



**NEHALEM PLANNING COMMISSION MEETING  
THURSDAY, MARCH 21, 2024 - 6:00 p.m.**

**This meeting will be held in-person at City Hall and through Zoom video conference.**

Please use the following phone number or Zoom weblink to access the meeting remotely:

Join by phone: Call (253) 215-8782 and enter Meeting ID: 820 5030 1684

Join online: <https://us02web.zoom.us/j/82050301684>.

**CALL TO ORDER  
ROLL CALL  
GUESTS**

**APPROVAL OF MINUTES:** February 15, 2024, Planning Commission Meeting

**NEW BUSINESS:**

1. **PUBLIC HEARING:** Approval of a Site Design Review to Replace a Dock on the Nehalem River.

**OTHER BUSINESS**

1. City Manager's Update on a Land Use Development Ordinance.

**PUBLIC COMMENTS ON NON-AGENDA ITEMS**

**ADJOURNMENT** – Proposed Next Planning Commission Meeting: April 18, 2024

City Hall is accessible to persons with disabilities. If you need accommodation to access this meeting, please contact City Hall at least 48 hours prior to the meeting.

**NEHALEM PLANNING COMMISSION  
PLANNING MINUTES  
REGULAR MEETING  
FEBRUARY 15, 2024**

Chair Lease called the Planning Commission Meeting to order at 6:00 p.m. The meeting was held in-person and by Zoom video conference.

**PLANNING COMMISSION  
MEMBERS PRESENT:**

Janet Lease, Chair  
Lance Stockton, Vice-Chair  
Mary Jo Anderson, Commissioner  
Justin Bailie, Commissioner

**STAFF PRESENT:**

Lori Longfellow, City Manager  
Yuriy Ukhach, Deputy City Recorder  
Walt Wendolowski, Contract City Planner (on Zoom)

**VISITORS:**

Alan Holoubek  
Jerry Castro  
Liz Castro  
**On Zoom:**  
Carolyn Kutz  
Unidentified visitors

Chair Lease stated that **the election of the Chair and Vice-Chair of the Planning Commission** needed to be added to the agenda. Commission had a consensus on adding these two items to the agenda.

Commissioner Stockton **MOVED** to nominate Janet Lease to serve as Chair of the Planning Commission for the year 2024. Commissioner Anderson **SECONDED** the motion. **MOTION PASSED 3-0 (Yes: Stockton, Anderson, and Bailie; No: None;)**.

Commissioner Lease **MOVED** to nominate Lance Stockton to serve as Vice-Chair of the Planning Commission for the year 2024. Commissioner Bailie **SECONDED** the motion. **MOTION PASSED 3-0 (Yes: Lease, Anderson, and Bailie; No: None;)**.

## **MINUTES**

The Commission reviewed the minutes of the November 16, 2023, Planning Commission Meeting. Commissioner Anderson **MOVED** to approve the minutes from the November 16, 2023, meeting as presented. Commissioner Stockton **SECONDED** the motion. **MOTION PASSED 3-0 (Yes: Stockton, Anderson, and Bailie; No: None;)**.

## **NEW BUSINESS:**

### **PUBLIC HEARING: VARIANCE TO REDUCE A STREET-SIDE SETBACK AT SOUTHWEST CORNER OF THE INTERSECTION OF US HIGHWAY 101 AND 11<sup>TH</sup> STREET.**

Chair Lease opened the Public Hearing on the Variance to Reduce a Street-Side Setback at Southwest Corner of the Intersection of US Highway 101 and 11<sup>th</sup> Street at 6:05 p.m.

Contract City Planner Walt Wendolowski reviewed the staff report that was part of the agenda packet of the meeting. He noted that the staff finds that the proposal complies with the decision criteria and recommends Planning Commission approval of the Conditional Use subject to the conditions of approval noted in the staff report.

Jerry and Liz Castro explained that they are purchasing the tax lot 4000 from its current owner, and they plan to put four single family homes, one on each lot with two homes having access on one street and the other two having access on the other side. Jerry Castro explained that the lot is already divided into four.

Contract City Planner Walt Wendolowski clarified that tax lot 4000 has four lots on it. He added that that was an old, platted subdivision and therefore each lot on tax lot 4000 may be developed independent from the other lots. Wendolowski noted that, as indicated by the applicant, each lot would have a single-family home which is consistent with the city code.

Commissioner Stockton asked if there would be enough parking on site. Jerry Castro explained that each house would have a garage and a driveway.

Commissioner Anderson asked if that meant there would be two parking spaces per unit and a total of eight parking places. Castro confirmed that it would be so.

Contract City Planner Walt Wendolowski clarified that this request is solely for lot 6 that is located on Highway 101 and there are no other requests for any changes on any other lots. He added that there are no other changes requested for this particular lot other than the street-side setback. Wendolowski explained that the tax lot 4000 contains roughly about 19000 square feet and it could very well accommodate quite a bit more density, but this is consistent with single-family development on a smaller lot that are common in the area.

Alan Holoubek asked how would moving the lot line play into the Transport System Plan, since one of the recommendations of the Plan was to widen Highway 101 to have at least 5 feet for bike and pedestrian traffic.

Contract City Planner Walt Wendolowski explained that the lot line itself would not be moved but there would be a reduction of the setback relative to that line. He added that the right-of-way would remain unchanged.

Commissioner Anderson asked about the 15-foot set back on the 11<sup>th</sup> and on the 12<sup>th</sup> Streets.

Contract City Planner Walt Wendolowski explained that the 11<sup>th</sup> Streets is the front of the lot and there is a 15-foot setback requirement for that side; the only issue was the side yard that required a 15-foot setback; that is why we have this request due to lot configuration, to reduce the setback from 15 feet to 5 feet on the side of Highway 101.

Commissioner Anderson noted that it is very dangerous to access Highway 101 from all the streets in that area because we cannot see around the hedge on 11<sup>th</sup> Street, and it would be difficult to use 12th Street also. She added that there was no vision at the intersections of Highway 101 and the streets in that area. Commissioner Anderson stated that her concern was for the people who would be living on that property and using 11<sup>th</sup> and 12<sup>th</sup> streets to enter Highway 101.

Commissioner Bailie stated that he did not think that the house there would necessarily block the view but the house on corner lot being level with Highway 101 will catch a lot of noise from the highway. He noted that the people who will occupy that house will want to put a hedge there to block the sound. Commissioner Bailie suggested to keep that in mind when building the house there.

Chair Lease opened the hearing for public comment.

Carolyn Kutz stated that she supported the traffic concerns and suggested placing boulders to prevent crashes.

Chair Lease read the written comments from Janine Seadler in opposition to the variance. The comments were made part of the record and added to the agenda packet of the meeting.

Commissioner Stockton noted that this variance is not affecting the houses on 12<sup>th</sup> Street.

City Manager Lori Longfellow explained that the lot will be used for single-family homes, and part of the conditions for approval of the variance on this particular lot is to use 11<sup>th</sup> Street as their main access to the property.

Contract City Planner Walt Wendolowski confirmed and added that lot 4000 is going to be developed with four single-family homes, each with a separate lot and separate ownership, so this was not a multifamily project.

Chair Lease closed the Public Hearing on the Variance to Reduce a Street-Side Setback at Southwest Corner of the Intersection of US Highway 101 and 11<sup>th</sup> Street at 6:28 p.m.

Commissioner Stockton **MOVED** to approve the Variance to Reduce a Street-Side Setback at Southwest Corner of the Intersection of US Highway 101 and 11<sup>th</sup> Street subject to the conditions of approval noted in the Contract City Planner staff report. Commissioner Bailie **SECONDED** the motion. **MOTION PASSED 2-0 (Yes: Stockton, and Bailie; No: None; Abstain: Anderson).**

**OTHER BUSINESS**

City Manager Lori Longfellow provided a reminder that the Ethics Commission opens the SEI filing on March 15<sup>th</sup>.

Commissioner Anderson asked if anything could be done about the Laurel hedge.

City Manager Lori Longfellow stated that she took note of it and will be addressing this issue.

**PUBLIC COMMENTS**

None.

**ADJOURNMENT**

The next Planning Commission meeting will be March 21, 2024. There being no further business, Chair Lease adjourned the meeting at 6:32 p.m.

**APPROVED:** \_\_\_\_\_  
Janet Lease, Planning Commission Chair

**ATTEST:** \_\_\_\_\_  
Yuriy Ukhach, Deputy City Recorder

## STAFF REPORT

**TO:** Nehalem Planning Commission  
**FROM:** Walt Wendolowski, Contract City Planner  
**SUBJECT:** Planning File No. 24-02-02 – Site Design Review  
**DATE:** March 14, 2024

### I. BACKGROUND INFORMATION

- A. **APPLICANT:** John Coletti.
- B. **PROPERTY LOCATION:** The property is located on the northeast corner of the intersection of K Street and US Highway 101. There is no site address, and the County Assessor map places the property within Township 3 North; Range 10 West; Section 27CA; Tax Lot #13100.
- C. **PARCEL SIZE:** Approximately 8,000 square feet (note: Tax Lot 13100 includes land on the west and east side of Highway 101).
- D. **EXISTING DEVELOPMENT:** The vacant parcel fronts a public street.
- E. **ZONING:** Low Density Residential (RL).
- F. **ADJACENT ZONING AND LAND USES:** Land to the north, west and south is zoned RL with single family homes are the predominant land use, primarily to the north. The Nehalem River borders the site to the east.
- G. **REQUEST:** The applicant is requesting approval of a Site Design Review to replace a dock on the Nehalem River.
- H. **DECISION CRITERIA:** Approval or denial of this application is based on the criteria contained in the Nehalem Development Ordinance, Chapter 157.441.

### II. APPLICATION SUMMARY

- A. The applicant wishes to replace a dock destroyed or washed away by a storm. The proposed new dock is 960 square feet in area with an approximate two hundred square foot slip on the south end of the dock, creating a net dock size of 649 square feet. The north side of the dock will include a one hundred square foot shed and access is provided by a 48-foot, 4-foot-wide ramp anchored on the upland portion of the site with a concrete pad.

- B. The dock is subject to the shoreland development standards in Chapter 157.441. Section 157.441.01 states these standards apply to uses adjacent to the Nehalem River and Nehalem Bay in the following zones: Marine Residential MR, Commercial C and Low-Density Residential RL. Further, the use is subject to the General Standards in Section 157.441.02 and the specific Docks and Moorage standards in section 157.441.03(D). These latter standards appear to require the Planning Commission review of dock applications.

### III. CRITERIA AND FINDINGS – SHORELAND DEVELOPMENT

- A. As noted, Section 157.441.02 contains the General Standards for shoreland development. The following contains the standards and findings:

1. 157.441.02(A) - Setbacks. The shoreline setback for non-water-dependent structures and accessory uses, including parking, shall be 15 feet from the line of non-aquatic vegetation.

FINDINGS: This criterion does not apply as the proposal does not include development of the upland area of the site.

2. 157.441.02(B) - Riparian Vegetation.
  1. Removal of existing vegetation within the required setback line (15-foot setback) will not be permitted, except for water-dependent development.
  2. Limited removal of vegetation may be made on properties used for non-water-dependent uses only to provide walkways and trails.
  3. Placement or replacement of riparian vegetation may be required by the decision authority.

FINDINGS: The improvements may alter a small amount of riparian vegetation, especially to accommodate the ramp. This is permitted per item (B)1. Given this is a replacement dock, it does not appear necessary to require placement or replacement of riparian vegetation as there is no net change in the impact.

3. 157.441.02(C) - Waterfront Access.
  1. Waterfront access for the public such as walkways, trails and landscaped areas will be provided whenever possible.
  2. Subdivision will provide for pedestrian access to the shoreline within the development.
  3. Commercial uses are encouraged to provide access to the waterfront consistent with public safety.

FINDINGS: This is a private dock and not part of a subdivision development nor designed to provide access to the public and is adequate for the owner.

4. 157.441.02(D) - Signs.
  1. Placement of signs for commercial and industrial uses will be done in such a way as to minimize impact on waterfront views.
  2. When feasible, signs should be constructed against buildings.

FINDINGS: This criterion does not apply as the proposal does not include any signage on the site.

5. 157.441.02(E) - Lot Area. Marsh and other aquatic areas will not be used to compute lot area or density. Marsh area may be used in lot area and density calculations should the community dike project be initiated.

FINDINGS: This criterion does not apply as the proposal is not subject to density requirements.

6. 157.441.02(F) - Utilities.
  1. Whenever feasible, utility lines will be located underground or along existing rights-of-way.
  2. All above-ground utilities should be designed to minimize view interference and the amount of land clearing.

FINDINGS: This criterion does not apply as the proposal does not involve nor require the extension of any public or private utility facilities.

7. 157.441.02(G) - Architectural Design. Uses shall be aesthetically compatible with their waterfront locations and architecturally relate to adjacent historic or scenic structures.

FINDINGS: This criterion does not apply as the proposal does not include upland structures subject to architectural considerations.

8. 157.441.02(H) - Parking. Parking facilities shall not be located over the water or within thirty feet of the line of non-aquatic vegetation except where parking elsewhere is rendered impractical by topography or constitutes a severe economic hardship, in which case it shall remain as far from the line of non-aquatic vegetation as feasible.

FINDINGS: There appears to be a level area on the site to park a vehicle. Given the intermittent use of the facility, staff does not recommend any paving improvements for parking.



9. 157.441.02(I) - Views. The placement of structures will take into account the impact on views from adjacent areas.

FINDINGS: This criterion does not apply as the proposal involves placement of a dock within the River. This location does not impact views from the adjacent public right-of-way.

- B. Section 157.441.03(D) notes the construction of docks and moorage shall first require approval of applicable government agencies, including the Oregon Department of State Lands and the Army Corps of Engineers.

FINDINGS: The applicant submitted a letter from the Department of State Lands granting approval and registering the dock. It is staff's understanding State Land authorization is concurrent with ACE approval.

- C. In addition to the above requirements, docks and moorage shall be subject to the following local requirements:

1. Where a private individual dock or moorage is proposed, the applicant must demonstrate that the alternative moorage sites such as nearby marinas, community docks or mooring buoys are not available and are impractical or will not satisfy the need. Where need is demonstrated, only one boat dock or moorage area will be permitted for each waterfront residence, subdivision or other use, except for a planned development, in which case the Planning Commission may approve more than one moorage facility if appropriate for the proposed development.

FINDINGS: The intent of this provision is to reduce the number of individual docks along the Nehalem River. The applicant's statement identified difficulty in obtaining moorage space within the community. Even if available, staff notes this is not a new dock but replaces one that was previously damaged. For this reason, the net impact is zero as placement of the dock will not increase the number of individual docks.

2. The size and shape of the dock or moorage shall be the minimum necessary to fulfill the purpose.

FINDINGS: The net size of the dock is 649 square feet (dock less slip) and is below the 1,000 square feet allowed by State Lands. Based on this information, the dock is minimum necessary for the applicant's purpose.

3. Open moorages are encouraged, except in connection with a commercial or industrial use where shelter is necessary for repair and maintenance of vessels and associated equipment.

FINDINGS: The dock has open moorage.

4. Open pile piers or secured floats shall be used for dock construction.

FINDINGS: The existing pilings will be used to secure the dock and dock construction will include the use of "Eagle" float drums.

#### IV. CONCLUSION AND RECOMMENDATION

Staff finds the proposal complies with the decision criteria and recommends Planning Commission approval of the Site Design Review subject to the following Conditions of Approval:

- A. The applicant shall obtain the necessary building permits from the City of Nehalem. The dock design and improvements shall substantially conform to the proposal, including the access ramp.
- B. Compliance with the Conditions of Approval shall be the sole responsibility of the applicant.

#### V. PLANNING COMMISSION ACTION

- A. The Planning Commission may either:
  1. Approve the application and adopt findings contained in the Staff Report,
  2. Approve the application with modified findings and/or conditions, or
  1. Deny the application, specifying reasons why the applicant has not met the criteria.
  2. Continue the hearing to a date, time, and place certain.
- B. Staff will return with an Order for the Chair's signature based on the Planning Commission decision.



# CITY OF NEHALEM

35900 8TH STREET • P.O. BOX 143  
NEHALEM, OREGON 97131  
PH. (503) 368-5627 • WWW.NEHALEM.GOV

<b>FOR OFFICE USE ONLY</b>	
DATE APPLICATION RECEIVED:	<u>1/29/24</u>
FEE PAID:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Check#	<u>1209</u> Cash [ <input type="checkbox"/> ]

## SITE DESIGN REVIEW APPLICATION

REQUEST (Describe request) I would like to replace the dock on my lot which was washed away/destroyed by a storm.

**APPLICANT:**

Name: John Coletti Phone: [REDACTED] E-mail: [REDACTED]

Mailing Address: [REDACTED]

**LEGALLY RECORDED OWNER (If different from the applicant):**

Name: John M. Coletti III, Trustee of the John M. Coletti Revocable Living Trust. [REDACTED]

Address: [REDACTED]

**1. LEGAL DESCRIPTION AND ADDRESS OF THE PROPERTY INVOLVED IN THIS APPLICATION**

Township 3N Range 10W Section 27CA Tax Lot 13100

Subdivision Tohl's Addition Lot 6 Block 20

Address: Vacant Land

2. Applicable ZONING: Low Density Residential

3. The property located: [  ] Inside City limits; [  ] In UGB (Urban Growth Boundary)

4. SITE PLAN INCLUDED: [  ] Yes

5. IS THE PROPERTY DEED RESTRICTED TO PROHIBIT THE USE AS PROPOSED IN THIS APPLICATION?  
[  ] Yes [  ] No

**I HEREBY APPLY FOR THE ABOVE REQUEST:**

I agree to abide by the requirements of the City of Nehalem Comprehensive Plan, Zoning and Land-Use Ordinances as they apply to this request.

PROPERTY OWNER'S SIGNATURE [REDACTED] Date 2/23/24

**I AUTHORIZE THIS REQUEST BY THE APPLICANT:**

APPLICANT'S SIGNATURE [REDACTED] Date 2/23/24



# Oregon

Tina Kotek, Governor

## Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

[www.oregon.gov/dsl](http://www.oregon.gov/dsl)

June 13, 2023

JAM410/37583

JOHN M COLETTI III  
2432 NW NORTHRUP ST  
PORTLAND OR 97201

### State Land Board

Tina Kotek

Governor

### REGISTRATION 37583-RG

Dear Property Owner:

Cheryl Myers

Acting Secretary of State

This letter is to inform you that your dock, less than or equal to 1,000 sqft, located between 35395 & 35425 North Hwy 101 in Nehalem (legal description: 03N-10W-27CA – Tax Lot 13100), on the Nehalem River, in Tillamook County, has been registered with the State of Oregon. This registration is valid from January 1, 2022 until December 31, 2026.

Tobias Read

State Treasurer

Under OAR 141-082-0330 (3) you will still be required to notify the Department of any of the following changes:

- a) Change in the location or size of a registered structure ninety (90) calendar days prior to such change.
- b) Change in ownership of a registered structure or use as a result of a sale or conveyance within ninety (90) calendar days of the transfer of ownership.
- c) Change in ownership by operation of the law resulting from a bankruptcy, foreclosure, estate settlement, or the like within thirty (30) calendar days of the final settlement or decision.

Failure to notify the Department of a change in the location, size, or the ownership of a registered structure or use within the time provided will result in the automatic termination of the registration. <https://www.oregon.gov/dsl/WWW/Pages/WWW/forms.aspx#waterways>

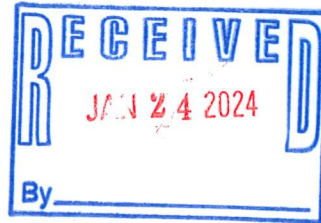
The holder agrees to defend, indemnify, and hold the State harmless from and against all claims, demands, actions, suits, judgment, losses, damages, penalties, fines, costs, and expenses (including expert witness fees and costs and attorney's fees in an administrative proceeding, at trial, or on appeal) arising from or attributable, in whole or in part, to the registration or any operations conducted or allowed by the holder on the lands in use. "State" means the State of Oregon and its boards, commissions, agencies, officers, employees, contractors, and agents.

If any archaeological resources, artifacts and/or human remains are encountered during construction, all construction activity must immediately cease. The State Historic Preservation Office must be contacted at 503-986-0674. You may be contacted by a Tribal representative if it is determined by an affected Tribe that the project could affect Tribal cultural or archeological resources.

Your registration must be renewed every five (5) years. The Department will notify you to renew the registration prior to the expiration date of the registration.

Note: The Department does not refund pro-rated registration fees when property ownership is transferred. Upon notice to the Department of a transfer of ownership, the registration will be transferred to a new property owner.

January 22, 2024



Attn: Lori Longfellow  
City Manager  
City of Nehalem  
Nehalem City Hall  
35900 8<sup>th</sup> Street  
PO Box 143  
Nehalem, Oregon 97131

Request: re-establish a dock on the Nehalem River  
Applicant: John Coletti  
Location: 3N-10-27CA, Tax Lot – 13100

Ms. Longfellow,

Attached please accept this letter as my application to re-establish the dock located at my property listed above. I understand from the previous owner that the prior dock was lost during a storm. I purchased this lot for the purpose of re-establishing the dock because I was unable, after several attempts, to locate permanent moorage elsewhere as the amount of available mooring is far outweighed by the demand. The previous dock was approved by the State of Oregon and City of Nehalem.

The proposed dock will be for my private use and is being constructed by Lindy Scovell. I've attached his plans to this application along with a current registration from the Oregon Department of State Lands. The proposed dock will be constructed of 4 x 6 aluminum tubing with eagle float drums and Ecograte fiberglass composite 1 inch mesh for decking. The ramp will be aluminum anchored to the lot by a concrete pad designed and constructed by Mr Scovell and Devon Mersereau. The original pilings are still in place and will be re-used with the replacement dock. The total square footage is 649 sq ft which is necessary due to the size of my boat and need for a storage on the dock because the lot itself is undeveloped and there is no other place to store fishing/crabbing equipment.

I have reviewed the Nehalem Municipal Codes as instructed by Yuriy Ukhach and I hope this application is consistent with the requirements set forth in the Codes. Please let me know if it is deficient and I am happy to provide any additional information required.

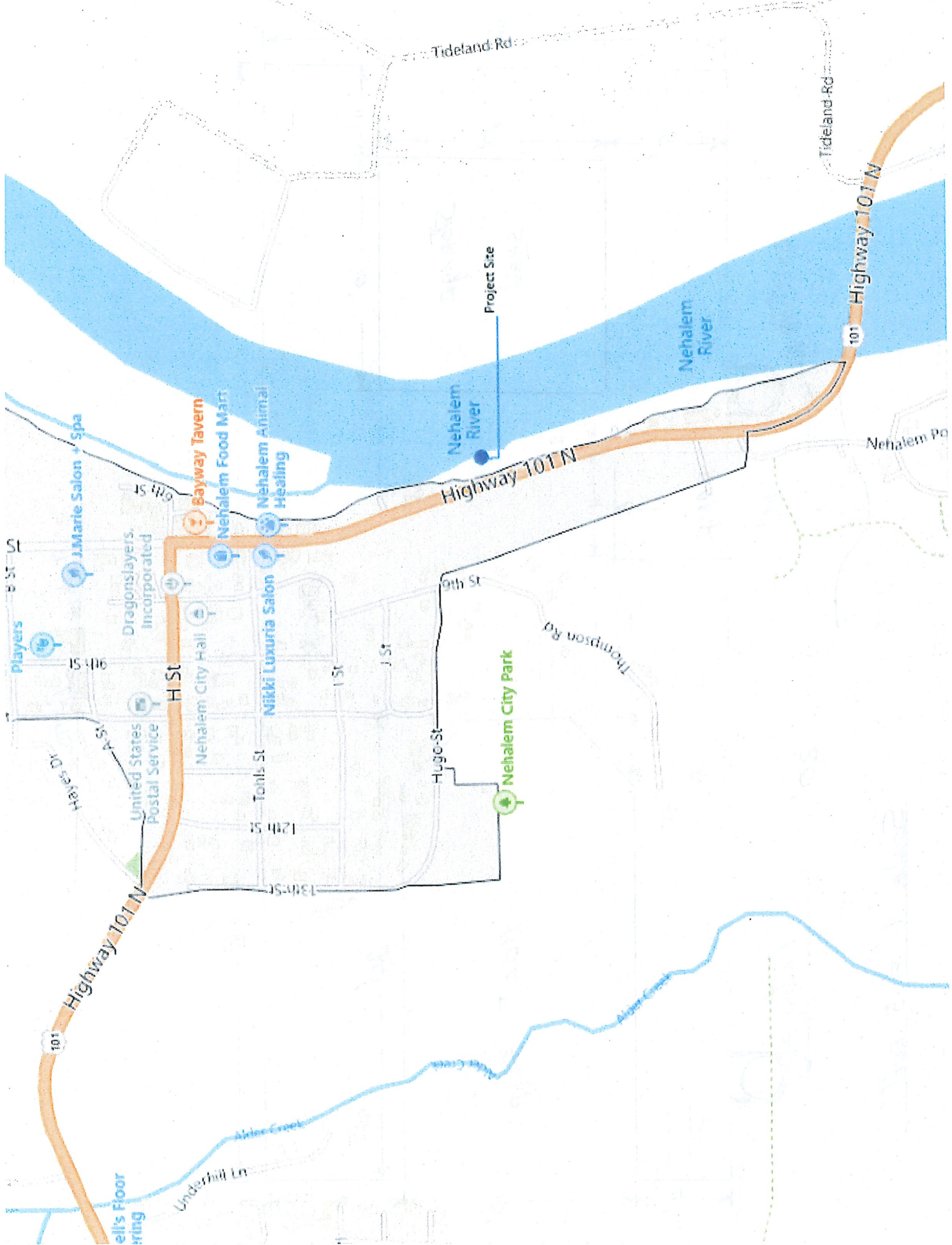
Best,

  
John Coletti

Enclosure

## Attachment to Application – Form Responses A-F

- A. The purpose of this request is to replace the dock which is registered with the State of Oregon- Department of State Lands and was previously approved by the City of Nehalem. The need exists because it will return the lot to its previous condition and I purchased the lot because I was unable, after multiple attempts, to secure moorage for my boat. My sole purpose in purchasing the lot was to replace the dock so I would have a place for my boat.
- B. The existence of the dock will not overburden usage of water, sewer, storm drainage, electrical services, fire protection and schools.
- C. There is no structure being added on the lot so there will be no impact to the amount of space for yards, buildings, drives, parking, loading and unloading areas, storage facilities, utilities. The only structure is a ramp connecting the lot to the dock which will not impact any of the above.
- D. The topography, soils and physical characteristics of the site are appropriate for the intended use.
- E. The use will not create traffic congestion on nearby streets.
- F. The proposed use will be compatible with the general character of the area due to the architectural style, building materials and colors, landscaping, fencing and/or other characteristics. The dock will look similar to others in the area as will the ramp.



Tideland Rd

Tideland Rd

Nehalem River

Nehalem River

Highway 101 N

Highway 101 N

Nehalem Po

Bayway Tavern

Nehalem Food Mart

Nehalem Animal Healing

Nikki Luxuria Salon

Nehalem City Park

J.Marie Salon + Spa

Dragonslayers, Incorporated

United States Postal Service

Mehalem City Hall

Players

ell's Floor

Underhill Ln

Hares Dr

9th St

H St

12th St

13th St

Tohls St

13th St

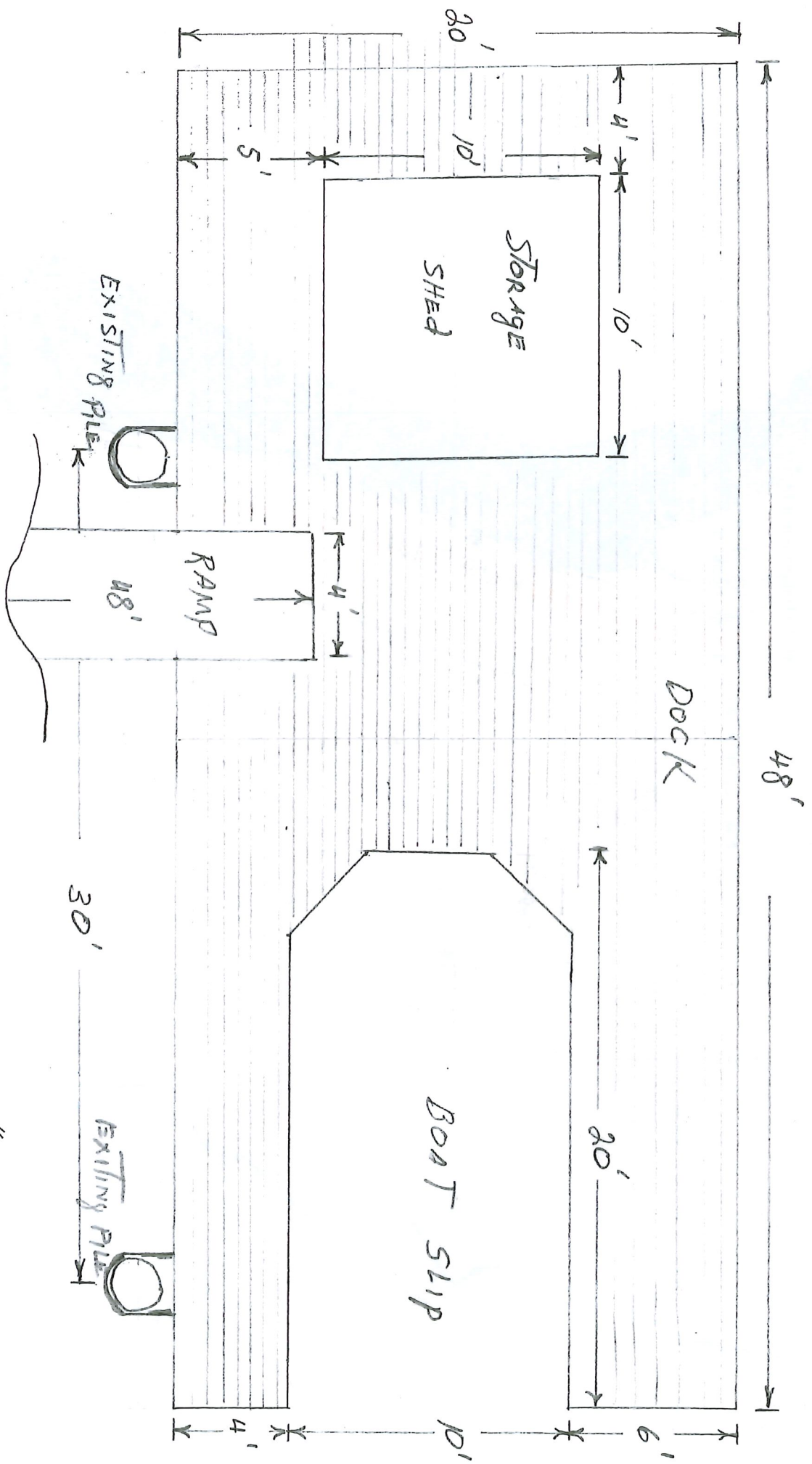
J St

9th St

Hugo St

Tompson Rd

JOHN COLLETT



SCALE 1" = 5 FEET



# Untitled Map

Write a description for your map.

## Legend

 Ripple Run Resort & Marina



N.E. 1/4 S.W. 1/4 SEC. 27 T.3N. R.10W. W.M.

TILLAMOOK COUNTY

1" = 100'

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

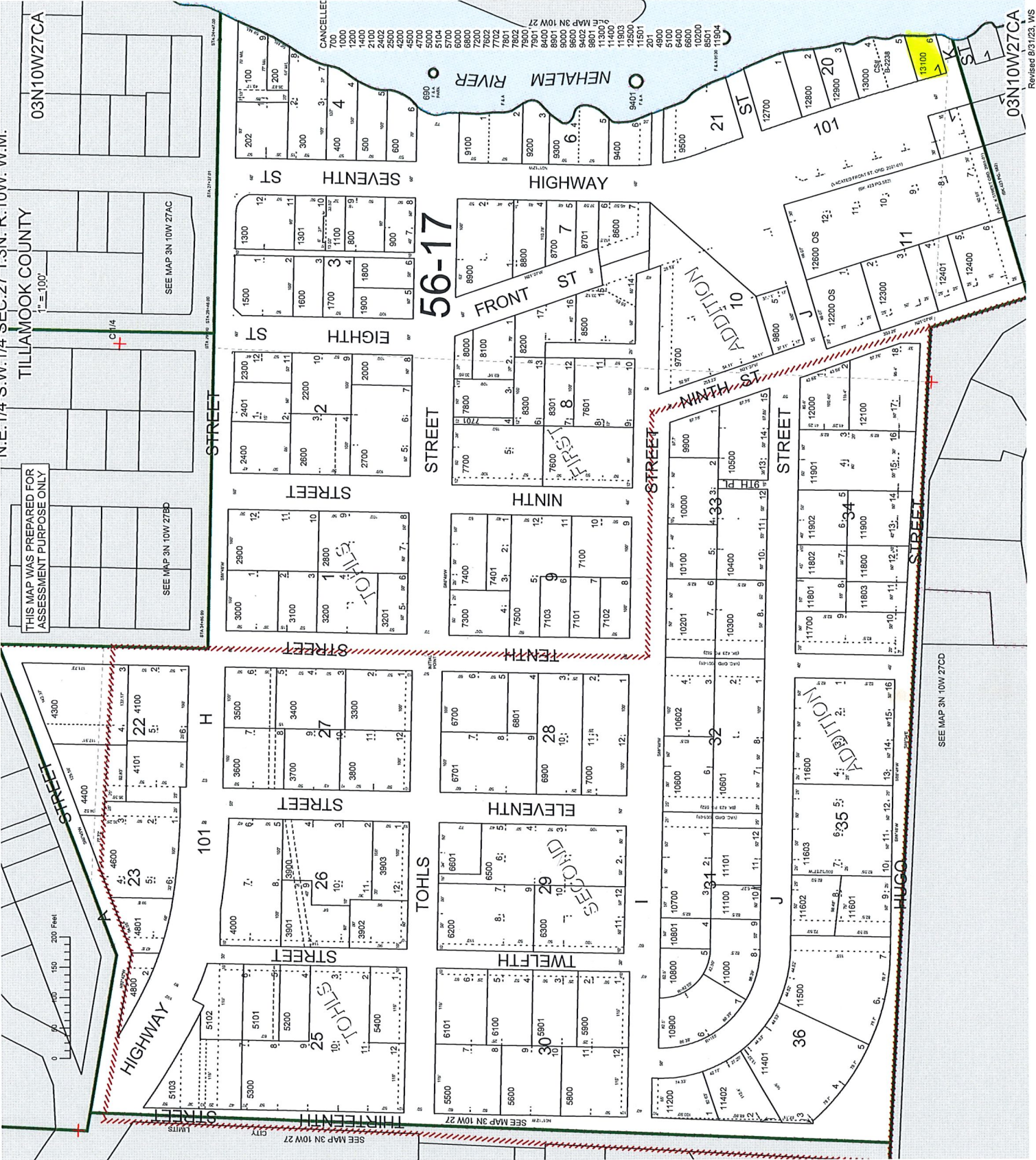
SEE MAP 3N 10W 27BC

SEE MAP 3N 10W 27BD

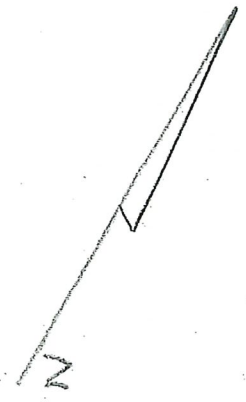
SEE MAP 3N 10W 27

SEE MAP 3N 10W 27

SEE MAP 3N 10W 27CD

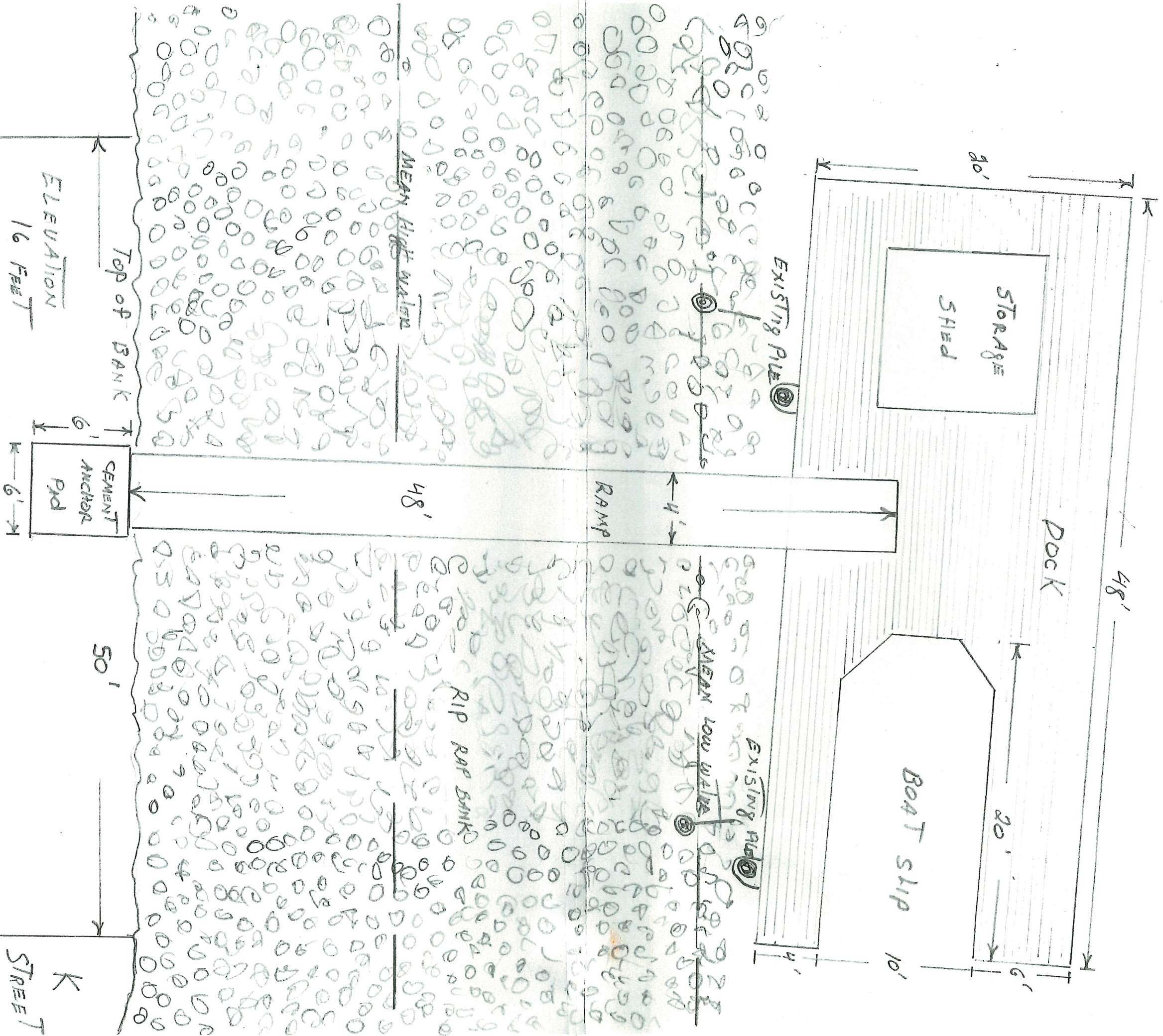


John COLETTI



Flood ←  
← EBB →

NEHALLEN RIVER



TAX Lot 13100  
034 - 10w - 27 CA

SCALE 1" = 6 FEET

K  
STREET



**NOTICE OF PUBLIC HEARING  
SITE DESIGN APPLICATION  
Planning File No. 24-02-02**

The City of Nehalem Planning Commission will hold its regular meeting on Thursday, March 21, 2024, at 6:00 PM at the Nehalem City Hall (35900 8th Street, Nehalem, OR 97131) and via Zoom ([www.nehalem.gov](http://www.nehalem.gov) for log in information). This meeting will include a public hearing to consider the following application:

**Request:** Site Design to replace a dock on the Nehalem River.  
**Applicant:** John Coletti.  
**Location:** Northeast corner of the intersection of K Street and US Highway 101.  
**Assessor's Map:** 3N-10-27CA, Tax Lot 13100.  
**Zoning:** Low Density Residential (RL).  
**Criteria:** This application will be evaluated against the following provisions of the Nehalem Development Ordinance, Section 157.441(D).

Persons interested in the proposal should become involved in the land use decision-making process. Anyone desiring to speak for or against the proposal may do so in person or through a representative at the hearing. Written comments may also be filed with the City of Nehalem prior to the public hearing. All documents, evidence, and staff reports relied upon by the applicant, including a list of Nehalem Zoning Ordinance approval criteria applicable to the request, are available for inspection at the Nehalem City Hall at no cost, or copies can be obtained for \$.25/page.

The Planning Commission's review is for the purpose of deciding on the proposal. A decision by the Planning Commission to approve or deny the application will be based upon the above-listed criteria and these criteria only. At the hearing it is important that comments relating to the request pertain specifically to the applicable criteria. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

A copy of the staff report will be available at least seven days prior to the hearing for inspection at no cost, or a copy can be obtained for \$.25/page. If you need any special accommodation to participate in the hearing, please notify City Hall 24 hours before the meeting. For further information please contact Lori Longfellow, City Manager or Yuriy Ukhach, Deputy City Recorder, Nehalem City Hall, 35900 8<sup>th</sup> Street, Nehalem, Oregon 97131, or by phone at (503)-368-5627.