



Clatsop County Planning Department
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Development Permit

Development Permit - New or Expanded

Type I

Record Number: 186-25-000007-PLNG

IVR Tracking Number: 186001980743

Application Date: 01/06/2025

Expiration Date: 07/05/2025

Issued Date: 01/17/2025

Project Name: DP Cotton Addition

Description: Addition to SFD

OWNER AND SITE ADDRESS

Owner:	COTTON REVOCABLE LIVING TRUST	Parcel:	41030BB03400	Worksite Address:	80054 PACIFIC RD ARCH CAPE, OR 97102
Address:	23978 SE 8TH PL SAMMAMISH, WA 98075				
Owner:	JAMES MICHAEL COTTON				
Address:	23978 SE 8TH PL SAMMAMISH, WA 98075				
Owner:	RHONDA JO COTTON				
Address:	23978 SE 8TH PL SAMMAMISH, WA 98075				

CONTACT INFORMATION

Type	Name	Address	Phone
Agent for Applicant	COTTON REVOCABLE LIVING TRUST	23978 SE 8TH PL, SAMMAMISH, WA 98075	541-543-1992
Applicant	Cerelli, Vito	31897 Maxwell Avenue, Arch Cape, OR 97102	503-440-5766

GENERAL INFORMATION

Use Category: RES ADDN - Residential Addition
Zoning 1: AC-RCR
Zoning 2: GHO
Comp Plan Designation: Development
Current Use: SFD
Proposed Use: SFD ADDITION
Record Link: <https://aca-oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=25CAP>

FEES

Fee	Qty	Qty type	Fee status	Fee amount	Amount paid
Development Permit - New or Expanded	1	Ea	INVOICED	\$76.00	\$76.00
GIS fee - Planning	1	Ea	INVOICED	\$9.00	\$9.00

INSPECTIONS

Inspections may be required by Clatsop County Planning Department for the indicated Application/Permit Type. Please contact the agency to determine if inspections are required.

PARCEL SETBACKS**SETBACK FRONT ACTUAL:** 35**SETBACK FRONT REQUIRED:** 20**SETBACK REAR ACTUAL:** N/A**SETBACK REAR REQUIRED:** OCEANFRONT**SETBACK S1 ACTUAL:** N/A**SETBACK S1 REQUIRED:** 5**SETBACK S2 ACTUAL:** 5' 5"**SETBACK S2 REQUIRED:** 5**RECORD HISTORY**

Staff Member	Status	Date
Rebecca Sprengeler	Application Intake - Application Submitted	01/06/2025
Rebecca Sprengeler	Application Intake - Application Deemed Incomplete	01/06/2025
Rebecca Sprengeler	Application Intake - Addl Info Rcvd	01/17/2025
Rebecca Sprengeler	Application Intake - Issue Permit/Decision	01/17/2025
Rebecca Sprengeler	Close Out - Decision/Permit Issued	01/17/2025

COMPLIANCE/AGENCY REQUIREMENTS

Except as noted, the Clatsop County Community Development Department finds the proposed use(s)/action(s) in compliance with Clatsop County Land and 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 and Water Development and 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 applicant's statement. This permit is not valid unless the conditions are met.

PLANNING ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL

Date Applied: 01/06/2025

- Comments:**
- 1.AC-RCR CONDITIONS:** Maximum Lot Coverage: 40%. Applicant's proposed lot coverage is: 36% as calculated by the applicant's surveyor.
 - 2.AC-RCR CONDITIONS:** 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. (i.e. full cut-off fixtures).
 - 3.AC-RCR CONDITIONS:** 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. Where a buffer of trees exists along properties abutting Highway 101, a buffer of 25 feet in width shall be maintained or planted when the property is developed. Vegetative hedges and fences that impede or have potential to impede views shall be maintained are or below six feet. Hedges and fences extending beyond the oceanfront setback shall be maintained at or below four feet. A twenty-five (25) foot buffer of native, non-invasive vegetation combined with proper removal of noxious weeds shall be maintained along Arch Cape, Asbury Creek, and Shark Creek.
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. The setback for all structures shall be fifty feet (50) from the line of non-aquatic vegetation.
 - 4.AVERAGE GRADE / BUILDING:** Applicant responsible for providing accurate average grade calculations and corresponding building height determination for proposed development. Average grade shall be based on elevations of undisturbed ground.
 - 5.AVERAGE GRADE / BUILDING HEIGHT SURVEY:** 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. Average grade of corners 1-4, the four principal corners of the structure, is 51.9'. Maximum building height shall not exceed 69.9' to top ridge of roof. Drawings show the building to be 18' per the elevation drawings, the maximum allowable. **Survey for height at framing stage is recommended.** Survey for height to ensure compliance with height restriction is required prior to final inspection. **Prior to requesting a final building inspection, a licensed surveyor shall certify the building height.** Applicant responsible for providing accurate average grade calculations and corresponding building height determination for proposed development. Average grade shall be based on elevations of undisturbed ground.
 - 6.BUILDING USE:** This structure is permitted as a SINGLE FAMILY DWELLING. Expansion or change of use may require separate land use and/or building permits.
 - 7.ENDANGERED SPECIES ACT DISCLAIMER:** Certain fish, wildlife, and plant species in Clatsop County may be protected by the federal Endangered Species Act (ESA). Through the issuance of this permit, Clatsop County makes no representation or assurance that the subject land use or development activity is permissible under the Endangered Species Act. As the permittee, you assume all responsibility to ensure that your activities undertaken in accordance with this permit do not violate applicable ESA rules and requirements, or any other state or federal rules or regulations. For more information regarding the salmon-related ESA rules and requirements, contact the National Marine Fisheries Service (NMFS) in Portland at (503) 230-5400. General information on the ESA and listed salmon species is available on the NMFS northwest region website at <https://www.fisheries.noaa.gov/region/west-coast>. For non-salmon ESA issues, contact the U.S. Fish and Wildlife Service in Portland at (503) 808-2468.
 - 8.EROSION CONTROL:** All activities shall be carried out in accordance with the approved erosion control plan and LAWDUC Section 3.2000 Erosion Control Development Standards. Soil erosion and sediment control measures shall be installed correctly and maintained in proper working order on-site at all times. All disturbed areas shall be stabilized with temporary and/or permanent measures following the end of active disturbance; disturbed areas shall be permanently stabilized within 30 days after completion of construction or development activity ceases on the site.
 - 9.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 and conditions of approval for GHO permit #24-000576.
 - 10.GEOLOGIC HAZARD PERMIT:** Please be advised that a Preliminary Geologic Hazard Report satisfies development permit (Planning Division) requirements pursuant to LAWDUC Section 5.3000. Additional geotechnical (soils) engineering analyses may be required as a function of the building permit (Building Codes Division) structural plan review.
 - 11.GRADING PERMIT:** Application subject to the requirements of Grading Permit #25-000006.

12.OUTDOOR LIGHTING: Outdoor lighting: all fixtures shall comply with Ordinance 20-02. Non-exempt fixtures shall be fully shielded and installed in such a manner as to prevent light trespass on adjacent properties and rights-of-way.

13.PLOT PLAN: All development shall occur in accordance with the approved site plan. Any changes shall be reviewed and approved by the Land Use Planning Division.

14.RIPARIAN VEGETATION SETBACK: No grading, clearing, vegetation removal, or other development shall occur within 50 feet of the edge of the lake, stream, slough, or other waterbody.

15.SETBACK SURVEY: The applicant shall provide a final survey documenting the finished South side yard setback.

16.STORMWATER DRAINAGE PLAN: Applicant responsible for assuring that development activity does not adversely affect adjoining properties or area (upstream or downstream) drainage facilities.

17.STRUCTURE HEIGHT MAXIMUM: 18 ft. Oceanfront. Applicant's proposed structure height is: 18ft (69.9').

18.WILDLIFE NOTICE: Your property may be located in an area that supports wildlife, including large game such as elk. If provoked or threatened, wildlife may cause harm to people or pets. Wildlife may also damage gardens, lawns and ornamental vegetation. For additional information regarding tips to limit property damage from elk, visit https://www.dfw.state.or.us/wildlife/living_with/docs/Elk_Damage_Flyer.pdf.

OTHER REQUIREMENTS

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 permits: Building, Sanitation, U.S. Army Corp 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 part of this permit, this permit approval is hereby revoked and null and void.

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.

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 undersigns' failure to build, improve, or maintain roads which serve as access to the subject property or from the undersigns' failure to fully abide by any of the conditions included in or attached to this permit.

WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATIONS. I have been advised that this Land and Water Development Permit/Action by 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 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.

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.

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).

I understand that his 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.