



Clatsop County

Community Development – Planning

800 Exchange St., Suite 100
Astoria, OR 97103
(503) 325-8611 phone
(503) 338-3606 fax
www.co.clatsop.or.us

PUBLIC NOTICE

MAJOR PARTITION APPLICATIONS

#186-24-000135-PLNG, #186-24-000136-PLNG, & #186-24-000137

COMMENT PERIOD ENDS:

4:00 p.m. on Friday April 26, 2024

SEND COMMENTS TO:

Community Development Department
800 Exchange Street, Suite 100
Astoria, Oregon 97103
David Cook, Planner

CONTACT PERSON:

You are receiving this notice because you own property within 250 feet of the request listed below, or you are considered to be an affected state or federal agency, local government, or special district.

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development Department, Land Use Planning Division has received the application described in this letter. Pursuant to *Section 2.1020* of the Clatsop County Land and Water Development and Use Code (LAWDUC), the Department Director has the authority to approve the request in accordance with the requirements as depicted in the County Ordinance 20-03.

Larry Bensel, on behalf of Willow Gardens Development, LLC, has submitted three partition applications for parcels on Willow Road, a county road, within the Jeffers Garden Rural Community Residential (RCR) Zone. The three parcels are located at or adjacent to 92324 Willow Road, Astoria. Each parcel is currently 0.90 acres in size and each parcel is proposed to be partitioned into three parcels each, for a total of nine resultant parcels. Three parcels would be 15,500 square-feet in size, three parcels would be 15,000 square-feet in size, and three parcels would be 7,500 square-feet in size. Six parcels would be required to take access via proposed private road easements. The parcels are proposed to be served by a sewer and water utility district. The property at 92324 Willow Road has an existing structure which will be demolished prior to future development; the adjacent parcels are vacant. The RCR Zone has a 7,500 square-foot minimum lot size for parcels with sewer service, and has a 15,000 square-foot minimum lot size for parcels proposing a duplex development with sewer service.

While these remain three separate Major Partition applications, because they will share necessary improvements such as private roads and storm water detention systems, the three applications will be reviewed as one.

See reverse side for vicinity map and diagram of proposed partition.

All interested persons are invited to submit written comments relevant to the proposed development and applicable standards to the Clatsop County Community Development Department (address above). Written comments may also be sent via FAX to [503-338-3606](tel:503-338-3606), or email to comdev@clatsopcounty.gov. Written comments must be received in this office no later than **4:00 p.m. on Friday, April 26, 2024**, in order to be considered in the review. Planning representative for the application is David Cook, Planner, (503) 325-8611 or dcook@clatsopcounty.gov.

If written objections are received regarding how the request fails to meet the standards of the zone or other ordinance requirements on or before the date above, the Community Development Director may place the request on the next appropriate Planning Commission agenda for review. Failure to raise an issue in person or by letter precludes appeal; and in raising an issue, the relevant Zoning Ordinance or Comprehensive Plan criterion to which the issue is directed must be specified. The following criteria apply to the request:

LAWDUC 21-05

- 1.0500 Definitions
- 2.1020 Type II procedure
- 2.2040 Mailed Notice for a Type II Procedure
- 2.2050 Procedure for Mailed Notice
- 2.9000 Subdivisions, Partitions and Property Line Adjustments
- 3.9500 Vehicle Access Control and Circulation
- 3.9800 Transportation Improvements and Road Standard
Specifications for Design and Construction

4.0700 Miles Crossing, Jeffers Gardens, and
Westport Rural Community Residential (RCR)
Comprehensive Plan

- Goal 1 Citizen Involvement
- Goal 2 Land Use Planning
- Goal 6 Air, Water, and Land Resources Quality
- Goal 11 Public Facilities and Services

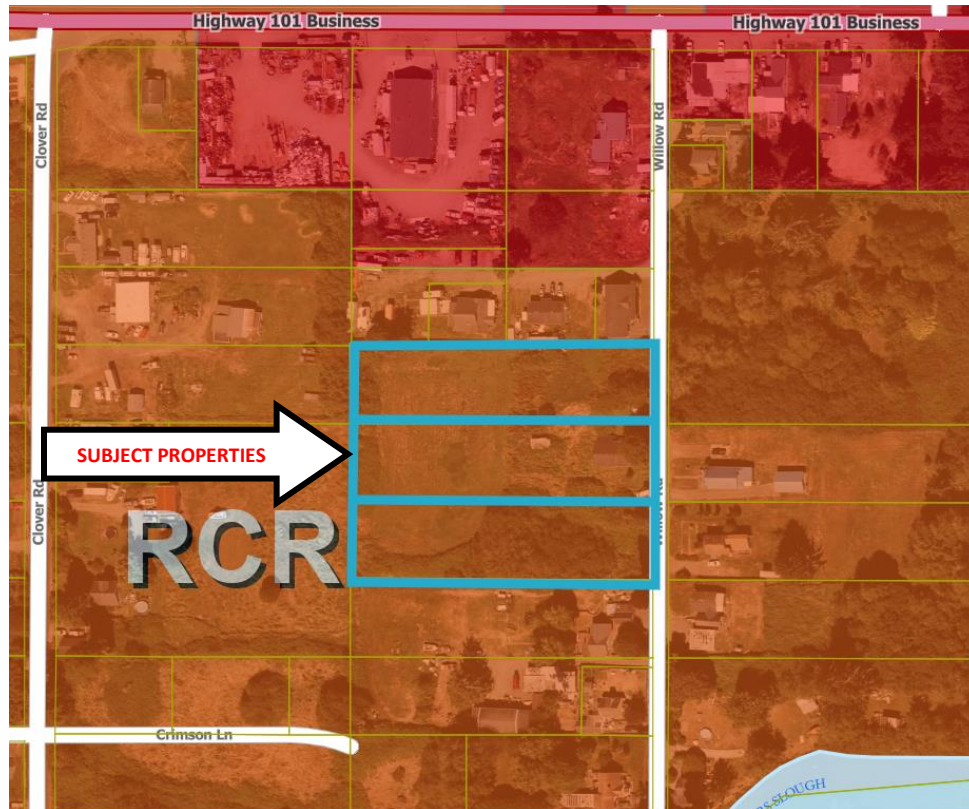
Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

Mailing Date: April 16, 2024

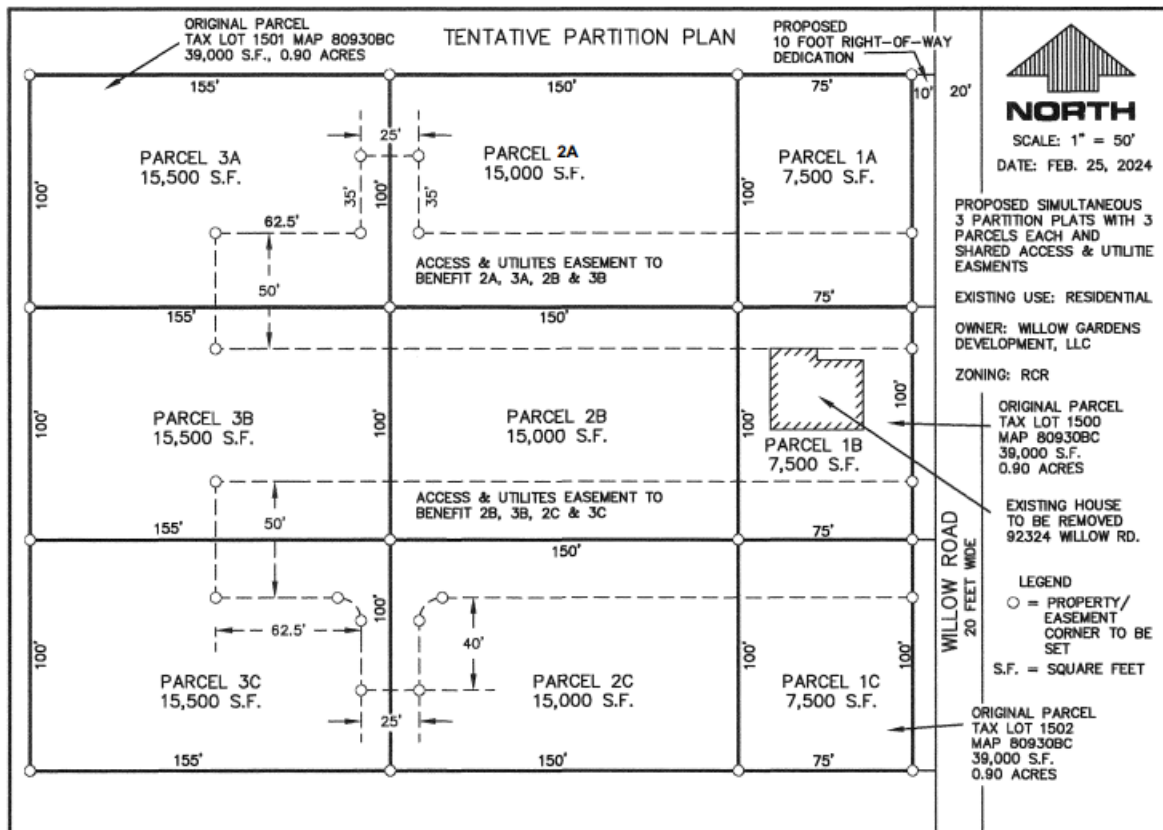
* All documents listed are available for review at the Clatsop County Community Development Department office, 800 Exchange Street, Suite 100, Astoria, Oregon, and on-line at the county's website, www.co.clatsop.or.us.

CURRENT CONDITIONS:

2023 Aerial Photo



PROPOSED PARTITION PLAN:



A copy of the application is available for inspection at the Clatsop County Planning office at no cost and will be provided at a reasonable cost. Application materials can also be viewed online on the permitting website, <https://aca-oregon.accela.com/oregon/>, and on the county's website, www.co.clatsop.or.us.

Mailing Date: April 16, 2024