



# 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

### CONDITIONAL USE PERMIT APPLICATION #186-23-000608-PLNG

**COMMENT PERIOD ENDS:**

**4:00 p.m. on Friday, December 29, 2023**

**SEND COMMENTS TO:**

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

**CONTACT PERSON:**

David Cook, Planner

*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 2.1020* 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*.

Precision Form Construction, on behalf of Lisa Tarabochia, property owner, has submitted an application to develop the property located at 92631 John Day River Road for a commercial fishing storage, and maintenance and support use. The use would be accompanied by a new 2,400 square-foot structure for storage and maintenance of commercial fishing equipment purposes. The property has three existing storage and miscellaneous commercial structures that are not proposed for use as a result of this application. The property formerly had a permitted auto repair business whose use has since expired. The property is approximately three miles east of Astoria and is located at taxlot 80924BC01500. The property is zoned General Commercial (GC) which can permit the proposed use through a Type II, Conditional Use Permit, process. Access to the property is provided via John Day River Road, a County road. As a part of this application, no power, water, or septic services are proposed.

**See reverse side for vicinity map and diagram of proposed site.**

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](mailto:comdev@clatsopcounty.gov). Written comments must be received in this office no later than **4:00 p.m. on Friday, December 29, 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](mailto: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**

Article 1. Introductory Provisions  
2.1020 Type II procedure  
2.2040 Mailed Notice for a Type II Procedure  
2.2050 Procedure for Mailed Notice  
2.4000 Conditional Development and Use  
2.9400 Site Plan Review  
3.1000 Non-Conforming Uses and Structures

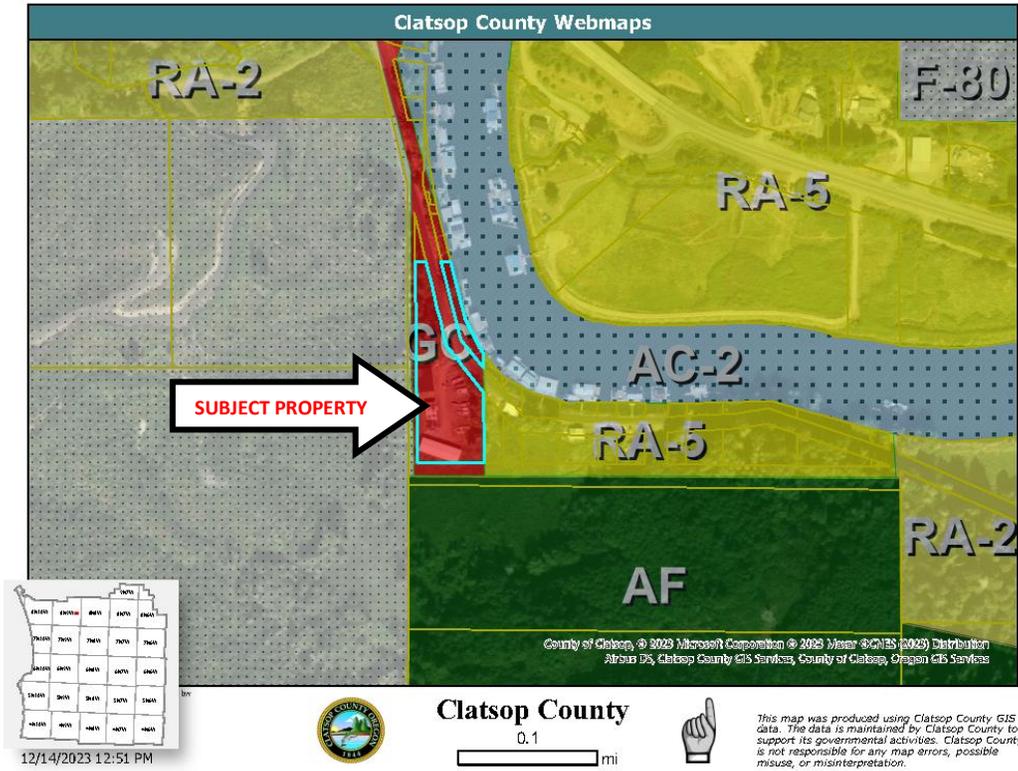
4.3000 General Commercial (GC)  
5.1000 Flood Hazard Overlay  
**Comprehensive Plan**  
Goal 1 Citizen Involvement  
Goal 2 Land Use Planning  
Goal 7 Areas Subject to Natural Disasters and Hazards  
Goal 11 Public Facilities and Services

\* 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.clatsopcounty.gov](http://www.clatsopcounty.gov).

**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: Friday December 15, 2023

**CURRENT CONDITIONS:**  
2020 Aerial Photo



**PROPOSED PLOT 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).