

AGENCY REVIEW & APPROVAL FORM
(STRUCTURE AND MOBILE HOME PLACEMENT)
Information on this form must be filled out and signed in this order

1. JOB SITE INFORMATION (to be filled out by applicant/owner/agent):

Job Site Address: 90852 FORT CLATSOP RD. City: ASTORIA

Owner: LOW ALEXANDER Phone: _____

Owners Address: 90852 FORT CLATSOP RD

Agent: _____

Proposed Development/Construction: GAUGE

2. STATE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) (to be filled out and signed by DEQ):

Legal Description: T 7N R 10 W SEC. 12 Tax Lot (s) 3100

Permit Needed - Yes No Site Approved - Yes No

Signature: John R. S. Date: 7-17-01

Remarks: PROPOSED GARAGE - NO PLUMBING

DEQ North Coast Branch Office, 65 North Highway 101, Suite G, Warrenton, Oregon 97146 Phone: (503) 861-3280 FAX (503) 861-3259

3. CLATSOP COUNTY PLANNING DEPARTMENT (to be filled out and signed by Planning):

Legal Description: T _____ R _____ SEC. _____ Tax Lot (s) _____

Zone: _____ Overlay District: _____

Development Permit - Yes No # _____

Flood Plain - Yes No Elevation Requirements: _____

Geologic Hazard - Yes No Special Construction Requirements? - Yes No

Signature: _____ Title: _____ Date: _____

Remarks: _____

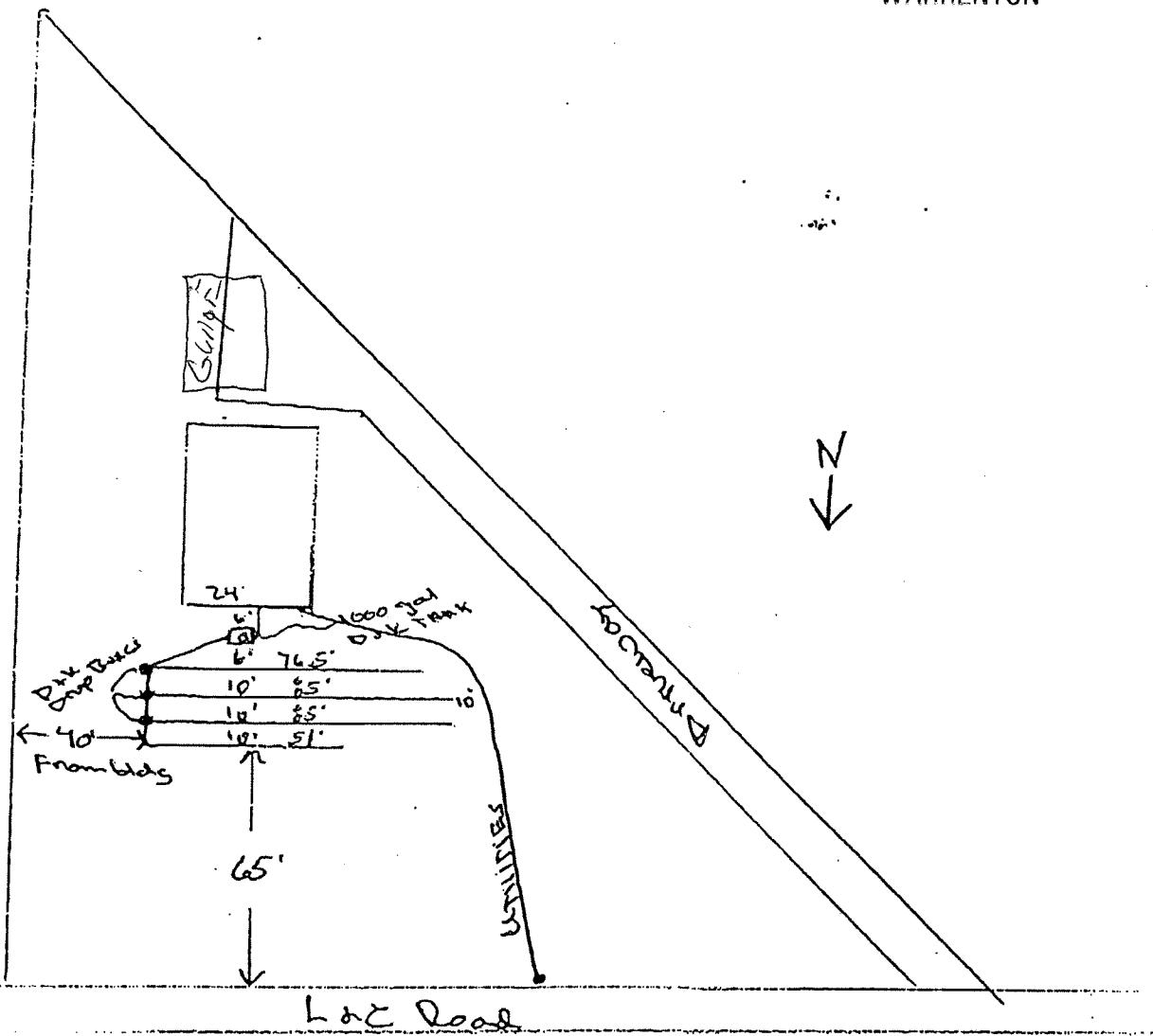
Clatsop County Dept. Of Planning and Development, 800 Exchange, Suite 100, Astoria, Oregon 97103 Phone: (503) 325-8611
FAX (503) 338-3666

4. STATE BUILDING CODES (located at Premarq Shopping Center, State of Oregon Building Codes Division, 65 N. Highway 101, Suite G, Warrenton, Oregon). Phone: (503) 861-7140 FAX (503) 861-7324. Building Codes will review and issue the building permit.

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

JUL 17 2001

NORTH COAST BRANCH OFFICE
WARRENTON



61491

Control No.

705.00

Fee

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO.

00-79

Permit Issued To Sally Hannu 7N 10W 12 3100 Clatsop
 Low Alexander (Prospective) (Township) (Range) (Section) (Tax Lot / Acct. No.) (County)
Ft. Clatsop Rd. Astoria Connie Schrandt 6-23-00
 (Road Location) (City) (Issued by - Signature) (Date Issued)

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK
 SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE.
 (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

SPECIFICATIONSEXPIRATION DATE June 23, 2001TYPE OF SYSTEM Standard with infiltrators

D & K concrete septic tank
 with risers Design Sewage Flow 450 Gallons/Day
 Tank Volume 1000 Gallons Disposal Trenches Seepage Bed(s) - Square Feet
 Maximum Depth 36 inches. Minimum Depth 24 inches. 300 Linear Feet
 Equal Loop Serial Pressurized Minimum Distance Between Trenches 10' on centers.
 Total Rock Depth NA inches. Below Pipe NA inches. Above Pipe NA inches. Rake Sidewall
 Special Conditions (Follow Attached Plot Plan) Install in accordance with plans & specifications submitted
6-12-00. As-built with all notations on approved plan addressed and certification of final
construction by installer required prior to pre-cover inspection request.

PRE-COVER INSPECTION REQUIRED — CONTACT NCBO -- 801-3280**CERTIFICATE OF SATISFACTORY COMPLETION**

As-Built Drawing
 with Reference Locations

Installer Vinson BrothersFinal Insp. Date 9-13-00 Inspected By Connie Schrandt Issued by Operation of Law Pre-cover inspection waived
 pursuant to OAR 340,
 Division 71

As-built & certification of final construction
 received 9-13-00.

System components installed/constructed
 as per approved as-built.

OK to cover system.

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

Connie M. Schrandt
 (Authorized Signature)

Natural Resource Specialist 9-14-00
 (Title) (Date)

DEQ, NCBO, WARRENTON
 (Office)

P.2.3

FINAL INSPECTION REQUEST AND NOTICE SEP 13 2000 (Date Received)

NORTH COAST BRANCH OFFICE
WARRENTON

Pursuant to the requirements within ORS 454.665, OAR 340-71-170 and OAR 340-71-175, the system installer or the permittee must notify the Department of Environmental Quality (or its authorized Agent) when the construction, alteration or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The Department (or Agent) has 7 days to perform an inspection of the completed construction after the official notice date, unless the Department (or Agent) elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of this completed form by the Department (or Agent) establishes the official notice date of your request for the pre-cover inspection. Please complete all four sections of the form and return it to the office that issued the permit. Forms that are determined to be incomplete will be returned.

SECTION 1: BASIC INFORMATION.

Property Owner Low Alexander Permit Number 00-79 County Clatsop

Job Location Ft. Clatsop Rd. Astoria

Date System Construction Completed 9-12-00; Date Submitted to DEQ or Agent 9-13-00.

SECTION 2: MATERIALS LIST. Identify and list all materials used in the system's construction.

1000 gal Dark concrete tank

Open lid + stir

3 Concrete Disk Drop Boxes

35 Infiltrator cont.

o End cap

60' 4" 3034 Sewer pipe

FROM : Vinson Bros.

FAX NO. : 5034586763

Sep. 13 2000 07:40AM P2

Mar 10 1960 03:06PM 254 400000000000

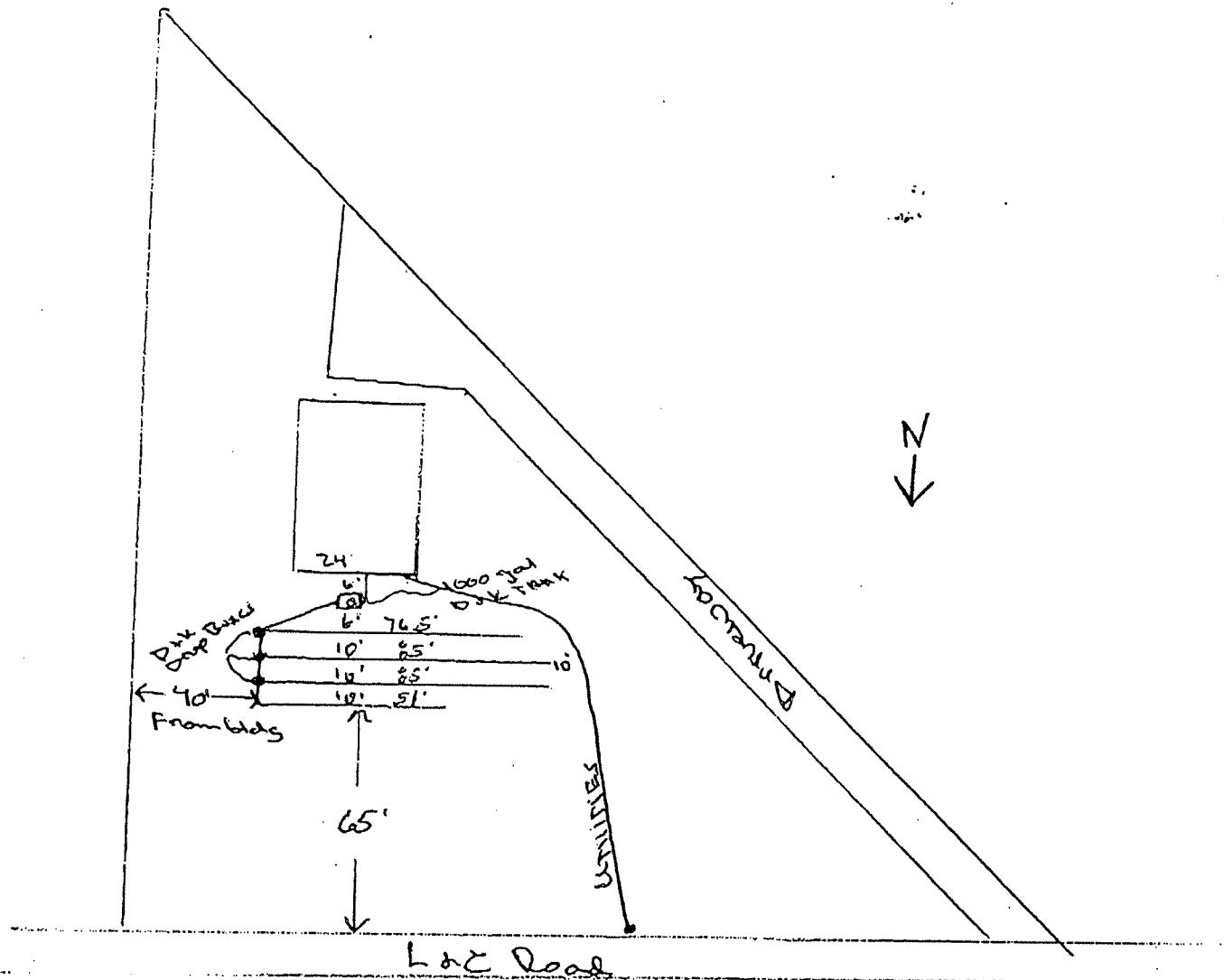
F. 3. 3

Property Owner Low Alexander

Permit Number 00-79 County C. Valles

SECTION 3:

AS-BUILT PLAN OF THE CONSTRUCTED SYSTEM. Indicate the direction of NORTH and show the locations of all wells within 200 feet of the system.



SECTION 4:

CONSTRUCTION WAS PERFORMED BY:

Property Owner (Permittee)

Sewage Disposal Service Business: Vinson Bros. (swc)
(Prior Full Business Name)

36846
(License Number)

I certify the information provided in this notice is correct, and that the construction of this system was in accordance with the permit and the rules regulating the construction of on-site sewage disposal systems (OAR Chapter 340, Divisions 71 and 73).

AGENCY REVIEW & APPROVAL FORM
(STRUCTURE AND MOBILE HOME PLACEMENT)
Information on this form must be filled out and signed in this order

1. JOB SITE INFORMATION (to be filled out by applicant/owner/agent):

Job Site Address: _____ City: ASTORIA
Owner: LOW T. ALEXANDER Phone: 503 325 3497
Owners Address: 60 YOCONA PLACE ASTORIA OR 97103
Agent: _____
Proposed Development/Construction: MANUFACTURED HOME

2. STATE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) (to be filled out and signed by DEQ):

Legal Description: T 7 R 10 SEC. 12 TAX LOT (1) 3100
Permit Needed - Yes () No () Site Approved - Yes () No ()
Signature: David Z. Date: 6-26-00
Remarks: PERMIT # 00-79

DEQ North Coast Branch Office, 65 North Highway 101, Suite G, Warrenton, Oregon 97146 Phone: (503) 861-3280 FAX (503) 861-3259

3. CLATSOP COUNTY PLANNING DEPARTMENT (to be filled out and signed by Planning):

Legal Description: T 7 R 10 SEC. 12 TAX LOT (1) 3100
Zone: RA5 Overlay District: —
Development Permit - Yes () No () # 00-546
Flood Plain - Yes () No () Elevation Requirements: _____
Geologic Hazard - Yes () No () Special Construction Requirements? - Yes () No ()
Signature: Jeff Allen Title: PT Date: 6-26-00
Remarks: _____

Clatsop County Dept. Of Planning and Development, 800 Exchange, Suite 100, Astoria, Oregon 97103 Phone: (503) 325-8611
FAX (503) 325-3666

4. STATE BUILDING CODES (located at Premarq Shopping Center, State of Oregon Building Codes Division, 65 N. Highway 1
Suite G, Warrenton, Oregon). Phone: (503) 861-7140 FAX (503) 861-7324. Building Codes will review and issue the building permit.

Site Plan Low Alexander
T7N R10W Sec.12 T.L. 3100
Vinson Bros. Inc. D.E.R. # 36845

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

JUN 12 2000

NORTH COAST BRANCH OFFICE
WARRENTON

APPROVED

Connie M. Schrandt

Connie M. Schrandt, W.W.S.
Lic. No. 0207760756

6/13/00

Elevations

TANK 4'D"

A1 5'3"	B1 5'6"	C1 4'9"
A2 4'1"	B2 4'7"	C2 4'9"
A3 5'1"	B3 5'5"	C3 6'4"
X1 5'0"	X2 5'0"	

Elevations

TANK 4'0"

A1 5'3"	B1 5'6"	C1 4'9"
A2 4'11"	B2 4'7"	C2 4'9"
A3 5'1"	B3 5'5"	C3 6'4"

X1 5'0" X2 5'0"

1600 gal septic tank

Property line

40' from edge

A1 10'0" B1 10'6" C1 10'6"

A2 10'6" B2 10'6" C2 10'6"

A3 10'0" B3 10'0" C3 10'0"

50' driveway

Perforce corner

30'

X1 5'0" X2 5'0"

12' room

Z

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

JUN 12 2000

NORTH COAST BRANCH OFFICE
WARRENTON

Materials list. Low Alexander
TN River Sec 12 T.L. 3100
Vinson Bros. via D.E.Q. # 36845

1000 Gallon Concrete D.R.K. concrete tank
40' 4" P.U.C. 3034 Sewer pipe
2 concrete D.R.K. Drop Boxes
35 Infiltrator units
6 Infiltrator End Caps
1 Overhead sewer & lid 24"

APPROVED

Connie M. SchrandtConnie M. Schrandt, W.W.S.
Lic. No. 0207760756

6/13/00

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY
NORTH COAST OFFICE
65 N. Highway 101, Suite G
Warrenton, OR 97146
(503) 861-3280

FOR OFFICE USE ONLY

Date Rec'd 6-23-00
Date Completed 6-23-00
Required Fee 705.00
Receipt No. 92893
Control No. 61491

FOR APPLICANT'S USE - (PLEASE PRINT)

Sally Hawley
(Property Owner's Name)

Lot Size (Acreage or Dimensions)
Low J. ALEXANDER
(Applicant's Name if Different from Owner)

Legal Description of Property T7N R10W S12 3100 CLAYSON
(Township) (Range) (Section) (Tax Lot/Acct. No.) (County)

For Parcels in Platted Subdivisions, Indicate _____ (Subdivision Name) _____ (Lot Number) _____ (Block Number)

Proposed Facility

Water Supply

[] Single Family Residence 4
(Number of Bedrooms)

Public (Community System)

[] Other _____
(Specify)

[] Private _____
(Indicate: Well. Spring. Etc.)

Existing Facility

[] Single Family Residence _____
(Number of Bedrooms)

Other _____

(Specify)

APPLICATION FOR:

- Site Evaluation Report
- Permit to Construct On-Site Sewage Disposal System
- Permit to Repair On-Site Sewage Disposal System
- Permit for Alteration of On-Site Sewage Disposal System
- Permit Renewal
- Existing System Report
- Plan Review
- Other (Specify) _____

- [] Authorization Notice
- [] Purpose of Authorization Notice
- [] Connect to an existing system
not currently in use
- tem [] Replace one mobile home with
with another or a house
- [] Replace or rebuild a house
- [] Addition of one or more bedroom
- [] Personal hardship
- [] Temporary housing
- [] Other (Specify) _____

This application will be returned if it is not filled out completely and accompanied by the appropriate fee and attachments required in the guidance packet. Your site must be prepared according to instructions in the guidance packet before action can be taken on this application.

By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent permission to enter onto the above described property for the purpose of this application.

Mr. Klauder
(Signature)

6-22-00 Authorized Representative
(Date) Licensed Installer
License No. _____

Owner's Mailing Address
90798 FT. CLATSOP RD
ASTORIA, OR 97103

Applicant's Mailing Address (if different)
60 YOCONA PLACE
ASTORIA OR 97103

Phone

Phone 325 3497 I:\WC8\WC8690 (7-19-91)

LAND USE COMPATABILITY STATEMENT
FOR ON-SITE SEWAGE DISPOSAL SYSTEMS

APPLICANT'S NAME <i>Low J. ALEXANDER</i>		MAILING ADDRESS <u>60 YOCONA PL</u>		PHONE <u>325-3497</u>
		<u>ASTORIA OR 97103</u>	CITY STATE ZIP	
P R O P E R T Y N	TOWNSHIP <u>TZN</u>	RANGE <u>R10W</u>	SECTION <u>12</u>	TAX LOT OR ACCT NO. <u>3100</u>
	SUBDIVISION/PROJECT <i>Single Family</i>	LOT <u>1</u>	BLOCK	COUNTY

PROPERTY IS A LOT OF RECORD CREATED BEFORE AUGUST 1, 1981

PROPOSED LAND USE

Single Family

STATEMENT OF COMPATIBILITY FROM APPROPRIATE LAND USE AUTHORITY
(An equivalent statement may be provided in lieu of this form)

PROPERTY'S ZONING DESIGNATION

RA5

THE ABOVE PROPOSAL HAS BEEN REVIEWED AND FOUND TO BE:



COMPATIBLE WITH THE LCDC ACKNOWLEDGED
COMPREHENSIVE PLAN

OR



CONSISTENT WITH THE
STATEWIDE PLANNING GOALS



NOT COMPATIBLE WITH THE LCDC
ACKNOWLEDGED COMPREHENSIVE PLAN



NOT CONSISTENT WITH THE
STATEWIDE PLANNING GOALS

REASON FOR FINDING OF COMPATIBILITY/INCOMPATIBILITY

allowed use in zone

PROPERTY IS LOCATED: (check one)



INSIDE CITY



INSIDE URBAN GROWTH BOUNDARY
OUTSIDE CITY LIMITS



OUTSIDE URBAN
GROWTH BOUNDARY

LAND USE AUTHORITY

Clatsop Co. Planning

SIGNED

John Allen

TITLE

DATE

6-1-00

CITY/COUNTY CONCURRENCE IF INSIDE URBAN GROWTH BOUNDARY

SIGNED

TITLE

DATE

Oregon

Department of Environmental Quality
Northwest Region, Warrenton Office
65 N. Highway 101, Suite G
Warrenton, OR 97146
(503) 861-3280/(503) 861-3259(FAX)

DEPARTMENT OF
ENVIRONMENTAL
QUALITY

June 7, 2000

IMPORTANT DOCUMENT - SITE EVALUATION REPORT
-This is not a construction permit-

Sally Hannu
90798 Fort Clatsop Road
Astoria, OR 97103

Re: T7N-R10W-S12; TL# 3100
Clatsop County

Dear Sally,

An evaluation of the above mentioned property has been completed to determine if an on-site sewage disposal system (for a single family dwelling) could be located on the parcel and be in compliance with the State of Oregon On-Site Sewage Disposal Rules. This report is not a construction permit but may be used to obtain a permit for the parcel once a completed application is submitted and is found to comply with the requirements of Oregon Administrative Rules (OAR) 340-071-160 Permit Application Procedures – General Requirements.

Soil test pits evaluated during my site visit on June 1, 2000, revealed a soil column of silt loam underlain with silty clay loam to a maximum depth of 63 inches below ground surface. Natural slopes in the vicinity of the test pits ranged from 2 to 3 percent. The area indicated on the enclosed plot plan as 'acceptable area' is hereby approved for a standard system with serial distribution for both the initial and replacement systems.

Requirements for a standard system with a design flow of 450 gallons per day are as follows:

1. A minimum of 300 lineal feet of disposal trenches;
2. Maximum trench depth 36 inches and minimum trench depth 24 inches;
3. If drainfield media is used, filter fabric to meet Oregon Administrative Rule 340-73-041 shall be used to cover the drainfield media-top only; and
4. A 1000 gallon DEQ approved septic tank with maintenance riser (minimum 20 inches diameter).



811 SW Sixth Avenue
Portland, OR 97204-1390
(503) 229-5696
TDD (503) 229-6993
DEQ-1



A PERMIT must be obtained from the North Coast Branch Office (NCBO) in Warrenton prior to installation of the system. To obtain a Construction-Installation Permit, the following items must be submitted for the parcel along with a completed and signed application form:

1. A detailed plot plan of the proposed system (drawn to scale) showing that all criteria for system construction and required setbacks are met. The plan must show at least the property lines, water line, house foundation lines and driveway, septic tank and dosing tank (if applicable) and the initial and replacement drainfields. The plan must also identify ground and pipe elevations for the initial and replacement systems, all materials to be used, and a cross sectional detail of the disposal area or trenches. Physical staking of both the initial and replacement systems may be required for Department review prior to permit issuance.
2. An application bearing a Land Use Compatibility Statement signed by the Clatsop County Planning Department.
3. Permit fee: \$705.

Please refer to the enclosed field worksheet and plot plan for assistance in plan preparation. Any person other than the property owner must be licensed by the DEQ to construct/install an on-site sewage treatment and disposal system. Sites for both initial and replacement disposal areas must be kept free of traffic, cover, development or other disturbance of natural soil conditions. Also, both drainfield areas must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways and building down spouts.

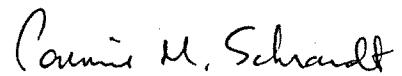
The system would have the capacity to serve a single-family dwelling with no more than 4 bedrooms. Peak sewage flow into the system is limited to 450 gallons per day, with an average sewage flow of not more than 225 gallons per day. Premature system failure may occur if either flow limit is exceeded. If you expect your family's water use to exceed these flows, it is recommended the system size be increased. In order to prolong the life of the drainfield, the septic tank should be pumped out every 4 to 5 years, depending on usage and number of persons occupying the home. Use of a garbage disposal is discouraged. Water conservation measures should be practiced as well.

This approval is given on the bases that 1) the parcel described above will not be further partitioned or subdivided and 2) the conditions on subject or adjacent properties have not been altered in any manner which would prohibit issuance of a permit in accordance with Oregon Revised Statutes (OPRS) 454.605 through 454.755 and OAR 340-071. Any such subdivision, partitioning or alteration may void this report.

This report is valid until the system described above is installed pursuant to a construction permit obtained from the Department of Environmental Quality, or until earlier cancellation, pursuant to Commission rules, with written notice thereof by the Department to the owners according to Department records or the County tax records. Subject to the foregoing, this report runs with the land and will automatically benefit subsequent owners.

If you have any questions or need assistance, please feel free to contact me at (503) 861-3280.

Sincerely,



Connie M. Schrandt
Natural Resource Specialist
Northwest Region, Water Quality

Enc. Field Worksheet w/Plot Plan

cc: Low J. Alexander, 60 Yocona Place, Astoria, OR 97103
Dennis Vinson, 42568 Stringtown Lane, Astoria, OR 97103

SITE EVALUATION FIELD WORKSHEET

Tax Reference T7N. R10W Sec. 12 TL#3100 Clatsop Co. Evaluator Chris
 Applicant Low Alexander Date 6-1-00 Parcel Size 1.21 acres

Soil Matrix Color and (Mottling), % Coarse Fragments, Roots, Depth Texture Structure, Layer Limiting
 Effective Soil Depth, etc.

Depth (inches)	Texture		
Pit 1 0-27	Sil	10YR 3/2; crumbly; 1SBK; common fibrous roots to 36" bgs	1
1 27-36	Sil	10YR 5/4; 2SBK	1
1 36-54	Sil	10YR 5/4; 2SBK with some variegated color; marine sediments	1
1 -----			
Pit 2 0-31			2
2 31-46		(Similar to test pit #1)	2
2 46-63			2
2 -----			2
Pit 3 -----			3
3 -----			3
3 -----			3
3 -----			3

Landscape Notes Upland River terrace

Slope approx 2-3% Aspect N-NW Groundwater Type No evidence

Other Site Notes: Drainfield(s) to be 100' from any ground water or year-round surface water. Septic tank to be 50' from any ground water or surface water.

SYSTEM SPECIFICATIONS

Type System: STANDARD Design Flow 450 gpd Disposal Field Size 300 Linear Feet

Initial Serial System Sizing 100 /150g. Max. Depth Absorption Facility (in) 36"; 24" min

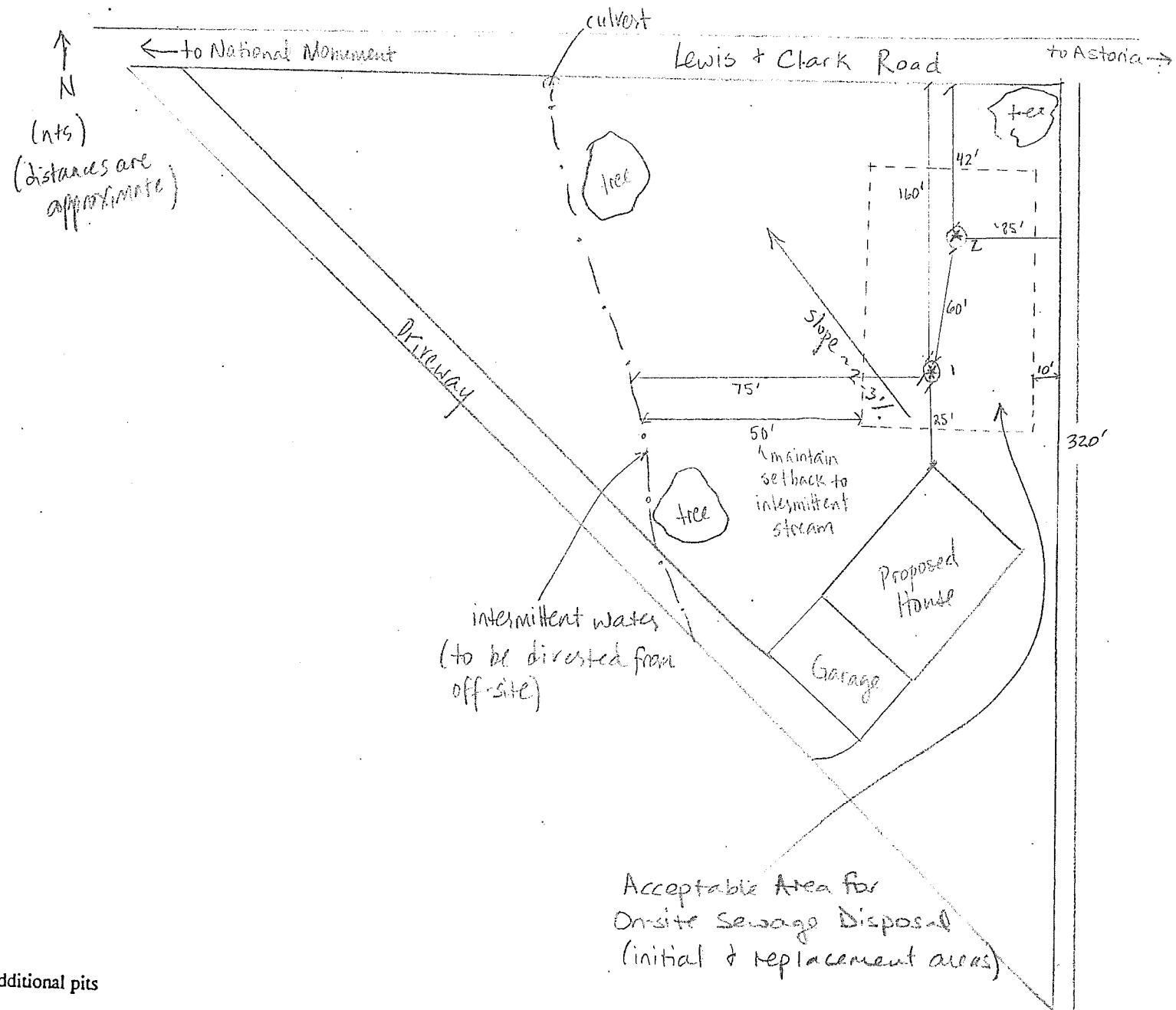
Replacement " System Sizing " /150g. Max. Depth Absorption Facility (in) " "

Special Conditions: A detailed site development plan of proposed system construction (in area of approved test holes) is required with construction permit application. Plan must identify septic tank location, size, and manufacturer's name, building, effluent sewer pipe size and ID numbers, distribution or drop box manufacture, cross section of disposal trench, gravel specifications, spacing between trenches, ground and pipe elevations throughout the system. Locate approved test holes as they relate to system placement. In addition to the above, the plan needs to locate the system's placement as it relates to existing or proposed structures, wells, waterways, roads and parking areas. We recommend a DEQ licensed sewage disposal business prepare plans and do eventual installation after DEQ construction permit issuance.

Honor all required setback distances; initial & replacement areas to be kept free of cover, traffic, development or other potential disturbance of natural soil conditions; recommend placing disposal trenches along natural contours and perpendicular to slope direction.

NAME Alexander

T 7N R 10W S 12 TL 3100



Additional pits

4

5

Notes

Notes

STATE OF OREGON
 DEPARTMENT OF ENVIRONMENTAL QUALITY
 NORTH COAST OFFICE
 65 N. Highway 101, Suite G
 Warrenton, OR 97146
 (503) 861-3280

FOR OFFICE USE ONLY
 Date Rec'd May 25, 2000
 Date Completed 6-7-00
 Required Fee 490.00
 Receipt No. 92870
 Control No. _____

FOR APPLICANT'S USE - (PLEASE PRINT)

Low J. ALEXANDER

(Property Owner's Name)

APPLICANT

Legal Description of Property 7 N 10 W 12 3100 (Township) (Range) (Section) (Tax Lot/Acct. No.)

For Parcels in Platted Subdivisions, Indicate

(Subdivision Name)

1.21

Lot Size (Acreage or Dimensions)

SALLY HANNU

(Applicant's Name if Different from Owner)

CLATSOP (County)

(Subdivision Name) (Lot Number) (Block Number)

Proposed Facility

Single Family Residence 4 (Number of Bedrooms)

Other _____ (Specify)

Water Supply

Public (Community System)

Private _____ (Indicate: Well, Spring, Etc.)

Existing Facility

Single Family Residence _____ (Number of Bedrooms)

Other _____ (Specify)

APPLICATION FOR:

Site Evaluation Report
 Permit to Construct On-Site Sewage Disposal System
 Permit to Repair On-Site Sewage Disposal System
 Permit for Alteration of On-Site Sewage Disposal System
 Permit Renewal
 Existing System Report
 Plan Review
 Other (Specify) _____

Authorization Notice
 Purpose of Authorization Notice
 Connect to an existing system not currently in use
 Replace one mobile home with another or a house
 Replace or rebuild a house
 Addition of one or more bedroom
 Personal hardship
 Temporary housing
 Other (Specify) _____

This application will be returned if it is not filled out completely and accompanied by the appropriate fee and attachments required in the guidance packet. Your site must be prepared according to instructions in the guidance packet before action can be taken on this application.

By my signature, I certify that the information I have furnished is correct, and hereby grant the Department of Environmental Quality and its authorized agent permission to enter onto the above described property for the purpose of this application.

Low J. Alexander
 Signature

APPLICANT
 Owner's Mailing Address

60 YOCONA PL
ASTORIA OR 97103

Phone 325-3497 ^{+ 450-5474}
 CONTACT BEFORE SIT EVAL.

5-25-00
 (Date)

Authorized Representative
 Licensed Installer
 License No. _____

OWNER'S
 Applicant's Mailing Address (if different)

Low J. ALEXANDER
SALLY HANNU

90798 FT. CLATSOP RD. ASTORIA, OR 97103

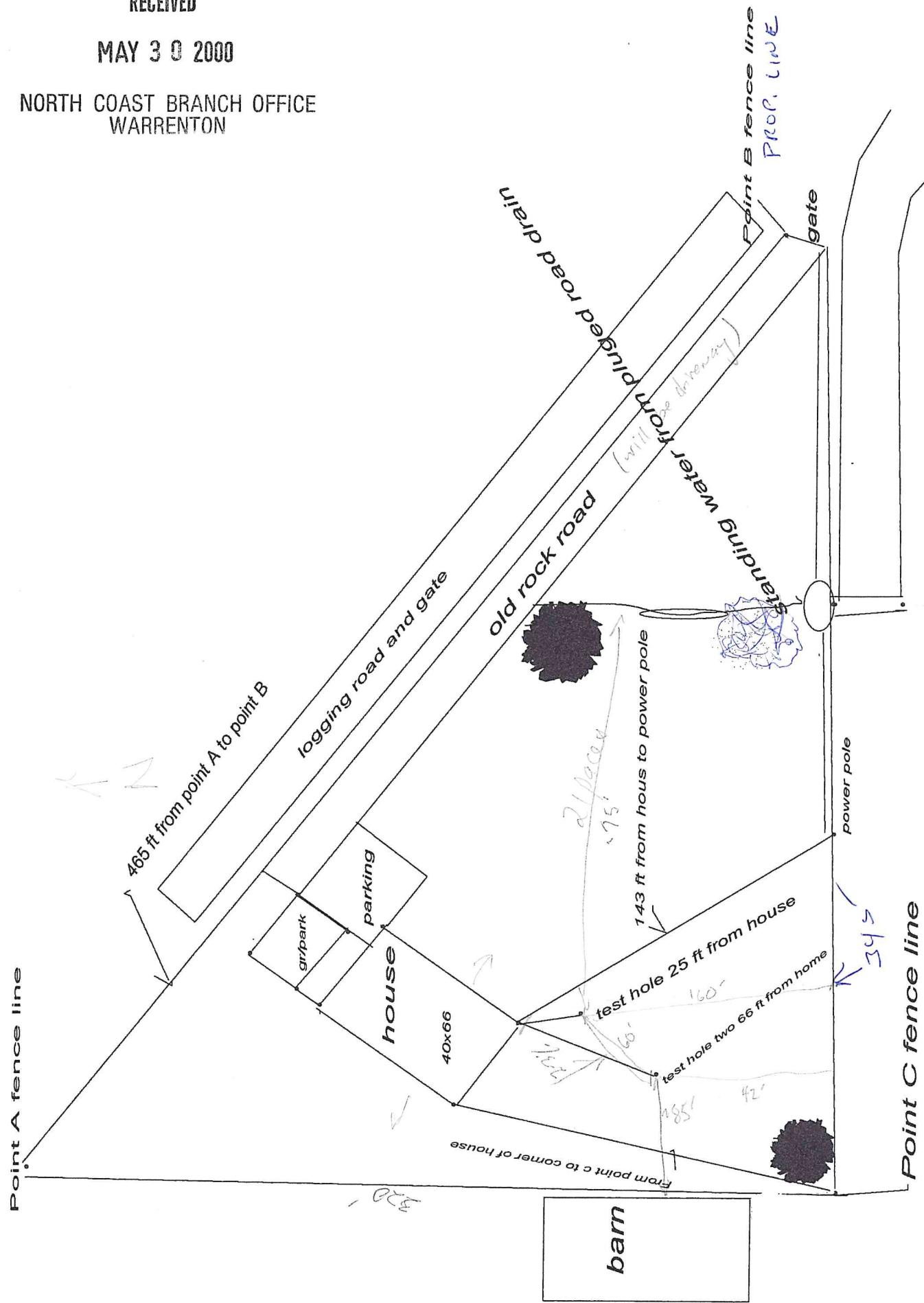
Phone _____

IW\WC8\WC8690 (7-19-91)

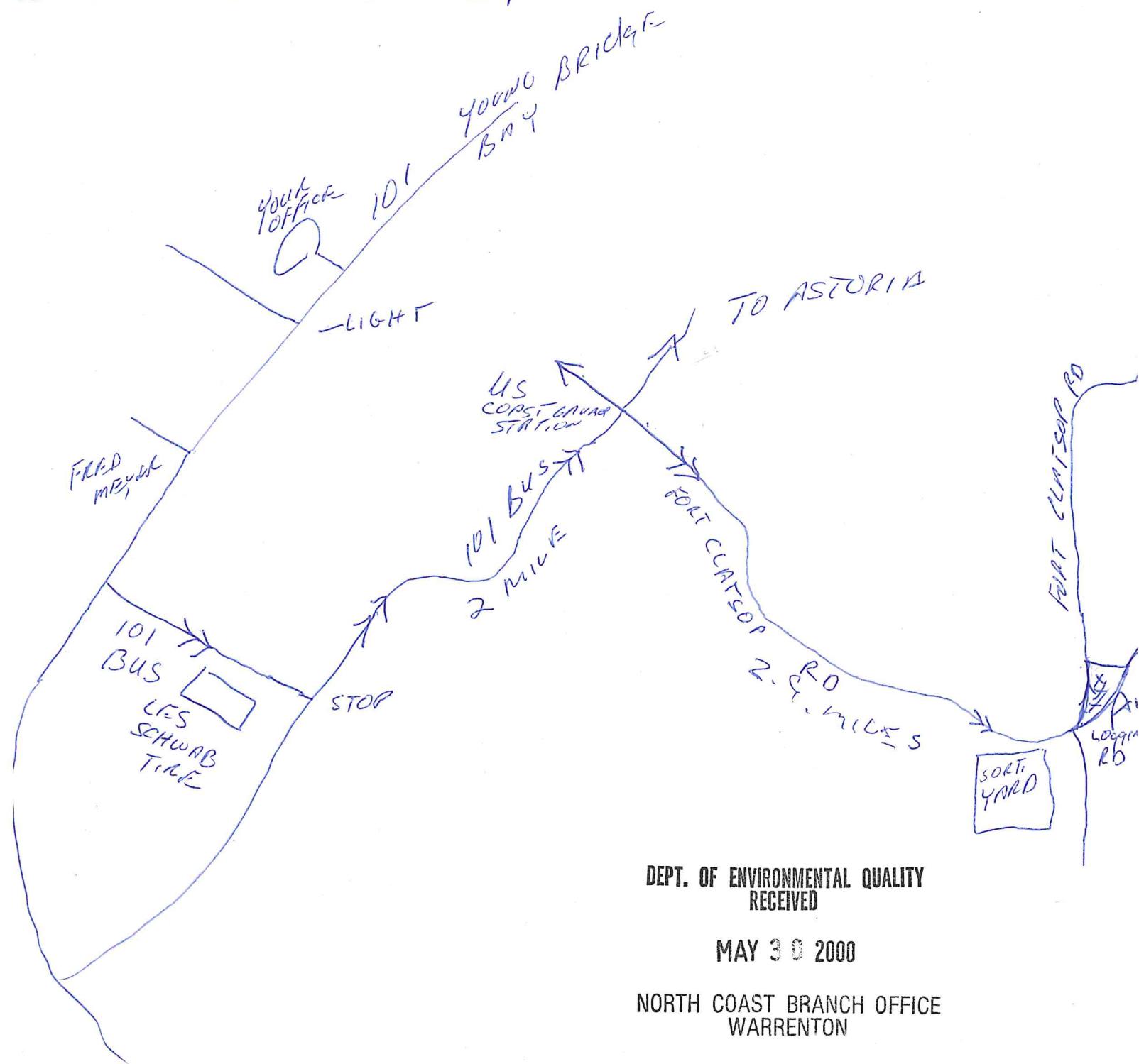
DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

MAY 30 2000

NORTH COAST BRANCH OFFICE
WARRENTON



STARTING AT YOUR OFFICE GO SOUTH ON 101. TO BUS 101,
 GO LEFT AT STOP AND GO SOUTHEAST ON BUS 101
 FOR 2 MILE TO FORT CLATSOP RD RIGHT.
 STAY ON FORT CLATSOP RD FOR 2.9 MILE
 PROPERTY, ON RIGHT SIDE OF ROAD
 ENTER AT GATE,



Jim Hart
235-6251
JUL 25 1999

STAFF REPORT

Lot of Record Determination
June 22, 1999

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

MAY 30 2000

Clatsop County

NORTH COAST BRANCH OFFICE
WARRENTON



Applicant: Laurie Duey

Property Owner: Estate of Viola Hannu

Legal Description
of Subject Property: T7N, R10W, Section 12, Tax Lot 3100

Lot Size: 3100: 1.21

Zoning Designation: RA-5 - Residential/Agriculture - 5 Acre
minimum lot size

Existing Structures: The County Tax Assessor's records show no
buildings on the subject property.

800 Exchange Street,
Suite 100
Astoria, Oregon 97103

Department of
Planning and Development

Phone (503) 325-8611
Fax (503) 338-3666

Lot of Record Background

There are two steps to a lot of record determination. The first is to determine whether or not the subject property was created legally. If the property meets the "lot" definition under section 1.030, LWDUO #80-14, then it is considered a "lot of record." Receiving this designation does not allow the owner to build on the property. In order for the property to be legally built, the lot must also be considered a "land use lot of record." For this designation, the owner of the subject property cannot have owned any "contiguous substandard sized lots on September 30, 1980 (the effective date of Ord. #80-14).

Once these two criteria are met, the current owner of the subject property will receive approval from the County Planning Department to begin the process of obtaining a development permit. For lots in some zones, there may be more steps to take before a development permit is issued. If you have any questions regarding this determination, or any other land use issues, please do not hesitate to contact the Planning Department at (503) 325-8611.

The following determination by Clatsop County Department of Planning and Development is based in part on the following: Information provided by the applicant; Clatsop County deed and land use contract records; Clatsop County Land and Water Development and Use Ordinance #80-14 (LWDUO) and Kishpaugh vs. Clackamas County.

1. Lot of Record Status is based on the following provision in Ordinance #80-14, Section 1.030, Definitions, "Lot-of-Record", which reads: "Any lot or parcel lawfully created by a subdivision or partition plat of record in the County Clerk's Office, or lawfully created by deed or land sales contract prior to the land use partitioning requirements, and of record in the deed records of Clatsop County."

The subject property is considered a lot of record. Its current configuration was created in 1948, before the County's partitioning requirements (See book 197, page 479).

2. Land Use Lot of Record Status is governed by Paragraph One of Standards Section S1.030, includes the following definition: "If, at the time of adoption of the zone for the subject property, a lot has an area or dimension which does not meet the minimum lot size requirements of the zone, and the lot was not in the same ownership as any contiguous lot or lots which do not meet the minimum lot area requirements, the lot may be developed as allowed by the zone and applicable development requirements."

The subject property is considered a land use lot of record. Tax lot 3100 was owned by Viola Hannu on September 30, 1980, the effective date of LWDUO #80-14. The adjoining Tax lot 3200 was also owned by Viola Hannu on that date, but it meets the zoning requirements for a five acre parcel.

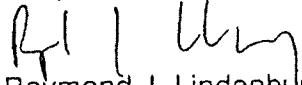
3. Conclusion

Tax Lot 3100 meets both criteria of the Lot of Record Determination. Therefore, it is considered a buildable lot.

This determination is a Type 1 procedure, as defined in Section 2.110, Type 1 Procedure. Pursuant to Ordinance #80-14, Section 2.230, Request for Review/Appeal, this determination may be appealed within ten (10) days of this decision. The deadline for filing an appeal is 4:00 PM on July 2nd, 1999. An appeal form is enclosed for your reference.

If you have any questions regarding this determination, please contact me at (503) 325-8611.

Respectfully,


Raymond J. Lindenburg
Planner

enclosures

cc: Bill Arnold- Planning Director, file

7-10-12 03100 0107

Descriptions of Real Properties

/ ASSESSOR, CLATSOP COUNTY, OREGON

100-5075
5-2

CODE NUMBER

ACCOUNT NUMBER	SECTION 12	TOWNSHIP 7 N RANGE 10W W.M.	MAP NO. 12 7 10	AERIAL PHOTO
TAX LOT NUMBER 31	LOT NO.	BLOCK NO.	ADDITION	CITY

INDENT EACH NEW
COURSE TO THIS LINE

LEGAL DESCRIPTION

V

That por of Tr 19, Montgomery Acres, daf:
 Beg at the NE cor of sd Tr 19, Montgomery
 Acres, accord to the rec plat thof, sd pt being
 in the cen of a cty rd;
 th S alg the E ln of sd Tr 19 a dis of 320'
 m or l to the NEly ln of the 60' strip conv by
 Frank Thomas et al to the L & C Rly Co sd 60'
 strip being now owned by the Crown Zell. Corp;
 th NWly foll the NEly ln of sd 60' strip,
 a dis of 465', m or l to the cen ln of sd cty rd;
 th E alg the cen ln of sd cty rd, a dis
 of 345' m or l to the pob.
 Less road.

Hannu, Viola

Hannu, Sally A.

PRD 9-22-99 1025 338 9-15-99

HCS + ASSOC.

738-3425

B-10595

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

MAY 30 2000

NORTH COAST BRANCH OFFICE
WARRENTON

1-07

ZELLERBACH
SLOUGH
COUNTY

500
68.96 A.C.

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