



Clatsop County Planning Department  
 800 Exchange Street  
 Suite 100  
 Astoria, OR 97103  
 503-325-8611  
 Fax: 503-338-3606  
 comdev@clatsopcounty.gov  
 Website: <https://clatsopcounty.gov>

# Development Permit

## Grading Permit

Type I Complex

Record Number: 186-25-000009-PLNG

IVR Tracking Number: 186010957757

**Application Date:** 01/07/2025

**Expiration Date:** 07/06/2025

**Issued Date:** 01/10/2025

**Project Name:** GRADING Barnes

**Description:** After-the-fact gravel fill/grading - 30cy, 3,000sf disturbed, within 10ft of septic

### OWNER AND SITE ADDRESS

<b>Owner:</b>	RONNIE L BARNES	<b>Parcel:</b>	71015BB02500	<b>Worksite Address:</b>	
<b>Address:</b>	90496 WIND AND SEA LP WARRENTON, OR 97146			90496 WIND AND SEA LOOP WARRENTON, OR 97146	
<b>Owner:</b>	TINA M BARNES				
<b>Address:</b>	90496 WIND AND SEA LP WARRENTON, OR 97146				

### CONTACT INFORMATION

Type	Name	Address	Phone
Applicant	BARNES, RON	90496 WIND AND SEA LP, WARRENTON, OR 97146	503-784-3439
Billed To	STEVE WINTERS	1805 THOMPSON FALLS DR, SEASIDE, OR 97138	503-717-3256

### GENERAL INFORMATION

**Use Category:** GRADING - Grading Permit

**Zoning 1:** RA-5

**Zoning 2:** BDO

**Comp Plan Designation:** Rural Lands

**Record Link:** <https://aca-oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=25CAP>

### FEES

Fee	Qty	Qty type	Fee status	Fee amount	Amount paid
Public Works - grading and drainage review - PW	1	Ea	INVOICED	\$130.00	\$130.00
GIS fee - Planning	1	Ea	INVOICED	\$9.00	\$9.00
Public Works - grading and drainage review - PL	1	Ea	INVOICED	\$11.00	\$11.00

### INSPECTIONS

Inspections may be required by Clatsop County Planning Department for the indicated Application/Permit Type. Please contact the agency to determine if inspections are required.

**RECORD HISTORY**

<b>Staff Member</b>	<b>Status</b>	<b>Date</b>
Rebecca Sprengeler	Application Intake - Application Submitted	01/07/2025
Dean Keranen	Application Intake - Issue Permit/Decision	01/10/2025
Dean Keranen	Close Out - Decision/Permit Issued	01/10/2025

**COMPLIANCE/AGENCY REQUIREMENTS**

Except as noted, the Clatsop County Community Development Department finds the proposed use(s)/action(s) in compliance with Clatsop County Land and Water Development and Use Ordinance and with the Clatsop County Comprehensive Plan. The evaluation of the land parcels outlined above is based on the information presented at this time, standards provided in the Clatsop County Land and Water Development and Use Ordinance, and policies of the Comprehensive plan, and the Zoning/Comprehensive Plan Map.

The applicant or property owner must comply with the conditions noted below and on the attached applicant's statement. This permit is not valid unless the conditions are met.

**OTHER REQUIREMENTS**

Pertaining to the subject property described, I hereby declare that I am the legal owner of record, or an agent having the consent of the legal owner of record, and am authorized to make the application for a Development Permit/Action so as to obtain permits: Building, Sanitation, U.S. Army Corp of Engineers, Oregon Division of State Lands, Oregon Department of Transportation, Oregon Department of Parks and Recreation, or a Clatsop County Road Approach. I shall obtain any and all necessary permits before I do any of the proposed uses or activities. The statements within this application are true and correct to the best of my knowledge and belief. I understand that if the permit authorized was based on false statements, or it is determined that I have failed to fully comply with all conditions attached to and made part of this permit, this permit approval is hereby revoked and null and void.

It is expressly made a condition of this permit that I at all times fully abide by all State, Federal, and local laws, rules, and regulations governing my activities conducted or planned pursuant to this permit.

As a condition for issuing this Development Permit/Action, the undersigned agrees that he/she will hold Clatsop County harmless from and indemnify the County for any and all liabilities to the undersigned, his/her property or any other person or property, that might arise from any and all claims, damages, actions, causes of action or suits of any kind or nature whatsoever, which might result from the undersigns' failure to build, improved, or maintain roads which serve as access to the subject property or from the undersigns' failure to fully abide by any of the conditions included in or attached to this permit.

**WAIVER OF VESTED RIGHTS DURING APPEAL PERIOD FOR ZONING AUTHORIZATIONS.** I have been advised that this Land and Water Development Permit/Action by Clatsop County Community Development Director may be appealed within twelve (12) calendar days of the date of permit issuance and authorization (note: if the twelfth day is a Saturday, Sunday, or legal holiday, the appeal period lasts until the end of the next day which is a Saturday, Sunday, or legal holiday). I understand that if the approval authorized by the County and referenced above is reversed on appeal, then the authorization granted prior to the end of the appeal period will be null and void. I further understand and consent to the fact that any actions taken by me in reliance upon the authorization granted during the appeal period shall be at my own risk, and that I hereby agree not to attempt to hold Clatsop County responsible for consequences or damages in the event that removal of improvements constructed during the appeal period is ordered because an appeal is sustained.

I am aware that failure to abide by applicable Clatsop County Land and Water Development and Use Ordinance 80-14, as amended and Standards Document regulations may result in revocation of this permit or enforcement action by the County to resolve a violation and that enforcement action may result in levying of a fine.

I understand that a change in use, no matter how insignificant, may not be authorized under this permit and may require a new Development Permit/Action (check first, with the Clatsop County Community Development Department).

I understand that his Development Permit/Action expires 180 days from the date of issuance unless substantial construction or action pursuant to the permit has taken place. Upon expiration, a new development permit must be obtained.