



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

REQUEST BEFORE THE CLATSOP COUNTY PLANNING COMMISSION:

CONDITIONAL USE PERMIT

Application #20170352

DATE OF HEARING: **Tuesday, November 14, 2017**
TIME: 10:00 a.m.
LOCATION: Judge Guy Boyington Building, 857 Commercial Street, Astoria
CONTACT PERSON: Julia Decker, 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. A vicinity map for the subject property may be found on page 2.

On behalf of Butch Coleman, Trust, Harry E. Coleman Trustee, Vito Cerelli has submitted a request to develop a three-story building to include a restaurant/grocery store/flex space with a manager's living quarters (single-family dwelling accessory to the commercial use) and manager's office in the Rural Community Commercial (RCC) Zone portion of property identified as Township 4 North, Range 10 West, Section 30BB, Tax Lot 00601, located at 79330 Hwy 101, in the rural community of Arch Cape. The property is commonly referred to as the "old Arch Cape deli." The application includes re-purposing the old deli building into a museum and, in the future, a post office. TL 00601 is split-zoned RCC and Arch Cape Rural Community Residential (AC-RCR); the application also includes as Township 4 North, Range 10 West, Section 30BB, Tax Lot 00605, also zoned AC-RCR, to potentially provide additional access to the development. Please see map on reverse side.

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development Department, Land Use Planning Division has received the application described above. Pursuant to *Section 2.025* 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 Planning Commission at 10:00 a.m. on **Tuesday, November 14, 2017**, at the Judge Guy Boyington Building, 857 Commercial Street, Astoria, Oregon 97103.

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 Planning Commission, 800 Exchange Street, Suite 100, Astoria, OR 97103. Written comments may also be sent via email to comdev@co.clatsop.or.us or via [FAX to 503-338-3606](tel:503-338-3606). Written comments must be received in this office no later than **4:00 p.m. on Wednesday, November 1, 2017**, in order to be included in the agenda packet. Written comments received by 9:00 a.m. on Tuesday, November 14, 2017, will be presented at the hearing; comments will be accepted at the hearing up to the point when the Chairperson closes the public comment portion of the hearing.

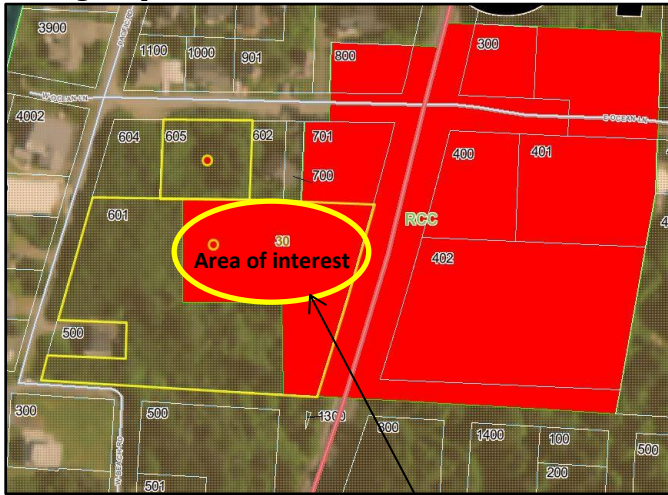
NOTE: Failure to raise an issue precludes appeal on that issue; in raising an issue, you must specify the relevant Zoning Ordinance criterion (see reverse side*) to which the issue is directed.

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

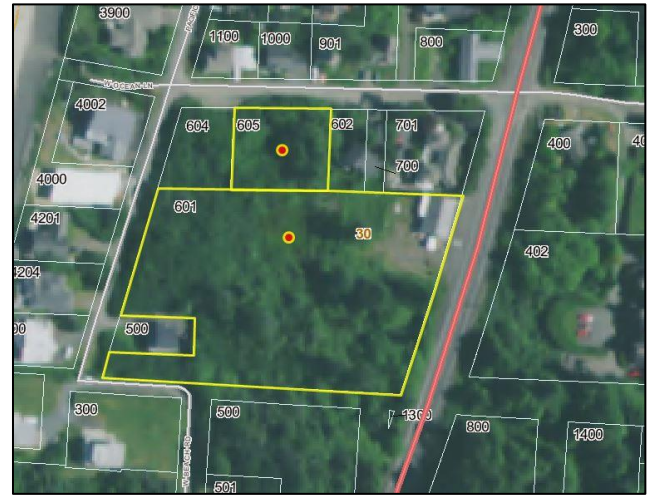
Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

Date Mailed: October 25, 2017

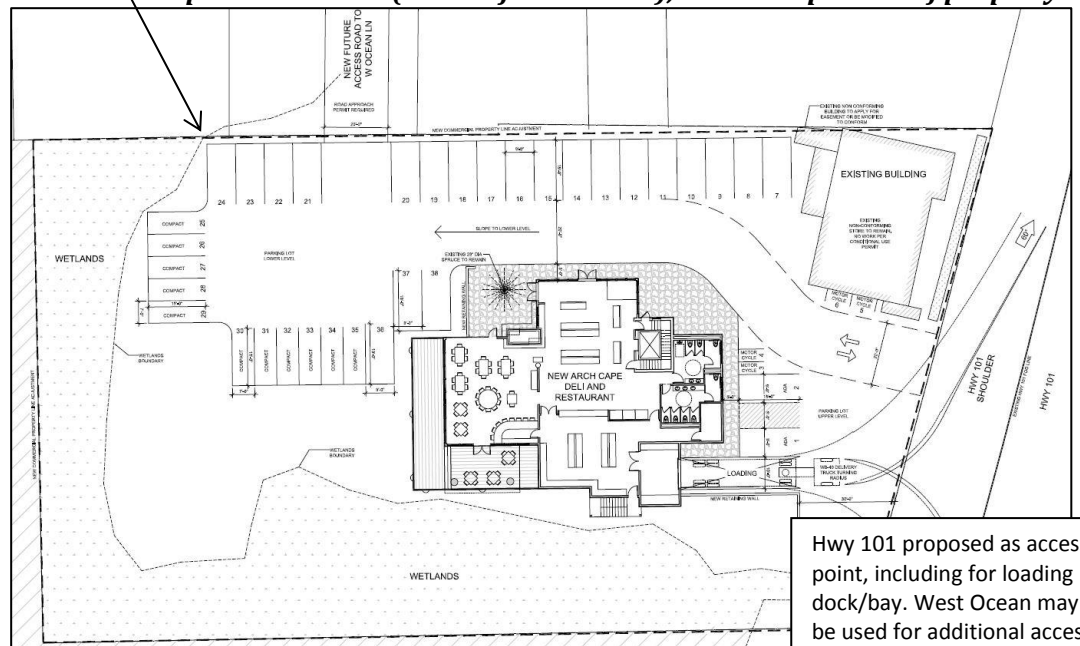
Zoning Map



2017 Aerial



Proposed Site Plan (middle floor shown), RCC Zone portion of property



Hwy 101 proposed as access point, including for loading dock/bay. West Ocean may be used for additional access, depending upon final configuration approvals, including Oregon Department of State Lands for wetlands.

The following criteria apply to the request:

LWDUO 80-14

- 1.010-1.050 Article 1 Introductory Provisions
- 2.025 Type IIa Procedure
- 2.046 Applicant-Neighborhood Meeting
- 2.110 Mailed Notice of a Public Hearing
- 2.111 Posted Notice of a Public Hearing
- 2.125 Procedure for Published Notice
- 3.060 Arch Cape Rural Community Residential (AC-RCR) Zone
- 3.252 Rural Community Commercial (RCC) Zone
- 5.000. Conditional Use

Standards Document

- Chapter 2. Site Oriented Improvements
- Chapter 3. Structure Siting and Development
- Chapter 5. Vehicle Access Control and Circulation

Comprehensive Plan

- Goal 1 – Citizen Involvement
 - Goal 2 – Land Use Planning
 - Goal 7 – Areas Subject to Natural Disasters and Hazards
 - Goal 9 – Economic Development
- 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, 7:30 a.m. to 4 p.m.) at no cost and 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 Planner, at (503) 325-8611 or via email at jdecker@co.clatsop.or.us.