

Clatsop County
Community Development
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Astoria, OR 97103

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PUBLIC NOTICE FOR AN ISSUE BEFORE THE CLATSOP COUNTY HEARINGS OFFICER

In the matter of a 42-foot Variance to the 50-foot construction setback from the line of non-aquatic vegetation (wetlands), including up to 622 cubic yards of fill, of which 375 cubic yards would be in wetlands; and a Major Design Review application submitted by Harry Utti, Utti and Associates, on behalf of Francis Capital Corp., for construction of a single family dwelling with attached garage and deck, for property known as T4N, R10W, Section 30BC, TL 02901, located on East Beach Road, owned by Francis Capital Corp.

*(For a map see **Page 2** of this notice)*

DATE OF HEARING:	Friday, December 20, 2013
COMMENT PERIOD:	November 22, 2013, to December 20, 2013
TIME AND LOCATION:	10 a.m., Judge Guy Boyington Building, 857 Commercial Street, Astoria, Oregon
SEND COMMENTS TO:	Public Service Building 800, 800 Exchange Street, Suite 100, Astoria, Oregon 97103
CONTACT PERSON:	Julia Decker, Clatsop County Planner

You are receiving this notice because you either own property within 250 feet of the property that serves as the subject of the land use application described in this letter or you are considered to be an affected state or federal agency, local government, or special district. A vicinity map for the subject property may be found on page 2.

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development Department has received the land use application described in this letter. The Southwest Coastal Citizen's Advisory/Design Review Committee met regarding the matter on August 21, 2013, and recommended approval with conditions. **Pursuant to Section 2.025 of the LWDUO, the Hearings Officer is scheduled to hear the matter, including evidence and testimony, on Friday, December 20, 2013, 10 a.m., at the Judge Guy Boyington Building, 857 Commercial Street, Astoria, OR 97103.** The Hearings Officer will make a decision at a later date.

All interested persons are invited to submit testimony and evidence in writing by addressing a letter to the Design Review Committee and / or the Clatsop County Hearings Officer, 800 Exchange Street, Suite 100, Astoria, OR 97103. Written comments may also be sent via FAX to [503-338-3606](tel:503-338-3606) or via email to jdecker@co.clatsop.or.us. Written comments must be received in this office no later than **5 p.m. on Thursday, December 19, 2013, in order to be considered by the Hearings Officer.**

NOTE: Failure to raise an issue in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes an appeal based on that issue.

The following criteria from the Clatsop County Land and Water Development and Use Ordinance (LWDUO) apply to the request:

§ 1.010-1.050 (Definitions), 2.020 (Type II Procedure), 2.025 (Type IIa Procedure), 2.110 (Mailed Notice of a Public Hearing), 2.120 (Procedure for Mailed Notice), 2.230-2.260 (Request for Review / Appeal et al), 3.060 (Arch Cape Rural Community Residential Zone), 4.100 (Site Development Review Overlay District [SDRO]), 4.116 (Arch Cape Variance), and Clatsop County's Standards Document Chapters 1-4.



In addition, the following elements of the Clatsop County Comprehensive Plan apply to the request: Goal 1 (Citizen Involvement); Goal 2 (Land Use Planning); Goal 6 (Air, Water and Land Resources Quality); Goal 11 (Public Facilities and Services); and the Southwest Coastal Community Plan.

These documents 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.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at the Community Development Department Office during normal business hours (M-F, 8-5) at no cost and will be provided at reasonable cost.

If you have questions about this land use matter or need more information, please contact Julia Decker, Clatsop County Planner, at (503) 325-8611 or via email at jdecker@co.clatsop.or.us.

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.

Date Mailed: November 27, 2013