



Development Permit

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

Ph. (503) 325 - 8611 Fax (503) 338 - 3606

For Department Use Only

Permit #: 20190432
Permit Type: Type I
Entry Date: 8/20/2019
Entered By: Gail Henrikson
Assigned To:
Permit
Status: Approved Conditional

Permit Timeline

User	Status	Date
Gail Henrikson	Entered	08/20/2019
Gail Henrikson	Approved Conditioni	08/20/2019

Proposed Use

Proposed Use: **Residential Remodel**

Zone: **AC-RCR** Description: Alterations / remodel of existing single-family home.
Overlay District: **GHO**

Owner/Project Location

Owner: Name: **Holser Alec S & Binkley M Nan** Ph. #: (503) 704-6440
Address: 1015 Sunningdale Rd Cell: (503) 329-1580
City, State, Zip: Lake Oswego, OR 97034 Fax: () -

Site Address: **80258 Pacific Rd** T R S Q S Qq S Taxlot
City: Arch Cape State: OREGON 4 10 19 C B 02200

Applicant/Agent

Applicant: Name: Holser Alec S Ph. #: (503) 704-6440
Address: 1015 Sunningdale Rd Cell: (503) 329-1580
City, State, Zip: Lake Oswego, OR 97034 Fax: () -

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

Fees

<u>Fee Type:</u>	<u>Permit Fee Total:</u>
Planning/Development	\$84.00
	Total: <u>\$84.00</u>

Receipt

<u>Payor Name:</u>	<u>Pymnt Type</u>	<u>Check #</u>	<u>Pymnt Date</u>	<u>Pymnt Amount:</u>
Holser Alec S	Check	1361	08/20/2019	\$84.00
Balance Due:				<u>\$0.00</u>

Signatures

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

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

Applicant Signature: _____ **Date:** _____

Owner Signature: _____ **Date:** _____

Agent Signature: _____ **Date:** _____



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Permit #: 20190432

Ph. (503) 325 - 8611 Fax (503) 338 - 3606

Zoning District Requirements

Property Access Info.

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

House

	Direction	Setbacks	
		Req.	Actual
F:	E	20.00	21.00+
S1:	N	10.00	10.00
S2:	S	10.00	11.00
R:	W	50.00	50.00

Property Information

Type	Description	Additional Info.
Structure	Ocean Front 18 Foot Maximum	
Water	public water source:	
Sewage	public sewer	

Compliance/Permit Requirements

Clatsop County Compliance

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

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

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

Permit Requirements

Details

AC-RCR Conditions:	<p>Maximum Lot Coverage: 40%</p> <p>Exterior lighting shall be of full cut-off design. Glare shall be directed away from neighboring properties or shielded in a manner not to cause offense. (ie, full cut-off fixtures)</p> <p>Prior to final building permit approval any/all road damages created or exacerbated by the development activity shall be repaired, and the road returned to its previous condition or better.</p> <p>Vegetative hedges and fences that impede or have potential to impede views shall be maintained at or below six feet. Hedges and fences extending beyond the oceanfront setback shall be maintained at or below four feet.</p> <p>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.</p>
Average grade / Building height	Proposed building height is within two feet of maximum. Prior to issuance of the building permit, applicant shall have a licensed surveyor install a benchmark on or near the property to provide vertical control for the project. Prior to requesting a final building inspection, a licensed surveyor shall certify the building height.
Erosion control plan	Applicant responsible for assuring that development does not impact other properties. All disturbed areas must be stabilized with seeding, mulching, landscaping, or other appropriate means. Proper soil erosion and sediment control prevention measures and devices are required on-site at all times.
Geologic Hazard:	Development is in an area of identified geologic hazard. All development shall conform to the geologic engineer's and/or geotechnical engineer's recommendations as identified in permit #20180549.
Other conditions of approval:	Additional Conditions of Approval apply to this development. Refer to Non-Conforming Structure file #20180520
Plot plan	All development shall occur in accordance with the approved site plan.
Variance R&O #	Additional Conditions of Approval apply to this development. Refer to appropriate Variance #20170589 file.



Development Permit

Applicant's Statement

1. Pertaining to the subject property described, I hereby declare that I am the legal owner of record, or an agent having the consent of the legal owner of record, and am authorized to make the application for a Development Permit/Action so as to obtain the following permits: Building, Sanitation, U.S. Army Corps of Engineers, Oregon Division of State Lands, Oregon Department of Transportation, Oregon Department of Parks and Recreation, or a Clatsop County Road Approach. I shall obtain any and all necessary permits before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements, or it is determined that I have failed to fully comply with all conditions attached to and made a part of this permit, this permit approval is hereby revoked and null and void.

2. It is expressly made a condition of this permit that I at all times fully abide by all State, Federal, and local laws, rules, and regulations governing my activities conducted or planned pursuant to this permit.

3. As a condition for issuing this Development Permit/Action, the undersigned agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liabilities to the undersigned, his/her property or any other person or property, that might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever, which might result from the undersign's failure to build, improve or maintain roads which serve as access to the subject property or from the undersign's failure to fully abide by any of the conditions included in or attached to this permit.

4. WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATIONS.

I have been advised that this Land and Water Development Permit/Action by the Clatsop County Community Development Director may be appealed within twelve (12) calendar days of the date of permit issuance and authorization (note: if the twelfth day is a Saturday, Sunday or legal holiday, the appeal period lasts until the end of the next day which is not a Saturday, Sunday or legal holiday). I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon the authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.

5. I am aware that failure to abide by applicable Clatsop County Land and Water Development and Use Ordinance 80-14, as amended and Standards Document regulations may result in revocation of this permit or enforcement action by the County to resolve a violation and that enforcement action may result in levying of a fine.

6. I understand that a change in use, no matter how insignificant, may not be authorized under this permit and may require a new Development Permit/Action (check first, with the Clatsop County Community Development Department).

Entered by: Gail Henrikson
Entered Date: 08/20/2019

7. I understand that this Development Permit/Action expires 180 days from the date of issuance unless substantial construction or action pursuant to the permit has taken place. Upon expiration, a new development permit must be obtained.

Applicants Signature: Gail Henrikson Date: 8-20-19
Clatsop County Authorization: Gail Henrikson Date: 8-20-19



Clatsop County
 Community Development
 800 Exchange Street, Suite 100
 Astoria, Oregon 97103
 Phone 503 325-8611 Fax 503 338-3606
comdev@co.clatsop.or.us www.co.clatsop.or.us

Development Permit

Fee: \$84.00

INSTRUCTIONS:

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

Proposed Use: single family residential

Base Zone: _____ Overlay District: _____

Project Location:

T 4N R R10W S 19CB TL 02200 Acres .19 acres

Applicant Name: Nan Binkley / Alec Holser Email: archcape2018@gmail.com
 Address: 1015 Sunningdale Rd City/State/Zip: Lake Oswego OR 97034
 Phone: 503-704-6440 Phone: 503-329-1580

Owner Name: Same Email: _____
 Address: _____ City/State/Zip: _____
 Phone: _____ Phone: _____

Other Name: _____ Email: _____
 Address: _____ City/State/Zip: _____
 Phone: _____ Phone: _____

SIGNATURES:

I have read and understand the statements **ON THE BACK OF THIS FORM** and agree to abide by them:

Applicant: *[Signature]* Date: 8/6/19

Owner: *[Signature]* Date: 8/6/19

Agent/Other: _____ Date: _____

Clatsop County Community Development:

Authorization: _____ Date: _____



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 Community Development
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JUL 16 2019
 BUILDING CODES DIVISION
 CLATSOP COUNTY

Development Permit
Fee: \$84.00

INSTRUCTIONS:

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

Proposed Use: single family residential

Base Zone: _____

Overlay District: ARCH CAPE (ACPCR)

Project Location:

T 4N R R10W S 19CB TL 02200 Acres .19 acres

Applicant Name: Nan Binkley / Alec Holser

Email: archcape2018@gmail.com

Address: 1015 Sunningdale Rd

City/State/Zip: Lake Oswego OR 97034

Phone: 503-704-6440

Phone: 503-329-1580

Owner Name: Same

Email: _____

Address: _____

City/State/Zip: _____

Phone: _____

Phone: _____

Other Name: _____

Email: _____

Address: _____

City/State/Zip: _____

Phone: _____

Phone: _____

SIGNATURES:

I have read and understand the statements **ON THE BACK OF THIS FORM** and agree to abide by them:

Applicant: *Nan Binkley*

Date: 7/15/2019

Owner: *SAME*

Date: _____

Agent/Other: _____

Date: _____

Clatsop County Community Development:

Authorization: _____

Date: _____

AGENCY REVIEW & APPROVAL FORM
Information on this form must be filled out and signed in this order

1. JOB SITE INFORMATION (To be completed by applicant/owner/agent.):

Job Site Address: 80258 Pacific Rd City: Astoria, OR
Owner: Nan Binkley / Alec Holser Phone: 503 774-6440
Address: 1015 Sunningdale Rd Lake Oswego OR 97034 Email: Arncap@2015@gmail.com
Agent: _____
Proposed Development/Construction: renovation / addition to single family

2. ONSITE WASTEWATER OR LOCAL SEWER DISTRICT:

Legal Description: T 4N R R10W S 19CB Tax Lot(s) 02200
Permit Needed: Yes No Site Approved: Yes No


Signature: _____ Date: _____
Remarks: _____

3. WATER DISTRICT OR PROOF OF WATER RIGHTS FROM WATER RESOURCES DEPT (Signature of Water District required.)

Gallons per minute: _____
Signature: _____ Title: _____ Date: _____
Remarks: _____

Water Resources Dept, 725 Summer St NE Suite 202, Salem, OR 97301 Phone: (503) 986-0900 FAX (503) 986-0904

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

Water/Fire Flow: _____ Number of Hydrants: _____ Hydrant Location(s): _____
Signature:  Title: Fire Chief Date: 7/16/19
Remarks: _____

Contact the local RFPD having jurisdiction.

5. MANUFACTURED MOBILE HOME PLACEMENT -----CLATSOP COUNTY ASSESSMENT AND TAXATION

Signature: _____ Title: _____ Date: _____
Remarks: _____

Clatsop County Assessment and Taxation, 820 Exchange St Suite 210, Astoria, OR 97103 Phone: (503) 325-8524 FAX (503) 338-3638

AGENCY REVIEW & APPROVAL FORM
Information on this form must be filled out and signed in this order

1. JOB SITE INFORMATION (To be completed by applicant/owner/agent.):

Job Site Address: 80258 Pacific Rd City: Arch Cape
Owner: Nan Binkley / Alec Holser Phone: 503-704-6440
Address: 1015 Sunningdale Rd. Lake Oswego OR 97034 Email: Archcape2018@gmail.com
Agent: _____
Proposed Development/Construction: renovation / addition to single family

2. ONSITE WASTEWATER OR LOCAL SEWER DISTRICT:

Legal Description: T 4N R R10W S 19CB Tax Lot(s) 02200

Permit Needed: Yes No Site Approved: Yes No

Signature: Phil Chick Date: ~~7-16-19~~ 7-16-19

Remarks: _____

3. WATER DISTRICT OR PROOF OF WATER RIGHTS FROM WATER RESOURCES DEPT (Signature of Water District required.)

Gallons per minute: _____

Signature: Phil Chick Title: Manager Date: 7-16-19

Remarks: _____

Water Resources Dept, 725 Summer St NE Suite 202, Salem, OR 97301 Phone: (503) 986-0900 FAX (503) 986-0904

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

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

Signature: _____ Title: _____ Date: _____

Remarks: _____

Contact the local RFPD having jurisdiction.

5. MANUFACTURED MOBILE HOME PLACEMENT -----CLATSOP COUNTY ASSESSMENT AND TAXATION:

Signature: _____ Title: _____ Date: _____

Remarks: _____

Clatsop County Assessment and Taxation, 820 Exchange St Suite 210, Astoria, OR 97103 Phone: (503) 325-8522 FAX (503) 338-3638

Zoning District Requirements

	<u>Required Setbacks</u>	<u>Actual Setbacks</u>
(N, S, <u>E</u> , W) Front	<u>20'</u>	<u>21'</u>
(<u>N</u> , S, E, W) Side	<u>10'</u>	<u>10'</u>
(N, S, <u>E</u> , W) Side	<u>10'</u>	<u>11'</u>
(N, S, E, <u>W</u>) Rear	<u>50'</u>	<u>50'</u>
Clear Vision	<input type="checkbox"/>	20 feet
Riparian Vegetation	<input type="checkbox"/>	50 feet
	<input type="checkbox"/>	30 feet
Non-aquatic Vegetation (non-L&W)	<input type="checkbox"/>	35 feet
Resource Zone	<input type="checkbox"/>	50 feet

Structure Height

- 35 foot maximum oceanfront 18 ft. max. in RSA-SFR, CBR, CR
- 26 feet maximum
- other _____
- no requirement

Lot Coverage Percentage 39 %

Sewage Disposal

- subsurface system
- public sewer
- private sewer
- none required

Water Requirements

(must include approval from authorizing agent)

- none required
- well
- spring
- river, stream, pond, or hand-dug well
- private water source _____
- public water source _____
- potability test from certified water lab (attach certification)
- Quantity: _____

Access to Property

Yes No

Is a County or State permit required? Yes No

Access Permit # _____

Applicant's Signature [Signature] Date 7/15/2019

Clatsop County Authorization _____ Date _____

CLATSOP COUNTY COMPLIANCE

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

- Approved
 - Approved w/ Conditions (below or attached)
 - Denied
- Applicant's Initials _____

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

CONDITIONS OF APPROVAL — SEE PERMIT

(those checked, written, and/or attached)

- Attachment Yes NO
- Access to property (attach County or ODOT permit)
- Address: _____
- Airport height/use standards
- Average grade (attach calculations)
- Beaches & Dunes (dune stabilization /revegetation)
- Coastal Shorelands
- Conditional Use Permit(R&O No. _____)
- DSL wetland fill/removal permit (503-378-3805)
- Design Review (R&O No. _____)
- Erosion Control Plan
- Stormwater Drainage plan
- Engineer report
- Firebreak (clear & maintain a firebreak of at least _____ feet radius around proposed structure)
- Floodplain (permit No. _____)
- Geologic hazards (R&O No. _____)
- Parking Plan
- Plot Plan
- Post-construction survey
- Resource zone certification (recorded with County Clerk; copy in Department file)
- Resource zone setback
- Review Use (R&O No. _____)
- Road improvement
- Sign permit (submit plans and receive approval prior to placement)
- Temporary Use Permit (R&O No. _____)
 - US Army Corps of Engineers permit (503-325-1135)
 - Other conditions of approval

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

Gail Henrikson

From: Nan B <archcape2018@gmail.com>
Sent: Thursday, August 15, 2019 8:01 PM
To: Gail Henrikson
Subject: Re: Clarification notes
Attachments: 80258 2nd floor.pdf

Gail -

The "infill" on the second floor is the same, 172 sf as shown on the mark up attached.
The Lot Coverage adds up to 3,284 because we removed the 10 sf of the stair which was formerly included.

We are not clear what section of the code counts stairs and paths that are on grade and not more than 30" above finished grade in Lot Coverage?

Nan

On Thu, Aug 15, 2019 at 6:56 PM Gail Henrikson <ghenrikson@co.clatsop.or.us> wrote:

Nan/Alec:

I looked over the revisions and your notes and still have a couple of questions/comments:

1. The 2nd floor plan that was approved as part of the nonconforming structure approval appears to have less floor area than what is currently proposed (see attached).
2. I'm still unclear as to how you are calculating proposed lot coverage. The SF numbers shown on Sheet A1 add up to 3,284 SF but the note says 3,294 SF. Also, this does not appear to include the steps, the new 4" slab on the north side of the building or a portion of the deck on the south side of the home.

I will be out of the office tomorrow and Monday, but will be back on Tuesday.

Thanks.

Gail

From: Nan B <archcape2018@gmail.com>
Sent: Monday, August 5, 2019 3:27 PM
To: Gail Henrikson <ghenrikson@co.clatsop.or.us>
Subject: Clarification notes



Clatsop County
Community Development – Planning

800 Exchange St., Suite 100
Astoria, OR 97103
(503) 325-8611 phone
(503) 338-3606 fax
www.co.clatsop.or.us

NOTICE OF DECISION AND RIGHTS OF APPEAL

- DATE:** June 26, 2018
- APPLICANT:** Martha N. Binkley
1015 Sunningdale Road
Lake Oswego, OR 97034
- PROPERTY OWNER:** Martha N. Binkley and Alec S. Holser
1015 Sunningdale Road
Lake Oswego, OR 97034
- PROPERTY DESCRIPTION:** T4N R10W SEC19CB TL02200
- REQUESTS:**
1. 22-foot variance to the 50-foot rear setback identified in L3.068 to allow a building addition to be approximately 28 feet from the rear (west) property line
 2. 30-foot variance to the 50-foot rear setback identified in L3.068 to allow a deck with handrail to be approximately 20 feet from the rear (west) property line
 3. 4-foot variance to the 10-foot side setback identified in L3.068 to allow a roofed overhang to be approximately 5 feet from the side (north) property line
- ACTION:**
1. The variance to the 50-foot rear Resource Management Zone setback to construct a building addition is Denied.
 2. The variance for the west deck to extend into the RM setback is granted but is limited to an approximate 264 sq. ft. deck that is no higher than necessary to connect it to the existing dwelling at floor level. It can be no wider (east to west) than shown on the plot plan (drawing 'A', exhibit 1 to staff report). It must be connected to the western wall of the existing dwelling. The handrail may be no higher than the minimum required by the building code for an elevated deck.
 3. The variance to allow a roof over the deck exiting the proposed master bedroom door is granted, if necessary, provided the roof may not extend beyond the existing northern dwelling line and is no larger than shown on the plot plan. (Drawing 'A', Exhibit 1 to staff report).
 4. Any construction within the AH flood zone must comply with LWDU0 Section 4.00 to the extent applicable, unless the Board of Commissioner has removed this area from the AH flood zone prior to construction.
 5. Any exterior lighting must comply with applicable Code provisions.
 6. To the extent required by Code, any construction must receive approval of a geologic hazards permit, LWDU0 Section 4.040.

Dear Ms. Binkley:

The Clatsop County Hearings Officer has completed review of the request noted above. The Notice of Decision, as well as findings, is enclosed for your review. The Hearings Officer's decision may be appealed



Clatsop County
Community Development – Planning Division

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to the Board of Commissioners by a person with standing by filing a completed Notice of Appeal application and the associated filing fee up to the date and time that appears at the bottom of this letter. The appeal must comply with Section 2.230 of LWDUO #80-14 (procedure for an appeal).

If you have any questions regarding this decision or the appeal procedure please do not hesitate to contact me at 503-325-8611.

Sincerely,

Gall Henrikson, AICP
Community Development Director

Enclosures

LAST DAY TO APPEAL: 4:00 P.M. on, July 9, 2018



CONDITIONAL USE PERMIT

Binkley Holser Non-Conforming Structure Expansion

CONDITIONS OF APPROVAL

PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT:

1. Any damage to surrounding rights-of-way or public beach access will be required to be repaired prior to the issuance of a Certificate of Occupancy.
2. Glare from exterior lighting shall be directed away from property lines and roadways. Outdoor lighting shall be full cut-off design and be shielded so as not to shine outside the premises and shall not project into the sky.
3. Vegetative hedges and fences that impede or have the potential to impede views shall be maintained at or below six (6) feet. Hedges and fences extending beyond the ocean front setback shall be maintained at or below four (4) feet.
4. Landscape shall be preserved in its natural state to the maximum extent possible by minimizing tree, vegetation and soils removal. Disturbed areas shall be re-vegetated with native species.
5. 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.
6. All development shall comply with the applicable requirements of the Clatsop County Standards Document.
7. All new construction shall comply with all the conditions of approval listed in the geologic hazard permit (#21080549).
8. Any changes to the proposed addition will require review and approval from Clatsop County Community Development Department. Significant changes may require submission of a new application and the appropriate fees.
9. Other than relief that may be provided by the granting the variance, all development shall comply with Clatsop County Land and Water Development and Use Ordinance 80-14, Clatsop County Standards Document, and the Clatsop County Comprehensive Plan.
10. The property owner shall have a licensed surveyor install a benchmark on or near the property to provide vertical control for the project. The benchmark must be installed prior to issuance of the building permit.
11. Before requesting a final building inspection, a licensed surveyor shall certify the building height.
12. The applicant shall obtain a building permit for the reconstruction of the dwelling, as shown on **Exhibits 6 and 7** of this report within one year of obtaining a demolition permit for the project.
13. All new construction, including rebuilding of the garage, must comply with all current setback requirements, unless reduced by the variance approved on June 26, 2018.

BUILDING PERMITS WILL NOT BE ISSUED UNTIL THE DOCUMENTATION NOTED ABOVE IS RECEIVED BY COMMUNITY DEVELOPMENT.