



Clatsop County

Community Development – Planning

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

PUBLIC NOTICE

MAJOR PARTITION APPLICATION #186-23-000521-PLNG

COMMENT PERIOD ENDS:
SEND COMMENTS TO:

4:00 p.m. on Monday, October 23, 2023
Community Development Department
800 Exchange Street, Suite 100
Astoria, Oregon 97103
David Cook, Planner

CONTACT PERSON:

You are receiving this notice because you own property within 750 feet of the request listed below, or you are considered to be an affected state or federal agency, local government, or special district.

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development Department, Land Use Planning Division has received the application described in this letter. Pursuant to *Section 2.1020* of the Clatsop County Land and Water Development and Use Code (LAWDUC), the Department Director has the authority to approve the request in accordance with the requirements as depicted in the County Ordinance 20-03.

Property owner Stimson Lumber Company submitted an application to divide two properties located on forest land south of a property owned Seaside School District located at 2000 Spruce Drive, Seaside, into three parcels. The newly created Parcel is intended to be donated to the Seaside School District and will contain forest trails that are used as an educational asset to provide instruction on active forest management practices. Proposed Parcel #1 would approximately 31.38 acres, proposed Parcel #2 would be 24.46 acres, and proposed Parcel #3 would be 8.93 acres. The subject properties have no address and are located at taxmap 610220002103 and -2104. The property is in the Forest-80 Zone (F-80; eighty-acre minimum lot size). Under LAWDUC Section 4.3570(2)(C), new parcels under 80-acres in size may be created subject to additional standards findings demonstrating unique property-specific characteristics present that requiring less than the minimum lot size. The property is identified as Township 6N, Range 010W, Section 22 Tax Lots 2103 and 2104. Tax lot 2103 is approximately 32.77 acres and tax lot 2104 is approximately 32.00 acres. Proposed Parcel #3 is to be granted to the Seaside School District based on the project description submitted by the applicant.

See reverse side for vicinity map and diagram of proposed partition.

All interested persons are invited to submit written comments relevant to the proposed development and applicable standards to the Clatsop County Community Development Department (address above). Written comments may also be sent via FAX to [503-338-3606](tel:503-338-3606), or email to comdev@clatsopcounty.gov. Written comments must be received in this office no later than **4:00 p.m. on Monday, October 23, 2023**, in order to be considered in the review. Planning representative for the application is David Cook, Planner, (503) 325-8611 or dcook@clatsopcounty.gov.

If written objections are received regarding how the request fails to meet the standards of the zone or other ordinance requirements on or before the date above, the Community Development Director may place the request on the next appropriate Planning Commission agenda for review. Failure to raise an issue in person or by letter precludes appeal; and in raising an issue, the relevant Zoning Ordinance or Comprehensive Plan criterion to which the issue is directed must be specified. The following criteria apply to the request:

LAWDUC 21-05

1.0500 Definitions
2.1020 Type II procedure
2.2040 Mailed Notice for a Type II Procedure
2.2050 Procedure for Mailed Notice
2.9000 Subdivisions, Partitions and Property Line Adjustments
3.9500 Vehicle Access Control and Circulation
3.9800 Transportation Improvements and Road Standard
Specifications for Design and Construction

4.3500 Forest-80 Zone (F-80)

Comprehensive Plan

Goal 1 Citizen Involvement
Goal 2 Land Use Planning
Goal 4 Forest Lands
Goal 11 Public Facilities and Services

Oregon Revised Statute

ORS 527.620

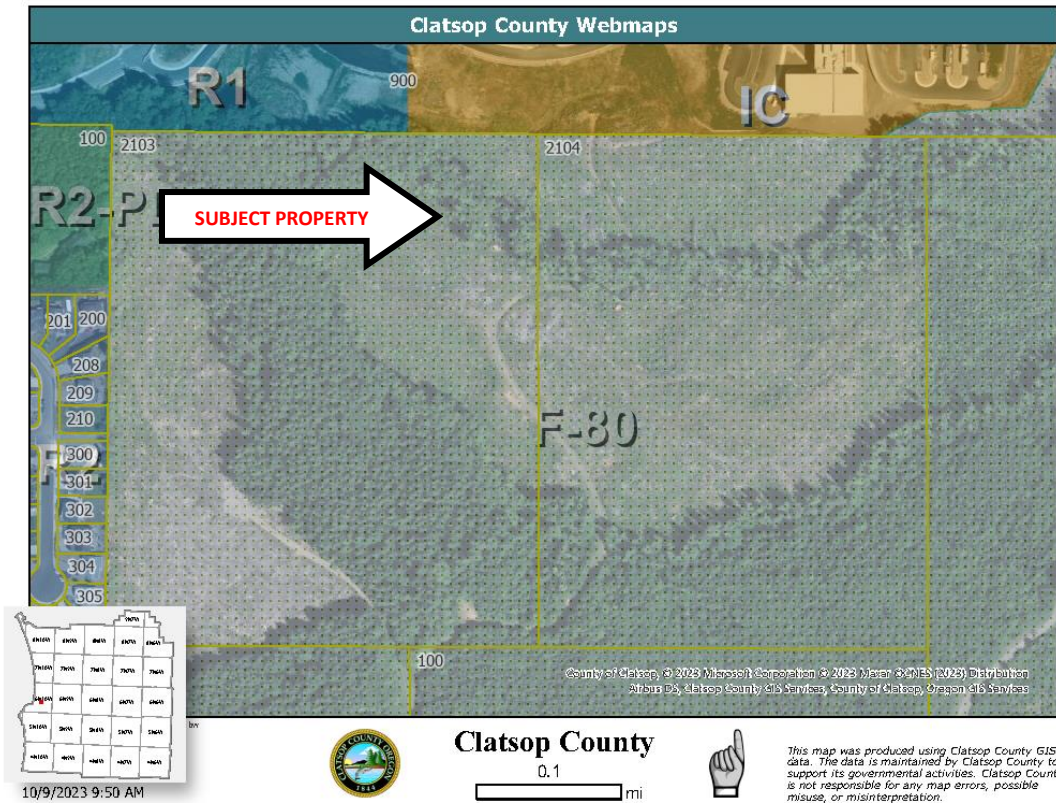
* All documents listed above are available for review at the Clatsop County Community Development Department office, 800 Exchange Street, Suite 100, Astoria, Oregon, and on-line at the county's website, www.co.clatsop.or.us.

Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

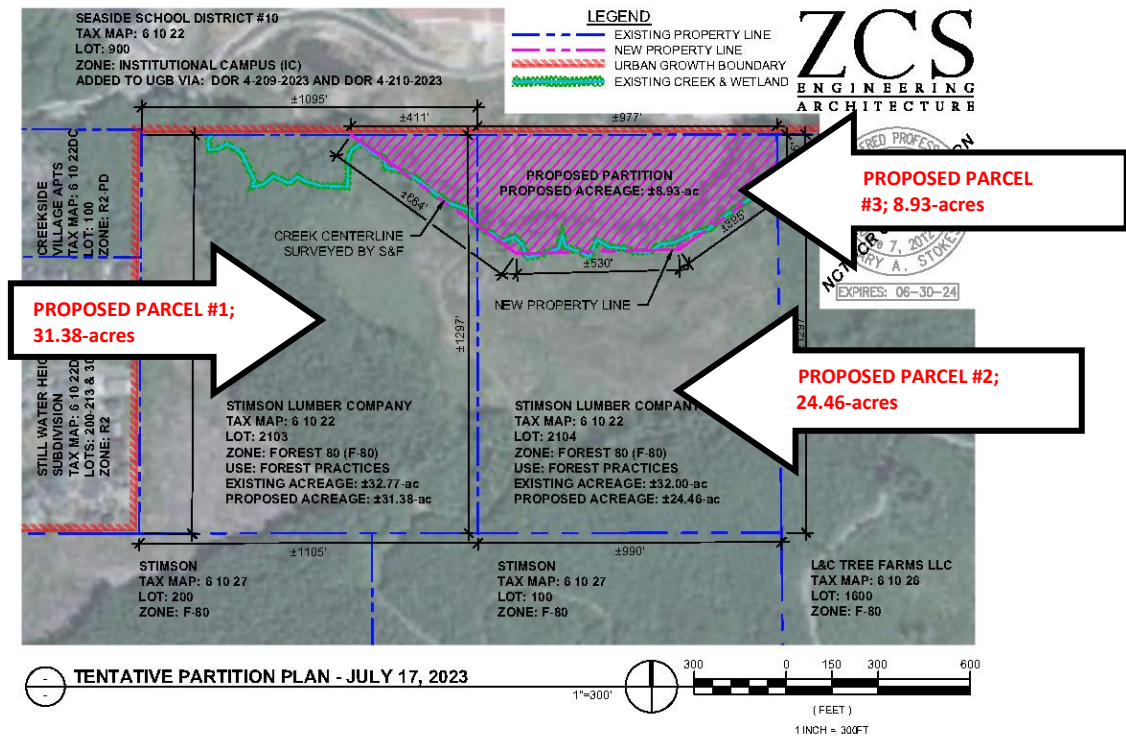
Mailing Date: October 11, 2023

CURRENT CONDITIONS:

2020 Aerial Photo



PROPOSED PARTITION PLAN:



A copy of the application is available for inspection at the Clatsop County Planning office at no cost and will be provided at a reasonable cost. Application materials can also be viewed online on the permitting website, <https://aca-oregon.accela.com/oregon/>, and on the county's website, www.co.clatsop.or.us.