



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

CONDITIONAL USE APPLICATION #186-24-000164-PLNG

COMMENT PERIOD ENDS:

4:00 p.m. on April 22, 2024

SEND COMMENTS TO:

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

CONTACT PERSON:

Jason Pollack, Planner

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 2.2040* 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*.

A conditional use request by Ron and Ashlee Dugan, to install an approximately 144-square-foot dock on the Wallooske River, adjacent to upland property owned by the Dugan's. The proposed dock would be accessed by an approximately 90-foot-long ramp. The subject property is located at 36353 Bartoldus Road, Township 8N, Range 09W, Section 28CA, Tax Lot 900 (80928CA00900). The subject property is zoned Rural Service Area-Single Family Residential (RSA-SFR). The dock facilities would be placed within the Aquatic Conservation Two (AC-2) Zone, just north of the property owned by the Dugan's. The entire project area is located within Flood Hazard Overlay (FHO), Shoreland Overlay (SO) Districts, and Statewide Wetlands Inventory, Riverine area.

See reverse side for vicinity map and diagram of proposed dock layout.

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 April 22, 2024**, in order to be considered in the review. Planning representative for the application is Jason Pollack, Planner, (503) 325-8611 or jpollack@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 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
- 2.4000 Conditional Development and Use
- 3.0000 Site Oriented Improvements
- 4.1100 Rural Service Area-Single Family Residential (RSA-SFR)
- 4.3700 Aquatic Conservation Two (AC-2)
- 5.1000 Flood Hazard Overlay (FHO)
- 5.4100 Shoreland Overlay District (SO)
- 6.5000 Protection of Riparian Vegetation

Comprehensive Plan

- Goal 1 Citizen Involvement
- Goal 2 Land Use Planning
- Goal 5 Open Spaces, Scenic and Historic Resources, and Natural Resources
- Goal 6 Air, Water and Land Resources
- Goal 11 Public Facilities and Services
- Goal 16 Estuarine Resources
- Goal 17 Coastal Shorelands

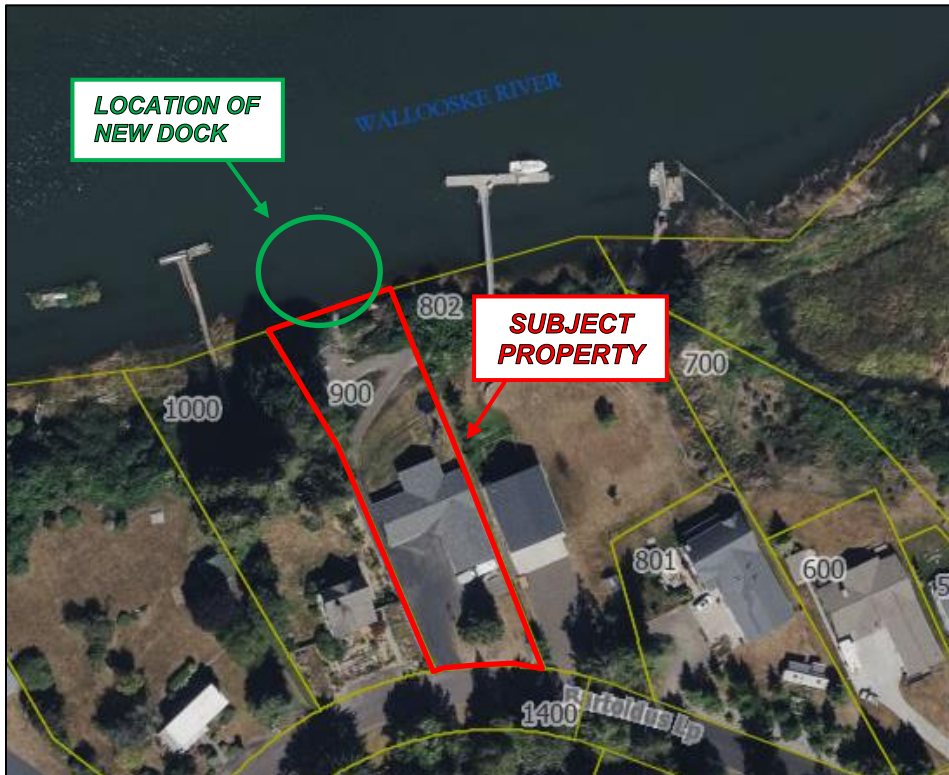
** All documents listed above are available for review at the Clatsop County Community Development Department office, 800 Exchange Street, Suite 100, Astoria, Oregon, and on-line at the county's website, www.clatsopcounty.gov.*

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: April 10, 2024

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.clatsopcounty.gov.

CURRENT CONDITIONS:



PROPOSED SITE PLAN:

