

Clatsop County Board of Commissioners, and then to the Oregon Land Use Board of Appeals, a special state land use court. Another option is to come back to the Advisory Design Review Committee with a new design that attempts to address its concerns.

### **What happens after my design is approved?**

Once the Advisory Design Review Committee and the planning director have approved your design, you can obtain a building permit and start construction. If changes are made during construction, the planning director can approve minor changes administratively. However, you must return to the advisory committee with any major changes.

The Design Review approval is good for one year. If you wait longer to get your building permit, you will need to go through the process again.

**For more information,  
or to schedule a  
pre-application conference,  
contact  
Clatsop County Land Use  
Planning  
at 503-325-8611.**



### **CLATSOP COUNTY LAND USE PLANNING**

800 Exchange Street, Suite 100  
Astoria, Oregon 97103

Phone: 503-325-8611  
Fax: 503-338-3666  
Email: [comdev@co.clatsop.or.us](mailto:comdev@co.clatsop.or.us)  
Web site: [www.co.clatsop.or.us](http://www.co.clatsop.or.us)



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# **DESIGN REVIEW**

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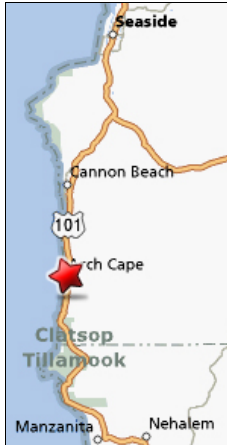
## **CLATSOP COUNTY LAND USE PLANNING**

800 EXCHANGE ST., SUITE 100  
ASTORIA, OREGON 97103  
(503) 325-8611  
[WWW.CO.CLATSOP.OR.US](http://WWW.CO.CLATSOP.OR.US)

# DESIGN REVIEW

The Arch Cape community in southwest Clatsop County is the only area where the County's land use regulations require design review for new construction.

Design review is a formal examination of all the exterior features on new construction and remodeling. Design review is intended to *preserve scenic views* and to *promote attractive development* of the building in a manner compatible with the natural and built environment.



## What factors does design review look at?

Eight factors are looked at during the design review process in the Arch Cape area:

**Relation of Structures to site.** The location, height, bulk, shape, and arrangement of structure should be in scale and compatible with the surrounding structures.

**Protection of Ocean Views.** Blocking scenic views from nearby existing or proposed dwellings should be avoided.

**Preservation of Landscape.** The natural landscape (vegetation, soils,

topography) should be preserved in its natural state to the maximum extent possible.

**Buffering and Screening.** In commercial zones, storage, loading, parking, service and similar accessory facilities should be designed, located, buffered or screened to minimize adverse impacts on the site and on neighboring properties.

**Utility Service.** Electric, telephone and other utility lines must be placed underground.

**Signs.** The size, location, design material and lighting of all exterior signs should not detract from the design of proposed or existing buildings, structures or landscaping and should not obstruct scenic views from adjacent properties.

**Surface Water Drainage.** Special attention should be given to proper surface water drainage from the site so that it does not adversely affect adjacent properties or the natural or public storm drainage system.

These are the only factors considered during design review. Other factors, such as color schemes and interior lay-out, are not relevant for design review purposes.

## What do I need to submit?

You must submit a set of buildings plans that show all building elevations, the existing and proposed finish grade of the building lot, and a detailed site plan showing the building footprint, driveways and access points, decks and patios, landscaping, and fences.

Your site plan must also show adjacent and nearby structures and lots that may have their views affected by your proposed structure.

These plans, and an application form, are submitted to the Clatsop County Community Land-Use Planning office in Astoria.

## Who reviews my design?

A citizen board called the Southwest Coastal Citizen Advisory Committee reviews plans and makes a recommendation to the County land-use planning director, who makes a final decision.

The advisory committee is made up of volunteers from the Arch Cape area who are appointed by the Board of County Commissioners. The committee usually meets once each month and its meetings are open to the public.

Meetings are usually somewhat informal. You will have a chance to present your design to the committee. Committee members may ask questions of you, your architect, or neighbors. Nearby property owners may also speak at the design review meeting.

## Do I need an architect?

Not necessarily, but you might find it helpful to have an architect design your project and appear with you before the advisory committee.

## What if the Committee rejects some or all of my design?

This happens infrequently, but you have several options. You can appeal any adverse decision to the Clatsop County Planning Commission, then to the