



PUBLIC NOTICE
REQUEST BEFORE THE CLATSOP COUNTY HEARINGS OFFICER:
APPEAL OF LOT OF RECORD DENIAL
Application #20170040

DATE OF HEARING: Friday, March 9, 2018
TIME: 10:00 a.m.
LOCATION: Guy Boyington Building, 857 Commercial Street,
Astoria, Oregon 97103
CONTACT PERSON: Gail Henrikson, Community Development Director

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. A vicinity map for the subject property and a list of applicable criteria is on page 2 (reverse).

A request by applicant Margaret Doman, appealing the denial of a Lot of Record application (Application #20180007). The properties are described as Township 4 North, Range 10 West, Section 30BB Tax Lot 00800 and Township 4 North, Range 10 West, Section 30BB Tax Lot 02601. The properties are located at 31954 Montbrechia Lane and on Marshall Lane, on the west side of Highway 101 and south of the City of Cannon Beach. Please see other side for map.

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development Department, Land Use Planning Division has received the application described above. Pursuant to Sections 2.015 and 2.230 of the *Clatsop County Land and Water Development and Use Ordinance #80-14(LWDUO)*, the Department Director has scheduled a public hearing on this matter before the Hearings Officer at **10:00 a.m. on Friday, March 9, 2018, at Guy Boyington Building, 857 Commercial Street, Astoria, OR 97103**, in accordance with the requirements depicted in the County Ordinance 80-14.

All interested persons are invited to testify in person by attending the hearing, or you may testify in writing by addressing a letter to the Clatsop County Hearings Officer, 800 Exchange Street, Suite 100, Astoria, OR 97103. Written comments may also be sent via FAX to [503-338-3606](tel:5033383606) or via email to comdev@co.clatsop.or.us. Written comments must be received in this office no later than **4 p.m. on Friday, February 23, 2018**, in order to be included in the agenda packet. Written comments received by **4:00 p.m. on Thursday, March 8, 2018**, will be presented to the Hearings Officer at the hearing. Comments will also be accepted at the hearing up to the point when the Hearings Officer closes the public comment portion of the hearing.

NOTE: Failure to raise an issue precludes appeal on that issue; and in raising an issue, you must specify the relevant Zoning Ordinance criterion (see reverse side) to which the issue is directed.

If you have questions about this land use matter or need more information, please contact Gail Henrikson, Community Development Director, (503) 325-8611 or ghenrikson@co.clatsop.or.us.



The following criteria apply to the request:

Land and Water Development and Use Ordinance #80-14:

- Section 1.030 Definition
- Section 2.110 Mailed Notice of a Public Hearing
- Section 2.111 Posted Notice of a Public Hearing
- Section 2.120 Procedure for Mailed Notice
- Section 2.125 Procedure for Published Notice
- Section 2.230 et seq. Request for Review/Appeal
- Section 3.060 Arch Cape Rural Community Residential (AC-RCR) Zone

Clatsop County Standards Document Ordinance 80-14:

- Section 1.030 General Exceptions to Lot Size Standards

Clatsop County Comprehensive Plan:

- Southwest Community Plan

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

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at the Community Development Department Office during normal business hours (M-F, 7:30 a.m.-4:00 p.m.) at no cost and copies will be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost.

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.

