



STAFF REPORT
Conditional Use, Type II Action

Applicants: Bruce Bessey, Ronald Kachel, 79819 Ocean Point Road, PO Box 832, Arch Cape, Oregon 97110.

Owner: Same.

Request: Conditional Use Permit for two-unit Bed & Breakfast

Comments Received: Columbia River Estuary Study Taskforce (CREST), Debra Birkby.

Recommendation: Staff recommends approval with conditions.

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I. BACKGROUND: The applicant is requesting a Conditional Use Permit for a two-unit Bed & Breakfast in an existing dwelling (built in 1951) on a 7,791 sq.ft. Parcel (Tax Lot 1400) with some parking being placed on a 10,000 sq.ft. parcel immediately west of Tax lot 1400 (Tax lot 1402) also owned by the applicants, in the Arch Cape area. The property is zoned AC-RCR (Arch Cape-Rural Community Residential) with a Flood Hazard Overlay (FHO).

1. Legal Description and Property Location: The property is described as Township 4N, Range 10W, and Section 30CB, Tax Lots 1400 and 1402. The property is located on Ocean Point Road in the Arch Cape area. Ocean Point Road splits the two tax lots.

2. Lot Size/Acreage: Tax lot 1400 is 7,791 sq.ft. in size while Tax lot 1402 is approximately 12,315 (with 2,315 west of the State zone line). Therefore Tax lot 1402 is around 10,000 sq.ft.

3. Zoning Designation: AC-RCR/FHO (Arch Cape-Rural Community Residential-Single Family Residential/Flood Hazard Overlay).

4. Comprehensive Plan Designation: Rural Lands

5. Applicable Criteria: Sections 1.010-1.050, 2.120, 3.060, 4.000, 5.000-5.064, and Standards Chapters 1-3, Section S3.460-S3.468, Southwest Coastal Community Plan.

6. Use: Presently used as a single-family dwelling. Proposed use is a two-unit bed & breakfast.

7. Adjacent Land Use Designations: Properties in this neighborhood are zoned AC-RCR.

8. Adjacent Land Uses: Properties in this neighborhood consists primarily of single-family dwellings.

II. CRITERIA- DEVELOPMENT CODE:

A. Section 3.066. AC-RCR (Arch Cape-Rural Community Residential) Conditional Development and Use (#10) - Bed and breakfast establishment subject to the standards in Clatsop County Standards Document, Section S3.464-S3.468.

Staff Finding: Bed and breakfast establishments are allowed in the AC-RCR zone subject to approval of a Conditional Use Permit, Sections 5.000-5.030 and Standards Sections S3.464-S3.468.

B. Sections 5.015.2(a-g). Conditional Development and Use: Conditional Use Permit approval criteria.

(a) The proposed use does not conflict with any provision, goal, or policy of the Comprehensive Plan.

Applicant: The Comprehensive Plan allows for a Bed and Breakfast as a conditional use and so we will meet the requirements.

Staff Finding: The proposed use is consistent with the applicable goals and policies of the Comprehensive Plan, which includes, Citizen Involvement (Goal 1), Land Use (Goal 2), Economy (Goal 9), Public Facilities and Services (Goal 11) and Southwest Coastal Community Plan policies.

(b) The proposed use meets the requirements and standards of the Clatsop County Land and Water Development and Use Ordinance (Ordinance 80-14).

Applicant: The propose use of the listed property meets the requirements and standards of the Clatsop County Land and Water Development and Use Ordinance.

Staff Finding: The proposed use requires a Conditional Use Permit in the AC-RCR zone subject to review under a Type II procedure. Staff has reviewed the goals and policies of the Comprehensive Plan as well as the requirements and standards of the Clatsop County Land and Water Development and Use Ordinance and could find no conflict with any provision, goal, policy, requirement or standards.

(c) The site under consideration is suitable for the proposed use considering:

- 1. The size design, and operating characteristics of the use, including but not limited to off-street parking, fencing/buffering, lighting, signage, and building location.**

Applicant: The site under consideration is suitable for the property use.

- 1. The size, design and operating characteristics of the use are suitable for the site, including adequate off-street parking, fencing/buffering, lighting and building**

location. Signing will be added within guidelines of S3.464(4) upon acceptance of this application.

Staff Finding: While lot sizes in the Arch Cape area are small, the site of the present dwelling has adequate area for off-street parking (see site plan by applicant attached). Section S3.464 (3a) requires one off-street parking space for the rental unit plus the 2 required for the residence of the person conducting the establishment. Applicants indicate two family vehicles will park on the west side of Ocean Point Road leaving off-street parking for the two-unit bed and breakfast on the east side of Ocean Point Road nearest the dwelling. Applicants indicate on their site plan that there will be parking for 3 cars on this side of Ocean Point Road (a private road about 24.5 feet in width). Fencing/buffering and additional lighting will not need to be added to the site to accommodate a bed & breakfast usage. Signing will be applied for as a condition of approval.

2. The adequacy of transportation access to the site, including street capacity and ingress and egress to adjoining streets.

Applicant: There is adequate transportation access to the site, including street capacity and ingress and egress to adjoining streets.

Staff Finding: Ocean Point Road (a private road) runs north to south and intersects with Leech (Walsh) Lane, which runs west to east to Highway 101. Leech Lane is 40 feet wide. In Arch Cape, roads are narrow with a mixture of gravel and oil mat surfaces. Some are private roads like Ocean Point, some are State and County roads and some are maintained by the public.

3. The adequacy of public facilities and services to serve the use.

Applicant: There are adequate public facilities and services necessary to serve the use.

Staff Finding: Public facilities (water, sewer, fire protection, schools, transportation) are available to the site and are adequate to serve the use. Arch Cape Service District and Cannon Beach RFPD submitted no comments.

4. The natural and physical features of the site such as topography, natural hazards, natural resource values, and other features.

Applicant: The natural and physical features of the site such as topography, natural hazards, natural resource values and other features are suitable for the proposed use.

Staff Finding: Topographically, the property is flat and drops down to the ocean. The natural and physical features of the site are appropriate to use as a bed & breakfast.

(d) The proposed use is compatible with existing and projected use on surrounding lands, considering the factors in 5.015(2 c) above.

Applicant: The proposed use is compatible with existing and projected uses on surrounding lands, considering the factors in (c) above.

Staff Finding: Existing uses on surrounding lands are single-family residences, with short term rental units. Comment was received from Debra Birkby regarding the proliferation of rental units in the neighborhood. A two-unit bed & breakfast on these lots should create no impacts out of character with the existing neighborhood.

(e) The proposed use will not interfere with normal use of coastal shorelands.

Applicant: The proposed use does not interfere with normal use of coastal shore lands.

Staff Finding: The dwelling currently exists. There is nothing in the record to indicate modification of the use to a bed & breakfast will not interfere with or adversely affect aquatic or coastal shorelands

(f) The proposed use will cause no unreasonably adverse effects to aquatic or coastal shoreland areas.

Staff Finding: The dwelling currently exists. There is nothing in the record to indicate modification of the use to a bed & breakfast will not interfere with or adversely affect aquatic or coastal shorelands

(g) The use is consistent with the maintenance of big game habitat on lands identified in the Comprehensive Plan as Agricultural Lands or Conservation Forest Lands. In making this determination, consideration shall be given to the cumulative effects of the proposed action and other development in the area on big game habitat.

Applicant: The proposed use is consistent with the maintenance of peripheral and major big game habitat on lands identified in the Comprehensive Plan as Agricultural Lands or Conservation Forest Lands.

Staff Finding: The property is located in an excluded range area and is neither Agricultural Lands nor Conservation Forest Lands. This standard does not apply.

C. S3.462. Home Occupation Standards.

The following limitations and requirements shall apply to all Home Occupations.

- (1) Parking of 1 space per employee must be provided on the same tract of land. Parking spaces needed for employees of a home occupation shall be provided in defined areas of the property which are accessible, usable, designed and surfaced for that purpose.**

Applicant: The owners/operators of the property are the sole employees of the Home Occupation. The property designated two parking spaces for the owner/operators.

Staff Finding: Applicants have submitted a plot plan showing the location of 2 parking spaces for the owner/operators and 2 parking spaces (plus one for overflow) for the customers of the bed and breakfast

- (2) No more than two vehicles or trailers are to be used in the operation of the Home Occupation.**

Applicant: The owners/operators of the Home Occupation maintain one vehicle on the property.

Staff Finding: Applicant meets this criterion.

- (3) ***No modification shall be made to the dwelling to establish or operate the Home Occupation that would cause it to resemble anything other than a dwelling.***

Applicant: No modifications will be made to the dwelling to establish or operate the Home Occupation that would cause it to resemble anything other than a dwelling.

Staff Finding: Clatsop County approved a Minor Design Review request by the applicants in August 2005 for minor repairs to the existing dwelling (exterior renovations: removal of south porch and dual stair access to second level, replacement of windows, front second level deck to be decreased to 30' x 8', front second level balcony to be decreased to 8' x 4', open area on north and west side below the second level to be enclosed and the entire structure to be resided in cedar shingles). As a condition of approval, because the property is within a Flood Hazard Overlay, the applicant was required to use breakaway wall construction when enclosing the structure on the north and west sides of the home. Breakaway wall construction is defined as "a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation systems." In any case, these renovations would not cause the building to resemble anything other than a dwelling.

- (4) ***All materials, parts, tools and other equipment used in the operation of the Home Occupation shall be stored entirely within the dwelling or accessory building.***

Applicant: All materials, parts, tools and other equipment used in the operation of the Home Occupation shall be stored entirely within the dwelling or accessory building.

Staff Finding: This requirement will be a condition of approval.

- (5) ***The Home Occupation shall not involve operations or use of equipment or processes which would produce or cause the emission of gasses, dust, odors, vibration, electrical interference, smoke, noise, or light in a manner likely to cause offense to irritation to neighboring residents. The Home Occupation shall comply with the applicable federal, state and local regulations.***

Applicant: The Home Occupation does not involve operations or use of equipment or processes which would produce or cause the emission of gasses, dust, odors, vibration, electrical interference, smoke, noise or light in a manner likely to cause offense or irritation to neighboring residences. The Home Occupation complies with the applicable federal, state and local regulations.

Staff Finding: This requirement will be a condition of approval.

- (6) ***No more than one unlighted sign with a combined area on all surfaces of 6 square feet shall be used to identify the Home Occupation. No other form of identification or advertisement shall be used.***

Applicant: One unlighted sign with a combined area on all surfaces of six square feet or less shall be used to identify the Home Occupation. No other form of identification or advertisement will be used.

Staff Finding: Applicant will be required to obtain a sign permit for the sign mentioned above. This will be a condition of approval.

- (7) (A) ***Retail Sales shall be allowed provided the activity does not give the outward appearance or manifest the characteristics of a retail business, such as signs other than those permitted under S3.462(6), advertising the dwelling as a business location, generate noise or traffic that adversely affects neighbors, or cause other adverse off-site impacts.***

Applicant: Activity will not give the outward appearance or manifest the characteristics of a retail business, such as signs other than those permitted under S3.462(6), advertising the dwelling as a business location, generate noise or traffic that adversely affects neighbors, or cause other off-site impacts.

Staff Finding: This will also be a condition of approval.

- (7) (B) ***A Complaint from neighbors shall be cause for review of any Home Occupation conducted as a retail business. The review may be a Type II County enforcement proceeding. In such proceeding, the Compliance Order may impose any of the conditions described in 5.025 of the Clatsop County Land and Water Development and Use Ordinance.***

Applicant: A complaint from neighbors shall be cause for review of any Home Occupation conducted as a retail business. The review may be a Type II County enforcement proceeding. In such proceeding, the Compliance Order may impose any of the conditions described in 5.025 of the Clatsop County Land and Water Development and Use Ordinance.

Staff Finding: This will also be a condition of approval.

- (8) ***A Home Occupation in or adjacent to the AF, F-80 and EFU zones shall not involve activities which might disrupt or adversely impact forest use of the parcel or adjacent parcels. The Home Occupation shall also not involve activities sensitive to standard farm or forest management practices.***

Applicant: The Home Occupation does not involve activities which might disrupt or adversely impact forest use of the parcel or adjacent parcels. The Home Occupation does not involve activities sensitive to standard farm or forest service practices.

Staff Finding: The applicants' property is within the AC-RCR zone and not forest or farm zones. This criterion does not apply.

- (9) ***Repair or assembly of any vehicles or engines is not allowed.***

Applicant: Repair or assembly of any vehicles or engines is not performed on this property.

Staff Finding: Applicant is not proposing to do any repair or assembly of any vehicles or engines.

(10) *Deliveries or pick-ups of supplies or products, associated with the home occupation, are allowed to occur between 8:00 a.m. and 6:00 p.m.*

Applicant: Any deliveries or pick-ups of supplies or products, associated with the Home Occupation, will occur between 8am and 6pm.

Staff Finding: This will also be a condition of approval.

(11) *No outside storage, display of goods or merchandise, or external evidence of a home occupation shall occur except as otherwise permitted in this section.*

Applicant: No outside storage, display of goods or merchandise, or external evidence of a home occupation shall occur except as otherwise permitted in this section.

Staff Finding: This will also be a condition of approval.

(12) *The premises upon which the home occupation is conducted shall be the residence of the person conducting the home occupation.*

Applicant: The premise upon which the Home Occupation is conducted is the residence of the person conducting the Home Occupation.

Staff Finding: This will also be a condition of approval.

(13) (A) *Not more than three (3) non-resident employees or vehicles are allowed on the premises at any one time in conjunction with a home occupation in the RSA-MFR, RA-1, RA-2 and RA-5 zones.*
(B) *Not more than five (5) non-resident employees or vehicles are allowed on the premises at any one time in conjunction with a home occupation in the AF, F-80 and EFU zones.*

Applicant: There will be no non-resident employees or vehicles on the premises in conjunction with the Home Occupation.

Staff Finding: This will also be a condition of approval.

(14) *Parking of any trailers associated with the home occupation shall be within an enclosed building or screened from view by adjoining properties.*

Applicant: There are no trailers associated with the Home Occupation

Staff Finding: Applicant meets this criterion.

D. Section S3.464. Bed & Breakfast Establishment Standards.

The following standards shall apply to all bed & breakfast establishments in order to preserve the character of the neighborhood or area in which it is to be located. Bed and breakfast establishments shall be allowed in the zones as permitted by this section and as defined by ORS 215.448 (Home Occupations). The regulations have been established to provide an alternative form of lodging for visitors who prefer a residential setting.

1. Number of rental units.

- a. 1-5 unit establishment is subject to approval of a Type I development permit and Section 2.070 in the following zones: NC, TC and GC.***
- b. 1-5 unit establishment is subject to approval of a Type II Conditional Use Permit and Section 5.000-5.030 in the following zones: RSA-SFR, RSA-MFR, CR, SFR-1, RA-1, RA-2, RA-5, EFU, AF, F-80.***

Applicant:

(1) (A) - Not applicable.

- (B) - This 2 unit establishment is subject to approval of a Type II Conditional Use Permit and Section 5.000-5.030 (Zones RSA-SFR, RSA-MFR, CR, SFR-1, RA-1, RA-2, RA-5, EFU, AF-80).

Staff Finding: The applicant meets this criteria, as the proposal is a 2-unit establishment in an AC-RCR zone subject to approval of a Type II Conditional Use Permit. Note: The RSA-SFR zone was changed to AC-RCR by Ordinance No. 03-10.

2. Establishment shall be operated substantially in:

- a. The dwelling unit, and historical resource buildings; and***
- b. It shall not unreasonably interfere with other uses permitted in the zone in which the property is located; and***
- c. Will employ not more than three full or part-time persons; and***
- d. The premises upon which the bed and breakfast establishment is conducted shall be the residence of the person conducting the establishment.***

Applicant: The establishment is operated in a dwelling unit; it does not unreasonably interfere with other uses in the zone in which the property is located; it will not employ more than three full or part-time employees; and the premise upon which the Bed & Breakfast is conducted is the residence of the person(s) conducting the establishment.

Staff Finding: The bed & breakfast will be operated entirely within an existing dwelling, built in 1951, that is the residence of the applicant who will be conducting the establishment. The establishment will not interfere with the neighborhood. Use of the dwelling as a two-unit bed & breakfast will not unreasonably interfere with other uses permitted in the zone or in the adjacent zones. One comment letter was received from a neighbor regarding the number of rental units in the neighborhood.

- 3. a. *One off-street parking space shall be provided for each rental unit plus the 2 required spaces for the residence of the person conducting the establishment. Off-street parking requirements are subject to the standards in Section S2.200-S2.212 (Off-Street Parking Required).***

b. Additional parking shall be provided for employees subject to the standards in Section S2.200-S2.212 (Off-Street Parking Required).

c. A reduction in the number of rental units may be required if the impacts of the parking area cannot be mitigated.

Applicant: One off-street parking space is provided for each rental unit plus the two required spaces for the residence of the person conducting the establishment, subject to the standards in section S2.200-S2.212 (Off-Street Parking Required). Additional parking shall be provided for employees subject to the standards in S2.200-S2.212 (Off-Street Parking Required).

Staff Finding: The applicant currently shows two parking spaces for the occupants and 2 parking spaces plus one for overflow for the two units in the area closest to the dwelling unit. Applicant indicates only the two owners will be the employees of the bed and breakfast. Applicant meets this criterion.

4. Signing is limited to a six (6) square foot nameplate, non-illuminated (replaces S3.462 (6)).

Applicant: Signing will not exceed a six square foot nameplate, non-illuminated (replaces S3.462(6)).

Staff Finding: Applicant states a sign less than 6 square feet in size will be provided. As a condition of approval, the applicant will be required to apply for and receive approval of a sign permit from Community Development.

5. All Bed and breakfast establishments shall comply with the applicable state and local health, building and fire code requirements.

Applicant: The Bed & Breakfast establishment shall comply with the applicable state and local health, building and fire code requirements.

Staff Finding: Applicant will submit a letter from the Cannon Beach RFPD noting no code deficiencies as a condition of approval. This will also be a condition of approval.

6. Bed and breakfast establishments shall comply with the development standards of the base zone, and overlay zone where applicable.

Applicant: The Bed & Breakfast establishment shall comply with the development standards of the base zone and overlay zone where applicable.

Staff Finding: No additional development is planned at this time; therefore, no flood proofing of the property will be required.

7. Any expansion of an existing building or alterations that increase the intensity of the establishment, may require, at the discretion of the Planning Director, a Type II Conditional Use Permit subject to Section 5.000-5.030, in the following zones: RSA-SFR, RSA-MFR, CR, SFR-1, RA-1, RA-2, RA-5, EFU, AF, F-80.

Applicant: Any expansion of the existing building or alterations that increase the intensity of the establishment, may require, at the discretion of the Community

Development Director, a Type II conditional use permit subject to Section 5.000-5.030 in zones RSA-SFR, RSA-MFR, Cr, SFR-1, RA-1, RA-2, RA-5, EFU, AF, F-80.

Staff Finding: The applicant has no plans to expand the existing building, or to increase the intensity of use beyond the 2-units planned for use as a bed and breakfast. The applicant has been notified a Conditional Use Permit may be required if the existing building is to be expanded or altered in the future to increase the intensity of the use (as well as any flood proofing)

8. Residential structures may be remodeled for the development of a bed and breakfast establishment. However, structural alteration may not be made which prevent the structure from being used as a residence in the future. Internal or external changes which will make the dwelling appear less residential in nature or function are not allowed.

Applicant: Structural alterations will not be made which prevent the structure from being used in the future. Internal or external changes will not be made which make the structure appear less residential in nature.

Staff Finding: No external remodeling is proposed. The applicant has been made aware, however, of the remodeling restrictions should plans change in the future.

9. An establishment in or adjacent to the AF, F-80 and EFU zones shall not involve activities which might disrupt or adversely impact farm or forest use of the parcel or adjacent parcels.

Applicant: The establishment will not involve activities which might disrupt or adversely impact farm or forest use of the parcel or adjacent parcels.

Staff Finding: This criterion does not apply as the property is not adjacent to the AF, F-80 or EFU zones.

10. Access to serve a bed and breakfast establishment shall be designed to meet the criteria within Standards Section S5.032-S5.033 (Access Control) and the applicable standards within Section S6.000 (Road Standard Specifications for Design and Construction).

Applicant: Access to serve a Bed & Breakfast establishment is designed to meet the criteria within Standards Section S5.032-S5.033 (Access Control) and the applicable standards within Section S6.000 (Road Standard Specifications for Design and Construction).

Staff Finding: Ocean Point Road runs north to south and intersects with Leech Lane which runs east to west to Highway 101. In Arch Cape, roads are narrow with a mixture of gravel and oil mat surfaces. Some are private roads like Ocean Point, some are State and County roads and some are maintained by the public.

S3.466. Bed & Breakfast Establishment Standards for Standard Sized Lots or Parcels. Bed and breakfast establishments may be considered on parcels or lots that meet the minimum lot size in the following zones as provided by this section.

Staff Finding: The minimum lot size for the AC-RCR zone is 7,500 sq.ft. The applicant's have submitted a plot plan of their property showing Tax lot 1400 (property to the east) totals 6,463 square feet while the Assessor & Tax lot map indicates Tax lot 1401 (property to the west) totals 17,124 sq.ft. However, with a little more research through the County's GIS mapping system, it appears the applicant's have provided only the portion of the property which the house stands on. The applicant's property (Tax lot 1400) in particular runs to the east edge of Tax lot 1402. This portion of Tax lot 1400 is actually Ocean Point Road. Therefore, Tax lot 1400 is actually 7,791 sq.ft. in size and Tax lot 1402 is approximately 10,000 sq.ft. in size for a total ownership of 17,791 sq.ft. See attached maps.

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Based on the findings established within this report, Staff recommends APPROVAL of the application for a Conditional Use Permit for a Bed & Breakfast subject to the following conditions:

1. The Conditional Use Permit is limited to use of the site as a two-unit bed & breakfast. Any future expansion of the number of units would require submission and approval of an additional Conditional Use Permit request.
2. Required parking spaces for the bed & breakfast clients, owner/operators, and employees shall be clearly marked and defined.
3. Parking, turnaround, and driveway access to the bed & breakfast will be as indicated on the site plan submitted by the applicant in conjunction with this Conditional Use Permit application. Any changes in the parking, turnaround, and driveway access must be approved by the Planning Department to ensure continued compliance with access and road standard requirements.
4. Parking shall not be allowed on the private road at any time. All parking shall be contained within the areas designated on the plot plan submitted with the request.
5. The applicant will comply with applicable state and local health, building and fire code requirements in the use of the dwelling as a bed & breakfast.
6. Per Section S3.462 (7B): "A complaint from neighbors shall be cause for review of any Home Occupation conducted as a retail business. The review may be a Type II County enforcement proceeding. In such proceeding, the Compliance Order may impose any of the conditions described in S5.025 of the Clatsop County Land and Water Development and Use Ordinance."
7. Applicant will submit a letter from the Cannon Beach RFPD noting no code deficiencies.
8. All materials, parts, tools and other equipment used in the operation of the Home Occupation shall be stored entirely within the dwelling or accessory building.
9. The Home Occupation will not involve operations or use of equipment or processes which would produce or cause the emission of gasses, dust, odors, vibration, electrical interference, smoke, noise or light in a manner likely to cause offense or

irritation to neighboring residences. The Home Occupation complies with the applicable federal, state and local regulations.

12. No more than one unlighted sign with a combined area on all surfaces of 6 square feet shall be used to identify the Home Occupation. No other form of identification or advertisement shall be used. A sign permit from Community Development shall be reviewed and approved.
13. A Complaint from neighbors shall be cause for review of any Home Occupation conducted as a retail business. The review may be a Type II County enforcement proceeding. In such proceeding, the Compliance Order may impose any of the conditions described in 5.025 of the Clatsop County Land and Water Development and Use Ordinance.
14. Any deliveries or pick-ups of supplies or products, associated with the Home Occupation, will occur between 8am and 6pm.
15. No outside storage, display of goods or merchandise, or external evidence of a home occupation shall occur except as otherwise permitted in this section.
16. The premise upon which the Home Occupation is conducted is the residence of the person conducting the Home Occupation.
17. There will be no non-resident employees or vehicles on the premises in conjunction with the Home Occupation.

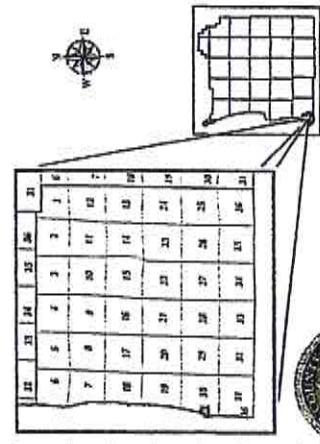
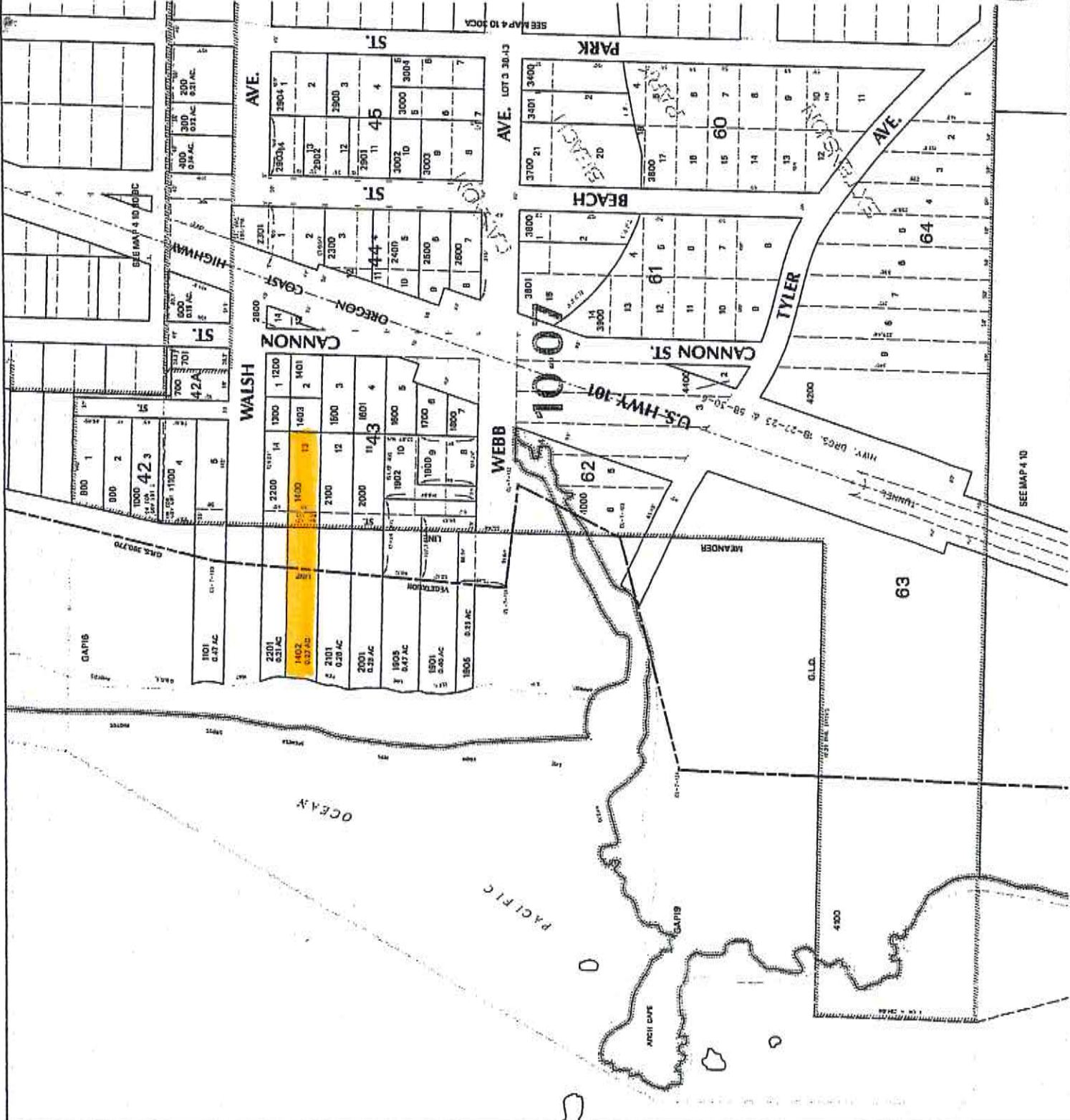
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September 06, 2005

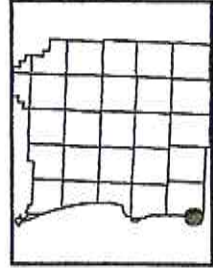
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SEE MAP 4.10

Clatsop County Assessment & Taxation

- PLS
- PLS
- PLS Townships
- Tax Lot Arrows
- Tax Map
- Water Body
- River
- Creek
- Pruned Boundary
- Supplemental Boundary
- J-4
- DLC
- Road R-O-W
- RR R-O-W



1/20/2006



TOTAL AREA = 18 acres
0.47 AC

WA

2201
0.21 AC

2200

1300

1402
0.27 AC

1400

1403

(7,791 sq. ft. including road)

2101
0.28 AC

2100

1500

2001
0.28 AC

2000

1601

1905
0.47 AC

1902

1600

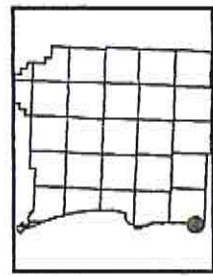
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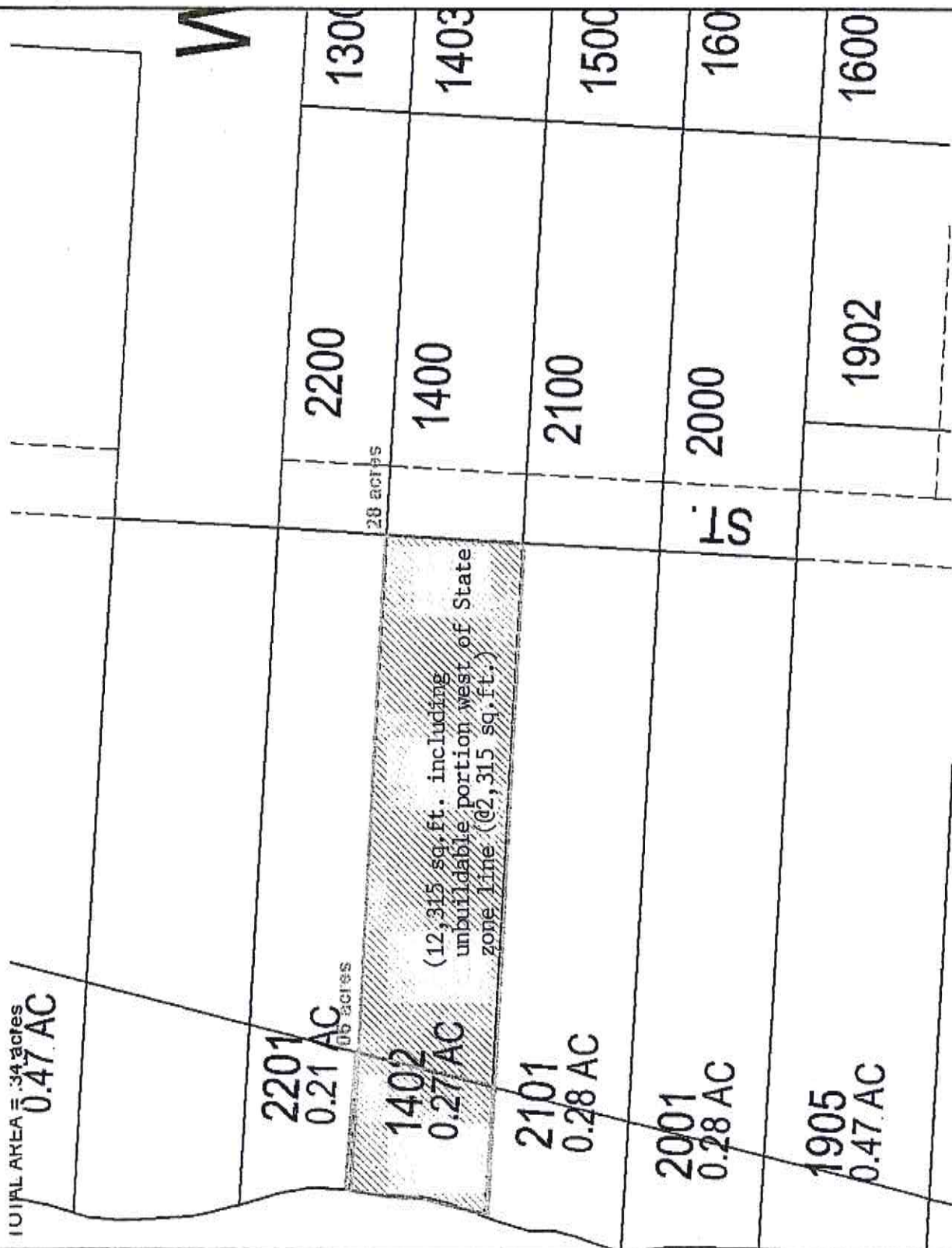
1 in. = 52 ft.

Clatsop County Assessment & Taxation

- PLS
- PLS
- PLS Townships
- Tax Lot Airways
- Tax Map
- Water Body
- River
- Creek
- Parcel Boundary
- Supplemental Boundary
- 34
- DLC
- Road R-O-W
- RR R-O-W



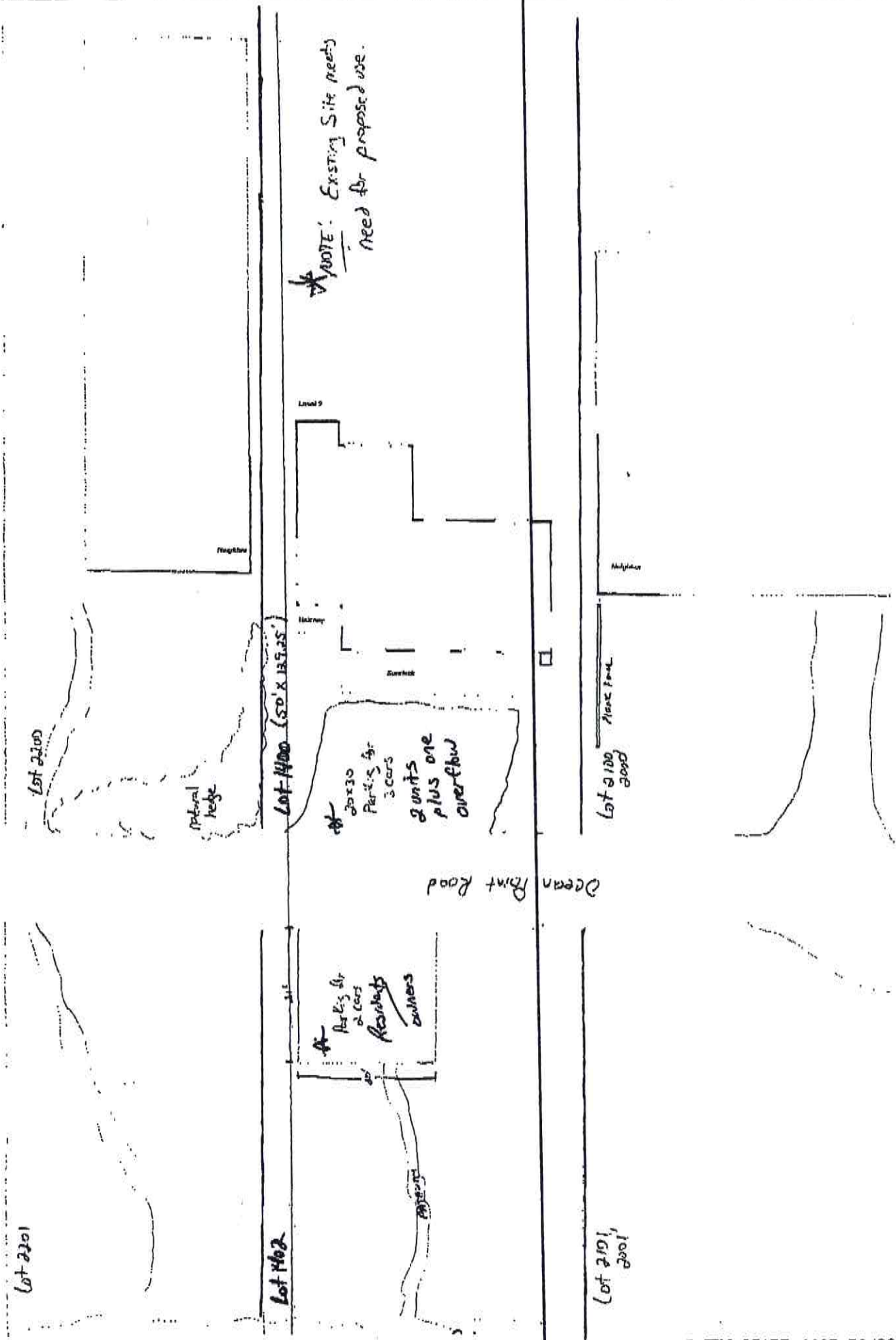
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Public Beach Access

Leech Lane (Walsh Ave)



(10) Access to serve a Bed & Breakfast establishment is designed to meet the criteria within Standards Section S5.032-S5.033 (Access Control) and the applicable standards within Section S6.000 (Road Standard Specifications for Design and Construction).