

October 25, 2013



**NOTICE OF DECISION AND RIGHTS OF APPEAL**

Applicant: Tom Turner  
Owners: Steve and Heather Singh  
Property Description: T4N, R10W, Sec. 19CA, TL 2600  
Request: Construct loft storage inside an existing structure  
Action: **Approval with Conditions**

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**Transportation and  
Development Services**  
800 Exchange Street  
Suite 100  
Astoria, Oregon 97103

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Dear Mr. Turner:

The Director of Community Development has completed review of the request noted. The Resolution and Order and findings are enclosed. Appeal of this decision by you or any parties of record may be made up to the date and time appearing at the bottom of this letter. The appeal must comply with Section 2.230 of the Clatsop County Land and Water Development and Use Ordinance #80-14 (Procedure for an Appeal).

**Land Use Planning**  
Telephone (503) 325-8611  
Fax (503) 338-3666

If you have any questions regarding this decision, appeal procedures or any of the conditions of approval, please contact me at (503) 325-8611.

Sincerely,

A handwritten signature in cursive script that reads "Julia Decker".

Julia Decker, Planner

cc: Parties of record

Enclosures

**DEADLINE TO APPEAL: 5:00 PM – Friday, November 8, 2013**

**[www.co.clatsop.or.us](http://www.co.clatsop.or.us)**

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# BEFORE THE COMMUNITY DEVELOPMENT DIRECTOR OF CLATSOP COUNTY, OREGON

In the Matter of:

Application by Tom Turner, on behalf of Steve Singh, to construct loft storage inside an existing structure on property owned by Steve and Heather Singh

Legal Description: T4N, R10W, Sec. 19BC, TL 105



## RESOLUTION & ORDER

**#13-10-02**

**Date: October 24 2013**

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### RECITALS

On September 6, 2013, the applicant submitted a request to Clatsop County Community Development for a minor design review application to construct a loft storage structure inside an existing garage, on property owned by the Steve and Heather Singh at T4N, R10W, Sec. 19BC, TL 105, also known as 80523 Carnahan Road, in Arch Cape. County staff deemed the application complete on October 2, 2013, and provided notice in accordance with the county zoning ordinance section 2.115 on October 2, 2013.

The Community Development Director reviewed the application, staff report, and proposed conditions on October 24, 2013. No testimony or evidence in opposition was received by the Community Development Department.

### IT IS HEREBY RESOLVED AND ORDERED:

After considering the recommendation from staff, the Director hereby adopts the findings of fact and conclusions pertaining to the roof repair, as contained in the attached Exhibit A, Staff Report, dated October 24, 2013, and **CONDITIONALLY APPROVES** the repair of the foundation, 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 Community Development Department, including both the Land Use Planning and Building Codes divisions. The Community Development Director may approve minor modifications of these plans if they are requested prior to construction of the minor modification.
2. The road, if damaged during construction, shall be returned to its previous condition or better before final inspection of the improvement.

3. The property owner shall obtain all required development and building permits and approvals prior to, during, and after construction.
4. Design Review approvals are effective for a period of one (1) year from the date of approval of this document.
5. Development shall comply with all state, federal and local regulations and laws. All construction activities shall follow the Design and Operation Standards and Requirements under Standards Section S2.504.
6. A site plan shall be submitted with this application when applying for a development / building permit.
7. Natural vegetation shall be retained to the maximum extent possible. All work vehicles related to this project shall remain on driveway and any vegetated areas disturbed by this project shall be reseeded or replanted as necessary with 30 days of completion of the project.

ON BEHALF OF THE COMMUNITY  
DEVELOPMENT DEPARTMENT

for   
Jennifer West, Director  
Community Development



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### **STAFF REPORT**

**Staff Report Date:** October 24, 2013

**Hearing Date:** October 24, 2013

**Hearing Body:** Community Development Director

**Request:** Construct loft storage inside an existing structure. Requires Minor Design Review, per Land and Water Development and Use Ordinance #80-14, Section 4.102 (2)(A)

**Applicant:** Tom Turner  
P.O. Box 70897  
Seattle, WA 98127

**Owners:** Steve and Heather Singh  
3616 Evergreen Point Road / P.O. Box 347  
Medina, WA 98039

**Property Description:** T4N, R10W, Sec. 19BC, TL 105

**Zoning:** AC – RCR (Arch Cape – Rural Community Residential)  
/RCO – Rural Community Overlay  
GHO – Geologic Hazard Overlay  
FHO – Flood Hazard Overlay

**Property Location:** 80523 Carnahan Road, Arch Cape, Oregon 97102

**Property Size:** 0.47 ac. (20,473 square feet approximately)

**Staff Reviewer:** Julia Decker, Planner

**Exhibits:** 1 – Application  
2 – Geologic Hazard Report  
3 – Public Notice – *mailed and emailed*

**Comments Received:** None

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**Background:** On September 6, 2013, Clatsop County Community Development received an application for minor design review from Tom Turner, acting on behalf of Steve Singh, for construction of a loft storage mezzanine in an existing attached garage on property owned by Steve and Heather Singh. The application came subsequent to notice to the Singhs from Clatsop County Building Codes regarding a violation of the building code for construction without permits.

Clatsop County Assessor's Records indicate a single family dwelling constructed in 1977, before both the September 30, 1980, adoption of Clatsop County's Land and Water Development and Use Ordinance #80-14 and the October 10, 2003, date of adoption of the AC-RCR Zone.

The subject property was created by recording of a Warranty Deed, conveying the subject TL 105 from Mel Goodin and Donna G. Bruce to Frederick E. Weber, Jr., and Wilma V. Weber, husband and wife, with the Clatsop County Clerk on November 3, 1976 (Clatsop County Book of Deed Records, Book 439, Page 584). The subject TL 105 is a lot of record. (*Ordinance #80-14, Section 1.030, Definitions, "Lot-of-Record"*)

**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: "As per sections S3.015-1B, 3.068-2E, and 3.068-4C the structure sits within all acceptable site setbacks and is in fact located within the envelope of the existing garage building."

**Staff Analysis and Finding:** The relation of the house and garage, which were built with permits, to the site will be unchanged and the footprint would not be expanded. The work requires a building permit because of load-bearing and is entirely within the interior of the garage. The relation of the structure to the site will remain the same.

**The criterion has been satisfied.**

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

Applicant: "As per section S3.015-113, the proposed structure does not extend past the required setback and remain below height requirements, and is inside the existing garage building."

**Staff Analysis and Finding:** No changes are proposed for exterior dimensions, so no views would be changed. No comments, written or otherwise, were received regarding this application.

**The criterion has been satisfied.**

**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: "the landscape will not be affected."

**Staff Analysis and Finding:** No changes are proposed for exterior dimensions and no vegetation is proposed for removal. Driveway and road work are not part of this proposal. A condition of approval is recommended that work vehicles remain on driveway and any disturbed areas be reseeded or replanted as necessary within 30 days.

**The criterion has been satisfied.**

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

Applicant: "No changes to existing services (NA)."

**Staff Analysis and Finding:** No utility work is proposed as part of this application.

**This criterion does not apply.**

**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: "Lighting will be situated and oriented in compliance with full cutoff lighting standards."

**Staff Analysis and Finding:** The applicant has updated the response to 5, above, to confirm exterior lighting is not proposed with this application. His email is attached with the application. As no exterior lighting is proposed, this criterion does not apply.

**This criterion does not apply.**

**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: "as per section 53.068, Additional Development and Use Standards, the existing structure complies with County standards and the newly proposed structure has no effect on the site buffers and screens."

**Staff Analysis and Finding:** This project is in a residential, not a commercial zone.

**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: "the proposed structure has no impact on vehicle circulation."

**Staff Analysis and Finding:** This criterion applies to commercial sites. This project is in a residential, not a commercial zone.

**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: "the proposed structure has no relation to signage."

**Staff Analysis and Finding:** 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: “as per section 53.068-8, the proposed structure does not require indication of storm water management.”

**Staff Analysis and Finding:** The structure is within an existing building. There will be no impact to storm or surface water drainage.

**This criterion is not applicable.**

**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.

Applicant: “we will comply with and accept all terms of Section 55.25 of the Clatsop County Standards Document.”

**Staff Analysis and Finding:** The section referenced by the applicant does not exist; however, the applicant’s willingness to comply with the conditions of approval is noted and appreciated.

Conditions of approval for this application are minimal, but they do apply. In order to obtain the necessary permits, the applicant must agree to and fulfill the conditions before permits can be issued.

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#### 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 Minor 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 Community Development Department, including both the Land Use Planning and Building Codes divisions. The Community Development Director may approve minor modifications of these plans if they are requested prior to construction of the minor modification.
2. The road, if damaged during construction, shall be returned to its previous condition or better before final inspection of the improvement.
3. The property owner shall obtain all required development and building permits and

approvals prior to, during, and after construction.

4. Design Review approvals are effective for a period of one (1) year from the date of approval of this document.
5. Development shall comply with all state, federal and local regulations and laws. All construction activities shall follow the Design and Operation Standards and Requirements under Standards Section S2.504.
6. A site plan shall be submitted with this application when applying for a development/building permit.
7. Natural vegetation shall be retained to the maximum extent possible. All work vehicles related to this project shall remain on driveway and any vegetated areas disturbed by this project shall be reseeded or replanted as necessary with 30 days of completion of the project.



# **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 #: 20130404  
Permit Type: Type II  
Entry Date: 9/6/2013  
Entered By: Julia Decker  
Assigned To:  
Permit Status: Entered

### Permit Timeline

User	Status	Date
Julia Decker	Entered	09/06/2013

### Proposed Use

Proposed Use: **Design Review**  
Zone: **AC-RCR** Description: Minor Design Review  
Overlay District: **GHO, RCO**

### Owner/Project Location

**Owner:** Name: **Singh Sudhir Steve & Singh Heather Hedin** Ph. #: (425) 591-9610  
Address: 3616 Evergreen Point Rd Cell: ( ) -  
City, State, Zip: Medina, WA 98039-1001 Fax: ( ) -  
**Situs Address:** 80523 CARNAHAN RD T R S Q S Qq S Taxlot  
City: Arch Cape State: OREGON 4 10 19 B C 00105

### Applicant/Agent

**Applicant:** Name: Tom Turner Ph. #: (206) 779-6102  
Address: P.O. Box 70897 Cell: ( ) -  
City, State, Zip: Seattle, WA 98127 Fax: ( ) -  
Ph. #: ( ) -  
Cell: ( ) -  
Fax: ( ) -

### Fees

<u>Fee Type:</u>	<u>Permit Fee Total:</u>
Planning/Development	\$554.00
Total:	<b>\$554.00</b>

### Receipt

<u>Payor Name:</u>	<u>Pymnt Type</u>	<u>Check #</u>	<u>Pymnt Date</u>	<u>Pymnt Amount:</u>
Singh Sudhir Steve	Check	1038	09/06/2013	\$554.00
Balance Due:				<b>\$0.00</b>

### 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 #: 20130405  
Permit Type: Type II  
Entry Date: 9/6/2013  
Entered By: Julia Decker  
Assigned To:  
Permit Status: Pending

### Permit Timeline

User	Status	Date
Julia Decker	Entered	09/06/2013

### Proposed Use

Proposed Use: **Geologic Hazards (Preliminary)**

Zone: **AC-RCR**

Description: Goes with DP 20130404

Overlay District: **GHO , RCO**

### Owner/Project Location

Owner: Name: **Singh Sudhir Steve & Singh Heather Hedin**

Ph. #: (425) 591-9610

Address: 3616 Evergreen Point Rd

Cell: ( ) -

City, State, Zip: Medina, WA 98039-1001

Fax: ( ) -

Situs Address: **80523 CARNAHAN RD** T R S Q S Qq S Taxlot

City: **Arch Cape** State: OREGON 4 10 19 B C 00105

### Applicant/Agent

Applicant: Name: Tom Turner  
Address: P.O. Box 70897  
City, State, Zip: Seattle, WA 98127

Ph. #: (206) 779-6102

Cell: ( ) -

Fax: ( ) -

Ph. #: ( ) -

Cell: ( ) -

Fax: ( ) -

### Fees

#### Fee Type:

Planning/Development

#### Permit Fee Total:

\$243.00

Total: **\$243.00**

### Receipt

<u>Payor Name:</u>	<u>Pymnt Type</u>	<u>Check #</u>	<u>Pymnt Date</u>	<u>Pymnt Amount:</u>
Singh Sudhir Steve	Check	1041	09/06/2013	\$243.00

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: \_\_\_\_\_



## FW: Minor Design Review Application -- Arch Cape

Julia Decker <JDecker@co.clatsop.or.us>  
To: "bills@singhs.us" <bills@singhs.us>

Fri, Jun 28, 2013 at 11:05 AM



Tel: 503.325.8611 | Fax: 503.338.3606

This message has been prepared on resources owned by Clatsop County, Oregon. It is subject to the Internet and Online Services Use Policy and Procedures of Clatsop County.

**From:** Julia Decker  
**Sent:** Thursday, June 27, 2013 3:29 PM  
**To:** 'bills@singh.us'  
**Subject:** Minor Design Review Application -- Arch Cape

Tom,

Attached is the design review application. This is a minor, for \$554. It doesn't require a design review committee meeting. Also attached is the approval for the deck addition from last year. It includes the 2012 geohazard report by Tom Horning and might be useful to you for seeing how the application was completed last time. The geohazard review fee is \$243.

Please let me know if you have questions.

Julia Decker | Planner

Clatsop County Community Development

Land Use Planning Division, 800 Exchange, Suite 100, Astoria, OR 97103

Tel: 503.325.8611 | Fax: 503.338.3606



**APPLICATION FOR  
DESIGN REVIEW**

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

**APPLICANT:** TOM TURNER Phone: 206-779-6103

**Address:** P.O. BOX 70897 SEATTLE, WA 98127

**OWNER:** STEVE SINGH Phone: 425-591-9610

**Address:** P.O. BOX 349 MEDINA WA 98039

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

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

**Proposed Development:** GARAGE-LOFT INSIDE EXISTING STRUCTURE

**Present Zoning:** 101 **Overlay District:** ACRC

**Lot Size:** .49 ACRES

**Property Description:** 4 10 19BC 00105  
Township Range Section Tax lot(s)

**Property Location:** 80523 CARNAHAN ROAD, ARCH CAPE, OR

**General description of the property:**

**Existing Use:** RESIDENTIAL

**Topography:** GENERALLY SLOPING SOUTH AND WEST TOWARD SHORE

**General description of adjoining property:**

**Existing Uses:** RESIDENTIAL

**Topography:** GENERALLY SLOPING WEST TOWARD SHORE

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: T-T Date: 9-3-13

Owner's Signature: [Signature] Date: 30 SEPT 2013

**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.

**Section 2.020. Type II Procedure.**

(1) Type II land use actions are presumed to be appropriate in the zone subject to approval of a conditional use permit or a review use permit. They generally involve uses or development for which review criteria are reasonably objective, requiring only limited discretion. Impacts on nearby properties may be associated with conditions of approval to minimize those impacts or ensure compliance with this code.

(2) Those actions identified in this code as a conditional development and use or development permitted with review under the Type II procedure are Type II actions.

(3) Except as provided in subsection (5), under the Type II procedure an application for a development permit shall be processed without a need for public hearing. The Community Development Director shall determine whether or not the proposed development meets the required development standards. The Director may obtain technical assistance from a review committee or local or state agencies.

(4) If the Director finds that the development appears to satisfy the required standards, the Director shall mail a notice of intent to issue a development permit to the applicant and to other persons pursuant to Sections 2.115 to 2.120.

(5) If the Community Development Director believes that persons other than the applicant can be expected to question the application's compliance with the Ordinance, the Director may treat the application as a Type IIa procedure.

(6) The Community Development Director shall review any information received under subsection (4) and make a finding for each of the points in dispute. The Director shall make a decision on the application by approving, conditionally approving, or denying the application.

(7) A decision by the Community Development Director may be appealed to the Hearings Officer by the applicant or by a person who responded to the notice, pursuant to Section 2.230.

#### **Section 2.115 Mailed Notice for a Type II procedure**

(1) Notice of intent to issue a Development Permit shall be provided:

(A) To the applicant; and

(B) To owners of record of property on the most recent property tax assessment roll where such property is located:

1) within 100 feet of the property which is the subject of the notice where the subject property is wholly or in part within an urban growth boundary; or

2) within 250 feet of the property which is the subject of the notice where the subject property is outside an urban growth boundary and not within a farm or forest zone; or

3) within 750 feet of the property which is the subject of the notice where the subject property is within a farm or forest zone; and

(C) To any neighborhood or community organization recognized by the governing body and whose boundaries include the site.

(D) To the Oregon Department of Transportation (ODOT) for applications related to property within 750 feet of a state highway or that in the opinion of the Community Development Director may be found to have a significant impact on State facilities.

(2) The notice shall:

(A) Describe the proposed development;

(B) Summarize the standards and facts that justify approval of the permit;

(C) Invite persons to submit information relevant to the proposed development and applicable standards within ten (10) days giving reasons why the permit application should or should not be approved or proposing modifications the person believes are necessary for approval according to the standards;

(D) Advise of the right and the procedure to appeal the decision on the proposed development if the person's concerns are not resolved.

#### **Section 2.120 Procedure for Mailed Notice.**

Unless otherwise provided, addresses for a mailed notice required by this Ordinance shall be obtained from the County Assessor's real property tax records. Unless the address is on file with the Director, a person whose name is not in the tax records at the time of filing of an application, or of initiating other action not based on an application, need not be furnished mailed notice. The failure of a property owner to receive notice shall not invalidate an action if a good faith attempt was made to comply with the requirements of this Ordinance for notice. In addition to persons who receive notice as required by the matter under consideration, the Director may provide notice to others he has reason to believe are affected or otherwise represent an interest that may be affected by the proposed development.

In accordance with Section 54.103, Criteria for Design Review Evaluation, the following ten criteria have been addressed in regards to the proposed work at 80523 Carnahan Road, Arch Cape, OR.

1. Relation of structure to the site—As per sections S3.015-1B, 3.068-2E, and 3.068-4C the structure sits within all acceptable site setbacks and is in fact located within the envelope of the existing garage building.
2. Protection of Views—as per section S3.015-113, the proposed structure does not extend past the required setback and remains below height requirements, and is inside the existing garage building.
3. Preservation of Landscape—the landscape will not be affected
4. Utility services—No changes to existing services (N/A)
5. Exterior "full cut-off" lighting—Lighting will be situated and oriented in compliance with full cutoff lighting standards.
6. Buffering and screening—as per section 53.068, Additional Development and Use Standards, the existing structure complies with County standards and the newly proposed structure has no effect on the site buffers and screens.
7. Vehicular circulation—the proposed structure has no impact on vehicular circulation.
8. Signs—the proposed structure has no relation to signage.
9. Surface water drainage—as per section 53.068-8, the proposed structure does not require indication of storm water management.
10. Statement of compliance/acceptance of terms—we will comply with and accept all terms of Section 55.025 of the Clatsop County Standards Document.

APPROVED

SUBJECT TO FIELD INSPECTION  
OVERSIGHT OR VIOLATIONS OF  
CITY OR COUNTY ORDINANCES ARE  
NOT INCLUDED IN THIS APPROVAL

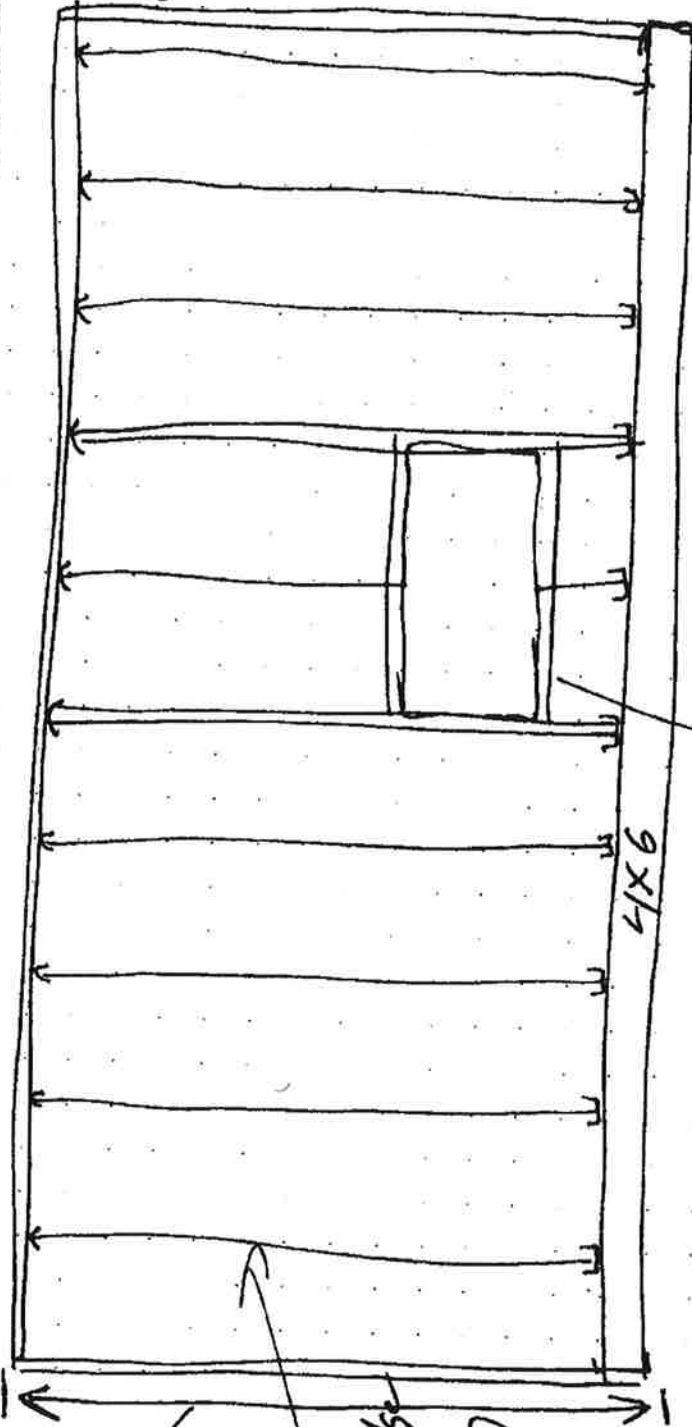
BY Andrew G. Perry 6/15/13  
DATE

PROPERTY ADDRESS

PERMIT #

2x6  
↓  
Ledger

2x6  
↓  
Ledger



5'8"

2x6 AT

16" O.C.

ATTACHED TO

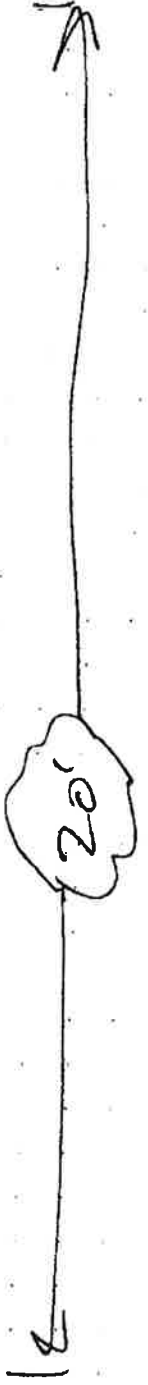
EXISTING 2x6 Ledger

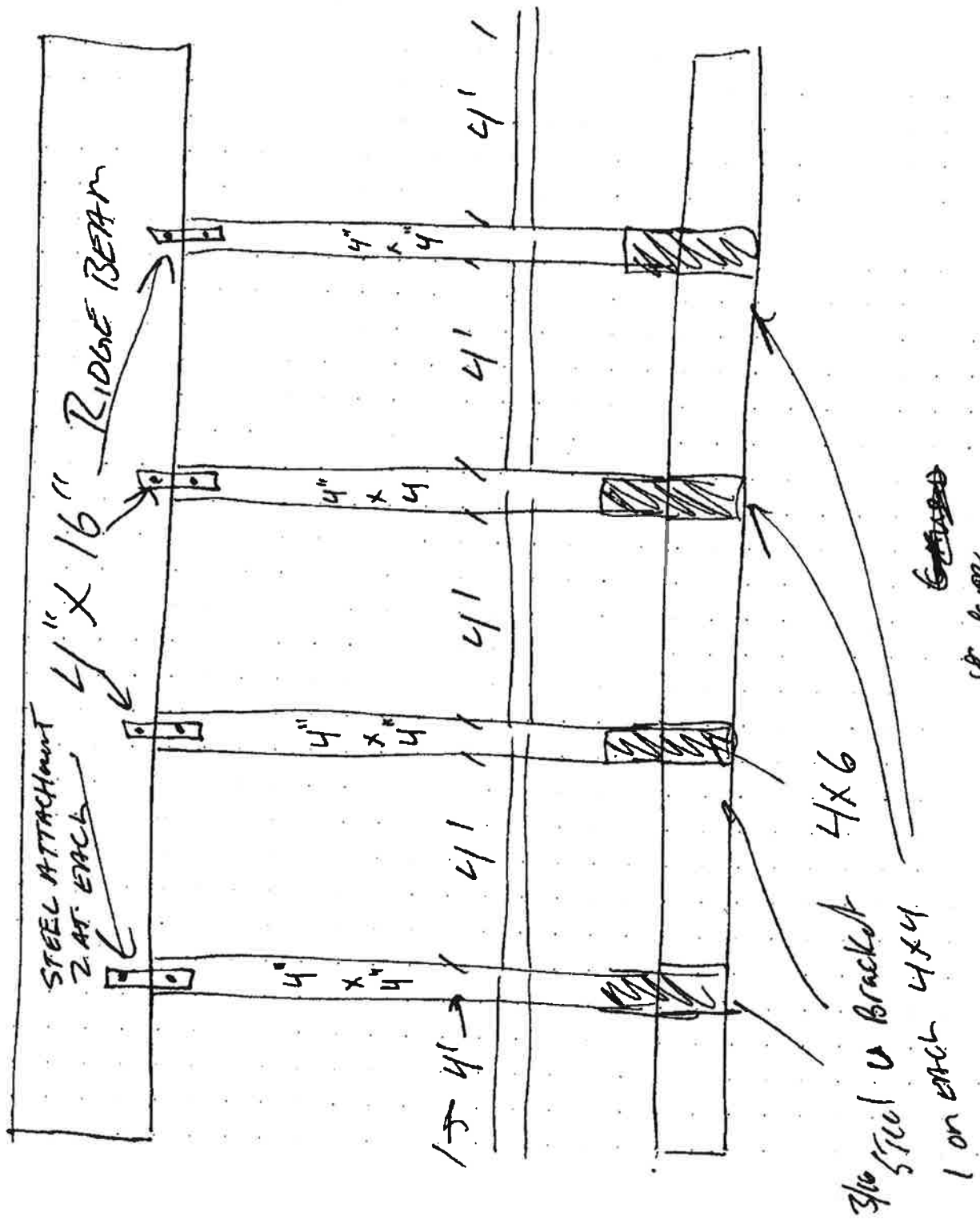
with Simpson

Hangers

2x6  
↓  
Ledger

Double 2x6 AT Access Ladder





Guano Row at 36" Above Deck.

## Julia Decker

---

**From:** Tom Turner <tom@biddlegroup.com>  
**Sent:** Thursday, October 24, 2013 12:30 PM  
**To:** Julia Decker  
**Cc:** Steve Singh  
**Subject:** 80523 Carnahan Rd (Singh) Design Review application amendment

Hi Julia,

Regarding our recent application at 10877 Carnahan Rd, it seems that I made an error on our criteria list; the reference to exterior lighting should be stricken, it was erroneously included from a prior application we made and there is no lighting in the scope of the current project that I recently submitted on behalf of Steve Singh for your consideration. If any further clarification is necessary let me know and I will be happy to cooperate.

Thank you,  
Tom Turner  
206.779.6102

---  
Tom Turner | BIDDLE GROUP LLC  
PO Box 70897 | Seattle, WA 98127  
Direct 206.779.6102 | email: [Tom@BiddleGroup.com](mailto:Tom@BiddleGroup.com)

## **Exhibit 2**



# Horning Geosciences

808 26th Avenue, Seaside, OR 97138

Ph./FAX: (503)738-3738

Email: [horning@pacifier.com](mailto:horning@pacifier.com)



July 30, 2012

Steve Singh  
80523 Carnahan Road North  
Arch Cape, OR 97102

RE: Geologic Hazard Report; Map 4 10 19BC, Tax Lot 105; 80523 Pacific Way, Arch Cape, Clatsop County, Oregon

Dear Jim:

At your request, I have visited the above referenced property to inspect it for geologic hazards related to the construction of a new deck addition on the west end of the house, which looks down on the beach at the north end of the community. The deck includes a hot tub and steps that descend to the slope west of the house. You contacted this firm on June 28, 2012. We visited the site on July 10, spending about 25 minutes evaluating the property and nearby vicinity for geologic processes. I have visited this property in the past, as well. In addition, we have carried out geologic investigations in this area for over 15 years and are familiar with the properties of the native materials and the natural processes.

At the time of the investigation, the hot tub and its supporting frame had been completed. Steps were being laid out for completion with major support posts resting on Sonotube footings, which according to you have been embedded through the native soils to rest directly on underlying bedrock, or to depths of about 6 to 8 ft, maximum.

## Geologic Summary

The property is located at the north end of Carnahan Road at the north end of Arch Cape. Tax Lot 105 is rectangular, elongate east-west, consists of 0.47 acres, fronts the road for 65 ft, and is up to 312 ft deep, extending to lower tide. Of this, only about 150 ft of land is above the beach; the remainder includes the strand, upper beach, and shoreline cobble ridge, over all of which a public easement is present.

A cobble berm lies between the beach and partly vegetated bank of the coastal terrace and along the south flank of a sandstone ridge that protrudes west of the Arch Cape beach. The top of the berm stands at approximately 20 ft NGVD29, whereas the terrace stands at about 38 ft NGVD29 along the south side of TL 105. The height of the berm is based on annual elevation surveys by the NANOOS coastal research group, as provided in Figure 4, and is compared with LIDAR-based topography shown in Figure 3. The house has been built on a slope that is inclined from 25 to 45 percent to the south. It was partly leveled for construction of the home, sometime after 1967, based

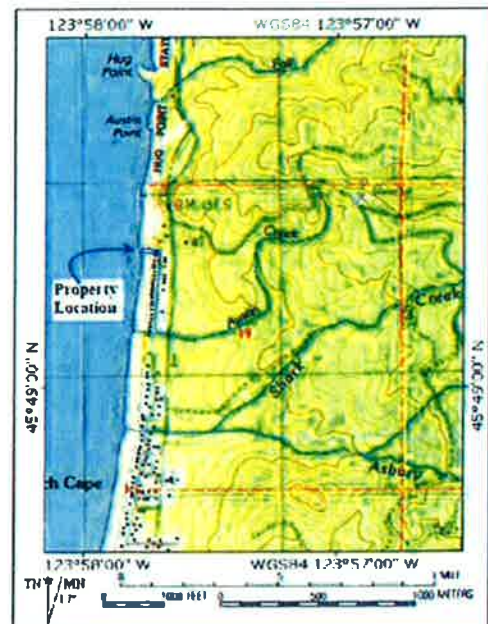


Figure 1: Property location map.

on our inventory of aerial photographs. The main floor of the house stands at an elevation of about 54 ft NGVD29. The house has been largely constructed on a foundation of Sonotube piles, the depths of which are not known. Slopes west of the house and existing deck are as steep as 60 percent, inclined toward the beach, probably oversteepened by side-cast fill from native soils that were cleared for home construction. Vegetation on this west-facing slope and on the lower south-facing slope is typical of disturbed sites where soils have been cast.

Soils consist of gravelly clayey sandy silt (GM-SM-ML), based on exposures near the site of the new hot tub. Thickness of the soils is uncertain, based on site examination; although it is reported that bedrock has been encountered at depths of about 6 ft during the process of drilling holes for foundation piers. The soils have been classified by the Natural Resources Conservation Service as incipient tropical-humid hydric soils on young terrace materials. This identification applies to the terrace below the house. The attached soils map is in error. Based on the exposed soils, they more correctly should be classified as gravelly to sandy clay silts of the Klotchie-Necanicum complex. These soil types are derived from weathering of sandstone bedrock and can include varieties that are quite strong and rocky, or those that are susceptible to weakening by water saturation. Based on the exposures available west of the house, these soils are the rocky variety. The soils drain well. Undisturbed, they have a presumptive bearing capacity of 1500 pounds per square foot. Disturbed soils may have bearing capacities below 1000 psf and might also settle. Loads should be carried into undisturbed soils or to bedrock.



Figure 2: Assessor's map on aerial photo; from the Clatsop County Webmaps site.

Sandstone and invasive basalt crop out on the ridge immediately north of the house. The bedding is thick-bedded and massive, with minor cross-beds. The bedding generally dips to the northwest at about 15 degrees. It does not have any bed-on-bed sliding hazard. There are no significant faults known to cut this sandstone locally. The sandstone exhibits features characteristic of estuarine conditions. These include: reversing cross-beds from ebbing and flooding tides; toredo-drilled fossil wood (shipworm-drilled marine driftwood); and coal beds (freshwater marshes). It is concluded to represent the Miocene estuary of the Columbia River. Pebbles in the sandstone match bedrock found in the upper reaches of the Columbia River drainage.

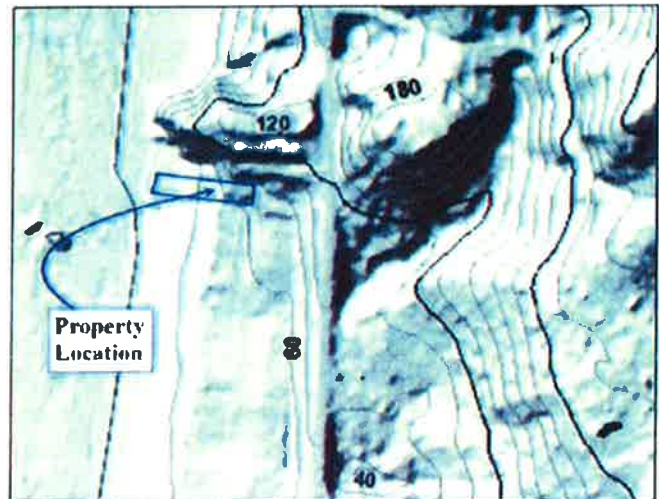


Figure 3: LIDAR shaded relief topographic map for the north end of Arch Cape. The east end of TL 105 lies slightly above 60 ft NAVD88 (~58 ft NGVD29).

Shoreline erosion has cut back a small embayment west of the house. It projects as much as 15 ft eastward of the line of the bluff edge of the properties south of Tax Lot 105, but is presently covered with brush that has grown up through storm-cast driftwood. The embayment has been



eroded by reflected waves from the resistant sandstone that crops out just north of the house. Based on aerial photos going back to 1967 and our personal observations since 1994, logs and driftwood within the embayment were washed in by large storm surges, primarily in early December 1967 and again in March 1999. Other storm surges have probably occurred during the interim, and similar future storm surges pose a shoreline erosional hazard that could undercut the west facing slope west of the hot tub.

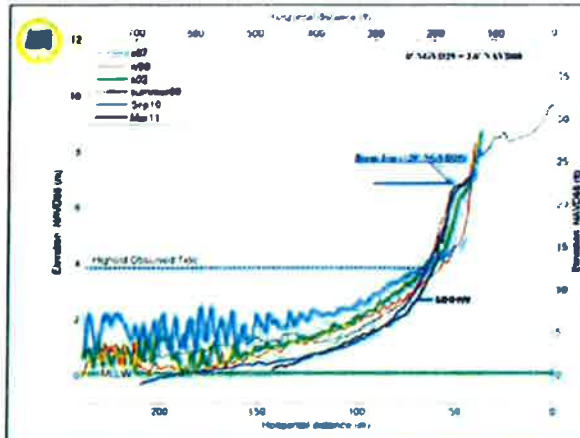


Figure 4: Beach profile history for the north end of Arch Cape; from the NANOOS website; data collected by Jonathan Allan of the DOGAMI office in Newport, OR. Elevations are plotted as NAVD88. NGVD29 + 3.6 ft = NAVD88. NAVD88 is North American Vertical Datum of 1988; NGVD29 is National Geodetic Vertical Datum of 1929. The top of the cobble berm stands at about 23 ft NAVD88 or about 20 ft NGVD29.

## HAZARDS

Geologic hazards include: 1) slope instability and weak & settling soils; 2) shoreline erosion & flooding; and 3) tsunami/earthquake damage.

## Soils, Slopes, and Erosion

The internal angle of friction for rocky GM-SM-ML sandstone-derived soils is approximately 30 to 32 degrees. This is based on experience with similar soils in the region, and it corresponds closely with reasonably stable 65 percent slopes. The soils have a specific weight of 125 lb per cu ft and a friction factor of 0.35.

It can be expected that soils on the west-facing slope below the hot tub may be prone to creeping movements through time, but it is unlikely that slumping will take place. There will be a tendency for poorly situated footings to creep or lean along with the soils. These movements may be increased by future shoreline erosion from storm surges, which may erode the embayment near the north-west side of the property. It is recommended that the piers for the steps and hot tub be braced with diagonal timbers to resist the overturning forces from creeping soils. It is also recommended that the piers be driven at least 6 feet into the ground, or to underlying sandstone bedrock. Optionally, it would be advantageous to drive rebar into the sandstone prior to concreting the piers to unify it with the bedrock. The rebar should be driven at least 6 inches into the sandstone.



Figure 5: Soil map for the north end of Arch Cape; from the NRCS soils website and from the SCS (1985). The boundary between 28 and 33F is mismatched at the subject property.

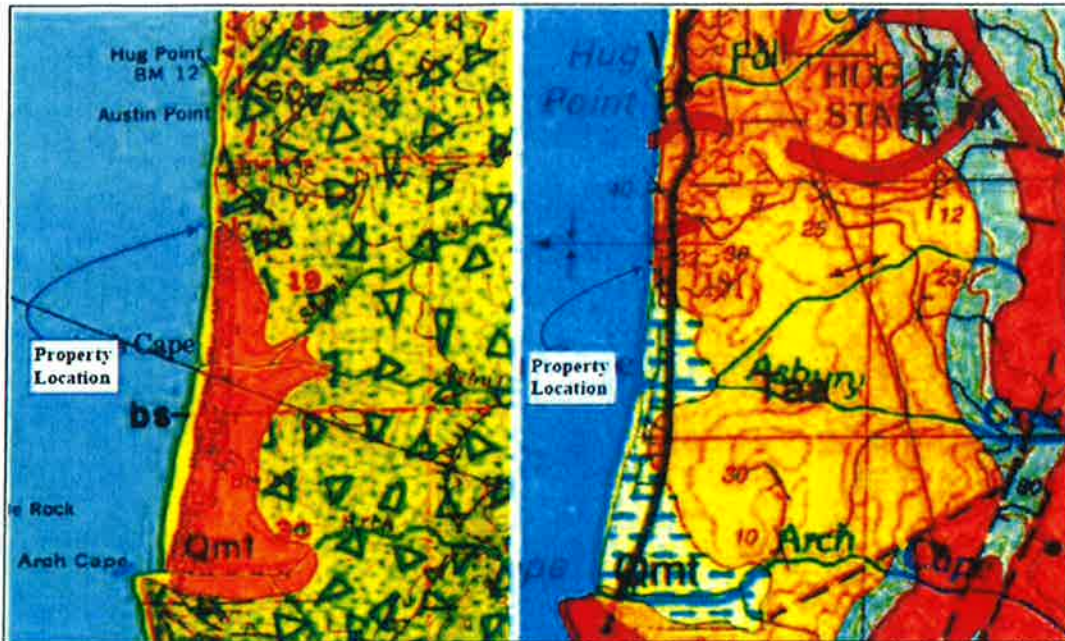


Figure 6: Geologic hazard map, after Schlicker and others (1972) on left; and the bedrock geologic map for the Arch Cape vicinity, after Niemi and Niemi (1985) on right. The property is located at the north end of a coastal terrace (Qmt), where it laps onto bedrock of Angora Peak sandstone of the Miocene Astoria Formation (Taa). The triangle pattern on left denotes hummocky landforms that can be formed by landslide movements. Dikes of invasive Columbia River basalt cut through the sandstone and mudstone country rock, typically eroding to form hills and coastal promontories.

According to Witter and others (2009), future shoreline erosion scenarios call for increasing storm wave size, rising sea level, El Niños (ENSO events), and Pacific Decadal Oscillation cyclic weather, all of which will cause progressively more erosion and shoreline retreat in the future. This is shown in Figure 8. Modeling presumes unlimited time for certain erosional processes to be accomplished, which is unreasonable. Thus, the modeling projects the maximum possible erosional retreat, which is more than is truly likely. These erosional events usually occur in winter when large storms coincide with maximum monthly high tides during significant ENSO events, which raise sea level nearly 20 inches. As such, erosion will tend to happen on a single day, unless the cobble berm is torn down by the surf. Based on historical ENSO events of 1983-85 and 1997-99, storms will tend to be more frequent and powerful in the La Niña phase in the second year of the event. Multiple erosional events can take place during these winters. As such, owners may wish to armor the toe of the slope below the hot tub preemptively, or they should be prepared to act in response to the rare erosional event when it finally takes place. In general, the rate of shoreline retreat for the north end of Arch Cape is relatively low, probably ranging around 0.2 ft per year. However, due to the episodic nature of this erosion, a single storm may be able to strip away as much as 5 ft of the toe of the slope. This has the potential of accelerating soil creep on the slope, but is unlikely to cause the slope to collapse. It is our opinion that owners should wait until erosion has occurred before armoring the slope, based on the low probability of a major storm surge.

#### Shoreline Erosion & Flooding

According to FEMA Flood Insurance Rate Map 41007C06551E, shown in Figure 7, this property is subject to Velocity Flooding of 34 ft NAVD88. This corresponds to elevation 30 ft NGVD29. Because the footings at the base of the stairs will be set at 38 ft NGVD29, this project should not be flooded by the 100 year flood. Issues of slope instability caused by storm surge (V-Zone) flooding and erosion are addressed in the previous chapter of this report.



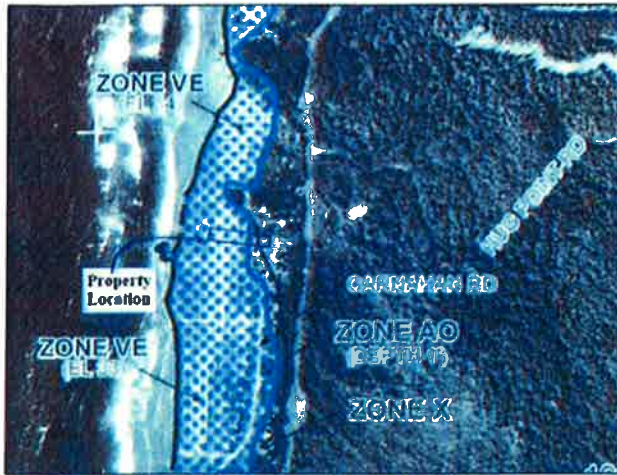


Figure 7: Flood hazard map for the north end of Arch Cape, showing that the V-Zone wave flooding hazard rises to an elevation of 34 ft NAVD88. This corresponds to 30 ft NGVD29, or about 10 ft over the crest of the cobble berm west of the project area. Wave erosion is capable of undercutting the toe of the slope west of the hot tub.

#### Seismic Considerations

Peak ground accelerations from a Cascadia subduction zone earthquake will not be amplified by thick soils for this site, given that bedrock is within 10 ft of the surface. It is therefore classed as Seismic Site Class B.

From Figures 1613.5(1) and 1613.5(2) in the 2010 Oregon Structural Specialty Code, the *Maximum Considered Earthquake Ground Motions* for 0.2 sec spectral response ( $S_s$ ) and 1.0 sec spectral response ( $S_1$ ) are:

$$\begin{aligned} S_s &= 1.4g \\ S_1 &= 0.6g \end{aligned}$$

#### Design Spectral Response Acceleration Parameters, $S_{DS}$ (Short Period) and $S_{D1}$ (1-Sec)

From Equations 16.36 and 16.37, plus Tables 1613.5.3(1) and 1613.5.3(2) of the 2010 Oregon Structural Specialty Code, which provide site coefficients  $F_a$  and  $F_v$  for Site Class B at the mapped spectral response accelerations for short and 1-second periods, the 5-percent damped design spectral response accelerations for  $S_{DS}$  short period (0.2 sec) and  $S_{D1}$  1-sec periods are calculated as:

$$\begin{aligned} S_{DS} &= 0.67S_{MS} = 0.67F_aS_s = 0.67(1.0)(1.4g) = 0.94g \\ S_{D1} &= 0.67S_{M1} = 0.67F_vS_1 = 0.67(1.4)(0.6g) = 0.56g \end{aligned}$$

Peak horizontal ground acceleration therefore is:  $0.94g/2.5 = 0.38g$

#### Tsunami Flooding

This property lies within a tsunami run-up zone. For a Cascadia tsunami generated by a full rupture of the fault zone, this property will be destroyed. The property will most likely survive a distant tsunami generated across the Pacific, because it was not adversely affected by the 1964 Good Friday tsunami, generated by a M9.2 earthquake.



Figure 8: Erosion and landslide future probability scenario map; after Witter and others (2009). Areas that have the potential of eroding back under the assumed scenarios are color-coded: red for the next 60 years; orange for 60 to 100 years; and yellow for 120 years or longer. In the latter scenario, shoreline erosion assumes that there has been coastal subsidence from a subduction zone earthquake. This map errs by showing the sandstone promontory north of TL 105 as being susceptible to landslide. It is too resistant to be adversely affected by erosion.

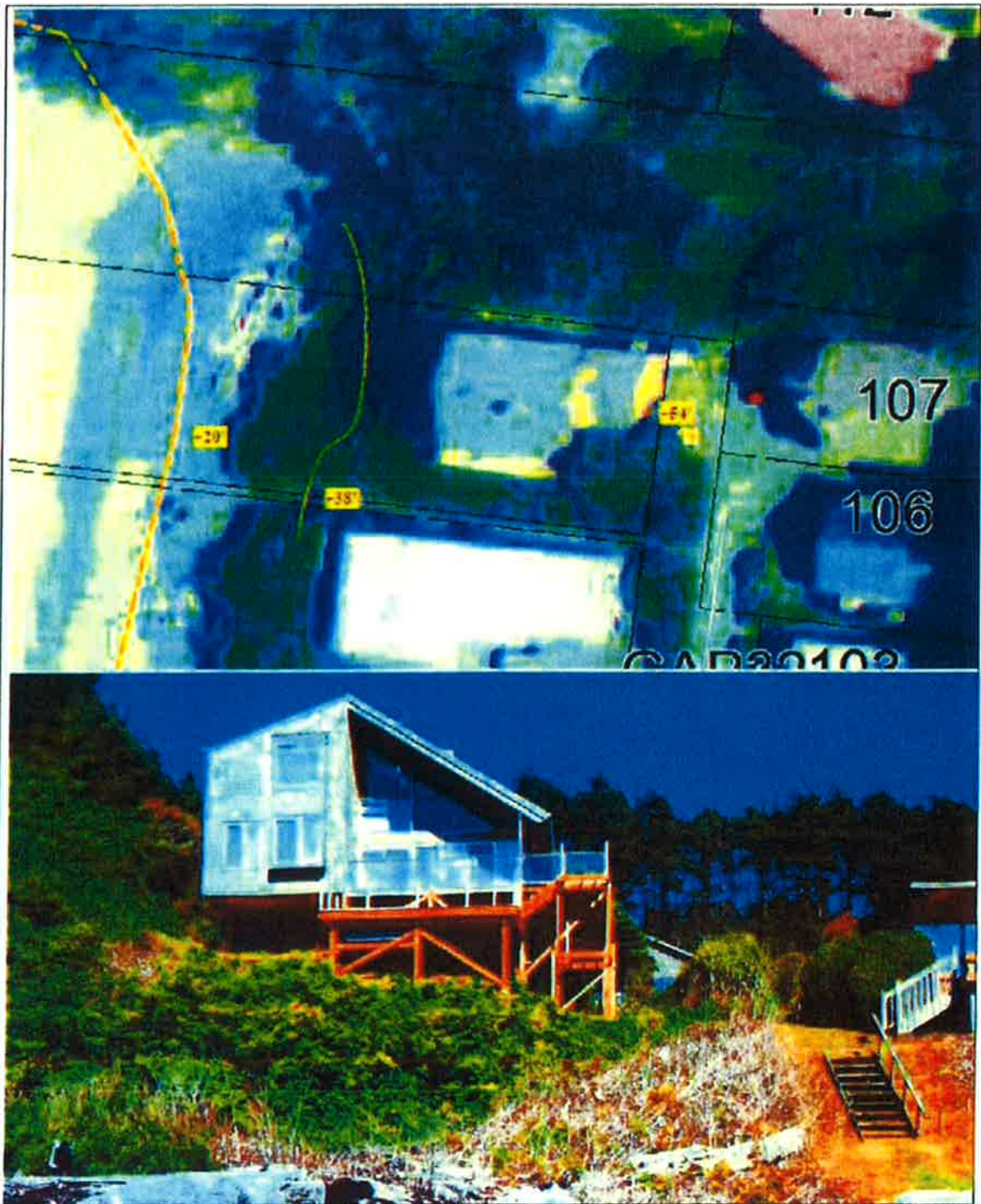


Figure 9: Aerial view of Tax Lot 105 (top) with elevations in NGVD29 datum; yellow line west of the house is approximate boundary of V-Zone flooding. Lower photo shows the site; driftwood is buried within dense vegetation at the base of the slope below the hot tub.



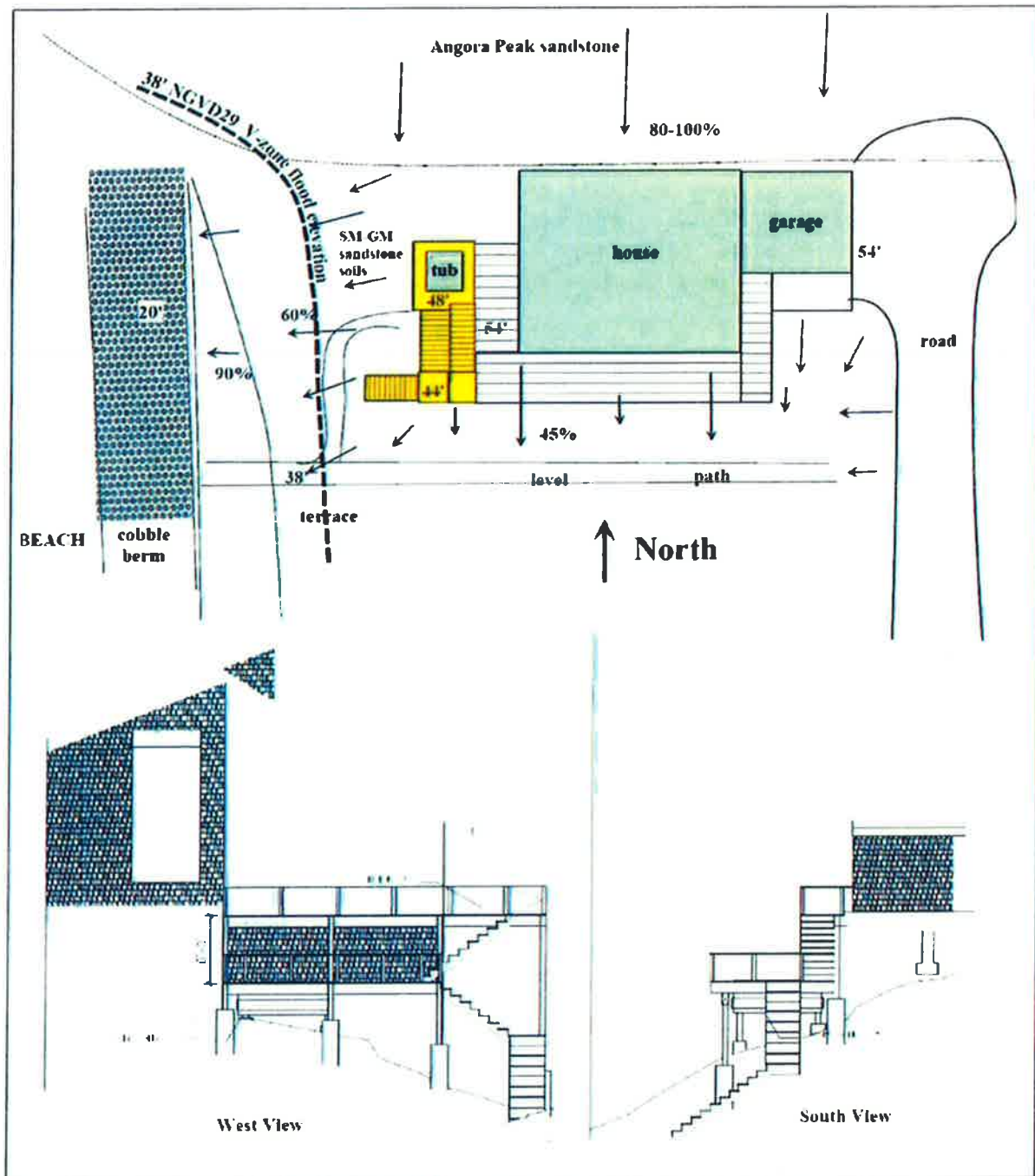


Figure 10: Geologic sketch map for TL 105; arrows point in downslope direction, inclinations listed as percents.

The impending quake in the southern Cascadia region will be tsunamigenic, but it will direct the wave westward more than to the north or south. A low wave may strike the north coast of Oregon, but it will probably be no larger than those sourced from Alaska or Kamchatka. In any case, residents should be prepared to evacuate when they feel seismic shaking that lasts for more than 30 seconds or knocks items off shelves. Evacuation should be to the

highway north of this property, which stands at about 100 ft above sea level. Survival backpacks should be prepared in advance. In the event of a local quake, Arch Cape will be isolated from significant overland assistance for at least 2 weeks, because highways will be damaged by seismically triggered landslides and bridge failures. All utilities will be out for weeks to months.

#### LIMITATIONS

Observations and conclusions incorporated in this letter report are the result of personal site inspection, the works of other specialists, and generally accepted principles of geologic investigation for a report of this nature. No warranties are expressed or implied. This report does not extend to the activities of unidentified future owners or occupants for which the writer bears no responsibility.

Thomas S. Horning, CEG  
Horning Geosciences



Expires: 6/30/13

#### References Cited

- Niem, A. R., and Niem, W. A., 1985, Oil and Gas Investigation of the Astoria Basin, Clatsop and Northernmost Tillamook Counties, Northwest Oregon: OGI-14, State of Oregon, Department of Geology and Mineral Industries.
- Priest, G. R., 1995, Explanation of Mapping Methods and Use of the Tsunami hazard Maps of the Oregon Coast; OFR O-95-67; 95 p. with plates.
- Schlicker, H. G., Deacon, R. J., Beaulieu, J. D., and Olcott, G. W., 1972, Environmental Geology of the Coastal Region of Tillamook and Clatsop Counties, Oregon: Bulletin 74, State of Oregon, Department of Geology and Mineral Industries; 164 p. with plates.
- Witter, R.C., Horning, T., and Allan, J.C., 2009, Coastal Erosion Hazard Zones in Southern Clatsop County, Oregon: Seaside to Cape Falcon; Open File Report O 09-06; Oregon Department of Geology and Mineral Industries; 61 p.





## **Exhibit 3**



## CERTIFICATE OF MAILING

I hereby certify that I served a copy of the attached **Notice of an Application before the Community Development Director** for a minor design review application submitted by Tom Turner on behalf of Steve Singh and Heather Singh, to those listed on the attached pages with postage paid and deposited in the post office of Astoria, Oregon (as well as those sent via e-mail as indicated) on said day.

Date: October 2, 2013

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Clancie Adams, Staff Assistant  
Clatsop County, Oregon

Clatsop County  
Community Development  
800 Exchange Street, Suite 100,  
Astoria, OR 97103

ph: 503-325-8611  
fx: 503-338-3606  
em: [comdev@co.clatsop.or.us](mailto:comdev@co.clatsop.or.us)  
[www.co.clatsop.or.us](http://www.co.clatsop.or.us)



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## PUBLIC NOTICE FOR AN APPLICATION BEFORE THE COMMUNITY DEVELOPMENT DIRECTOR

In the matter of a Minor Design Review application submitted by Tom Turner to construct loft storage inside an existing structure, on behalf of Steve Singh and Heather Singh, on property owned by the Singhs, located at 80523 Carnahan Road, in Arch Cape, Oregon. The legal description of the parcel is T4N, R10W, Sec. 19BC, TL 105.

*(For a map see **Page 2** of this notice)*

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APRX. DATE OF DECISION:	October 23, 2013
COMMENT PERIOD:	October 2, 2013, to October 22, 2013
SEND COMMENTS TO:	Clatsop County Community Development, 800 Exchange Street, Suite 100, Astoria, Oregon 97103
CONTACT PERSON:	Julia Decker, 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 may be found on page 2.

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development Department has 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 not necessary** as the review is minor and does not result in an expansion of the exterior dimensions and/or footprint. Pursuant to Section 2.020 of the Clatsop County Land and Water Development and Use Ordinance (LWDUO), the Department Director is tentatively scheduled to render a decision based on evidence and testimony on Wednesday, October 23, 2013, at the Community Development Department, Public Service Building 800, 800 Exchange St., Suite 100, Astoria, OR 97103.

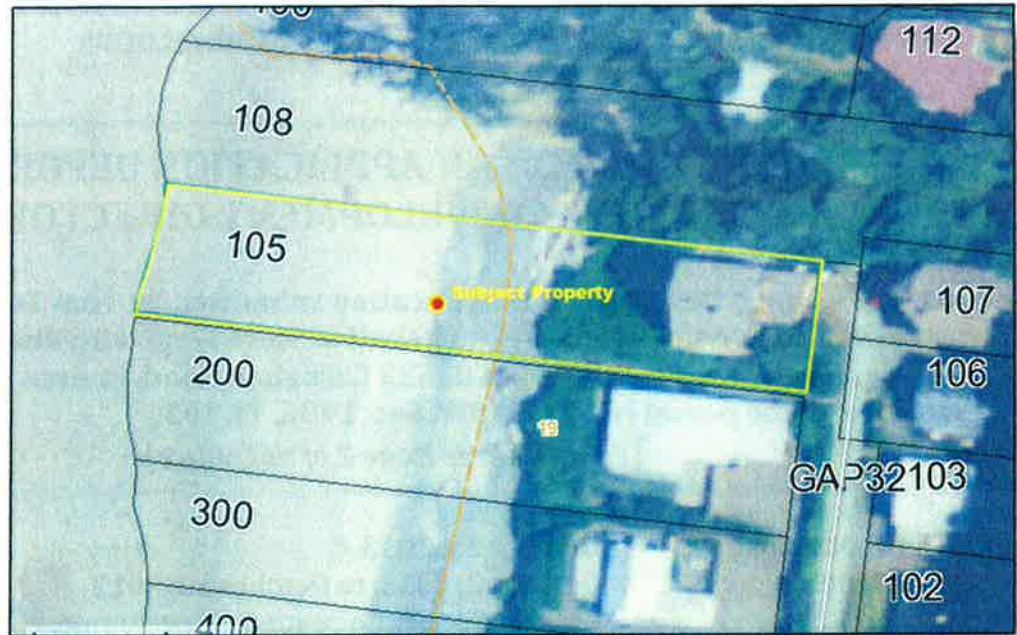
All interested persons are invited to submit testimony and evidence in writing by addressing a letter to the Clatsop County Community Development Director, 800 Exchange Street, Suite 100, Astoria, OR 97103. Written comments may also be sent via FAX to [503-338-3606](tel:503-338-3606) or via email to [jdecker@co.clatsop.or.us](mailto:jdecker@co.clatsop.or.us). Written comments must be received in this office no later than **5 pm on Tuesday, October 22, 2013**, in order to be considered by the Director 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 (Rural Community Overlay District [/RCO]), 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 Hazards); Goal 8 (Recreational Needs); Goal 9 (Economy); Goal 10 (Housing); Goal 11 (Public Facilities and Services); Goal 12 (Transportation); 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 online 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 Community 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](mailto: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 2, 2013**

OCT. 2

Owner	OwnerLine1	OwnerLine2	Mailing Address	City	State	Zip
ACSD			32065 E Shingle Mill Ln	Arch Cape	OR	97102 thomasmerrell@gmail.com
Birkby	Virginia		79829 Gelinsky Road	Arch Cape	OR	97102 vbirkby@charter.net
Clatsop Soil/Water Cons. District			750 Commercial, Rm 207	Astoria	OR	97103 clatsopswcd@inet.com
Commissioner Debra Birkby			79829 Gelinsky Road	Arch Cape	OR	97102 DBIRKBY@co.clatsop.or.us
CREST			750 Commercial St Rm 205	Astoria	OR	97103 abandcke@columbiaestuary.org
D'Onofrio	Richard		P.O. Box 1327	Cannon Beach	OR	97110 rncdonofrio@msn.com
Eyerman	Linda		3630 NE Merges Dr.	Portland	OR	97212 linda@gaylorddeyerman.com
Lundy	Theodore		1193 10th Street	Astoria	OR	97103 TalkToTod@gmail.com
Manzulli	Michael		80285 Woodland Heights Road	Arch Cape	OR	97102 manzulli@gmail.com
Murray	Linda Lapp		79836 Gelinsky Road	Arch Cape	OR	97102 murraylapp@charter.net
ODOT	Region 2		455 Airport Road SE Bldg B	Salem	OR	97301-5395 odoir2planningr@odot.state.or.us
Patrick Wingard	DLCD - Oregon Coast		4301 Third Street, Room 206	Tillamook	OR	97141 patrick.wingard@state.or.us
Seifer	Daniel		79916 W. Cannon Road	Arch Cape	OR	97102 daniel.j.seifer@gmail.com
Tony Stein	Oregon Parks and Recreation	Ocean Shores Division	401 SW 9th Street	Newport	OR	97365 tony.stein@state.or.us
BECKER ISABEL DEMPSEY			15755 NW Saint Andrews Dr	Portland	OR	97229-7821
BROSAN COLLEEN 1/3	LAPIERRE KAREN 1/3	Mullock Sydney 1/3	17210 Angeline Avenue South NE	Suquamish	WA	98392-9746
Dept of Fish and Wildlife			4907 3rd Street	Tillamook	OR	97141
FOSTER LISA/FOSTER LISA REV TRUST			7340 W 81st St	Los Angeles	CA	90045-2417
GORDON WILLIAM G/ARLYN A	FOSTER GAYLE		P.O. Box 449	Lake Oswego	OR	97034-0048
HANGO MARION I REV LIVING TRUST	RAFFERTY RICHARD & KATHRYN	Hunt Leigh W/Dorothy A	13751 SE 128th Ave	Clackamas	OR	97015-9330
HARGREAVES CRAIG R/KIM E			4911 NE Salmon Creek St	Vancouver	WA	98686-1792
HAUCK LIMITED PARTNERSHIP			8310 NW Kaiser Rd	Portland	OR	97231-2789
HUSTED CHAMP A/KATHLEEN H TRST	HUSTED FAMILY TRUST		13460 SE Beech St	Milwaukie	OR	97222-6102
Mike Balzer, Chief	Cannon Beach RFPD		P.O. Box 24	Cannon Beach	OR	97110
PETRONE RICHARD C/CAROL A TRUSTEE	PETRONE RICHARD C LIVING TRUST	Petrone Carol A Living Trust	4301 NE Crestview Dr	Newberg	OR	97132-7182
RICH LARRY F/JANET M			5550 NW 150th Ave	Portland	OR	97229-1833
SINGH SUDHIR STEVE	SINGH HEATHER HEDIN		3616 Evergreen Point Rd	Medina	WA	98039-1001
SINGH SUDHIR STEVE	SINGH HEATHER HEDIN		P.O. Box 347	Medina	WA	98039
SOOT SCOTT J			1348 SW Taylors Ferry Rd	Portland	OR	97219-4374
Tom Turner			P.O. Box 70897	Seattle	WA	98127
VOLLUM CHARLES A			2373 NW 185th Ave #505	Hillsboro	OR	97124-7076
VOLLUM LAWRENCE W			1000 NW Skyline Blvd	Portland	OR	97229-6825
VOLLUM STEPHEN A	VOLLUM CHARLES A	C/O Vollum Lawrence W	2373 NW 185th Ave #505	Hillsboro	OR	97124-7076

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