

**CLATSOP COUNTY**

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

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

*Wednesday, December 15, 2010 @ 6:00 P.M. Arch Cape Fire Hall, 79816 E Beach Road*

**REGULARLY SCHEDULED MEETING – 6 P.M.**

- 1. CALL MEETING TO ORDER (George Cerelli, Chairperson)**
- 2. ROLL CALL**
- 3. BUSINESS FROM THE PUBLIC** - This is an opportunity for anyone to give a brief presentation (3 minutes or less) to the Committee on any land use planning issue or county concern that is not on the agenda.
- 4. CONSIDERATION OF MINUTES:**
  - September 29, 2010
  - October 13, 2010
- 5. MAJOR REVIEW ITEMS**
  - Applicant Bob Cerelli on behalf of the Hartmen Family Trust has requested design review approval for the construction of an accessory structure garage on property owned by said Trust.
- 6. OTHER DISCUSSION**
  - This is a chance for the committee to discuss and invite testimony from outside agents regarding topics of interest.
- 7. ADJOURN**

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***MINUTES FROM THE SOUTHWEST COASTAL DESIGN REVIEW/CITIZEN ADVISORY  
COMMITTEE MEETING HELD September 29, 2010, at 6:00 PM***

Chairman George Cerelli called the meeting to order at 6:00 PM

Members present: George Cerelli (GC), John Mersereau (JM), Debra Birkby (DB), Linda Murray (LM), Richard D'Onofrio (RD) and Steve Malkowski (SM). Staff present: Will Caplinger (WC) and Duane Cole (DC). Tod Lundy – excused.

**Business from the Public:**

There was no business from the public.

**Consideration of Minutes:**

There were no minutes to be considered at this time.

**Consent Calendar/Minor Review Items:**

**Louis Savage** – 80155 Pacific Road (4109CC1700); removal of four trees. WC presented information regarding the trees in question. RD expressed concern about the tree removal on the creek side affecting the re-stabilization of the creek bank. JM suggested that they ask the Ecola Creek Restoration Project for their input regarding the removal of that tree. SM made the observation that this group had addressed the issue of tree-cutting when they drafted the ordinance revisions and asked how many groups will be brought in when this topic comes up again. GC and RD stated that in order to make the most-informed decision that they will consult with as many groups as necessary who have critical knowledge of the subject in question. WC added that the group has the right to consult with the Restoration Project and that as a certified arborist, he would consult with them as well. LM added that this is a stream restoration project; not someone's backyard. JM moved to approve the removal of trees #1, #2 and # 3 per Kurn's diagram and approve removal of tree #4, taking great care in removal as to not adversely affect the restoration project, pending a statement from the Ecola Creek Restoration Project and that the stump should remain for bank stabilization. DB seconded the motion. Motion carried.

**Masud Ahmad** - 80329 Pacific Road (4109CA3300), expansion of a non-conforming structure and variance to the 10% limitation of a non-conforming structure. Applicant proposes to build a deck to allow additional egress from the third story to the second story, construct outdoor stairs from the third story to the second story and expand a first story bedroom. Helen Chauncey, homeowner to the east of the property stated that she shares the road with the Ahmad's. She expressed serious concern about safety issues in sharing the road and that parking has been an issue. She added that she has had problems getting in and out of the road all summer, the outside stairs will crowd the driveway and she has counted a dozen trees flagged for removal. RD stated that most of the trees in questions are not dead. LM questioned the purpose of having stairs from the third floor to the second floor if there is an interior stairway. Ms. Chauncey also asked the purpose of having regulations if they are always rolled into variances. WC stated that the site is

not quite what the map says and that the applicant did not consider the impact of the view from Ms. Chauncey's house. Consensus was reached that the committee was not comfortable with the variance request per the homeowners' reasons and design criteria for the project and that they cannot discuss it further without the owners and/or their agent(s) present. DB moved to deny the application as presented regarding fire and safety issues, access for parking, cutting of live trees, expansion of footprint, and necessary expansion not limited to 10%. LM seconded. Motion carried.

### **Other Discussion**

DC handed out a memo he had written regarding Short Term Rentals and stated that he had talked about it with the County Council. He went over the points of the memo, which included an advisory of behavioral expectations to STR's. He added that Arch Cape could ask the Board for a portion of the 7% room tax for funds to resolve problems caused by STR's (garbage, animal control, excessive noise, fireworks, inappropriate use of the beach and tsunami information, etc.) DB stated it was nice to hear his support as the Water and Sewer Boards have tried for years to get a portion of the room tax. DC said he was unsure of the next step in this process. DB asked if a meeting should be scheduled with the community. (A meeting is pending?)

**Meeting adjourned at 7:50 pm**

***MINUTES FROM THE SOUTHWEST COASTAL DESIGN REVIEW/CITIZEN ADVISORY  
COMMITTEE MEETING HELD October 13, 2010, at 6:00 PM***

Chairman George Cerelli called the meeting to order at 6:00 PM

Members present: George Cerelli (GC), John Mersereau (JM), Debra Birkby (DB), Linda Murray (LM), Richard D'Onofrio (RD) and Tod Lundy (TL). Staff present: Will Caplinger (WC), Steve Thornton (ST) and Ed Wegner (EW). Steve Malkowski (SM) absent.

**Business from the Public:**

There was none

**Consideration of Minutes:**

There were no minutes to be considered at this time.

**Public Hearings/Major Design Review**

**Masud Ahmad** – expansion of a non-conforming structure and variance to the 10% limitation on expansion on a non-conforming structure, continued from the meeting of 09/29/10. Dan Parker (DP), Hyde Park Construction, represented the owners. RD asked for the rationale in requesting the variance. DP stated that the owners are concerned about fire safety (getting out of the house) and that the outside stairs would be a second egress from the house. The third floor is their bed/bath. JM asked if this really was a hardship if the concern was about safety. A discussion followed including the issue of setting a precedent by granting this hardship variance and if the homeowners were using hardship to get what they wanted. TL moved for approval conditional on the following: (1) that the north deck is removed, the outside stairs and landing will be built at minimum width per code for fire egress and that the support for landing posts are on the ground and (2) that only the one dead and one deteriorated trees, brush and stump may be removed. (Helen Chauncey, neighbor to the east, was amenable to this motion as presented.) LM seconded. There were four ayes and one abstention (DB). Motion carried.

**Curtis & Kathryn Matthews**- 31955 Montbrecia Lane (4109CC1300), replacement of an existing single-family dwelling. The contractor from All-Phase Construction represented the owners. WC went over application criteria and explained that the new house will have the same approximate footprint as the existing dwelling. LM expressed concern that the trees are close to the building. The contractor stated that per the homeowners will keep as many trees as possible with minimal damage and will do minimal excavation. TL stated that the new house would be an improvement to what is there. RD moved to accept the plans as presented. TL seconded. The motion carried.

**Other Discussion**

DB stated that the North Coast Watershed has not been contacted by Louis Savage. She added that staff person Madeline Dalton (MD) had not visited the site and requesting that her decision

be set aside until the Council meets on the 18<sup>th</sup>. Nadia Gardiner stated that MD inappropriately gave permission without Ecola Creek Restoration Project's authority and that MD is not familiar with the site. WC stated that Kurns (tree removal service) would work with the watershed directly and do the job exactly the way they want it. WC indicated that they would not proceed until they hear back from the watershed. NG added that the neighbor to the north (Greg Lathrop) has killed some creek-side plants and dumped dirt into the creek. WC stated that they would discuss at the Board meeting on October 18<sup>th</sup>.

DB expressed concern that that an applicant's proposal brought in on a Monday is being discussed by the DRB on the following Wednesday and felt that it wasn't fair to not give notice to the neighbors who are going to be impacted. WC explained that he followed the process according to code and did not use a template. JM said that public notice is extremely important as it gives the community an opportunity for public forum and that the community relies on that notice. DB gave copies of previous packets to WC. WC stated he would use that format in the future.

**Meeting adjourned at 7:35 PM**



# HARTMAN DESIGN REVIEW

12/9/2010



## ARCH CAPE DESIGN REVIEW

### ***EXECUTIVE SUMMARY***

The applicant Bob Cerelli on behalf of the Hartman Family Trust has requested design review approval for the construction of an accessory structure garage on property owned by the Hartman Family Trust.

In accordance with Clatsop County's Zoning Ordinance Section 4.104 § 2A, this project falls under the guidelines for a "Minor" Design Review with a geologic hazard assessment. The applicant has provided a letter from a certified engineering geologist per Clatsop County's zoning ordinance section 4.043. The applicant has also provided answers to the relevant criteria along with detailed diagrams of the structure and location. Staff finds that the proposal for an accessory structure / garage as proposed in this application satisfies all but one of the development standards.

Staff's recommendation is for a conditional approval contingent upon the applicant's ability to obtain a variance to the Street Side Setback (50' from the Highway, applicant needs a 30' variance to retain current positioning) or the relocation of the structure an additional 30' to the west.

### ***CRITERIA***

The following criteria are listed as an evaluation criterion in Clatsop County's zoning ordinance section 4.106:

1. Relation of Structure to Site:

The relation of the structure to the site satisfies the intent and purpose of this criterion, based on bulk, shape, scale, and arrangement of the structures, but fails to satisfy the location standard for the minimum setback along a major arterial (50') identified in Clatsop County's zoning ordinance section 3.068 subsections 2, 4, 6.

**Currently Not Satisfied – Condition Required for Approval**

2. Protection of Ocean Views:

Based on the site photos provided by the applicant and lot location, it is very unlikely that this proposal will affect ocean views.

**The criterion is satisfied.**

3. Preservation of Landscape:

All landscape is intended to be preserved with the exception of the two holly trees that are located within the building's footprint and driveway proximity.

**The criterion is satisfied.**

4. Buffering and Screening (For Commercial Uses):



## HARTMAN DESIGN REVIEW

12/9/2010

The proposal is not for commercial purposes. This criterion is not applicable to this request.

**The criterion is satisfied.**

5. Vehicle Circulation and Parking:

Current access from Highway 101 is grandfathered and internal lot provides sufficient circulation. The proposed parking will not be affected by the proposal, which should retain the same number of existing off street parking.

**The criterion is satisfied.**

6. Utility Service:

Electrical service to the structure will be provided via underground electrical lines from the current single family residence. No new service is being provided. Based on past development practice in the Arch Cape community, it is not necessary to reroute the entire utility underground when it is pre-existing.

**The criterion is satisfied.**

7. Signs:

This is not a commercial operation and no signs are proposed with this development.

**The criterion is satisfied.**

8. Surface Water Drainage:

All new drainage lines from new gutters and downspouts are projected to tie into the existing drainage system.

**The criterion is satisfied.**

Other Criteria for Evaluation:

The current proposal satisfies the relevant criteria for a minor design review approval with the exception of the proposed location, which is within the required 50' setback identified in section 3.068 of Clatsop County's zoning ordinance. A simple condition requiring the applicant to obtain a variance or meet the setback should satisfy the criteria for design review and allow the applicant to move forward on their project.

Based on the fact that the applicant will need to obtain a variance to place the structure in the proposed location Staff recommends the expiration period be extended to add an additional 12 months (1 year) from the date of approval.

### **CONCLUSION**

As illustrated in the this document and the applicant's submittal, the proposal satisfied the intent and purpose of the ACRCR zone for an accessory structure. However the proposed footprint does not satisfy the setback requirements from the highway, which is identified as a major arterial. Therefore Staff recommends a conditional approval based on the applicants obtaining a variance or shifting the location an additional 30' to the west.





# HARTMAN DESIGN REVIEW

12/9/2010

Exhibits to Follow:

Exhibit B	Public Notice - 1 December 2010
Exhibit C	Application w/ findings, illustrations, and site photos
Exhibit D	Geologic Review, Horning Geosciences

Appendices

# Exhibit B





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## PUBLIC NOTICE FOR AN ISSUE BEFORE THE TRANSPORTATION & DEVELOPMENT DIRECTOR

**In the matter of a Major Design Review application for an Accessory Structure (Garage)  
submitted by Bob Cerelli on behalf of the owners Chris & Judy Hartman. The legal  
description of the Parcel is T4N, R10W, § 19CA, TL02200.**

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

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APRX. DATE OF DECISION:	December 27, 2010
COMMENT PERIOD:	December 1, 2010 – December 14, 2010
DESIGN REVIEW HEARING:	<b>December 15, 2010, 6pm Arch Cape Fire Hall</b>
SEND COMMENTS TO:	Public Service Building, 800 Exchange Street, Suite 100 Astoria, Oregon 97103
CONTACT PERSON:	Jennifer Bunch, Clatsop County Planner

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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, December 15, 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 Monday, December 27, 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](mailto:comdev@co.clatsop.or.us). Written comments must be received in this office no later than **4PM on Tuesday, December 14, 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 to construct a new garage adjacent to the existing residence as illustrated on page 4. The height of the structure is estimated at 15' 6". The overall square footage of the structure is approximately 484<sup>sq</sup>ft. The area is identified as being within a geologic hazard overlay, and the applicants have provided a letter from a certified engineering geologist that the area is suitable for development.

**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](http://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.

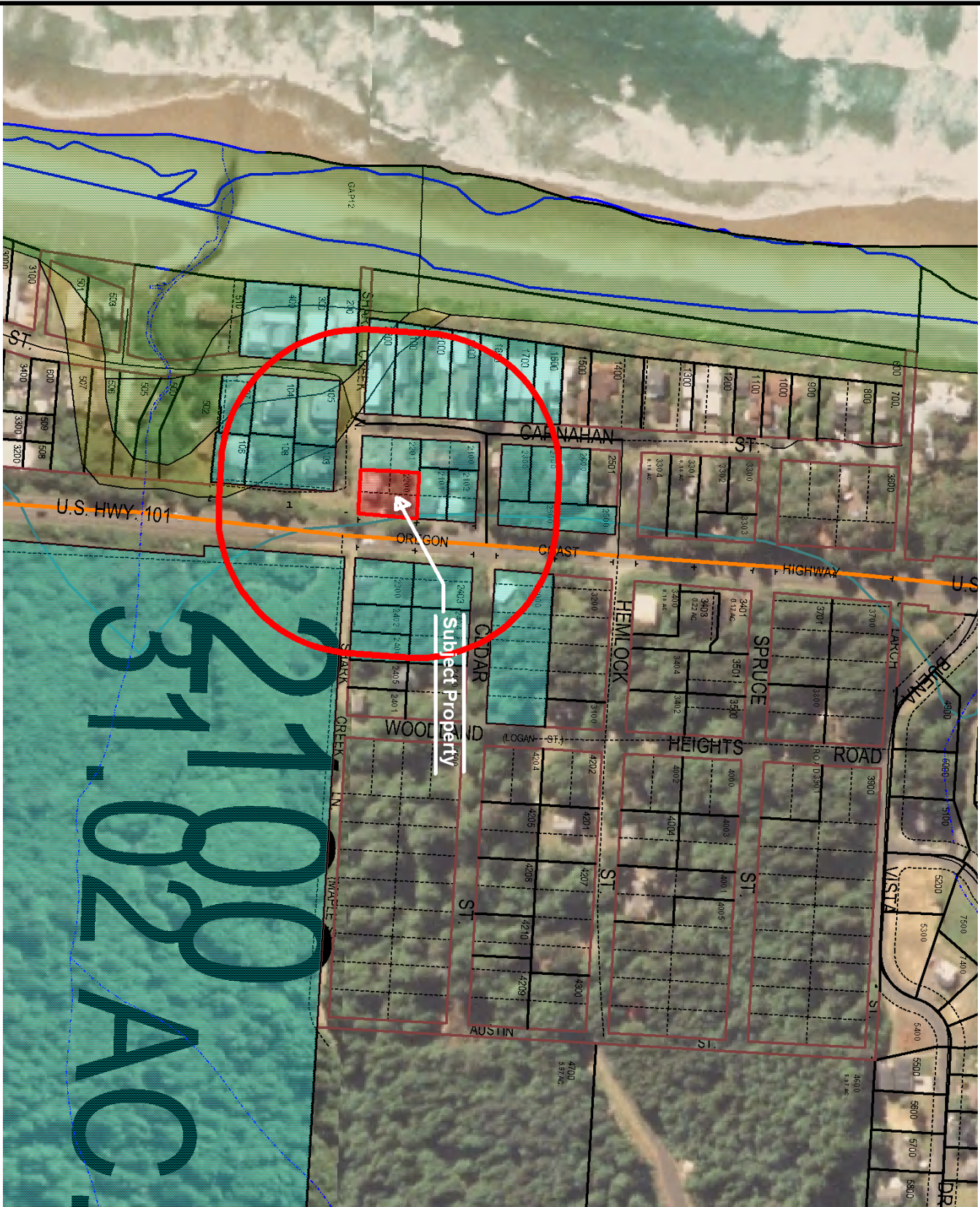
If you have questions about this land use matter or need more information, please contact Michael Weston II, Clatsop County Planner, at (503) 325-8611 or via email at [mweston@co.clatsop.or.us](mailto:mweston@co.clatsop.or.us).

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

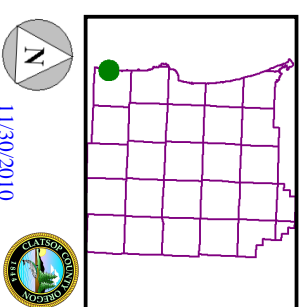


# Clatsop County Map

- FEMA Flood
- Velocity Zone
- 500-year zone
- X
- 100-year zone
- PLS
- PLS
- PLS Townships
- Roads
- Local Road
- Local Road (Gravel)
- Nat'l Scenic Byway
- Minor Road
- Tax Lot Arrows
- Tax Map
- Water Body
- Creek
- Parcel Boundary
- Supplemental Boundary
- Road R-O-W
- Tsunami(County)



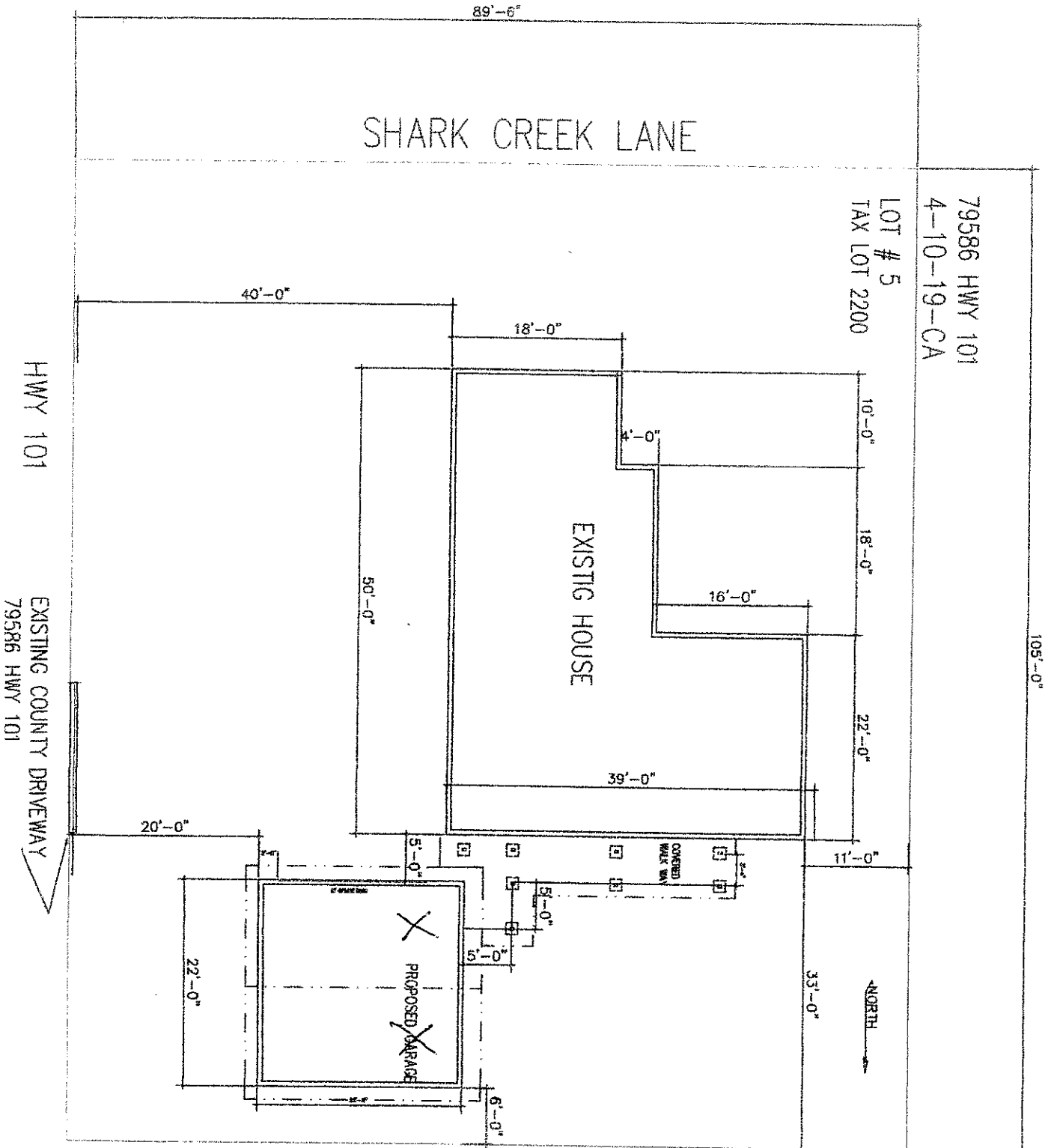
1 in. = 254 ft.



11/30/2010



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.

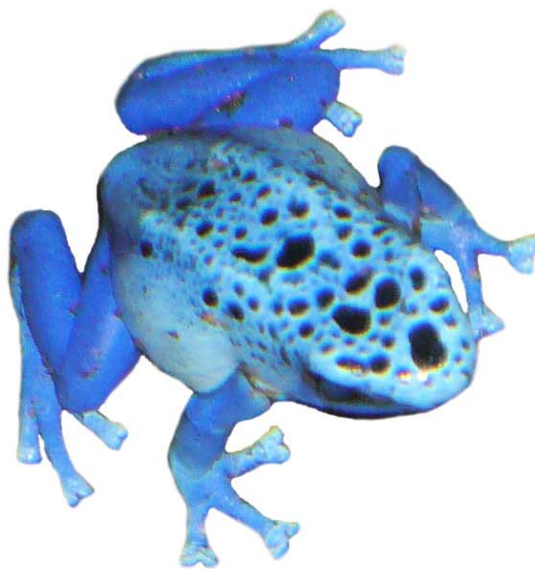


X = Holly  
tree to  
be REMOVED

New garage  
built ON  
Flat ground



# Exhibit C





## Development Permit

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

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

### For Department Use Only

Permit #: 20100573  
Permit Type: Type I  
Entry Date: 11/9/2010  
Entered By: Will Caplinger  
Assigned To: Jennifer Bunch  
Permit Status: Pending

### Permit Timeline

User	Status	Date
Will Caplinger	Entered	11/09/2010
Will Caplinger	Deemed-Incompl	11/09/2010
Jennifer Bunch	Assigned	11/09/2010

### Proposed Use

Proposed Use: **Accessory Structure, e.g. Shed, Personal Shop**

Zone: **AC-RCR**

Description: New garage for existing residence

Overlay District: **GHO, SDRO**

### Owner/Project Location

**Owner:** Name: **Hartman Family Living Trust & Hartman Christopl** Ph. #: (480) 813-3560  
Address: 625 S Golden Key St Cell: ( ) -  
City, State, Zip: Gilbert, AZ 85233 Fax: ( ) -

**Site Address:** 79586 Hwy 101 **I R S Q S Qg S Taxlot**  
**City:** Arch Cape **State:** OREGON 4 10 19 C A 02200

### Applicant/Agent

**Applicant:** Name: Bob Cerelli Ph. #: (503) 436-1648  
Address: 31897 Maxwell Lane Cell: (503) 717-3065  
City, State, Zip: Fax: ( ) -

Ph. #: ( ) -  
Cell: ( ) -  
Fax: ( ) -

### Fees

#### Fee Type:

Planning/Development

#### Permit Fee Total:

\$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>
The Hartman/Judy Hartman	Check	2003	11/09/2010	\$711.00

**Balance Due:** \$0.00

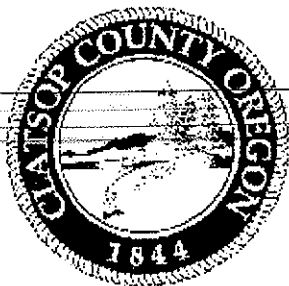
### Signatures

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





# APPLICATION FOR DESIGN REVIEW

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

APPLICANT: Bob Cerelli Phone: 503 436 169E  
Address: 31897 Maxwell ln Arch Cape 717-3665 cel.

OWNER: Chris, Judy HARTMAN Phone: 480 813 3560  
Address: 625 Golden Key st, Gilbert AZ 85233

AGENT: Bob Cerelli Phone: SAME  
Address: SAME

Proposed Development: New Garage

Present Zoning: AC-RCR Overlay District: GHD/SDRO/  
Lot Size: 149.61 X 89.61 = 9,450.0' . 217AC

Property Description: 4 10 19CA 2200  
Township Range Section Tax lot(s)

Property Location: 79586 Hwy 101  
Arch Cape

## General description of the property:

Existing Use: Single Family home

Topography: Flat where garage will be built,

## General description of adjoining property:

Existing Uses: Single family homes

Topography: Flat, some slope to south

Community Development Department

800 Exchange, Suite 100 \* Astoria, Oregon 97103 \* (503) 325-8611 \* FAX 503-338-3666



## Development Permit

### Applicant's Statement

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



## Development Permit

For Department Use Only

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

Permit #: 20100573

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

### Zoning District Requirements

#### Property Access Info.

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

#### Detached Garage

Direction	Setbacks	
	Req.	Actual
F: S	20	60 +
S1: E	20	20
S2: W	10	46 +
R: N	5	6

### Property Information

Type	Description	Additional Info.
Structure	26 Foot Maximum	
Water	none required	
Sewage	none required	

### 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: Will Caplinger

Entered Date: 11/09/2010

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

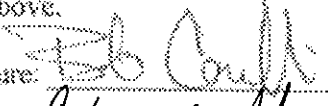
Date: \_\_\_\_\_

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

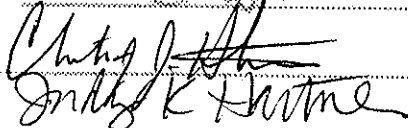

Date: \_\_\_\_\_

**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: 11/2/10

Owner's Signature:   


Date: 11-2-10  
11/2/2010

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

1] The new garage will have a square foot coverage of 484sqft.

The grade where the garage will be built is flat at all 4 corners the height will be 15'6".

Bulk and shape of new building are compatible with the surrounding structures.

2] No ocean views will be affected

3] Two holly trees will be removed, no other landscape is affected

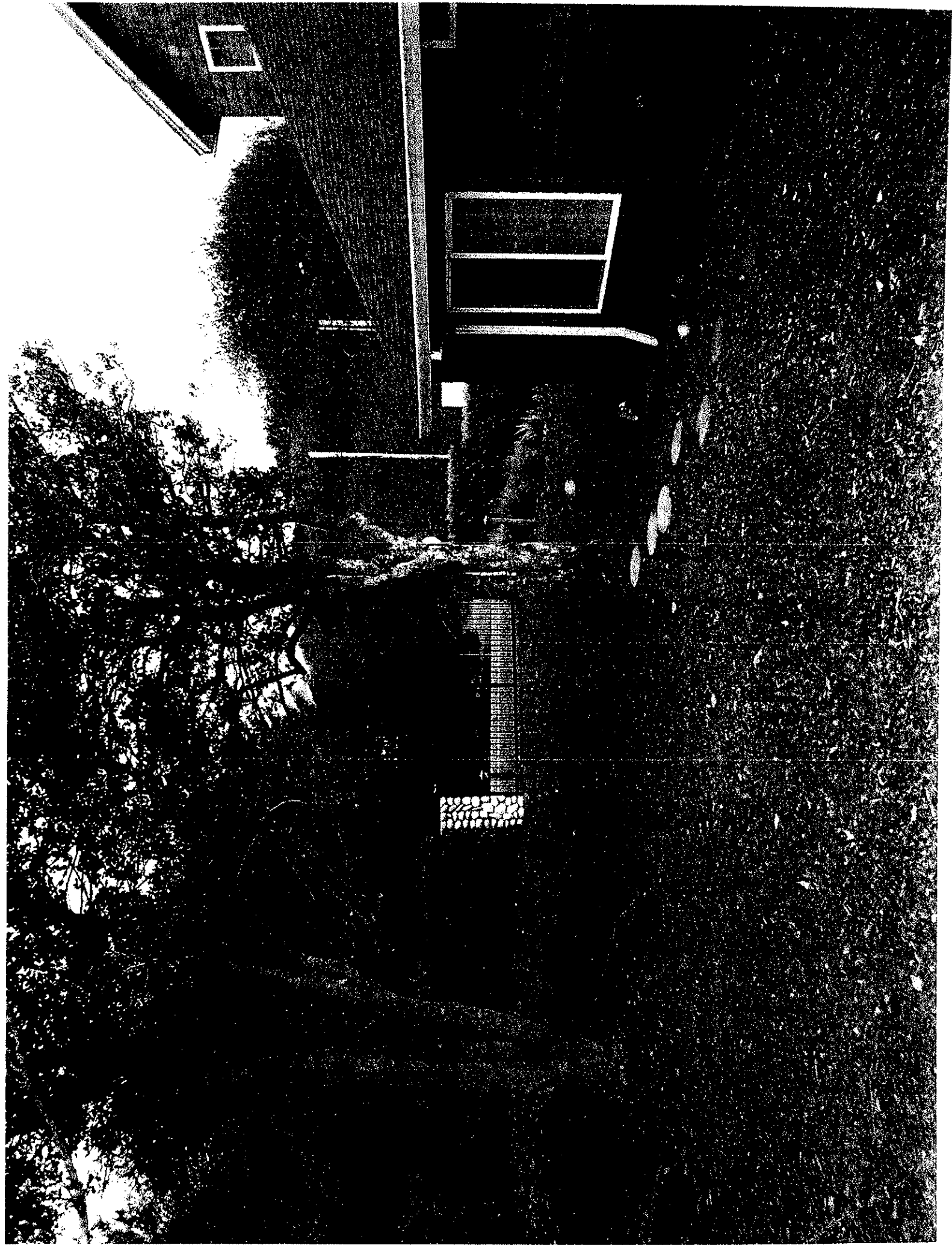
4] NA

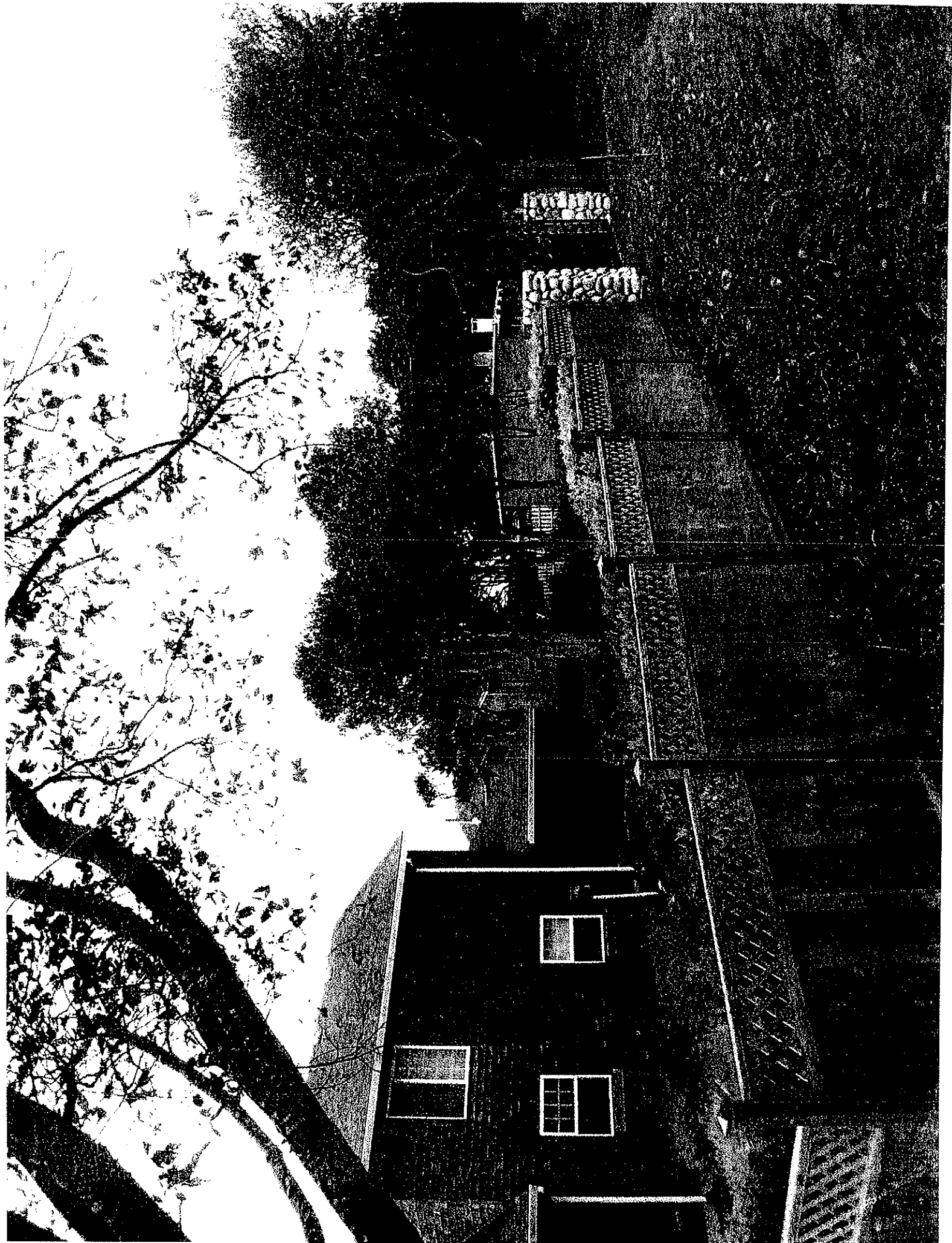
5] Off street parking for two cars already exist, the new garage is accessed by an existing clatsop county road dept driveway . 79586Hwy 101

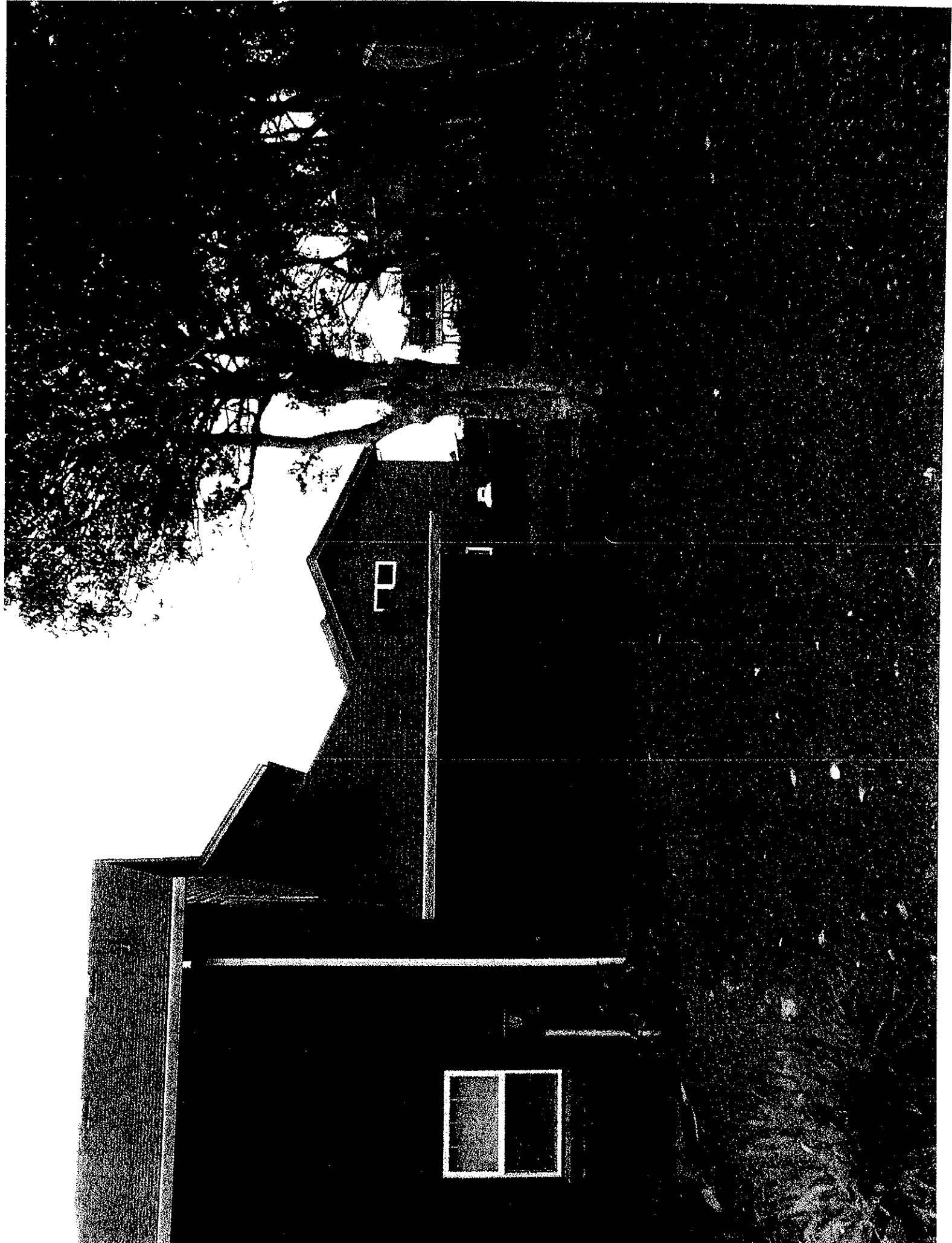
6] Electrical service will be supplied underground from existing house

7] NA

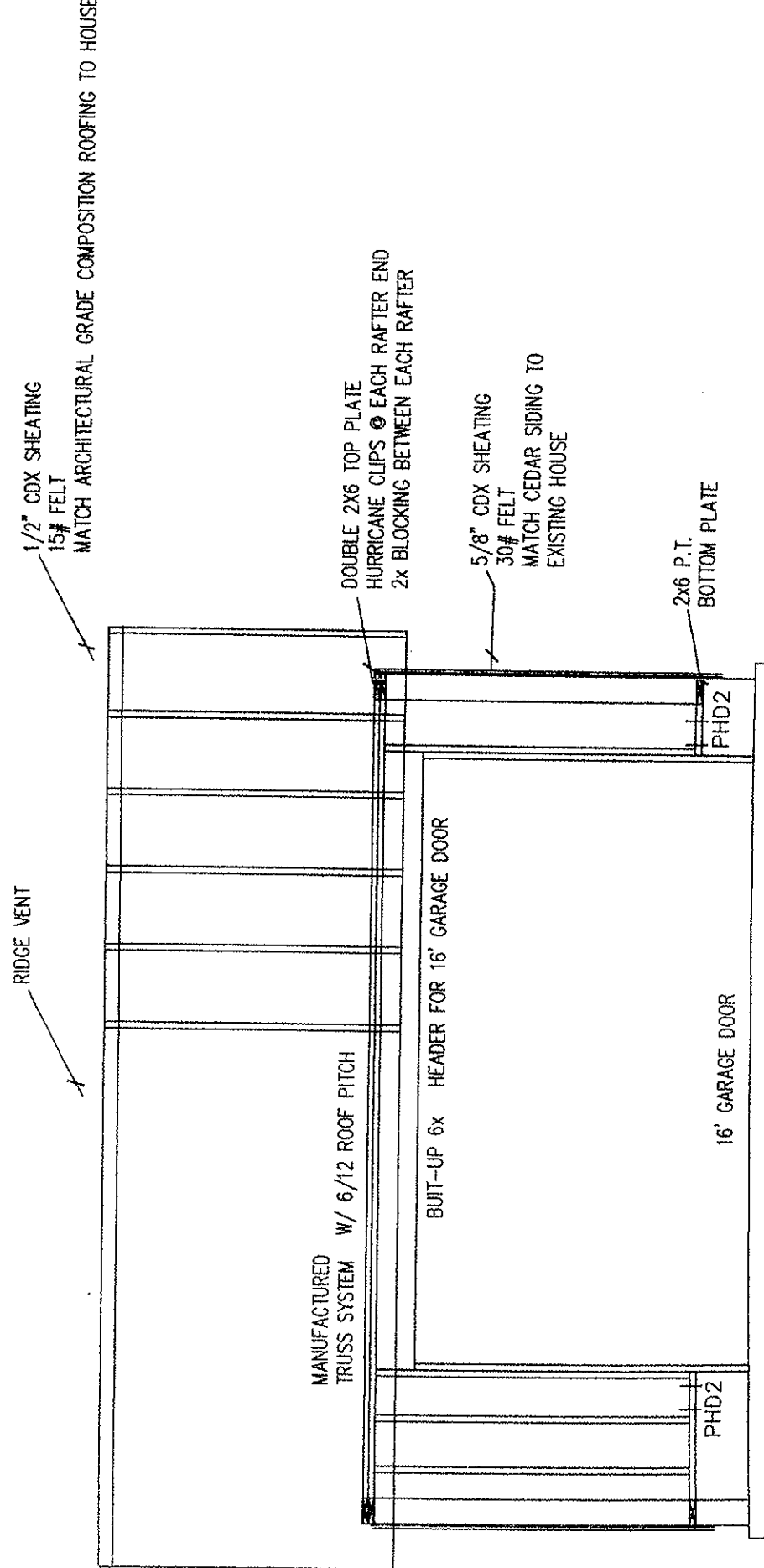
8] Gutters and downspouts will be connected to existing drain system



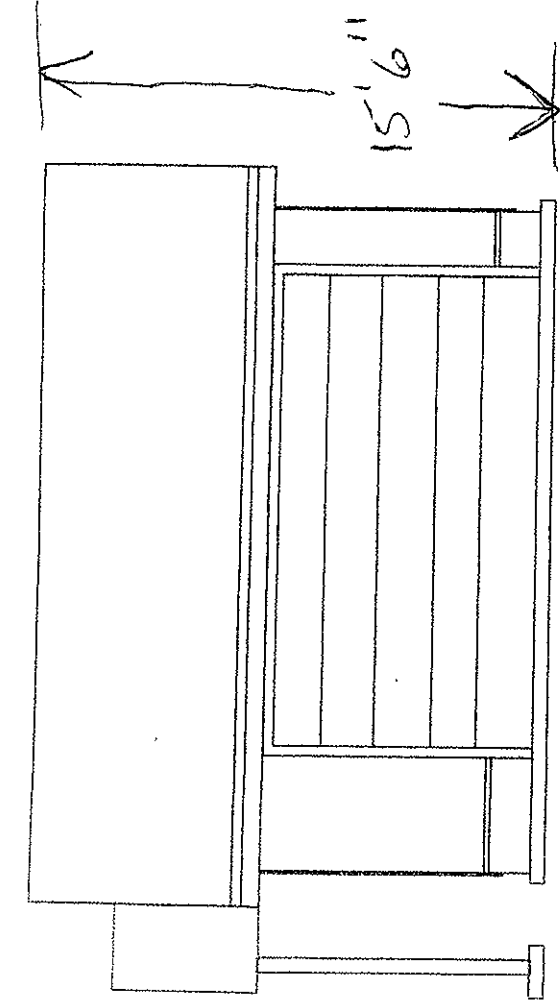




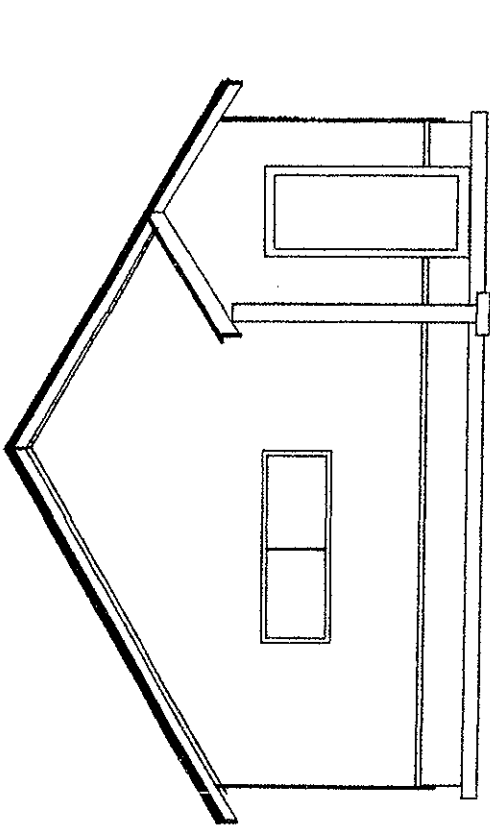




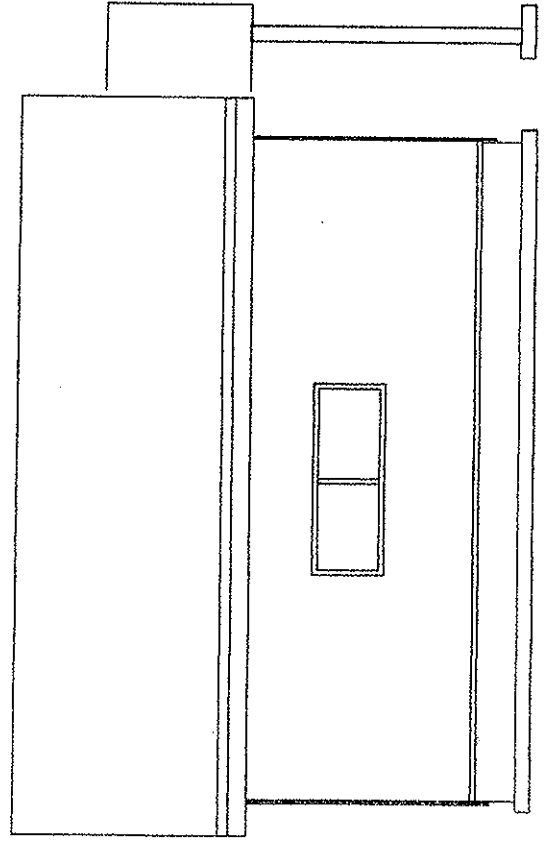
SOUTH VIEW



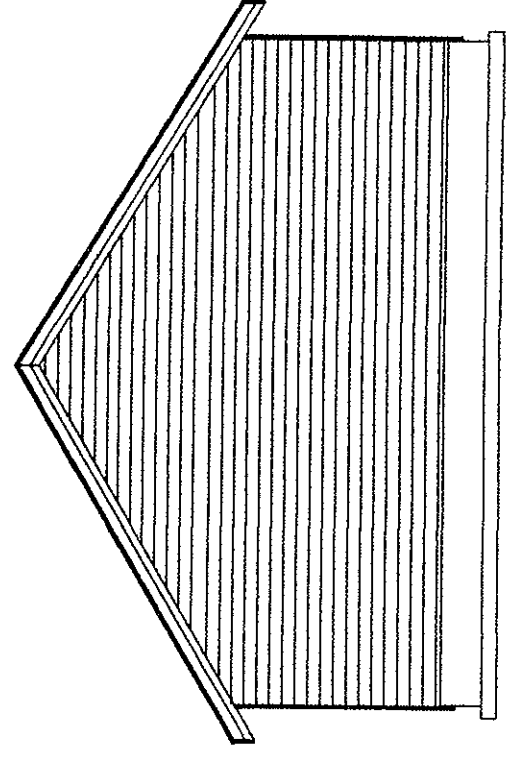
SOUTH ELEVATION  
SCALE 1/4"=1'-0"



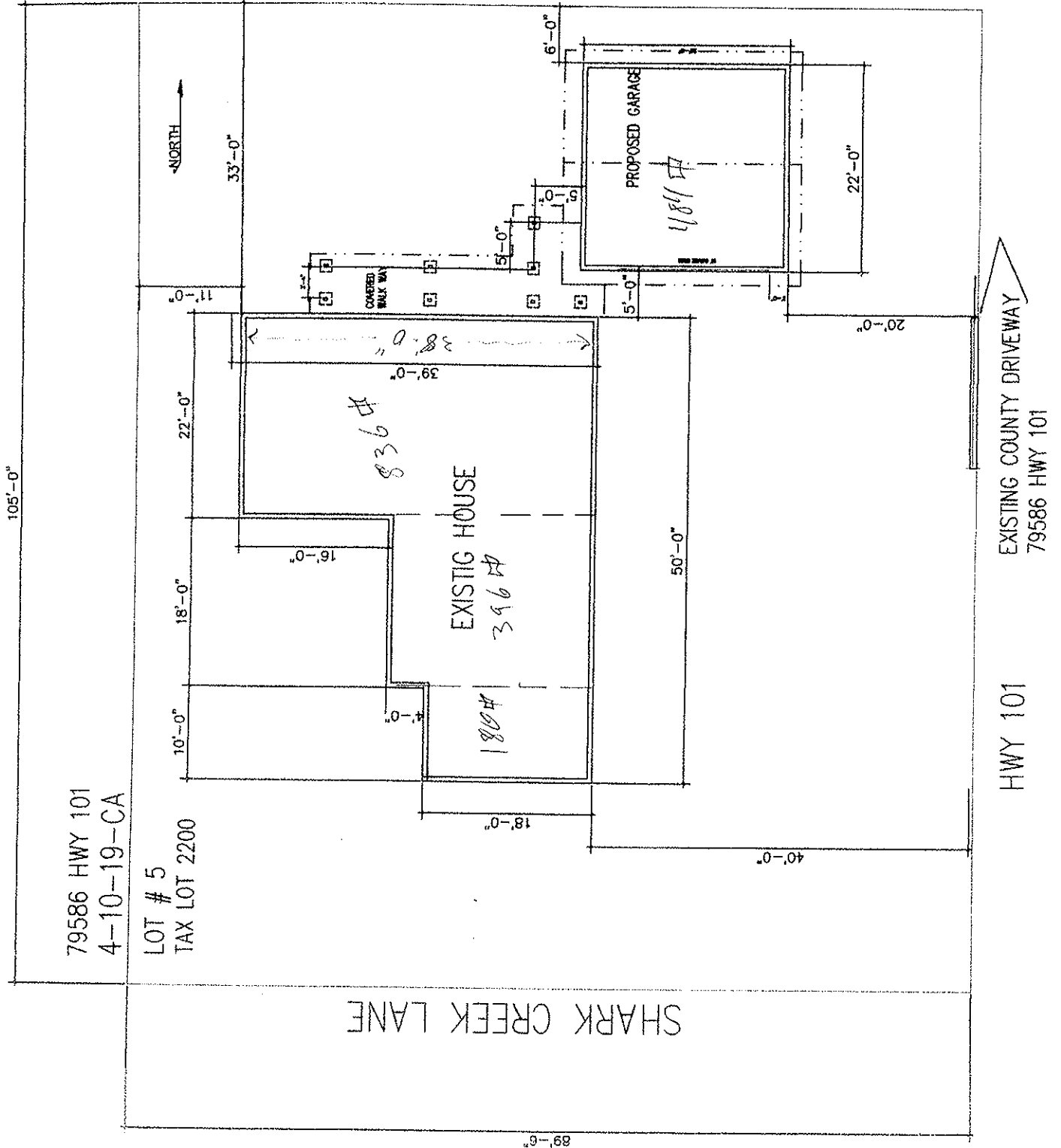
WEST ELEVATION  
SCALE 1/4"=1'-0"



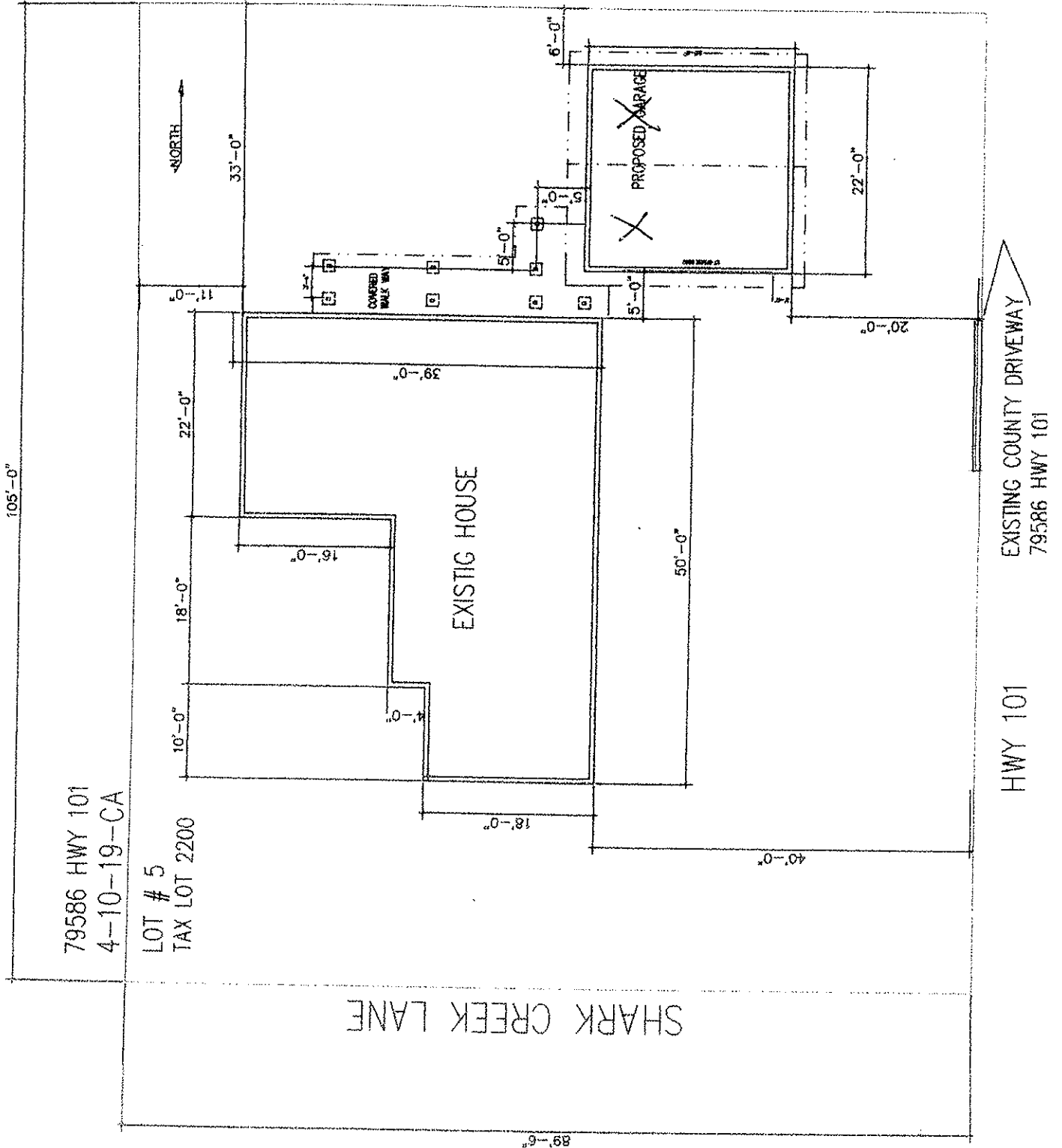
NORTH ELEVATION  
SCALE 1/4"=1'-0"



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



House = 1400  
 20% = 280  
 Gar = 454



X = Holly  
tree to  
be Removed

New garage  
built ON  
Flat ground

# Exhibit D



# Horning Geosciences

808 26th Avenue, Seaside, OR 97138

Ph./FAX: (503)738-3738

Email: horning@pacifier.com



November 12, 2010

Bob Cerelli  
Merserelli Construction  
31897 Maxwell Lane  
Arch Cape, OR 97102

Will Caplinger, Planner  
Clatsop County Planning & Development, and Clatsop County Design & Review Board

RE: Geologic Letter; Map 4 10 19BC, Tax Lot 2200; 79586 Highway 101, Arch Cape, Clatsop County, Oregon  
[Judy and Chris Hartman, owners]

Dear Bob:

At your request, I have examined the above-referenced property for geologic hazards. There is no hazard of significance, aside from seismic shaking and tsunami inundation. Further investigation is not warranted. A quick summary is provided below.

The property lies on a low rise in the Arch Cape neighborhood at an elevation of about 50 ft NGVD. The proposed garage site in a grove of holly trees north of the house is underlain by native terrace soils that are suitable for standard construction methods. Weak soils, slope instability, high groundwater tables, erosion, and settlement issues do not exist for this site. Under some circumstances, a local Cascadia subduction zone M9.0 earthquake may generate a seismic sea wave high enough to engulf this property and destroy the home. These events can occur as frequently as every 200 years and it has been 310 years since the last one. Assuming randomness, they occur every 500 years. Assuming we are in a cluster of quakes (odds are greater than 50 percent that we are), the mean recurrence within the cluster is 330 years. Uncertainty is high. Shaking will last for about 5 minutes. Standing will be difficult. The wave will strike about 25 minutes after the onset of shaking. Prompt evacuation to the east to high ground will be required. Survival supplies should be kept ready to go. Arch Cape will most likely be isolated for several weeks. Refugees should plan to be self-sufficient. Significant assistance will be delayed for perhaps weeks. All utilities will be knocked out for months.

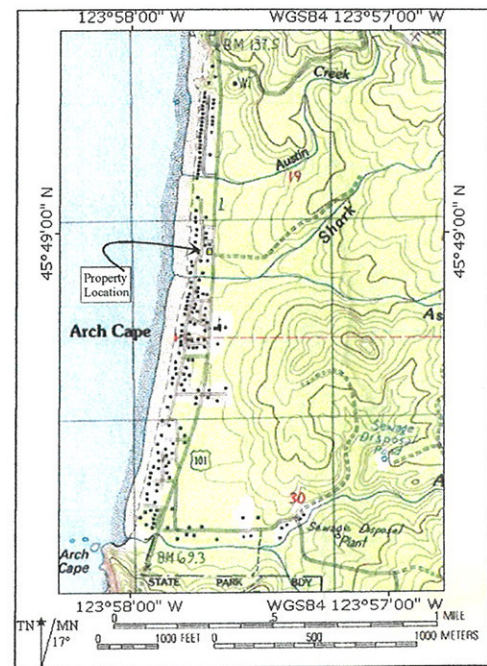
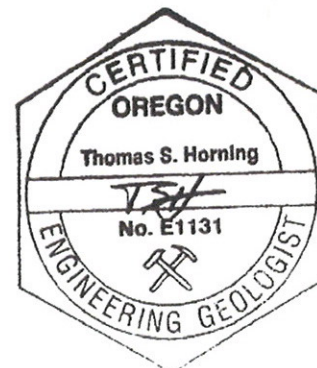


Figure 1: Property location map, extracted from the Arch Cape 7.5-min USGS Quadrangle Map.

Thomas S. Horning, CEG  
Horning Geosciences





12-1-2010 Mailed notice 

Taxlotkey	Account	Year Built	Owner_line	Owner Address	City	State	Zip Code	Situs Addr
41019CA02404	2628		Allen Denny/Ruth	1700 Effingham St	Fort Collins	CO	80526	
41019CA02500	2631		Beahrs Claudette Hastie	3006 NE Bryce St	Portland	OR	97212	
41019CA02700	2634		Boone John/Lori	12795 NW Creekside Dr	Portland	OR	97229	
41019CB01600	2611	1959	Brewig Peter T/Gretchen A	2333 SW Sherwood Dr	Portland	OR	97201	80286 PAC
41019CC00106	2718	1999	Cahill Donald & Susan	7915 SE 34th	Portland	OR	97202	80222 Asbi
41019CA02600	2633	1963	Edwards Thomas W/Jennie A Tr	17450 Pilkington Rd #115	Lake Oswego	OR	97035	80293 PAC
41019CA03000	2637	1944	Estate of Boehmer Gabrielle H	46760 NW Stronmayer Rd	Forest Grove	OR	97116	79603 HW
41019CC00104	2716	1985	Fenton Janiece (pipers)	80231 Pacific Rd	Arch Cape	OR	97102	80231 PAC
41019CC00107	2719		Forrester J W Jr Estate	PO Box 544	Astoria	OR	97103	
41019CC00108	2720		Gleason Candice & McComb Stephen	PO Box 1335	Palmer	AK	99645-1335	
41019CA02800	2635	1964	Gleason Norbert C/Susanne C	4320 SW 75th	Portland	OR	97225	31971 Ccd:
41019CA02101	2619	1958	Gonzales Ray Mahan	PO Box 1900	Yucca Valley	CA	92286	79594 Hwy
41019CA02200	2621	1942	Hartman Family Living Trust	625 S Golden Key St	Gilbert	AZ	85233	79586 Hwy
41019CB02200	2617	1953	Kafoury Deborah	1500 SW Fifth Ave #1906	Portland	OR	97201	80258 PAC
41019CA02402	2626		Kelvin Paul & Karen	3045 SW Westwood Dr	Portland	OR	97225	
41019CB01900	2614	1950	Nelson Madeline B Aka	1833 SW Hawthorne Terr	Portland	OR	97201	80272 PAC
41019CB02100	2616	1953	North Walter A/Amy P	PO Box 129	Lake Oswego	OR	97034	80262 PAC
41019CA02300	2623	1989	Parasiliti Anthony/Lori	8504 Koluder	Lofton	VA	22079	31991 SHA
41019CB01700	2612	1989	Parson Eric E/ Janet M Trustees	2351 NW Westover Rd #901	Portland	OR	97210	80280 Paci
41019CC00103	2715	1977	Pierce Deborah & John	3054 Palatine Terrace Dr	Henderson	NV	89052	31972 Shar
410000002100	1941		Price Kent H/Florence M Tr	89587 Lakeside Ct	Warrenton	OR	97146	
41019CA02100	2618	1977	Reese's Retreat LLC	3239 SE Hawthorne	Portland	OR	97214	80269 Paci
41019CA02900	2636		Roberti Peggy & Misner Thomas	PO Box 151	Tolovana Park	OR	97145	
41019CC00300	2723	1953	Rubinstein Richard & Teri Dehaan	8035 SW Broadmoor Terr	Portland	OR	97225	80232 PAC
41019CA02201	2622	2006	Stockton David A/Jeanne A	9165 SW Pony Pl	Beaverton	OR	97008	80261 Paci
41019CC00105	2717	1976	Waibel Karen	5630 SW Windsor Ct	Portland	OR	97221	80239 PAC
41019CC00400	2725	1950	Zalutsky Audrey & Morton	3118 SW Fairmount Blvd	Portland	OR	97201	80222 PAC
			Spangler Matt, N Coast Field Rep	810 SW Ader St, Ste B	Portland	OR	97365	
			Clatsop Soil & Water Conserv. Dist	750 Commercial, Rm 207	Astoria	OR	97103	
			Arch Cape Site Design	32065 E Shingle Mill Ln	Arch Cape	OR	97102	
			CREST	750 Commercial St Rm 205	Astoria	OR	97103	
			George Cerelli	31906 Ocean View Ln	Arch Cape	OR	97102	
			Debra Birkby	79829 Gelinsky Rd	Arch Cape	OR	97102	
			Richard D'Onofrio	PO Box 1327	Cannon Beach	OR	97110	
			Theodore Lundy	3530 N Mississippi Ln	Portland	OR	97227-1155	
			Stephen Malkowski	31970 East Ocean Ln	Arch Cape	OR	97102	
			John Mersereau	32042 E Shingle Mill Ln	Arch Cape	OR	97102	
			Linda Murray	79836 Gelinsky Rd	Arch Cape	OR	97102	
			ODOT	350 W Marine Dr	Astoria	OR	97103	
			Dept of Environmental Quality	65 N Hwy 101, Ste G	Warrenton	OR	97146	
			ODOT Region 2	455 Airport Rd SE Bldg B	Salem	OR	97301	
			DEQ Headquarters	811 SW 6th Avenue	Portland	OR	97204-1390	