



Clatsop County Planning Department  
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# Development Permit

## Development Permit - New or Expanded

Type I

Record Number: 186-25-000005-PLNG

IVR Tracking Number: 186091447767

**Application Date:** 01/06/2025

**Expiration Date:** 07/05/2025

**Issued Date:** 01/06/2025

**Project Name:** DP Solorzano ADU

**Description:** Garage with ADU

### OWNER AND SITE ADDRESS

**Owner:** VALERIE SOLORZANO  
**Address:** 5721 SE INSLEY  
 PORTLAND, OR 97206

**Parcel:**  
 41019BC02300

**Worksite Address:**  
 80425 CARNAHAN RD  
 ARCH CAPE, OR 97102

### CONTACT INFORMATION

Type	Name	Address	Phone
Applicant	SOLORZANO, VALERIE	5721 SE INSLEY, PORTLAND, OR 97206	503-953-4192

### GENERAL INFORMATION

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

**Zoning 1:** AC-RCR

**Zoning 2:** GHO

**Comp Plan Designation:** Development

**Current Use:** SFD, GARAGE

**Proposed Use:** CONVERT GARAGE TO ADU

**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.

**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**

<b>Staff Member</b>	<b>Status</b>	<b>Date</b>
Rebecca Sprengeler	Application Intake - Application Submitted	01/06/2025
Rebecca Sprengeler	Application Intake - Issue Permit/Decision	01/06/2025
Rebecca Sprengeler	Close Out - Decision/Permit Issued	01/06/2025

**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:** 01/06/2025

**Comments:****1.AC-RCR CONDITIONS:**

**1.MAXIMUM LOT COVERAGE:** 40%. This application proposes no increase in lot coverage.

**2.LIGHTING:** Exterior lighting shall be of full cut-off design. Glare shall be directed away from neighboring properties or shielded in a manner not to cause offense. (i.e. full cut-off fixtures).

**3.ROADS:** Prior to final building permit approval any/all road damages created or exacerbated by the development activity shall be repaired, and the road returned to its previous condition or better.

**4.VEGETATIVE BUFFER:** Where a buffer of trees exists along properties abutting Highway 101, a buffer of 25 feet in width shall be maintained or planted when the property is developed. Vegetative hedges and fences that impede or have potential to impede views shall be maintained are or below six feet. Hedges and fences extending beyond the oceanfront setback shall be maintained at or below four feet. A twenty-five (25) foot buffer of native, non-invasive vegetation combined with proper removal of noxious weeds shall be maintained along Arch Cape, Asbury Creek, and Shark Creek. Preservation of Landscape: The landscape shall be preserved in its natural state to the maximum extent possible by minimizing tree, vegetation and soils removal. Cut and fill construction methods are discouraged. Roads and driveways should follow slope contours in a manner that prevents erosion and rapid discharge into natural drainages. Disturbed areas shall be re-vegetated with native species. The setback for all structures shall be fifty feet (50) from the line of non-aquatic vegetation.

**2.ACCESSORY DWELLING UNIT (ADU):**

1.ADUs shall be allowed only on lots or parcels serviced by a State approved sanitary sewer.

2.ADUs shall be allowed only in conjunction with parcels containing one single-family dwelling (the "primary dwelling"). A maximum of one ADU or Guesthouse (see "Guesthouse") is permitted per lot or parcel. ADUs shall not be permitted in conjunction with a duplex or multi-family dwelling.

3.ADUs shall comply with maximum lot coverage and setback requirements applicable to the parcel containing the primary dwelling.

4.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.

5.The maximum gross habitable floor area (GHFA) of the ADU shall not exceed 900 square feet. The floor area of any garage shall not be included in the total GHFA. [ORD. 23-03] The proposed GHFA is 836sf.

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

**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.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](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.