



Southwest Coastal Design Review / Citizen Advisory Committee Regular Meeting Agenda

Date: Wednesday, November 14, 2012
Time: 6:00 pm
Location: Arch Cape Fire Hall, 79816 E. Beach Road, Arch Cape, OR 97145

1. CALL MEETING TO ORDER (Chair Mersereau) (6:00-6:01 p.m.)
2. ROLL CALL (staff) (6:01-6:02 p.m.)
3. BUSINESS FROM THE PUBLIC (6:02-6:15 p.m.): 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. (Chair)
4. CONSIDERATION OF MINUTES (6:15-6:20 p.m.):
 - o Minutes of October 17, 2012 regular session (Chair) (*Attachment 1*)
5. ACTION ITEM (6:20-7:00 p.m.):
 - o Major Design Review: Application by Jim Cornell, Schuchart/Dow, on behalf of Steve Singh, for a deck addition with hot tub and exterior staircase, on property owned by Steve Singh, located at 80523 Carnahan, Arch Cape, Oregon, also known as T4N, R10W, Sec. 19BC, TL 105. Staff: Julia Decker, Planner. (*Attachment 2*)
6. OTHER BUSINESS (7:00 – 8:00 p.m.):
 - a. Discussion regarding vacation rental signs (M. Manzulli) (*Attachment 3*)
 - b. Overview of Southwest Coastal Community Plan: Goal 1 Recommendations (V. Birkby)
 - c. Open Discussion: Opportunity for the committee to discuss and invite testimony from outside agents regarding topics of interest.
7. ADJOURN (8:00 p.m.)

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 Community 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, Community Development Department – Land Use Planning Division, if you will need any special accommodations to participate in this meeting.

Attachment 1

MINUTES
SOUTHWEST COASTAL CITIZEN ADVISORY / DESIGN REVIEW COMMITTEE
Regular Session
October 17, 2012, 6:00 p.m.
Arch Cape Fire Hall, 79816 E. Beach Road, Arch Cape, Oregon

Chairperson John Mersereau convened the meeting at 6:01 p.m.

Members present: Virginia Birkby; Richard D'Onofrio; Linda Eyerman; Mike Manzulli; John Mersereau; and Dan Seifer. Excused: Tod Lundy.

Clatsop County Commission Liaison present: Commissioner Debra Birkby.

Member of the public present: Dale Mosby.

Staff present: Scott Somers, Clatsop County Manager; and Julia Decker, Planner, Clatsop County Community Development.

Business from the Public:

No member of the public requested to speak.

Minutes:

Richard D'Onofrio moved and Mike Manzulli seconded to approve the minutes of August 15, 2012, as presented. Motion approved unanimously.

Action Item:

Tunquelen LLC Major Design Review Public Hearing: Planner Julia Decker described the project, which would place a solar panel array on the southern slope of the roof of an existing home, located at 80172 Pacific Road, Arch Cape, Oregon, also known as T4N, R10W, Sec. 19CC, TL 2900, owned by Tunquelen LLC. The applicant is Caitlin Horsley, Solar City Corporation, who was not present. The addition would not change the existing footprint of the building, but it will increase the thickness of the roof's south slope. Ms. Decker and the committee members reviewed the drawings submitted. Committee member Dan Seifer noted the drawings and emails indicated the panels would be five inches above the roof and the hand drawn images on the photographs depicted the panels as visible over the roofline, yet the plans themselves showed the panels two feet below the peak of the roof line. Ms. Decker stated the panels would be two feet below the ridgeline and three feet, eight inches from the bottom of the roof.

Ms. Decker stated the property probably is non-conforming: The lot size is substandard; the house was built with benefit of permits and should have been five feet from the side property lines, as depicted in the plans; however, a 1999 survey recorded since the completion of the house in 1992 shows the foundation of the house to be four feet, eight inches from the southern side yard property line, making the structure non-conforming. The house meets the maximum height requirement, she added, being 15 feet, eight inches, and therefore well under the 18-foot maximum for oceanfront structures, and the addition of the solar array would not change the building's height. This did not prevent alteration to the structure, she explained, as none of the alteration would be within the setbacks.

Mr. Seifer requested additional information about how the office determined an alteration could be made to a non-conforming structure and questioned the difference between an alteration and an expansion. Discussion followed, and committee members explored the definitions of the code. Using the definition and the phrase "external dimension", Mr. Seifer determined the overall height would not be increased; therefore, the maximum external dimension would not be increased, making the project an alteration, not an expansion.

Ms. Decker reviewed the criteria for design review, noting no comments had been submitted and the change in the roof's thickness did not appear to impact any ocean views; no vegetation should be disturbed; no new utility lines are necessary; no exterior lighting or signage is proposed; and no buffering, screening or vehicle circulation plans apply. She concluded by saying the amount of surface area would not change, so the amount of water drainage from the roof should not be increased and should not increase impact on storm drainage.

Richard D'Onofrio moved and Dan Seifer seconded to accept the recommendation of approval. Motion approved unanimously.

Committee member Linda Eyerman asked for clarification as to what elevated this application to major review. Ms. Decker responded the director has discretion to forward to the committee any project he believes may have significant impact. In this particular instance, the project would change the roof of an oceanfront home, albeit only slightly, and could be anticipated to potentially affect someone's view. Mr. Seifer, recalling an issue several months ago when the director had asked if the committee wanted jurisdiction, stated he appreciated the director's sensitivities to the community. County Manager Scott Somers added he thought the director made the decision to forward the application to the committee to empower the group, which was created for the oversight of applications to this community.

Other Business:

Arch Cape Tree Ordinance: Committee member Mike Manzulli briefly reviewed the memo found in Attachment 3, in which he had compiled language from the Land and Water Development and Use Ordinance #80-14 and Southwest Coastal Community Plan that he said supports protecting natural vegetation, including trees. Mr. Seifer commented he found it helpful and noted some of the language was site-specific. He saw a philosophical discussion in the community as coming before drafting an ordinance. Richard D'Onofrio and Virginia Birkby agreed community input was needed to shape an ordinance with which the community agreed, and even to determine if an ordinance is needed. Ms. Birkby remarked public education before input would help people understand the current situation. Mr. Seifer wondered about placing something in the "Tunnel Echoes" to generate interest. Ms. Decker asked about its circulation, and Mr. Manzulli offered to check on the publication's coverage.

In response to questions from the group regarding the dangerous tree policy, Ms. Decker said she would scan and email a copy of the policy, which permits dead, diseased, dying or dangerous trees deemed to be a hazard by a certified arborist to be removed immediately by the property owner. Those present agreed the policy should be included in any general educational mailing to the community on the topic of tree cutting.

Ms. Birkby requested information on the history of people complying or not complying with the current rules, as well as the consequences of not complying.

Mr. Seifer suggested waiting until the local wetlands inventory matter was concluded before starting a new topic. Mr. Manzulli favored not waiting, adding he, as chair of the local watershed council, would use the council as a vehicle for education regarding trees.

Mr. Seifer summarized his understanding of the committee's discussion as exploring whether the code as presently administered by the county is acceptable or if the committee thought it should be amended. He asked what kind of support there might be for providing education, and Ms. Decker said she would check on what might be available for mailing a newsletter or some sort of information to every property owner in Arch Cape.

Mr. Manzulli commented the arborists seem to be more aware of the rules than property owners.

The group discussed whether there was any true urgency to the matter. The consensus was to revisit the topic in two months or so, when there was more information about how the wetlands inventory process was proceeding.

Land Use Planning: Informal Overview of Southwest Coastal Community Plan: Ms. Birkby asked whether the goals, policies and recommendations found in the Southwest Coastal Community Plan were ever reviewed, revisited, or implemented, so that there was some impact to the document. Mr. Somers suggested the document might be turned into a work plan. Mr. Seifer commented the document is more like a constitution to be followed, to guide development, not a list of tasks. Chair Mersereau noted the land use ordinance has been implemented already, based on these goals. Mr. Seifer thought a review from time to time to make sure the goals and policies are still relevant or to recommend changes was appropriate.

Ms. Decker responded, explaining the community plan informs the zoning and all the elements staff use to evaluate and respond to all of the applications and inquiries the department receives. She stated she uses the document multiple times per week to answer questions, detect conflicts and draft reports. Ms. Birkby asked if the recommendations in the plan are considered during ongoing planning work. Ms. Decker stated the document is consulted during research on specific projects, to see if a project or proposal conflicts with or is supported by the plan. She described the procedure that would be used to amend the plan, beginning with the public input process and culminating with adoption by the Board of Clatsop County Commissioners.

Ms. Birkby wondered if the recommendations have “a life on their own,” and she used as an example having access beach points at the end of every road. Ms. Decker said if the committee identified such an item as needing to be addressed, that might be something that would become a work plan.

Ms. Birkby thought the group could review the recommendations to see if any should be promoted. She requested the recommendations under Goal 1 be placed on the next agenda.

In response to a question from Mr. Manzulli, Ms. Decker explained the Southwest Coastal Community Plan covers not just the Arch Cape Rural Community Overlay, but also from the southern Cannon Beach city limits to the south county line. Mr. Manzulli commented he would like to see design review apply to that entire area. Ms. Decker stated design review applies to the area in the Arch Cape Rural Community Overlay, including Castle Rock Estates, which also has a Homeowners Association and CC&Rs.

In response to a question from Ms. Birkby about who would have the authority to extend the design review overlay to the other areas, Ms. Decker explained it would take a public input process, likely starting with inquiries from people in those areas who wanted to be included in the overlay.

Open Discussion: In response to a question from Ms. Birkby regarding adding a “soft response” step to code compliance, Mr. Somers said he didn’t believe a procedure that allowed for anonymity had been worked out yet. Ms. Eyerman thought an information piece that was not a warning might be better received and people who were unaware of the regulations might simply bring themselves into compliance.

Mr. Manzulli requested vacation rental signs be included on the next agenda.

Committee members agreed to Ms. Decker’s request they adjust their meeting schedule for November to meet on November 14, 2012, rather than November 21st. Ms. Eyerman is excused, as she will be out of the area.

Meeting adjourned at 7:20 p.m.

Attachment 2



STAFF REPORT

Staff Report Date: November 2, 2012

Hearing Date: November 14, 2012

Hearing Body: Southwest Coastal Design Review / Citizen Advisory Committee

Request: Construct deck and staircase and install hot tub in new deck, attached to existing single family dwelling. Requires Major Design Review, per Land and Water Development and Use Ordinance #80-14, Section 4.102 (1)

Applicant: Jim Cornell
Schuchart/Dow
6132 NE 112th Avenue
Seattle, WA

Owners: Steve and Heather Singh
3616 Evergreen Point Road
Medina, OR 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)

Staff Reviewer: Julia Decker, Planner

Exhibits: 1 – Application, including geohazard report
2 – Aerial Map, Surveys, Assessor’s Records, Site Photos
3 – Public Comments
3 – Public Notice – *mailed and emailed*

Comments Received: Two, as of the date of the staff report.

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SECTION 4.120 ARCH CAPE NON-CONFORMING USES AND STRUCTURES

Section 4.122 Definitions.

LEGAL NON-CONFORMING STRUCTURE. A building or structure that does not conform to one or

more standards of the zoning district in which it is located, but which legally existed at the time the applicable section(s) of the zoning district became effective.

STAFF FINDING:

At more 20,400 square feet, the subject Tax Lot 105 well exceeds the minimum lot size of 7,500 square feet for the AC-RCR Zone.

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 zoning in effect when the house was built was the Clatsop County Zoning Ordinance of 1966, which established the subject TL 501 as R-1, Residential Zone 1.

Per Ordinance No. 66-2, the Clatsop County Zoning Ordinance of 1966, Section 3.010 Residential Zone R-1, (3) Standards, the front yard setback was 20 feet, the minimum side yard setback was five feet, and the maximum building height was 35 feet, with no provision for lower heights for structures on oceanfront lots.

The subject structure is approximately 29.25 in height, based on calculations developed by Mendenhall and Associates, a professional survey company. Although it exceeds the current 18-foot height limitation for oceanfront lots in the AC-RCR Zone, it was well under the 35-foot height maximum in effect when the structure was built.

The current survey also shows the house is 15.7 feet from the south property line, 21 feet, 10 inches (21.8 feet) from the Statutory Vegetation Line to the west, which is more than 100 feet east of the west property line; and 5.3 feet from the north property line. For the purposes of this application, it was necessary to establish the Oceanfront Averaging Line as well, which denotes the farthest point west any construction over 30 inches may be built, based on a perpendicular line drawn between the foundation of structures immediately to the north and south. The house is 21 feet, three inches (21.25 feet) east of the Oceanfront Averaging Line (Standards Document, S3.015 [1][B]). The house conforms to the side and rear yard setbacks.

The house is three feet from the front (east) property line and, therefore, is within the front yard setback. However, Clatsop County Community Development records indicate the Clatsop County Planning Commission granted a variance in 1977, Petition No. 77-4-4, to reduce the front yard (east) setback from 20 feet to three feet, due to a geologic hazard survey recommendation. The current proposal does not affect the front of the house.

Additionally, the Southwest Coastal Citizens Advisory / Design Review Committee recommended and, on June 26, 2009, the Transportation and Development Services Director approved, Design Review for exterior siding renovation and replacement windows.

Based on the foregoing, it appears the house conformed to the standards required in 1977, with exception of the front yard setback, for which the former owner obtained a legal variance.

The house met the maximum height requirement and three of the four property line setbacks, and a previous owner obtained a variance for the front yard setback. The house was built to the standards in use at the time, and the lot exceeds the minimum lot size.

Therefore, it is reasonable to assume the house is a legal non-conforming structure.

Section 4.125 Expansion.

(1) Through a Type II procedure an expansion of a Legal Non-Conforming Structure shall be in conformance with the requirements of the Zone (i.e. height limitations and setbacks) and satisfy criteria under Section 4.125 § 3C, or a variance for the expansion shall be required pursuant to Section 4.116 Arch Cape Variance.

STAFF FINDING:

Design Review is a Type II procedure and satisfies the requirement in (1) above. The expansion conforms to the current requirements of the AC-RCR Zone. The criteria found in Section 4.125 § (3)(C) are specific to the expansion of structures devoted to legal non-conforming uses and do not apply to legal non-conforming structures.

This expansion to a legal, non-conforming structure conforms to the standards in 4.125 (1). No variance or conditional use permit is required.

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.”

STAFF FINDING:

The general characteristics of the house and its relation to the site will not change. The proposed deck and stairs addition would extend to the west and would remain within setbacks, descending down the slope and staying behind both the Statutory Vegetation Line and the Oceanfront Averaging Line (S3.015 [1][B]), which is the further inland of the two. The stairs would end six feet, eight and one-half inches east of the Oceanfront Averaging Line, which complies with LWDUO Section 3.068 (5), which directs the reader to S3.015 (1)(B), regarding oceanfront setbacks in Arch Cape.

Currently, the 2,453 square-foot home and deck structure covers approximately 12% of the 20,473-square-foot lot. The new deck and stairs, including the 64-square-foot hot tub, would be approximately 272 square feet, increasing lot coverage minutely, to 2,825 square feet, or about 13.3%, well under the 40% maximum coverage standard in the AC-RCR Zone.

The deck and stair addition would be 22 feet, 6 inches from the north side property line and 15 feet, 8.5 inches from the southern property line, well within the current 10-foot side yard setback requirements. Given the deck’s position on the west side of the house, the front yard setback was not calculated, but the new deck would be in excess of 60 feet from the front property line.

The visual bulk of the deck and stairs would be reduced by the use of clear panels instead of balusters, using the same material in use on the existing deck. The hot tub would be placed in the northern portion of the new deck, out of view of the street and most neighboring properties.

The photos and simulation found in the application give a representation of the project’s impact from the street on the southeast side of the property. The project would not exceed any setbacks and would add only minimally to the dwelling’s bulk.

This criterion is met.

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

Applicant: “as per section S3.015-1B, the proposed structure does not extend past the required setback and remains below height requirements.”

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 (1) stipulates a single family dwelling is a permitted use in the AC-RCR Zone.

Review of the application and Criterion 1, above, shows the proposed addition of a deck and stairs would be an expansion to a single-family dwelling. The deck and stairs would not encroach into any of the setbacks. Photographs and a simulation show some minor impact from the southeastern street view; however, instead of balusters, clear view panels will be used, reducing the visual impact to ocean views.

Public notice was provided to property owners within 250 feet of the property lines of the parcel, and two comments were received. One comment, from Thomas Merrell, consultant to the Cannon View Park Water System, regarded requirements the water system would have for a backflow device on the hot tub. A second comment, received October 30, 2012, from Isabel Becker, who owns a home directly across Carnahan from the Singh property, stated Ms. Becker had no concerns and saw no problems with the deck design and hot tub. Ms. Becker stated she hopes all goes well for the Singhs. Ms. Becker’s and Mr. Merrell’s comments are attached in Exhibit 3. No concerns about disruption of ocean views have been received as of the date of this staff report.

The use is permitted, the deck, hot tub and stairs would meet all setbacks, and ocean views are impacted to the least extent possible while still allowing the owners to make the improvements and use their property.

This criterion is met.

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, except for sono-tube foundations for the proposed deck.”

STAFF FINDING:

This project was begun without permits and halted as a result of a complaint deemed to be founded by building and planning staff. Because some of the work is completed already, photographs of the work to date are available and included as part of this staff report. The photographs demonstrate the level of soil and vegetation disturbance.

The deck and stairs would be elevated wood structures, and the 8 x 8 hot tub will not be placed on the ground. Rainwater would pass between the decking planks and to the ground below. The deck and stairs would be terraced down the hillside and anchored by sono-tubes in a post and pier-type of foundation with a very small footprint. The site is within the Geologic Hazard Overlay, and all work

would need to conform to the recommendations of the preliminary geologic hazard report performed by Horning Geosciences.

Disturbance of the vegetation currently in place has been minimal; no trees or vegetation are proposed to be removed, no soil is proposed for removal, nor is cut-and-fill construction proposed. Staff recommends a condition of approval regarding returning any disturbed vegetation to its previous state to the greatest extent possible, although it seems unlikely to be necessary.

This criterion is met, but a condition is recommended.

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

Applicant: “The hot tub requires electrical, which will be run in compliance with County Code.”

STAFF FINDING:

New service lines are not part of this application. The hot tub will be required to comply with County Building Codes. The hot tub’s drop-in style does not require plumbing.

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 cut-off lighting standards.”

STAFF FINDING:

Because the deck will be accessible from the ground, the stairs and landings must to be illuminated to comply with the National Electric Code (NEC). The drawings provided show placement of additional exterior lighting fixtures; however, the lighting plan does not yet have approval from Clatsop County Building Codes regarding the number of foot candles at floor level, so the plan should be considered conceptual at this time.

The fixtures to be used are full cut-off and the plan is designed to light only the stairs and landings. Building Codes may require additional or rearrangement of light fixtures to meet NEC requirements. The building and electrical inspectors are aware of the requirements of the AC-RCR Zone regarding full cut-off fixtures and shielding of glare.

Staff recommends a condition of approval requiring any additional exterior fixtures to be of full-cut-off design and be directed away from neighboring properties and the beach if the committee is comfortable with placing the burden of final review on planning and building staff. If not, the committee may wish to review the final design when it is available.

This criterion can be met with a condition of approval.

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 S3.068, 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 FINDING: Criterion 6 applies to commercial zones; this criterion does not apply.

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 relation to vehicular circulation.”

STAFF FINDING: This criterion does not apply.

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 FINDING:

No signs are proposed as part of the installation, and this criterion more typically applies to commercial applications.

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 S3.068-8, the proposed structure does not require indication of storm water management.”

STAFF FINDING:

Per LWDUO Section 3.068 (8), expansion of an existing foot print greater than 25% requires a storm water drainage plan as part of the building permit. Additionally, the Building Official or County Engineer may require drywells, culvert, etc. on slopes greater than 25%. Staff calculated the slope of the expansion at approximately 28.5%.

The 8 x 8 hot tub is 64 square feet, embedded in the approximately 272-square-foot deck and stair addition. The total square footage of the increase, using existing house, deck and garage (2,453 square feet) to calculate the foot print, is about 11%, well under the 25% figure that would trigger the storm water drainage plan requirement. Additionally, the wood-planked deck and stairs are elevated and not impermeable; water would pass between the decking planks to the ground below. The Building Official has reviewed the plans and the slope and has determined no additional or engineered drainage is necessary.

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.

COMMENTS RECEIVED

Two comments have been received, as of the date of this staff report: Thomas Merrell, consultant to the Cannon View Park Water System, responded on October 29, 2012, that the system would require a back flow device on the proposed hot tub. On November 2, 2012, the applicant stated in email correspondence with staff that the hot tub is a drop-in style that is filled with a garden hose and does not require plumbing.

Isabel Becker, who owns a home on the opposite side of Carnahan from the Singh residence, responded on October 30, 2012, stating she had no concerns and hoped the project went well for the Singhs.

Both comments are attached in Exhibit 3.

STAFF RESPONSE:

Development and building permits are a requirement for construction and in turn require approval from all appropriate utility districts. The applicant and owners will be required to show approval from the Cannon View Park Water System in order to obtain development and building permits.

Ms. Becker has stated she sees no problems whatsoever with the Singhs' proposal. No objections to the project have been raised by any neighboring property owner.

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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 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 Community Development Department. The Community Development Director may approve minor modifications of these plans if they are requested prior to construction of the minor modification.
2. Any new utilities shall be installed underground.
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. New exterior lighting shall be full cut-off design, and lighting shall be shielded from neighboring properties, the beach and the night sky. Deviation from the concept presented in Exhibit A of this staff report shall be reviewed by the Community Development Director, who may approve or deny the plan or return it to the SCCAC for design review if he believes such review is warranted. "Deviation" shall be understood to mean placement of fixtures more than 18 inches from the surface of the stairs or landings and does not include the number of fixtures.
8. 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.



SOUTHWEST COASTAL DESIGN REVIEW

CRITERIA EVALUATION SHEET

Applicant:	<u>Jim Cornell, Schuchart/Dow</u> <u>6132 NE 112th Avenue</u> <u>Seattle, WA</u>
Owner:	<u>Steve and Heather Singh</u> <u>3616 Evergreen Point Road</u> <u>Medina, OR 98039</u>
Property Description:	<u>T4N, R10W, Sec. 19BC, TL 105</u> <u>80523 Carnahan Road</u>

DESIGN REVIEW CRITERIA

1. Relation of Structure to Site: The home sits on the northeast section of the lot, has a variance to the front yard setback and met the standards of the R-1 Zone in use at the time it was constructed. The new deck and stairs use clear panels rather than balusters and are low impact visually. The proposal would meet all setbacks of the current zone. Lot coverage would be increased only minimally, to about 13.3% total.
2. Protection of Ocean Views: Public notice was mailed to neighbors within 250 feet of the new addition. As of the date of the staff report, only one neighbor provided comments, stating she saw no problems with the project. The new deck, stairs and hot tub would meet all setbacks.
3. Preservation of Landscape: The landscape will be minimally altered to allow placement of footings.
4. Utility Service: No new utilities are included in the application. The hot tub is a drop-in model that does not require plumbing.
5. Exterior lighting shall be of a "full cut-off" design: All new exterior lighting will be full cut-off design, directed away from neighboring properties, the beach and the night sky.
6. Buffering and Screening (For Commercial Uses): Not applicable.
7. Vehicle Circulation and Parking: Not applicable.
8. Signs: Not applicable.
9. Surface Water Drainage: Not applicable.

The above-entitled matter came before the Southwest Coastal Design Review and Citizen Advisory Committee at its November 14, 2012, 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 November.

The Southwest Coastal Citizen Advisory / Design Review
Committee

John Mersereau, Chairperson

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 #: 20120377
Permit Type: Type II
Entry Date: 8/14/2012
Entered By: Julia Decker
Assigned To:
Permit Status: Pending

Permit Timeline

User	Status	Date
Julia Decker	Entered	08/14/2012
Julia Decker	Deemed Incompl	08/24/2012
Julia Decker	Deemed Comple	10/22/2012

Proposed Use

Proposed Use: **Design Review**

Zone: **AC-RCR**

Description: Major design review for new deck and stairs

Overlay District: **FHO, GHO**

Owner/Project Location

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

Ph. #: () -

Address: 3616 Evergreen Point Rd

Cell: () -

City, State, Zip: Medina, WA 98039

Fax: () -

Situs Address: 80523 CARNAHAN RD

I R S Q S Qq S Taxlot

City: Arch Cape

State: OREGON 4 10 19 B C 00105

Applicant/Agent

Applicant: Name: Jim Cornell/Schuchart/Dow

Ph. #: () -

Address:

Cell: () -

City, State, Zip:

Fax: () -

Ph. #: () -

Cell: () -

Fax: () -

Fees

Fee Type:

Planning/Development

Permit Fee Total:

\$711.00

Total: \$711.00

Receipt

Payor Name:

Jim Cornell/Schuchart/Dow

Pymnt Type

Check

Check #

032411

Pymnt Date

09/28/2012

Pymnt Amount:

\$711.00

Balance Due: \$0.00

Signatures

1. For Commercial and industrial uses, include parking and loading plan, sign plan and erosion control plan.
2. For residential and other uses, include an erosion control plan.
3. Review attached applicant's statement and sign below.

I have read and understand the attached APPLICANT'S STATEMENT and agree to abide by the terms thereof.

Applicant Signature: _____ **Date:** _____

Owner Signature: _____ **Date:** _____

Agent Signature: _____ **Date:** _____



RECEIVED
Clatsop County
SEP 24 2012

Land Use/Planning APPLICATION FOR
DESIGN REVIEW
Fee: Major Construction - \$711.00 (see attached page for explanation)
Minor Construction - \$554.00 (see attached page for explanation)

APPLICANT: Jim CORNELL Phone: 206.633.3003

Address: 4001 AURORA AVE. N SEATTLE WA 98103

OWNER: STEVE SINGH Phone: 425.591.7610

Address 3616 EVERGREEN POINT RD MEDINA WA 98039

AGENT: - Phone: _____

Address: _____

Proposed Development: DECK EXTENSION WITH HOT TUB & STAIR

Present Zoning: 101 Overlay District: ACRC

Lot Size: 0.49 ACRES

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

Property Location: 80523 CANNAN ROAD, ANCH 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:  Date: 8/13/12

Owner's Signature:  Date: 8-13-12

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.

In accordance with Section S4.103, 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.
2. Protection of Views—as per section S3.015-1B, the proposed structure does not extend past the required setback and remains below height requirements.
3. Preservation of Landscape—the landscape will not be affected, except for sono-tube foundations for the proposed deck.
4. Utility services—the hot tub requires electrical, which will be run in compliance with County Code.
5. Exterior “full cut-off” lighting—Lighting will be situated and oriented in compliance with full cut-off lighting standards.
6. Buffering and screening—as per section S3.068, 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 relation to vehicular circulation.
8. Signs—the proposed structure has no relation to signage.
9. Surface water drainage—as per section S3.068-8, 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 S5.025 of the Clatsop County Standards Document.



sonotube foundations at posts

concrete pad at landing

1/2\"/>

HOUSE

POWER FEED
FROM SUBPANEL

TRANSFORMER IN CRAWL
SPACE UNDER HOUSE

TO PHOTO EYE

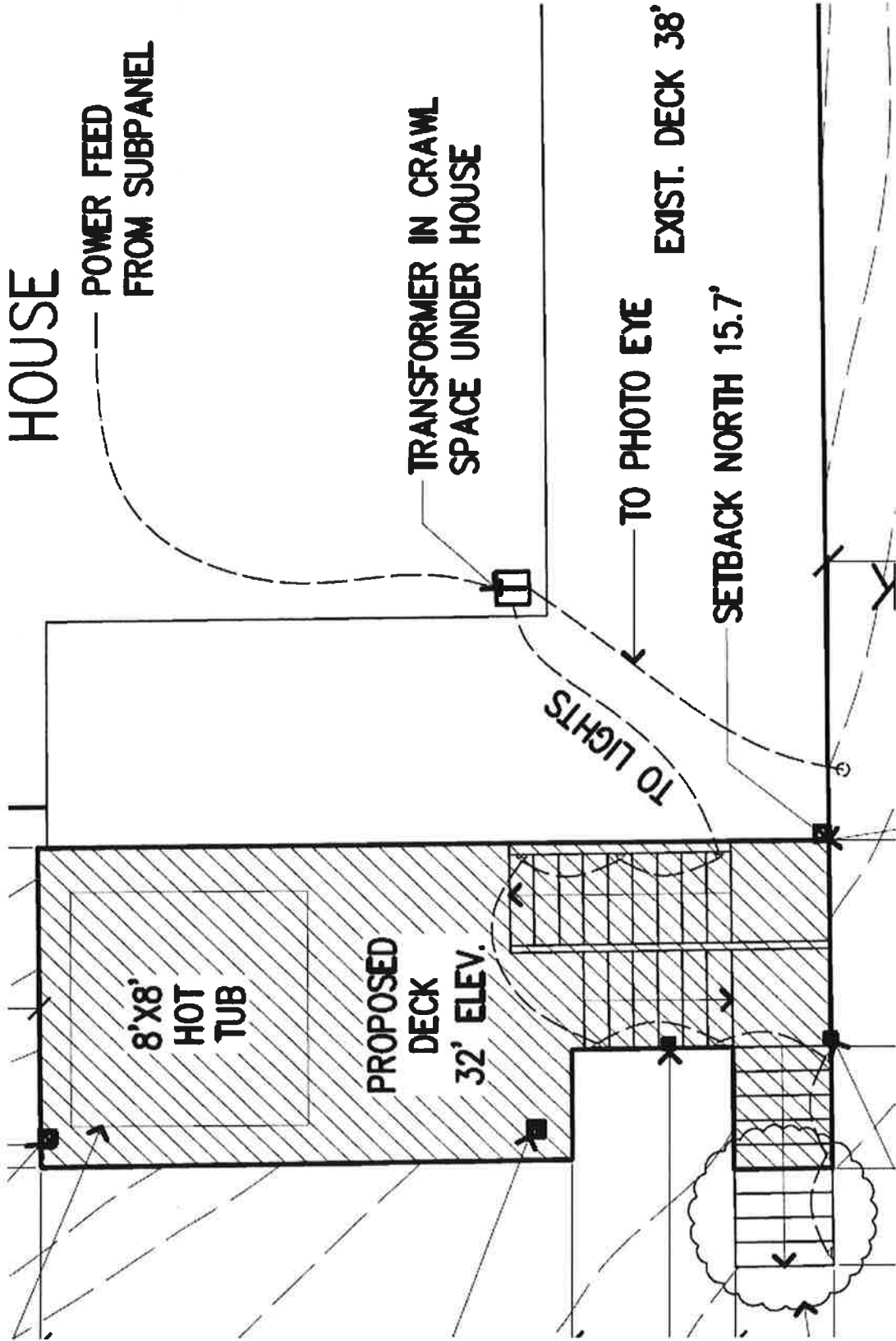
EXIST. DECK 38'

SETBACK NORTH 15.7'

TO LIGHTS

8'X8'
HOT
TUB

PROPOSED
DECK
32' ELEV.





MS: Wall Light

FACTORY INSTALLED OPTIONS: Order 1 + 2 + 3

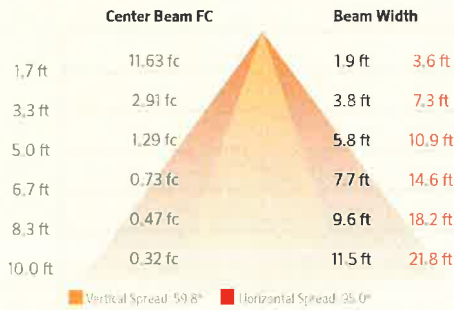
FIXTURE CODE	LAMP CODE	FINISH OPTIONS
1 MS	2 1LED (50,000 avg. life hours)	3 XX <i>(see options to right)</i>

The MS includes a 1LED board and your choice of finish and 10 ft. lead wire.

EXAMPLE: **MS-1LED-BZ** = MS - 1 LED - Bronze Metallic Finish

PHOTOMETRICS:

MS 1LED ILLUMINANCE AT A DISTANCE



Beam angle is calculated using LM-79 method for SSL Luminaires. Beam angle is defined as two times the vertical angle at which the intensity is 50% of the maximum.

For information on ZD technology please refer to the Luxor page in the Lighting Control section.

METALS

-  **AB** = Antique Bronze* (On Brass)
-  **AT** = Antique Tumbled* (On Brass)
-  **BS** = Natural Brass
-  **NP** = Nickel Plate

POWDERCOAT

-  **WG** = White Gloss
-  **FW** = Flat White
-  **AL** = Almond
-  **BZ** = Bronze Metallic
-  **DG** = Desert Granite
-  **WI** = Weathered Iron
-  **VF** = Verde Speckle
-  **SB** = Sedona Brown
-  **FB** = Flat Black

* May require longer lead time



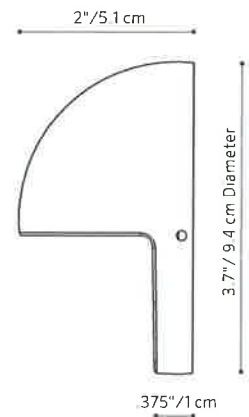
All MS wall lights come standard with amber, and frosted filters

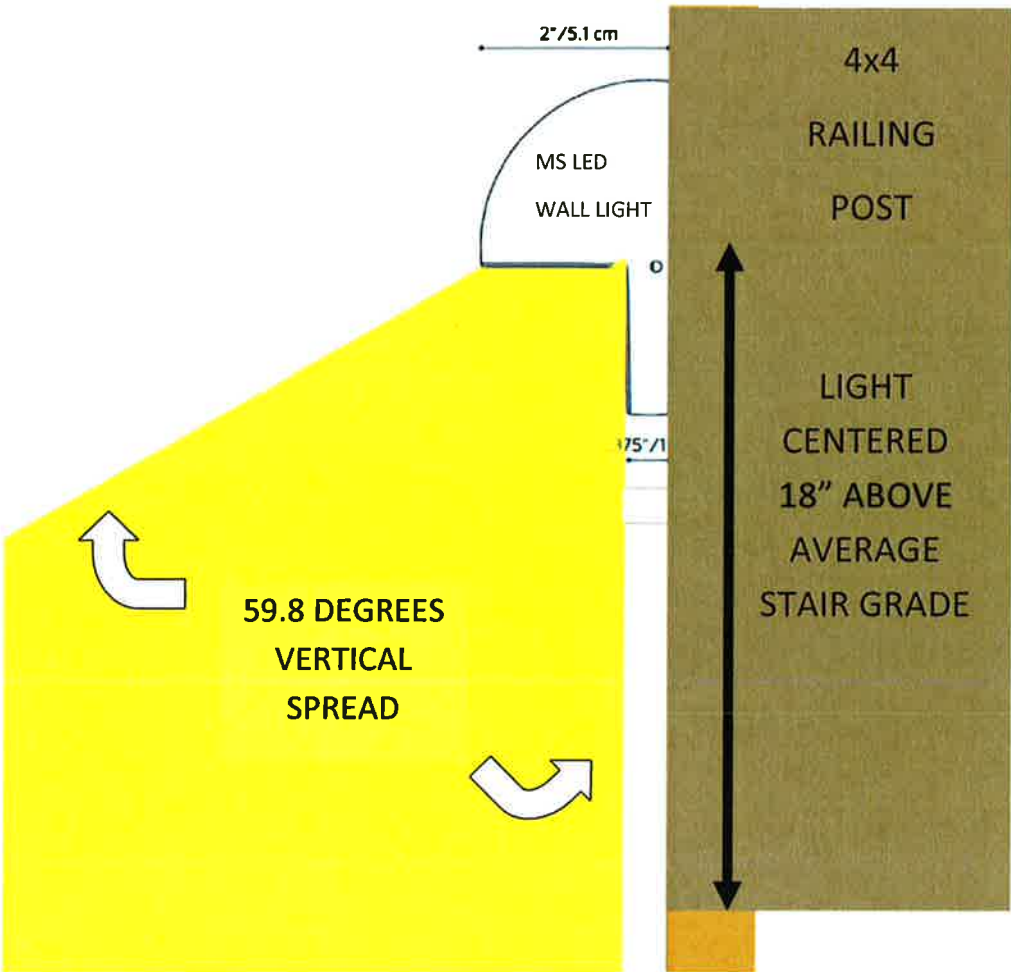


The MS comes to the FX LED line as an immediate favorite thanks to its close relative the MM. The MS takes all the great features of the MM and adds the energy efficiency and long life of LED. Changeable filters and available in Brass or Powdercoat allow you to add glow at night and during the day.

MS: Wall Light

NUMBER OF LEDS:	1
HALOGEN LUMEN OUTPUT EQUIVALENT:	10 Watt
USEFUL LED LIFE (L70):	50,000 hrs avg
INPUT VOLTAGE:	10 to 15V
VA TOTAL: (Use this number to size the transformer)	2.4
WATTS USED:	2.0
LUMENS PER WATT (EFFICACY)	25
MAX LUMENS:	52
CCT (Ra)	78.5





Horning Geosciences

808 26th Avenue, Seaside, OR 97138

Ph./FAX: (503)738-3738

Email: 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

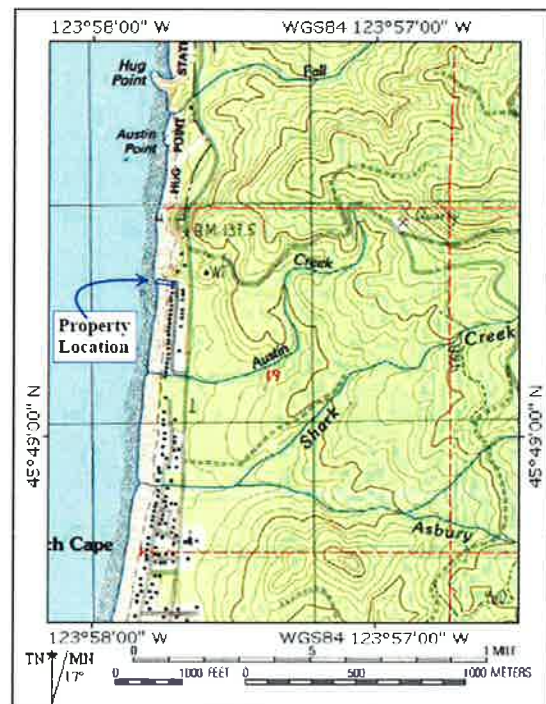


Figure 1: Property location map.

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.

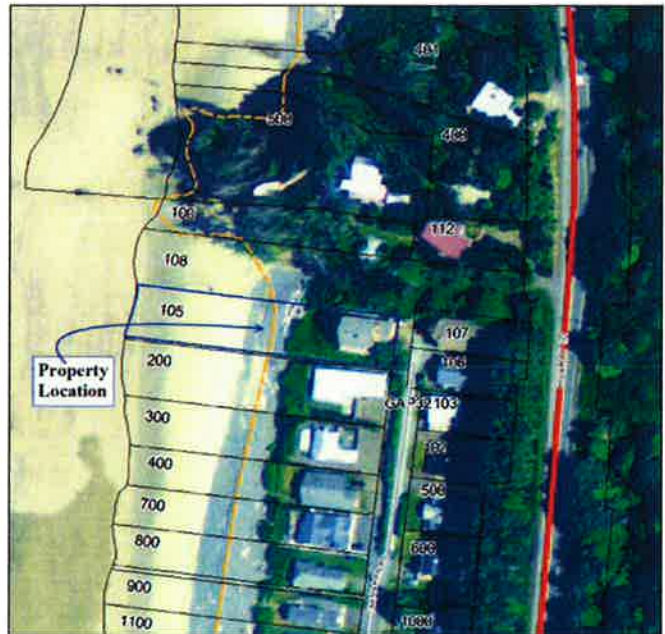


Figure 2: Assessor's map on aerial photo; from the Clatsop County Webmaps site.

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.

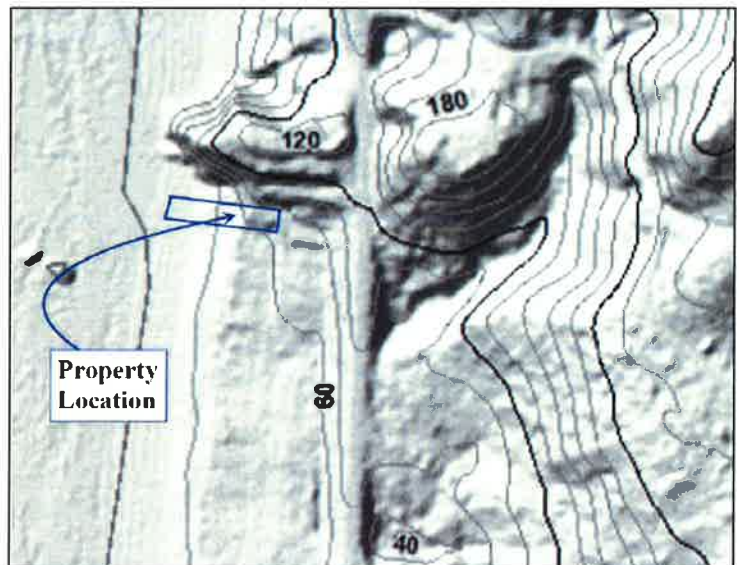


Figure 3: LIDAR shaded relief topographic map for the north end of Arch Cape. The east end of TL 105 lies slightly above 60 ft NAVD88 (~58 ft NGVD29).

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.

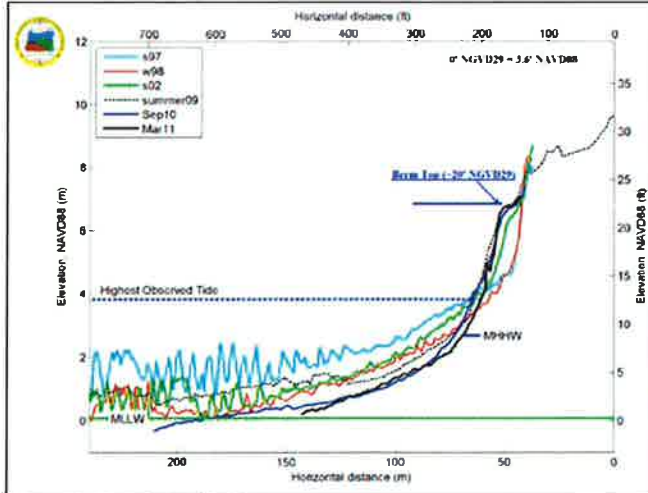


Figure 4: Beach profile history for the north end of Arch Cape; from the NANOOS website; data collected by Jonathan Allan of the DOGAMI office in Newport, OR. Elevations are plotted as NAVD88. NGVD29 + 3.6 ft = NAVD88. NAVD88 is North American Vertical Datum of 1988; NGVD29 is National Geodetic Vertical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



Clatsop County, Oregon (OR967)				
Map Unit Symbol	Map Unit Name	Acres in ADI	Percent of ADI	
4	Beaches	17.6	16.4%	
21D	Grindbank silt loam bedrock substratum 3 to 30 percent slopes	7.8	8.1%	
25	Humit/opeeps-Tropaejis complex 0 to 20 percent slopes	7.8	8.2%	
34c	Klochke-Necanicum complex 30 to 60 percent slopes	11.7	12.2%	
58E	Skupanus gravelly silt loam 30 to 60 percent slopes	32.2	33.6%	
71c	Wahuku silt loam 7 to 16 percent slopes	17.2	18.0%	
Subtotals for Soil Survey Area		94.3	98.5%	
Totals for Area of Interest		98.8	100.0%	

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 33E is mismapped at the subject property.

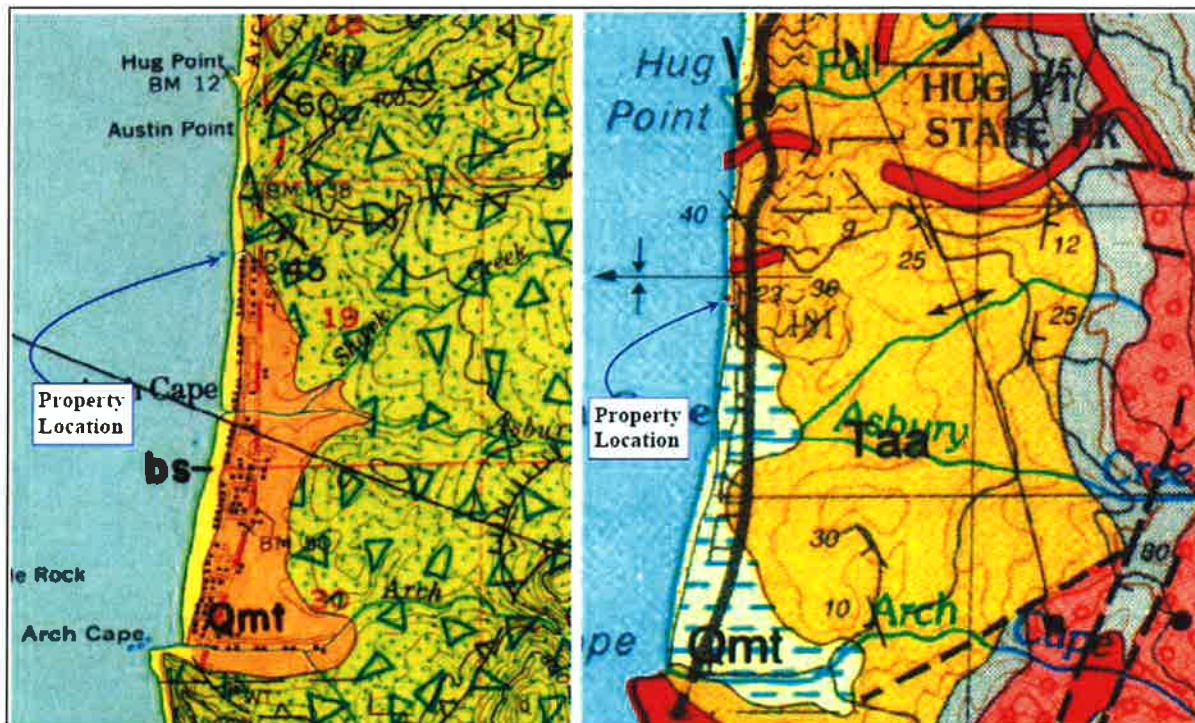


Figure 6: Geologic hazard map, after Schlicker and others (1972) on left; and the bedrock geologic map for the Arch Cape vicinity, after Niemi and Niemi (1985) on right. The property is located at the north end of a coastal terrace (Qmt), where it laps onto bedrock of Angora Peak sandstone of the Miocene 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 41007C0655E, 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.

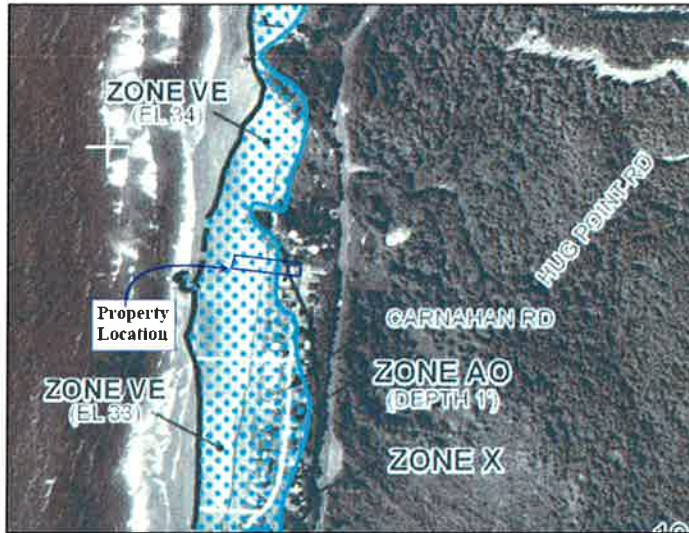


Figure 7: Flood hazard map for the north end of Arch Cape, showing that the V-Zone wave flooding hazard rises to an elevation of 34 ft NAVD88. This corresponds to 30 ft NGVD29, or about 10 ft over the crest of the cobble berm west of the project area. Wave erosion is capable of undercutting the toe of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

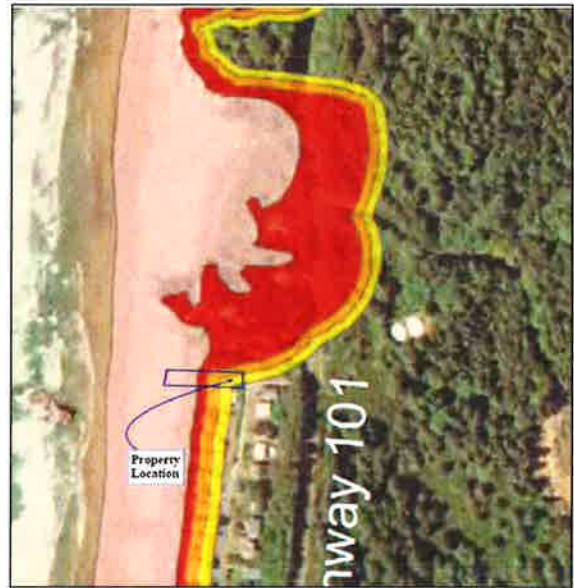


Figure 8: Erosion and landslide future probability scenario map; after Witter and others (2009). Areas that have the potential of eroding back under the assumed scenarios are colored coded: red for the next 60 years; orange for 60 to 100 years; and yellow for 120 years or longer. In the latter scenario, 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.

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:

$$S_s = 1.4g$$

$$S_1 = 0.6g$$

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:

$$S_{DS} = 0.67S_{MS} = 0.67 F_a S_s = 0.67(1.0(1.4g)) = 0.94g$$

$$S_{D1} = 0.67S_{M1} = 0.67 F_v S_1 = 0.67(1.4(0.6g)) = 0.56g$$

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.

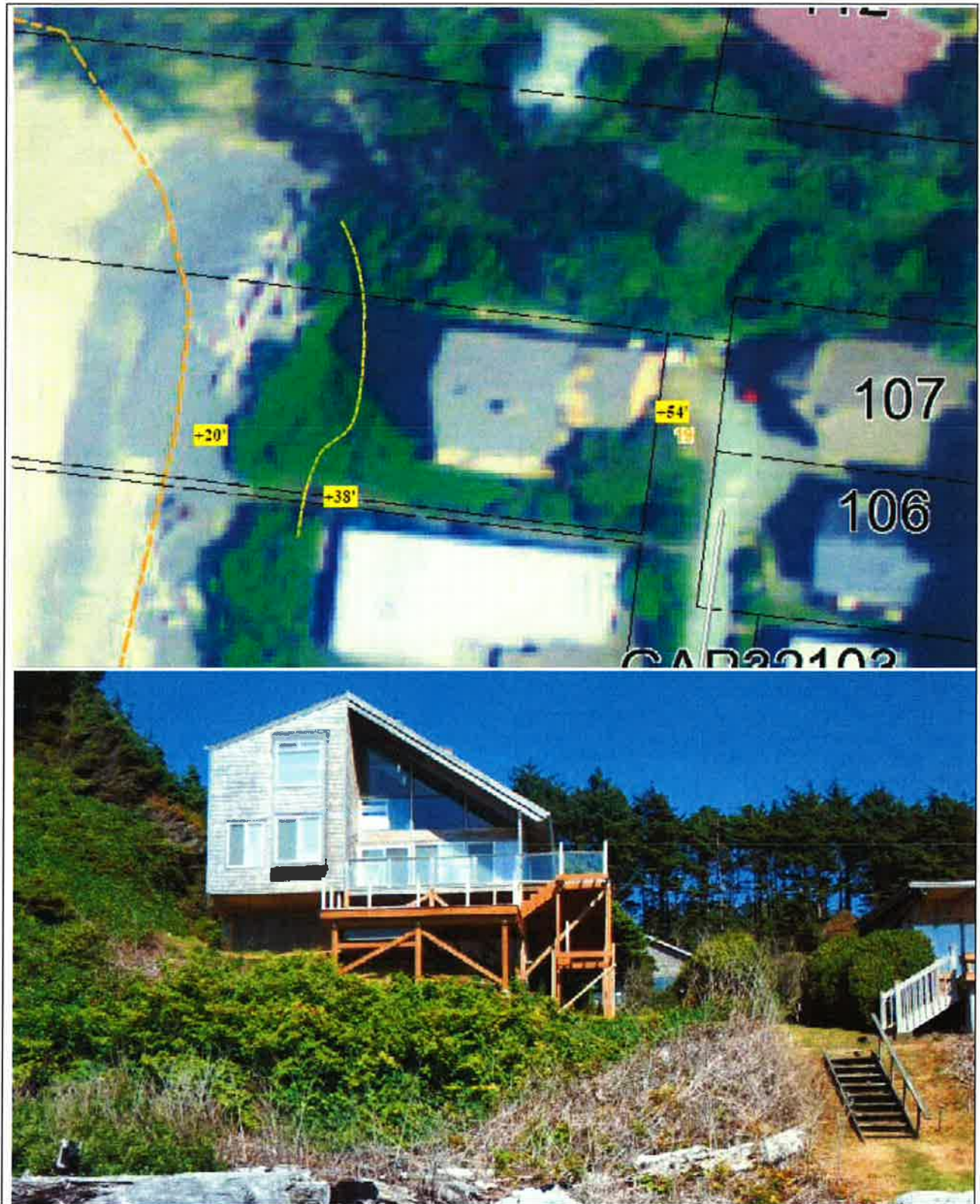


Figure 9: Aerial view of Tax Lot 105 (top) with elevations in NGVD29 datum; yellow line west of the house is approximate boundary of V-Zone flooding. Lower photo shows the site; driftwood is buried within dense vegetation at the base of the slope below the hot tub.

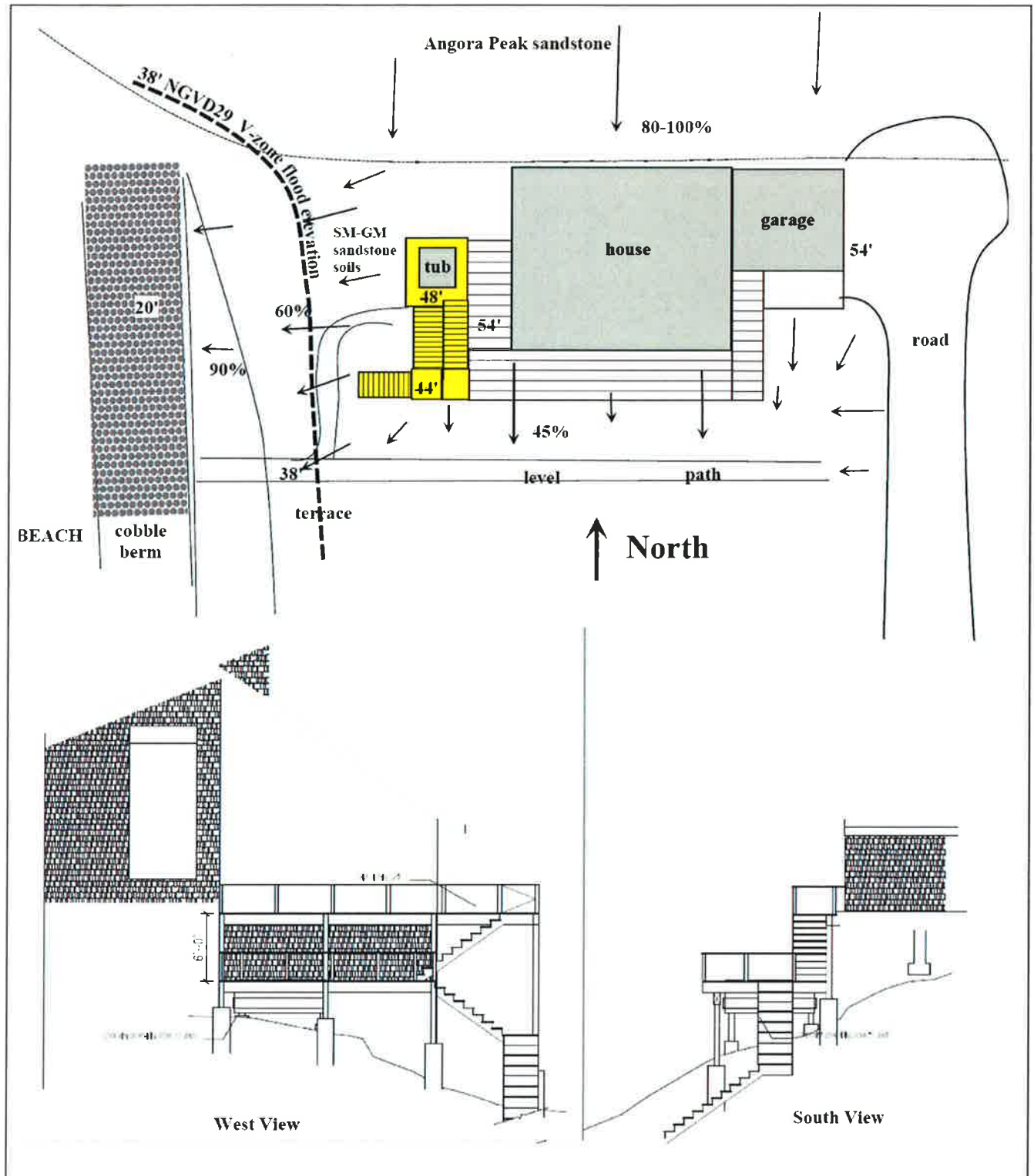


Figure 10: Geologic sketch map for TL 105; arrows point in downslope direction, inclinations listed as percents.

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.

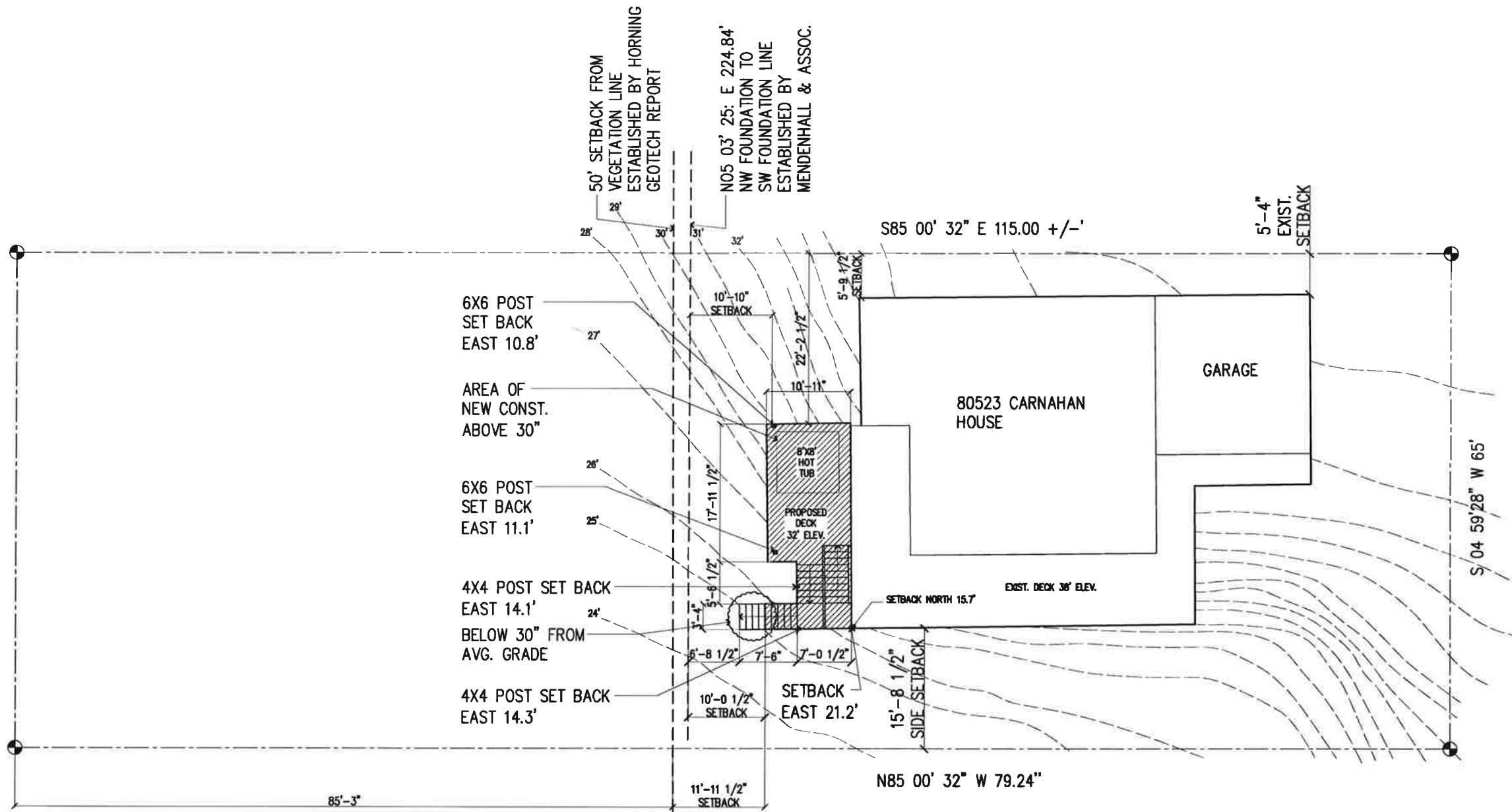
Thomas S. Horning, CEG
Horning Geosciences



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.

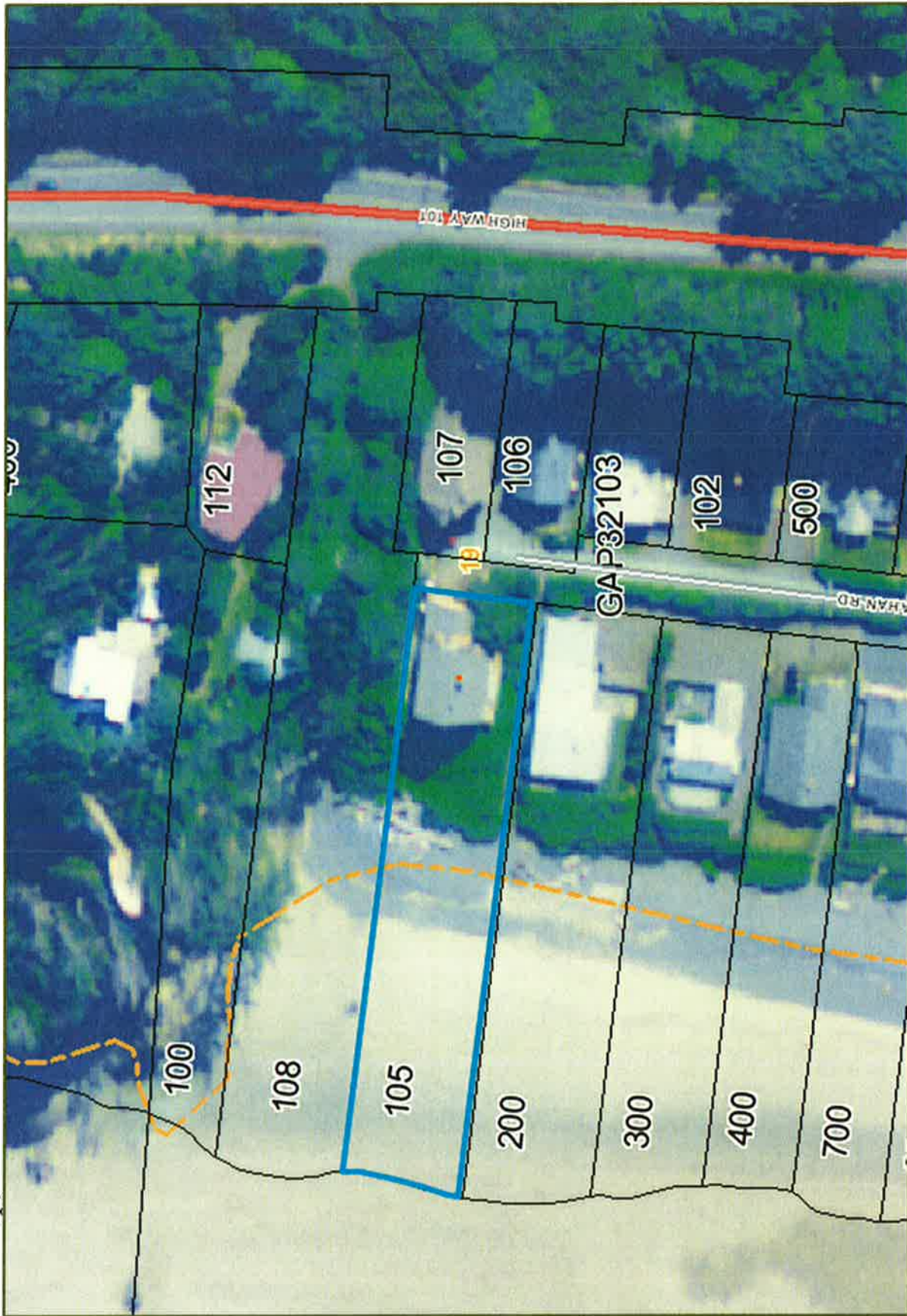


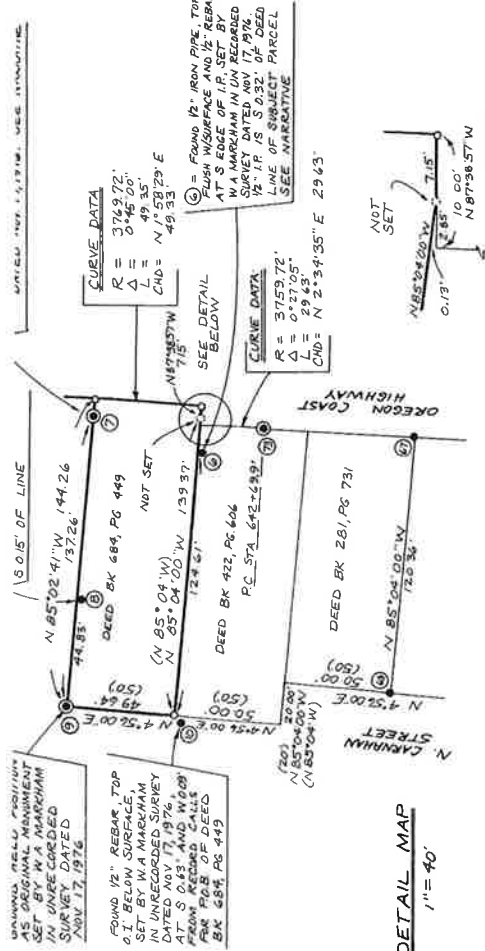
ARCH CAPE
SITE PLAN

1/16" = 1'-0"
10.03.2012

Exhibit 2

Area Map, north end of Carnahan Road





BASIS OF BEARINGS:
 The line bearing of North 4° 55' East from the Southernly point and using a 40.00 foot perpendicular offset from the Northernly point.

NARRATIVE:
 This survey was conducted as a dependent resurvey of the subject property, which is described in Book 684, page 449, Deed Records, Clatsop County, Oregon. The subject property was originally owned by Mel & Donna Goodin along with the adjoining 50 foot lots to the North and South. Goodin an unrecorded survey to the south on December 1975 (see Book 422, page 606). Goodin sold the subject lot in December 1976 (see Book 446, page 323). On the subject property and on the North and South lines near the Wisterly Highway right-of-way monument at the Northwest and Southwest corners of the parcel, the survey was accepted as original monuments marking the North line of Book 422, page 606, and the South line of Book 422, page 606. However, as the survey was filed the date of Book 422, page 606, the two South 1/2" rebar were not held as original monuments for the South line of the subject parcel.

The South line was laid out at record bearings and distances from the monuments used for the Basis of Bearings, with the record distances in the North-South direction adjusted for a proportionality factor as follows:

P.F. = $\frac{\text{Measured}}{\text{Record}} = \frac{992.73'}{992.91'} = .9999$

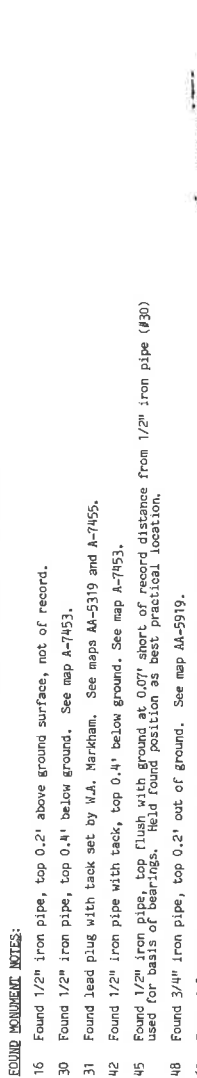
P.F. = $\frac{\text{Measured}}{\text{Record}} = \frac{360.68'}{360.91'} = .99915$

The subject deed calls no record distances along the North and South lines other than the West boundary of the Oregon coast Highway. The West boundary of the Oregon Coast Highway was located from Found O.S.L.D. right-of-way monuments on the West right-of-way line at Station 642+69.9 and the location of the O.S.L.D. monuments are recorded on O.S.L.D. map 1F-19-8 dated December 1933, by H.C. Broadwell, Res. Engineer for O.S.L.D. Note that B-7639 confirms the location of the right-of-way as shown hereon.

Right-of-way stations between the found monuments at Stations 642+69.9 and 639+00 were located at proportional distances based on the following proportionality factor in the North-South direction:

FOUND MONUMENT NOTES:

- 16 Found 1/2" iron pipe, top 0.2' above ground surface, not of record.
- 30 Found 1/2" iron pipe, top 0.4' below ground. See map A-7453.
- 31 Found lead plug with tack set by W.A. Markham. See maps M-5319 and A-7455.
- 42 Found 1/2" iron pipe with tack, top 0.4' below ground. See map A-7453.
- 45 Found 1/2" iron pipe, top flush with ground at 0.07' short of record distance from 1/2" iron pipe (#30) used for basis of bearings. Held found position as best practical location.
- 48 Found 3/4" iron pipe, top 0.2' out of ground. See map A-5919.
- 62 Found 5/8" rebar with plastic cap "R LARSON LS 2102". See map B-8102.
- 63 Found 5/8" rebar with plastic cap "R LARSON LS 2102". See map B-8102.
- 67 Found 5/8" rebar with plastic cap "R LARSON LS 2102". See map B-8102.
- 73 Found 1-1/2" iron bar, top 0.2' below ground; OSHD right-of-way monument. See map 1F-19-8.
- 74 Found 1-1/2" iron bar, top flush with ground; OSHD right-of-way monument. See map 1F-19-8.
- 84 Found 5/8" rebar with plastic cap "R LARSON LS 2102". See map B-8351.



DETAILED SURVEY MAP
 SCALE: 1"=100'

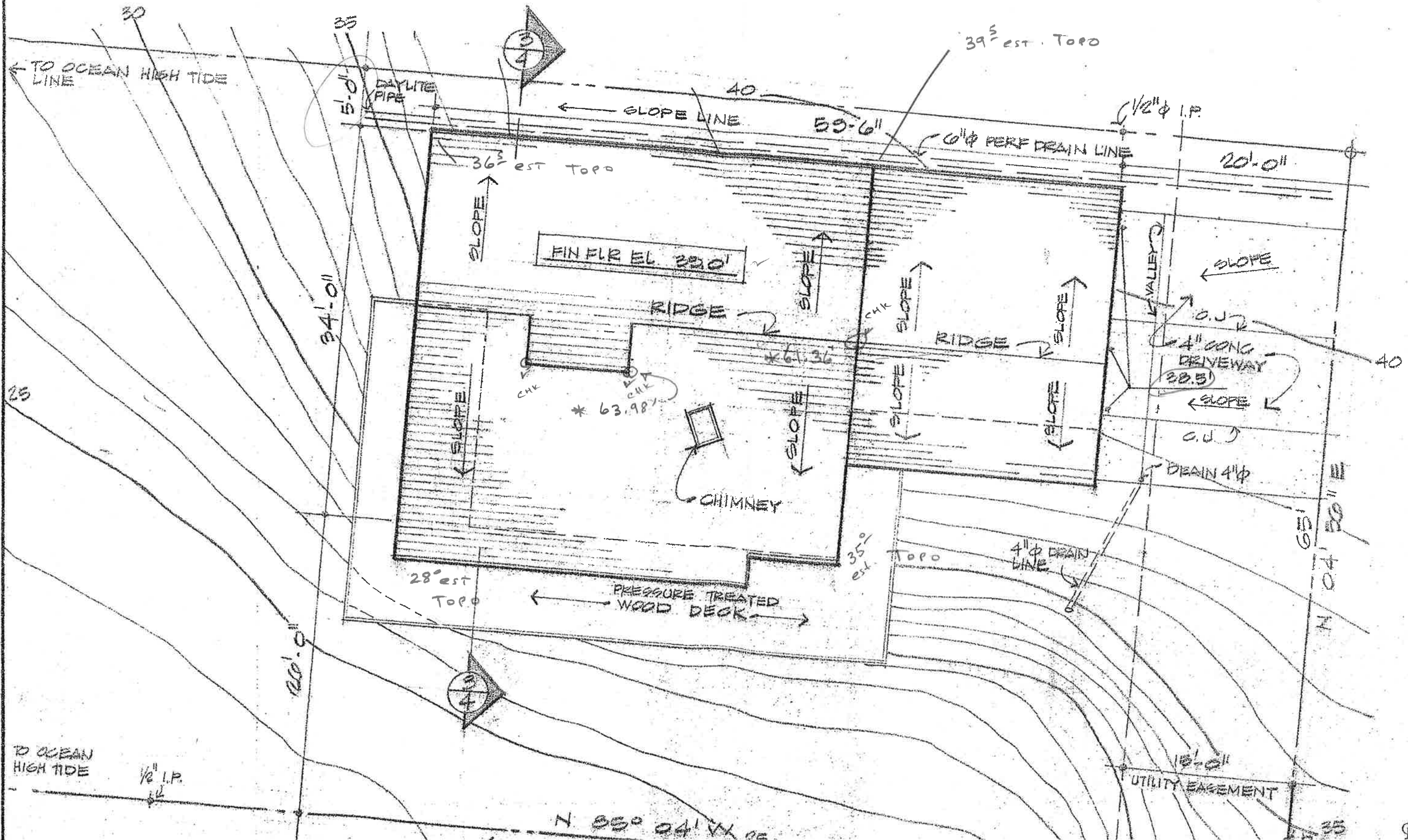
() INDICATE RECORD VALUE
 () INDICATES MEASURED VALUE
 ○ DENOTES 5/8"x40' REBAR SET WITH YELLOW PLASTIC CAP "D BARRETT LS 1979"
 ● DENOTES FOUND MONUMENT AS NOTED

HANDFORTH & LARSON, INC.
 SURVEYOR
 P. O. BOX 219
 MANZANITA, OR. 97130
 (503) 266-2300

SURVEY BY:
GEARY T. BECKER
 4 PARCEL LOCATED IN THE

CLATSOP COUNTY
 SURVEYOR
 RECEIVED
 JUN 01, 1986





Property History

Account ID:2522

Legal Description:

<u>Legal Type</u>	<u>Twنشp</u>	<u>Range</u>	<u>Sec</u>	<u>QSec</u>	<u>QQSec</u>	<u>TaxLot</u>	<u>TaxMapKey</u>
Metes and Bounds	4	10	19	B	C	00105	41019BC00105

Additional Information:

'02 Incl TL 111 (property W of the zone li)

Account History:

Owner(s):

Current Ownership:	<u>Owner Name</u>	<u>Ownrshp %</u>	<u>Type</u>
	Singh Heather Hedin		Tenants Entirety
	Singh Sudhir Steve		Tenants Entirety

Ownership History:

<u>Create Dte</u>	<u>Effective Dte</u>	<u>Instrmnt ID</u>		
01/28/2003	01/13/2003	200301079	Weber Frederick E III	Trustee
01/28/2003	01/13/2003	200301079	Weber Wilma V Testamentary Tr	Trust
10/23/2008	10/07/2008	200809525	Singh Sudhir Steve	Tenants Entirety
10/23/2008	10/07/2008	200809525	Singh Heather Hedin	Tenants Entirety

Voucher History:

Voucher 1	Source: Clerk	Effective Date: 10/13/2008	Map Key: 41019BC00105
	Document Type Code: Bargain & Sale	Date Created: 11/19/2008	Instrument Id: 200810087
	Operation: Posting Only	Completed Date: 11/19/2008	Book:
	Operation Type: Information	Voucher Type: Assessment	Page:
	Completeness Status: Completed	Consideration: \$0	Status: Active
	Partition Flag: No	Remarks: Xfr- 41019BC-100, 112 Post Only to	
	User Id: SRADFORD	41019BC-105, 107 Error in legal, letter sent	
		11-5-08	

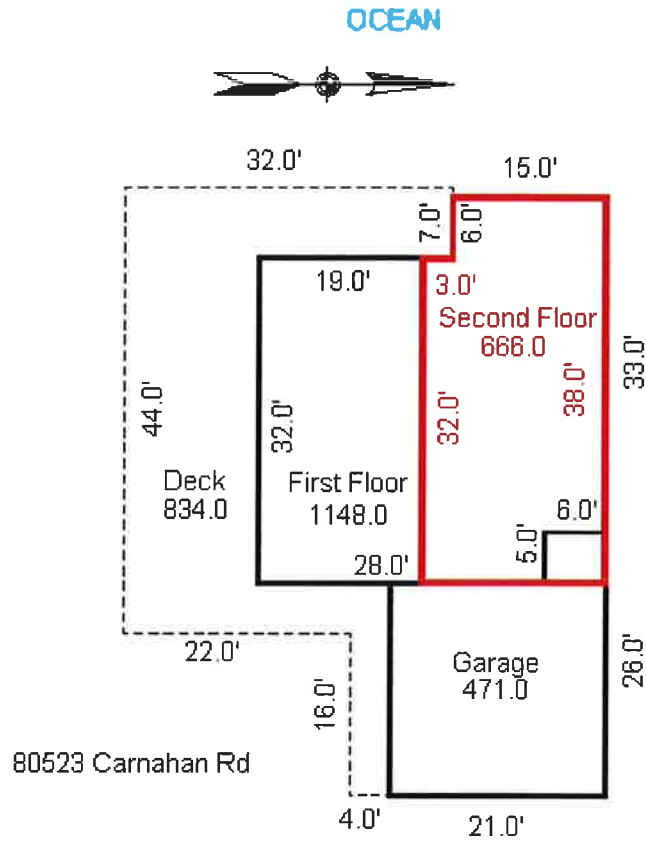
Voucher 2	Source: Clerk	Effective Date: 10/07/2008	Map Key: 41019BC00105
	Document Type Code: Warranty Deed	Date Created: 10/23/2008	Instrument Id: 200809525
	Operation: Name Change	Completed Date: 10/23/2008	Book:
	Operation Type: Name	Voucher Type: Assessment	Page:
	Completeness Status: Completed	Consideration: \$1,740,000	Status: Active
	Partition Flag: No	Remarks:	
	User Id: ACVITANOVIC		

Voucher 3	Source: Clerk	Effective Date: 01/13/2003	Map Key: 41019BC00105
	Document Type Code: Personal Rep De	Date Created: 01/28/2003	Instrument Id: 200301079
	Operation: Name Change	Completed Date: 01/28/2003	Book:
	Operation Type: Name	Voucher Type: Assessment	Page:
	Completeness Status: Completed	Consideration: \$0	Status: Active
	Partition Flag: No	Remarks:	
	User Id: BBHOLLY		

Property History

Account ID:2522

Voucher 4	Source: Misc	Effective Date:	Map Key: 41019BC00105
Document Type Code: Acreage Correct	Date Created: 07/14/2000	Instrument Id:	Book:
Operation: Acreage Correct	Completed Date: 07/14/2000	Page:	Status: Active
Operation Type: RMV	Voucher Type: Assessment		
Completeness Status: Completed	Consideration:		
Partition Flag: No	Remarks:		
User Id:			



Sketch by Apex IV™

4_10_19_B_C_00105_____1016

10-16

OFFICIAL RECORD OF DESCRIPTIONS
OF REAL PROPERTY
COUNTY ASSESSOR'S OFFICE

TWP.	RGE.	SEC.	1/4	1/16	PARCEL NUMBER	TYPE	SPEC. INT. IN REAL PROP.	CODE AREA NUMBER
MAP NUMBER					TAX LOT NUMBER			

FORMERLY PART OF 100

INDENT EACH NEW COURSE TO THIS POINT	DESCRIPTION AND RECORD OF CHANGE	DATE OF ENTRY ON THIS CARD	DEED RECORD		ACRES REMAINING
			VOL.	PG.	
	<p>th N 04° 56' E, 1286.4 ft to the tpob; th cont N 04° 56' E 65 ft; th N 85° 04' W to the OSHD zone li as est by ORS 390-770; th Sly alg sd OSHD zone li tap wh bears N 85° 04' W of the pob.</p> <p>Reserving an eamt over the Ely 15 ft of the above des prop for ing & egr & utility & sewer purposes</p> <p>Tog/wi an eamt 15 ft in width for ing & egr & utility & sewer purposes over the fol des prop; Beg at the SE cor of the above desc prop; th N 04° 56' E 65 ft to the NE cor thereof; th S 85° 04' E 15 ft tap; th S 04° 56' W tap of inter/w the Wly ext of the Nly li of that par desc in Bk 281, pg 731; th N 85° 04' W 15 ft tap; th N 04° 56' E to the pob. (Written for tax lotting purposes only)</p> <p>Weber, Frederick E. Jr. & Wilma V</p>				.22 Ac
	<p>Weber, Wilma, V.</p>	BSD 7-22-96	905	982	07-01-96

**OFFICIAL RECORD OF DESCRIPTIONS
OF REAL PROPERTY
COUNTY ASSESSOR'S OFFICE**

10-16 78
~~10-07~~

4	10	19	B	C	105			
TWP.	RGE.	SEC.	1/4	1/16	PARCEL NUMBER	TYPE	SPEC. INT. IN REAL PROP.	CODE AREA NUMBER
MAP NUMBER					TAX LOT NUMBER			

FORMERLY PART OF 100

INDENT EACH NEW COURSE TO THIS POINT	DESCRIPTION AND RECORD OF CHANGE	DATE OF ENTRY ON THIS CARD	DEED RECORD		ACRES REMAINING
			VOL.	PG.	
	<p>Baap wh is S 89° 32' E 120.0 ft & N 04° 56' E 1286.4 ft fr the SW cor of Govt Lt 2 of Sec 19, T4N, R10W, WM, & run th N 85° 04' W to the high tide li of the Pacific Ocean;</p> <p>th Nly alg sd high tide li to the pt of inter of sd high tide li & a li para to & 65 ft fr the sd li run N 85° 04' W;</p> <p>th S 85° 04' E alg sd para li & the Ely ext thereof to a pt of inter/w the Nly ext of the cen li of that cert 40 ft roadway desc as par 1, in Bk 322, Pg 874;</p> <p>th S 04° 56' W 65 ft to a pt wh is S 85° 04' E 20 ft fr the pob;</p> <p>th N 85° 04' W 20 ft to the pob.</p> <p>Reserving an eamt over the Ely 15 ft of the above desc prop for ing & egr, & utility & sewer purposes.</p> <p>Tog/wi an eamt 15 ft in width for ing & egr & utility & sewer purposes over the fol descprop;</p> <p>Beg at the SE cor of the above desc prop;</p> <p>th N 04° 56' E 65 ft to the NE cor thereof;</p> <p>th S 85° 04' E 15 ft to a pt;</p> <p>th S 04° 56' W to a pt of inter/w the Wly ext of the Nly li of that par desc in Bk 281, Pg 731;</p> <p>th N 85° 04' W 15 ft to a pt</p> <p>th N 04° 56' E to the pob.</p>				
	Cont	'75	421	100-102	.22 ac.
		WD	12-8-76	439 584-585	
		Weber, Frederick E. Jr. & Wilma V.			
		Esmt	1-24-79	494 632 10-2-78	
			ORS 390-770		
	Less T.L. 111				
NEW DESCRIPTION					
	<p>A par of 1d in Gov Lt 2, Sec 19, T4N, R10W, WM CC, 0 daf:</p> <p>Beg at the SW cor of sd Gov Lt 2;</p> <p>th S 89° 32' E 120 ft;</p>				
	Cont				













LOT 3, CASTLE ROCK PARK, TAX LOT 105; 80523 CARNAHAN
SITUATED IN THE NW 1/4 SECTION 19,
T 4 N, R 10 W, W.M., ARCH CAPE, CLATSOP COUNTY, OREGON

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THAT RECORD BEARING FROM MONUMENT # 331 TO MONUMENT # 325 PER CCSR MAP B-12449, THAT SAME BEARING BEING S85°00'32"E.

RPOSE:

PURPOSE OF THIS SURVEY IS TO TIE THE FOUNDATIONS OF EXISTING HOUSES ON TL 200 (HAUCK LIMITED PARTNERSHIP) TL 100 (CHARLES VOLLUM) SOUTH AND NORTH OF THE SUBJECT PROPERTY AND TO SHOW THE FOUNDATION LINE ATTENTIONSHIP TO STRUCTURES ON THE SUBJECT.

MONUMENT NOTES

MON # 325 FOUND 5/8" REBAR WITH PYC STAMPED "HLB OTAK INC", FLUSH WITH SURFACE, SEE CCSR MAP B-12449; HELD AS NE CORNER SUBJECT PROPERTY; N 9849.74, E 5101.03 (MON)

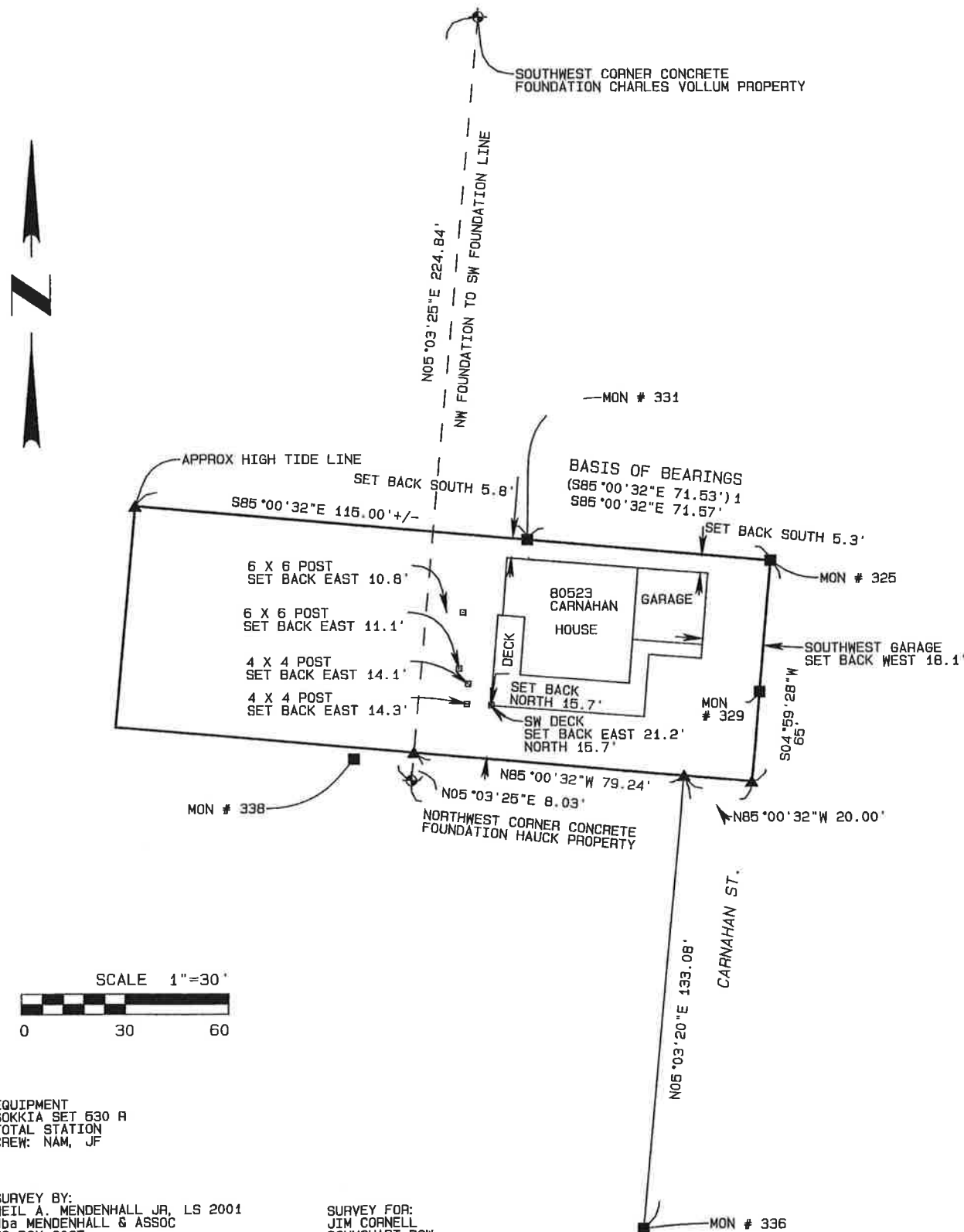
MON # 331 FOUND 5/8" REBAR WITH PYC STAMPED "HLB OTAK INC", FLUSH WITH SURFACE, SEE CCSR MAP B-12449; HELD AS POINT ON NORTH BOUNDARY SUBJECT PROPERTY; N 9855.97, E 5029.73 (MON)

MON # 329 FOUND 5/8" REBAR WITH PYC STAMPED "D BARRET LS 1979", 0.7' BELOW THE SURFACE IN PVC PIPE, ORIGIN UNCERTAIN; N 9811.26, E 5097.66 (MON)

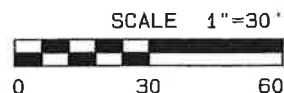
MON # 336 FOUND 5/8" REBAR WITH PYC (UNREADABLE), 0.2' BELOW THE SURFACE, ORIGIN CCSR MAP B-9086, SHOWN ON CCSR MAP B-12449; N 9654.17, E 5063.72 (MON)

MON # 338 FOUND 3/4" PIPE 0.3' BELOW THE SURFACE, ORIGIN UNCERTAIN; SITUATED ON SOUTH SIDE OF BEACH ACCESS WALKWAY; N 9791.66, E 4979.00 (MON)

COORDINATES ARE LOCAL ASSUMED



Symbol	Description
⊕	CORNER OF CONCRETE FOUNDATION ON ADJACENT HOUSES
■	OTHER FOUND MONUMENT - SEE MONUMENT NOTES
□	POST ON PARTIALLY CONSTRUCTED LANDINGS
▲	CALCULATED POSITION ONLY
---	FOUNDATION LINE



EQUIPMENT
SOKKIA SET 530 R
TOTAL STATION
CREW: NAM, JF

SURVEY BY:
NEIL A. MENDENHALL, JR., LS 2001
dba MENDENHALL & ASSOC
PO BOX 2025
GEARHART, OR 97038
(503) 738-6363
mendenhall@freedomnw.com

SURVEY FOR:
JIM CORNELL
SCHUCHART DOW
(206) 510-4326

NO () = MEASURED OR CALCULATED PER THIS SURVEY
() 1 = PER CCSR MAP B-12449

CALC = CALCULATED
CCDR = CLATSOP COUNTY DEED RECORDS
CCSR = CLATSOP COUNTY SURVEYOR'S RECORDS
PYC = PLASTIC YELLOW CAP

Exhibit 3

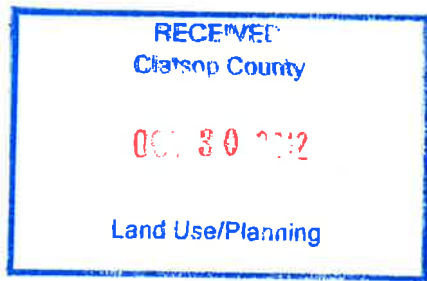
Julia Decker

From: Thomas Merrell <thomasmerrell@gmail.com>
Sent: Monday, October 29, 2012 1:53 PM
To: Julia Decker
Subject: Singh

Julia,

My understanding is that a deck was built without permits? I also understand there was a hot tub installed? If this is the case the Cannon View ParkWater District will require the owner to install a back flow device.

Thomas Merrell, consultant CVPW.



15755 NW St. Andrews Drive
Portland, Oregon 97229
October 29, 2012

Julia Decker
Clatsop County Planner
Astoria, Oregon

Dear Ms. Decker,

I would like to inform you that we approve the matter of design on the property owned by Singhs, located at 80523 Carnation Road in Astoria, Oregon. We see no problems in the deck design and hot tub.

We will not be present in the design hearing but hope all goes well for the Singhs.

Sincerely
Isabel Beck

Exhibit 4



CERTIFICATE OF MAILING

I hereby certify that I served a copy of the attached **Public Notice** for a Major Design Review application submitted by Jim Cornell, Shuchart/Dow on behalf of Steve & 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 25, 2012

A handwritten signature in cursive script that reads "Clancie J. Adams". The signature is written in black ink and is positioned above a horizontal line.

Clancie Adams, Staff Assistant
Clatsop County, Oregon

Owner	OwnerLine1	OwnerLine2	Mailing Address	City	State	Zip	
BECKER ISABEL DEMPSEY			15755 NW Saint Andrews Dr	Portland	OR	97229-7821	
BROSNAN COLLEEN 1/3	LAPIERRE KAREN 1/3	Mullock Sydney 1/3	17210 Angeline Avenue South NE	Suquamish	WA	98392-9746	
FOSTER LISA/FOSTER LISA REV TRUST	FOSTER GAYLE		15 Ironsides St	Marina Del Rey	CA	90292-5959	
GORDON WILLIAM G/ARLYN A			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 Salimon 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	
PETRONE RICHARD C/CAROLA 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	
SOOT SCOTT J			1348 SW Taylors Ferry Rd	Portland	OR	97219-4374	
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 Lawrence Vollum	2373 NW 185th Ave #505	Hillsboro	OR	97124-7076	
Jim Cornell	Schuchart / Dow		4001 Aurora Avenue N	Seattle	WA	98039 jimc@schuchardt.com	
ACS D			32065 E Shingle Mill Ln	Arch Cape	OR	97102 thomasmerrell@gmail.com	
Clatsop Soil/Water Cons. District	Via Email		750 Commercial, Rm 207	Astoria	OR	97103 clatsopswcd@iinet.com	
Mike Balzer, Chief	Cannon Beach RFPD		P.O. Box 24	Cannon Beach	OR	97110	
Tony Stein	Oregon Parks and Recreation	Ocean Shores Division	401 SW 9th Street	Newport	OR	97365 tony.stein@state.or.us	
Dept of Fish and Wildlife			4907 3rd Street	Tillamook	OR	97141	
Commissioner Debra Birkby			79829 Gellinsky Road	Arch Cape	OR	97102 DBIRKBY@co.clatsop.or.us	
CREST	Via Email		750 Commercial St Rm 205	Astoria	OR	97103 abancke@columbiaestuary.org	
Birkby	Virginia		79829 Gellinsky Road	Arch Cape	OR	97102 vbirkby@charter.net	
D'Onofrio	Richard		P.O. Box 1327	Cannon Beach	OR	97110 rncdonofrio@msn.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	
Mersereau	John		32042 E Shingle Mill Lane	Arch Cape	OR	97102 mersereau@charter.net	
Seifer	Daniel		79916 W. Cannon Road	Arch Cape	OR	97102 daniel.j.seifer@gmail.com	
Eyerman	Linda		3630 NE Merges Dr.	Portland	OR	97212 linda@gaylordeyerman.com	
Patrick Wingard	DLCD - Oregon Coast		4301 Third Street, Room 206	Tillamook	OR	97141 patrick.wingard@state.or.us	
ODOT	Region 2		455 Airport Road SE Bldg B	Salem	OR	97301-5395 odotr2planmgr@odot.state.or.us	

10/23/2012

Last Name	First name	email address
Beemer	Marney	marnbeem@frontiernet.net
Birkby	Debra	dbirkby@co.clatsop.or.us
Birkby	Jack	jackbirkby@charter.net
Birkby	Virginia	vbirkby@charter.net
Blakesley	Steven	sfeblakesley@msn.com
Bratton	David	ace@truckrate.com
Calhoun	Chad & Debbie	chaddeb98@yahoo.com
Cerelli	Bob & Sandy	cerelli@charter.net
Chauncey	Helen	hchauncey@starpower.net
Crawford	Tim	tcarchcape@yahoo.com
Deur	Doug	deur@u.washington.edu
Dice	Charles	cadice@hotmail.com
Donofrio	Richard	rncdonofrio@msn.com
Dueber	Paul	henryp@opusnet.com
Dufka	Rand	randdufka@msn.com
Dufka	Teresa	teresadufka@q.com
French	Jacque	french.jacque@yahoo.com
Gadow	Sandi	sgadow@hotmail.com
Gardner	Nadia	nadiaegardner@yahoo.com
Gordon	Bill	billgordon48@comcast.net
Graham	Mike & Rainey	mlggoutes@gmail.com
Gredvig		julie@gredvig.com
Grighun	Bob	rgrighun@ipns.com
Henderson	Elly	bdtsales@gmail.com
Hendrickson		mahuhend@yahoo.com
Hill	Dean & Sorena	denarena@seasurf.net
Hill	Joanne	joanne_hill@charter.net
Hill	Steve	steve.hill.99@gmail.com
Imes	Joy	joy@bluelinetrans.com
Lundy	Theodore	TalktoTod@gmail.com
Malkowski	Steven	stephenmalkowski@yahoo.com
Manzulli	Michael	manzulli@gmail.com
Markham	Jim & Ella	jimella@cox.net
Markham	John	jmarkham@seasurf.net
Merrell	Thomas	thomasmerrell@gmail.com
Merrell, Kate		katemerrell@gmail.com
Mersereau	John	mersereau@charter.net
Morrison		NoanieMorrison@yahoo.com
Mosby	Dale	dale@archcape.com
Murray	Linda	murraylapp@charter.net
Owens	Bill & Carolyn	bcowens@pacifier.com
Pinger	Steve	s.pinger@pingerdev.com
Powell	John and Shirley	
Profitt	Joanne	joannejgp@verizon.net
Selberg	Gigi	gigis@pacifier.com
Shaw	Jim & Barbara	shawjr@charter.net
Simmons	Phil	philipsimmons@gmail.com
Smith		brads75@hotmail.com
Stephen	Malkowski	stephenmalkowski@yahoo.com
Tarr	Bob & Jan	tarrac@q.com
Tevis		tevisdiii@hotmail.com

Tindall	Benell	Benell@bluelinetrans.com
Tindall	Darr	darr@bluelinetrans.com
Tindall Family Properties		ilene@onthehill.com
U'Ren	Doug	douguren@msn.com
VanDemarr		mimicuckoo@yahoo.com
Webster	Nancy	dcydarr@comcast.net
Wickman	John	johnpwickman@gmail.com
Willats		wendylynn7@hotmail.com
Wingard	Patrick	wingardpds@gmail.com

Always Notify:

ODOT - Region 2		ODOTR2PLANMGR@ODOT.STA
Wingard	Patrick	patrick.wingard@state.or.us
CREST		abancke@columbiaestuary.org
Clatsop Soil and Water		clatsopswcd@iinet.com
Arch Cape Sanitary Water	Thomas Merrell, Mgr	thomasmerrell@gmail.com
Somers	Scott	ssomers@co.clatsop.or.us

Clatsop County
Transportation & Development Services
800 Exchange Street, Suite 100,
Astoria, OR 97103

ph: 503-325-8611
fx: 503-338-3666
em: comdev@co.clatsop.or.us
www.co.clatsop.or.us



PUBLIC NOTICE FOR AN ISSUE BEFORE THE COMMUNITY DEVELOPMENT DIRECTOR

In the matter of a Major Design Review application submitted by Jim Cornell, Schuchart/Dow, for a deck extension with staircase and hot tub 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)

APRX. DATE OF DECISION:	November 16, 2012
COMMENT PERIOD:	October 26, 2012, to November 15, 2012
DESIGN REVIEW HEARING:	November 14, 2012, 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 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 scheduled before the Design Review Committee on Wednesday, November 14, 2012.** 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 16, 2012, 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 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. Written comments must be received in this office no later than **5 pm on Thursday, November 15, 2012**, in order to be considered by the Director and in the decision.

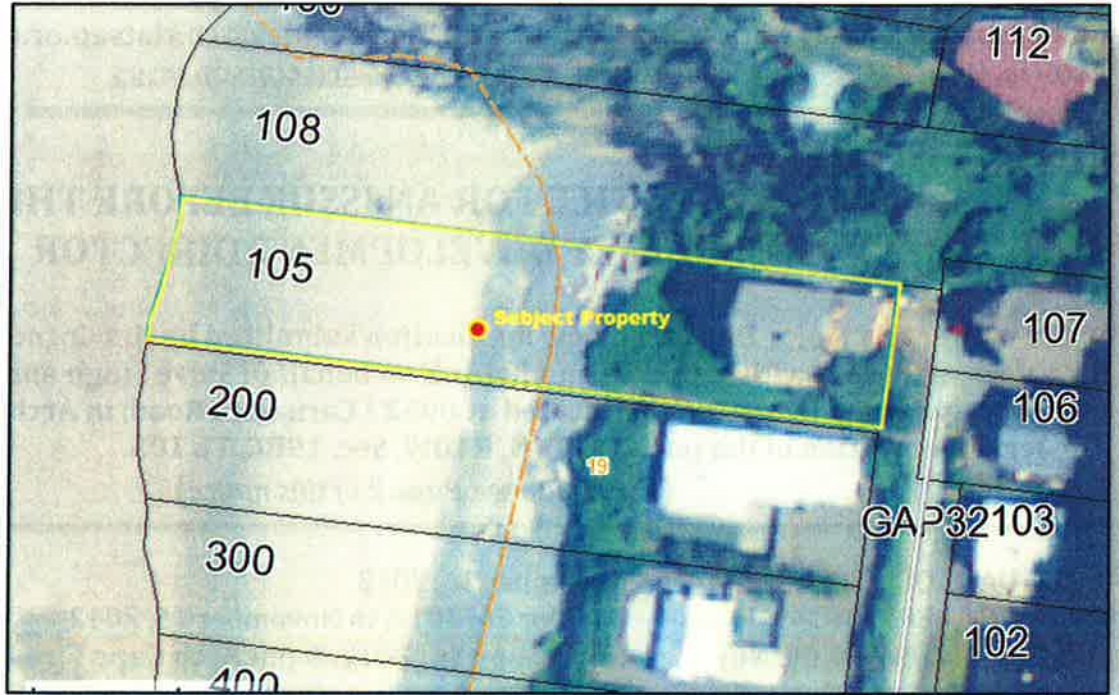
NOTE: Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes an appeal based on that issue.

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



In addition, the following elements of the Clatsop County Comprehensive Plan apply to the request: Goal 1 (Citizen Involvement); Goal 2 (Land Use Planning); Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces); Goal 6 (Air, Water and Land Resources Quality); Goal 7 (Natural 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 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 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.

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 25, 2012

Attachment 3

Sec. 2.300. SIGNS

PURPOSE: These regulations are intended to promote scenic values; prevent unsafe driver distractions; provide orientation and directions; facilitate emergency response; and generally provide useful signs in appropriate areas.

- 1. Sign placement:** No permanent sign or temporary sign in excess of six (6) square feet may be placed in or extend over a required non-street side yard or a street right-of-way, or within 10 feet of the front property line in a required front yard. Temporary signs of no larger than six (6) square feet may be placed in or extend over a required non-street side yard or a street right-of-way, or within 10 feet of the front property line in a required front yard. No sign may be located in a manner that will impair the use of an existing solar energy system on adjoining property. A minimum of 8 feet above sidewalks and 15 feet above driveways shall be provided under free-standing signs.
- 2. Sign lighting/Movement:** Any lighting of signs must be directed away from adjacent residential uses and so shielded, installed and aimed that the lighting does not project past the object being illuminated. Illumination of billboards shall be limited to commercial and industrial zoning districts. Except for traffic control signs or traffic hazard warning signs, no sign shall include or be illuminated by a flashing, intermittent, revolving, rotating or moving light or move or have any animated or moving parts.

3. Signs in any zone: The following signs are permitted in any zoning district without the need for a permit:

- (a) City limits signs and public notice signs.
- (b) Directional signs for public facilities.
- (c) Traffic control and safety signs.
- (d) Signs placed by the owner to restrict or limit trespassing, hunting or fishing.

4. Signs in Residential zones: In Residential zones, signs shall be directed towards facing streets or located at needed points of vehicular access but no closer than 200 feet apart. Signage shall be limited to activities occurring on the property upon which the sign is located as follows:

- (a) A single name plate not exceeding three (3) square feet.
- (b) A sign not exceeding thirty-two square feet pertaining to the or to a construction project, lease, rental, or sale of the property.
- (c) A sign not exceeding 90 square feet advertising a subdivision.
- (d) A sign not exceeding 150 square feet, identifying a multi-family dwelling or motel.
- (e) A sign not exceeding 24 square feet identifying a non-residential use.
- (f) A sign not exceeding 24 square feet identifying a cottage industry.
- (g) A sign not exceeding 24 square feet directing traffic to places of interest to the public, such as tourist accommodations and recreation sites, which would otherwise be difficult to find.
- (h) A sign identifying a home occupation up to 6 square feet in size.
- (i) Signage not exceeding a total of two hundred (200) square feet identifying a mobile home park, recreational campground, primitive campground, commercial farm, or community identification. Individual signs shall not exceed thirty-two (32) square feet in size.
- (j) A sign not exceeding 16 square feet for a bed & breakfast.

The size limitations described in (b) through (j) above apply to each side of a single-sided or double-sided sign.

5. Signs in Resource zones: Except for the AF, F-80 and EFU zones signs are not permitted in resource zones. Individual signs may not exceed thirty-two (32) square feet and are limited as follows:
 - (a) Signs pertaining to permitted uses in the zone.
 - (b) Road identification signs.

6. Signs in Commercial and Industrial zones: The following signs are permitted in Commercial and Industrial zones for activities occurring on the property upon which the sign is located:
 - (a) Signage not exceeding 200 square feet for commercial establishments. Individual signs may not exceed thirty-two square feet, unless otherwise provided by these regulations.
 - (b) Signage not exceeding sixty (60) square feet (including any signage in the canopy, windows or other display areas) for retail or light industrial lease spaces in multi-tenant buildings.
 - (c) A temporary sign not exceeding thirty-two square feet in area pertaining either to the lease, rental or sale of the property or to a construction project.

7. Temporary (including campaign) signs: In residential, commercial and industrial zones signs placed for a period of not more than six consecutive months are allowed provided they meet the following standards:
 - (a) The sign may not exceed thirty-two (32) square feet.
 - (b) The sign may not be illuminated.
 - (c) The sign shall be removed from the premises fifteen (15) days following the event being advertised or six months after first placement, whichever is earliest.

8. Calculating Sign Area: The structure supporting or appearing to support a freestanding sign need not be included in the area of the sign, unless that structural element is conveying information as part of the sign. In calculating the square footage, the width shall be measured at the widest part of the sign, including any cut-outs, and the length shall be measured at the longest part of the sign, including any cut-outs. For multiple-sided signs (signs having 3 or more faces) the area size standard shall be applied to the cumulative total of all sides of the sign.

9. Copy Area: Copy is allowed only on the face of the sign. Copy is prohibited in the ledger area of the sign, on the post of the sign, or other structure of the sign, except to the extent that the sign owner's logo or other disclosure is required by law to be placed on the ledger, post or other structure of the sign. For purposes of this Section, "copy" is defined as any text or image.

10. Non-conforming signs: Signs and sign structures not conforming to the requirements of this ordinance shall be subject to the following:

- (a) Text or images on the face of a legal non-conforming sign may be changed but the sign may not be expanded.
- (b) A legal non-conforming sign will be considered abandoned and discontinued if there is no text or image on the display surface for a period of six (6) consecutive months.

11. Permit required: Except as otherwise provided, a Type I development permit is required for the following activities:

- (a) Installation of a new permanent sign;
- (b) A Type 1 permit shall be required for an increase in the face of any permanent sign face by fifty (50) percent or more;
- (c) Expanding the text or images of any non-conforming sign.

The Department shall review any proposed sign for conformance with the standards of this section and any requirements under the State building codes.