

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: 503-338-3606

em: comdev@co.clatsop.or.us



Southwest Coastal Design Review / Citizen Advisory Committee Regular Meeting Agenda

Date: Wednesday, November 16, 2011
Time: 6:00 pm
Location: Arch Cape Fire Hall
79816 E Beach Road
Arch Cape, OR 97145

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:
 - Minutes of July 20, 2011 (See Attachment 1)
5. ACTION ITEM:
 - Major Design Review – Application by Tevis Dooley, on behalf of Scott V. Tenneson et al, for review of application to build an accessory structure (carport/tool room) on property owned by the Tennesons, located at 31973 E. Ocean Lane, Arch Cape, Oregon, also known as T4N, R10W, Sec. 30BB, TL 4400. Staff: Julia Decker, Planner.
6. OTHER BUSINESS:
 - Open Discussion: This is a chance for the committee to discuss and invite testimony from outside agents regarding topics of interest.
7. ADJOURN

The agenda and staff reports are available for review at www.co.clatsop.or.us (click on Land Use Planning, then click on the Arch Cape link and scroll down to Design Review Hearings. The agenda packet is a PDF document.)

NOTE TO MEMBERS: Please contact Transportation and Development (503-325-8611) if you cannot attend the meeting.

ACCESSIBILITY: This meeting location is handicapped-accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting. Please let us know at 503-325-8611, Transportation and Development Services – Land Use Planning Division, if you will need any special accommodations to participate in this meeting.

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SOUTHWEST COASTAL DESIGN REVIEW / CITIZEN ADVISORY COMMITTEE

CRITERIA EVALUATION SHEET – DESIGN REVIEW

Applicant:	<u>Tevis E. Dooley III</u> <u>31972 E. Ocean Lane</u> <u>Tolovana Park, OR 97145</u>
Owner:	<u>Scott V. Tenneson et al</u> <u>4800 Mill Creek Road</u> <u>The Dalles, OR 97058</u>
Property Description:	<u>T4N, R10W, Sect 30BB, TL 4400</u>

DESIGN REVIEW CRITERIA

1. Relation of Structure to Site: This project would construct an accessory structure with a footprint roughly one-third that of the primary residence for the purpose of creating a carport and tool room. The accessory structure would be less than 12 feet in height and designed to match the primary structure, a single family residence. Total lot coverage would be less than 7.5%.
2. Protection of Ocean Views: Review of the aerial photo, site photos, site map and plot plan indicate no existing ocean views would be affected by this request. Public notice was provided to property owners within 250 feet of the property lines of the parcel.
3. Preservation of Landscape: The new structure would be placed on already cleared and mostly level land. Site disturbance would be minimal. No cut and fill excavation is proposed. Very little vegetation would be disturbed.
4. Utility Service: Electrical lines would be placed underground; no other utilities are proposed.
5. Exterior Lighting Shall be of a "Full Cut-off" Design: Two exterior lights, one inside the carport and one under the eaves, outside the door to the tool room, would both be covered by roofing or eaves, ensuring no upward light pollution. Full cut-off designs are proposed for both lights, to eliminate glare to the sides.
6. Buffering and Screening: Not applicable for residential development.

7. Vehicle Circulation and Parking: Not applicable for residential development. This tax lot has only one access point.
8. Signs: No signs are proposed for this residential development.
9. Surface Water Drainage: A French drain would be installed and downspouts connected to the existing drainage system, diverting water away from the road and other existing homes.
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.

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its November 16, 2011, 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



STAFF REPORT

Staff Report Date: November 7, 2011

Hearing Date: November 16, 2011

Hearing Body: Southwest Coastal Design Review / Citizen Advisory Committee

Request: New carport / tool room, accessory to single family dwelling, requiring Major Design Review, per Land and Water Development and Use Ordinance #80-14, Section 4.102 (E)

Applicant: Tevis E. Dooley III
31972 E. Ocean Lane
Arch Cape, Oregon 97102

Owners: Scott V. Tenneson and William R. Tenneson
4800 Mill Creek Road
The Dalles, OR 97058

Property Description: T4N, R10W, Sec 30BB, TL 4400

Zoning: AC – RCR (Arch Cape – Rural Community Residential)
SDRO – Site Design Review Overlay

Property Location: 31973 E. Ocean Lane, Arch Cape, Oregon 97102

Property Size: 0.46 ac. (approximately 20,037 square feet)

Staff Reviewer: Julia Decker, Planner

Exhibits: 1 – Application
2 – Maps and photos produced subsequent to application
3 – Public Notice – *mailed and emailed*

Comments Received: None

...

LWDUO #80-14, Standards Section 4.103. Criteria for Design Review Evaluation.

1. Relation of Structures to Site: The location, height, bulk, shape, and arrangement of structures shall be in scale and compatible with the surroundings.

Applicant: "We propose to build a carport/tool room, to the east of the existing dwelling. Its overall dimensions would be 28'x12', with the long axis running N. and S., with 10' between it and the E. side of the main dwelling entry porch and its S. face, aligned with the S. face of the main dwelling. One continuous metal roof, straight gabled, would cover the building which from N. to S. would be an open post and truss "carport", 12'x20', and the remaining 8'x12' would be an enclosed tool room, on a concrete slab, with a door on the west wall. All material would match the main dwelling."

The proposed carport / tool room footprint is approximately one-third the size of the house footprint and is only one story. The exterior has been designed to match the house, which was finished within the last two years and was found to be compatible with Design Review standards.

Staff Finding: Staff concurs with applicant and adds the following: The lot is slightly more than 20,000 square feet, well over the 7,500 square-foot minimum lot size for the AC-RCR Zone.

The accessory structure is proposed to be 10 feet from the front porch of the house, 28 feet long and 12 feet wide, creating a 336 square-foot footprint. It would meet all setbacks.

The house, which is 30 feet by 32 feet, creating 960 square-foot footprint, includes a small deck and porch, according to Assessor's records. Total lot coverage, including the house, deck, porch and proposed carport/tool room, would bring lot coverage to approximately 1,471 square feet, or about 7.4% of the total lot. This is well below the maximum 40% required by the zone.

The height of the proposed structure is 11 feet, six inches, less than half the height of the 24-foot, nine-inch house.

The proposed structure will harmonize in design with the single family dwelling and is smaller than the dwelling.

Applicant meets this criterion.

2. Protection of Ocean Views: Shall be preserved through the confines of this ordinance section 3.064.

Applicant: "The property is a gentle E. to W. slope, with forest on the W., N. and E. sides, all owned by the Donnellys. To the S., across E. Ocean Ln., is the Merrell residence, and to the SW, the residence of the Dooley/Lally's. This structure will not affect any ocean views now or in the future, placed where it is and less than 12' at the peak. No trees or shrubs will be removed."

Size of proposed structure would be eclipsed by existing house except from north and south, which are forest currently and would not be ocean view. Size of structure conforms to code, as do setbacks.

Staff Finding: Section 3.064 of Land and Water Development and Use Ordinance #80-14 designates the development and uses permitted in the zone. Subsection (4) stipulates:

Accessory buildings per section 1.030 are permitted only as follows:

(A) In conjunction with, or following the permitting or lawful establishment of the principal use on the same tract. Accessory buildings are limited to uninhabitable spaces such as detached garages, storage buildings, garden sheds, greenhouses, shops, etc.

(B) Accessory buildings in this zone shall be subordinate in size to the primary dwelling.

Review of the application and Criterion 1, above, show the proposed structure to be of the type and size permitted. Additionally, review of the aerial photos and site photos submitted by the applicant indicate no ocean views exist that would be blocked by the proposed structure. It should be noted that public notice was provided to property owners within 250 feet of the property lines of the parcel. **No written comments were received.**

Applicant meets this criterion.

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. Disturbed areas shall be re-vegetated with native species.

Applicant: "We hope to disturb the site as little as possible. It is already a graded, gravel driveway, vehicular access would be unchanged, and drainage would be improved by downspouts connecting to the main house system and a French drain would collect water from the slope to the E., and convey it to daylight west of the main dwelling."

No vegetation to be removed. No trees to be disturbed. Minor excavation; no cut and fill. Any disturbed areas will be re-vegetated with native species.

Staff Finding: There will be very little change to the landscape. The site for the structure, according to the applicant, is relatively flat now and requires only minimal grading. The site plan shows land contours and where perforated pipe will collect run-off from the hill above the structure and direct it away from both the accessory structure and the home.

Soil remaining exposed after the project should be minimal.

Applicant meets this criterion.

4. Utility Service: All new service lines shall be placed underground.

Applicant: Electricity lines only, which will be placed underground.

Staff Finding: Based on the above statement, applicant meets this criterion.

5. Exterior lighting shall be of a “full cut-off” design: Glare shall be directed away from neighboring property or shielded in a manner not to cause offense (i.e. Full Cut-off Fixtures).

Applicant: Two exterior lights, one inside the carport and one by the door, under the eaves. Full cut-off design will be used for both.

Staff Finding: As described above, this criterion is satisfied.

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.

Applicant: Not applicable.

Staff Finding: Staff concurs with applicant; this criterion is not applicable.

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.

Applicant: Not applicable.

Staff Finding: Staff concurs with applicant; this criterion is not applicable.

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.

Applicant: Not applicable.

Finding: Staff concurs with applicant; the property is not commercial, and no signage is proposed. This criterion is not applicable.

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.

Applicant: “Drainage would be improved by downspouts connecting to the main house system and a French drain would collect water from the slope to the E., and convey it to daylight west of the main dwelling.”

Finding: Staff concurs with applicant. Surface water drainage would be improved, and the proposed plan directs water away the road and nearby homes.

Based on the description above, the applicant meets this criterion.

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.

Overall Conclusion:

Staff finds the proposed project meets all applicable criteria in LWDUO #80-14, Section 4.103, Criteria for Design Review Evaluation. Staff recommends approval of this Major Design Review request, subject to the following conditions:

1. Construction shall occur as shown on the plans received with the application and on file in the Clatsop County Transportation and Development Services Department. The Transportation and Development Services Director may approve minor modifications of these plans if they are requested prior to construction of the minor modification.
2. Utilities shall be installed underground, as indicated above.
3. The road, if damaged during construction, shall be returned to its previous condition or better before final inspection of the improvement.
4. The property owner shall obtain all required development and building permits and approvals prior to construction.
5. Design Review approvals are effective for a period of one (1) year from the date of approval of this document.
6. Development shall comply with all state, federal and local regulations and laws.
7. All construction activities shall follow the Design and Operation Standards and Requirements under Standards Section S2.504. The erosion control plan submitted with this application is adequate when applying for a development/building permit.
8. Surface water drainage shall be connected to the existing subsurface drainage system for the existing house, as described above.
9. Natural vegetation shall be retained to the maximum extent possible. Only vegetation necessary for the request will be removed.

Exhibit 1



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 #: 20110440
Permit Type: Type II
Entry Date: 9/28/2011
Entered By: Jennifer Bunch
Assigned To:
Permit
Status: Entered

Permit Timeline

User	Status	Date
Jennifer Bunch	Entered	09/28/2011

Proposed Use

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

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: () -
Situs 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 Ph. #: (503) 436-1361
Address: Cell: () -
City, State, Zip: Fax: () -
Ph. #: () -
Cell: () -
Fax: () -

Fees

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

Receipt

<u>Payor Name:</u>	<u>Pymnt Type</u>	<u>Check #</u>	<u>Pymnt Date</u>	<u>Pymnt Amount:</u>
Tevis Dooley	Credit Card		09/28/2011	\$711.00
Balance Due:				<u>\$0.00</u>

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

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 #: **20110472**
Permit Type: **Type I Complex**
Entry Date:
Entered By:
Assigned To:
Permit
Status: **Completed**

Permit Timeline

User	Status	Date
Julia Decker	Completed	10/24/2011

Proposed Use

Proposed Use: **Pre-Application Conference**

Zone: **AC-RCR**

Description: Pre-App conference

Owner/Project Location

Owner: Name: **Tenneson Scott V & Tenneson William R**

Address: 4800 Mill Creek Rd

City, State, Zip: The Dalles, OR 97058

Ph. #: () -

Cell: () -

Fax: () -

Situs 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

Address:

City, State, Zip:

Ph. #: () -

Cell: () -

Fax: () -

Ph. #: () -

Cell: () -

Fax: () -

Fees

Fee Type:

Planning/Development

Permit Fee Total:

\$239.00

Total: **\$239.00**

Receipt

Payor Name:

Tevis Dooley

Pymnt Type

Credit Card

Check

Pymnt Date

10/24/2011

Pymnt Amount:

\$239.00

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

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

OWNER: WILLIAM TENNESON Phone: 541-993-3404

Address 5299 MILLCREEK RD.
THE DALLES, OR. 97508

AGENT: _____ Phone: _____

Address: _____

Proposed Development: CARPORT - POLK TYPE CONST.

Present Zoning: AC - RCR **Overlay District:** _____

Lot Size: TWO CONTIGUOUS LOTS/COMBINED. 160' X 125' = 20,000 ☒

Property Description:	<u>4N</u>	<u>10W</u>	<u>30BB</u>	<u>4400</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: E → W SLOPE, FOREST. PHOTO ATTACHED

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

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

Topography: _____

Transportation and Development Services – Land Use Planning Division
800 Exchange, Suite 100 ■ Astoria, Oregon 97103 ■ (503) 325-8611 ■ FAX 503-338-3606

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 International 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: Mark R. Dwyer Date: 2/22/11

Owner's Signature: B. J. [Signature] Date: 2/22/11

The following is from the Clatsop County Land and Water Development and Use Ordinance #80-14:

Section 4.100. Rural Community Overlay District (/RCO).

Section 4.101. 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 nonconforming nature.

Section 4.102. Types of Review. All development which is situated within the /RCO District Boundary that falls under the thresholds in this section shall be subject to the Criteria for Design Review Evaluation, Section 4.103 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 new commercial development creating additional cumulative square footage.
 - (D) Any new 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, Variance Request, Conditional Use Permit, or Other Use Requiring Review through Type II, III, or IV procedures with exception of those described in 4.109(2).
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 4.108, 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 4.103, the application will be forwarded to the Design Review Advisory Committee for review.

Please address the following ten (10) criteria on a separate sheet of paper:

Section 4.103. 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 3.064.
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. Disturbed areas shall be re-vegetated with native species.
4. Utility Service. All new service lines shall be placed underground.
5. Exterior lighting shall be of a “full cut-off” design. Glare shall be directed away from neighboring property or shielded in a manner not to cause offense (i.e. Full Cut-off Fixtures).

- 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.

The following is provided for your convenience. You need not address the following.

Section 4.104. 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 preapplication 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) The Site Plan shall indicate:

- i. All adjacent structures within 100'.
- ii. All existing trees 6" caliper or greater, indicating any tree to be removed.
- iii. Existing grades in contours of 1' vertical intervals.
- iv. Proposed final grading in contours of 1' vertical intervals.
- v. The finished site arrangement and landscape features (pedestrian walks, fences, walls, landscaping, etc.)
- vi. The location of entrances and exits and the direction of traffic flow into and out of off street parking and loading areas.
- vii. Utility lines and services and how they are being provided.

viii. A drainage plan for storm water runoff and retention (bio-swales, drywells, retention ponds, etc.)

(B) Elevations of the structure(s) illustrating the relation to undisturbed average grade. Per Section 3.068 §7C, a licenses surveyor shall install a benchmark on or near the property to provide vertical control for the project. Proposed developments within two (2) feet of the building height limit will be required to have a licenses surveyor certify the building height, prior to requesting final building inspection. (**It is recommended that the contractor verify height at the framing stage prior to sheathing**)

(C) If applicable, Site Section(s) showing how the proposed structure protects ocean and scenic views per 4.103 (2).

Section 4.105. 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 4.102(1-2)(Types of Review). If the request is considered a Major Review under Section 4.102(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 4.106. 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 4.107. 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 4.108. Design Review Advisory Committee. The Southwest Coastal Citizens Advisory Committee (CAC) shall serve as a 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.

TEVIS DOOLEY
436-1361
440-0322

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: ARCH CAPE
Owner: WILLIAM TENNESON Phone: 541-993-3404
Owners Address: 5299 MILLCREEK RD., THE DALLES, OR. 97508
Agent: TEVIS E. DOOLEY III 503-436-1361
Proposed Development/Construction: 12' X 28' CARPORT - POLE TYPE -

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

Legal Description: T 4N R 10W SEC 30BB Tax Lot(s) 4400 + 4300

Permit Needed - Yes () No () Site Approved - Yes () No ()

Signature: Thomas Munnell Date: 9/27/2011

Remarks: _____

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

3. WATER DISTRICT OR PROOF OF WATER RIGHTS FROM WATER RESOURCES DEPT (signature of water district required)

Gallons per minute _____

Signature: Thomas Munnell Title: District Manager Date: 9/27/2011

Remarks: _____

Water Resources Dept, 725 Summer St NE, Salem, OR 97301 Phone: (503) 986-0900 FAX (503) 986-0904

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

Water/Fire Flow: _____ Number of Hydrants: _____ Hydrant Location (s): _____

Signature: Cleve Rooper Title: Fire Chief Date: 9-28-2011

Remarks: no conditions imposed

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

Internal Use Only:

____ Proof of Legal Lot Status (if substandard in size)
____ Preliminary Geologic Hazard Report (if necessary)
____ Pre-Elevation Certificate (if necessary)
____ Application signed by the owner and applicant
____ Plot Plan, indicating setbacks, parking, landscaping, etc.
____ Erosion Control & Drainage Plan
____ Road Access Permit from the County or ODOT

____ Agency Sign-Off Sheet
____ Proof of Potable Water
____ Proof of a DEQ Approved Sanitary System
____ Average Grade Calculations
____ Address Request (if necessary)
____ 2 Sets of Building Plans
____ National Wetlands Inventory: Notify/Receive approval from DSL?

Tevis E. Dooley, Applicant, 503-436-1361

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

Project Outline

The Tennesons have owned the property since 1968, and in October, 2009, we applied for and received a developmental permit to remove the existing structure and re-build over the same footprint, as reflected in the Site Plan. The project was completed in November, 2010.

We propose to build a carport/tool room, to the east of the existing dwelling. It's overall dimensions would be 28'x12', with the long axis running N. and S., with 10' between it and the E. side of the main dwelling entry porch, and it's S. face, aligned with the S. face of the main dwelling. One continuous metal roof, straight gabled, would cover the building which from S. to N., would be an open post and truss 'car port', 12'x20', and the remaining 8'x12', would be an enclosed tool room, on a concrete slab, with a door on the west wall. All materials would match the main dwelling.

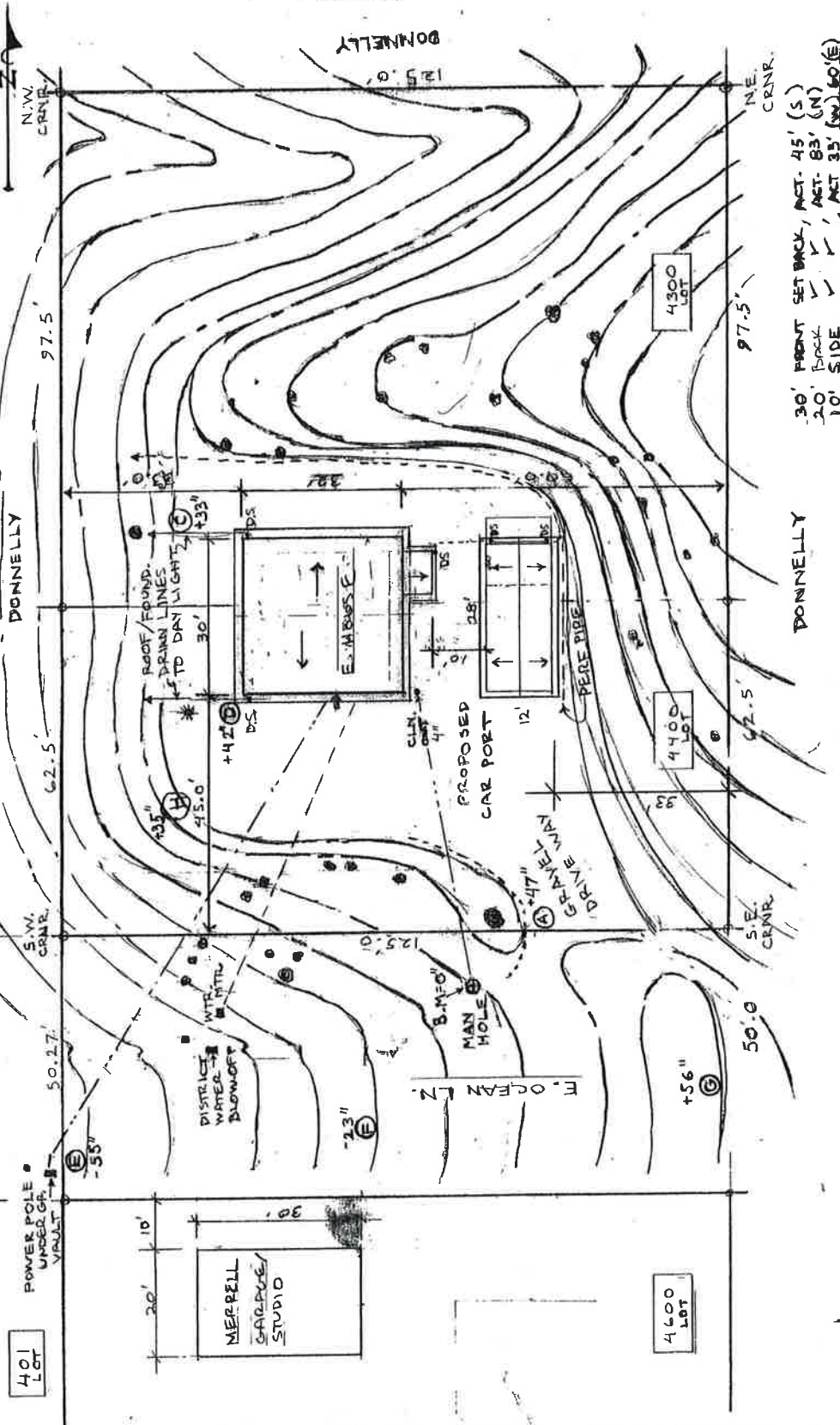
The property is a gentle E. to W. slope, with forest on the W., N. and E. sides, all owned by the Donnelly's. To the S., across E. Ocean Ln., is the Merrell residence, and to the S.W., the residence of the Dooley/Lally's. This structure will not affect any ocean views now or in the future, placed where it is and less than 12' at the peak. No trees or shrubs will be removed.

We hope to disturb the site as little as possible. It is already a graded, gravel driveway, vehicular access would be unchanged, and drainage would be improved by downspouts connecting to the main house system and a French drain would collect water from the slope to the E., and convey it to daylight west of the main dwelling

9/22/11

TENNESON PROPERTY 31973 E. OCEAN LN. ARCH CAPE 97102
AC-RCR TOWNSHIP-4N, RANGE-18W, SECTION 303B, TAX LOTS - 4300, 4400
TEVIS E. DOOLEY III - CONTRACTOR #49512 HM. 503-436-1361
31972 E. OCEAN LN., ARCH CAPE, OR. 97102 CELL 503-440-0329

DOOLEY/LALLY
PROPERTY



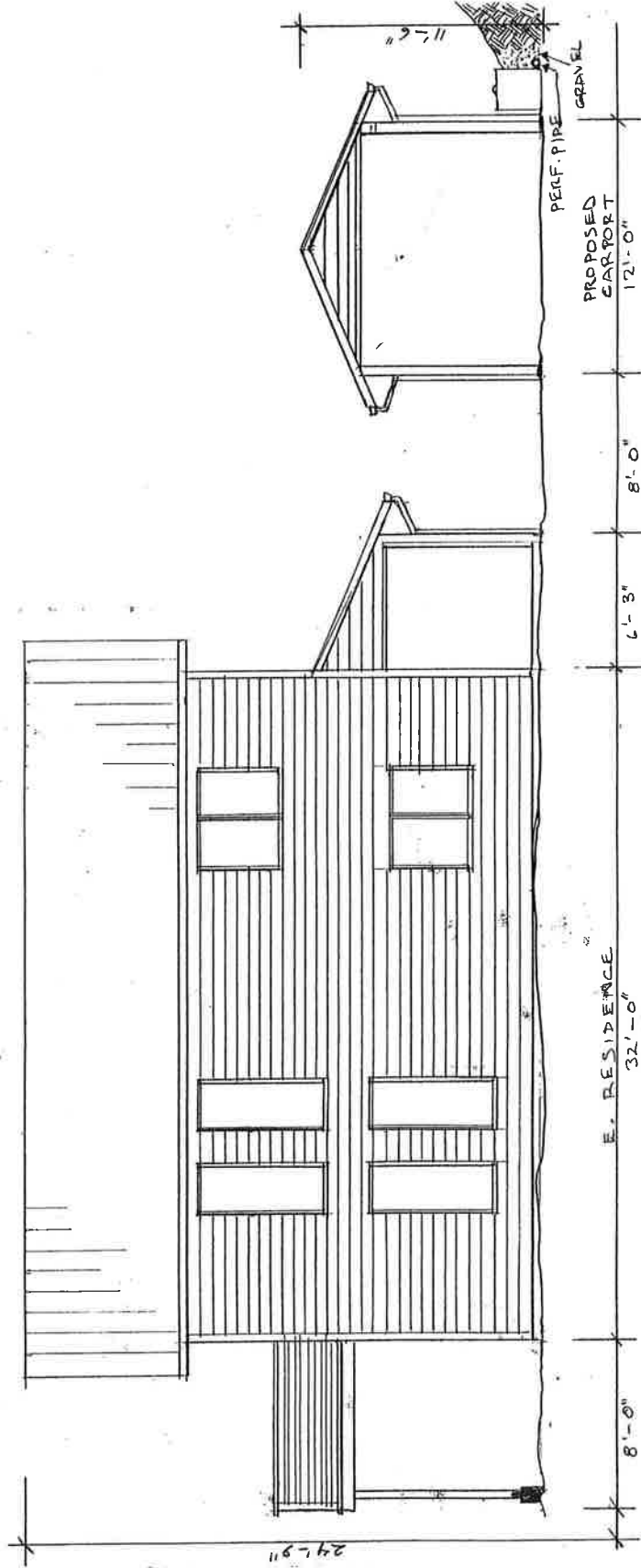
SITE PLAN

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

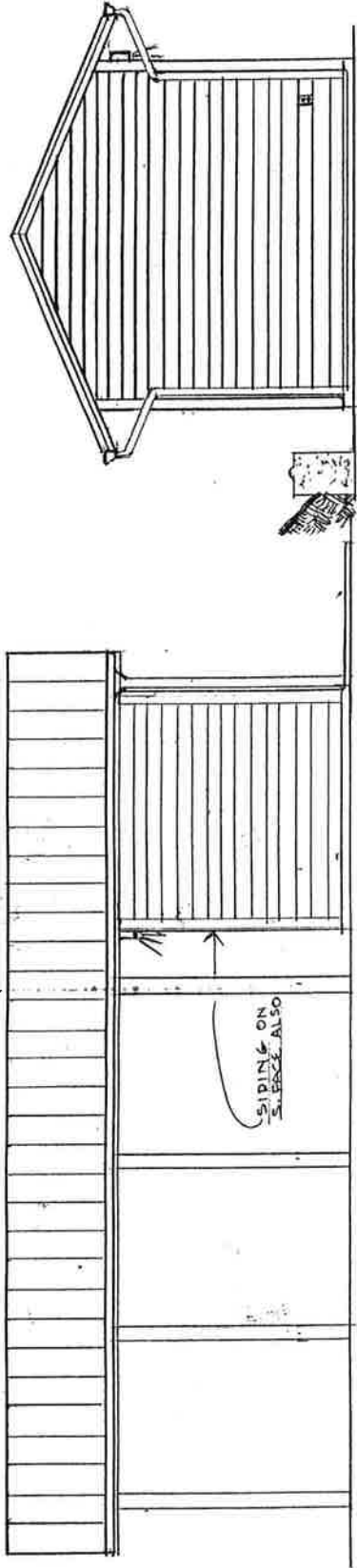
1	SITE PLAN
2	ELEVATION, SOUTH, EXISTING RES. W/PROPOSED CARPORT
3	ELEVATIONS, EAST, WEST AND NORTH
4	SECTIONS, ROOF FRAMING, FOUNDATION PLAN

1

TENNESON RESIDENCE
CARPORT ADDITION

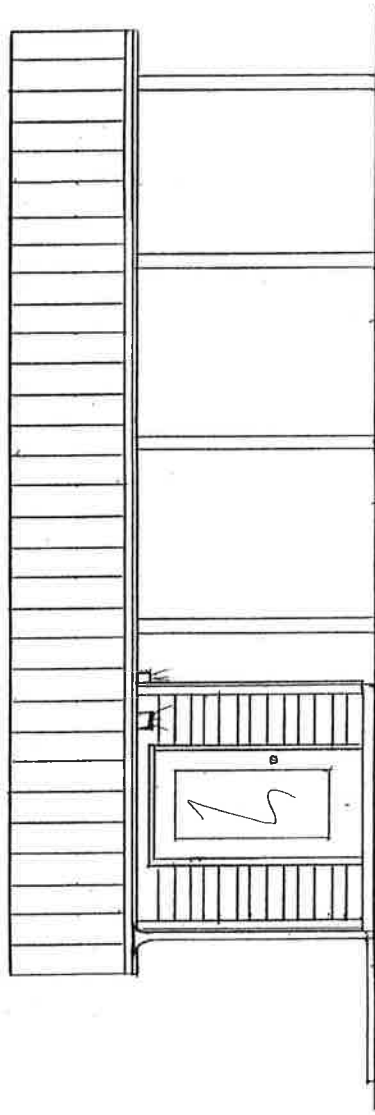


ELEVATION - SOUTH W/ EXISTING RESIDENCE AND PROPOSED CAR PORT
SCALE $\frac{5}{16} = 1'-0"$



EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

TENNESON RESIDENCE
CARPORT ADDITION

104 10/24/11
Section 4.103. 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.

proposed carport/tool room foot print is approx. 1/3 size of house foot print and only one story. Exterior designed to match house, which was finished within last two years and was found to be compatible w/D.R. standards

- (2) Protection of views shall be preserved through the confines of this ordinance section 3.064.

size of proposed structure would be eclipsed by existing house except from North and South, which are forest currently and would ^{not} be ocean view. Size of structure conforms to code, as do setbacks.

- (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. Disturbed areas shall be re-vegetated with native species.

no vegetation to be removed. no trees to be disturbed. Minor excavation, no cuts & fill. Any disturbed areas will be re-vegetated w/native species

- (4) Utility Service. All new service lines shall be placed underground.

Electricity lines only, which will be underground

- (5) Exterior lighting shall be of a "full cut-off" design. Glare shall be directed away from neighboring property or shielded in a manner not to cause offense (i.e. Full Cut-off Fixtures).

Two exterior lights, one inside carport and one by door under eaves; full cut-off design will be used for both.

- (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.

not applicable

- (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.

not applicable

- (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.

not applicable

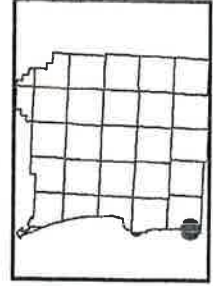
(9) Surface Water Drainage. Special attention shall be given to proper surface water drainage from the site so that it will not adversely affect adjacent properties or the natural or public storm drainage system.

drainage would tie in to existing drainage for home and a new French drain would be installed, directing water around new construction, going westward.

(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.

Clatsop County Map

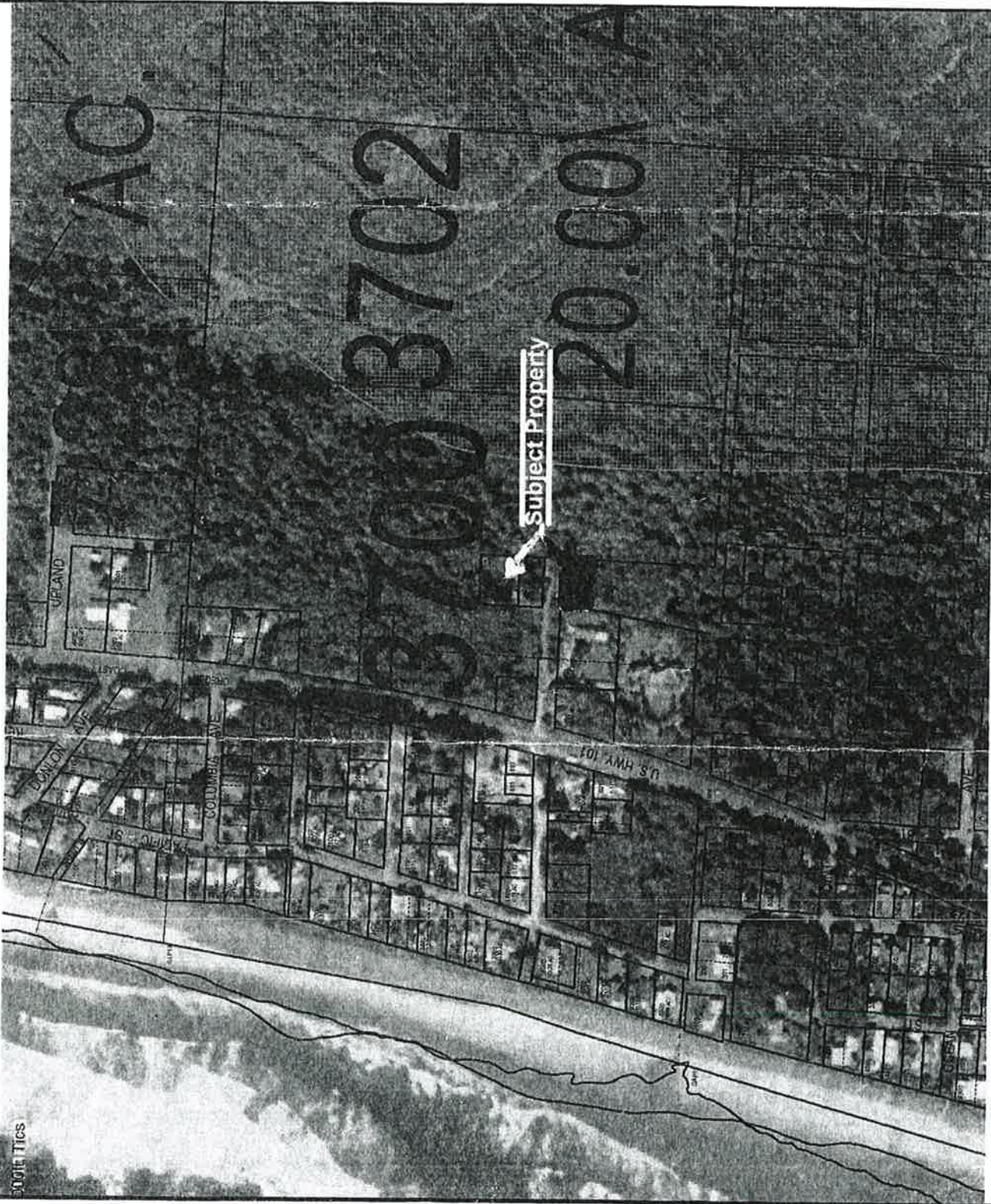
- Geological Hazards
- PLS
- PLS
- PLS Townships
- Tax Lot Arrows
- Tax Map
- Water Body
- Creek
- Parcel Boundary
- Supplemental Boundary
- Road R-O-W



3/5/2009



1 in = 356 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.

BASIS OF BEARING

THE LINE BETWEEN FOUND MONUMENTS (1) AND (12) AS SHOWN HEREON, BEARS SOUTH 0°04'25" WEST, THE RECORDED VALUE FROM MAP 8-8840, 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 NE 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, 1945. 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 BASED BY AN IRON PIPE WHICH IS 177.11 FEET SOUTH AND 330.34 FEET EAST (WEST) FROM THE MEANDER CORNER BETWEEN SECTIONS 19 AND 30, T4N, R10W, W1M". 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 SURVEY 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 RECORDED DEED CALLS TO ESTABLISH CORNER POSITIONS.

MONUMENT (1) WAS ACCEPTED BY REASON OF ITS APPARENT AGE AND GOOD RELATIVE POSITION WITH OTHER DEED MONUMENTS. MONUMENT (12) WAS LIKEWISE ACCEPTED BY REASON OF ITS APPARENT AGE AND GOOD RELATIVE POSITION WITH OTHER DEED MONUMENTS. MONUMENT (456) WAS NOT FOUND ON MAP A-5456 AND APPEARS TO BEGATE 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 1960'S THIS FEEL OBSERVED THAT THE MEANDER CORNER WAS NOT ON STABLE GROUND AND WAS, IN FACT, MOVING. THE LAST OBSERVATION SHOWS IT DOWN HILL +/- 15 FEET, USING THE OBSERVED AND CURRENT POSITIONS FOR DEED MONUMENTS INCLUDING (1), (12), AND (456) ABOVE. WE HAVE RECONSTRUCTED RECORDED COORDINATES FOR THIS MEANDER CORNER. WE THEN LOOKED AT DEED RECORDED COORDINATES AND FOUND COORDINATES AND HAVE ACCEPTED MONUMENTS NOT FOUND OR DISCOUNTED PREVIOUSLY.

AN IRON PIPE, PREVIOUSLY REPORTED AS "BADLY DISTURBED" AT THE SOUTHWEST QUADRANT 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 RESIDUAL PROBLEMS ALONG THE SOUTH LINE OF OCEAN ROAD BUT CREATES THE ISSUE OF WHY 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 RECORDED 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-FOOT IRON PIPE. THIS PIPE FITS WITHIN SENSIBLE TOLERANCE OF THE OTHER MONUMENTS ACCEPTED AS ORIGINAL IN THIS AREA AND WAS HELD AS THE SOUTHWEST CORNER FOR BOOK 426, PAGE 121. THE SOUTHWEST CORNER OF THIS PARCEL WAS STAKED, AS WAS A POINT 50 FEET SOUTH, PER CLIENTS REQUEST FOR HISTORY OF THE MEANDER CORNER BETWEEN SECTIONS 19 AND 30, SEE MAP 8-7663.

RECONSTRUCTED POSITION OF MEANDER CORNER BASED UPON MONUMENTS (1), (12), AND (456). MAPS 8-8840 AND 8-9046 REPORT A TOWN BOILER PLANT POSITION DISTURBED (S 1.00° AND W 13.74° OF CALCULATED POSITION), NOT TIED THIS SURVEY.

MONUMENT NOTES

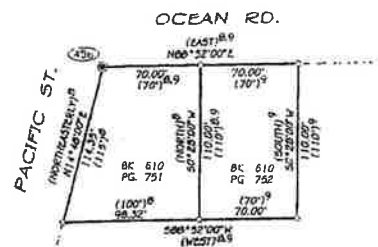
- (1) FOUND 1" IRON PIPE, 0.2' ABOVE GROUND. SEE MAP 8-9046 ACCEPTED AS ORIGINAL MONUMENT AS CALLED BY DEED. BOOK 200, PAGE 517 CALLS "IRON PIPE".
- (4) FOUND 1" IRON PIPE, 1.0' OUT OF GROUND. ACCEPTED AS ORIGINAL MONUMENT AS CALLED BY DEED. BOOK 372, PAGE 420 AND BOOK 201, PAGE 501 CALL FOR IRON PIPE. RECORDED COORDINATES FROM THE MEANDER CORNER ARE: SOUTH 915.53' AND EAST 83.95'. FOUND COORDINATES FROM RECONSTRUCTED POSITION OF MEANDER CORNER ARE: SOUTH 916.91' AND EAST 95.56'. SEE MAP 8-7797.
- (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. RECORDED COORDINATES FROM THE MEANDER CORNER ARE: SOUTH 580.96' AND EAST 84.30'. FOUND COORDINATES FROM RECONSTRUCTED POSITION OF MEANDER CORNER ARE: SOUTH 580.84' AND EAST 84.20'. SEE MAP 7797.
- (30) 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" BEGME 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

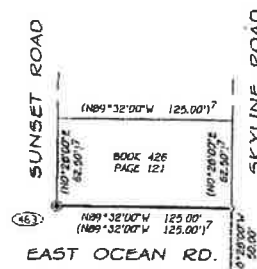
- INDICATES 5/8" X 30" BEGME SET WITH YELLOW PLASTIC CAP MARKED "HLB ASSOC. INC."
- INDICATES FOUND MONUMENT AS NOTED HEREON
- ⊙ INDICATES FOUND MONUMENTS AS NOTED. USED FOR CONTROL
- ⊕ INDICATES CALCULATED POSITION OF MEANDER CORNER
- () INDICATES RECORDED VALUE FROM UNRECORDED ERNEST WHITE MAP
- (1) INDICATES RECORDED VALUE FROM MAP 8-9786
- (2) INDICATES RECORDED VALUE FROM MAP 8-8840
- (3) INDICATES RECORDED VALUE FROM BOOK 10, PAGE 697
- (4) INDICATES RECORDED VALUE FROM BOOK 372, PAGE 420
- (5) INDICATES RECORDED VALUE FROM BOOK 323, PAGE 059
- (6) INDICATES RECORDED VALUE FROM BOOK 350, PAGE 164
- (7) INDICATES RECORDED VALUE FROM BOOK 426, PAGE 121
- (8) INDICATES RECORDED VALUE FROM BOOK 610, PAGE 751
- (9) INDICATES RECORDED VALUE FROM BOOK 610, PAGE 752
- < > INDICATES CALCULATED VALUE
- ND () OR < > INDICATES MEASURED VALUE

POINT	DESCRIPTION	DEED RECORDED CALL	FOUND COORDINATES	RECORDED COORDINATES	DIFFERENCE
(1)	FOUND 1" IRON PIPE 0.4' ABOVE GROUND	BOOK 10, PAGE 697 MEC. RECORDED CALLS IRON PIPE	-1098.41 82.95	(11097.50) ¹ (93.48) ¹	0.83 N 10.93 W
(4)	FOUND 1" IRON PIPE FLUSH WITH GROUND	BOOK 372, PAGE 420 CALLS IRON PIPE	-916.91 95.56	(915.93) ⁴ (83.95) ⁴	0.98 N 11.63 W
(12)	FOUND 1/2" IRON PIPE 0.7' BELOW GROUND	BOOK 323, PAGE 059 CALLS IRON PIPE	-582.24 96.01	(580.96) ⁵ (84.30) ⁵	1.26 N 11.53 W
(456)	FOUND 1" IRON PIPE 1.8' BELOW GROUND	BOOK 350, PAGE 164 CALLS IRON PIPE	-997.89 -15.20	(995.06) ⁶ (3.60) ⁶	1.17 N 11.51 W
(463)	FOUND 1" IRON PIPE FLUSH WITH GROUND	BOOK 426, PAGE 121 CALLS IRON PIPE	-912.53 752.78	(-911.40) ⁷ (782.50) ⁷	1.13 N 10.18 W

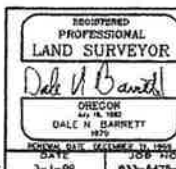
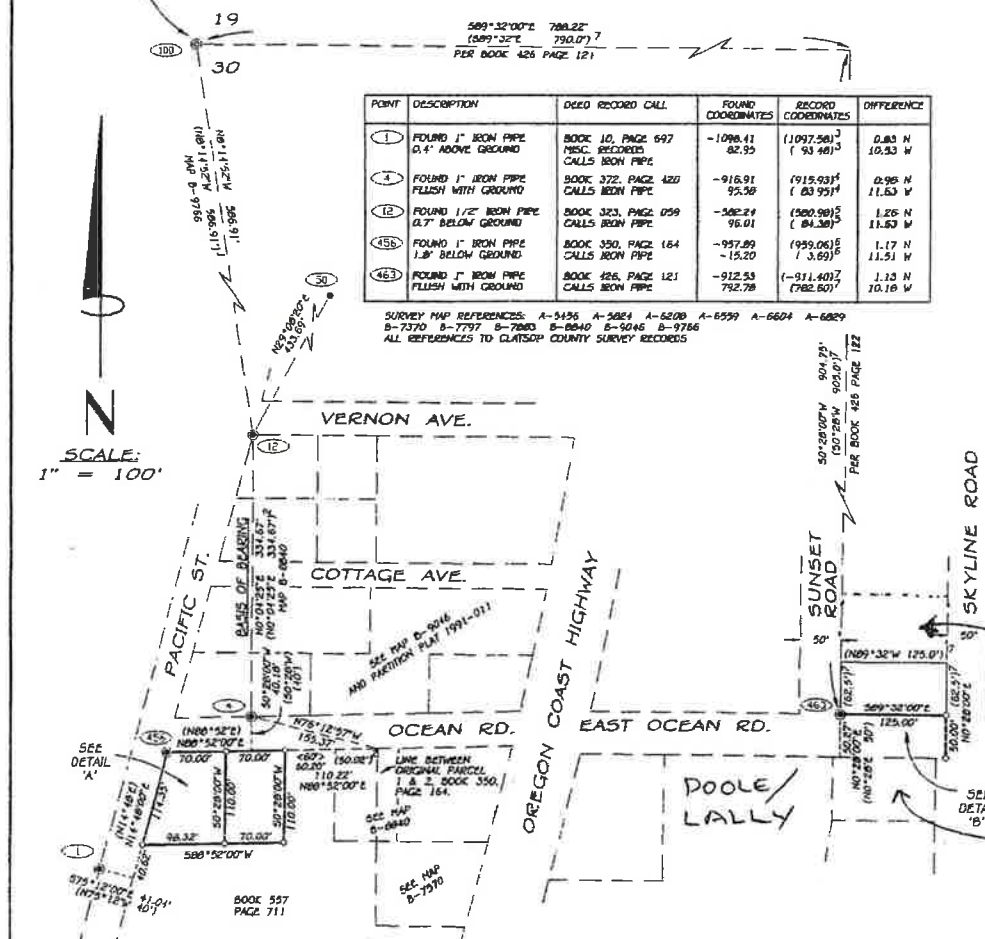
SURVEY MAP REFERENCES: A-5456 A-5084 A-5208 A-6599 A-6604 A-6029
B-7370 B-7797 B-7880 B-8840 B-9046 B-9786
ALL REFERENCES TO CLATSOP COUNTY SURVEY RECORDS



DETAIL 'A'
SCALE 1"=60'



DETAIL 'B'
SCALE 1"=60'



SURVEY BY:
HLB & Associates
INCORPORATED
Surveying • Civil Engineering • Planning
CLATSOP COUNTY
4253A HWY 101 N.
GEARHART, OR 97138
(503) 738-3425
FAX: (503) 738-7455
TILLAMOOK COUNTY
180 LANEDA AVE.
MANZANITA, OR 97130
(503) 368-5394
FAX: (503) 368-5847

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, W1M.
CLATSOP COUNTY

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

Exhibit 2

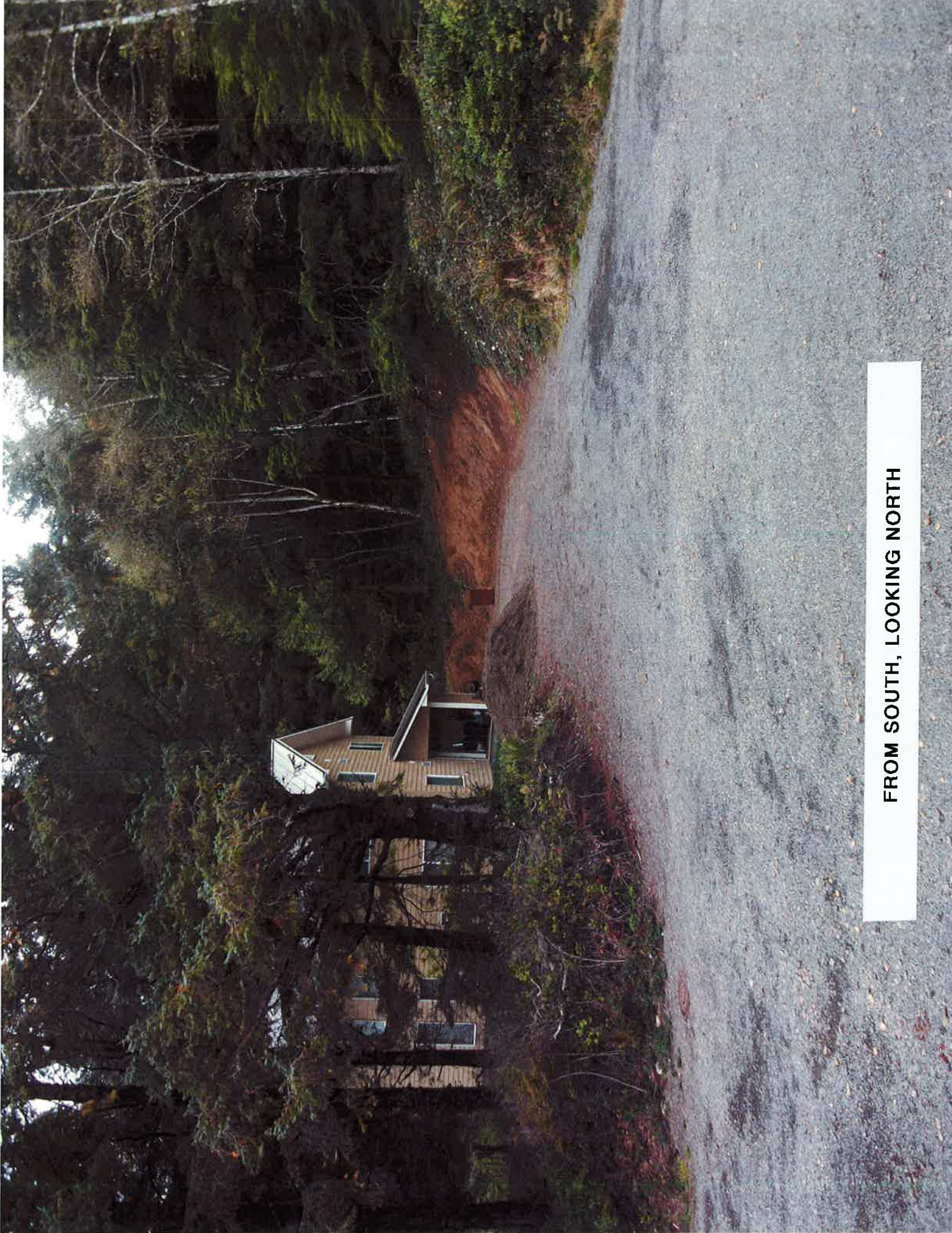
Tennessee TL 4400 2011 Aerial

← Lewis E. Dooney III
503-436-1361



Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.



FROM SOUTH, LOOKING NORTH



FROM NORTH, LOOKING SOUTH



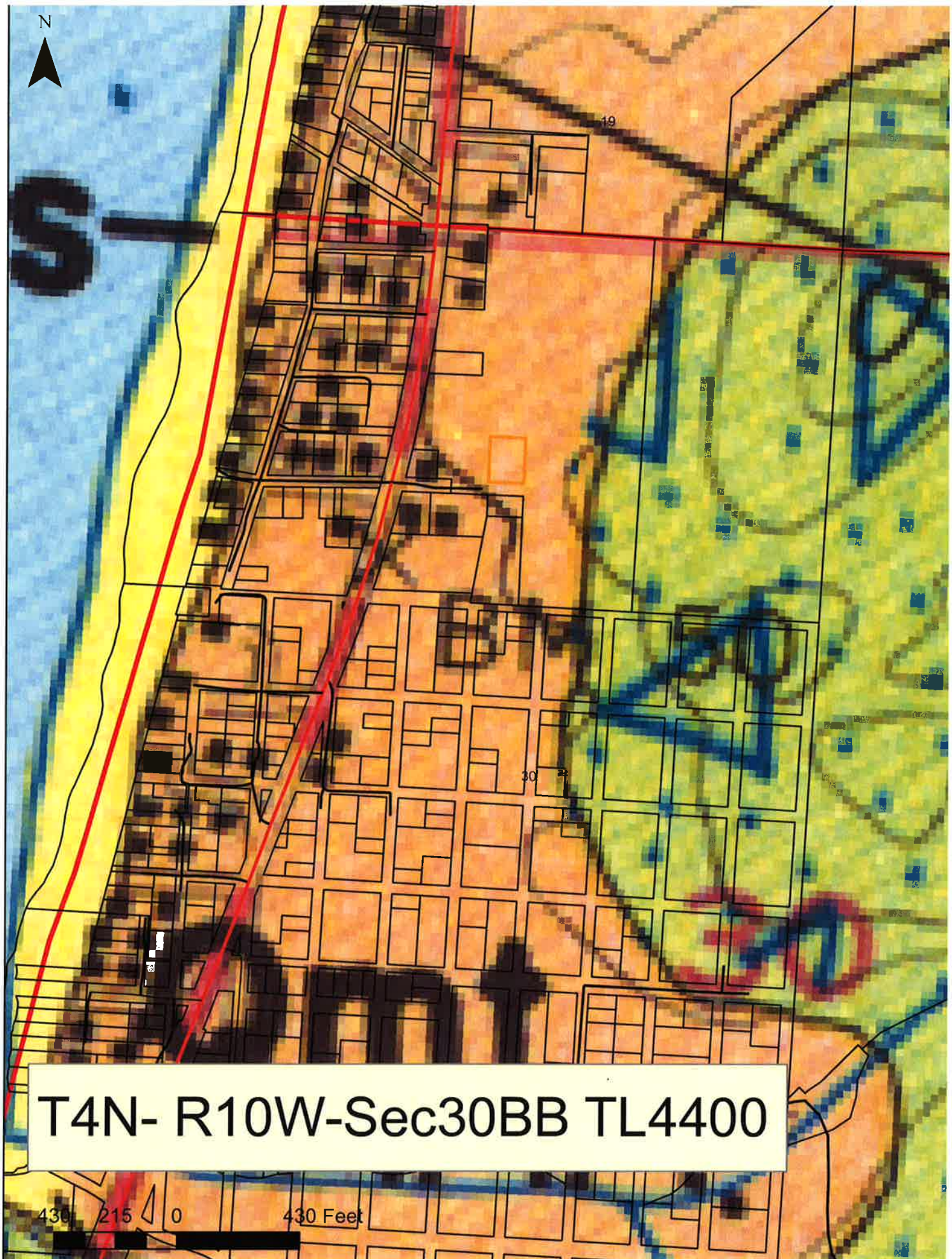
FROM EAST, LOOKING WEST

Tenneson TL 4400 2011 Aerial



Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.



T4N- R10W-Sec30BB TL4400

430 215 0 430 Feet

Exhibit 3



PUBLIC NOTICE FOR AN ISSUE BEFORE THE TRANSPORTATION & DEVELOPMENT DIRECTOR

In the matter of a Major Design Review application submitted by Tevis Dooley III for a new carport / tool shed as an accessory to an existing single family dwelling, on behalf of Scott V. Tenneson and William R. Tenneson, on property owned by them, located at 31973 E. Ocean Lane, in Arch Cape, Oregon. The legal description of the parcel is T4N, R10W, § 30BB, TL 04400.

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

APRX. DATE OF DECISION:	November 18, 2011
COMMENT PERIOD:	November 1, 2011 – November 16, 2011
DESIGN REVIEW HEARING:	November 16, 2011, 6 pm Arch Cape Fire Hall, 79816 E. Beach Road
SEND COMMENTS TO:	Public Service Building 800, 800 Exchange Street, Suite 100, Astoria, Oregon 97103
CONTACT PERSON:	Julia Decker, 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 may be found on page 2.

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, November 16, 2011** 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 Friday, November 18, 2011, at the Public Service Building, 800 Exchange St., Suite 100, Astoria, OR 97103.

All interested persons are invited to submit testimony and 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 503-338-3606 or via email to jdecker@co.clatsop.or.us. Written comments must be received in this office no later than **4 pm on Wednesday, November 16, 2011**, in order to be considered at the **Design Review 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 following criteria from the Clatsop County Land and Water Development and Use Ordinance (LWDUO) apply to the request: § 1.010-1.050 (Definitions), 2.020 (Type II Procedure), 2.110 (Mailed Notice of a Public Hearing), 2.120 (Procedure for Mailed Notice), 2.230-2.260 (Request for Review/Appeal et al), 3.060 (Arch Cape Rural



Community Residential Zone), 4.100 (Site Development Review Overlay District [SDRO]), and Clatsop County's Standards Document Chapters 1-4.

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

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

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

If you have questions about this land use matter or need more information, please contact Julia Decker, Clatsop County Planner, at (503) 325-8611 or via email at jdecker@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.

Date Mailed: October 26, 2011

Owner	OwnerLine1	Mailing Address	City	State	Zip
DONNELLY JAN		1108 North Shore Rd	Lake Oswego	OR	97034
HANLEY JEFFREY		1656 Hyacinth Ln	San Jose	CA	95124
TENNESON SCOTT V	TENNESON WILLIAM R	4800 Mill Creek Rd	The Dalles	OR	97058
BOERNER TASSILO/ VERNE		14525 SW Millikay Way #11551	Beaverton	OR	97005
WICKMAN JOHN P		P.O. Box 1252	Cannon Beach	OR	97110
DOOLEY TEVIS III/LALLY JUDITH		P.O. Box 52	Arch Cape	OR	97102-0052
MERRELL THOMAS L/KATHERINE L		31976 E Ocean Ln	Arch Cape	OR	97102
KLEIN THOMAS J/SALLY A		31976 E Ocean Ln	Arch Cape	OR	97102
WEST HIGHLAND PROPERTIES LLC	Cynthia Markowski	31970 E Ocean Ln	Arch Cape	OR	97102
George Cerelli		31906 Ocean View Lane	Arch Cape	OR	97102
Richard Donofrio		PO Box 1327	Cannon Beach	OR	97110
Theodore Lundy		3530 N Mississippi Lane	Portland	OR	97227-1155
John Mersereau		32042 E Shingle Mill Lane	Arch Cape	OR	97102
Linda Murray		79836 Gelinsky Rd	Arch Cape	OR	97102
Arch Cape Sanitary Water Dist	Thomas Merrell, Mgr	32065 E Shingle Mill Lane	Arch Cape	OR	97102
Cleve Rooper, Chief	Cannon Beach Rural Fire Protecti	P.O. Box 24	Cannon Beach	OR	97110
Commissioner Debra Birkby	Via Email		DBIRKBY@co.clatsop.or.us	OR	
Clatsop Soil/Water Cons. District	Via Email	750 Commercial, Rm 207	clatsopswcd@iinet.com	Astoria	97103
CREST	Via Email	750 Commercial St Rm 205	abancke@columbiaestuary.org	Astoria	97103
Matt Spangler	DLCD, N. Coast Field Rep.	810 SW Ader St Ste B	matt.spangler@state.or.us	Newport	97365
Cleve's email			cleve@cbfire.com		

*Maika and
emailed
10-26-2011
Jnd*