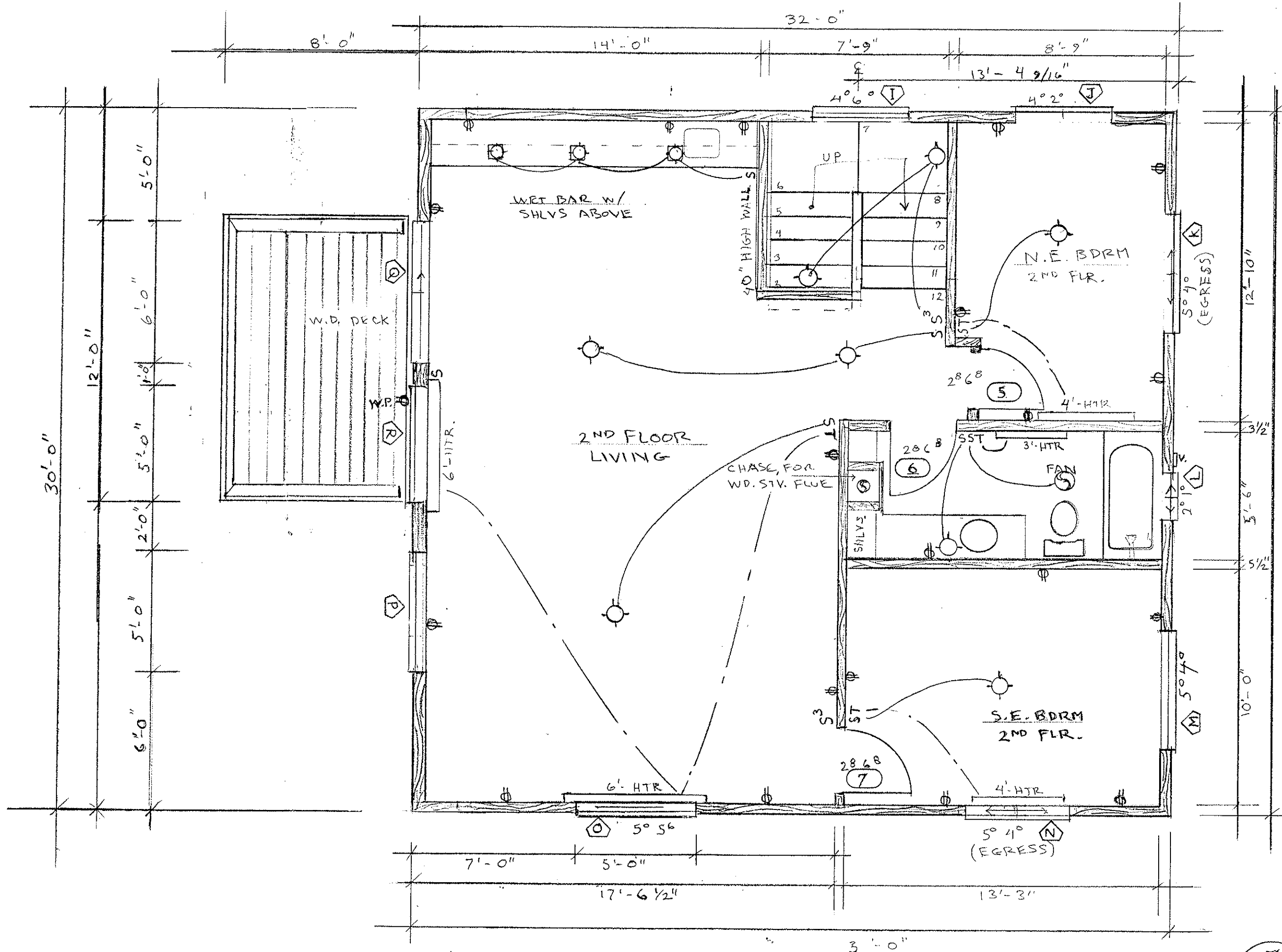
1/4" = 1'-0"



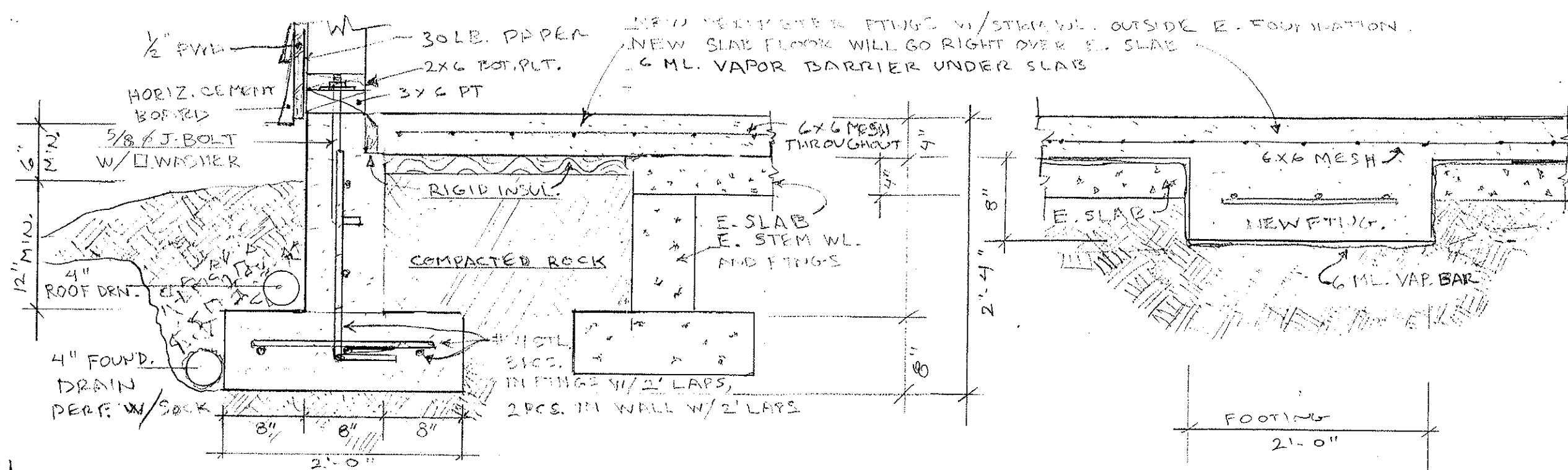
FOUNDATION DETAILS
PAGE

EXT. WALL SECTION

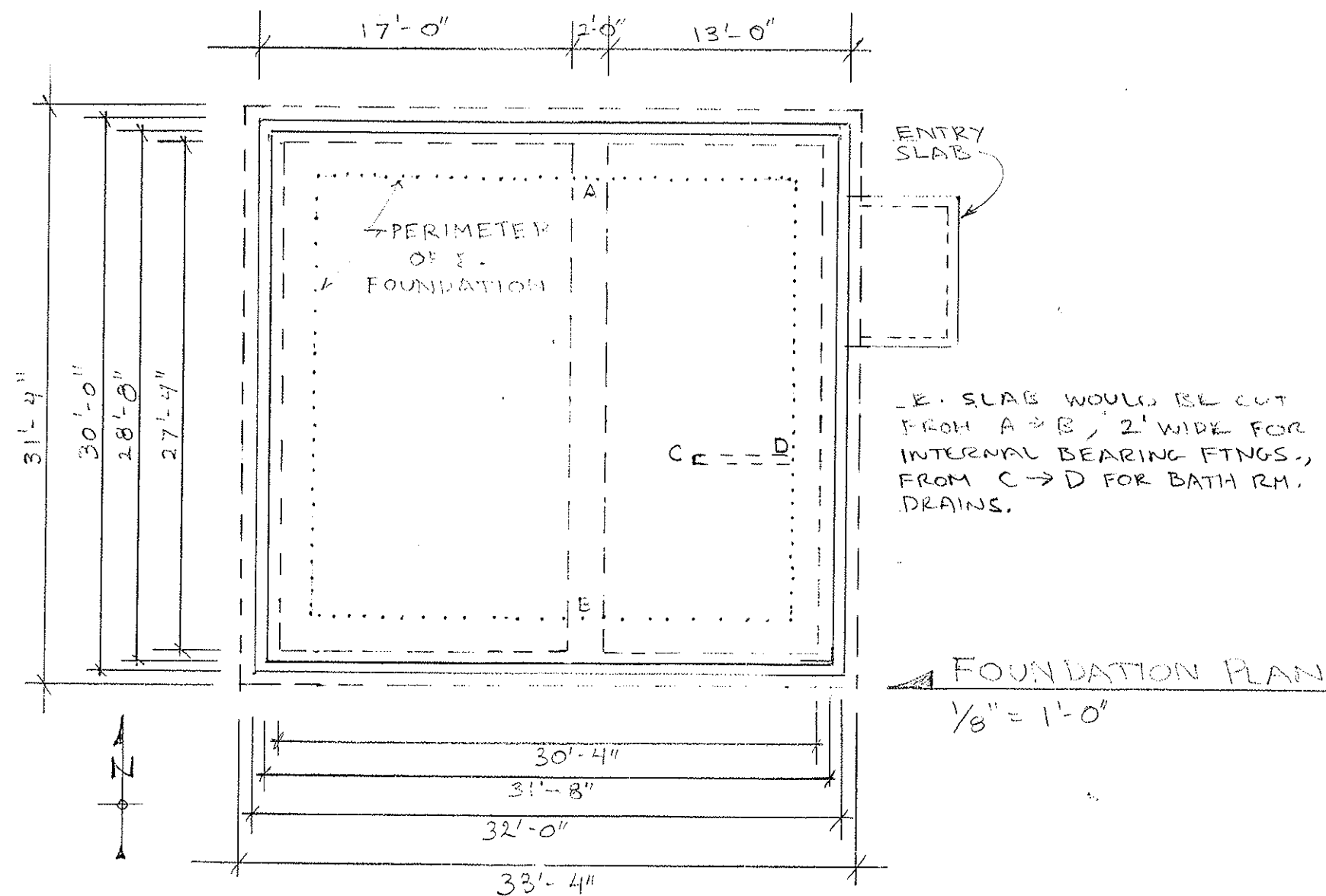
1/2" = 1'-0"

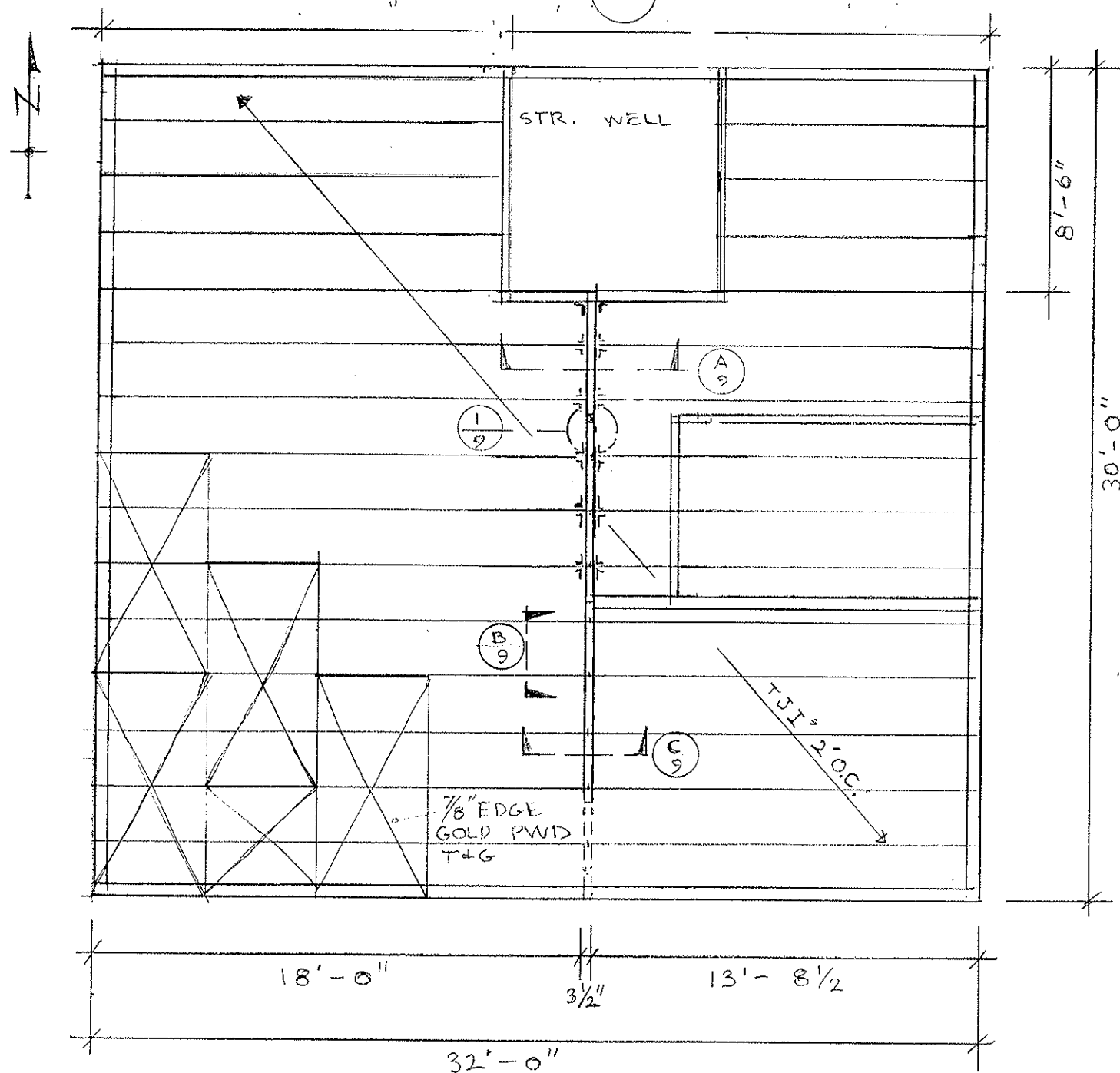
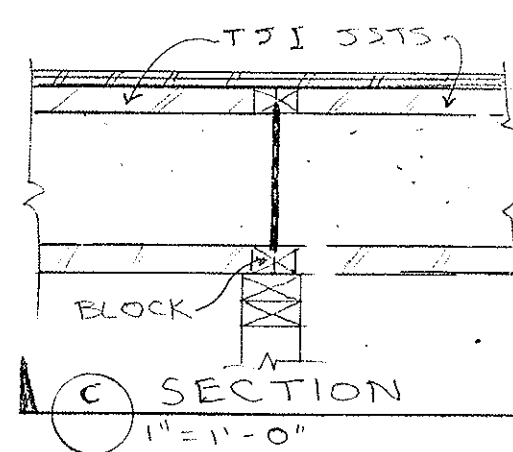
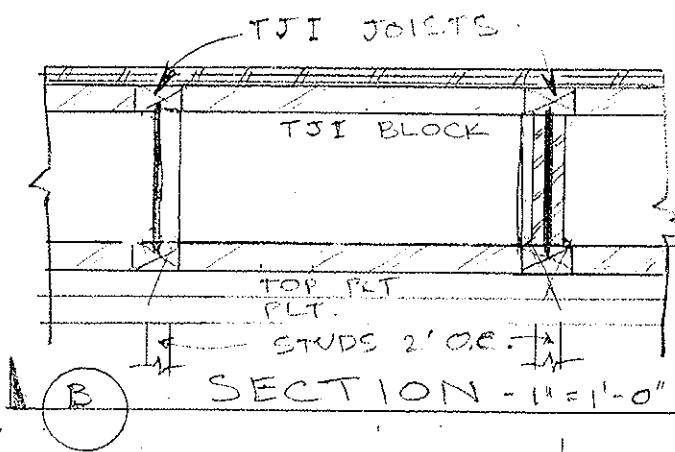
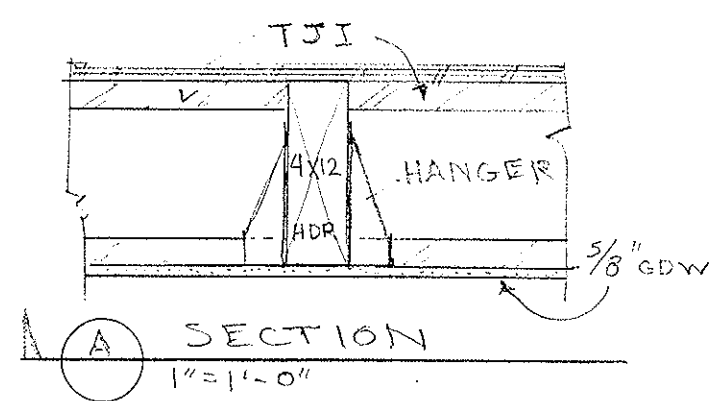


FLOOR PLAN - SECOND FLOOR
1/8" = 1'-0"



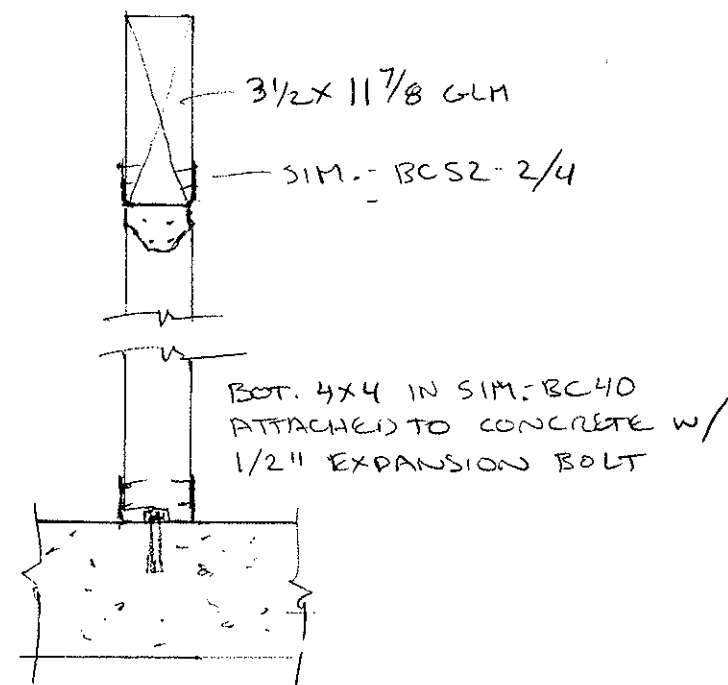
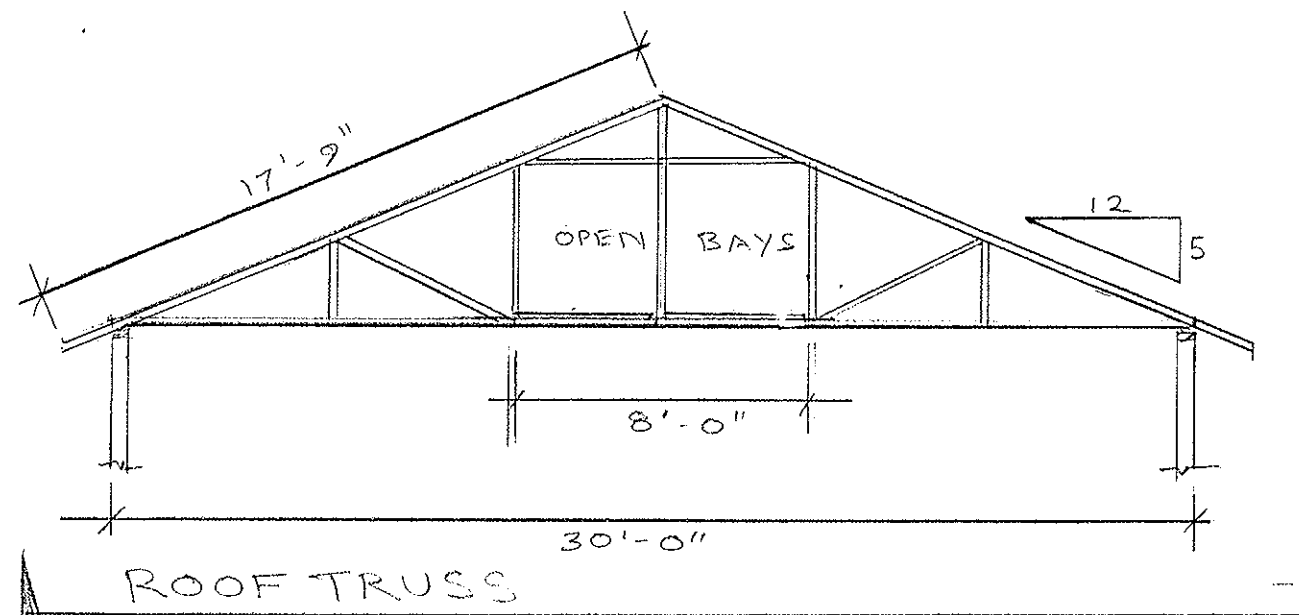
1" = 1'-0"





FRAMING PLAN - 2ND FLOOR

$\frac{3}{16}'' = 1' - 0''$



1 FLOOR/POST/BEAM

CLATSOP COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

No. _____
Fee: \$79.00

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

PROPOSED USE: RESIDENCEBASE ZONE: AGRCR

OVERLAY DISTRICT: _____

PROJECT LOCATION: T: 4N R: 10W S: 30B TL: 4400 ACRES: .49
4300
31973 E. OCEAN LN. ARCH CAPE, OR. 97102

APPLICANT 1: (mandatory)

Name: TEVIS E. DOOLEY IIIAddress: 31972 E. OCEAN LN.City/State/Zip: ARCH CAPE, OR. 97102

Phone: _____

PROPERTY OWNER: (mandatory)

Name: BILL TENNESONAddress: 5299 MILL CREEK RD.City/State/Zip: THE DALLES, OR. 97058Phone: 541-993-3404

ATTORNEY/SURVEYOR/CONSULTANT/AGENT

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

INSTRUCTIONS

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

I have read and understand the statements ON THE BACK OF THIS FORM and agree to abide by them.Applicant's Signature: Tevis E. Dooley IIIDate: 1/9/10Owner's Signature: Bill TennisonDate: 1/19/10

Agent's Signature: _____

Date: _____

Clatsop County Community Development Department

Authorization: _____

Date: _____

Information on this form must be filled out and signed in this order

1. JOB SITE INFORMATION (to be filled out by applicant/owner/agent):

Job Site Address: 31973 E. OCEAN LN. City: ARCATA CAPE, OR. 97102
Owner: BILL TENNESON Phone: 541-993-3404
Owner's Address: 5299 MILL CREEK RD, THE DALLES, OR. 97058
Agent: TEVIS E. DOOLEY #
Proposed Development/Construction: REMOVE EXISTING & REBUILD IN SAME PLACE.

2. STATE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) (to be filled out and signed by DEQ):

Legal Description: T 4N R 10W SEC 30BB Tax lot(s) 4300, 4400
Permit Needed - Yes () No () Site Approved - Yes () No ()
Signature: Thomas L. Mann Date: 1/20/2010
Remarks: _____

DEQ North Coast Branch Office, 65 North Highway 101, Suite G, Warrenton, Oregon 97146 Phone: (503) 861-3280 FAX (503) 861-3259

3. FIRE DEPARTMENT/FIRE DISTRICT ACCESS AND WATER SUPPLY REQUIREMENTS:

Water/Fire Flow: OK as is Number of Hydrants: 1 Hydrant Location (s): 101 @ E Ocean OK
Signature: Clive Roop Title: Fire Chief Date: 1-29-2010
Remarks: Require widening E Ocean LN to 20' or install 130 sprinkler system

Contact the local RFPD having jurisdiction. Applicable to all CUP, partitions, subdivisions, and land use approvals issued after 1/01/03.

4. CLATSOP COUNTY LAND USE PLANNING DEPARTMENT (to be filled out and signed by Land Use Planning):

Legal Description: T _____ R _____ SEC _____ Tax Lot(s) _____
Zone: _____ Overlay District: _____
Development Permit - Yes () No () # _____
Flood Plain - Yes () No () Elevation Requirements: _____
Geologic Hazard - Yes () No () Special Construction Requirements? - Yes () No ()
Signature: _____ Title _____ Date: _____
Remarks: _____

Clatsop County Land Use Planning, 800 Exchange, Suite 100, Astoria, Oregon 97103 Phone: (503) 325-8611 FAX (503) 338-3666

5. CLATSOP COUNTY BUILDING CODES (located at 800 Exchange Street, Suite 100, Astoria, Oregon) Phone: (503) 338-3697 FAX (503) 338-3666. Building Codes will review and issue the building permit.



Kinch Major Design Review

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



SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE

CRITERIA EVALUATION SHEET – DESIGN REVIEW

Applicant:

Gilbert & Patty Kinch
425 N Columbia Center Blvd, Apt A101
Kennewick, WA 99336

Owner:

Same as Above

Property Description:

T4N, R10W, Sec 19CA, TL 03404

DESIGN REVIEW CRITERIA

1. Relation of Structure to Site:

The Structure is sited to satisfy all setbacks requirements and is centered on the lot. The proposal is compatible with the surrounding structures and area.

2. Protection of Ocean Views:

There are no Ocean Views from the subject site. The proposal has negligible impacts on the ocean views of surrounding parcels.

3. Preservation of Landscape:

The applicant has submitted a tree plan. Staff has reviewed the tree plan and feels there is room for improvement. The current plan eliminates most of the trees on the site. Staff feels this is unnecessary with the proposal at hand and would recommend the board modify the proposal.

4. Buffering and Screening (For Commercial Uses):

This criteria is not applicable to residential structures that do not abut the highway.

5. Vehicle Circulation and Parking:

In conversations with the applicant a new proposal is being drafted with an alternate driveway approach. The current plan proposed by the applicant satisfies county requirements. The one exception was the proposed parking pad on the street, which is not permissible according to the zoning codes.

6. Utility Service:

Utilities will be required to be placed underground as a function of approval.

-
-
7. Signs:
No signs are proposed.
-
-

8. Surface Water Drainage:

The applicant is proposing to contain all drainage from the structure on site by means of a dry well. Offsite drainage coming onto the property from the south east will be directed through a Bioswale along the eastern property boundary and into its natural drainage to the north.

9. Other Criteria for Evaluation:

The proposal appears to satisfy the requirements as described for Design Review. The only exception might be the landscape preservation requirement under subsection 3 of section 4.106.

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its February 17, 2010 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



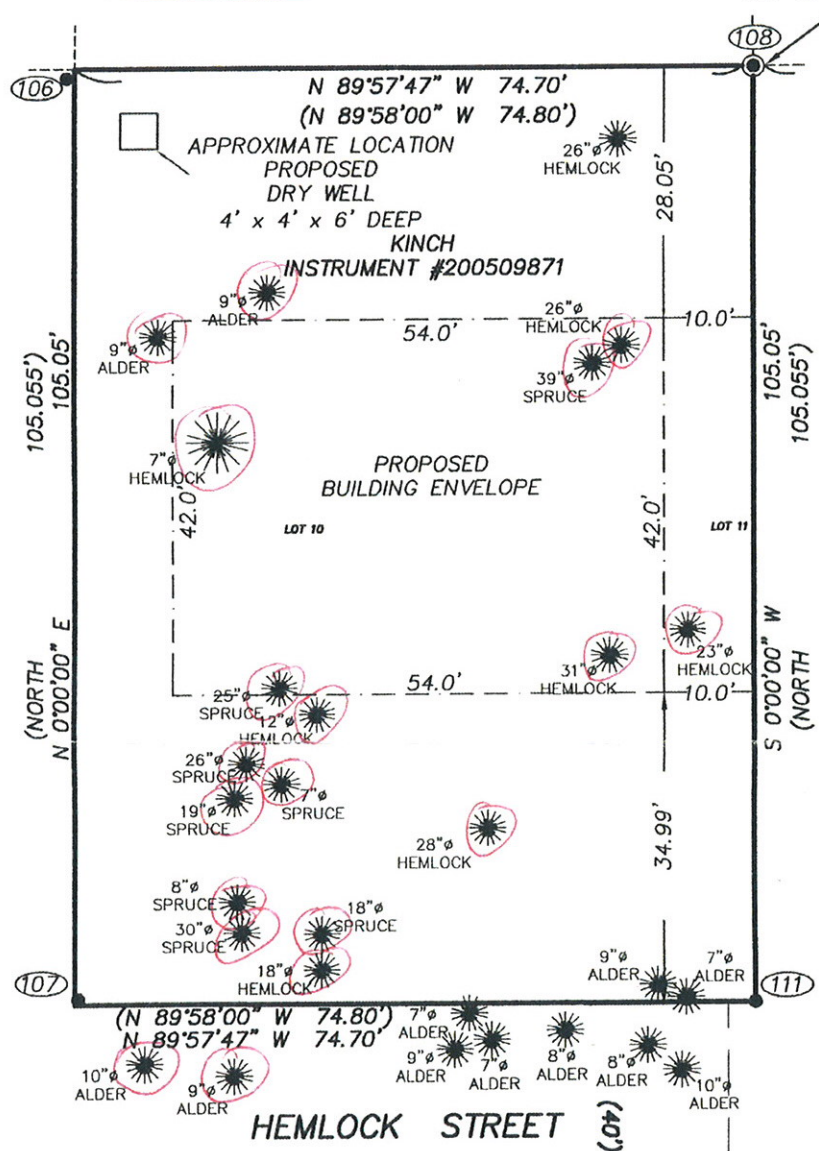
SCALE:

1" = 20'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
JOHN PETER WICKMAN
73558LS
RENEWAL DATE: JUNE 30, 2010

NG SANITARY MANHOLE
JULDER HWY.101/HEMLOCK
ELEVATION = 62.44
INE ELEVATION = 54.79



BUILDING ENVELOPE
ELEVATIONS:
ELEVATION NE COR. = 59.55
ELEVATION NW COR. = 60.35
ELEVATION SE COR. = 60.58
ELEVATION SW COR. = 60.63

AVERAGE GRADE CALCULATION:
 $59.55 + 60.35 + 60.58 + 60.63 = 241.11$
 $241.11 / 4 = 60.28$

MANHOLE - MANHOLE DISTANCE = 311.7'
SLOPE = 0.0114

THE APPROXIMATE ELEVATION OF THE EXISTING
SANITARY SEWER LINE
AT THE 3 FEET WEST OF THE EAST LINE = 57.21

EXISTING SANITARY M
HEMLOCK/WOODL
RIM ELEVATION =
FLOWLINE ELEVATION

MONUMENT NOTES

- (106) FOUND 5/8" REBAR, NO CAP, 1.6' BELOW GROUND. POSSIBLY DISTURBED, SOUTH 0.16' AND WEST 0.21' OF CORNER POSITION, SEE MAP CS-9227.
- (107) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D BARRETT LS 1979", FLUSH TO GROUND, NORTH 0.62' AND EAST 0.36' OF CORNER POSITION, SEE MAP CS-9227.
- (108) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D BARRETT LS 1979", 0.1' ABOVE GROUND. SOUTH 0.06' AND EAST 0.01'. SEE MAP CS-9227. ELEVATION AT TOP OF MONUMENT = 59.29
- (111) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D BARRETT LS 1979", FLUSH TO GROUND, NORTH 0.02' AND EAST 0.04' OF CORNER POSITION, SEE MAP CS-9227.

KINCH_SITE
K.SEE



P.O. BOX 1252
NORWICH, OR. 97110
(503) 436-1218

SITE MAP FOR:

GILBERT KINCH

LOT 10 & THE WEST 1/2 OF LOT 11
BLOCK 5, ARCH CAPE PARK
NE1/4 SW1/4 SECTION 19, T4N, R10W, W.M.
CLATSOP COUNTY, OREGON

PLOT PLAN

NAME Gilbert + Patty Kinch

PROPERTY LOCATION 3404 Hemlock Lane Arch Cape, OR 97102

LEGAL ADDRESS TS R Sec / Tax Lot #

Clatsop County, State of Oregon

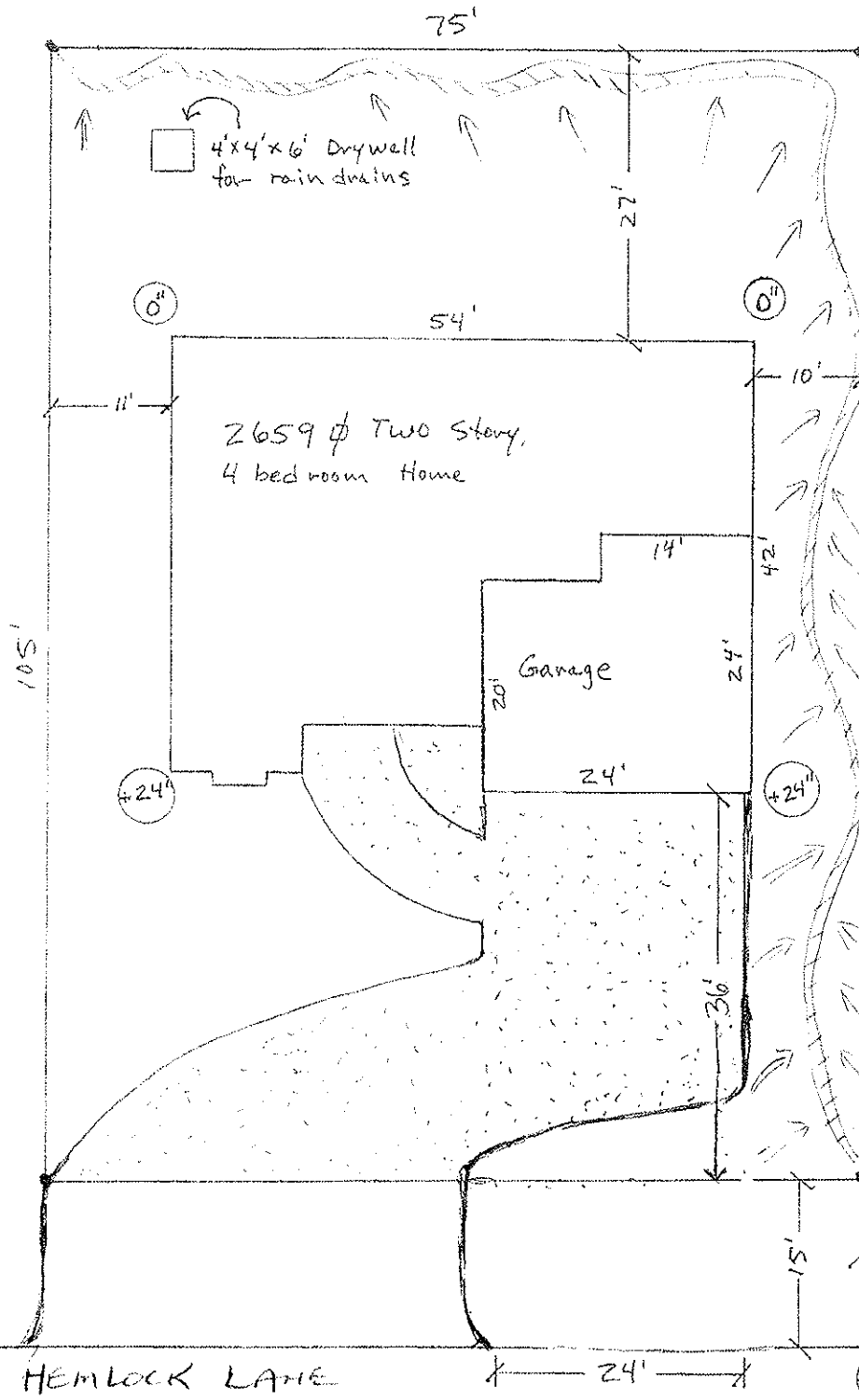
THE INFORMATION ON THIS PLOT PLAN HAS BEEN PROVIDED AND REVIEWED BY THE PROPERTY OWNER WHO BY SIGNING BELOW: 1) ACKNOWLEDGES AND ACCEPTS FULL RESPONSIBILITY FOR ITS ACCURACY AND COMPLETENESS; 2) IS RESPONSIBLE TO ENSURE THAT THE IMPROVEMENTS TO THE SITE TAKE PLACE IN CONFORMANCE WITH THIS PLAN; 3) WILL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

Gilbert Kinch
OWNER SIGNATURE

2/4/10
DATE

Patty M. Kinch
OWNER SIGNATURE

2/4/10
DATE



Scale: 1" = 15'

Setbacks:

Front - 20'

Side - 10'

Rear - 15'

DRAINAGE + EROSION CONTROL

EAST \rightarrow Bio Swale

NORTH \rightarrow Bio Swale

NORTHWEST \rightarrow Drywell

DRAINAGE \rightarrow

Clatsop County
Transportation & Development Services
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 Major Design Review application for a new Single Family Dwelling
submitted by owners Gilbert and Patty Kinch.**

The legal description of the Parcel is T4N, R10W, § 19CA, TL 03404.

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

APRX. DATE OF DECISION:	February 24, 2010
COMMENT PERIOD:	February 3, 2010 – February 16, 2010
DESIGN REVIEW HEARING:	February 17, 2010, 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, February 17, 2010** 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 Wednesday February 24, 2010 at the Public Service Building, 800 Exchange St., Suite 100, Astoria, OR 97103.

All interested persons are invited to submit testimony & evidence in writing by addressing a letter to the Clatsop County Transportation & Development Director, 800 Exchange Street, **Suite 100**, Astoria, OR 97103. Written comments may also be sent via FAX to 503-338-3666 or via email to comdev@co.clatsop.or.us. Written comments must be received in this office no later than **4PM on Tuesday, February 16, 2010** in order to be considered at the **Public Hearing** and 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 construction of a single family dwelling. The parcel is located on the north side of hemlock in the first block off of Highway 101. The applicant has submitted plans illustrating the proposal and a map can be found on page 4 of this notice illustrating the subject property and surrounding area.

For More Details regarding this Development see pages 3 & 4.

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

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

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

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

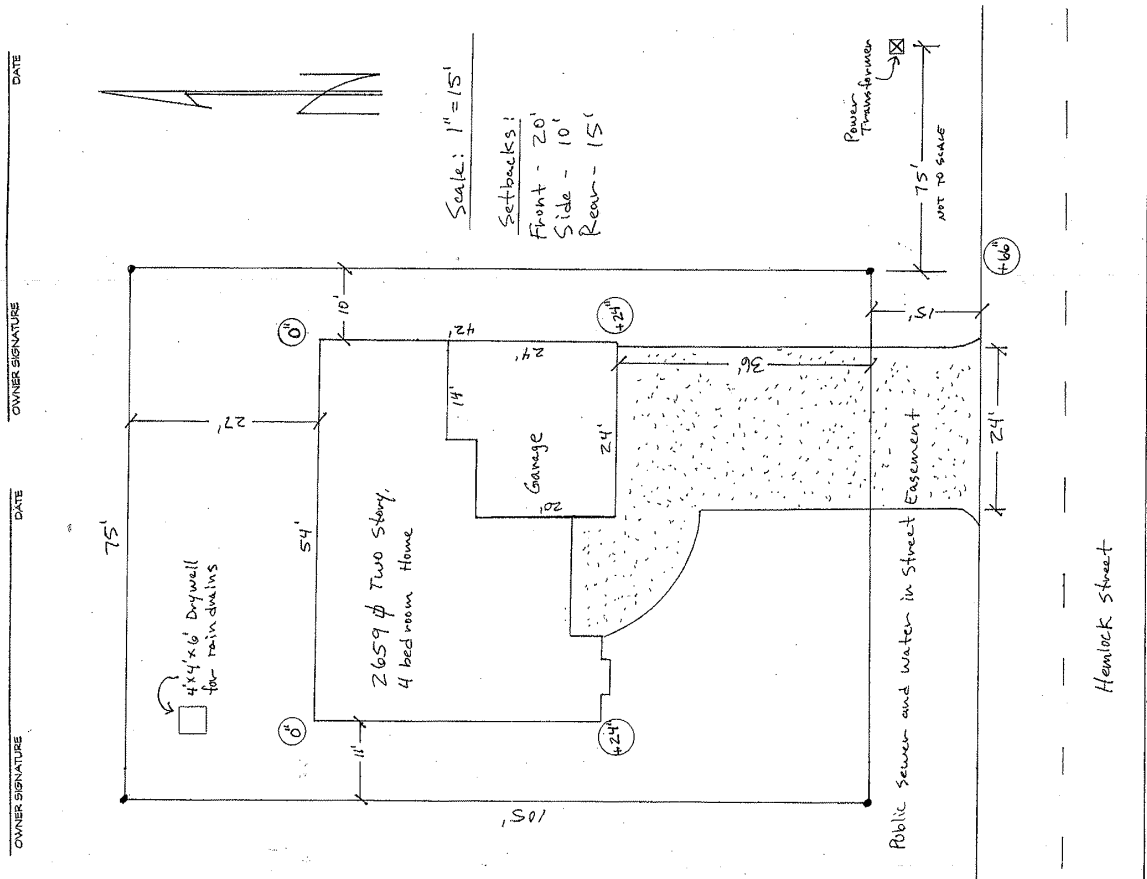
If you have questions about this land use matter or need more information, please contact Michael Weston II, Clatsop County Planner, at (503) 325-8611 or via email at mweston@co.clatsop.or.us.

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

PLOT PLAN

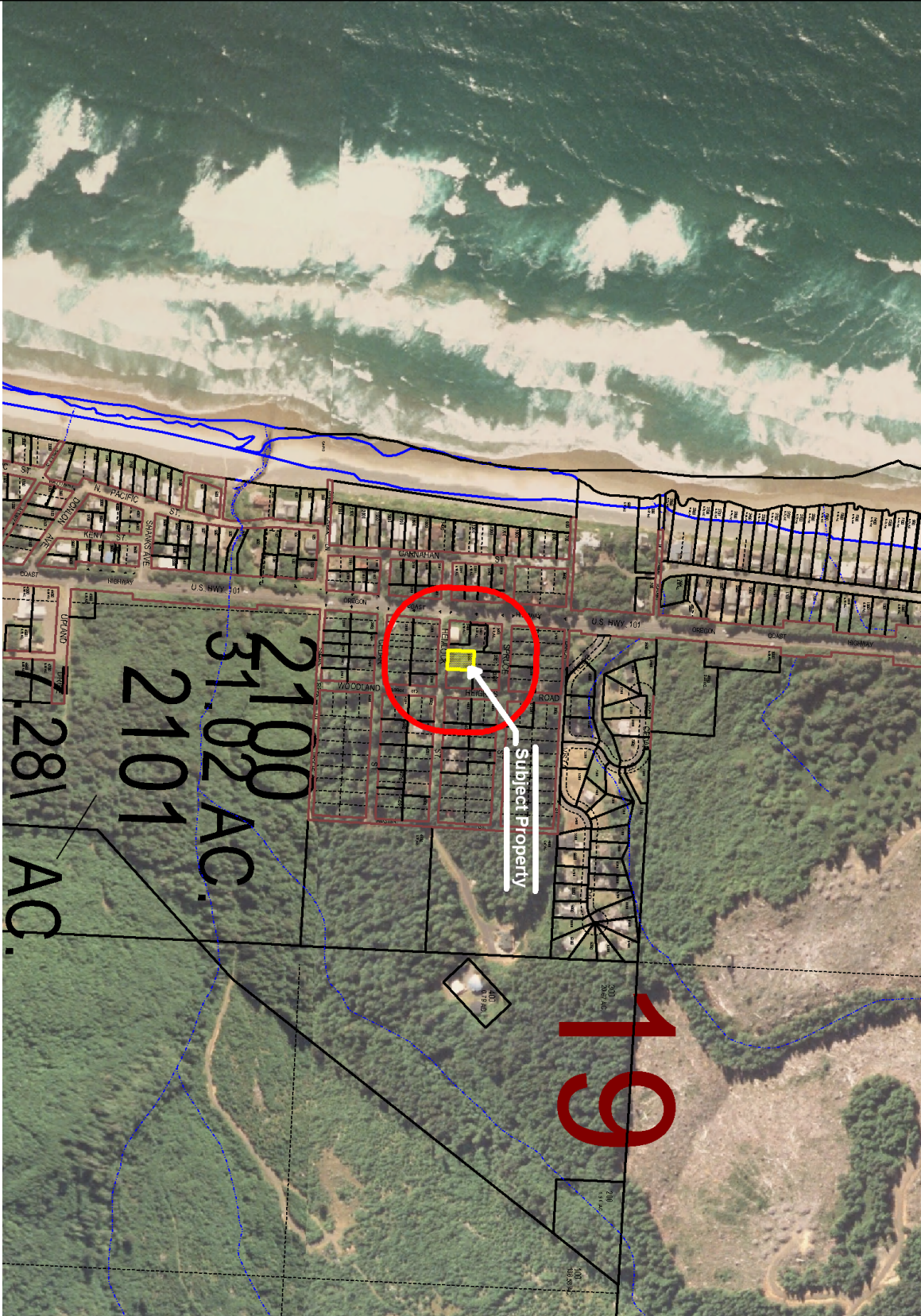
NAME Gilbert + Patty Finch
PROPERTY LOCATION 3404 Hemlock Street, Anch Cape, OR 97102
LEGAL ADDRESS TS R Sec Tax Lot #
Clatsop County State of Oregon

THE INFORMATION ON THIS PLAT PLAN HAS BEEN PROVIDED AND DERIVED BY THE PROPERTY OWNER WHO HAS BEEN ISSUING BLANK 1) ACKNOWLEDGMENTS AND ACCEPTANCE OF LIABILITY FOR ITS ACCURACY AND COMPLETENESS 2) IS RESPONSIBLE TO ENSURE THAT ANY IMPROVEMENTS TO THE SITE TAKE PLACE IN CONFORMANCE WITH THIS PLAN. 3) WILL ESTABLISH ALL THE CORNER STAKES, 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.

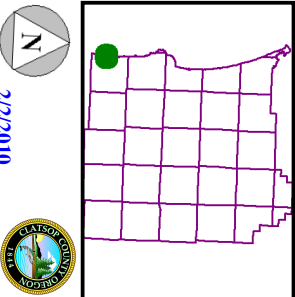


Clatsop County Map

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



1 in. = 619 ft.



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



APPLICATION FOR DESIGN REVIEW

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

APPLICANT: Gilbert + Patty KINCH Phone: 509-392-2762

Address: 425 N. COLUMBIA CENTER BLVD., APT # A101
KENNEWICK, WA 99336

RECEIVED

JAN 25 2010
Community
Development
CLATSOP COUNTY

OWNER: SAME Phone: _____

Address: _____

AGENT: SAME Phone: _____

Address: _____

Proposed Development: PRIVATE HOUSE

Present Zoning: SFR-1 AC-PCR Overlay District: _____

Lot Size: 74.80 x 105.06

Property Description: 4 10 19 CA x 03404

Township

Range

Section

Tax lot(s)

Property Location: 3404 HEMLOCK ST. ARCH CAPE, OR 97102
PLOT # 1991-014

General description of the property:

Existing Use: WOODED LOT

Topography: SLIGHT SLOPE

General description of adjoining property:

Existing Uses: (EAST) HOME - CALHOUNS; (NORTH) WOODED LOTS; (WEST) HOMES


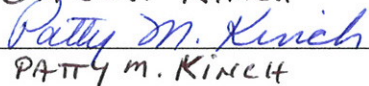
Topography: SLIGHT SLOPE

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: 1/15/2010
GILBERT KINCH
Owner's Signature:  Date: 1-15-2010
PATTY M. KINCH

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.

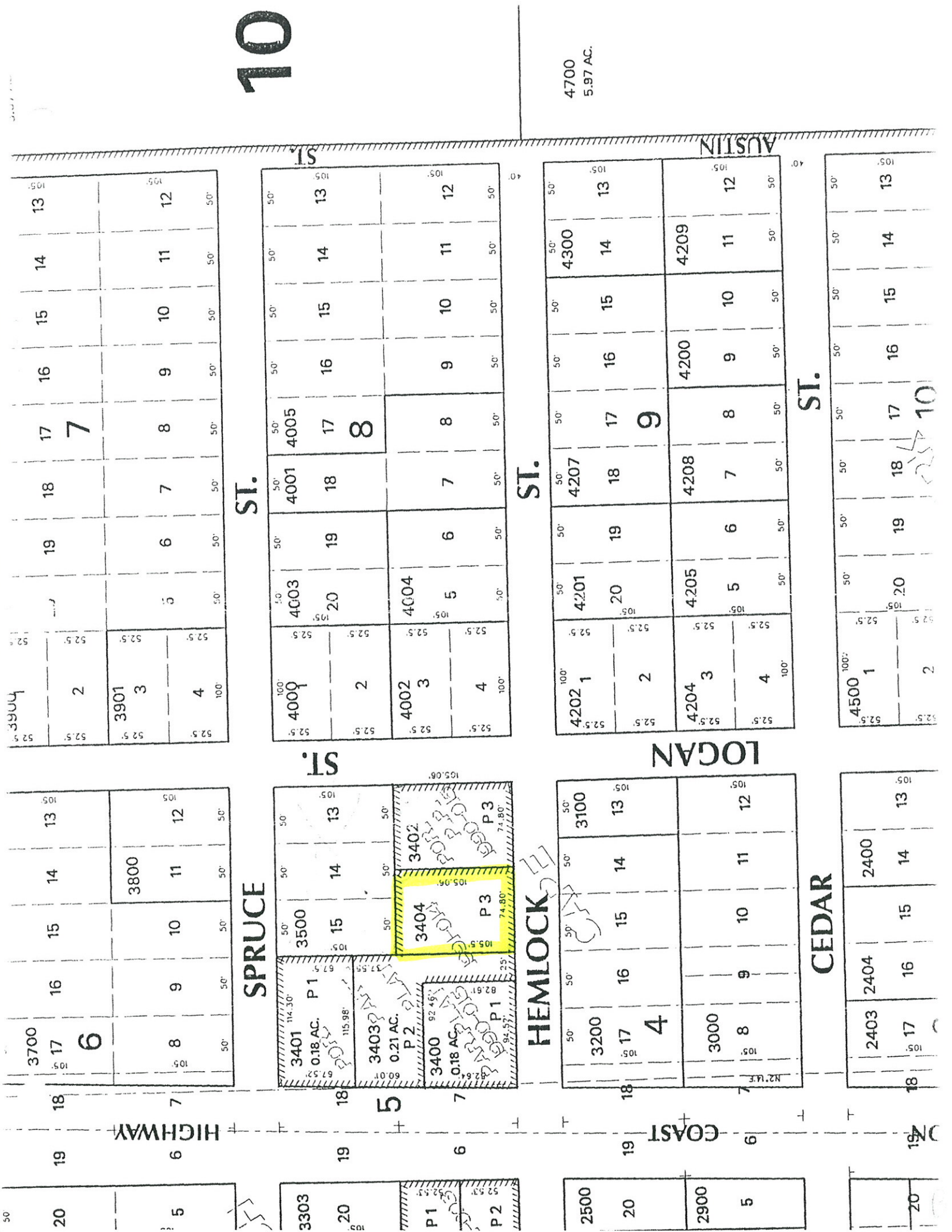
Section 4.116. Design Review Advisory Committee. The Southwest Coastal Citizens Advisory Committee (CAC) shall serve as an Design Review Advisory Committee for Arch Cape and will review development proposals and make recommendations to the Planning Director and Planning Commission concerning the design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

Section 4.106. Criteria for Design Review Evaluation:

1. Relation of Structures to Site: The structure will be in scale and compatible with the surroundings in its location on the lot, height, bulk, shape and arrangement.
2. Protection of Ocean Views: there are no known ocean views from this lot.
3. Preservation of Landscape: the plan is to build the structure on the flattest section of the lot thus minimizing the removal of unnecessary trees and vegetation. The driveway will follow the natural contour of the slope from Hemlock St on the south to the north end of the structure on the west side of lot.
4. Buffering and Screening: N/A
5. Vehicle Circulation and Parking: This structure will have a two-car garage and a driveway that parallels the west side of the lot. This will provide necessary parking for residence.
6. Utility Service: All electric, telephone and utility lines will be underground.
7. Signs: N/A
8. Surface Water Drainage: The plan for this house is to collect the rain water run-off from the roof and disperse it naturally through a pipe into a rain drain that is 4'x4'x6' with drain rock in it and that is located on the northwest corner of this lot. There is no public storm drainage system available.



10

4700
5.97 AC.

ST.

ST.

ST.

SPRUCE

HEMLOCK

CEDAR

LOGAN

HIGHWAY

COAST



Development Permit — PAGE 1 OF 3

Department of Community Development

800 Exchange Street, Suite 100 • Astoria, OR 97103

Phone (503) 325-8611 • Fax (503) 338-3666

DEPARTMENT USE ONLY

Permit No.:

Date issued:

Authorization:

FEE: \$79.00

PROPOSED USE: SINGLE FAMILY DWELLING

INSTRUCTIONS TO APPLICANT

1. Complete this form—**PRINT CLEARLY PLEASE**—and attach site plan;
2. For commercial and industrial uses, include parking and loading plan, sign plan and erosion control plan;
3. For residential and other uses, include an erosion control plan, and
4. **REVIEW APPLICANT'S STATEMENT** (on back of this form) and sign this form.

BASE ZONE: _____ OVERLAY DISTRICT: _____

PROJECT LOCATION:

T: 4 R: 10 S: 19CA TL: 3404 ACRES: .18

T: _____ R: _____ S: _____ TL: _____ ACRES: _____

APPLICANT:

Name GILBERT + PATTY KIRCH Phone 509-392-2762

Address 425 N. COLUMBIA CTR. BLVD., APT. # A101

City KEMNEWICK State WA Zip 99336

PROPERTY OWNER: (if different than applicant)

Name (same)

Address _____

City/State/Zip _____

Phone _____

ATTORNEY/SURVEYOR/CONSULTANT/AGENT:

Name _____

Address _____

City/State/Zip _____

Phone _____

I have read and understand the APPLICANT'S STATEMENT ON THE BACK OF THIS FORM and agree to abide by the terms thereof.

Applicant signature Gilbert Kirch Patty M. Kirch Date 2/9/2010

Owner signature Gilbert Kirch Patty M. Kirch Date 2/9/2010

Agent signature _____ Date _____



Development Permit

APPLICANT'S STATEMENT

PAGE 2 OF 3

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 and complete the conditions of approvals required herein within 180 days of the issuance of this permit before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements, or 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.



Development Permit

PAGE 3 OF 3

THIS SECTION TO BE COMPLETED BY CLATSOP
COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

DEPARTMENT USE ONLY
Permit No.: _____

ZONING DISTRICT REQUIREMENTS

	Required Setbacks	Actual Setbacks
N, S, E, W) Front:	_____	_____
N, S, E, W) Side:	_____	_____
N, S, E, W) Side:	_____	_____
N, S, E, W) Rear:	_____	_____

Clear Vision	<input type="checkbox"/>	20 feet
Riparian Vegetation	<input type="checkbox"/>	50 feet
	<input type="checkbox"/>	30 feet
Non-Aquatic Vegetation (non-L&W)	<input type="checkbox"/>	35 feet
Resource Zone	<input type="checkbox"/>	50 feet

STRUCTURE HEIGHT

☐ No requirement
☐ 35 foot maximum
☐ Oceanfront 18 foot maximum in RSA-SFR, CBR, CR
☐ 26 foot maximum
☐ Other _____

LOT COVERAGE PERCENTAGE _____ %

SEWAGE DISPOSAL

☐ None required
☐ Subsurface system
☒ Public sewer
☐ Private sewer

WATER REQUIREMENTS

(must include approval from authorizing agent)

☐ None Required
☐ Well
☐ Spring
☐ River, stream, pond, or hand-dug well
☐ Private water source _____
☒ Public water source _____
☐ Potability test from certified water lab (attach certification)
☐ Quantity: _____

ACCESS TO PROPERTY: ☐ YES ☐ NO
 Is a County or State permit required? ☐ YES ☐ NO
 Access Permit # _____

Applicant's Signature Albert Kinif Date 2/9/2010
Patty M. Kinif Date 2/9/2010

Clatsop County Authorization _____ Date _____

CLATSOP COUNTY COMPLIANCE

The Clatsop County Community Development Department finds the proposed use(s)/action(s) in compliance with the *Clatsop County Land & Water Development and Use Ordinance* and with the *Clatsop County Comprehensive Plan*. The evaluation of the land parcels outlined above is based on the information presented at this time and as shown on the Zoning/Comprehensive Plan Map.

☐ Approved ☐ Approved with conditions (below or attached)
☐ Denied

Applicant's initials: _____

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

CONDITIONS OF APPROVAL — Attachment ☐ YES ☐ NO
(Those checked, written, and/or attached.)

☐ Access to property (attach County or ODOT permit)
☐ Address: _____
☐ Airport height/use standards
☐ Average grade (attach calculations)
☐ Beaches and Dunes (dune stabilization/revegetation)
☐ Coastal Shorelands
☐ Conditional Use Permit (R & O No. _____)
☐ DSL Wetland Fill/Removal Permit (503-378-3805)
☐ Design Review (R & O No. _____)
☐ Erosion Control Plan
☐ Stormwater Drainage Plan
☐ Engineer Report
☐ Firebreak (clear and maintain a firebreak of at least _____ feet radius around proposed structure)
☐ Floodplain (Permit No. _____)
☐ Geologic Hazards (R & O No. _____)
☐ Parking Plan
☐ Plot Plan
☐ Post-Construction survey
☐ Resource zone certification (recorded with County Clerk; copy in Department file)
☐ Resource Zone Setback
☐ Review Use (R & O No. _____)
☐ Road improvement
☐ Sign permit (submit plans and receive approval *prior to placement*)
☐ Temporary Use Permit (R & O No. _____)
☐ US Army Corps of Engineers Permit (503-808-4384)
☐ Other conditions of approval: _____

Information on this form must be filled out and signed in this order

1. JOB SITE INFORMATION (to be filled out by applicant/owner/agent):

Job Site Address 3404 Hemlock Lane City: ARCH CAPE, OR 97102
Owner: Gilbert + Patty Kinch Phone: 509-392-2762
Owner's Address: 425 N. COLUMBIA CTR. BLVD, APT. #101, KENNEWICK, WA 99336
Agent: (same)
Proposed Development/Construction: SINGLE FAMILY DWELLING

2. STATE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) (to be filled out and signed by DEQ):

Legal Description: T 4N R 10W SEC 19 Tax lot(s) 10 1/2 11
Permit Needed - Yes () No () Site Approved - Yes () No ()
Signature: Thomas Mann Date: 2/10/2010
Remarks: Elevation of Sewer is in question Gilbert will show sewer grades

DEQ North Coast Branch Office, 65 North Highway 101, Suite G, Warrenton, Oregon 97146 Phone: (503) 861-3280 FAX (503) 861-3259

3. FIRE DEPARTMENT/FIRE DISTRICT ACCESS AND WATER SUPPLY REQUIREMENTS:

Water/Fire Flow: _____ Number of Hydrants: _____ Hydrant Location (s): _____
Signature: Clive Rooper Title: FIRE CHIEF Date: Feb 10, 2010
Remarks: access & water supply OK

Contact the local RFPD having jurisdiction. Applicable to all CUP, partitions, subdivisions, and land use approvals issued after 1/01/03.

4. CLATSOP COUNTY LAND USE PLANNING DEPARTMENT (to be filled out and signed by Land Use Planning):

Legal Description: T _____ R _____ SEC. _____ Tax Lot(s) _____
Zone: _____ Overlay District: _____
Development Permit - Yes () No () # _____
Flood Plain - Yes () No () Elevation Requirements: _____
Geologic Hazard - Yes () No () Special Construction Requirements? - Yes () No ()
Signature: _____ Title _____ Date: _____
Remarks: _____

Clatsop County Land Use Planning, 800 Exchange, Suite 100, Astoria, Oregon 97103 Phone: (503) 325-8611 FAX (503) 338-3666

5. CLATSOP COUNTY BUILDING CODES (located at 800 Exchange Street, Suite 100, Astoria, Oregon) Phone: (503) 338-3697 FAX (503) 338-3666. Building Codes will review and issue the building permit.



ADAIR HOMES



2659

PLAN NO. 2659

2659 SQ. FT.

4 BEDROOMS, PLUS BONUS & DEN

2.5 BATHS

Special Features (for the 2659)

2659

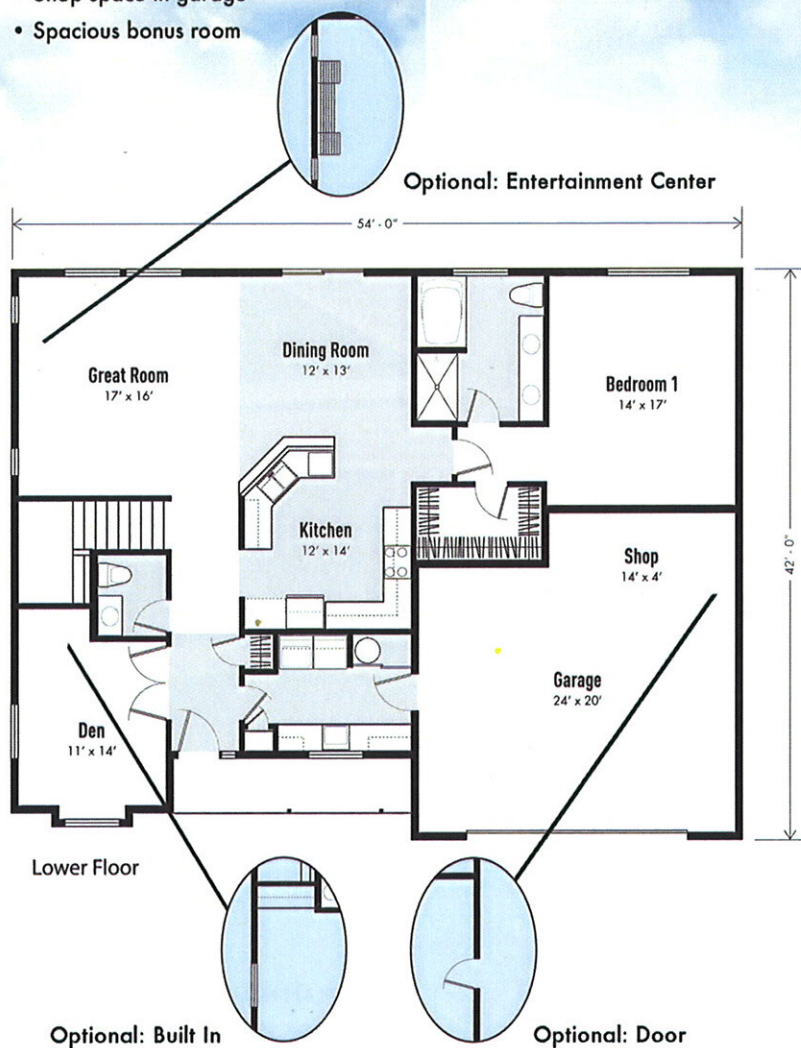
PLAN NO. 2659

2659 SQ. FT.

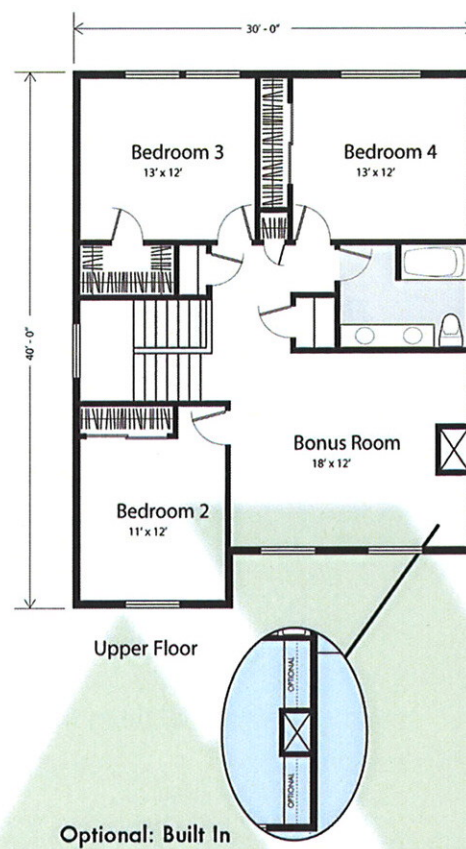
4 BEDROOMS, PLUS BONUS & DEN

2.5 BATHS

- Master on the main floor
- Double door entry to den
- Open kitchen with island
- Large utility room with sink
- Shop space in garage
- Spacious bonus room

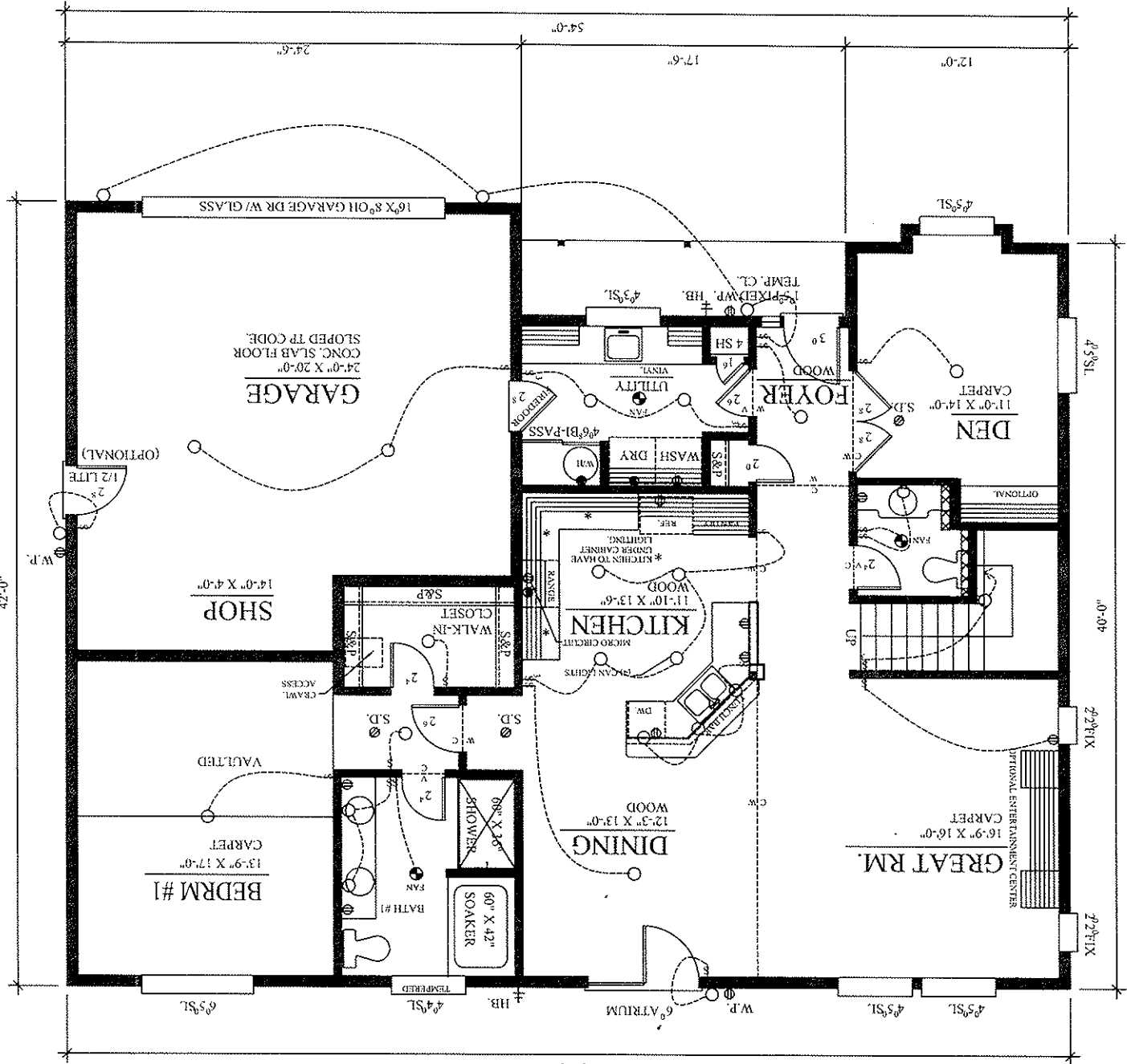


Elevation may show added features - not necessarily to scale

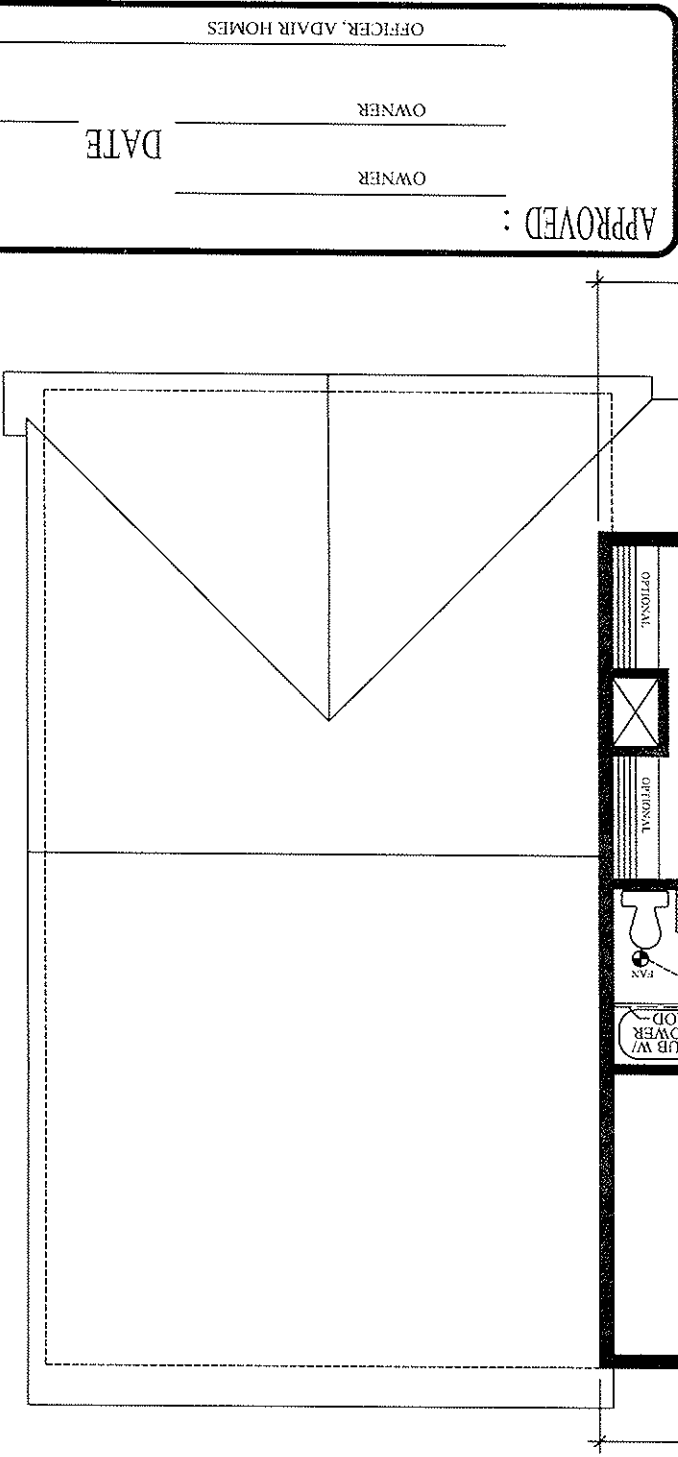


S 4-2659G STANDARD

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MAIN FLOOR PLAN
1/8" = 1'-0"



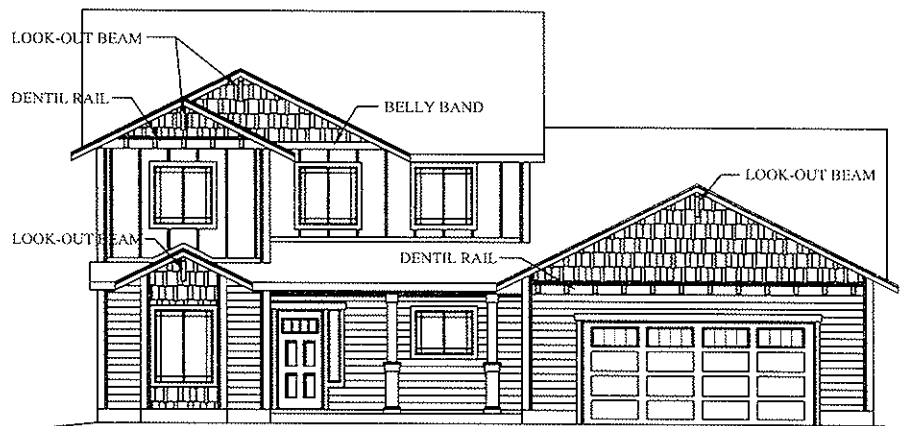
UPPER FLOOR PLAN
1/8" = 1'-0"

- ☐ OPTIONAL 2-8 1/2 LITE GARAGE MAIN DOOR.
- ☐ OPTIONAL BATH #2
OPTIONAL BATHROOM LAYOUT WITH 60" SHOWER INSTEAD OF TUB/SHOWER.
- ☐ OPTIONAL BOOKCASE IN DEN.
- ☐ OPTIONAL BOOKCASE IN BONUS ROOM. (TWO UNITS)
- ☐ OPTIONAL ENTERTAINMENT CENTER GREAT ROOM.
- ☐ OPTIONAL BOOKCASE IN DEN.

NOTE:

- 1-ACTUAL LOCATION OF ELECTRICAL OUTLETS, HEATERS, THERMOSTATS, AND ALL ELECTRICAL COMPONENTS SHALL BE DETERMINED BY THE ELECTRICIAN AND INSTALLED TO CODE.
- 2- * ELECTRICIAN TO INSTALL UNDER CABINET LIGHTING IN KITCHEN AREA ONLY.
- 3- THESE PLANS ARE GENERALIZED AS OPPOSED TO SPECIFIC. THE FINAL MEASUREMENTS AND LAYOUT OF THE STRUCTURE WILL DIFFER SOMEWHAT FROM WHAT IS SHOWN.
- 4-NOTE: 9'-0" STUD PLATE HEIGHT LOWER FLOOR. 88 5/8" STUD PLATE HEIGHT UPPER FLOOR.
- 5-BONUS ROOM VAULTED ONLY.

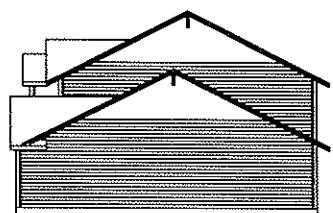
(CONTINUED ON REVERSE)



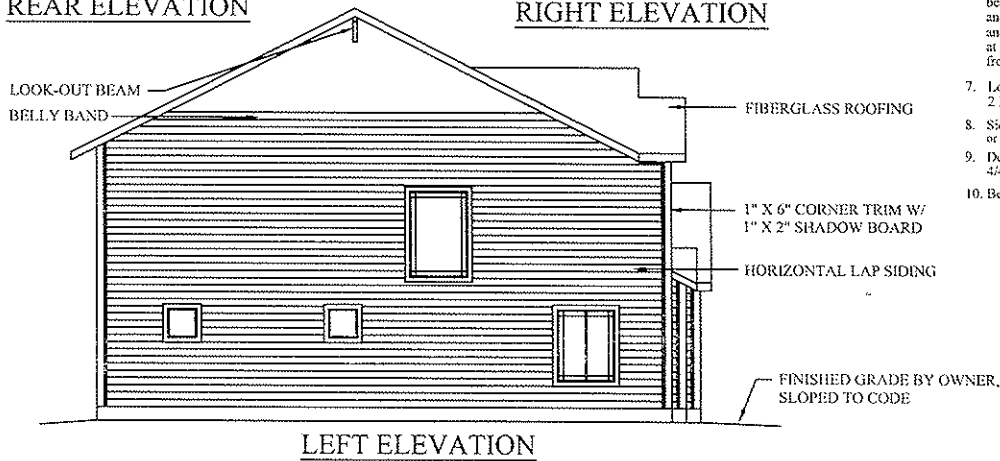
FRONT ELEVATION



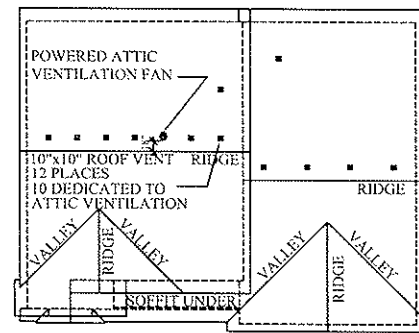
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



ROOF PLAN

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 batts at 16" OC. 5/4 X 6 LP Smart Trim bell band located as shown on elevation drawings at bottom of gables & separating upper & lower portions of front wall.
3. Trim around all windows. 5/4 X 4 LP Smart Trim all sides. On grouped windows the vertical center mullions will be 7/16" LP Smart Panel plain siding ripped to fit the width between windows.
4. Window Grids. Integral window grids in perimeter style configuration (Prairie Frame) for all windows, except for 1050 and 2020 windows shown on plan.
5. Garage, Atrium and Front 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, and exposed ends of the support beam to be covered with LP Smart Panel plain (no groove) siding. Top of 4 X 4 posts boxed in with 5/4 X 6 and 5/4 X 8 LP Smart Trim and bottom w/ LP Trim materials to create a larger pillar base. The base and top to be finished with 5/4 X 6 LP Smart Trim as a footing and crown. Pillar cover 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.
8. Siding in gables where shown on plans - fiber cement, Hardi shingle w/ straight bottom edge. or LP Smart Panel plain siding with 4/4 X 2 LP Smart Trim vertical batts at 16" OC.
9. Dentil rail for designated shingled gable end as shown on plan - 5/4 X 6 LP Smart Trim back band, 4/4 X 3 LP Smart Trim cap (metal head flashing to match), and 2 X 4 primed cedar blocks.
10. Belly band at typical shingled gable end - 5/4 X 6 LP Smart Trim. (Metal head flashing to match)

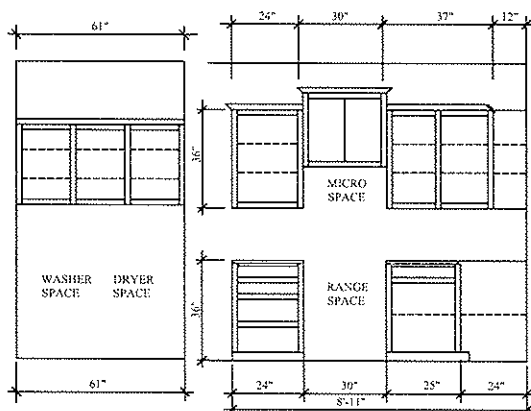
NOTE:

ACTUAL ELEVATIONS SHALL BE DETERMINED BY SITE GRADES AND OTHER CONSIDERATIONS

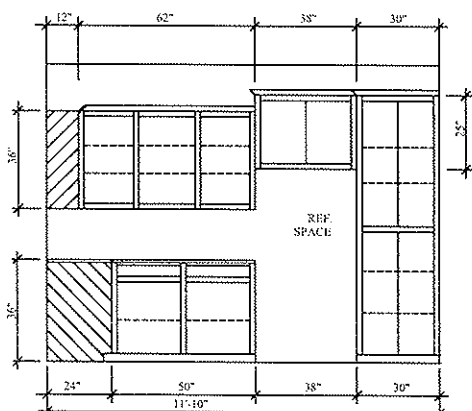


ADAIR HOMES INC.

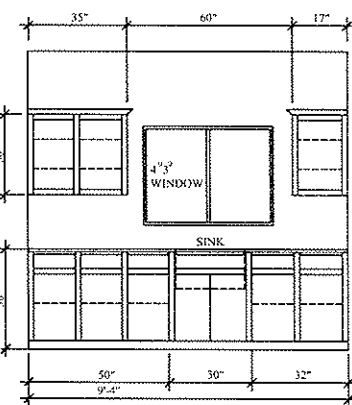
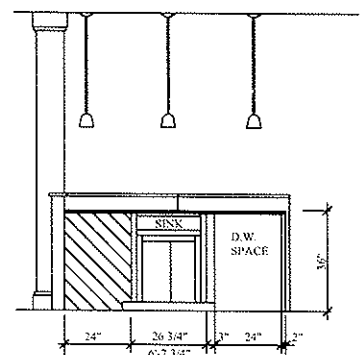
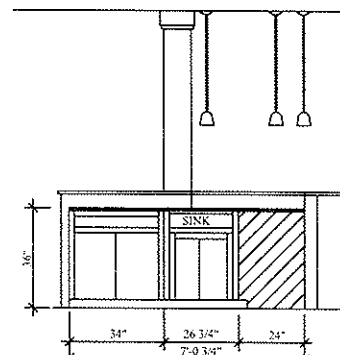
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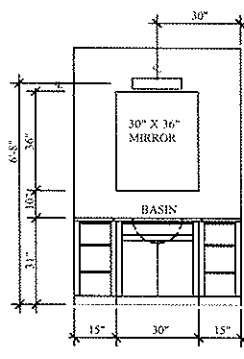
UTILITY



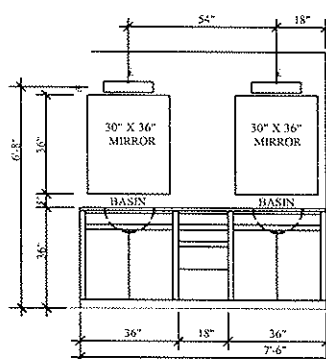
KITCHEN CABINETS



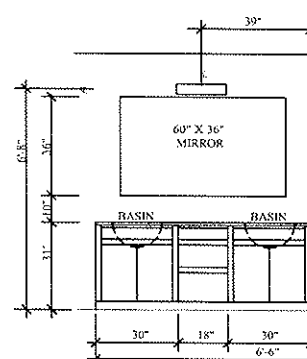
UTILITY



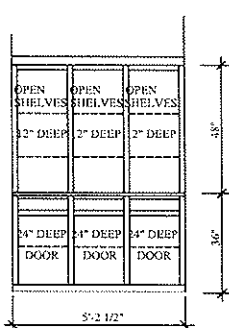
LOWER 1/2 BATH



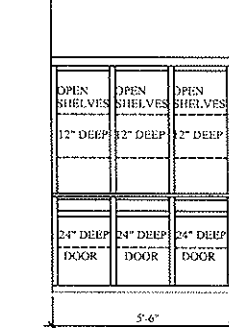
LOWER BATH #1



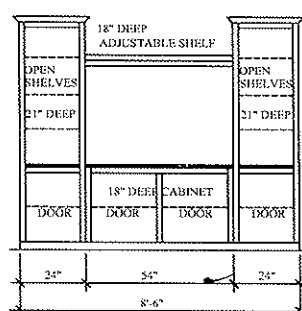
UPPER BATH



TWO UNITS
OPTIONAL BOOKCASES
☐ BONUS ROOM



OPTIONAL BOOKCASE
☐ DEN



ENTERTAINMENT CENTER
☐ GREAT ROOM

NOTES:

ALL DIMENSIONS MAY VARY, AND THE CABINETS ADJUSTED AS NECESSARY. ACTUAL CABINET DESIGN TO BE DETERMINED BY THE CABINET MAKER.



ADAIR HOMES INC.

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NOTES

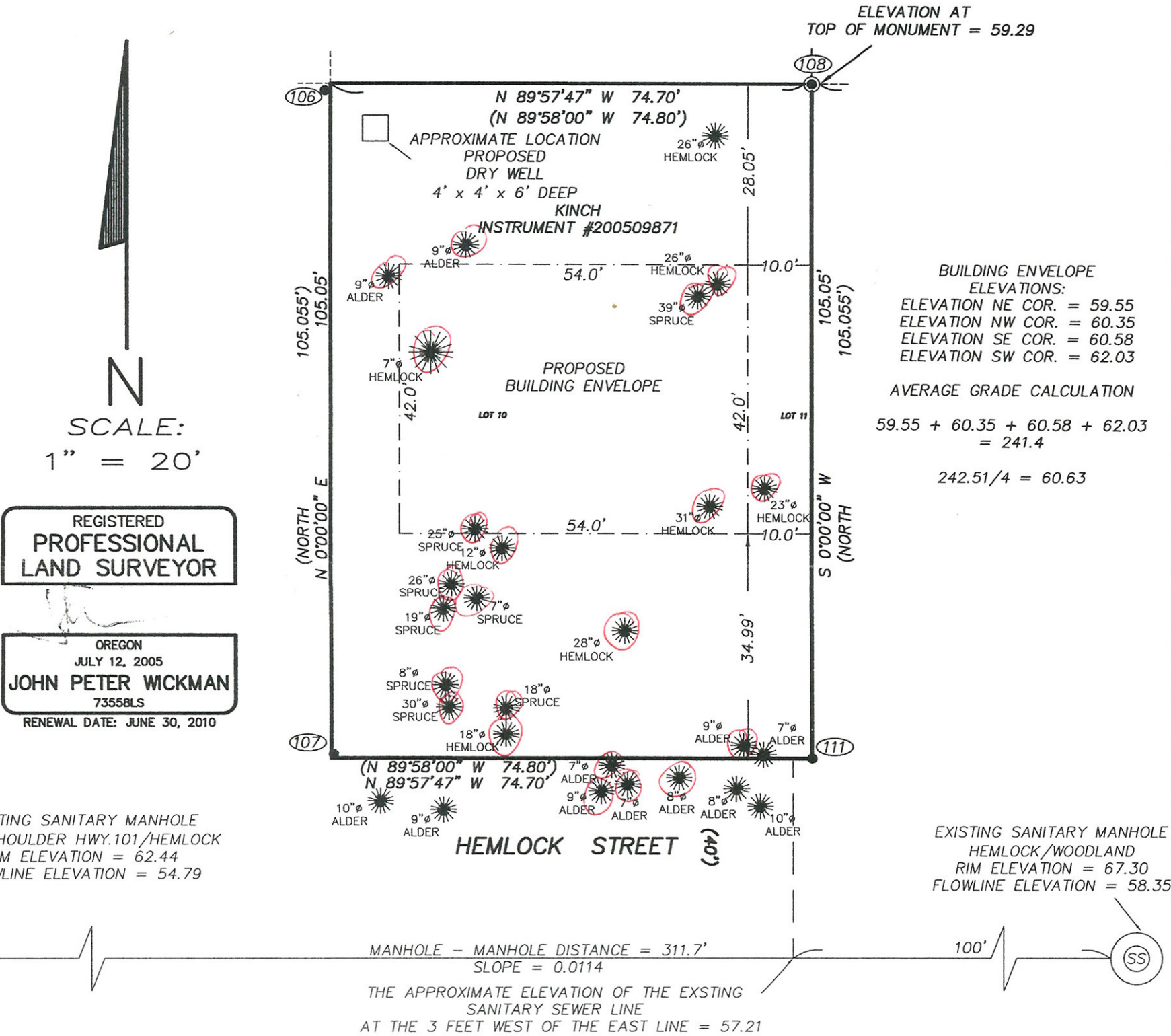
THIS MAP IS NOT A BOUNDARY SURVEY OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT #200509871, CLATSOP COUNTY DEED RECORDS.

FOR BOUNDARY INFORMATION SEE MAP CS-9227.

THE PURPOSE OF THIS MAP IS TO SHOW THE LOCATION OF THE PROPOSED BUILDING ENVELOPE AND TO DETERMINE THE AVERAGE GRADE ELEVATION FOR THE SUBJECT PROPERTY AND ALSO TO SHOW THE EXISTING TREES ON THE SITE.

THE ELEVATIONS SHOWN ARE NGVD 1929.

FALLINGS TO FOUND MONUMENTS WERE CALCULATED BASED ON CS-12396.



MONUMENT NOTES

- 106 FOUND 5/8" REBAR, NO CAP, 1.6' BELOW GROUND. POSSIBLY DISTURBED, SOUTH 0.16' AND WEST 0.21' OF CORNER POSITION, SEE MAP CS-9227.
- 107 FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D BARRETT LS 1979", FLUSH TO GROUND, NORTH 0.62' AND EAST 0.36' OF CORNER POSITION, SEE MAP CS-9227.
- 108 FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D BARRETT LS 1979", 0.1' ABOVE GROUND. SOUTH 0.06' AND EAST 0.01'. SEE MAP CS-9227. ELEVATION AT TOP OF MONUMENT = 59.29
- 111 FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "D BARRETT LS 1979", FLUSH TO GROUND, NORTH 0.02' AND EAST 0.04' OF CORNER POSITION, SEE MAP CS-9227.

KINCH_SITE.DWG
K.SEE



P.O. BOX 1252
CANNON BEACH, OR. 97110
(503) 436-1218

SITE MAP FOR:

GILBERT KINCH

LOT 10 & THE WEST 1/2 OF LOT 11
BLOCK 5, ARCH CAPE PARK
NE1/4 SW1/4 SECTION 19, T4N, R10W, W.M.
CLATSOP COUNTY, OREGON

Revegetate w/
seed, & small
ornamental trees,
using native
ground cover to
stabilize soils.

DATE	EQUIPMENT	FIELD	DRAWN	CHECKED	
DEC. 8, 2009	LEICA TC803 ONBOARD	GAC/AMH	GAC	JPW	

PLOT PLAN

NAME Gilbert + Patty Kinch

PROPERTY LOCATION 3404 Hemlock Street, Arch Cape, OR 97102

LEGAL ADDRESS TS R Sec / Tax Lot #

Clatsop County, State of Oregon

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 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

DATE

OWNER SIGNATURE

DATE

