



Clatsop County Planning Department
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Development Permit

Grading Permit

Type I Complex

Record Number: 186-25-000006-PLNG

IVR Tracking Number: 186052334481

Application Date: 01/06/2025 **Expiration Date:** 07/05/2025
Issued Date: 01/10/2025
Project Name: GRADING Cotton
Description: 30cy of material removed for SFD addition

OWNER AND SITE ADDRESS

Owner:	COTTON REVOCABLE LIVING TRUST	Parcel:	41030BB03400	Worksite Address:	80054 PACIFIC RD ARCH CAPE, OR 97102
Address:	23978 SE 8TH PL SAMMAMISH, WA 98075				
Owner:	JAMES MICHAEL COTTON				
Address:	23978 SE 8TH PL SAMMAMISH, WA 98075				
Owner:	RHONDA JO COTTON				
Address:	23978 SE 8TH PL SAMMAMISH, WA 98075				

CONTACT INFORMATION

Type	Name	Address	Phone
Applicant	Cerelli, Vito	31897 Maxwell Avenue, Arch Cape, OR 97102	503-440-5766
Billed To	RHONDA COTTON		541-543-1992

GENERAL INFORMATION

Use Category: GRADING - Grading Permit
Zoning 1: AC-RCR
Zoning 2: GHO
Comp Plan Designation: Development
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

Staff Member	Status	Date
Rebecca Sprengeler	Application Intake - Application Submitted	01/06/2025
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.

PLANNING ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL

Date Applied: 01/10/2025

Comments:

1. Install sediment fence downslope of all additions.
2. Prior to discontinuing grading activities on the site between October 1 and May 31, any exposed areas shall be stabilized within 7 days to prevent erosion. Between June 1 and September 30 the site must be stabilized with 30 days. Stabilization can be done by applying appropriate cover (e.g., mulch, erosion control blankets, binders, tackifiers, road surface) or by establishing adequate vegetative cover. If stabilization cannot be done within the time limits, a silt fence shall be installed downhill of the disturbed area and stabilization procedures shall be done as soon as possible. Per County Code, areas having slopes greater than 12 percent should be stabilized with mulch, sod, mat or blanket in combination with seeding, or equivalent.

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 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.