



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 PERMIT APPLICATION – LAND USE PLANNING PERMIT APPLICATION #186-19-000042

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.

Bruce Bessey and Ronald Kachel have submitted a land use application to expand an existing two-unit a bed and breakfast to three units in the Arch Cape Rural Residential (AC-RCR) Zone. The expansion would convert an existing room from residential use of the home to use for the bed and breakfast operation. No alterations to, or expansion of, the exterior of the dwelling/bed and breakfast are proposed.

The property, located at 79819 Ocean Point Road, in Arch Cape, comprises two tax lots, T4N, R10W, Section 30CB, Tax Lots 01400 and 01402, which are bisected by the road. TL 01400, approximately 7,800 square feet in size, is on the east side of Ocean Point Road and is the tax lot with the residence/bed and breakfast establishment. (See map on Page 2.)

A bed and breakfast establishment is evaluated as a Type II conditional use in the AC-RCR Zone per L3.066(10) under county conditional use standards L5.000 et seq. and S3.460 (Home Occupation and Bed and Breakfast Standards). One additional parking space would be required. Additional site-specific conditions of approval and county Building Codes and Environmental Health regulations may apply.

NOTICE IS HEREBY GIVEN that the Clatsop County's Department of Community Development, Planning Division has received the application described in this letter. Pursuant to *Section 2.020* of the Clatsop County Land and Water Development and Use Ordinance (LWDUO), the Department Director has the authority to approve the request in accordance with the requirements as depicted in the County Ordinance 80-14.

All interested persons are invited to submit written comments relevant to the proposed development and applicable standards to the Clatsop County Community Development Department, 800 Exchange Street, Suite 100, Astoria, OR 97103. 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 p.m. on **Thursday, December 19, 2019**, in order to be considered in the review.

NOTE: If written objections are received on 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 decide to place the request on the next appropriate Planning Commission agenda for review. 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.

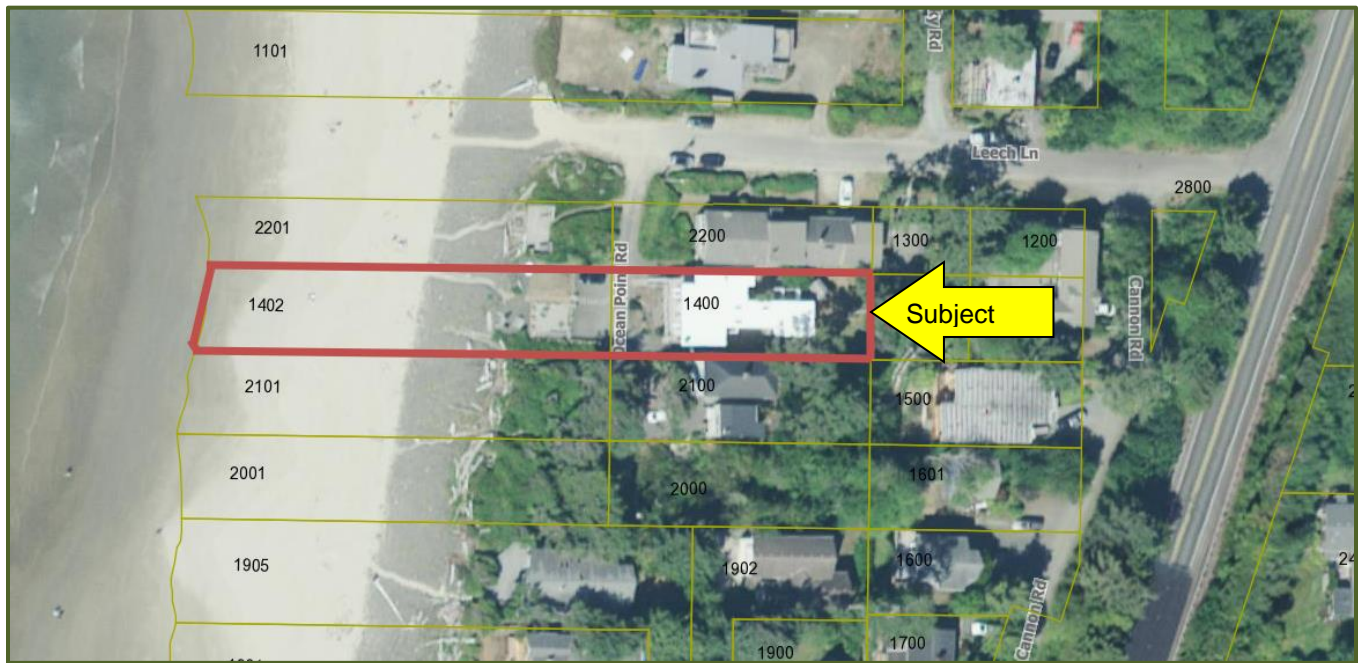
Planning representative for the application is Julia Decker, Planning Manager, (503) 325-8611 or jdecker@co.clatsop.or.us.

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

APPLICABLE CRITERIA:

The following criteria from Clatsop County Land and Water Development and Use Ordinance (LWDUO) apply to the request: Sections 1.010-1.050 (Article 1 Introductory Provisions); 2.020 (Type II Procedure); 2.115 (Procedure for Mailed Notice); 3.060 (AC-RCR Zone); 4.000 (Flood Hazard Overlay District); 5.000-5.030 (Conditional Development and Use); 5.300 (Site Plan Review); and the Clatsop County Standards Document Chapters 2 and 5.

2018 Aerial



Clatsop County GIS

In addition, the following elements of the Clatsop County Comprehensive Plan apply to the request: Goal 1 (Citizen Involvement); Goal 2 (Land Use Planning); Goal 7 (Natural Hazards); Goal 11 (Public Facilities and Services); and Southwest Coastal Community Plan.

These documents 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.

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, 8-5) at no cost and copies will be provided at reasonable cost.

If you have questions about this land use matter or need more information, please contact Julia Decker, Clatsop County Planning Manager, at (503) 325-8611 or via email at jdecker@co.clatsop.or.us.