



Clatsop County Community Development  
 800 Exchange Street, Suite 100  
 Astoria, Oregon 97103  
 Phone 503 325-8611 Fax 503 338-3606

E-Mail to: comdev@clatsopcounty.gov Website: www.clatsopcounty.gov

CK 8355

<input checked="" type="checkbox"/> Development Permit	Fee \$85	<input type="checkbox"/> Flood Review	Fee \$110	<input type="checkbox"/> Geologic Hazard Review	Fee \$85
<input type="checkbox"/> Grading, Drainage, Erosion Control	Fee \$150	<input type="checkbox"/> Flood Renewal	Fee \$50	<input type="checkbox"/> Address Fee \$225	<input type="checkbox"/> Road Name Fee \$265
<input type="checkbox"/> Other - Description	Fee \$	<input type="checkbox"/> Road Approach	Fee \$0	Total Due \$ 85	

**All owners of record**, per Clatsop County Assessment records, **must sign the application.**

Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority (Power of Attorney, Trust Document, etc.).

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

Project Description: Shop Building  
 Property Address: 4221 Kylester Lane Astoria (42221\*)

Owner: Ronald Ford Email: nichols 138@a charter.net  
 Address: 138 West Lexington Astoria, Ore City/State/Zip: Astoria, Oregon 97103  
 Phone: 503-741-0466 Phone: 503-741-0466  
 Signature: [Signature] Date: 01-15-2025

Owner: Linda Ford Email: nichols 138@a charter.net  
 Address: 138 West Lexington Astoria, Ore. City/State/Zip: Astoria, Oregon 97103  
 Phone: 503-298-1708 Phone: 503-298-1708  
 Signature: [Signature] Date: 01-15-2025

Applicant/Other: \_\_\_\_\_ Email: \_\_\_\_\_  
 Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**OFFICE USE ONLY**

Base Zone(s): RCC-LI Overlay(s): NWI, BGH-P  
 Map ID(s): 80720B002608 Acres: 1.32  
 Contiguous Properties in same ownership: —  
 Existing Structures: Vacant

# AGENCY SIGN-OFF

**THIS PAGE TO BE COMPLETED BY THE REVIEWING AGENCY. ALL HIGHLIGHTED ITEMS ARE REQUIRED.**

Contact Clatsop County Community Development to determine which sign-offs and documentation is required.

ADDRESS: 4221 Kybester Lane PARCEL ID: T81, R07W Sec 20B

PROJECT: Shop Building TL 2608

## SEWAGE DISPOSAL:

Contact the sewer district serving your property or Clatsop County Environmental Health for septic approval at 503-325-9302

- None Required      Signature: [Signature]      Date: 1/15/25
- Sewer      Signer Title & Printed Name: Annette Brodigan, Permit Tech
- Septic      Agency: Clatsop Onsite Septic      Phone: 503-325-9302
- Comments: Commercial septic system has been installed & completed
- Permit#/Sign Off #186-22-000259 Permit Required: Yes  No       Site Approval Granted: Yes  No

## WATER AVAILABILITY

Contact the water district serving your property OR

Oregon Water Resources Department at 503-457-8989 / [nikki.m.hendricks@water.oregon.gov](mailto:nikki.m.hendricks@water.oregon.gov)

- None Required      Signature: J.C. Jackson      Date: 1-15-25
- Private Water      Signer Title & Printed Name: OPERATIONS MANAGER JAMES C. JACKSON
- Public Water      Agency: KNAPPA WATER ASSOCIATION      Phone: 503 458-6461
- Gallons per minute N/A
- Well, Spring, etc.       Potability Test and/or Water Master Certificate attached

## FIRE ACCESS AND REQUIREMENTS

Contact the fire district serving your property

- Signature: [Signature]      Date: 1/15/24
- Signer Title & Printed Name: Kurt Donaldson, Knappa Fire, Fire chief
- Agency: Knappa Fire      Phone: 503-458-6610
- Applicant must contact fire official prior to final building inspection: Yes

Comments: \_\_\_\_\_

Water/Fire Flow: 933 gpm      Number of Hydrants: 1      Hydrant Location(s) Abbott Rd

- Firebreak, clear and maintain firebreak of at least 30 feet radius around proposed structure.

## MANUFACTURED/MOBILE HOME PLACEMENT

Contact Clatsop County Assessment & Taxation, 820 Exchange #210, Astoria, OR 97103 / 503-325-8522

Signature: \_\_\_\_\_      Date: \_\_\_\_\_

Printed Name & Title: \_\_\_\_\_

## SUPPORTING DOCUMENTS

- Erosion Control Plan       Plot Plan       Stormwater Drainage Plan
- Outdoor Lighting Plan       Parking Plan       Other: \_\_\_\_\_

# THIS PAGE FOR OFFICE USE

**Flood Hazard Permit – Supporting Documents**

Permit#: N/A

- Elevation Certificate
- Foundation Plan
- Building Elevation Drawings
- Other: \_\_\_\_\_

**Geologic Hazard Review – Supporting Documents**

Permit#: N/A

- Certified Engineering Geologist or Registered Professional Geologist Report or Waiver Letter
- Other: \_\_\_\_\_

**Grading, Drainage, Erosion, Road Access – Supporting Documents**

Permit#: 24-000469

- Completed Application and Road Access Permit/Application

**FOR OFFICE USE ONLY**

Front Setback determined by access to the property not front of building.

PERMIT # 24

OWNER & PARCEL ID: Ford 80720B002608

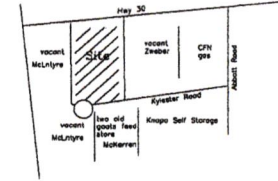
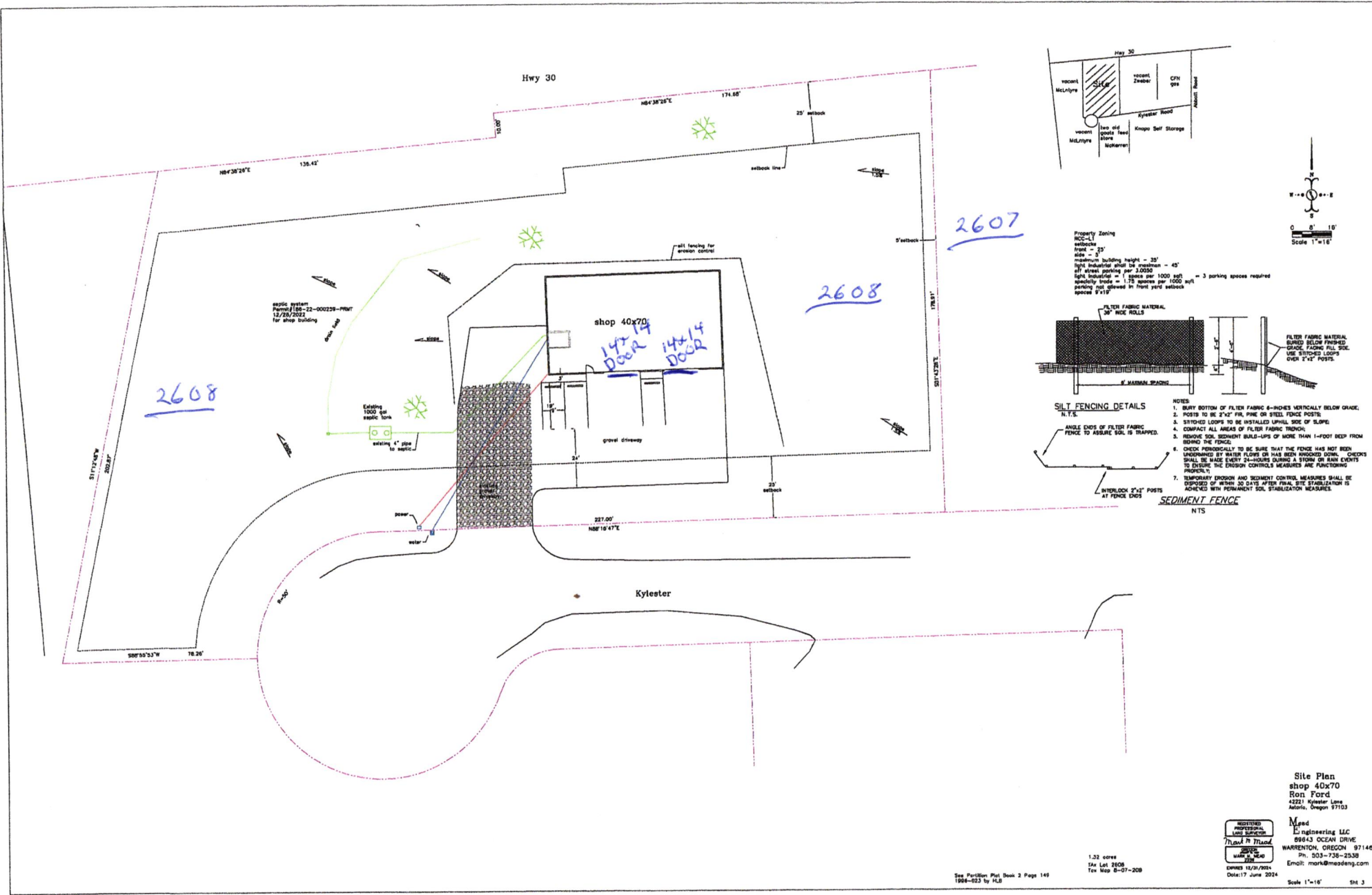
Setbacks	Required	Actual	Notes
(N, <u>S</u> , E, W) Front	<u>25'</u>	<u>25'</u>	<u>Kylester Ln -</u>
(N, S, E, <u>W</u> ) Side	_____	_____	<u>35' from non-aquatic vegetation</u>
(N, S, <u>E</u> , W) Side	_____	_____	_____
( <u>N</u> , S, E, W) Rear	_____	_____	_____

**Structure Height**

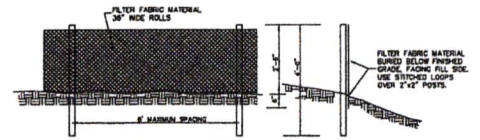
- 18 feet maximum Oceanfront (Zones RSA-SFR, CBR, CR)
- 26 feet maximum
- 35 feet maximum RCC-LI, Commercial
- Other \_\_\_\_\_

**Other**

- Access - County or ODOT Permit# \_\_\_\_\_
- Average Grade Calculations
- Beaches & Dunes Stabilization and/or Revegetation
- Coastal Shorelands
- Conditional Use Permit # \_\_\_\_\_
- Deed Restriction County Clerk Recording # \_\_\_\_\_
- DSL Wetland Fill/Removal Permit# \_\_\_\_\_
- Lot Coverage
- Resource Zone Certification County Clerk Recording # \_\_\_\_\_
- Road Improvement
- Temporary Use Permit # \_\_\_\_\_
- WLUN Submit Date \_\_\_\_\_ Permit # \_\_\_\_\_



Property Zoning  
 RDC-1L  
 setbacks  
 front = 3'  
 side = 5'  
 maximum building height = 35'  
 light industrial shall be maximum = 40'  
 off street parking per 2,000 sq ft  
 light industrial = 1 space per 1000 sq ft  
 specialty trade = 1.75 spaces per 1000 sq ft  
 parking not allowed in front yard setback  
 spaces 8'x18' = 3 parking spaces required



- SILT FENCING DETAILS**  
 N.T.S.
1. BURY BOTTOM OF FILTER FABRIC 6-INCHES VERTICALLY BELOW GRADE.
  2. POSTS TO BE 2"x4" PINE OR STEEL FENCE POSTS.
  3. STITCHED LOOPS TO BE INSTALLED UPHILL SIDE OF SLOPE.
  4. COMPACT ALL AREAS OF FILTER FABRIC TRENCH.
  5. REMOVE SOIL SEDIMENT BUILDS-UPS OF MORE THAN 1-FOOT DEEP FROM BEHIND THE FENCE.
  6. CHECK PERIODICALLY TO BE SURE THAT THE FENCE HAS NOT BEEN UNDERMINED BY WATER FLOW OR HAS BEEN BROKEN DOWN. CHECKS SHALL BE MADE EVERY 24-HOURS DURING A STORM OR RAIN EVENTS TO ENSURE THE EROSION CONTROL MEASURES ARE FUNCTIONING PROPERLY.
  7. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES.
- SEDIMENT FENCE**  
 N.T.S.

Site Plan  
 shop 40x70  
 Ron Ford  
 43221 Kylester Lane  
 Astoria, Oregon 97103

**Mead**  
 Engineering LLC  
 89643 OCEAN DRIVE  
 WARRENTON, OREGON 97146  
 Ph. 503-738-2538  
 Email: mark@meadeng.com  
 ISSUED 12/31/2024  
 Date: 17 June 2024

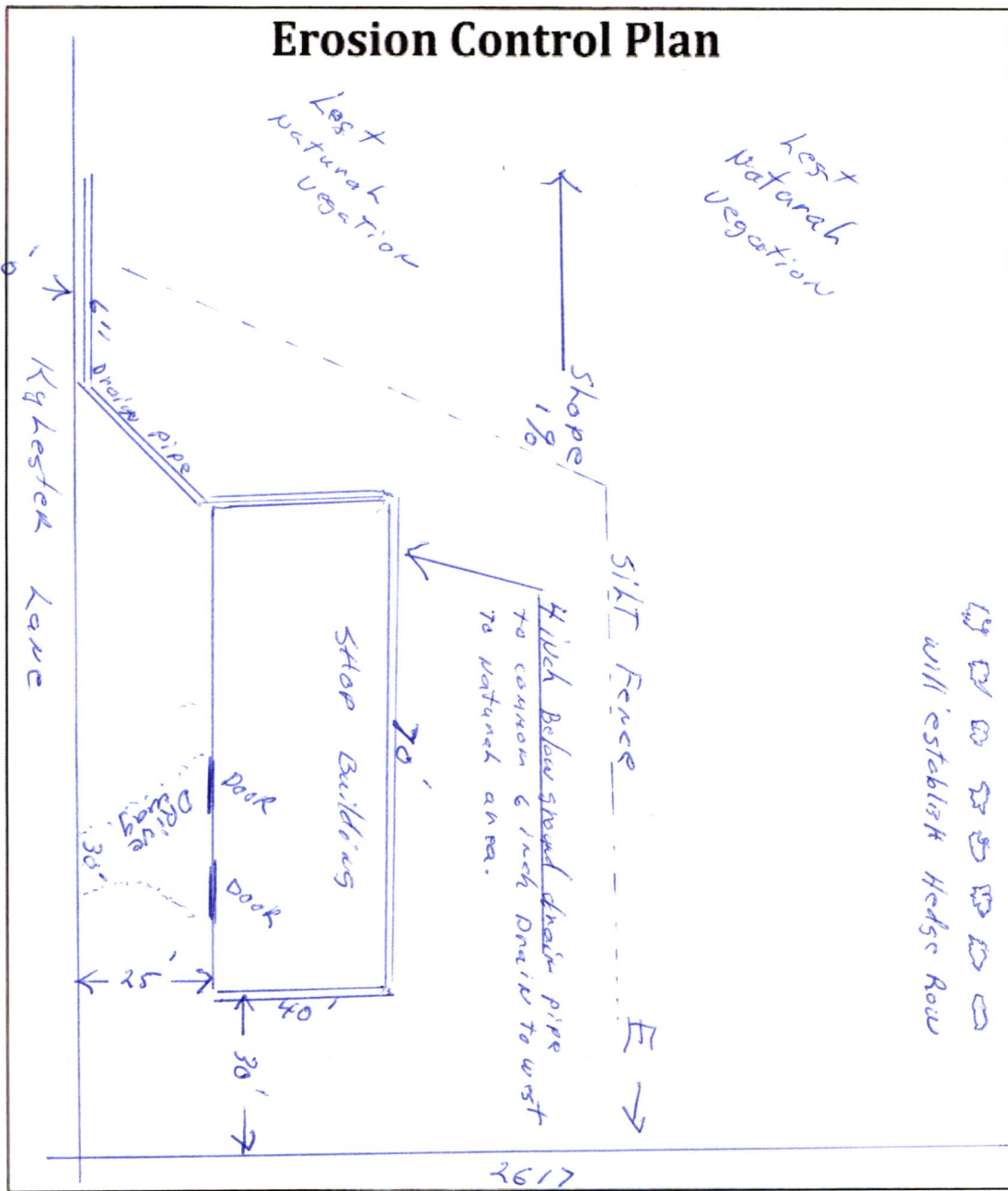
1.33 acres  
 Tax Lot 2608  
 Tax Map 8-07-208

See Partition Plat Book 2 Page 149  
 1984-853 by HLB

Scale 1"=16' SH. 3

West 2600

# Erosion Control Plan



2600

South

West ← Highway 30 → EAST

Will establish Hedge Row

2617

### Key

Existing Drainage	Finished Drainage	Property Line	Straw Bale	Silt Fence	Bio-Filter Bag	Saved Tree	Topsoil Stockpile	Vegetation Area	Gravelled Area	Mulched Area	Erosion Control Matting

Owner: Ron & Linda Ford

Builder: Same

Tax lot # 2608

# Residential Plot Plan

Proposed Use: construct SHOP Building  
Owner(s): Ronald FORD & Linda FORD  
Applicant: Ronald FORD & Linda FORD  
Map ID: T8N R7W SEC 20B TH 2608  
Situs Address: 4221 Kylester Lane

**Must include all of the following information in the space provided below**

- All property lines
- Location of all existing and proposed structures and distances of each structure from ALL property lines
- Distance of all structures from surface waters (lakes, streams, wetlands, etc.)
- Location of all waste water systems, including septic tanks, drain fields, holding tanks, etc.
- Location of all access roads, driveways, parking and easements
- Storm water drainage plan
- Identify the location(s) and type(s) of outdoor lighting to be installed

North

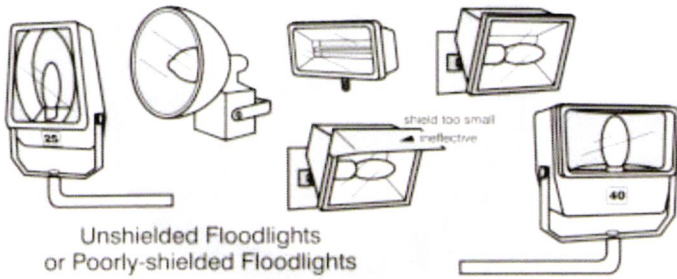
See separate sheet

West East

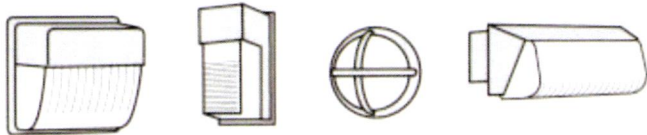
South

## Unacceptable / Discouraged

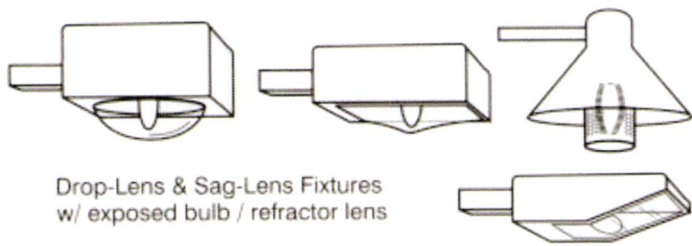
Fixtures that produce glare and light trespass



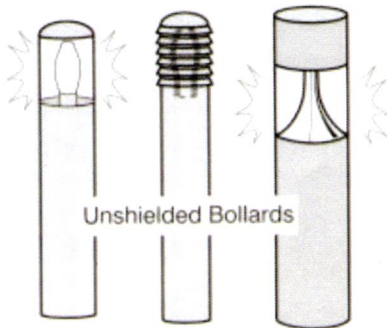
Unshielded Floodlights  
or Poorly-shielded Floodlights



Unshielded Wallpacks  
& Unshielded or  
Poorly-shielded Wall  
Mount Fixtures

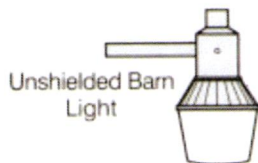


Drop-Lens & Sag-Lens Fixtures  
w/ exposed bulb / refractor lens

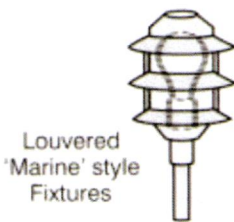


Unshielded Streetlight

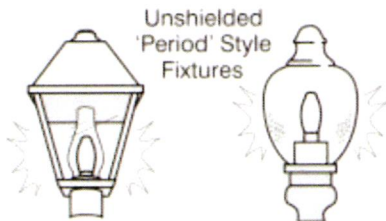
Unshielded Bollards



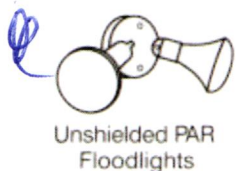
Unshielded Barn  
Light



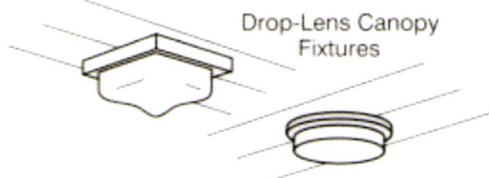
Louvered  
'Marine' style  
Fixtures



Unshielded  
'Period' Style  
Fixtures



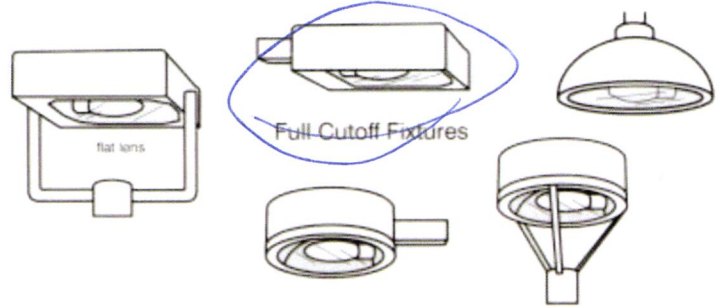
Unshielded PAR  
Floodlights



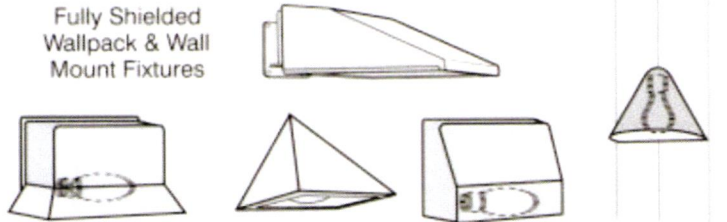
Drop-Lens Canopy  
Fixtures

## Acceptable

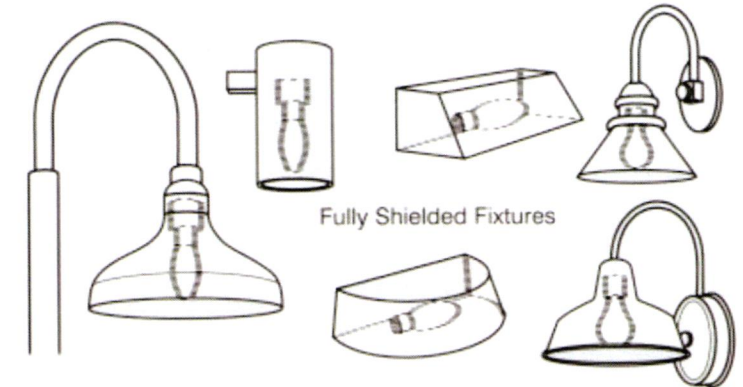
Fixtures that shield the light source to minimize glare and light trespass  
and to facilitate better vision at night



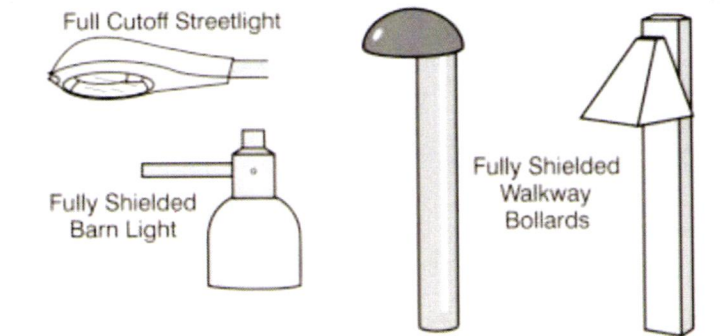
Full Cutoff Fixtures



Fully Shielded  
Wallpack & Wall  
Mount Fixtures



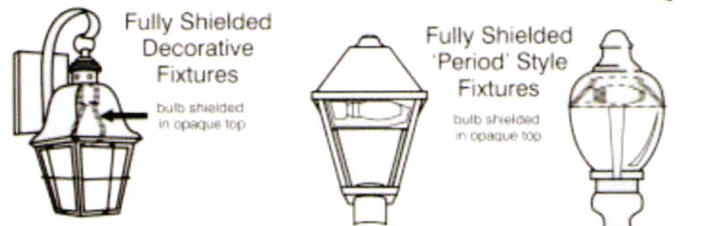
Fully Shielded Fixtures



Full Cutoff Streetlight

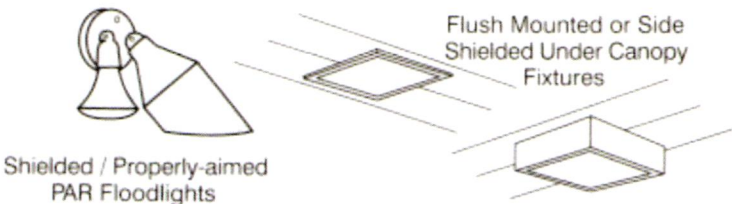
Fully Shielded  
Barn Light

Fully Shielded  
Walkway  
Bollards



Fully Shielded  
Decorative  
Fixtures

Fully Shielded  
'Period' Style  
Fixtures



Shielded / Properly-aimed  
PAR Floodlights

Flush Mounted or Side  
Shielded Under Canopy  
Fixtures

Circle lighting fixture(s) to be used and sign here:

*Bob Crelin*