



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

NOTICE OF DECISION

PARTITION APPLICATION #186-23-000581-PLNG

DATE: November 20, 2023
APPLICANT/OWNER: Mary Salo (executor of the estate)
Carl and Anni Salo
92326 Conroy Road, Astoria, OR 97103
PROPERTY DESCRIPTION: T8N, R08W, Section 23D, Tax Lot 03300
ACTION: **APPROVAL – WITH CONDITIONS**

To whom it may concern,

The Community Development Department has completed review of the request cited above. This decision includes **abbreviated** findings, **per Section 2.1160**, and conditions of approval, attached.

If you, or a party with standing, wish to appeal this decision, you may do so, up to the date and time appearing at the bottom of this letter. The appeal must comply with Section 2.2190 of the Clatsop County Land and Water Development and Use Code #20-03 (procedure for an appeal). This department will not issue development permits for any activities or structures until the 12-day appeal period has expired.

If you have any questions regarding this decision, appeal procedures or any of the conditions of approval, please contact me at (503) 325-8611.

Sincerely,

Gail Henrikson, Director
Community Development Department

Attachments: Staff Report and Exhibits

DEADLINE TO APPEAL: 4:00 PM, December 4, 2023



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STAFF REPORT

PARTITION APPLICATION #186-23-000581-PLNG

STAFF REPORT DATE: November 20, 2023

REQUEST: Major Partition

APPLICANT/OWNER: Mary Salo (executor of the estate)
Carl and Anni Salo
92326 Conroy Road, Astoria, OR 97103

PROPERTY DESCRIPTION: T8N, R08W, Section 23D, Tax Lot 03300

ZONING: Rural Agriculture Two Zone (RA-2)

OVERLAYS: Big Game Habitat – Peripheral Big Game Range

PROPOSED PARCEL SIZES: Parcel 1: ***2.01 acres***
Parcel 2: ***7.25 acres***

COUNTY STAFF REVIEWER: Jason Pollack, Planner

DATE SUBMITTED: October 25, 2023

DEEMED COMPLETE: November 6, 2023 (150 days: April 4, 2024)

STAFF RECOMMENDATION: **APPROVAL– WITH CONDITIONS**

EXHIBITS: A. Location Map
B. Zoning Map
C. Tentative Partition Plan
D. Public Notice

PUBLIC/AGENCY COMMENTS: Community Development did not receive comment.



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APPLICATION SUMMARY AND PROPERTY STATUS

PROPERTY LOCATION

The subject property is located at 92326 Conroy Road in the unincorporated rural community of Knappa, approximately nine miles east of Astoria.

PROPERTY STATUS

Tax Lot 3300 (TL 3300) [80823D003300], was formally known as Tax Lot 5000 (TL 5000) [808230005000]. Clatsop County Assessment and Taxation changed the Tax Lot number in 2009.

TL 5000 was created when a Warranty Deed was recorded with the Clatsop County Clerk on September 20, 1937 (Clatsop County Book of Deeds, Book 140, Page 113-114), when Uno Koskela and Helvi Koskela sold the property to Waino Salo.

TL 5000 was expanded when a Deed was recorded with the Clatsop County Clerk on January 9, 1941 (Clatsop County Book of Deeds, Book 156, Page 403-404), when Uno Koskela and Helvi Koskela sold property to Waino Salo.

TL 5000 meets the county's definition of "Lot of Record" (LAWDUC 20-03, Section 1.0500).

APPLICABLE CRITERIA

The applicable criteria for this land use application are listed below:

Clatsop County Land and Water Development and Use Code 20-03 (LAWDUC)

- 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
- 4.2600 Residential Agriculture 2 Zone



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APPLICATION EVALUATION

The following section examines the application versus the applicable criteria.

APPLICABLE STANDARD	REQUIRED	PROPOSED	STANDARD MET (Y/N)	CODE CITATION
PARCEL DIMENSIONS				
Minimum Lot Size				4.2640(1)(A)
Parcel 1	2 AC	2.01 AC	Yes	
Parcel 2	2 AC	7.25 AC	Yes	
Minimum Lot Width:				4.2640(2)
Parcel 1	175 ft.	250 ft.	Yes	
Parcel 2	175 ft.	404.08 ft.	Yes	
Proposed Lot Depth:				
Parcel 1		350 ft.		
Parcel 2		397 ft.		
Lot Width/Depth Ratio:				4.2640(3)
Parcel 1	1:3	1:1.40	Yes	
Parcel 2	1:3	1:0.98	Yes	
Existing structures meet setbacks from new property lines?	- Proposed Parcel #1 does not currently have structures. - Proposed Parcel #2 features a single-family dwelling built in 1951 and an accessory structure that meets the setbacks requirements of the RA-2 zone and continue to do so after partitioning.			
APPLICABILITY:				
Maximum 3 parcels/calendar year			Meets the requirements.	2.9020
Any parcel < 25' frontage	No		Yes	
Requires creation of state, county, public or private road	- Proposed Parcel #1 requires a new private driveway for access. - Proposed Parcel #2 will not require a new public or private road.			
REQUIRED ROAD IMPROVEMENTS:				
Road Standard – Proposed Easement from Savola Lane for Parcel #1.	G-14	G-14	To be constructed.	2.9080 and Table 3.2
Road Type:	- Proposed Parcel #1 will use a new easement for access to Savola Lane. - Parcel #2 has an established driveway to Conroy Road, no improvements required.			
Minimum ROW width:	25ft.			
Minimum travel surface width:	14ft.			
Road surface material	Gravel			



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Road maintenance agreement required?	Yes, a road maintenance agreement shall be required for the new access easement for Parcel #1.
Road approach approval required?	- Parcel #1 will require a new road approach approval for access to Salova Lane from Clatsop County Public Works. - Parcel #2 has an established driveway to Conroy Road and will not require road approach approval.
OTHER CONSIDERATIONS	
Water Availability:	Water availability has not been considered in the approval of this partition. Proof of a water source by one of the methods specified in Section 3.0040, LAWDUC, is required BEFORE a building permit for a use requiring water (e.g. single-family dwelling or mobile home, commercial use) will be issued.
Sewage Disposal:	Clatsop County Onsite Septic
Fire Protection:	Knappa-Svensen-Burnside RFPD
Wetlands:	N/A
Geologic Hazards:	N/A
Flood Hazard:	N/A
Shorelands Overlay:	N/A
Active Dune Overlay:	N/A
Beaches and Dune Overlay:	N/A
Other Overlays:	N/A

PUBLIC & AGENCY COMMENTS

Community Development did not receive comment.

OVERALL CONCLUSION

Based on the findings presented in this report, staff recommends APPROVAL of the partition request, SUBJECT TO THE FOLLOWING CONDITIONS:

1. The sale of lots described in this tentative approval is prohibited until final partition approval, including the conditions of approval, is met (ORS 92.016) and the final partition plat has been recorded.
2. Clatsop County Community Development must authorize any change from the submitted and conditionally approved partition plan. Significant changes may require resubmission of the partition application.
3. The boundaries of the proposed parcels shall be surveyed and monumented and depicted on the final partition plat.
4. Access to Proposed Parcel #1 shall be subject to the following:
 - (A) Any improvements necessary to meet the G-14 road standard shall be completed prior to recording the final plat. Proof shall be submitted to Clatsop County Community Development.
If not, a development restriction shall be recorded on Parcel #1 requiring the completion of these improvements prior to the sale of the parcel or prior to the issuance of a development permit to the partitioning party, whichever comes first;
 - (B) The boundaries of the easement shall be surveyed and monumented and depicted on the final plat; and
 - (C) Documentation of road approach approval from Clatsop County Public Works for access to Savola Lane.
 - (D) The easement and road maintenance agreement shall be signed and recorded with the County Clerk, and noted on the final plat. The road maintenance agreement shall outline the responsibilities of the private parties maintaining the road improvements. These maintenance responsibilities shall be enforced by the individual parties and not the County.

THE FINAL PARTITION PLAT WILL BE SIGNED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT ONLY AFTER ALL OF THE DOCUMENTATION NOTED ABOVE IS RECEIVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND PLACED IN THIS PARTITION FILE.

EXHIBIT A: LOCATION MAP (Bing Aerial)



EXHIBIT B: ZONING MAP

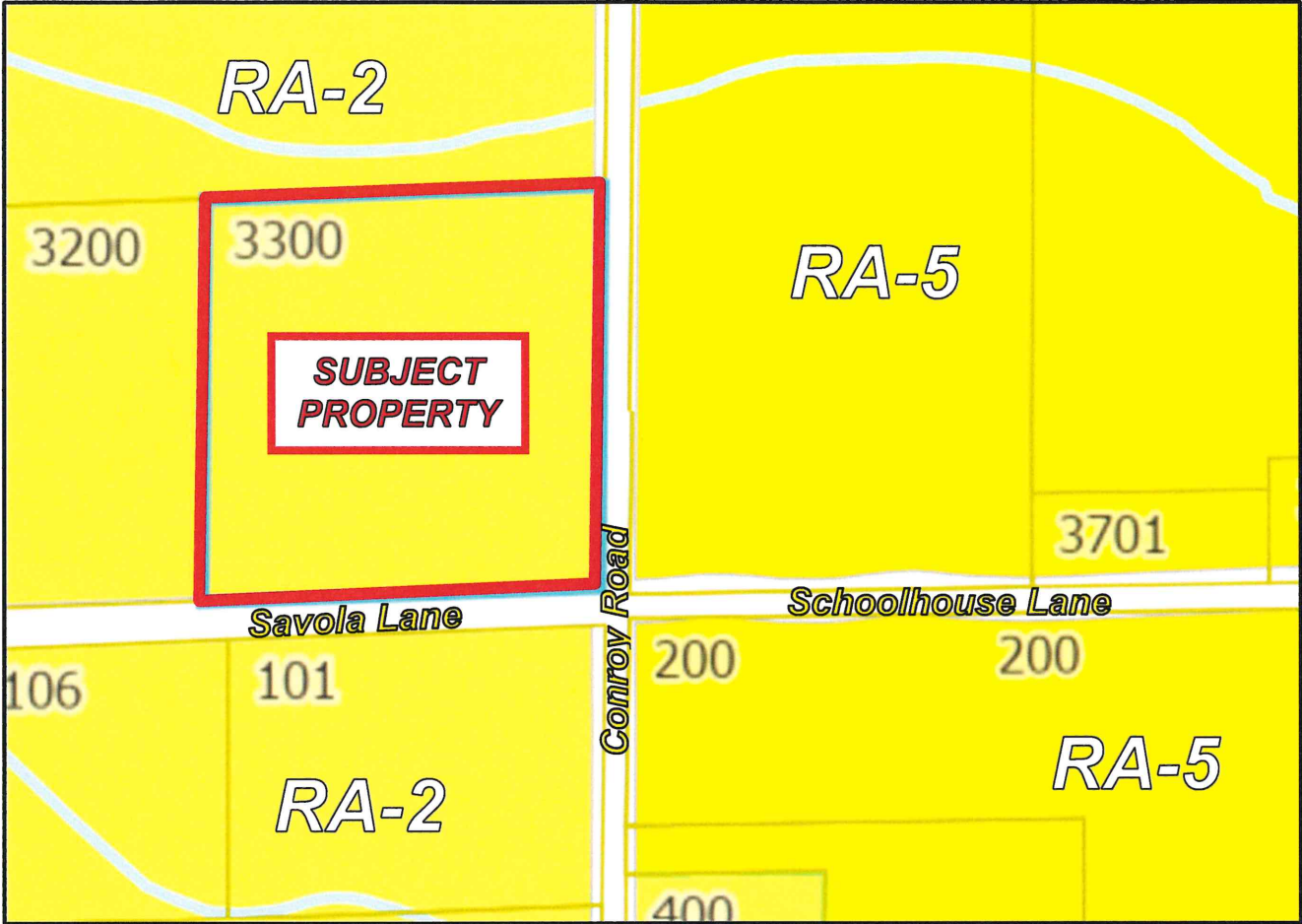
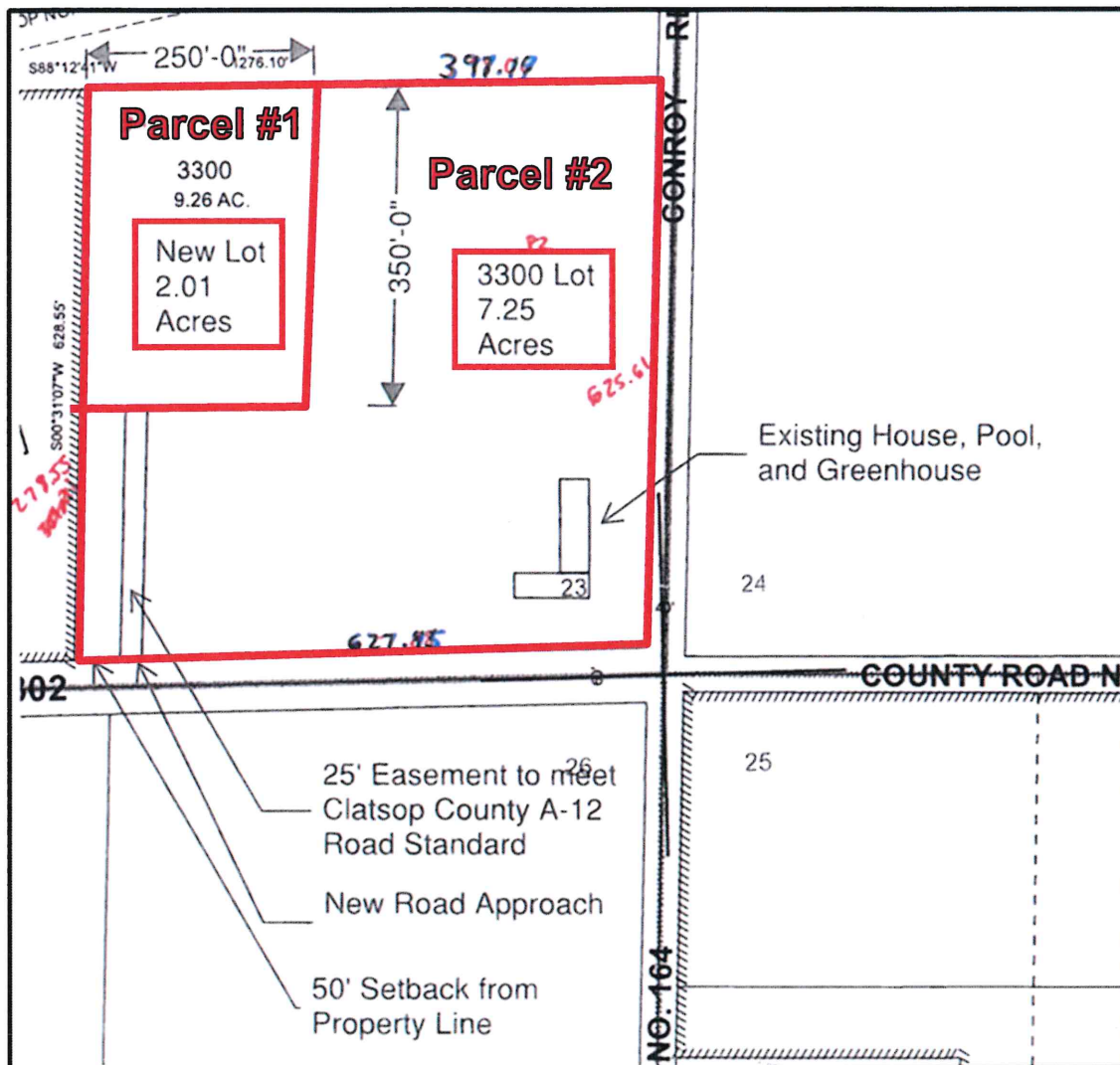


EXHIBIT C: TENTATIVE PARTITION PLAN





Clatsop County
Community Development
800 Exchange Street, Suite 100
Astoria, Oregon 97103
Phone 503 325-8611 Fax 503 338-3606
comdev@clatsopcounty.gov www.clatsopcounty.gov

*Paid
Check 1136*

PARTITION

23-000581

Fee: \$1,000 (required with application)

Extension: 50% of Original Fee

OWNER: Carl Salo

Email: N/A

Address: 92326 Conroy Road

City/State/Zip: Astoria, OR 97103

Phone: _____

Phone: _____

OWNER: _____

Email: _____

Address: _____

City/State/Zip: _____

Phone: _____

Phone: _____

OTHER: Mary Beth Salo (Executor and Power of Attorney)

Email: marybethsalo@yahoo.com

Address: 92326 Conroy Road

City/State/Zip: Astoria, OR 97103

Phone: (503) 440-5774

Phone: _____

Contiguous property description (if any): _____

Number of parcels to be created: 2

Parcel Sizes: 2.01 Acres and 7.25 Acres

Will access be provided by an easement? Yes - see attached proposed partition map

Present Zoning: RA-2

Property Description – Map ID: 80823D003300 Acres 9.26

Partition Map. Sketch proposed Partition (see section on **Tentative Partition Plan Submission Requirements** attached)
OR sketch the requirements on an Assessor's map and attach.

SIGNATURES: I have read and understand the statements on the back of this form and agree to abide by them. **All owners of record**, per Clatsop County Assessment records, **must sign the application**. Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority.

Signature: Mary Elisabeth Salo

Date: 10/10/23

Signature: personal representative
of Carl Arnold Salo

Date: _____

Signature: _____

Date: _____

INST. NO. 202200008
PARTITION PLAT NO. 2022-001

FOR:
MARINA KELLY
BEING BOOK 899, PAGE 41
IN THE SE 1/4 SECTION 23
T.8N., R.8W., W.M.
CLATSOP COUNTY, OREGON
OCTOBER 12, 2021

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION INTO TWO PARCELS THE PROPERTY DESCRIBED IN BOOK 899, PAGE 41, CLATSOP COUNTY CLERK'S RECORDS. BASIS OF BEARING IS S 00°30'18" W 1800.00' BETWEEN FOUND MONUMENTS "A" AND "B" PER S.3. SAID LINE IS THE EAST LINE OF SECTION 23, T.8N., R.8W., WILLAMETTE MERIDIAN.

I HELD THE DISTANCE NORTHERLY ALONG SAID LINE PER S.3 TO ESTABLISH S-S 1/64 COMMON TO SECTIONS 23 AND 24.

THE NORTH BOUNDARY WAS HELD AS THE LINE FROM POINT "F" TO "D".

THE CENTERLINE OF SAVOLA LN. WAS HELD AS THE SOUTH BOUNDARY OF SECTION 23. I HELD THE DISTANCE NORTHERLY ALONG SAID LINE PER S.3 TO ESTABLISH THE POSITION OF THE EAST 1/16 CORNER COMMON TO SECTIONS 23 AND 26.

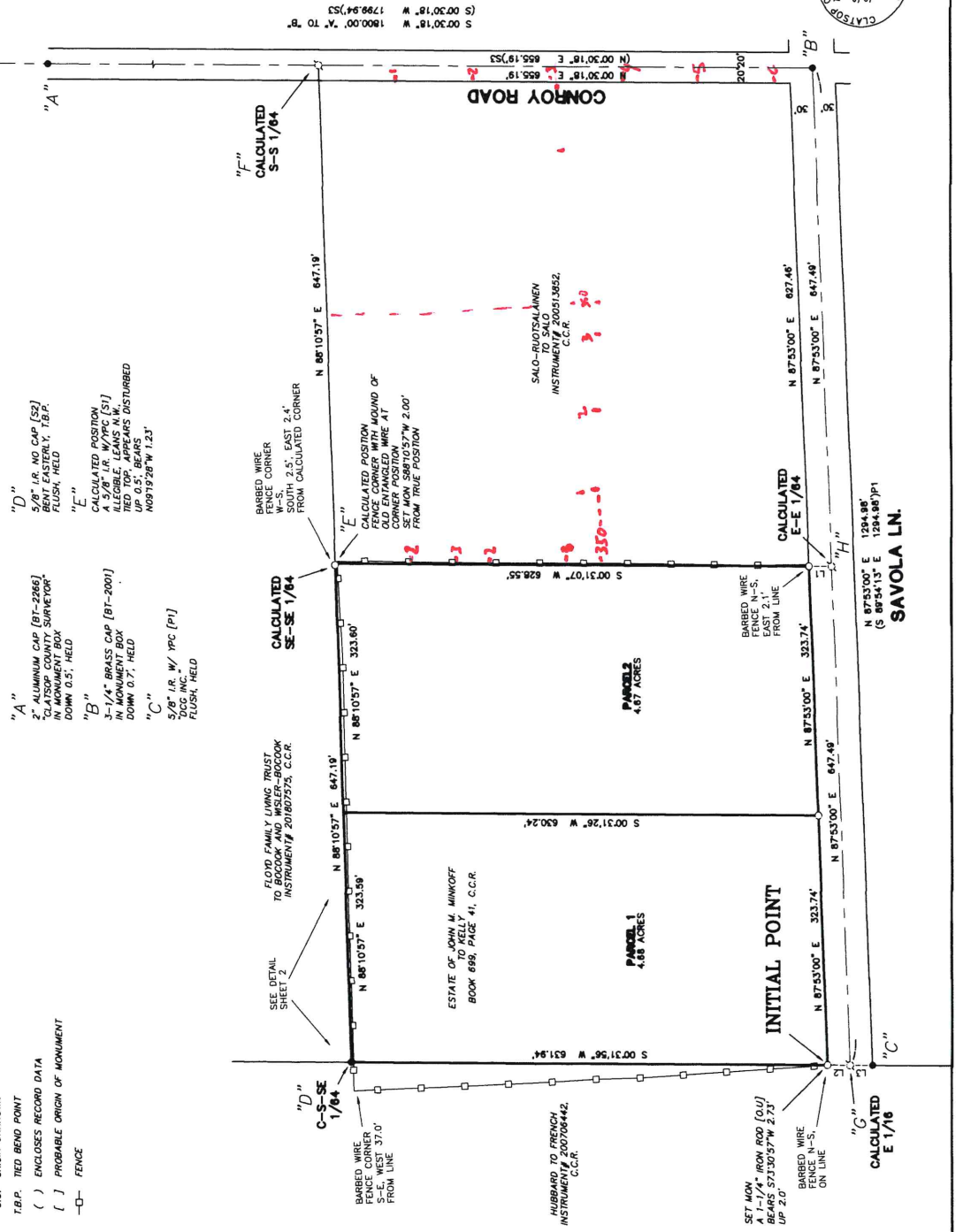
THE SOUTH BOUNDARY WAS HELD AS THE NORTH BOUNDARY OF SAVOLA LN. I OFF-SET SAID CENTERLINE SAVOLA LN. NORTH 30.00' TO RIGHT-OF-WAY.

THE WEST BOUNDARY WAS HELD FROM POINT "G" TO "D".

THE EAST BOUNDARY WAS HELD FROM POINT "H" TO "E". POINT "H" WAS CALCULATED AT MIDPOINT BETWEEN POINT "B" AND "C". POINT "E" WAS CALCULATED AT MIDPOINT BETWEEN POINT "F" AND "D".

I PARTITIONED SUBJECT PROPERTY AND SET CORNERS AT THE CLIENT'S DIRECTION.

- LEGEND:**
- SET 5/8" I.R. W/BPC STAMPED "BENTHIN LAND SURVEYING INC."
 - CALC. POSITION
 - FOUND MONUMENT AS NOTED HELD UNLESS OTHERWISE NOTED
 - C.C.S.R. CLATSOP COUNTY SURVEY RECORDS
 - C.C.S.R. CLATSOP COUNTY CLERK'S RECORDS
 - C.S. SURVEY NUMBER, C.C.S.R.
 - I.R. IRON ROD
 - W/YPC WITH YELLOW PLASTIC CAP
 - W/BPC WITH BLUE PLASTIC CAP
 - O.U. ORIGIN UNKNOWN
 - T.B.P. TIED BEND POINT
 - () ENCLOSES RECORD DATA
 - [] PROBABLE ORIGIN OF MONUMENT
 - FENCE

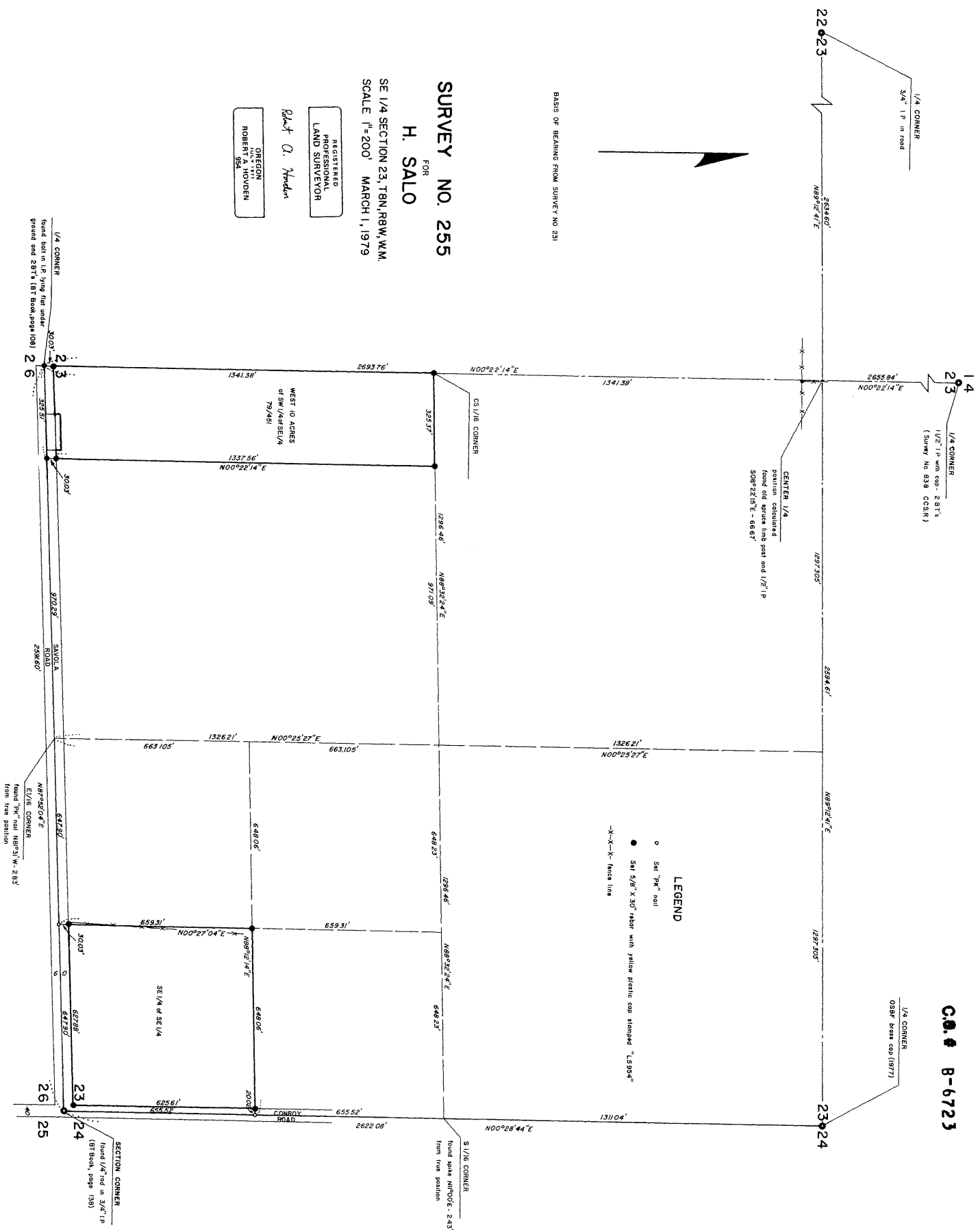


SHEET 1 OF 2

BENTHIN LAND SURVEYING INC.
PROFESSIONAL LAND SURVEYOR
92639 LEO DRIVE
ASTORIA, OREGON 97103
PH: 503-458-5725
www.benthinlandsurveying.com
PROJECT: 21-023
DATE: 10/22/21
DRAFTED: C.B. 10/22/21



C.O. # B-6723



0 125 250 500
Scale 1:2,400

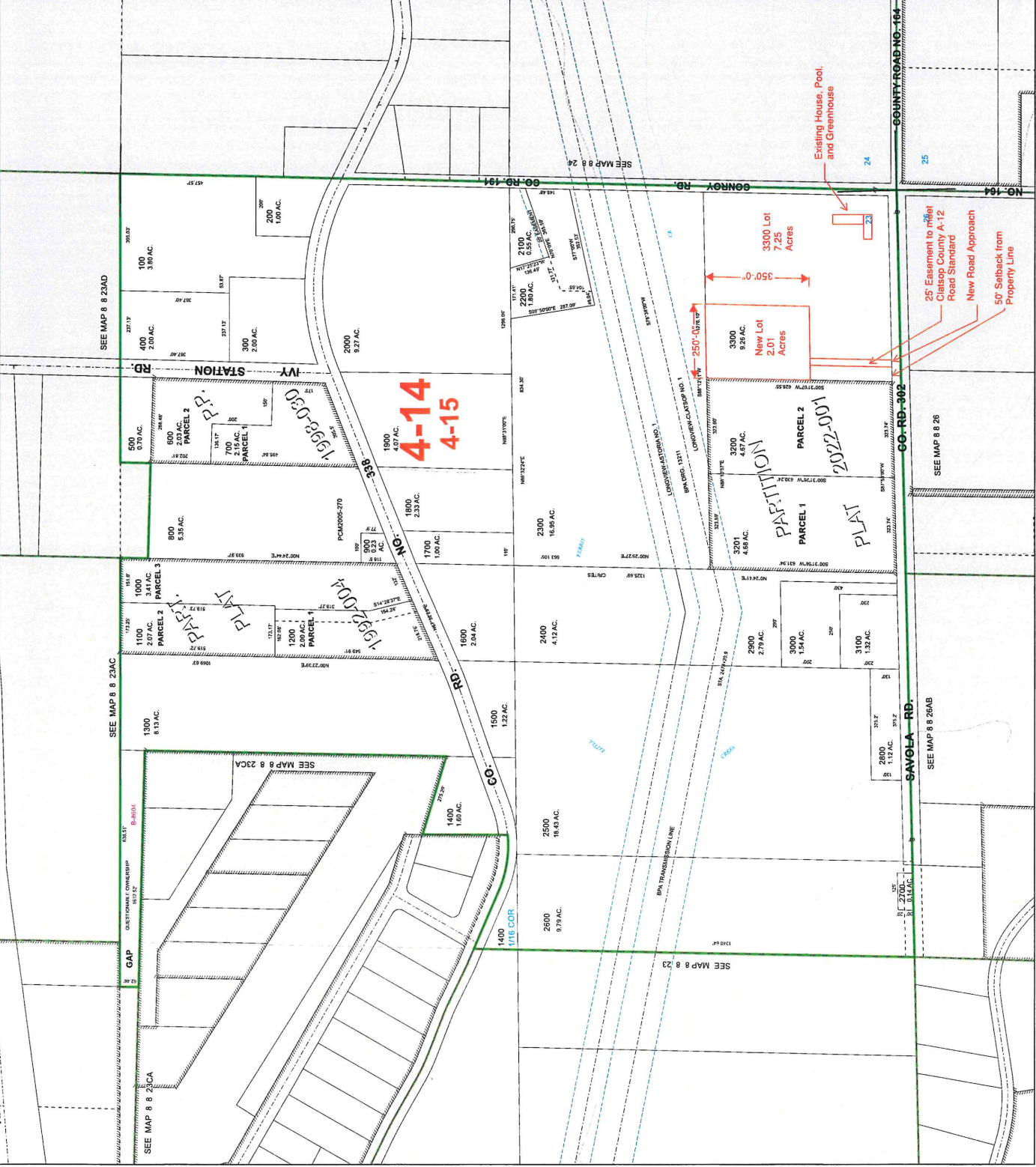
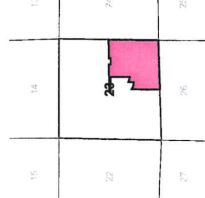
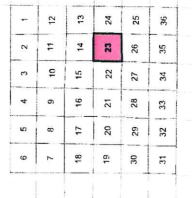


EXHIBIT D: PUBLIC NOTICE



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PUBLIC NOTICE

MAJOR PARTITION APPLICATION

Permit #186-23-000581

COMMENT PERIOD ENDS:
SEND COMMENTS TO:

4:00 p.m. on Friday, November 17, 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*.

Mary Beth Salo (executor and power of attorney) submitted an application to divide property owned by Carl and Anni Salo into two parcels. The subject property is located at 92326 Conroy Road in the unincorporated rural community of Svensen, approximately nine miles east of Astoria, in the RA-2 Zone (Residential Agriculture 2 Zone), two-acre minimum lot size. The property is identified as Township 8N, Range 08W, Section 23D, Tax Lot 03300(80823D003300), and is 9.26 acres in size according to Clatsop County Assessment and Taxation.

As proposed, Parcel #1 would be 2.01 acres and Parcel #2 would be 7.25 acres. Access to Parcel #1 would be provided by a new driveway to Savola Lane. Access to Parcel #2 would continue to use the established driveway from Conroy Road. **See reverse side for vicinity map and diagram of the proposed plan.**

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@co.clatsop.or.us. Written comments must be received in this office no later than **4:00 p.m. on Friday, November 17, 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

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.

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
4.2600 Residential Agriculture 2 Zone

Comprehensive Plan

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

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: Tuesday, November 7, 2023

An aerial photograph of a residential area. A large, irregularly shaped lot is outlined with a thick red border. Inside this lot, the text "SUBJECT PROPERTY" is written in bold, red, italicized capital letters. The lot is labeled with the address "3300" in the top left corner. To the right of the lot, a street labeled "Conroy Road" runs vertically. Below the lot, a street labeled "Savola Lane" runs horizontally. To the right of Savola Lane, another lot is labeled "3600". Below Savola Lane, two more lots are labeled "106" and "101". To the right of the "3600" lot, another lot is labeled "200". The map shows various trees, including tall evergreens, and some buildings or structures on the lots.

PROPOSED PLAT MAP

3300
9.26 AC.

New Lot
2.01
Acres

3300 Lot
7.25
Acres

23

24

25

26

25' Easement to meet
Clatsop County A-12
Road Standard

New Road Approach

50' Setback from
Property Line

CONROY

COUNTY ROAD N

NO. 164

102

276.10'

250'-0"

350'-0"

588'12"11'W

535'83" N40.01E 0.00S

Existing House, Pool,
and Greenhouse

Mailing Date: Tuesday, November 7, 2023

OWNER_LINE	OWNER_LL_1	OWNER_LL_2	STREET_ADD	CITY STATE ZIP_CODE
Felman Curtis William	Felman Britney N		92404 Conroy Rd	Astoria, OR 97103
Salo Anni K Le	Salo Carl A	Mary Salo (Applicant)	92326 Conroy Rd	Astoria, OR 97103-8605
Kelly Marina A			40951 Savola Ln	Astoria, OR 97103-8622
Bohm Laura			92282 Conroy Rd	Astoria, OR 97103
Hodges Michael E/Ila M			41052 Schoolhouse Ln	Astoria, OR 97103-8677
Wray David	Wray Casey		PO Box 597	Astoria, OR 97103
Fire District	Kurt Donaldson	kdonaldson@knappafire.com		
DLCD	Brett Estes	brett.estes@state.or.us		
Septic	Lucas Marshall	lmarshall@clatsopcounty.gov		
Septic	Annette Brodigan	abrodigan@clatsopcounty.gov		
Public Works	Dean Keranen	dkeranen@clatsopcounty.gov		
Public Works	Terry Hendryx	thendryx@clatsopcounty.gov		
County Surveyor	Vance Swenson	vswenson@clatsopcounty.gov		
Building Official	Van Wilfinger	vwilfinger@clatsopcounty.gov		
Assessment & Taxation	Adam Niles	aniles@clatsopcounty.gov		
Assessment & Taxation	Heather Chapman	hchapman@clatsopcounty.gov		
Assessment & Taxation	County Assessor	assessor@clatsopcounty.gov		
Owner/Applicants	Mary Salo	marybethsalo@yahoo.com		
Water District	Wickiup Water Dist.	wickiupwaterdistrict@hotmail.com		

CERTIFICATE OF MAILING

I hereby certify I served a copy of the attached public notice to those paid and deposited in the US Post Office, Astoria, Oregon, on said day or via email.

Date: 11/7/23

Roan Dickey, Permit Tech



[Handwritten signature in blue ink]