



Clatsop County Planning Department
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Development Permit

Development Permit - New or Expanded

Type I

Record Number: 186-25-000011-PLNG

IVR Tracking Number: 186060169354

Application Date: 01/07/2025

Expiration Date: 07/06/2025

Issued Date: 01/07/2025

Project Name: DP Jones ADU

Description: Convert existing shop to ADU and storage.

OWNER AND SITE ADDRESS

Owner:	KAREN L JONES	Parcel:	70906BC01100	Worksite Address:	
Address:	6170 SE COVINGTON ST HILLSBORO, OR 97123			90993 LEWIS & CLARK RD ASTORIA, OR 97103	
Owner:	ROBERT L JONES				
Address:	6170 SE COVINGTON ST HILLSBORO, OR 97123				

CONTACT INFORMATION

Type	Name	Address	Phone
Agent for Applicant	KAREN L JONES	90993 LEWIS & CLARK ROAD, ASTORIA, OR 97103	903-271-5019
Applicant	JONES, KAREN		903-815-1069

GENERAL INFORMATION

Use Category: ACC STRUC - Accessory Structure (Shed, Shop, etc)

Zoning 1: RA-1

Comp Plan Designation: Rural Lands

Accessory Dwelling Unit: Yes

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
Rebecca Sprengeler	Application Intake - Application Submitted	01/07/2025
Rebecca Sprengeler	Application Intake - Issue Permit/Decision	01/07/2025
Rebecca Sprengeler	Close Out - Decision/Permit Issued	01/07/2025

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: 01/07/2025

Comments: 1.ACCESSORY DWELLING UNIT (ADU):

- 1.The lot or parcel is not located within an area designated as an urban reserve as defined in ORS 195.137.
- 2.The lot or parcel is at least two acres in size.
- 3.ADUs shall be allowed only in conjunction with parcels containing one single-family dwelling (the “primary dwelling”). A maximum of one ADU is permitted per lot or parcel. ADUs shall not be permitted in conjunction with a duplex or multi-family dwelling.
- 4.The existing single-family dwelling property on the lot or parcel is not subject to an order declaring it a nuisance or subject to any pending action under ORS 195.550 to 195.600.
- 5.The existing single-family dwelling is not subject to any code violations under Clatsop County Code or the Clatsop County Land and Water Development and Use Code.
- 6.The accessory dwelling unit will comply with all applicable laws and regulations relating to sanitation and wastewater disposal and treatment.
- 7.The accessory dwelling unit will comply with all applicable laws and regulations relating to water supply and quantity.
- 8.The accessory dwelling unit will be located no farther than 100 feet from the existing single-family dwelling. This distance shall be measured from the closest portion of the exterior wall of both structures, not including roof structures such as eaves, gutters, canopies, and other similar architectural features.
- 9.ADUs shall comply with setback requirements applicable to the parcel containing the primary dwelling.
- 10.The ADU may be created through conversion of an existing structure, or construction of a new structure that is either attached to the primary dwelling or detached.
- 11.The maximum gross habitable floor area (GHFA) of the ADU shall not exceed 900 square feet. The floor area of any garage, utility rooms, or areas below the average level of the adjoining ground shall not be included in the total GHFA.
- 12.No portion of the lot or parcel is within a designated area of critical state concern.
- 13.The lot or parcel and ADU is served by a fire protection service.
- 14.If the lot or parcel is in an area identified on the statewide map of wildfire risk described in ORS 477.490 as within the wildland-urban interface, the lot or parcel and accessory dwelling unit comply with any applicable minimum defensible space requirements for wildfire risk reduction established by the State Fire Marshal under ORS 476.392 and any applicable local requirements for defensible space established by a local government pursuant to ORS 476.392.
- 15.The accessory dwelling unit complies with the construction provisions of section R327 of the Oregon Residential Specialty code, if: a. The lot or parcel is in an area identified as extreme or high wildfire risk on the statewide map of wildfire risk described in ORS 477.490; or b. No statewide map of wildfire risk has been adopted [ORD. 24-01]
- 16.The accessory dwelling unit shall comply with all minimum-required setbacks from adjacent lands zoned for resource use. [ORD 24-01]
- 17.The accessory dwelling unit has adequate access for firefighting equipment, safe evacuation and staged evacuation areas.
- 18.If the accessory dwelling unit is not in an area identified on the statewide map of wildfire risk described in ORS 477.490 as within the wildland-urban interface, the accessory dwelling unit complies with the provisions of this section and any applicable local requirements for defensible spaces established by a local government pursuant to ORS 476.392.
- 19.Accessory dwelling units allowed under this section may not be used for vacation occupancy, as defined in ORS 90.100.
- 20.The property owner, as a condition of approval, shall record a restrictive covenant on the property that prohibits the accessory dwelling unit from being used for vacation occupancy, as defined in ORS 90.100. **This restrictive covenant shall be recorded with the Clatsop Count Clerk’s office prior to final Building inspection.**
- 21.The County may not approve a subdivision, partition, or other division of the lot or parcel so that the existing single-family dwelling is situated on a different lot or parcel than the accessory dwelling unit. [ORD. 23-03]

2.BUILDING USE: This structure is permitted as a ACCESSORY DWELLING UNIT. Expansion or change of use may require separate land use and/or building permits.

3.DEQ: Applicant is responsible for ensuring that development will not violate the State of Oregon's standards

regarding sewage disposal, including the proper placement of structures in relation to septic and drain field locations.

4.ENDANGERED SPECIES ACT DISCLAIMER: Certain fish, wildlife, and plant species in Clatsop County may be protected by the federal Endangered Species Act (ESA). Through the issuance of this permit, Clatsop County makes no representation or assurance that the subject land use or development activity is permissible under the Endangered Species Act. As the permittee, you assume all responsibility to ensure that your activities undertaken in accordance with this permit do not violate applicable ESA rules and requirements, or any other state or federal rules or regulations. For more information regarding the salmon-related ESA rules and requirements, contact the National Marine Fisheries Service (NMFS) in Portland at (503) 230-5400. General information on the ESA and listed salmon species is available on the NMFS northwest region website at <https://www.fisheries.noaa.gov/region/west-coast>. For non-salmon ESA issues, contact the U.S. Fish and Wildlife Service in Portland at (503) 808-2468.

5.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.

6.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.

7.ROAD ACCESS TO JOBSITE: Building inspectors will not enter upon jobsite unless access road (private drive, driveway) is improved to county and fire code standards. Per LAWDUC Section 3.9540 (8) limits single-family (detached and attached), two-family, and three-family housing types, one street access point per lot, when alley access cannot otherwise be provided; except that two access points may be permitted for two family and three-family housing on corner lots (i.e., no more than one access per street), subject to the access spacing standards, LAWDUC Section 3.9540 (7). **See additional conditions of approval for road approach 24-27.**

8.SEWAGE DISPOSAL: Subsurface System: Yes.

9.STORMWATER DRAINAGE PLAN: Applicant responsible for assuring that development activity does not adversely affect adjoining properties or area (upstream or downstream) drainage facilities.

10.STRUCTURE HEIGHT MAXIMUM: 35 feet.

11.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, 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.