

**WALDPOR T PLANNING COMMISSION**  
**December 14, 2015**  
**MEETING NOTICE AND AGENDA**

THE WALDPOR T PLANNING COMMISSION WILL MEET ON MONDAY, DECEMBER 14, 2015 AT 2:00 P.M. IN THE CITY COUNCIL MEETING ROOM, 125 ALSEA HIGHWAY, TO TAKE UP THE FOLLOWING AGENDA:

1. CALL TO ORDER AND ROLL CALL
2. CITIZEN COMMENTS AND CONCERNS
3. MINUTES: (July 27, 2015)
4. CORRESPONDENCE
5. PUBLIC HEARING
  - A. Case File #2-PD-PC-15  
Application for Planned Development  
Applicant: Kevin Kass, dba Ocean Quest Homes  
Property Owner: Crestview Golf Club, LLC
6. DISCUSSION/ACTION ITEMS:
  - A. Planning Report
  - B. Other Issues\*
7. COMMISSION COMMENTS AND CONCERNS
8. ADJOURNMENT

\*Denotes no material in packet

*The Council Chambers are accessible to all individuals. If you will need special accommodations to attend this meeting, please call City Hall at (541)264-7417 during normal business hours.*

Notice given this 7<sup>th</sup> day of December 2015

City of Waldport

**WALDPORT PLANNING COMMISSION**  
**JULY 27, 2015**  
**MEETING MINUTES**

1. CALL TO ORDER AND ROLL CALL: Chair Woodruff called the meeting to order at 2:00 p.m. Chair Woodruff and Commissioners Peterson, Andrew, Hafner and Yorks answered the roll. Commissioners Egan and Gordon were excused. A quorum was present.

2. CITIZEN COMMENTS AND CONCERNS: None.

3. COMMISSION COMMENTS AND CONCERNS: None.

4. MINUTES: The Commission considered the minutes from the June 22, 2015 meeting. Commissioner Andrew **moved** to approve the minutes as presented. Commissioner Hafner **seconded**, and the motion **carried** unanimously on a voice vote.

5. CORRESPONDENCE: City Planner Lewis noted a series of letters which had come in with regard to the Public Hearing, they had been separately distributed to the Commission.

6. PUBLIC HEARING - Case File #1-PD-PC-15 Weber Investments, LLC Application for Planned Development (Continued):

Chair Woodruff opened the Public Hearing, calling for abstentions, bias, conflicts of interest, or *ex parte* contact. Commissioner Andrew noted her previous statement regarding the fact that she lives on Skyline Terrace. There were no objections to any member of the Commission hearing the case.

City Planner Lewis reviewed his memo included in the packet materials, which outlined additional information provided by the applicant to answer questions from the previous meeting with regard to Norwood Heights CC&Rs, establishment of a Homeowners Association, draft CC&Rs for the proposed planned development, information from the City Attorney regarding rental restrictions, and cluster development vs standard size lots.

Commissioner Hafner confirmed that Lily Lane was never completed, and Mr. Lewis responded that it was public right of way off of Norwood Drive, but had never been brought up to City standards. Commissioner Andrew asked who had expanded the size of the subject property, and it was surmised that this had been done by the previous property owner.

Oral testimony was provided by the following individuals: Joan Quill, Bernice Barnett, Linda Christenson, Alan Canfield. In summary, questions and concerns about the proposed planned development from both the oral and written testimony included the following:

- The Fire Chief had noted concerns about the proposed access to the property and the size of the hammerhead.
- The status of Tax Lot 143, which was included in the Norwood Heights Subdivision and the concern that CC&Rs would be conflicting, which may result in litigation.
- The impact of the additional housing on the existing and proposed streets, for both traffic and parking issues.
- It was felt that the character of the proposed development was not complimentary

to the existing subdivision, due to housing density and the conditions of the private road.

It was noted that the City does not administer CC&Rs, it would be up to the two homeowners associations to work out the differences. Mr. Weber acknowledged that the one tax lot would be subject to the Norwood Heights CC&Rs, but the proposed CC&Rs for the new development were not in conflict with the existing ones for Norwood Heights.

Mr. Weber addressed the Commission and the audience, explaining his reasons for wanting to develop the property and indicating that he would be willing to meet with and work with the Norwood Heights Homeowners Association.

Chair Woodruff closed the Public Hearing and opened the Commission meeting for deliberations.

Mr. Lewis noted that Public Works was planning on looping the water system from Skyline Terrace to improve water flows, and the proposed conditions of approval included the recommendations from the Fire Chief for the street improvements.

Following a brief discussion, Commissioner Peterson **moved** to approve the planned development application, with the proposed conditions of approval. Commissioner Yorks **seconded**, and the motion **carried**, with Commissioners Woodruff, Yorks, Peterson and Hafner voting "Aye", Commissioner Andrew voting "Nay". City Planner Lewis confirmed that he would send out the draft findings to the Commission and allow for a week for comments before finalizing them and sending them to the property owner and those who provided testimony or otherwise showed interest in receiving them. Once finalized, there would be a 15-day appeal period.

7. DISCUSSION/ACTION ITEMS:

- A. Planning Report: Mr. Lewis reviewed his written report.
- B. Other Issues: Nothing further.

8. ADJOURNMENT: At 3:50 p.m., there being no further business to come before the Commission, the meeting was adjourned.

Respectfully submitted,



Reda Q. Eckerman  
City Recorder

APPROVED by the Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2015.

SIGNED by the Chair this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Ray Woodruff, Chair

CASE FILE: #2-PD-PC-15  
DATE FILED: Nov. 18, 2015  
DATE APPLICATION DEEMED COMPLETE: Nov. 23, 2015  
120-DAY COMPLETION DATE: Mar. 22, 2016  
PLANNING COMMISSION HEARING DATE: Dec. 14, 2015

## STAFF REPORT

### Planned Development Application Crestview Golf Club Planned Development

**APPLICANT:** Kevin Kass, dba Ocean Quest Homes

**OWNER:** Crestview Golf Club, LLC

#### A. REPORT OF FACTS

1. Applicant's Request: The applicant is seeking approval of a Planned Development for thirty-eight (38) single family homes/lots. Eleven (11) lots are proposed on the north side of Green Drive. Twenty-seven (27) lots are proposed on Green Lane. The project development will be completed in multiple phases. Phases 1 and 2 are proposed to consist of single level homes on the 11 lots on the north side of Green Drive. Phases 3-15 include development of the 27 lots on Green Lane.

A Planned Development was approved in 2008. All streets and utilities were constructed however the Planned Development was vacated prior to construction of any homes.

2. Property Location: The subject site is located south of Range Drive, west of Crestline Drive, and north of Green Drive; and further described on Lincoln County Tax Assessor's Map 13-11-30BD as tax lot 1200, and on Map 13-11-30CA as tax lots 1400 and 1401.
3. Zoning: Public Facilities Zone P-F
4. Site Size: 45.88 acres
5. Existing Land Uses and Structures: The existing 9-hole Crestview Hills Golf Course is located on the subject site.
6. Topography and Vegetation: The subject site has a 9-hole golf course that primarily has gently sloping land and some trees located between fairways.
7. Surrounding Land Use:  
North: Single family residential homes and attached condominiums are located adjacent to Range Drive.  
East: Single family residential homes are located on the east side of the golf course.  
South: Land to the south has single family residential uses along Green Drive and Fairway Circle. The Waldport Elementary, Middle, and High Schools are located further south.  
West: Land to the west is undeveloped.
8. Utilities: The following utilities currently serve the subject property:
  - a. Water: City of Waldport Water

- b. Sewer: City of Waldport Sewer
  - c. Electricity: Central Lincoln P.U.D.
9. Development Constraints: Wetlands are located along the western portion of the site in two locations.

## B. EVALUATION OF REQUEST

1. **Applicant's Proposal**: The applicant submitted the following information:

- Application forms and fees
- Narrative providing required information and addressing relevant sections of the Waldport Development and Comprehensive Plan
- Preliminary Plan
- Phasing Plan
- Exhibit 1. Boundary Survey of existing lots fronting Green Drive and southern portion of Green Lane
- Exhibit 2. Proposed Lot alignment for lots fronting Green Drive
- Exhibit 2A. Phase 1 Typical Lot Site Plan
- Exhibit 3. Phase 1 Proposed Lot Site Plan
- Exhibit 4. Phase 1 and 2 Proposed Lot Alignment
- Exhibit 5. Floor Plan of Phase 1 and 2 Homes
- Exhibit 6. Building Elevations of Phase 1 and 2 Homes
- Exhibit 7. Building Elevations of Phase 1 and 2 Homes
- Numerous photographs of Phase 1 and 2 Home (Photographs are of a new home recently constructed by the applicant. The site plan is identical to the homes proposed in Phase 1 and 2.)

**Applicant's Request**: The applicant provided the following narrative:

The applicant is seeking to develop the P-F zoned property with a planned development which clusters thirty-eight single-family lots, providing each with its own view of the golf course and leaving the golf course area as open recreation space. This will provide an aesthetically pleasing design.

The existing pond areas will not be disturbed. The ponds will serve three purposes. They will be used for golf course water features, retention for storm drainage and for irrigation purposes.

The planned development is designed as a traditional neighborhood. The proposed lots will be located to have minimal impact on the existing neighborhood. There will be no signs or streetlights. The street and utilities were designed and constructed in accordance with public standards and publicly dedicated.

The single-family lots will be generally consistent with the other single-family lots in the neighborhood while the clustering allows for more families to share the beautiful property. These thirty-eight lots and buildings should fit well with the scale and bulk of other buildings in the Crestview area.

**2. Relevant City Plans and Standards:**

Relevant Waldport Development Code sections applicable to this application are identified below. Excerpts of relevant sections are described in the staff analysis. Complete descriptions of the relevant Code criteria are found in Waldport Municipal Code Title 16 and are herein incorporated into the record.

**Waldport Municipal Code**

16.52	Public Facilities Zone P-F	16.72	Supplementary Regulations
16.60	Planned Development Zone P-D	16.100	Land Division
16.70	Significant Natural Resources Overlay Zone		

**3. Public Testimony:** At the time this staff report was prepared, no written testimony had been received by the City.

**4. Public Agency Comment:**

Both the Waldport Public Works Department and Central Oregon Coast Fire and Rescue District (COCFRD) stated that Green Lane and utilities were completed in accordance with Public Works and COCFRD approvals.

**C. STAFF ANALYSIS**

**1. Purpose of a Planned Development.** Waldport Municipal Code (WMC) Section 16.60.010 states that the purpose of the planned development procedure is to encourage and promote creativity and innovation in site planning, design and development through the application of flexible land development standards. Application of the planned development procedure is intended to:

- A. Allow for and encourage development designs which provide suitable recognition of the physical, topographic, cultural, historical and natural resource values and constraints present on a particular site;
- B. Permit greater flexibility in the siting of buildings and other physical improvements and in the mixing of housing types and other compatible non-residential uses in order to accomplish desirable design objectives; and
- C. Ensure that development occurs in a manner consistent with the intent and purpose of the goals and policies of the Comprehensive Plan.

The Planning Commission determines if the proposed planned development satisfies the above stated intentions.

**2. General Requirements of a Planned Development.** WMC Section 16.60.020 identifies requirements that govern planned developments. Key requirements are identified below with an analysis of the proposed Crestview Golf Club development.

**a. Permitted Land Uses.** A golf course is a conditional use permitted in the Public Facilities (P-F) zone. Residential uses are not permitted outright or conditionally in the P-F zone. However, a planned development may include any uses permitted outright or conditionally in any zone, except that uses permitted only in an I-P or M-P zone shall not be permitted in an R-1, R-2, R-3, R-4, C-1 or C-2 zone.

Proposed land uses within the Crestview Golf Club planned development include single family residential dwellings and golf course with accessory golf uses. These uses are permitted in a planned development.

- b. The **minimum size required for a planned development** shall be one-half acre.

The subject site totals 45.88 acres.

- c. **Density.** In a Planned Development, overall residential density shall be as provided for in the applicable use zone or zones. Density shall be computed based on the total gross land area of the subject property, excluding area devoted to commercial or other nonresidential uses.

The Planned Development (P-D) zone allows residential uses within the P-F zoned property with no specified residential density requirements. It is reasonable to look at how the proposed P-D compares to density allowed in the R-1 Residential zone since R-1 zoning is on the south, east and west sides of the subject site. Maximum density is calculated by dividing the gross square footage of the site by the minimum lot size. The gross square footage of the site (1,998,533 square feet) divided by the minimum 6,000 square foot R-1 lot size would allow for 333 single family dwellings. 38 single family dwellings are proposed. The residential development (lot area) covers approximately 10.6% (4.88 acres) of the total site. The remaining 89.4% (41 acres) is the golf course and open space.

- d. **Building Height.** Within a Planned Development, no building shall exceed a height which is fifty (50) percent greater than that of the maximum building height limitation of the zone in which the planned development is proposed.

For the 11 lots on the north side of Green Drive, the single family dwellings are proposed to be a single level with an approximate height of 17 feet.

The 27 lots on Green Lane, the single family dwellings are proposed to be one or two level homes with a maximum height of 30 feet. The maximum 30' building height is the maximum height allow in the R-1 Residential zone.

- e. **Standards.** Within Planned Developments, yards, setbacks, lot area, lot coverage and similar dimensional requirements may be reduced, adjusted or otherwise modified consistent with the design objectives of the proposed development.

The P-F zone does not have standards related to yards, setbacks, lot area, or lot coverage therefore no modifications are requested.

For the 11 lots on the north side of Green Drive, the typical lot is proposed to have approximately 3,345 square feet with dimensions of 90' x 37'-2". The single family dwellings are proposed to total approximately 1,683 square feet, with a 15' front yard, 8' rear yard, and 3'-1" side yards.

For the 27 lots on Green Lane, lot sizes are proposed to range between 5,200 and 8,934 square feet. The 27 lots on Green Lane are proposed to have minimum setbacks of 15' for the front yard, a 10' rear yard, and 5' side yards or 1' for every 3' of height, whichever is greater. These are standard residential setbacks except for the front yard where a 15' versus 20' setback is requested. The existing sidewalk is 8' from the front property line therefore the driveways will be a minimum 23' long, which exceeds the standard length needed for

parking. The applicant states that the 15' front yard will allow for greater setbacks from the golf course on the rear side of the lots.

- f. **Easements.** The City may require easements necessary for orderly extension of public utilities to future adjacent developments.

The City secured required utility easements when street and infrastructure improvements were constructed in 2008.

- g. **Association of Owners or Tenants.** The Planned Development ordinance states that lands and structures not dedicated to the public but reserved for use by owners or tenants and their guests must be subject to an association of owners or tenants created to form a non-profit corporation under the laws of the State of Oregon. Said association shall be formed and continued for the purpose of maintaining such common areas and structures.

Green Lane has been accepted by the City of Waldport and dedicated to the public (as public right-of-way). All land within the Planned Development exclusive of the 38 lots and streets is maintained by Crestview Golf Club. There is an existing Homeowners Association with established rules and regulations.

- 3. **Preliminary (PD) Plan Approval Criteria.** WMC Section 16.60.030.C states that approval by the Planning Commission of a preliminary plan of a planned development shall be based on findings that the following criteria are satisfied:

- a. **General Requirements.** All of the applicable general requirements (summarized above in item #2) are met.
- b. **Consistency with Comprehensive Plan and Zoning Objectives.** The applicant's addresses conformance with the comprehensive plan and zoning objectives. City staff does not identify any inconsistencies with the comprehensive plan or zoning objectives.
- c. **Providing Amenities or Protection at Higher Levels.** The Planned Development ordinance states that proposed developments will provide the following amenities or protections at a higher level than would otherwise be provided under conventional land development procedures: Protection of significant natural and cultural features and resources, such as historical scientific and cultural resources, fish and wildlife habitats, stream corridors, riparian areas, and wetlands; maintenance, enhancement or establishment of natural vegetation, especially indigenous plant communities; protection of scenic and aesthetic qualities; and creation of a high quality built environment which harmonizes with the natural and physical features of the site and includes design features such as suitably located open space, recreation facilities, and other public and common facilities, and also includes pedestrian oriented development which reduces reliance on automobile travel, provision of solar access or similar measures to promote energy conservation, or avoidance of risks and costs associated with environmental hazards.

The applicant provides the following narrative:

The natural features and resources in the golf course/open space area have been avoided in this residential layout design to best protect the existing ponds and drainage way. Lots have been created to a somewhat smaller depth than neighboring lots to allow more open area.

The ponds were reviewed by Oregon DSL in 1999. They will continue to be used for drainage retention, irrigation and as water features.

Additional landscaping will be minimal since the golf course is already landscaped and that is the bulk of the open area. Home sites will have residential landscaping.

A non-profit homeowners association will manage the CC&Rs and protect both scenic and aesthetic qualities. The golf course provides some very nice open views which should be protected.

The City of Waldport does not have design review and does not restrict or have standards for the uses of colors or materials. However, the CC&Rs will require building design to include a natural color scheme and a cohesive set of colors and materials in order to present an organized planned development. The design allows single family ownership and individual lot development which should be developed in a pleasing, aesthetic manner.

The low-key planned development design (no sign and no street lights) will help provide protection and enjoyment of viewing and walking as the primary recreation in this residential area. The golf course, sidewalks and pathway will provide ample recreation opportunities.

The project encourages pedestrian oriented use of the sidewalks and pathway by both the private home owners and the public. Improvements will be public and very accessible. The spacing design of the proposed lots allows for solar access for both the existing homes in the neighborhood and proposed homes.

City staff adds that in evaluating whether or not the proposed development provides amenities or protections at a higher level than would otherwise be provided under conventional land development, that 41 acres of the total 45.88 acres (89.4%) is proposed to be open space, i.e. the 9-hole golf course and associated open space with the remaining 10.6% of the site being the single family residential development.

- d. Street Capacities.** In considering a development proposal, the Planning Commission shall seek to determine that the development will not overload the streets outside the planned development area; and that the proposed utility and drainage facilities are adequate for the population densities and type of development proposed and will not create a drainage or pollution problem outside the planned area.

The applicant provided the following narrative:

Transportation Planning -

The proposed lots are located in an established urban area with existing improvements. The zoning in this surrounding area is R-1 and R-2. The subject property is zoned P-F. The area is generally quiet with traffic primarily at peak times. Both nearby Range Drive and Crestline Drive are designated collectors in Waldport's Transportation System Plan and given the surrounding residential zoning, were designed to handle more traffic than is proposed in this request.

There is a minimal amount of increased traffic expected from this proposal of 38 single family homes. The new local residential road is a cul-de-sac with emergency secondary exit that was built to public road standards including sidewalks.

Drainage –

The subject parcels are generally level. The property will be graded so that storm water drainage will flow to the existing ponds in the golf course. These ponds will serve to provide an area for irrigation, drainage retention and a golf course amenity. The ponds have been evaluated by Oregon DSL (see exhibit).

This proposed residential density is consistent with the adjoining R-1 and R-2 zones and should be easily handled by the established storm water systems. The 11 new lots on Green Drive will have drainage flowing to the existing storm drain on that road.

- e. **Other Conditions Determined Necessary.** In acting to approve a preliminary plan, the Planning Commission may impose any conditions or limitation it finds necessary to achieve compliance with any provisions of the Planned Development ordinance.
4. **Planned Development Time Limit, Extensions, and Phasing.** Approval of a preliminary plan is valid for a period of two (2) years, unless a longer period of time is specifically authorized by the Planning Commission. Approval of a preliminary plan of a planned development may be extended beyond the two (2) year or other approved period upon request. Requests for time extensions shall be made on a form prescribed by the city. Requests for time extensions shall be considered and acted upon in accordance with WMC Section 16.108.020(A) or may be submitted to the Planning Commission for their decision. In considering a request for a time extension, the city planner or the Commission may consider to what extent any required improvements have been constructed or completed, whether there have been any changes in circumstances or in applicable code or statutory requirements which could have affected the original approval, and whether additional conditions or requirements could be imposed on the preliminary plan approval which would satisfactorily address any deficiencies resulting from changed circumstances or code or statutory requirements. In granting a request for a time extension, the city planner or the Planning Commission may impose such additional conditions or requirements as are considered appropriate. A time extension shall be for a period of one year. Not more than three time extensions of a preliminary plan approval may be granted.

The applicant is requesting multiple phases so that the platting (creation of lots) is commensurate with the construction of homes. Once platting occurs, taxation begins on each individual lot. The applicant and owners want to avoid the creation of lots that remain vacant but are taxed at the higher rate. Therefore, each proposed phase consists of 1 to 5 lots which is projected to be in accordance with market demand.

Phase 1 will include the development of lots 1 – 5 on the north side of Green Drive. Each phase is proposed to be completed within two years. Phase 2 is the development of lots 6-11, the remaining lots fronting Green Drive. The remaining 27 lots on Green Lane are divided into 13 subsequent phases with each phase having one to three lots. A phasing plan is included in the application submittal.

Phase	Lot Number	Year
1	1-5	2016-2017
2	6-11	2018-2019
3	15, 16, 31	2020-2021
4	17, 32, 33	2022-2023
5	12, 13	2024-2025
6	18, 30	2026-2027
7	19, 29	2028-2029
8	20, 27, 28	2030-2031
9	14, 37, 38	2032-2033
10	34, 35, 36	2034-2035
11	21, 26	2036-2037
12	22	2038-2029
13	23	2030-2031
14	24	2032-2033
15	25	2034-2035

The applicant requests the phasing order remain flexible to accommodate market demand. For example, if there is an early demand for the Phase 10 lots, then Phase 10 may be platted and developed as Phase 4.

**5. Significant Natural Resources – General Development Standards**

The two existing ponds located in the western portion of the site are proposed to be maintained with no development within 50 feet of the ponds. The applicant submitted a 1999 letter from the Oregon Department of State Lands that states that the two ponds do not qualify as local significant wetlands. The wetland areas below the two pond dams were considered locally significant. The letter states that these findings should allow current practices to be continued and that a DSL permit would only be needed if there are plans to increase work in the wetlands areas. No work is proposed in the wetland areas.

**6. Land Division – General Requirements and Minimum Standards of Design Development**

WMC Section 16.100 Land Division identifies several requirements and minimum standards of design development. Those requirements and minimum standards of design development that need to be addressed for consideration of preliminary plan approval are addressed below.

- a. Street Access and Circulation System.** WMC Section 16.100 states that development shall provide for the continuation of existing and projected streets. If physical conditions make such continuation impractical, exceptions may be made.

Each lot or parcel shall have access by means of a public street or private road, satisfactory vehicular access to an existing street. Development shall consider vehicular access to parcels off existing or proposed streets that addresses traffic congestion, speed, stop signs and turn lanes for the orderly development of traffic accessing the area.

Eleven (11) lots are proposed to be served directly off existing Green Drive. Twenty-seven (27) lots are proposed to be served off Green Lane.

- b. **Street Standards, Design, and Specifications.** No new streets will be constructed. Green Lane was constructed in accordance with City standards and COCFRD requirements in 2008. The City accepted maintenance responsibilities of Green Lane and it is dedicated as public right-of-way.
- c. **Public Access Way.** When necessary for public convenience and safety, the City may require the dedication of public access ways 10-to-20 feet in width to connect cul-de-sacs, to pass through oddly shaped or unusually long blocks, to provide for networks of public paths according to adopted plans or to provide access to schools, parks, beaches or other public areas, and be of such design and location as reasonable required to facilitate public use.

Existing sidewalks and trails are accessible to the public.

- d. **Utilities.** All proposed lots are served by utilities. No new utility work is required.
8. **Parks and Open Space.** In subdivisions or planned developments the city requires the subdivider to pay a park assessment fee based on the size of the subdivision. The purpose for the park assessment fee is to ensure that adequate park and recreation facilities are provided to serve the development's residents and to provide a funding source for maintenance of park and recreation facilities. The park assessment fee is based on the size of the planned development. The current park assessment fee to be charged to the developer, per Resolution No. 875, sets the fee at \$1 per square foot for 5% of the total acreage.
- Crestview Golf Club paid a park assessment fee in 2008 when the original Planned Development was approved and platted. Therefore, no park assessment fee is required.
9. **Underground Utilities.** WMC Section 16.100 states, in part, that underground utilities shall be provided with the construction of new public or private streets.
10. **Fire Protection.** Green Lane and water service were constructed in 2008 in accordance with COCFRD provisions.

#### D. CONCLUSIONS

The Planning Commission may continue the hearing, deny the request, or approve the request with conditions.

If continued, the Planning Commission should continue the hearing to a specific date. The Planning Commission should provide direction to the applicant if additional or revised information is requested. If new information is received, the Planning Commission should consider leaving the public testimony portion of the public hearing open in order to receive public input.

If the request is denied, the Planning Commission should state the general reasons and facts relied on, and direct staff to prepare findings for adoption at the next meeting. If the request is denied, the action must be based on reasons related to orderly development and best interests of the surrounding area or the city as a whole.

If the request is approved, staff offers recommended conditions, which may be added to or amended at the Commission's discretion:

- 1. **Preliminary Plan Approval.** Preliminary plan approval of the Planned Development for the Crestview Golf Club shall occur in accordance with the approved plan. There shall be a

maximum of 38 lots for single family residential development. Any substantial change in the plan shall require a modification to be reviewed and approved by the Planning Commission through a public hearing process.

- Preliminary Plan Approval Time Limits.** Time limits for the preliminary plan approval is in accordance with the following phasing schedule:

Phase	Lot Number	Year
1	1-5	2016-2017
2	6-11	2018-2019
3	15, 16, 31	2020-2021
4	17, 32, 33	2022-2023
5	12, 13	2024-2025
6	18, 30	2026-2027
7	19, 29	2028-2029
8	20, 27, 28	2030-2031
9	14, 37, 38	2032-2033
10	34, 35, 36	2034-2035
11	21, 26	2036-2037
12	22	2038-2029
13	23	2030-2031
14	24	2032-2033
15	25	2034-2035

The phasing order is flexible to accommodate market demand. For example, if there is an early demand for the Phase 10 lots, then Phase 10 may be platted and developed as Phase 4.

- Building Height.** Buildings on the north side of Green Drive shall have maximum building heights of 17 feet.

Buildings fronting Green Lane shall have maximum building heights of 30 feet.

- Lot Sizes, Dimensions and Building Setbacks.** Lot sizes and dimensions will be in general conformance with the preliminary plan, i.e.:

For the 11 lots on the north side of Green Drive, the typical lot is proposed to have approximately 3,345 square feet with dimensions of 90' x 37'-2". The single family dwellings are proposed to total approximately 1,683 square feet, with a 15' front yard, 8' rear yard, and 3'-1" side yards.

For the 27 lots on Green Lane, one and/or two-level homes are proposed with a maximum 30' building height. Lot sizes are proposed to range between 5,200 and 8,934 square feet. Minimum setbacks for the 27 lots on Green Lane are proposed to be 15' front yard, 10' rear yard, and 5' side yards or 1' for every 3' of height, whichever is greater.

- Underground Utilities.** All utilities shall be located underground. Easements for all utilities shall be provided and shown on the plats as required by the City and utility agencies including extension of public utilities to adjacent properties.

**#2-PD-PC-15 Crestview Golf Club Planned Development  
December 14, 2015 Planning Commission Meeting**

6. **Natural resources.** Wetlands and riparian areas shall be maintained as proposed. Any plan changes that would result in disturbance to wetlands shall require review and approval by the City and applicable agencies, i.e. Oregon Department of State Lands.

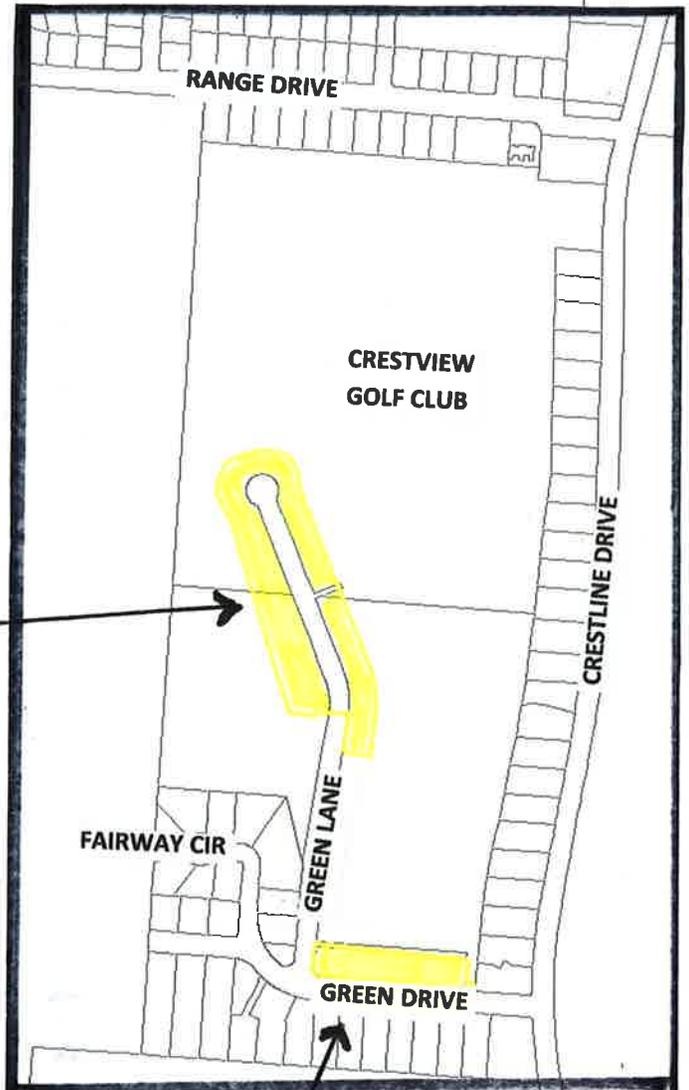
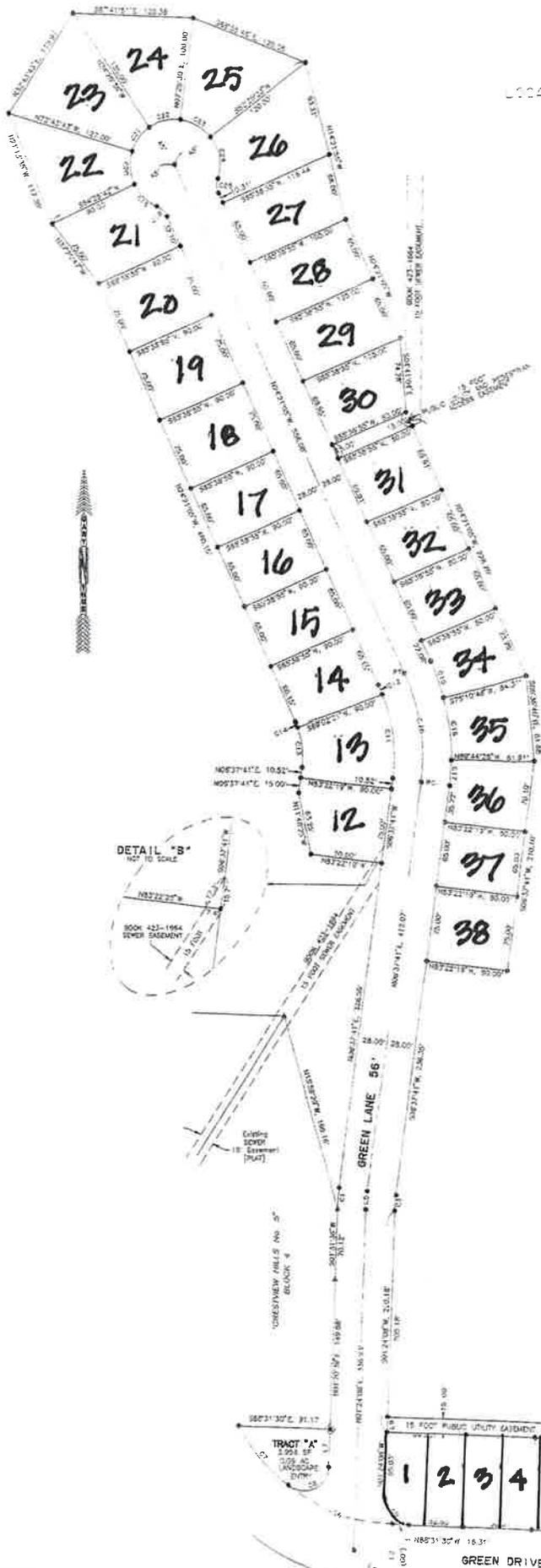
Submitted by,

Larry Lewis  
City Planner

Enclosures: Site Plan  
Phasing Plan  
Applicant's Narrative  
Applicant's Exhibits 1-7

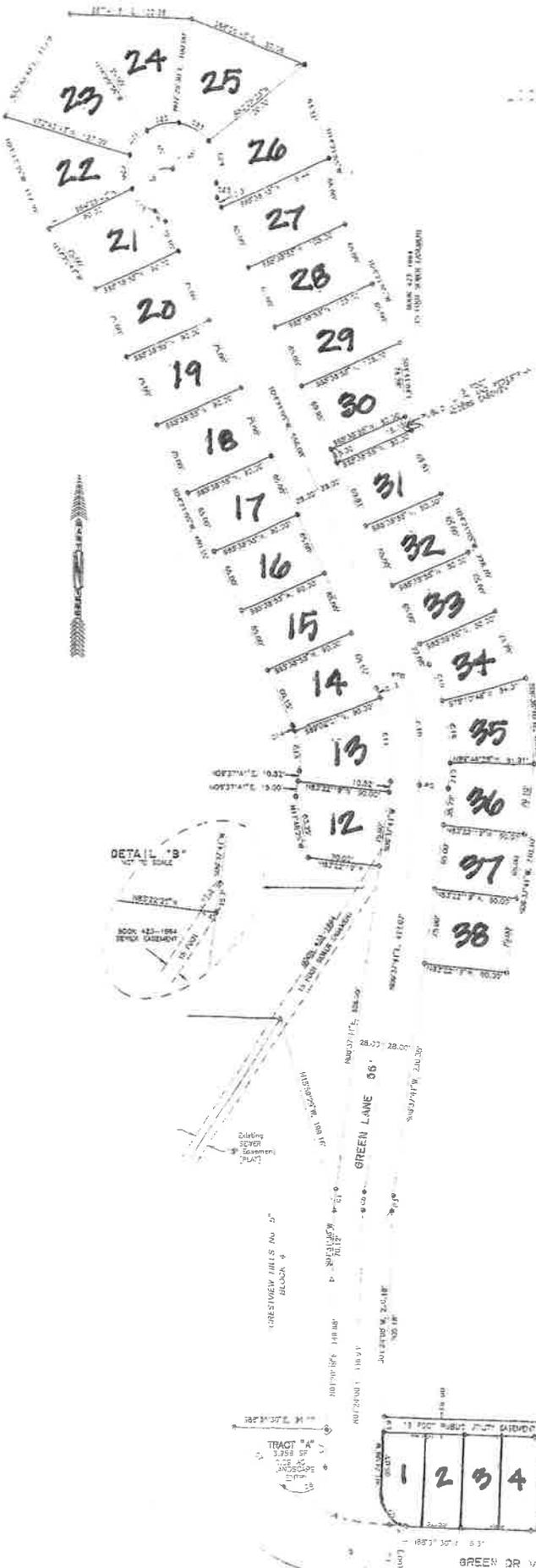
# LINKS VIEW

A PLANNED UNIT DEVELOPMENT  
 LOCATED IN THE NE 1/4 - SW 1/4 and SE 1/4 - NW 1/4 OF  
 SECTION 30 T13S R1W W1W  
 CITY OF WALDPORT, LINCOLN COUNTY, OREGON  
 AUGUST 2009



**LEGEND**  
 1/2" SET, 5/8" x 30" RE-BAR WITH YELLOW  
 NO CAP MARKED "NINUS LS 2515"  
 1/2" FOUND: HOLD FOR CONTROL AS NOTED  
 AND PROTECT PER

# LINKS VIEW



## PHASING PLAN

Phase	Lot Number	Year
1	1-5	2016-2017
2	6-11	2018-2019
3	15, 16, 31	2020-2021
4	17, 32, 33	2022-2023
5	12, 13	2024-2025
6	18, 30	2026-2027
7	19, 29	2028-2029
8	20, 27, 28	2030-2031
9	14, 37, 38	2032-2033
10	34, 35, 36	2034-2035
11	21, 26	2036-2037
12	22	2038-2029
13	23	2030-2031
14	24	2032-2033
15	25	2034-2035

LEGEND  
 1" = 100'  
 1" = 100'  
 1" = 100'

November 18, 2015

REQUEST FOR PLANNED DEVELOPMENT APPROVAL,  
FOR CRESTVIEW GOLF CLUB, LLC  
IN THE CITY OF WALDPOR, OREGON

Applicant: Kevin Kass, dba Ocean Quest Homes

Property Owner: Crestview Golf Club, LLC

Property Location: This property is located on the west side of Crestline Drive, south of Range Drive, north of Green Drive

Assessor's Map Identification: 13-11-30BD TL 1200; 13-11-30CA TL 1400 and 1401

Nature of Request: The applicant is seeking a planned development approval for thirty-eight (38) single family homes/lots. Eleven (11) lots are proposed on the north side of Green Drive. Twenty-seven (27) lots are proposed on Green Lane. The project development will be completed in multiple phases. Phases 1 and 2 are proposed to consist of single level homes on the 11 lots on the north side of Green Drive. Phases 3-15 are proposed to consist of single or two-level homes on the 27 lots on Green Lane.

Previous Land Use Action: A Planned Development was approved in 2008. All streets and utilities were constructed however the Planned Development was vacated prior to construction of any homes.

Existing Zoning: Public Facilities / P-F

Surrounding Land Use & Zoning: The surrounding land use is primarily single family dwellings to the west, south and east with R-1 Residential zoning. Single family and two-family dwellings are located on the north side of the golf course with R-2 Residential zoning.

Required written narrative: [Code is in italics with applicants' response in plain text.]  
*City of Waldport Chapter 16.60*  
*PLANNED DEVELOPMENT ZONE P-D*

*16.60.010 Purpose.*

*The purpose of the planned development procedure is to encourage and promote creativity and innovation in site planning, design and development through the application of flexible land development standards. Application of the planned development procedure is intended to:*

A. *Allow for and encourage development designs which provide suitable recognition*

*of the physical, topographic, cultural, historical and natural resource values and constraints present on a particular site;*

*B. Permit greater flexibility in the siting of buildings and other physical improvements and in the mixing of housing types and other compatible non-residential uses in order to accomplish desirable design objectives; and*

*C. Ensure that development occurs in a manner consistent with the intent and purpose of the goals and policies of the Comprehensive Plan.*

*16.60.020 General Requirements.*

*The following requirements shall govern planned developments:*

*A. Notwithstanding the provisions of the applicable use zone or zones, on land subject to an approved planned development, only those uses, structures and other forms of development which have been set forth and authorized in a preliminary development plan approved in accordance with the provisions of this section may be established.*

A preliminary development plan is attached.

*B. A planned development may include any uses permitted outright or conditionally in any zone, except that uses permitted only in an I-P or M-P zone shall not be permitted in an R-1, R-2, R-3, R-4, C-1 or C-2 zone.*

The applicants are seeking a planned development residential use that is permitted in the P-F zone.

*C. Minimum size required for a planned development shall be one-half acre.*

The property is more than one-half acre in size.

*D. Overall residential density shall be as provided for in the applicable use zone or zones. Density shall be computed based on the total gross land area of the subject property, excluding area devoted to commercial or other nonresidential uses.*

The P-D zone allows residential use on the P-F zoned property with no specified residential density requirements. The land area totals 45.88 acres including the golf course and the 38 proposed single family lots. If the R-1 maximum density were applied, a total of 333 lots would be permitted. Thirty-eight (38) lots are proposed. The golf course totals approximately 41 acres and the proposed single family lots total approximately 4.88 acres.

*E. No building shall exceed a height which is fifty (50) percent greater than that of the maximum building height limitation of the zone in which the planned development is proposed.*

There is no height standard in the P-F zone however building heights will not exceed the maximum R-1 building height of 30 feet. The 11 lots proposed along the north side of Green Drive will be single level with an approximate height of 17 feet.

*F. For a planned development in a residential zone, the total land area devoted to commercial uses, including required off-street parking, other than hotels, motels, trailer parks, resorts, and similar accommodations, shall not exceed five (5) percent of the total land area of the development. Any commercial uses shall be directly related in purpose and function to the remainder of the planned development.*

Not applicable.

*G. In a residential zone, where commercial uses are being developed in conjunction with residential uses, construction of the commercial uses shall not be initiated until twenty-five (25) percent of the residential units have been developed.*

Not applicable.

*H. Yards, setbacks, lot area, lot coverage and similar dimensional requirements may be reduced, adjusted or otherwise modified consistent with the design objectives of the proposed development.*

The P-F zone does not have standards related to yards, setbacks, lot area, or lot coverage therefore no modifications are requested.

For the 11 lots on the north side of Green Drive, the typical lot is proposed to have approximately 3,345 square feet with dimensions of 90' x 37'-2". The single family dwellings are proposed to be a single level (approx. 17' high), approximately 1,683 square feet, and a 15' front yard, 8' rear yard, and 3'-1" side yards.

For the 27 lots on Green Lane, one and/or two-level homes are proposed with a maximum 30' building height. Lot sizes are proposed to range between 5,200 and 8,934 square feet. Minimum setbacks for the 27 lots on Green Lane are proposed to be 15' front yard, 10' rear yard, and 5' side yards or 1' for every 3' of height, whichever is greater. These are standard residential setbacks except for the front yard where 15' versus 20' setbacks are requested. The existing sidewalk is 8' from the front property line therefore the driveways will be a minimum 23' long, which exceeds the standard length needed for parking. The 15' front yard will allow for greater setbacks from the golf course on the rear side of the lots.

*I. The City may require easements necessary for orderly extension of public utilities to future adjacent developments.*

Easements for utilities were established in the 2008 approval and subsequent construction of the new street and utilities.

*J. Lands and structures not dedicated to the public but reserved for use by owners or tenants and their guests must be subject to an association of owners or tenants created to form a non-profit corporation under the laws of the State of Oregon. Said association*

*shall be formed and continued for the purpose of maintaining such common areas and structures.*

Green Lane is dedicated as public right-of-way. Other land outside of the single family lots is part of the golf course and maintained by Crestview Golf Club. There is an existing Homeowners Association.

*K. In the event of a conflict between any applicable use zone provision and the allowances, limitations or requirements of an approved preliminary plan, the approved preliminary plan shall control.*

A preliminary plan is submitted.

*16.60.030 Preliminary plan.*

*The initial step in the establishment of a planned development shall be the submission of a preliminary plan, which shall be reviewed and acted upon in accordance with the provisions of this section:*

*A. Preliminary plan review procedure. The procedure for application and review of a preliminary plan of a planned development shall be as set forth in Section 16.108.020 of this title.*

*B. Content of the preliminary plan. Application for preliminary plan approval of a planned development shall include, in addition to the forms prescribed by the City, a preliminary plan consisting of the following:*

*1. A site plan map or maps depicting all proposed residential and nonresidential land uses, including typical architectural detail, and also including location of all proposed lot or parcel boundaries; if the proposal involves a division of land, all proposed roads and pedestrian access; proposed grading and drainage patterns; location of significant natural features such as wetlands, stream courses, environmental hazards, and fish and wildlife habitat areas; location of any proposed open space including a plan for landscaping; recreation areas or other common elements; and approximate topography with contour intervals of not more than ten (10) feet.*

See submitted plans.

*2. A written narrative describing-*

*a) the character of the proposed development,*

The applicant is seeking to develop the P-F zoned property with a planned development which clusters thirty-eight single-family lots, providing each with its own view of the golf course and leaving the golf course area as open recreation space. This will provide an aesthetically pleasing design.

The existing pond areas will not be disturbed. The ponds will serve three purposes. They will be used for golf course water features, retention for storm drainage and for irrigation purposes.

The planned development is designed as a traditional neighborhood. The proposed lots will be located to have minimal impact on the existing neighborhood. There will be no signs or streetlights. The street and utilities were designed and constructed in accordance with public standards and publicly dedicated.

The single-family lots will be generally consistent with the other single-family lots in the neighborhood while the clustering allows for more families to share the beautiful property. These thirty-eight lots and buildings should fit well with the scale and bulk of other buildings in the Crestview Hills area.

There will be ample recreation opportunities including a pathway next to Lot 11 from Green Drive to the golf course area.

*b) the manner in which it has been designed to conform to the purpose of the planned development procedure, including detailed discussion of how the proposal conforms to the requirements of paragraph (C) of this subsection;*

*c) proposed methods of providing sewer, water and other utility services;*

All streets and utilities were designed and constructed in accordance with City standards following the 2008 Planned Development approval. No additional streets or utilities will be constructed.

Between lots 30 and 31, a 15' wide public utility and pedestrian access easement was created.

*d) the method proposed for ownership and maintenance of private common areas, buildings, structures, roads or other facilities;*

Structures and driveways will be owned in fee simple by individual property owners. The street and utilities are publicly owned. The private common area is the golf course and will be maintained by the Crestview Golf Club.

*e) proposed covenants, restrictions and bylaws of any homeowners association;*

There is an existing Homeowners Association.

*f) and the proposed time schedule of development, including plans for phasing, if any.*

The applicant plans to build the planned development in multiple phases. Phase 1 will include the development of lots 1 – 5 on the north side of Green Drive. This phase should be completed within two years. Phase 2 is the development of lots 6-11, the remaining

lots fronting Green Drive. The remaining 27 lots on Green Lane are divided into 13 subsequent phases with 1 to 3 lots in each phase. A phasing plan is included in the application submittal. The applicant requests the phasing order remain flexible to accommodate market demand. For example, if there is an early demand for the Phase 10 lots, then Phase 10 may become the fourth phase. The proposed phasing schedule is provided below.

Phase	Lot Number	Year
1	1-5	2016-2017
2	6-11	2018-2019
3	15, 16, 31	2020-2021
4	17, 32, 33	2022-2023
5	12, 13	2024-2025
6	18, 30	2026-2027
7	19, 29	2028-2029
8	20, 27, 28	2030-2031
9	14, 37, 38	2032-2033
10	34, 35, 36	2034-2035
11	21, 26	2036-2037
12	22	2038-2029
13	23	2030-2031
14	24	2032-2033
15	25	2034-2035

3. *Other maps or narrative materials needed to determine compliance with any applicable provisions of this chapter, as determined by the city planner or planning commission.*

C. *Preliminary plan approval criteria. Approval by the planning commission of a preliminary plan of a planned development shall be based on findings that the following criteria are satisfied:*

1. *All of the applicable general requirements in Section 16.60.020 of this title are met.*

See above.

2. *The proposed development will not be inconsistent with the comprehensive plan provisions or zoning objectives for the area.*

City of Waldport: The requested planned development is in accordance with the City of Waldport Comprehensive Plan goals and policies as evidenced in WCP Section X “Housing”. This is especially pertinent in Goal 1 “to provide for the housing needs of the

residents of the community” and Goal 4 “to increase the amount of decent and affordable housing, especially rentals”. Policy 2 “the city shall allow, through planning and zoning, for a flexibility of housing types, location and densities” supports this zoning request under those goals.

The proposed residential use for this project is single-family. This request for a planned development will allow new, upgraded housing to serve Waldport’s future residential needs. It is our understanding that there is little inventory variety of single family platted lots in Waldport with full city services.

The current neighborhood appears to be in reasonably good condition. However, new construction in this area will help improve property values in the neighborhood and provide a new, upgraded residential appearance. In turn, this will help strengthen the local economy.

This area is outside of the tsunami zone and therefore is an area that should be attractive to new, safe, residential development. There are ample recreation opportunities in this area and many attractive views. The neighborhood should be attractive to both families and empty nesters.

Statewide Planning Goals:

The requested zone change is in accordance with the Statewide Planning Goals, particularly Goal 10: Housing:

Goal 10 is "to provide for the housing needs of the state".

The planned development will provide new, upgraded development for families in a single family setting. The housing will be more energy efficient and environmentally compatible than older housing but will blend and contrast nicely with the traditional setting of the adjoining neighborhood.

3. *The proposed development will provide the following amenities or protections at a higher level than would otherwise be provided under conventional land development procedures: Protection of significant natural and cultural features and resources, such as historical scientific and cultural resources, fish and wildlife habitats, stream corridors, riparian areas, and wetlands;*

The natural features and resources in the golf course/open space area have been avoided in this residential layout design to best protect the existing ponds and drainage way. Lots have been created to a somewhat smaller depth than neighboring lots to allow more open area.

The ponds were reviewed by Oregon DSL in 1999. They will continue to be used for drainage retention, irrigation and as water features (see letter exhibit).

*maintenance, enhancement or establishment of natural vegetation, especially indigenous plant communities;*

Additional landscaping will be minimal since the golf course is already landscaped and that is the bulk of the open area. Home sites will have residential landscaping. Plantings in the 10 foot wide strip between the adjoining street and the property line may include native plant species.

*protection of scenic and aesthetic qualities;*

A non-profit homeowners association will manage the CC&Rs and protect both scenic and aesthetic qualities. The golf course provides some very nice open views which should be protected.

*and creation of a high quality built environment which harmonizes with the natural and physical features of the site and includes design features such as suitably located open space, recreation facilities, and other public and common facilities,*

The City of Waldport does not have design review and does not restrict or have standards for the uses of colors or materials. However, the CC&Rs will require building design to include a natural color scheme and a cohesive set of colors and materials in order to present an organized planned development. The design allows single family ownership and individual lot development which should be developed in a pleasing, aesthetic manner.

The low-key planned development design (no sign and no street lights) will help provide protection and enjoyment of viewing and walking as the primary recreation in this residential area. The golf course, sidewalks and pathway will provide ample recreation opportunities.

*and also includes pedestrian oriented development which reduces reliance on automobile travel, provision of solar access or similar measures to promote energy conservation, or avoidance of risks and costs associated with environmental hazards.*

The project encourages pedestrian oriented use of the sidewalks and pathway by both the private home owners and the public. Improvements will be public and very accessible. The spacing design of the proposed lots allows for solar access for both the existing homes in the neighborhood and proposed homes.

The new homes will be built with materials designed to conserve energy. They will have more energy conscious measures and materials than most existing homes. An example is new windows which are much more energy efficient than older models.

4. *In considering a development proposal, the planning commission shall seek to determine that the development will not overload the streets outside the planned*

*development area; and that the proposed utility and drainage facilities are adequate for the population densities and type of development proposed and will not create a drainage or pollution problem outside the planned area.*

Transportation Planning -

The proposed lots are located in an established urban area with existing improvements. The zoning in this surrounding area is R-1 and R-2. The subject property is zoned P-F. The area is generally quiet with traffic primarily at peak times. Both nearby Range Drive and Crestline Drive are designated collectors in Waldport's Transportation Systems Plan and given the surrounding residential zoning, were designed to handle more traffic than is proposed in this request.

There is a minimal amount of increased traffic expected from this proposal of 38 single family homes. The new local residential road is a cul-de-sac with emergency secondary exit that was built to public road standards including sidewalks.

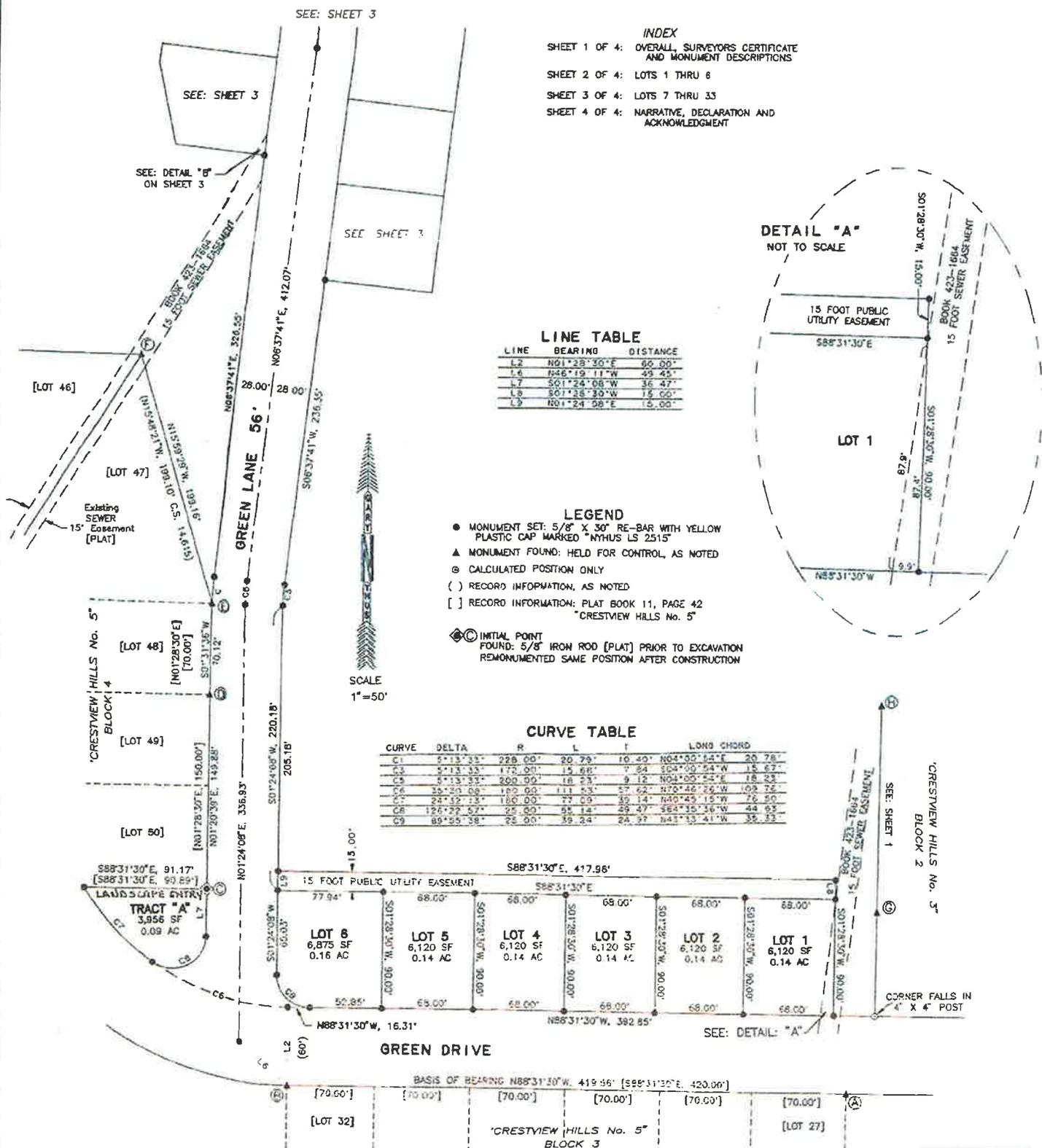
Drainage –

The subject parcels are generally level. The property will be graded so that storm water drainage will flow to the existing ponds in the golf course. These ponds will serve to provide an area for irrigation, drainage retention and a golf course amenity. The ponds have been evaluated by Oregon DSL (see exhibit).

This proposed residential density is consistent with the adjoining R-1 and R-2 zones and should be easily handled by the established storm water systems. The 11 new lots on Green Drive will have drainage flowing to the existing storm drain on that road.

LOCATED IN THE NE 1/4 - SW 1/4 and SE 1/4 - NW 1/4 OF SECTION 30, T13S, R11W, W.M. CITY OF WALDPORT, LINCOLN COUNTY, OREGON AUGUST, 2009

EXHIBIT - 1



**INDEX**

- SHEET 1 OF 4: OVERALL, SURVEYORS CERTIFICATE AND MONUMENT DESCRIPTIONS
- SHEET 2 OF 4: LOTS 1 THRU 6
- SHEET 3 OF 4: LOTS 7 THRU 33
- SHEET 4 OF 4: NARRATIVE, DECLARATION AND ACKNOWLEDGMENT

**LINE TABLE**

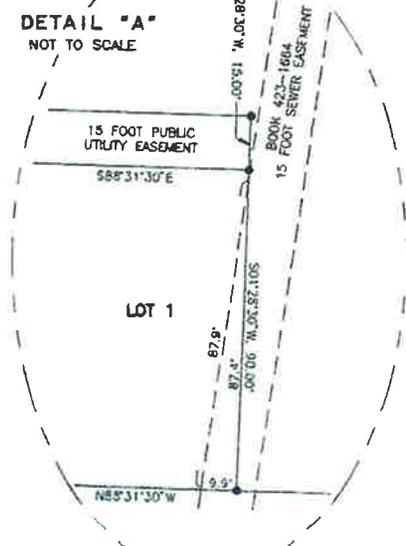
LINE	BEARING	DISTANCE
L.2	N01°28'30"E	60.00'
L.6	N46°19'11"W	49.45'
L.7	S01°24'08"W	36.47'
L.8	S01°28'30"W	15.00'
L.9	N01°24'08"E	15.00'

**LEGEND**

- MONUMENT SET: 5/8" X 30" RE-BAR WITH YELLOW PLASTIC CAP MARKED "NYHUS LS 2515"
- ▲ MONUMENT FOUND: HELD FOR CONTROL, AS NOTED
- △ CALCULATED POSITION ONLY
- ( ) RECORD INFORMATION, AS NOTED
- [ ] RECORD INFORMATION: PLAT BOOK 11, PAGE 42 "CRESTVIEW HILLS No. 5"
- ⊙ INITIAL POINT FOUND: 5/8" IRON ROD [PLAT] PRIOR TO EXCAVATION REMONUMENTED SAME POSITION AFTER CONSTRUCTION

**CURVE TABLE**

CURVE	DELTA	R	L	T	LONG CHORD
C1	5°13'33"	228.00'	20.79'	10.40'	N04°00'42"E 20.79'
C2	5°13'33"	172.00'	14.68'	7.84'	S04°00'54"W 14.67'
C3	5°13'33"	200.00'	18.23'	9.12'	N04°00'54"E 18.23'
C4	35°20'08"	100.00'	111.53'	57.62'	N70°46'26"W 109.76'
C5	24°52'18"	180.00'	77.09'	40.14'	N40°45'15"W 76.50'
C6	126°22'57"	25.00'	55.14'	29.27'	S64°10'36"W 44.63'
C9	89°55'38"	25.00'	39.24'	24.37'	N43°33'41"W 35.33'



SCALE 1"=50'

REGISTERED PROFESSIONAL LAND SURVEYOR  
 Gary Keith Nyhus  
 OREGON JULY 25, 1991  
 GARY KEITH NYHUS 2515  
 RENEWAL DATE: DEC. 31, 2010

**NYHUS SURVEYING INC.**  
 -GARY NYHUS-  
 PROFESSIONAL LAND SURVEYOR  
 P.O. BOX 206  
 740 E. THISSELL RD. TIDEWATER, ORE 97390  
 (541) 528-3234

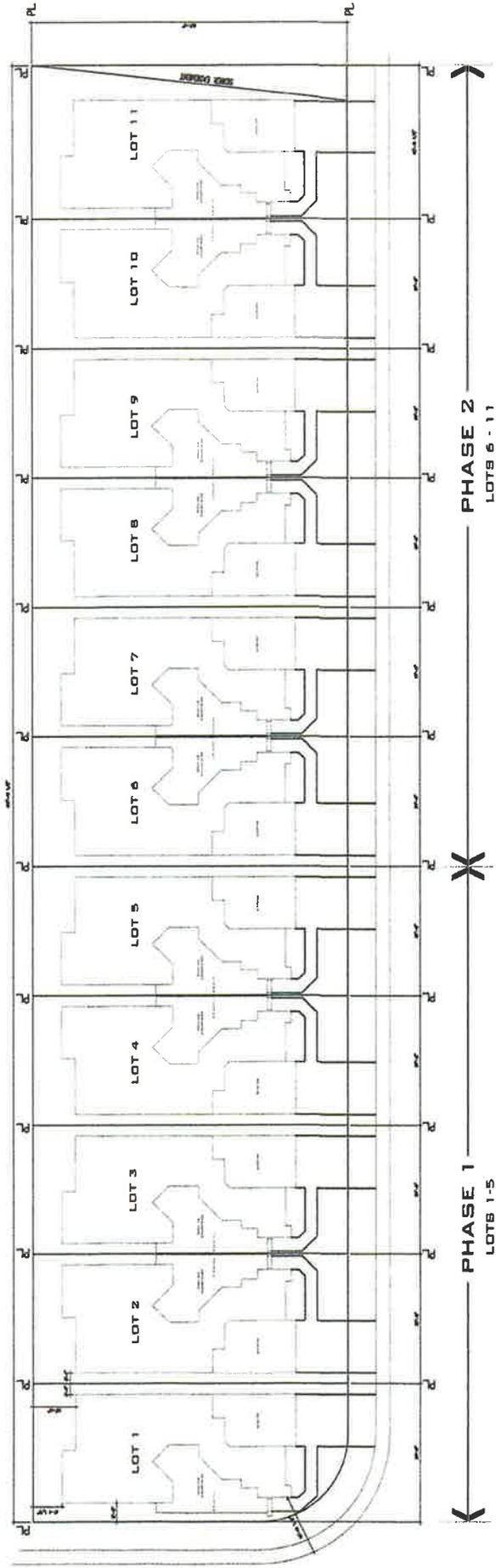
CHECKED BY: GKN  
 DRAWN BY: GAM  
 DATE: 8-6-08  
 SCALE: 1" = 50'  
 PROJECT: 08021

DRAWN BY: GM MAPPING -GREG MURRY- (541) 574-6556 / 350SUB



EXHIBIT - 2

# GOLF COURSE



## PROPOSED LOT ALIGNMENT

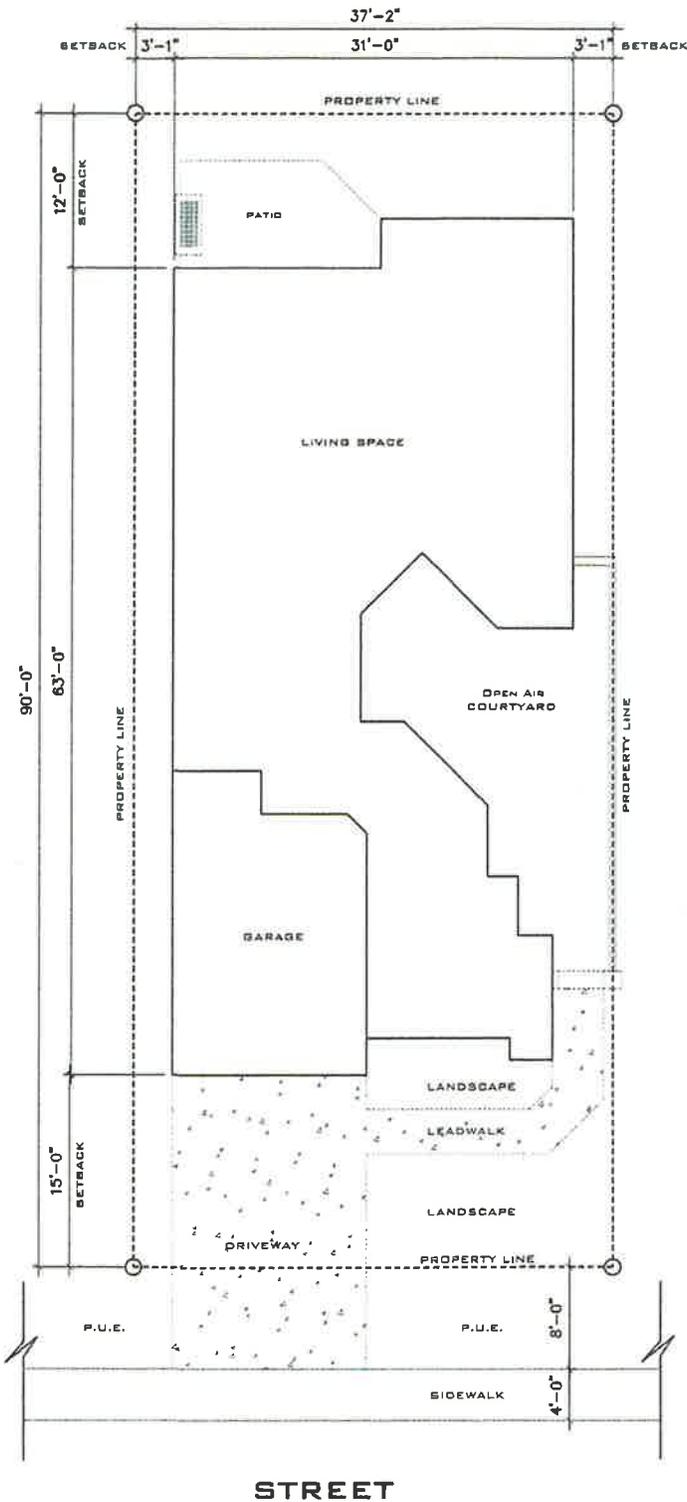
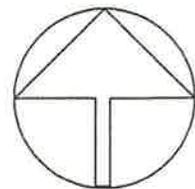


EXHIBIT 2-A



**AREA CALCS:**

LOT DIMENSION : 37'-2" x 90'  
 LOT SQUARE FOOTAGE: 3345 SQ. FT.  
 STRUCTURE SQUARE FOOTAGE: 1683 SQ. FT.  
 PERCENTAGE OF LOT COVERAGE: 0.50313901 %

**PHASE 1**  
**TYPICAL LOT**  
 (SHOWN AS GARAGE LEFT)

SHEET NO.  
**SITE**  
 Date: 11/8/15

PROJECT  
 CRESTVIEW GOLF COURSE  
 WALDPORT, OREGON 97394

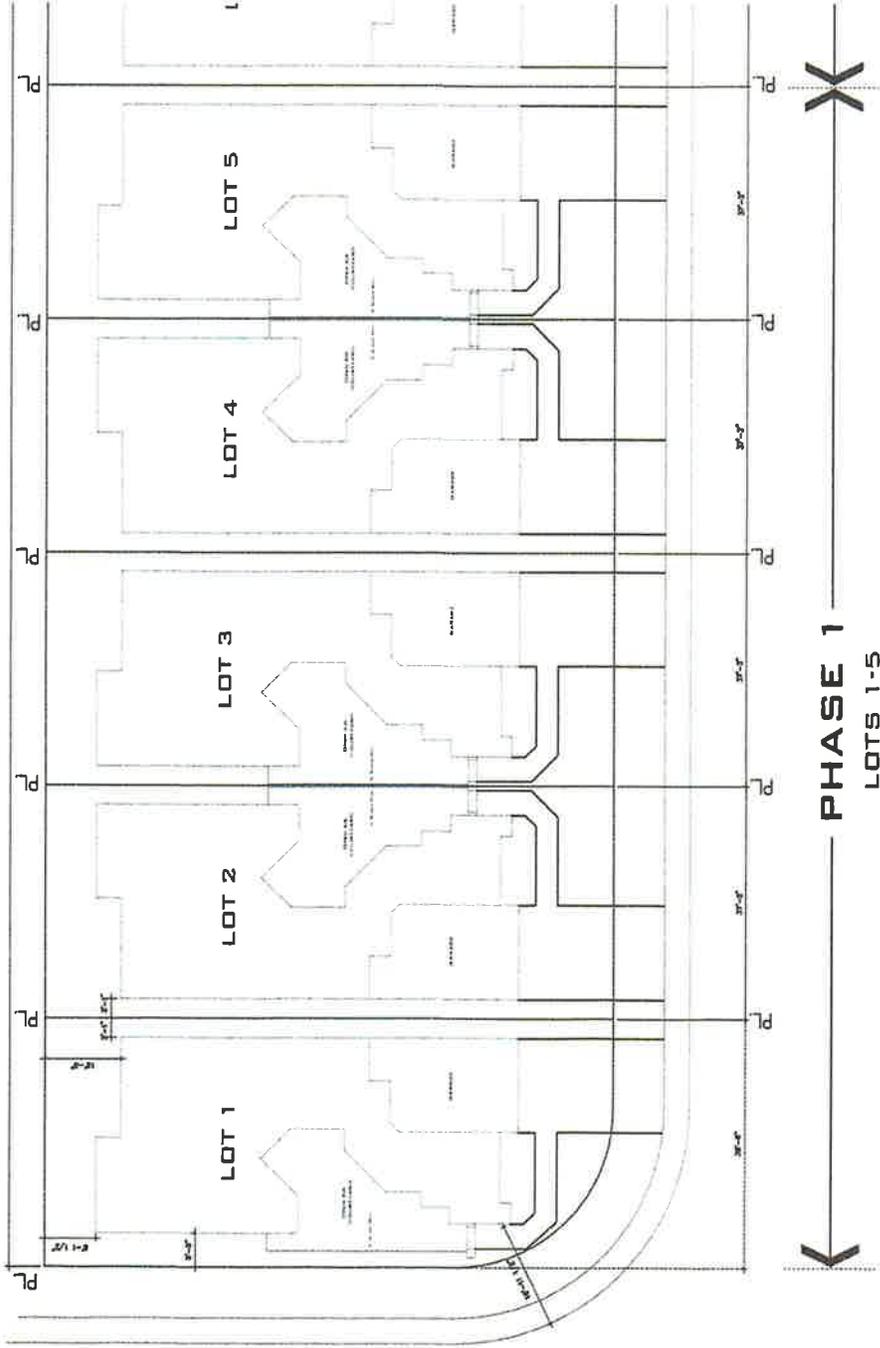
*Oceanquest Homes*  
 DESIGN • BUILD  
 CCB# 198518

DESIGN BY: [Name]  
 CHECKED BY: [Name]  
 TOP LAY PLANS: [Name]

REVISIONS	
▲	REV 01
▲	REV 02
▲	REV 03

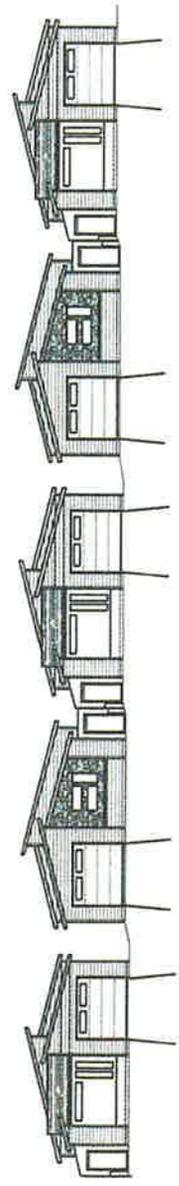
GOLF

EXHIBIT - 3



← PHASE 1  
LOTS 1-5

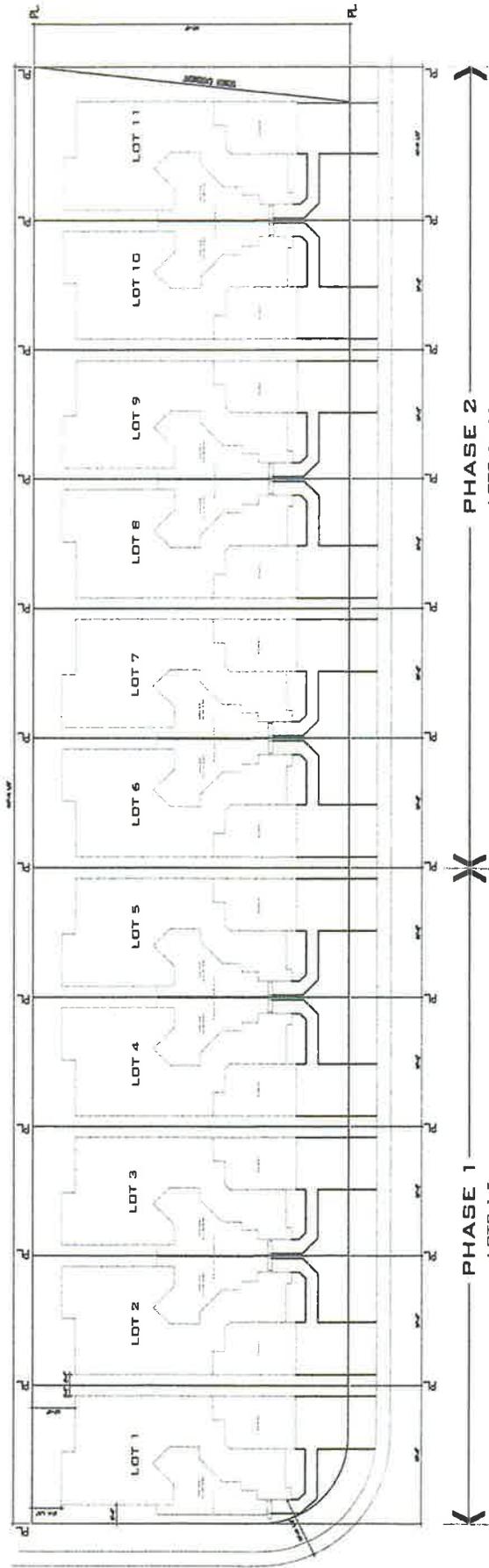
PROPOSED LOT



LOT 1      LOT 2      LOT 3      LOT 4      LOT 5

EXHIBIT - A

# GOLF COURSE



## PROPOSED LOT ALIGNMENT

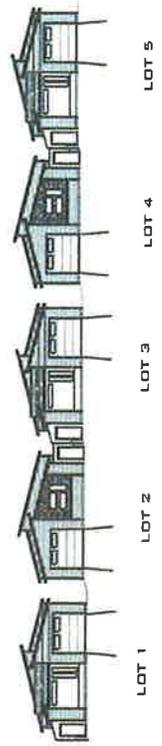
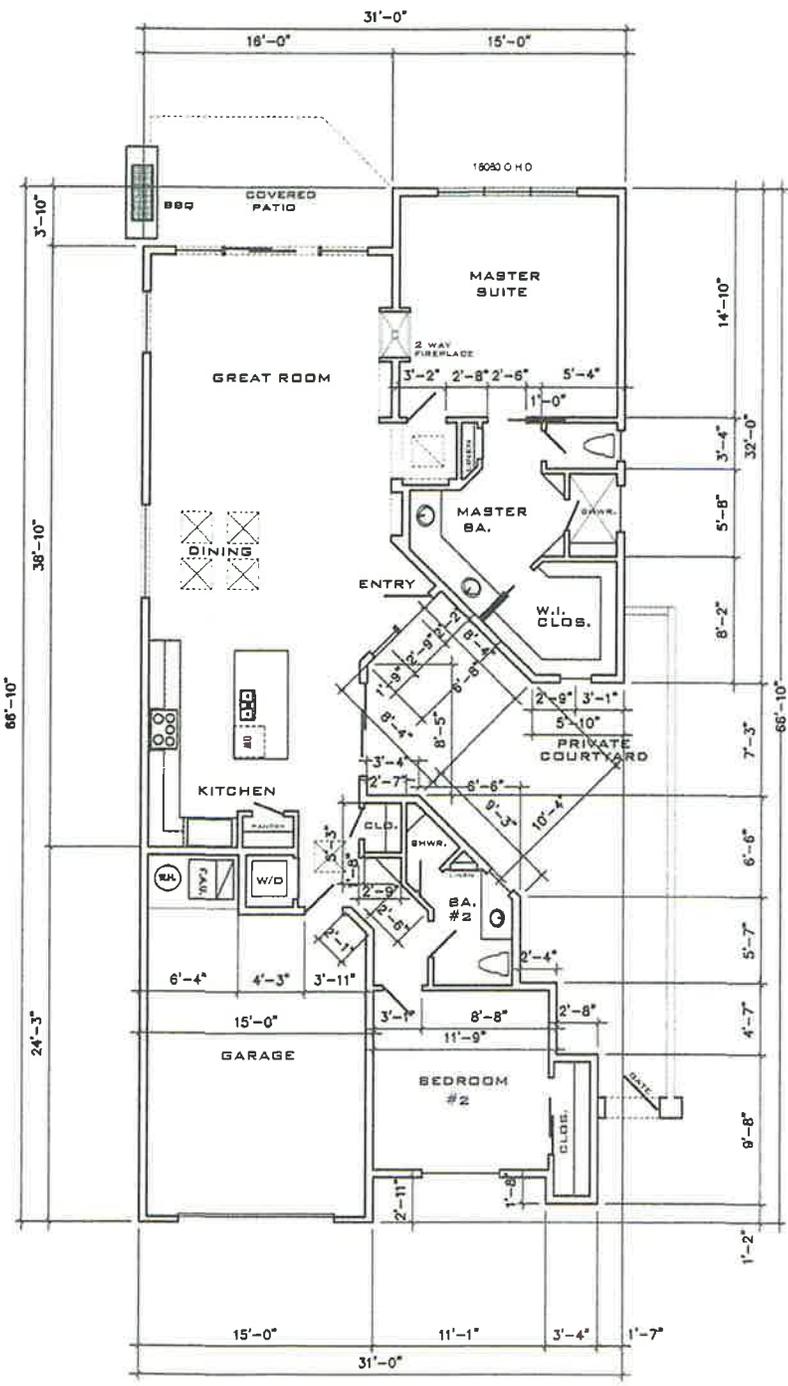


EXHIBIT-5



**GENERAL NOTES:**

ALL CORNERS OF ALL WALLS AND WINDOW OPENINGS SHALL BE ROUNDED.

ALL BASE SHALL BE FINISH GRADE.

PROVIDE GREEN BOARD ON SHOWER WALLS MIN. 70" ABOVE DRAIN

PROVIDE SAFETY GLASS IN THE FOLLOWING LOCATIONS:

- GLASS SLIDING OR SWINGING DOORS
- GLASS TUB AND/OR SHOWER ENCLOSURES
- ANY AND ALL GLAZING WITHIN A 24" ARC OF THE LOWER LEAF OF DOORS OR 18" OF THE FLOOR

FRONT DOOR SHALL HAVE WEATHER STRIPPING AND METAL THRESHOLD, A RISEOVER @ 50" L.F.F. AND BE PROVIDED WITH A LOCKSET AND DEADBOLT U.L.O.C.

DOOR LOCATED BETWEEN GARAGE & HOUSE SHALL HAVE WEATHER STRIPPING & METAL THRESHOLD, AND BE SELF-LATCHING AND SELF-CLOSING TIGHT FITTING WITH A 30 MINUTE LABEL U.L.O.C.

PROVIDE PRIVACY LOCKS AT ALL BEDROOM & BATHROOM DOORS U.L.O.C.

ALL DOORS SHALL BE A MINIMUM OF 4" FROM ANY INTERIOR WALL. EXTERIOR DOORS WITHOUT DIMENSIONS SHALL BE HELD AT THIS MINIMUM.

N/A

10. ALL FIREPLACES SHALL HAVE A GAS SHUT-OFF VALVE LOCATED WITHIN 1 FT. OF FIREPLACE. VALVE SHALL BE OUTSIDE OF THE FIREPLACE.

**SAFETY GLAZING PER 2003 IRC**

**FIREPLACES:**

- Wood burning interior which do not comply with EPA STD 40 CFR-60.333.h are prohibited
- Approved gas inserts or gas appliances installed per mfg's instructions are acceptable.
- Permanently install an approved gas log set.
- Permanently seal/block damper open 1 min.
- Provide outside combustion air to fireplaces located in bedrooms.

**FLASHING:**

Provide weather flashing/proofing at all exterior wall penetrations including doors, windows, vents, parapets per UBC 1402.1, 2, 3.

**BUTT GLAZING:**

Butt glazing shall be tempered glass for the following spans 1/4" for 80", 3/16" for 80", 3/8" for 96" span. Provide Dow Corning structural silicone or equal.

**BARBECUE UNITS:**

Provide a listed and approved BBQ unit installed per the mfg's WRITTEN instructions and listing. BBQ unit shall conform to ANSI Z21.58-1993 AND shall be approved by a nationally recognized testing agency.

**PLUMBING NOTE:**

Provide shower hot water control valve as either pressure balance, or thermostatic mixing type per 1994 UPC 410.7.

**AREA CALCS:**

Main	1350 Sq.Ft.
Garage	333 Sq.Ft.
Total	1683 Sq.Ft.

**FLOOR PLAN**  
1/8" = 1'-0"

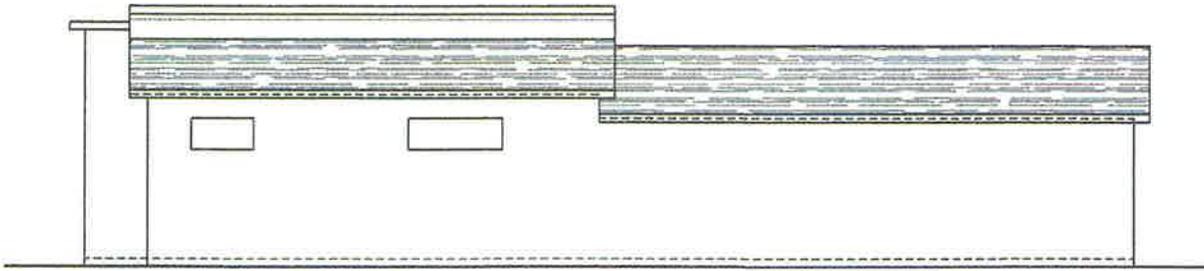
SHEET NO.  
**A1**  
Date: 11/8/15

PROJECT  
CRESTVIEW GOLF COURSE  
WALDPORT, OREGON 97394

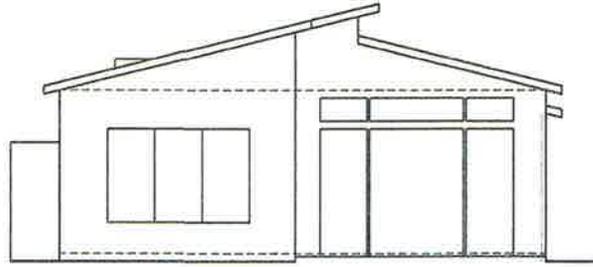
Oceanquest Homes  
DESIGN • BUILD  
CCB# 198518

REVISIONS

NO. 1	DESCRIPTION
NO. 2	DESCRIPTION
NO. 3	DESCRIPTION

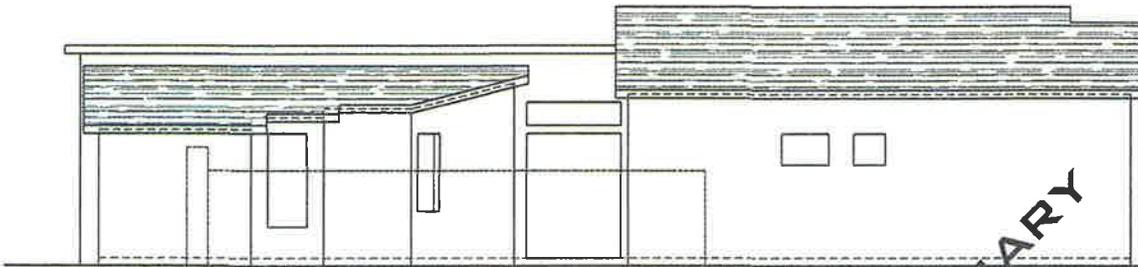


LEFT



REAR

EXHIBIT-C



RIGHT

PRELIMINARY  
NOT FOR  
CONSTRUCTION



FRONT ELEVATION-A

ELEVATIONS  
" A "

1/8" = 1'-0"

SHEET NO.  
**A5**  
Date: 11/8/15

PROJECT  
CRESTVIEW GOLF COURSE  
WALDPORT, OREGON 97394

Oceanquest Homes  
DESIGN • BUILD  
CCB# 198518

OWNER APPROVED AND  
PLANNING DEPARTMENT  
PROJECT  
CARRY PLAN

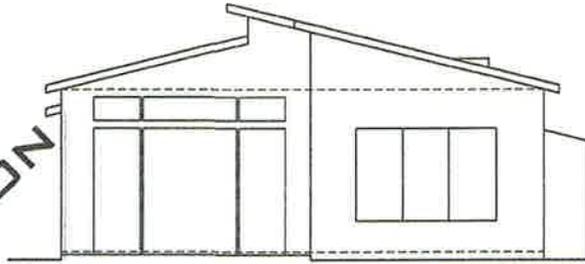
REVISIONS  
REV. #1  
REV. #2  
REV. #3



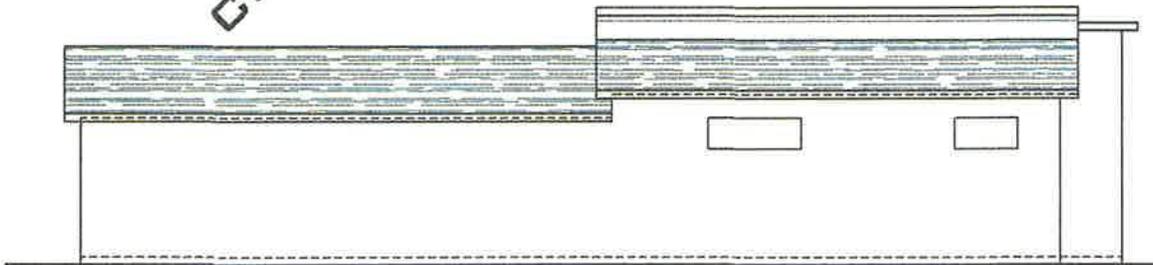
LEFT

EXHIBIT - 7

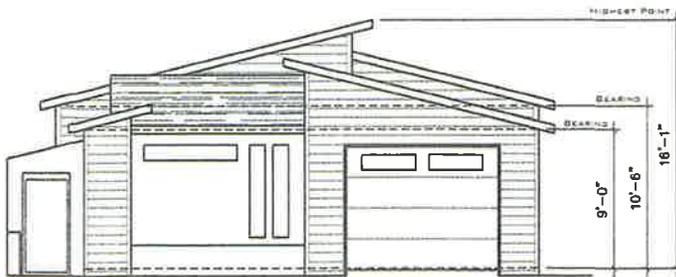
PRELIMINARY  
NOT FOR  
CONSTRUCTION



REAR



RIGHT



FRONT ELEVATION-B

ELEVATIONS  
" B "

1/8" = 1'-0"

SHEET NO.  
**A5.B**  
Date: 11/8/15

PROJECT  
CRESTVIEW GOLF COURSE  
WALDPORT, OREGON 97394

Oceanquest Homes  
DESIGN • BUILD  
CCB# 198518

OWNER: [REDACTED]  
ARCHITECT: [REDACTED]  
FLOOR PLAN: [REDACTED]

REVISIONS  
REV. 1  
REV. 2  
REV. 3





