



Clatsop County Planning Department
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Development Permit

Development Permit - New or Expanded

Type I

Record Number: 186-25-000021-PLNG

IVR Tracking Number: 186085189362

Application Date: 01/16/2025 **Expiration Date:** 07/15/2025
Issued Date: 01/16/2025
Project Name: DP Brown SFD
Description: New SFD and accessory structure

OWNER AND SITE ADDRESS

Owner:	MITCHELL BROWN	Parcel:	407040000609	Worksite Address:	81572 CHRISTMAS TREE RD
Address:	6570 SW ALICE LANE BEAVERTON, OR 97008				SEASIDE, OR 97138

CONTACT INFORMATION

Type	Name	Address	Phone
Applicant	Mitchell Brown	6570 SW Alice Lane, Beaverton, OR 97008	503-679-7478

GENERAL INFORMATION

Use Category: SFD - Single-Family Dwelling
Zoning 1: RA-2
Zoning 2: GH0
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
Development Permit - New or Expanded	1	Ea	INVOICED	\$76.00	\$76.00
GIS fee - Planning	1	Ea	INVOICED	\$9.00	\$9.00

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

Staff Member	Status	Date
David Cook	Application Intake - Application Submitted	01/16/2025
David Cook	Application Intake - Issue Permit/Decision	01/16/2025
David Cook	Close Out - Decision/Permit Issued	01/16/2025

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.

PLANNING ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL

Date Applied: 01/16/2025

- Comments:**
1. Building inspectors will not enter upon job site unless access road to property is installed to county and fire code specifications.
 2. ARCHAEOLOGICAL SITE: Archaeological or historic artifacts may be present on-site. If artifacts or remains are encountered, all project activities shall be paused and the applicant or property owner shall notify the State Historic Preservation Office (SHPO) of the discovery. Project activities shall resume only after SHPO provides written authorization to proceed. Indian cairns, graves and other significant archeological resources uncovered during construction or excavation shall be preserved intact until a plan for their excavation or reinternment has been developed by the State Historic Preservation Office. Per Oregon Revised Statute (ORS390.235 and 358.905-961) an Oregon Archaeological Permit is needed to excavate or collect from an archaeological site on non-federal public or private lands. A permit is also needed to probe for an archaeological site on non-federal public lands. A permit is not required for pedestrian survey if no materials will be collected.
 3. BUILDING USE: These structures are permitted as a single-family dwelling and detached accessory structure. Expansion or change of use may require separate land use and/or building permits.
 4. EROSION CONTROL: All activities shall be carried out in accordance with the approved erosion control plan and LAWDUC Section 3.2000 Erosion Control Development Standards. Soil erosion and sediment control measures shall be installed correctly and maintained in proper working order on-site at all times. All disturbed areas shall be stabilized with temporary and/or permanent measures following the end of active disturbance; disturbed areas shall be permanently stabilized within 30 days after completion of construction or development activity ceases on the site.
 5. GEOLOGIC HAZARD: Development is in an area of identified geologic hazard. All development shall conform to the geologic engineer's and/or geotechnical engineer's recommendations and the conditions imposed by permit 186-24-000363-PLNG.
 6. GRADING PERMIT: Application subject to the requirements of Grading Permit #186-24-000405-PLNG.
 7. MAXIMUM BUILDING HEIGHT: 35-feet above average natural grade. Structure elevations have not been provided with this application. It is the responsibility of the property owner to ensure structure heights do not exceed the maximum building height for the zone.
 8. OUTDOOR LIGHTING: Outdoor lighting: all fixtures shall comply with Ordinance 20-02. Non-exempt fixtures shall be fully shielded and installed in such a manner as to prevent light trespass on adjacent properties and rights-of-way.
 9. PLOT PLAN: All development shall occur in accordance with the approved site plan. Any changes shall be reviewed and approved by the Land Use Planning Division.
 10. RESOURCE ZONE SETBACK: All structures must maintain a minimum 50-foot setback to abutting resource (i.e., farm, forest, lake/wetland) zone(s).
 11. STATE AND FEDERAL PERMITS: If any state or federal permit is required for a development or use, and applicant, prior to issuance of a development permit or action, shall submit to the Planning Division a copy of the state or federal permit per LAWDUC Section 2.0200.
 12. STORMWATER DRAINAGE PLAN: Applicant responsible for assuring that development activity does not adversely affect adjoining properties or area (upstream or downstream) drainage facilities.
 13. WILDLIFE NOTICE: Your property may be located in an area that supports wildlife, including large game such as elk. If provoked or threatened, wildlife may cause harm to people or pets. Wildlife may also damage gardens, lawns and ornamental vegetation. For additional information regarding tips to limit property damage from elk, visit https://www.dfw.state.or.us/wildlife/living_with/docs/Elk_Damage_Flyer.pdf.

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, improve, 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 this 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.