



Clatsop County Planning Department
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Development Permit

Floodplain and Other Review - Type I

Type I

Record Number: 186-25-000019-PLNG

Internal Tracking Number: FHO

IVR Tracking Number: 186047719835

Application Date: 01/14/2025

Expiration Date: 07/13/2025

Project Name: FHO Russell

Description: Remove Lennox gas furnace. Install new Trans S8X1 80% BTU gas furnace. Reconnect to existing venting. Tie into existing ducting. Reconnect to gas piping and electric.

OWNER AND SITE ADDRESS

Owner: CODY A RUSSELL
Address: 16418 NE 72ND AVE
VANCOUVER, WA 98686

Parcel:
80930BA05200

Worksite Address:
92367 E RD
ASTORIA, OR 97103

CONTACT INFORMATION

Type	Name	Address	Phone
Agent for Applicant	Diamond Heating, Inc.	PO Box 65, Seaside, OR 97138	503-717-1667
Applicant	RUSSELL, CODY	16418 NE 72ND AVE, VANCOUVER, WA 98686	360-521-6713

FLOOD PLAIN INFORMATION

Residential: Yes
Improvement to Existing Structure: Yes
Special Flood Hazard Area: Zone AE
Flood Fringe: Yes
Base Flood Elevation: 12'

GENERAL INFORMATION

Use Category: RES REM - Residential Remodel
Zoning 1: RCR
Zoning 2: FHO
Comp Plan Designation: Development
Record Link: <https://aca-oregon.accela.com/oregon/Cap/CapDetail.aspx?Module=Planning&TabName=Planning&capID1=25CAP>

PLANNING DATES INFORMATION

Completeness Determination Date: 01/14/2025

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.

PARCEL SETBACKS

SETBACK FRONT ACTUAL: None given
SETBACK FRONT REQUIRED: None given
SETBACK REAR ACTUAL: None given
SETBACK REAR REQUIRED: None given
SETBACK S1 ACTUAL: None given
SETBACK S1 REQUIRED: None given
SETBACK S2 ACTUAL: None given
SETBACK S2 REQUIRED: None given

RECORD HISTORY

Staff Member	Status	Date
Gail Henrikson	Application Intake - Application Submitted	01/14/2025
Gail Henrikson	Application Intake - Application Deemed Complete	01/14/2025
Gail Henrikson	Staff Review - Final Staff Approval	01/14/2025
Gail Henrikson	Close Out - Final Approval	01/14/2025

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.

FLOODPLAIN ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL

Date Applied: 01/14/2025

Comments: CONDITIONS OF APPROVAL

1. 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. **2. FLOODPLAIN HAZARD:** Development is in a Special Flood Hazard Area. All construction must meet local, state, and federal floodplain rules. **3. FLOODPLAIN HAZARD-TEMP STORAGE:** Temporary storage of materials is permitted for a maximum of 90 days, with a 45-day extension if necessary. All temporarily-stored items must be anchored and contained while on-site.

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.