



# 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](http://www.co.clatsop.or.us)

## **PUBLIC NOTICE**

### **MAJOR PARTITION APPLICATION**

#### **Permit #186-23-000568**

**COMMENT PERIOD ENDS:**  
**SEND COMMENTS TO:**

**4:00 p.m. on Monday, November 20, 2023**

Community Development Department  
800 Exchange Street, Suite 100  
Astoria, Oregon 97103  
Jason Pollack, Planner

**CONTACT PERSON:**

*You are receiving this notice because you own property within 250 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 2.2040* 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*.

The James Benson Revocable Living Trust submitted an application to divide property owned by the trust into two parcels. The subject property is located at Township 8N, Range 09W, Section 30AA, Tax Lot 00104 (80930AA00104) in the unincorporated area of Miles Crossing, approximately one mile south of Astoria, in the RCI Zone (Rural Community Light Industrial Zone) and is located in the Flood Hazard Overlay (AE 100-year zone). The subject property is 3.50 acres in size according to a survey submitted with the application.

A Validation Partition using ORS 92.176 and the proposed two parcel Partition are being pursued simultaneously. Both procedures will be processed on one plat.

As proposed, Parcel #1 would be 1.58 acres and Parcel #2 would be 1.92 acres. Access to Hwy 101 Business for Parcel #1 and Parcel #2 will be provided via Bee-Line Lane, using a private access easement.

**See reverse side for vicinity map and diagram of the 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:5033383606), or email to [comdev@co.clatsop.or.us](mailto:comdev@co.clatsop.or.us). Written comments must be received in this office no later than **4:00 p.m. on Monday, November 20, 2023**, in order to be considered in the review. Planning representative for the application is Jason Pollack, Planner, (503) 325-8611 or [jpollack@co.clatsop.or.us](mailto:jpollack@co.clatsop.or.us)

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: \* All documents listed 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](http://www.co.clatsop.or.us).

#### **LAWDUC 20-03\***

Article 1. Introductory Provisions  
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

4.000 Flood Hazard Overlay District (/FHO)  
4.1500 Rural Community Light Industrial Zone

#### **Comprehensive Plan**

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

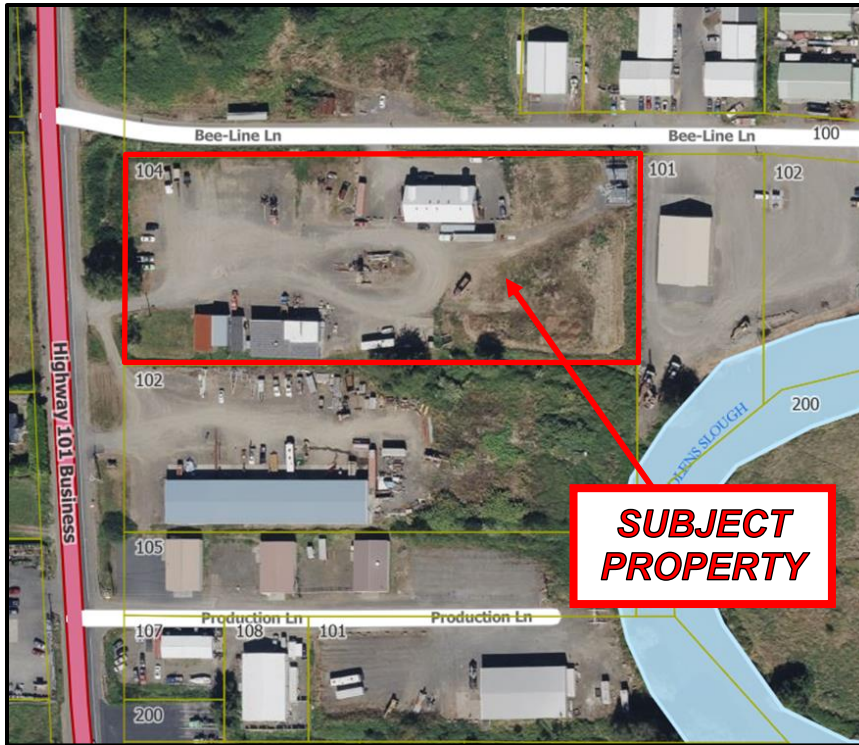
#### **Oregon Revised Statutes**

ORS 92.176 – Validation of a Unit of Land

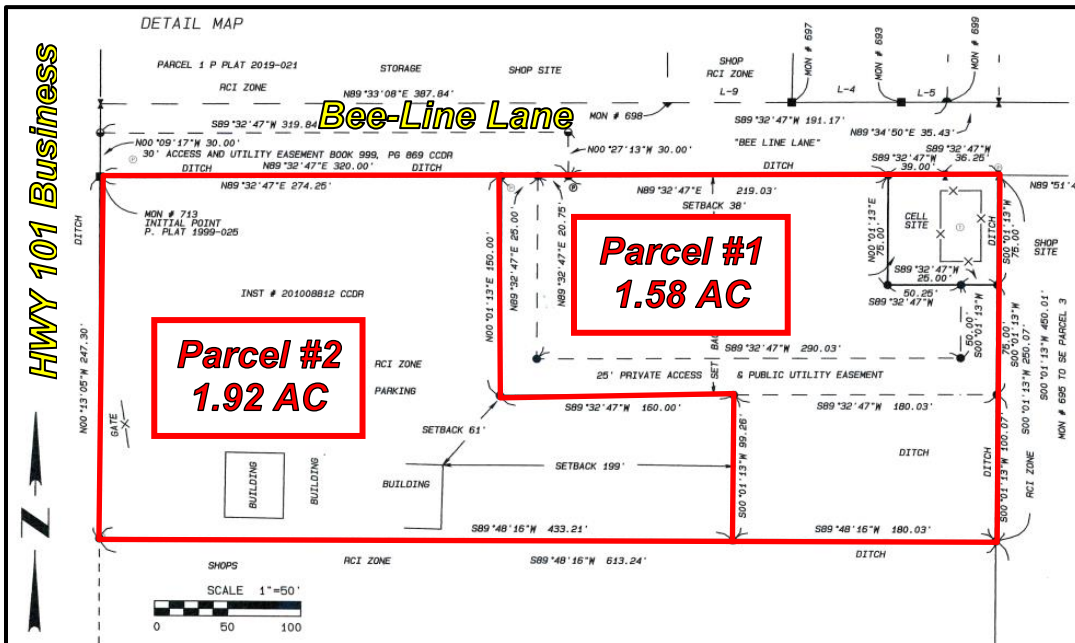
**Notice to Mortgagee, Lien Holder, Vendor or Seller:** ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

**Mailing Date:** Wednesday, November 8, 2023

## CURRENT CONDITION:



## 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](http://www.co.clatsop.or.us).