

Certificate of Satisfactory Completion

Installation of this onsite wastewater treatment system has been determined to comply with the applicable requirements in Oregon Administrative Rules Chapter 340, Divisions 071 and 073 and the conditions of Permit 500974 as follows:

PROPERTY INFORMATION

Property Owner: **AFBM II LLC** Township **8**, Range **10**, Section **26 0 0**
Property Location: **34208 Airport Ln, Warrenton** Tax Lot **00403**
Facility Type: **Commercial**

SPECIFICATIONS AND REQUIREMENTS

System type: **Standard**
Design Flow: **300.00 gals/day**
Minimum Septic Tank Size: **1000.00 gals**
Distribution Type: **Equal**
Total Trench Length: **225.00 Linear feet**
Trench Spacing: **8.00 feet***
Media Type: **Rock and Pipe**
Maximum Trench Depth: **36.00 inches**
Minimum Trench Depth: **18.00 inches**
Drain Media Total Depth: **12.00 inches**
Drain Media Below Pipe: **6.00 inches**
Drain Media Above Pipe: **2.00 inches**

*Minimum undisturbed soil between trenches

ADDITIONAL CONDITIONS

- 1 In accordance with Oregon Revised Statute 454.665, this Certificate of Satisfactory Completion is issued as evidence of satisfactory completion of an onsite wastewater treatment system at the location identified above.
- 2 Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
- 3 The area of the initial and the identified replacement area must not be subjected to activity that is likely to adversely affect the soil or the functioning of the system. Such activities may include, but are not limited to, vehicular traffic, livestock, covering the area with asphalt or concrete, filling, cutting, or other soil modification activities.
- 4 This onsite wastewater treatment system must be connected to the facility referenced herein within 5 years of the issuance of this Certificate of Satisfactory Completion (CSC) or rules for authorization notices, alteration permits, or construction-installation permits as outlined in OAR 340-071-0160, 340-071-0205, or 340-071-0210 apply, including payment of an additional fee.
- 5 This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.

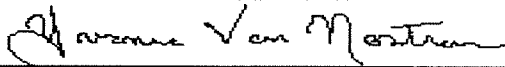
- 6 Unless otherwise required by the agent, the system installer must backfill (cover) this system within 10 days after the issuance of this Certificate of Satisfactory Completion.
- 7 Clatsop County Public Health recommends that the owner inspect the septic tank every 3 years and pump it when necessary.

SYSTEM INSPECTIONS AND COMPLETION DATES

Pre-Cover Inspection by

Installer Name:

To be valid, this document must be signed by an "Agent" as defined in OAR 340-071-0100.



Onsite Wastewater Specialist

5/14/2018

Authorized Agent:

Title:

Date Issued:

Yvonne Van Nostran

Clatsop County Public Health
820 Exchange St Ste 100
Astoria, Oregon 97103
Phone: 503-325-8500
Fax: 503-325-9303

FINAL INSPECTION REQUEST AND NOTICE – ONSITE ID: 500974

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CLATSOP CO. PUBLIC HEALTH

Pursuant to the requirements within ORS 454.665, OAR 340-071-0170 and OAR 340-071-0175, the system installer and/or the permittee must notify the County when the construction, alteration or repair of a system for which a permit was issued is completed and prior to backfilling or covering the installation. The County has seven (7) days to perform an inspection of the completed construction/installation following the official notice date, unless the County elects to waive the inspection and authorizes the system to be backfilled. Receipt and acceptance of this completed form by the County establishes the official notice date of your request for the pre-cover inspection. Faxed copies are acceptable for inspection request purposes only. Original must be received before a Certificate of Satisfactory Completion is issued. Please complete sections 1 through 4 on the form and return it to the County. Forms that are determined to be incomplete will be returned.

Section 1: Owner/Permittee Information:

Name: AFBM II LLC
Property Address: 34208 Airport Ln, Warrenton
Township 8 Range 10 Section 2600 Tax Lot(s) 00403

Section 2: System Component Specifications: System Type:

A. Tanks/Pumps

Water tight verification – All tanks were tested for water tightness after installation and passed in accordance with OAR 340.073.0025(3)

Tanks(1) Volume 1500 Compartments 2 Manufacturer WILLAMETTE GRAYSTONE Date
Tanks(2) Volume Compartments Manufacturer Date
Pumps: HP 1/2 Model/Manuf ORLENCO Float(s)Type(1) ORLENCO Model/Manuf
Float(s)Type(2) ORLENCO Model/Manuf

B. Piping:

Effluent Sewer (tank to drainfield) Yes [X] No [X] Diameter 12" ASTM#Other Length 145'
Pressure Transport Pipe Yes [X] No [] Diameter 1/2" ASTM#Other Length 115'

C: Secondary Treatment Unit:

Sand Filter – Attach sieve analysis for Underdrain Media and Filter Sand

Sand Filter Yes [] No [] Type Container Dimensions
Underdrain pipe Diameter ASTM#Other Length
Manifold Piping Diameter ASTM#Other Length
Internal Pump HP Model/Manufacturer
Floats(1) Type Model Manufacturer
Floats(2) Type Model Manufacturer
ATT Yes [] No [] Model
Certified Maintenance Provider: Name
Operation & Maintenance Contract: Received? Yes [] No []

D. Drainfield Media

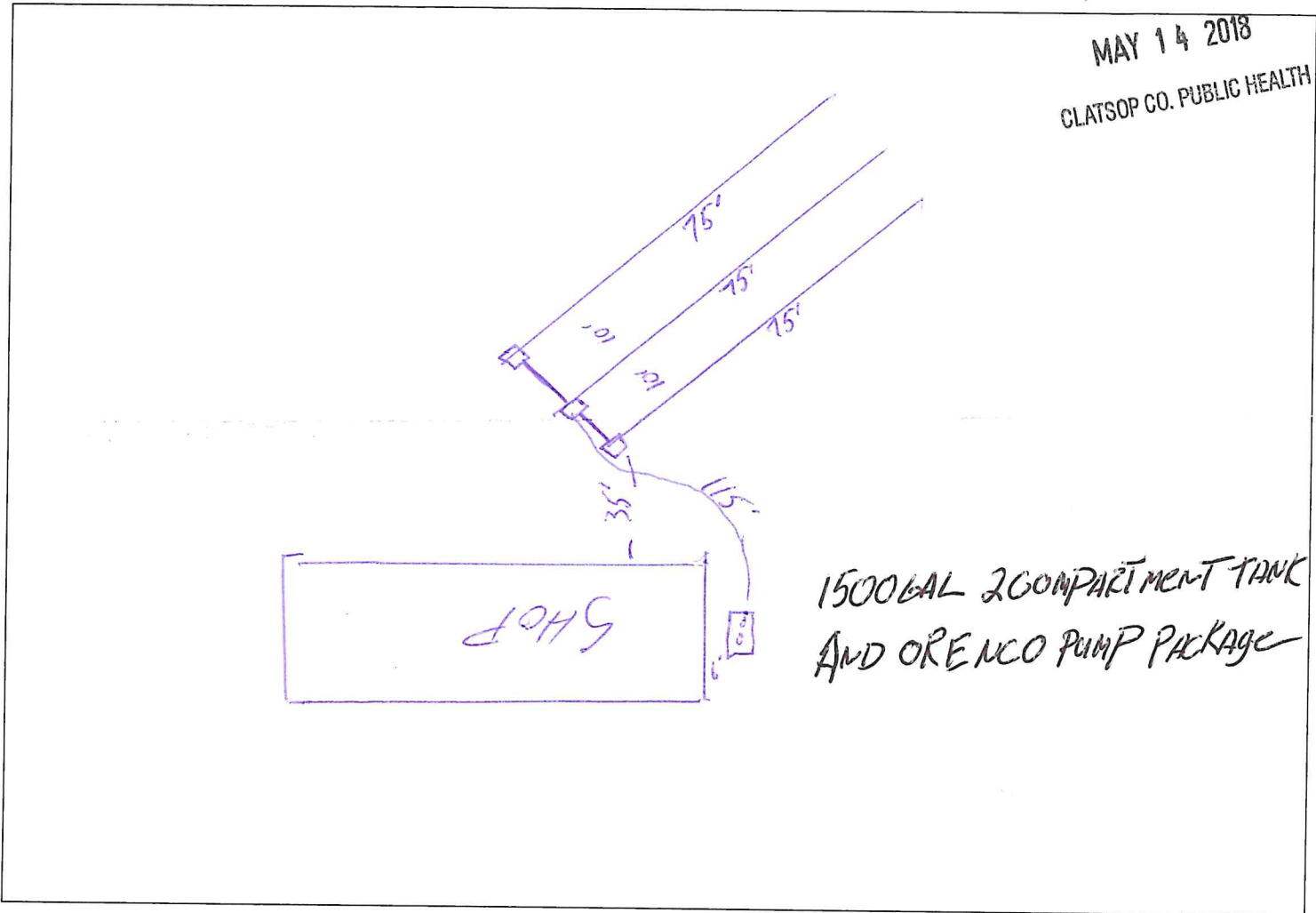
Type: Gravel, Pipe or Alternative? GRAVEL + PIPE
Distribution Box Yes [X] No []
Drop Box Yes [] No []
Distribution Pipe Yes [X] No [] Diameter 4" ASTM#Other 2729 Length 10'
Comment:

Clatsop County Department of Public Health
On-Site Waste Water Program
Approved By Y. Van Nastran
Permit No. 500974
Date 5/14/18

Section 3: As Built Plan of the Constructed System

Indicate the direction North. Show locations of all wells within 200 feet of the system. Show system setback distances from property lines, structures, wells, streams, etc.

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Section 4: Construction was performed by (Signature Required):

I certify that the information provided on both pages of this document is correct and that the construction of this system was in accordance with the permit and the rules regulating the construction of onsite wastewater treatment systems. (OAR Chapter 340, Divisions 71 and 73)

Owner/Permittee/Certified Installer w/Certification # _____ Print Name: Robert Rush
Licensed Installer Yes No License # 38813 Certification # _____
Owner/Certified Installer Signature [Signature] Date 5-14-18
Phone 503 299 8654 Phone 503 299-8654 Email _____

Section 5: Office Use Only

Notice Accepted Yes No Date 05/14/18
Installer /Owner /Permittee Notified Yes No Date 05/14/18
If no, reason for non-acceptance _____

Comment Final inspection 05/14/18

Clatsop County Department
of Public Health
On-Site Waste Water Program
Approved By [Signature]
Permit No. 500994
Date 5/14/18

Construction Permit

This Construction Permit, Permit #500974, authorizes the property owner to construct an onsite wastewater system as follows:

PROPERTY INFORMATION

Property Owner: **AFBM II LLC** Township **8**, Range **10**, Section **26 0 0**
Property Location: **34208 Airport Ln, Warrenton** Tax Lot **00403**
Facility Type: **Commercial**

SPECIFICATIONS AND REQUIREMENTS

System type: **Standard**
Design Flow: **300.00 gals/day**
Minimum Septic Tank Size: **1000.00 gals**
Distribution Type: **Equal**
Total Trench Length: **225.00 Linear feet**
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Media Type: **Rock and Pipe**
Maximum Trench Depth: **36.00 inches**
Minimum Trench Depth: **18.00 inches**
Drain Media Total Depth: **12.00 inches**
Drain Media Below Pipe: **6.00 inches**
Drain Media Above Pipe: **2.00 inches**

*Minimum undisturbed soil between trenches

ADDITIONAL CONDITIONS

- 1 Filter fabric is required over the drain media.
- 2 The system must be installed in accordance with the plan approved by the agent, including any changes made by the agent.
- 3 All roof drains must be directed away from the system.
- 4 Vehicular traffic and livestock must be restricted from the system area.
- 5 The system must be installed by the property owner or a licensed sewage disposal business (installer).
- 6 Meet all required setbacks.
- 7 All work is to conform to Oregon Administrative Rules, Chapter 340, Divisions 071 and 073. Make no changes in system location or specifications without written approval from the permit issuing agent.
- 8 Each trench to be level and on contour.

INSPECTION REQUIREMENTS

For pre-cover inspection information, contact your agent below:

Nancy Mendoza

Authorized Agent:
Nancy Mendoza

Title:
Onsite Wastewater Specialist

Date Issued:
5/4/2018

Expiration Date:
5/4/2019

Clatsop County Public Health
820 Exchange St Ste 100
Astoria, Oregon 97103
Phone: 503-325-8500
Fax: 503-325-9303



Clatsop County
Onsite Septic System Program
 820 Exchange Street, Suite 100
 Astoria, Oregon 97103
 Phone 503 325-9302
 www.co.clatsop.or.us

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APR 23 2018

CLATSOP CO. PUBLIC HEALTH

(pd) Visa
 8114800

#500974

Application for Onsite Sewage Treatment System

A. Property Owner Information

AFB M LLC James Neikes 34755 Hwy 101 Box Astoria 97103 503 338 9153
 Name Mailing Address (Street, PO Box, City, State, Zip) Phone Number

B. Legal Property Description

8 Township 10 Range 26 Section 403 Tax Lot 31784 Tax Account Number 10.00 Acreage or Lot Size
Clatsop County Warrenton Subdivision Name Lot Lot Block Block

Property Address: 34208 Airport Ln., Warrenton
 (Street, City, State, Zip)

Directions to Property _____

C. Existing Facility / Proposed Facility / Water Information

Existing Facility

Single Family Residence

Number of Bedrooms _____

Other Commercial - (AG) Grow House

Proposed Facility

Single Family Residence

Number of Bedrooms _____

Other WMA

Water Supply

Public _____

Name

Private _____

Well, Spring, Shared

D. Type of Application

Site Evaluation

Construction

Permit Repair

Major

Minor

Alteration Permit

Major

Minor

Renewal Permit

Existing System Evaluation

Permit Transfer

Permit Reinstatement

Compliance Record Review

Authorization Notice for:

Connecting to an Existing System Not in Use

Replacing a Mobile Home or House with Another

Mobile Home or House

The Addition of One or More Bedrooms

Personal Hardship

Temporary Housing

Other-Please Specify _____

If the required fee and attachments are not included with this application, it will be returned to you as incomplete. Post a flag or sign with your name and address at the entrance to the property. Flag and number the test holes.

By my signature I certify that the information I have furnished is correct and hereby grant Clatsop County and its' authorized agents permission to enter onto the above described property for the sole purpose of this application

[Signature]
 Signature

4-23-18
 Date

Robert Rush NORTH PACIFIC EXC 503 294 8654
 Applicant's Name (Please Print Legibly) Applicant's Phone

NP EX 1020 @ GMAIL.COM
 Applicant's E-Mail Address

P.O. Box 1173 WARRENTON OR 97146
 Applicant's Mailing Address

Applicant is the Owner Authorized Representative

Authorization Attached

Licensed Septic Installer

NORTH PACIFIC EXCAVATION
 Installers Name



Clatsop County
 Onsite Septic System Program
 820 Exchange Street, Suite 100
 Astoria, Oregon 97103
 Phone 503 325-9302
 www.co.clatsop.or.us

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 CLATSOP CO. PUBLIC HEALTH
 #500974

Notice Authorizing Representative

I, James J. Neikes (Pres), have authorized
 (Property Owner - Please Print)

Robert RUSH North Pacific LLC To act as my agent in performing
 (Authorized Representative - Please Print)

the activities necessary to obtain site evaluations, permits, and other onsite wastewater treatment program services provided by Clatsop County on the property described below in accordance with OAR chapter 340, division 071. I agree that any costs not satisfied by the Authorized Representative are my responsibility.

PROPERTY IDENTIFICATION

Property Situs or Road Address

And described in the records of Clatsop County as:

Township 8 Range 10 Section 26 Tax Lot 403 Map ID _____
 Township _____ Range _____ Section _____ Tax Lot _____ Map ID _____

PROPERTY OWNER:

Name: AFBM II James J Neikes Pres Email: Robert Neikes at Quest office .Net
 Mail Address: 34755 Hwy 101 Bus City/State/Zip Astoria Ore
 Phone: 503 338 8153 FAX: 503 338 7290
 Signature: [Signature] Date: 2-2-18

AUTHORIZED REPRESENTATIVE:

Name: Robert RUSH North Pacific LLC Email: RRUSH@NPTL.com
 Mail Address: PO BOX 1113 City/State/Zip Wahkiakum OR 97146
 Phone: 503 248-5659 FAX: _____
 Signature: [Signature] Date: 2-2-18

SECTION 1 – TO BE COMPLETED BY APPLICANT

1. Applicant Name/Property Owner: Robert Rust James Neikes
Mailing Address: P.O. Box 1173
City/State/Zip: WARRENTON OR 97146
Telephone: 503 298 8654

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#500974

2. Property Information:
County: CLATSOP Tax Lot No: 403
Township: 8 Range: 10 Section: 26
Physical Address: 34208 Airport Ln, Warrenton
Block: _____ Lot: _____
Subdivision Name (if applicable): _____

3. This proposed facility is for:
 An individual, single family dwelling
 Describe the type of development, business or facility and the provided services or products: building a "Grow House"

4. Permit or approval being requested:
 Construction-Installation permit for: New Construction Repair Alteration
 Non-water-carried facility requests (for example, pit, privy/vault toilet for campgrounds)
 Authorization Notice for: Replacement of dwelling Bedroom Addition
 Other changes in land use involving potential sewage flow increases

SECTION 2 – TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL

43227012
2018 0244

5. Property Zoning: AF Zoning Minimum Parcel Size 80

6. The facility is located: inside city limits inside UGB outside UGB

7. Does the proposed facility comply with all applicable local land use requirements: Yes No

If you answered "Yes" above, was this compliance based on:
 Compliance with local comprehensive plans and land use requirements (provide a citation to the applicable provisions)
 Conditional approval (provide findings and citation or attach a copy of the applicable land use decision)
 Measure 49 waiver (provide Department of Land Conservation and Development approval number)
Either provide reasons for affirmative compliance decision or attach findings of fact: 3.514

8. Planning Official Signature: Clance Adams
Print Name: Clance Adams Date: 04.23.18
Title: Permit Tech Telephone: 503.325.8611

1500 GAL WILLAMETTE GRAY STONE TANK

1/4" PRESSURE PIPE

TUFF TITE EQUAL DIST BOXES

2729 SOLID DRAIN FOR MANIFOLD

2729 PERF FOR LATERALS

DEBR DRAIN ROCK FROM FISHER & TEEUIN PIT

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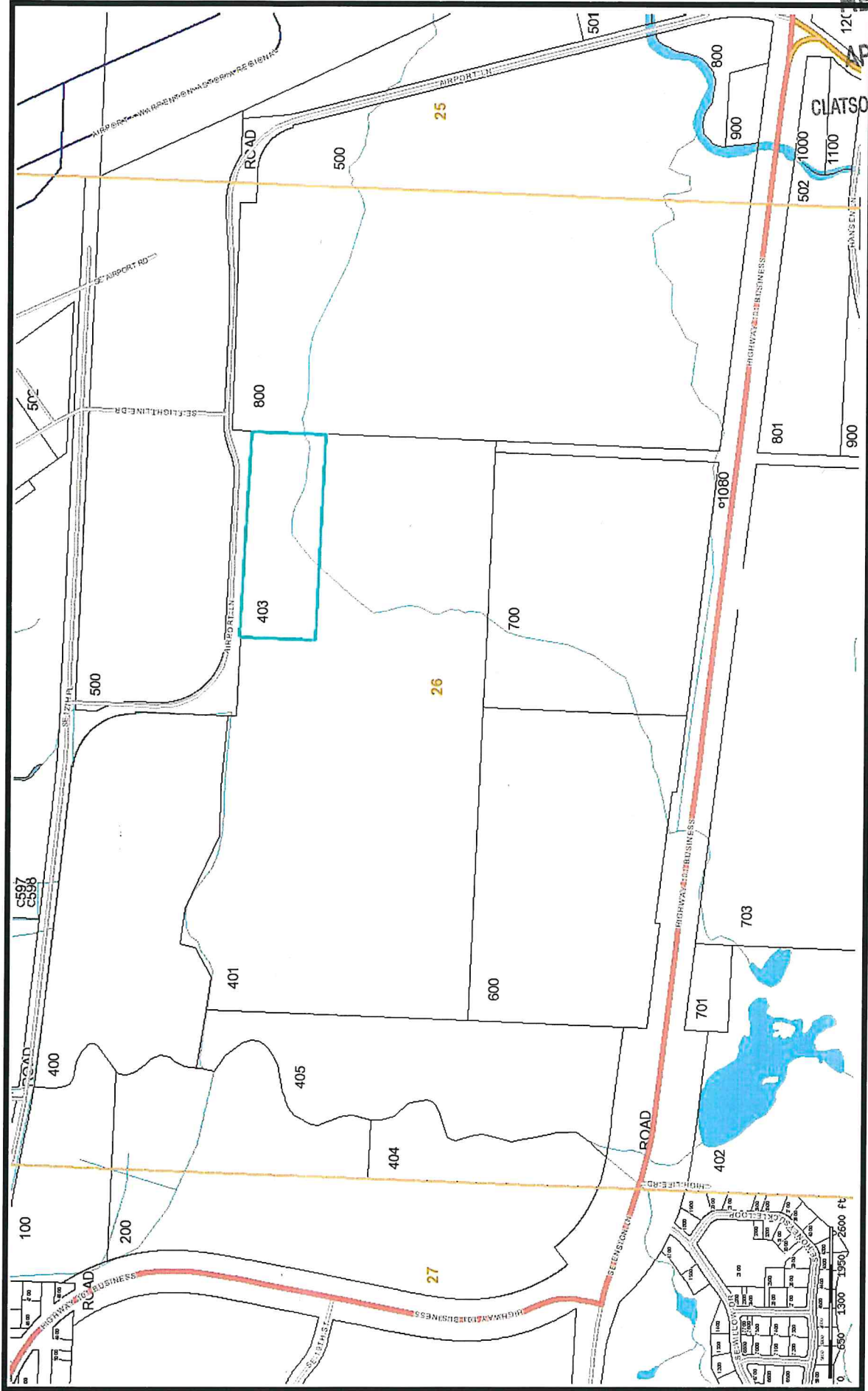
CLATSOP CO. PUBLIC HEALTH

#500974

8-10-26-403

Material List

Map



8-10-26-403 = 10. acres

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APR 23 2018



CLATSOP CO. PUBLIC HEALTH
500974

Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.





Septic Application

Clatsop County Public Health Department
 820 Exchange St Ste 100
 Astoria, OR 97103
 Ph. (503) 325-8500

For Department Use Only

Permit #: **500974**
 Permit Type: **Construction Perm**
 Entry Date: **4/23/2018**
 Issued By: **Annette Brodigan**
 Permit Status: **Entered**

Permit Timeline

User	Status	Date
Annette Brodigan	Entered	04/23/2018

Work Description

Work Description:

Remarks:

Owner

Name: **AFBM II LLC**
 Address: 34755 Hwy 101 Business
 City, State, Zip: Astoria, OR 97103-6664

Ph. #: () -
 E-Mail:
 Cell: () -
 Fax: () -

Applicant

N PACIFIC EXCAVATING-ROBERT RUSH
 PO Box 1173
 Warrenton, OR 97146

Ph. 5302988654
 Cell
 Fax
 E-Mail npex1020@gmail.com

Fees

<u>Fee Type:</u>	<u>Permit Fee:</u>	<u>DEQ Surcharge:</u>	<u>Planning Dept:</u>	<u>Other Fee's:</u>	<u>Permit Fee Total:</u>
Septic	\$1,039.00	\$100.00	\$0.00	\$9.00	\$1,148.00

Receipt

<u>Payor Name:</u>	<u>Pymnt Type</u>	<u>Check #:</u>	<u>Pymnt Date</u>	<u>Pymnt Amount:</u>
	Credit Card		04/23/2018	\$1,148.00

Balance Due: \$0.00

Compliance/Permit Requirements

Signatures

Applicant Signature: _____

Date: 4-23-18

Owner Signature: _____

Date: _____

Site Evaluation - Commercial

PROPERTY INFORMATION

Property Owner: **AFBM II LLC** Township **8**, Range **10**, Section **26 0 0**
Property Location: Tax Lot **00403**
Facility Type: **Commercial**

SPECIFICATIONS AND REQUIREMENTS

System type: **Standard**
Design Flow: **300.00 gals/day**
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ADDITIONAL CONDITIONS

- 1 Each trench to be level and on contour.
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- 3 All work is to conform to Oregon Administrative Rules, Chapter 340, Divisions 071 and 073. Make no changes in system location or specifications without written approval from the permit issuing agent.
- 4 The system must be installed in accordance with the plan approved by the agent, including any changes made by the agent.
- 5 All roof drains must be directed away from the system.
- 6 Meet all required setbacks.
- 7 Filter fabric is required over the drain media.

INSPECTION REQUIREMENTS

For pre-cover inspection information, contact your agent below:

SITE EVALUATION REPORT

Date: March 08, 2018

Dear Mr. Neikes,

I evaluated the property referenced below to determine if an onsite wastewater disposal system that complies with State of Oregon Rules could be located on the parcel. I **approved** this site for the systems described in the "Approved System Specifications" section of the Field Worksheet. This approval runs with the land and will automatically benefit subsequent owners. The approval is valid until the approved system is constructed under a Clatsop County construction permit or unless the site is altered without approval from this office (excavation that could affect setbacks, placement of wells or utilities, etc.). **Alterations made to the site may invalidate this approval.**

App. Name: James Neikes Application: # 500928 County: Clatsop

RE: SITE EVALUATION REPORT for Township/Range/Section: T 8N/ R 10W/ S 26 Tax Lot#: 00403

If you believe the site evaluation is in error or that a variance from approval conditions is necessary, please contact our office for more details.

A Construction/Installation permit is required before you construct your system. Please submit the enclosed Construction/Installation permit application, accompanying attachments and fee to apply for a permit. Please note that a construction permit is still required for each lot.

If you have any questions regarding this report, please contact me at 503-338-3685.

Yours truly,



Nancy Mendoza
Environmental Health Specialist
Clatsop County Public Health

Attachments: Field Worksheet

cc: Planning Department

FIELD WORKSHEET

App. Name: James Neikes Application #: 500928 County: Clatsop

RE: SITE EVALUATION REPORT for Township/Range/Section: T 8N/ R 10W / S 26 Tax Lot#: 00403

Commercial Facility: Yes No Parcel Size: 10 acres

APPROVED SYSTEM SPECIFICATIONS

Design flow: 300 gpd Max # of bdrms:

Initial System		Replacement System	
<input checked="" type="checkbox"/> Standard <input type="checkbox"/> Capping Fill <input type="checkbox"/> Bottomless Sand Filter <input type="checkbox"/> Conventional Sand Filter/ATT <input type="checkbox"/> Other		<input checked="" type="checkbox"/> Standard <input type="checkbox"/> Capping Fill <input type="checkbox"/> Bottomless Sand Filter <input type="checkbox"/> Conventional Sand Filter/ATT <input type="checkbox"/> Other	
Tank: <input checked="" type="checkbox"/> 1,000 gal. <input type="checkbox"/> 1,500 gal. <input type="checkbox"/> 2 compartment <input type="checkbox"/> Other <input type="checkbox"/> effluent pump required <input type="checkbox"/> effluent filter required		Tank: <input checked="" type="checkbox"/> 1,000 gal. <input type="checkbox"/> 1,500 gal. <input type="checkbox"/> 2 compartment <input type="checkbox"/> Other <input type="checkbox"/> effluent pump required <input type="checkbox"/> effluent filter required	
Distribution Method: <input checked="" type="checkbox"/> Equal <input type="checkbox"/> Serial		Distribution Method: <input checked="" type="checkbox"/> Equal <input type="checkbox"/> Serial	
Absorption Facility: <u>225</u> linear. ft Disposal Facility: _____ sq. ft. 36 " Max Depth 18 Min Depth		Absorption Facility: <u>225</u> linear. ft Disposal Facility: _____ sq. ft. 36 " Max Depth 18 " Min Depth	

Test Pit	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC.
#1	0-18 18-36 36-60	SCL SCL CL	7.5YR 3/2, VF/F roots to 18", SBK 10 YR 3/3 10YR 4/3 ESD greater than 48"
#2	0-32 32-42 42-60	SCL CL C	10 YR 3/2 VF/F roots to 12" 2.5 YR 5/2 2.5 YR 5/1 ESD at 32"

Landscape Notes:

Slope: 0-5%

Aspect: North to South

Groundwater Type: None present

Additional Conditions of Approval

- *A complete site plan with scaled drawing indicating all needed measurements and components is required before construction permit can be issued.**
- Any alteration of natural soil conditions (i.e. cutting or filling) in the acceptable area may void this approval.
- Both the initial and replacement disposal areas are to be protected from traffic, cover, development, or other potential disturbance of natural soil conditions.
- The area must not be subjected to excessive saturation due to, but not limited to, artificial drainage of ground surfaces, roads, driveways, and building down spouts.
- This approval is given on the basis that the parcel described above will not be further partitioned or subdivided.
- *Drainfield must be staked prior to installation.**
- Recommend licensed installer install all system components.
- Construction of capping fills must occur between June 1 and October 1.
- Fill material must be evenly graded to a final depth of 16 inches over the drain media.
- Must use Sandy Loam or better for capping material.

James Neikes

81026403 4.11ac. #500928

Field Worksheet

Area approved for drain field

Test Pit #2

Test Pit #1

Commercial Building



Required Information

- Owner name
- Legal description, map number
- North arrow
- Property dimensions
- Neighboring wells/waterlines w/in 100'
- All wells/waterlines on property
- Roads, driveways, parking areas
- Buildings and fences
- Septic tanks and drain fields
- Areas of excavation (cuts, fills)
- Easements, deed restrictions, etc.
- Lakes, springs, streams, ditches, etc.
- Neighboring water bodies w/ 100' of property line
- Field drainage tiles (French drain, etc.)
- Test pits with distance to property lines
- Direction of slope

Legend

- Wells
- Test Pits
- Drainage



1 inch = 20 feet

Sticky Farms

34208 Airport Ln.
Warrenton, OR 97103
503-741-6024

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Sticky Farms Wastewater Plan

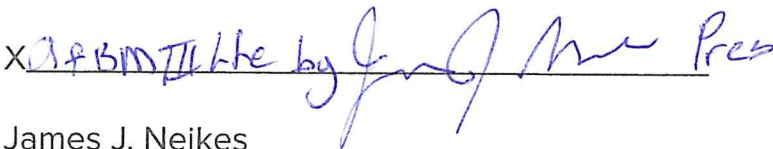
13th February, 2018

OVERVIEW

G.O. Farms LLC DBA Sticky Farms plans the following with nutrient runoff from the Farm. Used Nutrient runoff will be contained in a tank located at the Farm. When deemed appropriate, the contained nutrient waste will be pumped to a tank truck and transferred where it will be sprayed to amend nutrient poor soil on James J. Neikes's Property located on EFU land that is being used for pasture ground for dairy cows at tax lot #710120000500 Site Address (no mail) is 90713 Fort Clatsop Rd. Astoria, OR 97103.


Signed:

AFBM III LLC

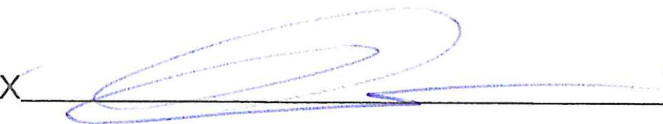
X 

James J. Neikes

G.O. Farms LLC

X 

Gary Reynolds Jr.

X  2/13/2018

Oscar Nelson

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MAR 05 2018

Select Taxlot

Sketch Tools

Advanced

Zoom To

Basemap

Photo

Taxmap

Map Layers

Select Taxlots

Results

Results: 2

Tax Account

[View Summary](#)

[View Tax Map](#)

Maptaxlot: 710120000500

Tax Map: 7.10.12

Account: 16660

Owner: AFBM III LLC

Owner 1:

Owner 2:

Situs Addr: 90713 Fort Clatsop Rd

Situs City: Astoria

Mail Addr: 34755 Hwy 101
Business

Mail PO

Box:

Mail City: Astoria

Mail Zip: 97103-6664

Tax Code: 0102

Tax Account

[View Summary](#)

[View Tax Map](#)

Maptaxlot: 710120000500

Tax Map: 7.10.12

Account: 54780

Owner: AFBM III LLC

Owner 1:

Owner 2:

Situs Addr: 90713 Fort Clatsop Rd

Situs City: Astoria

Mail Addr: 34755 Hwy 101
Business

Mail PO

Box:

Mail City: Astoria

Mail Zip: 97103-6664





Clatsop County
Onsite Septic System Program
 820 Exchange Street, Suite 100
 Astoria, Oregon 97103
 Phone 503 325-9502
 www.co.clatsop.or.us

#SD0928

#500928

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FEB 02 2018

CLATSOP CO. PUBLIC HEALTH

(Rd) Visa

Application for Onsite Sewage Treatment System

A. Property Owner Information

Name: AFBM II LLC by James Neikos Mailing Address (Street, PO Box, City, State, Zip): 34255 Hwy 101 Buss Astoria Ore 97103 Phone Number: 503 338 8153

B. Legal Property Description

Township: 8 Range: 10 Section: 26 Tax Lot: 403 Tax Account Number: 31784 Acreage or Lot Size: 10
 County: Clatsop Subdivision Name: _____ Lot: _____ Block: _____

Property Address: lot on Airport Ln
 (Street, City, State, Zip)

Directions to Property _____

C. Existing Facility / Proposed Facility / Water Information

Existing Facility - Commercial (Ag)
 Single Family Residence
 Number of Bedrooms _____
 Other _____

Proposed Facility
 Single Family Residence
 Number of Bedrooms _____
 Other _____

Water Supply
 Public Warrenton
 Name _____
 Private _____
 Well, Spring, Shared _____

D. Type of Application

- Site Evaluation
- Construction
- Permit Repair
 - Major
 - Minor
- Alteration Permit
 - Major
 - Minor
- Renewal Permit
- Existing System Evaluation
- Permit Transfer
- Permit Reinstatement
- Compliance Record Review
- Authorization Notice for:
 - Connecting to an Existing System Not in Use
 - Replacing a Mobile Home or House with Another
 - Mobile Home or House
 - The Addition of One or More Bedrooms
 - Personal Hardship
 - Temporary Housing
 - Other-Please Specify _____

If the required fee and attachments are not included with this application, it will be returned to you as incomplete. Post a flag or sign with your name and address at the entrance to the property. Flag and number the test holes.

By my signature I certify that the information I have furnished is correct and hereby grant Clatsop County and its' authorized agents permission to enter onto the above described property for the sole purpose of this application

Signature: [Signature] Date: 2-2-18

Applicant's Name (Please Print Legibly): Robert Rosa NORTH PACIFIC EXC Applicant's Phone: 503 298 8654 Applicant's E-Mail Address: NPEX1020@GMAIL.COM

Applicant's Mailing Address: P.O. Box 1173 WARRENTON OR 97146

Applicant is the Owner Authorized Representative Licensed Septic Installer
 Authorization Attached NORTH PACIFIC EXCAVATION
 Installers Name



Clatsop County
 Onsite Septic System Program
 820 Exchange Street, Suite 100
 Astoria, Oregon 97103
 Phone 503 325-9302
 www.co.clatsop.or.us

4500928
 RECEIVED
 FEB 02 2018
 CLATSOP CO. PUBLIC HEALTH

Notice Authorizing Representative

I, James J Neikes (Pres), have authorized
 (Property Owner - Please Print)
Robert Rush North Pacific Exc
 (Authorized Representative - Please Print) To act as my agent in performing

the activities necessary to obtain site evaluations, permits, and other onsite wastewater treatment program services provided by Clatsop County on the property described below in accordance with OAR chapter 340, division 071. I agree that any costs not satisfied by the Authorized Representative are my responsibility.

PROPERTY IDENTIFICATION

Property Situs or Road Address

And described in the records of Clatsop County as:

Township 9 Range 10 Section 26 Tax Lot 403 Map ID _____
 Township _____ Range _____ Section _____ Tax Lot _____ Map ID _____

PROPERTY OWNER:

Name: AFBm II James J Neikes Pres Email: Joe timber @ Quest office . Net
 Mail Address: 34755 Hwy 101 Bus City/State/Zip Astoria Ore
 Phone: 503 338 8153 FAX: 503 338 7290
 Signature: [Signature] Date: 2-2-18

AUTHORIZED REPRESENTATIVE:

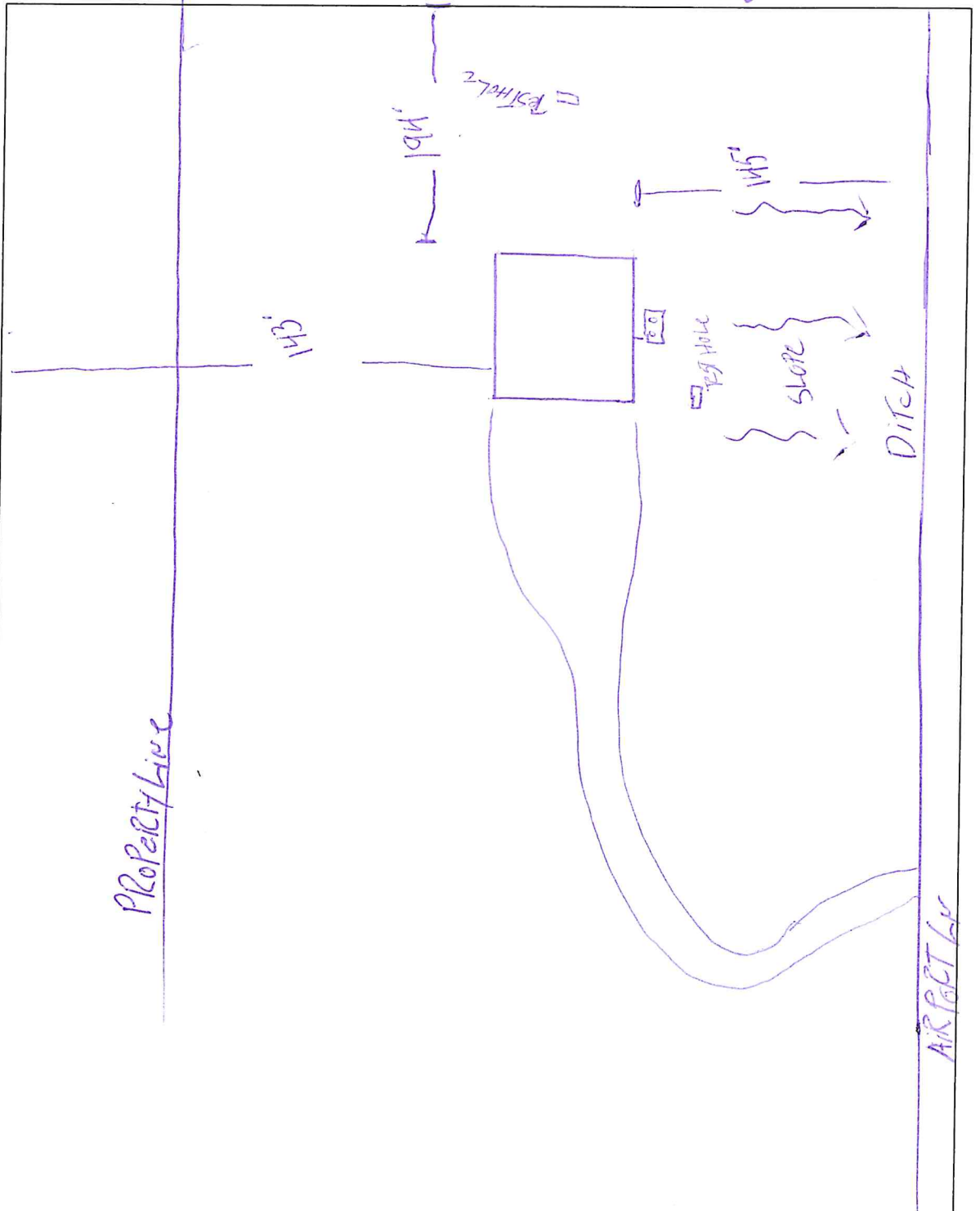
Name: Robert Rush North Pacific Exc Email: NPEX1020@gmail.com
 Mail Address: P.O. BOX 1173 City/State/Zip WARRENTON OR 97146
 Phone: 503 298-8654 FAX: _____
 Signature: [Signature] Date: 2-2-18

SITE DEVELOPMENT PLAN SHOWING TEST PITS LOCATION

Property ID: _____ Site Address: _____ Date: _____

Applicant Signature: [Signature] Date: 2-2-18

By my signature, I certify the information provided on this plot plan is complete and accurate.



Required Information

- Owner name
- Legal description, map number
- North arrow
- Property dimensions
- Neighboring wells/waterlines w/in 100'
- All wells/waterlines on property
- Roads, driveways, parking areas
- Buildings and fences
- Septic tanks and drain fields
- Areas of excavation (cuts, fills)
- Easements, deed restrictions, etc.
- Lakes, springs, streams, ditches, etc.
- Neighboring water bodies w/i 100' of property line
- Field drainage tiles (French drain, etc.)
- Test pits with distance to property lines
- Direction of slope

Legend

- Wells
- Test Pits
- Drainage

#500928
RECEIVED

FEB 02 2018

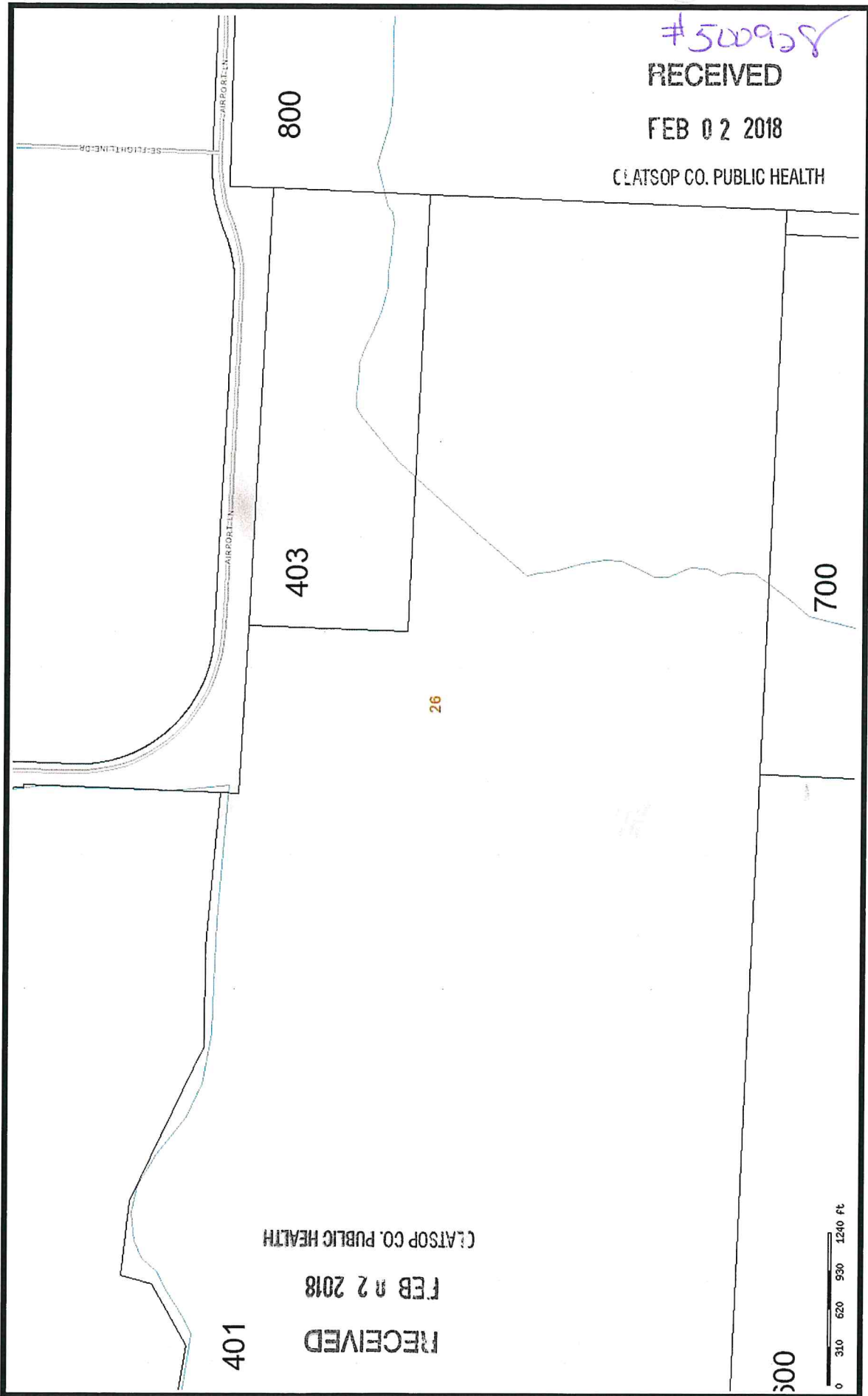
CLATSOP CO. PUBLIC HEALTH



1 inch = 20 feet

Property Line

Map AFBM II 8 10 26 403



8-10-26-403 = 10 acres

#500928
RECEIVED

FEB 02 2018

CLATSOP CO. PUBLIC HEALTH

CLATSOP CO. PUBLIC HEALTH

RECEIVED
FEB 02 2018



Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.





Septic Application

Clatsop County Public Health Department
820 Exchange St Ste 100
Astoria, OR 97103
Ph. (503) 325-8500

For Department Use Only

Permit #: **500928**
Permit Type: **Site Evaluation**
Entry Date: **2/2/2018**
Issued By: **Bryan Hall**

Permit Status: **Pending**

Permit Timeline

User	Status	Date
Bryan Hall	Entered	02/02/2018

Work Description

Work Description:

Remarks:

Owner

Name: AFBM II LLC	Ph. #: () -	Cell: () -
Address: 34755 Hwy 101 Business	E-Mail:	Fax: () -
City, State, Zip: Astoria, OR 97103-6664		

Applicant

AFBM II LLC	Ph.	Fax
34755 Hwy 101 Business	Cell	E-Mail
Astoria, OR 97103-6664		

Fees

<u>Fee Type:</u>	<u>Permit Fee:</u>	<u>DEQ Surcharge:</u>	<u>Planning Dept:</u>	<u>Other Fee's:</u>	<u>Permit Fee Total:</u>
Septic	\$701.00	\$100.00	\$0.00	\$9.00	\$810.00

Receipt

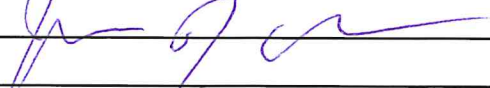
<u>Payor Name:</u>	<u>Pymnt Type</u>	<u>Check #:</u>	<u>Pymnt Date</u>	<u>Pymnt Amount:</u>
AFBM II LLC	Credit Card		02/02/2018	\$810.00

Balance Due: \$0.00

Compliance/Permit Requirements

** Reversed **

Signatures

Applicant Signature:  **Date:** 22 18

Owner Signature: _____ **Date:** _____

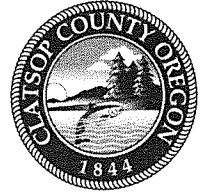
January 8, 2003

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

JAN 10 2003

NORTH COAST BRANCH OFFICE
WARRENTON

Clatsop County



To: Oregon Department of Environmental Quality

From: Teri Allen, Planner *TA*
Veronica Smith, Senior Planner
Clatsop County Community Development

Re: Conditional Use Permit Proposal by James Neikes for a facility for storage and maintenance of logging equipment

Department of
Community Development
800 Exchange Street
Suite 100
Astoria, Oregon 97103

Enclosed please find the above application. Clatsop County is seeking your comments on the above request. The applicant intends to use port-a-potties for his operation rather than a septic system. He is also proposing to use no water. Please comment on whether this request, in your jurisdiction, would indeed need a septic system and if port-a-potties are sufficient? Also, applicant is stating solid waste disposal will be handled by a contract hauler. What would DEQ require, if anything, for solid waste disposal?

Please respond by the date listed in the attached public notice. Thank you.

**Economic Development
Planning & Development**
Telephone (503) 325-8611
Fax (503) 338-3666

Building Codes Division
Telephone (503) 338-3697
Fax (503) 338-3666

Inspection Request Line
(503) 338-3698

www.co.clatsop.or.us

NOTICE OF PUBLIC HEARING
CLATSOP COUNTY HEARINGS OFFICER

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED
JAN 10 2003

Notice is hereby given that the Clatsop County Hearings Officer will hold a public hearing on Thursday, January 30, 2003, 10:00 a.m., Room 300 (third floor), 800 Exchange Street, Astoria, Oregon to consider the following item:

1. A Conditional Use Permit request by James Neikes on property owned by him for a facility for storage and maintenance of his logging equipment. The applicant is proposing to build an 11,000 square foot building for this request. The 10 acre property is located immediately south of the Astoria Regional Airport on Airport Road in rural Warrenton and is zoned AF (Agriculture Forestry). The property is further described as T8N R10W Section 26 Taxlot 403. Applicable Zoning Ordinance criteria: Sections 1.010-1.050 (Definitions), 2.025 (Type IIa Procedure), 2.120 (Procedure for Mailed Notice), 3.510-3.524 (Agriculture Forestry), 5.010-5.025 (Conditional Use Permit) and Standards Sections S3.509.

Failure to raise an issue, in person or by letter, not later than the close of the record at or following the final evidentiary hearing on the proposal, accompanied by statements or evidence sufficient to afford the Hearings Officer an opportunity to respond to that issue, will preclude an appeal to the Clatsop County Board of Commissioners or Land Use Board of Appeals on that issue.

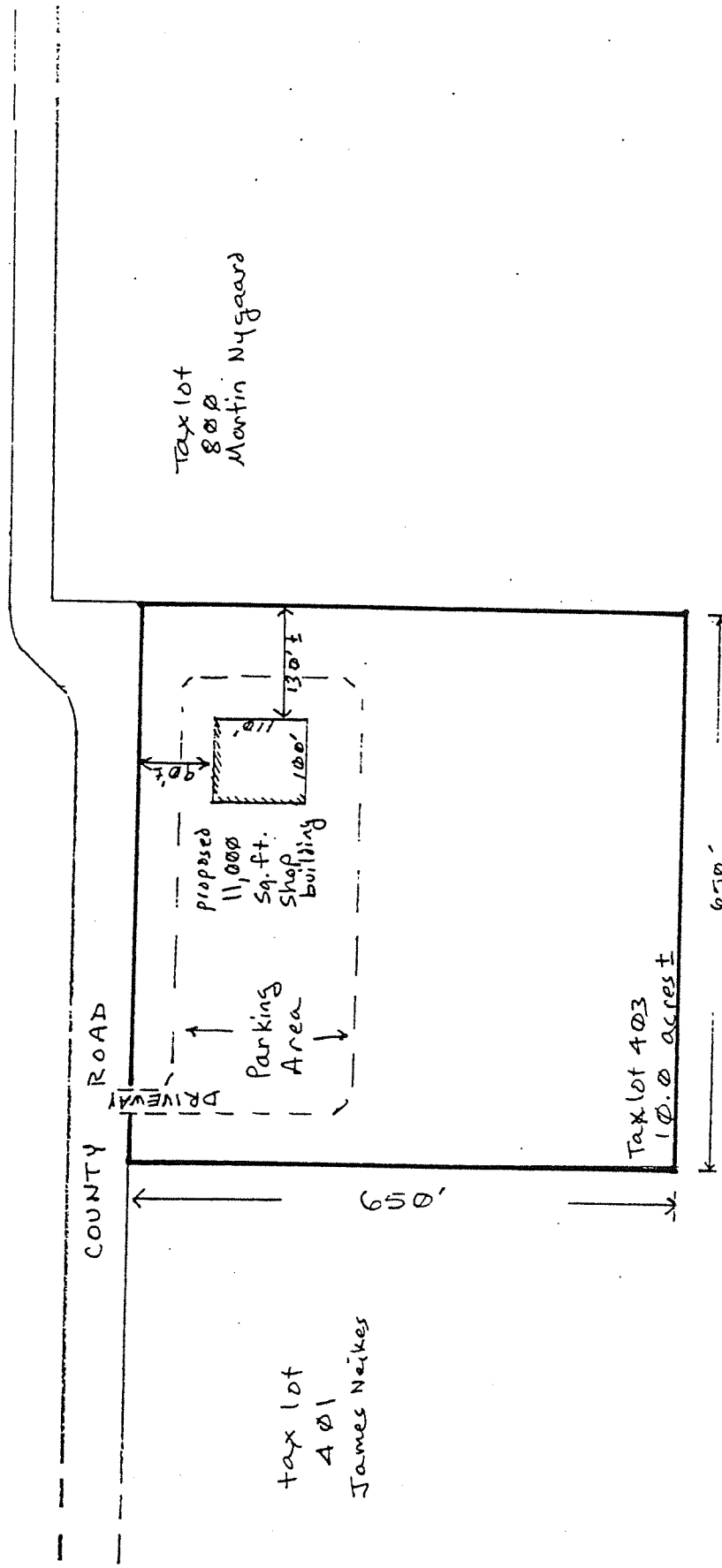
A copy of the application, all documents and evidence submitted by or on behalf of the applicant may be reviewed in the Community Development Department at 800 Exchange Street, Suite 100, Astoria, Oregon at no cost and may be obtained at a reasonable cost. Contact person for the request above is Teri Allen, (503)-325-8611. The staff report may be inspected at no cost or obtained at a reasonable cost seven (7) days prior to the hearing. Parties are invited to express opinions for or against the proposal in person at the hearing or by letter addressed to the Clatsop County Hearings Officer, 800 Exchange Street, Suite 100, Astoria, Oregon 97103. Letters and faxes (FAX number (503) 388-3666) will be included in the record. In order to be included with the materials sent to the Hearings Officer, letters should be submitted to the Department of Planning and Development no later than January 23, 2003 at 4:00 p.m. Letters received up to January 29, 2003 at 4:00 p.m. will be presented by staff at the public hearing. After that time, all evidence must be presented in person at the hearing to be included in the record.

The Hearings Officer may approve, deny or modify the request or continue the hearing to a date and time certain. If this hearing is continued, no further public notice will be given.

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.

Publish: January 10, 2003

Airport Industrial Park



Tax lot 800 Martin Nygaard

Proposed 11,000 Sq. ft. Shop building

Parking Area

DRIVEWAY

Tax lot 403 10.0 acres ±

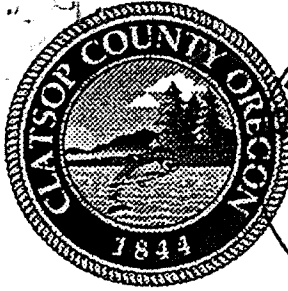
tax lot 401 James Neikes



1" = 200'

12-3-02

PLANNING AND ZONING DEPARTMENT



APPLICATION FOR **DEPT. OF ENVIRONMENTAL QUALITY**
CONDITIONAL USE PERMIT RECEIVED
 Fee: Minor - \$450.00 Major - \$750.00
 (Double if a violation exists) **JAN 10 2003**
 NORTH COAST BRANCH OFFICE
 WARRENTON

APPLICANT: James J Neikes Phone: 503-338-7286
 Address: 35418 Hwy 105 Astoria, OR. 97103

OWNER: same Phone: _____
 Address: _____

AGENT: same Phone: _____
 Address: _____

Proposed Use: shop for maintaining own logging equipment.
Section 3.519 (6)

Existing Comprehensive Plan Designation: ~~AF~~ forest land

Present Zoning: AF Overlay District: _____

Property Description: 8 10 26 403
 Township Range Section Tax lot(s)

Directions to the property from Astoria: ~~next~~ across from Charter Communications @ Astoria Airport

What is the nearest "Community" (i.e. Svensen, Arch Cape, Westport)? Warrenton

General description of the property:
 Existing Use: Parking lot for equipment
 Topography: flat

Proposed Development: parking lot and shop.

General description of adjoining property:

Existing Use:

Growing trees

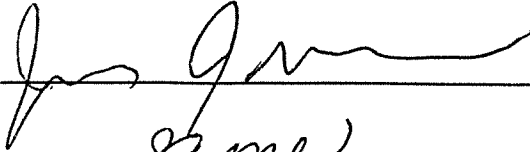
Topography:

Flat

Include a map of the property and adjacent parcels. The map must show existing uses and proposed uses.

The information contained in this application is in all respects true, complete, and correct to the best of my knowledge.

Applicant's Signature:



Date:

10-13-02

Owner's Signature:



Date:

(or notarized letter)

The following sections are from the Clatsop County Land and Water Development and Use Ordinance #80-14.

Section 5.000. Conditional Development and Use.

Section 5.005 General. Although each zoning district is primarily intended for a predominate type of use and development, there are a number of uses which may or may not be appropriate in a particular district depending upon all the circumstances of the individual case. For example, the location, nature of the proposed use, character of the surrounding development, traffic capacities of adjacent streets, and potential environmental effects, all may indicate that the circumstances of the development and use needs to be individually reviewed. It is the intent of this section to provide a system of review of such uses so that the community is assured that the uses are compatible with their locations and with surrounding land uses, and will further the purpose of this ordinance and the objectives of the comprehensive plan.

Section 5.010. Application for a Conditional Development and Use. If a development and use is classified as conditional in a zone, it is subject to approval under Sections 5.000 to 5.030. An applicant for a proposed conditional development and use shall provide facts and evidence and a site plan in compliance with Section 5.300 sufficient to enable the Planning Director or hearing body to make a determination.

Section 5.015. Authorization of a Conditional Development and Use.

- (1) A new, enlarged or otherwise altered development classified by this Ordinance as a conditional development and use may be approved by the Planning Director under a Type II procedure except that the following conditional developments and uses may be approved by the Hearings Officer under a Type IIa procedure:
- a. Dog kennel or Kennel;
 - b. Airport;
 - c. Bed & Breakfast over 3 units;
 - d. Golf courses;
 - e. Automobile service station or repair shop, including body work, used car sales, wrecking yard;
 - f. Public or private recreation such as riding stable, fishing or boating docks or ramps, gun club, golf course, or resort type establishment in association with recreation;
 - g. Non-farm partition;

- h. Non-farm dwelling,
- i. Farm help relative dwelling;
- j. Home occupations related to auto/machinery repair or painting;
- k. Firearms training facility;
- l. Solid waste disposal site;
- m. Small scale, light industrial developments such as assembly, fabricating, processing, compounding, packing and similar operations within an enclosed building.
- n. Automobile wrecking yard.
- o. Amusement enterprises such as games of skill and science, thrill rides, penny arcades, and shooting galleries.

Where the proposed development involves a non-water dependent use or activity in the Marine Industrial Shorelands Zone, Section 3.620, mailed notice shall also be provided to any interested party who has submitted a written request concerning the proposed development, and to state and federal agencies with statutory planning and permit issuance authority in aquatic areas, including the Oregon Division of State Lands, Department of Fish and Wildlife, U.S. Fish and Wildlife Service, National Marine Fisheries Service, Corps of Engineers, and the Environmental Protection Agency.

Please address the following standards on a separate sheet of paper. Be as specific as possible. "Yes" and "No" responses are not sufficient.

- (2) In addition to the other applicable standards of this ordinance, the hearing body must determine that the development will comply with the following criteria to approve a conditional development and use.
 - a. The proposed use does not conflict with any provision, goal, or policy of the Comprehensive Plan.
 - b. The proposed use meets the requirements and standards of the Clatsop County Land and Water Development and Use Ordinance (Ordinance 80-14).
 - c. The site under consideration is suitable for the proposed use considering:
 - 1. The size, design, and operating characteristics of the use, including but not limited to off-street parking, fencing/buffering, lighting, signage, and building location.
 - 2. The adequacy of transportation access to the site, including street capacity and ingress and egress to adjoining streets.
 - 3. The adequacy of public facilities and services necessary to serve the use.
 - 4. The natural and physical features of the site such as topography, natural hazards, natural resource values, and other features.
 - d. The proposed use is compatible with existing and projected uses on surrounding lands, considering the factors in (c) above.
 - e. The proposed use will not interfere with normal use of coastal shorelands.
 - f. The proposed use will cause no unreasonably adverse effects to aquatic or coastal shoreland areas, and
 - g. The use is consistent with the maintenance of peripheral and major big game habitat on lands identified in the Comprehensive Plan as Agricultural Lands or Conservation Forest Lands. In making this determination, consideration shall be given to the cumulative effects of the proposed action and other development in the area on big game habitat.
- (3) In addition to compliance with the criteria as determined by the hearing body and with the requirements of Sections 1.040 and 1.050, the applicant must accept those conditions listed in Section 5.025 that the hearing body finds are appropriate to obtain compliance with the criteria.

The following is provided to you for your convenience. You need not address these sections.

Section 5.025. Requirements for Conditional Development and Use. In permitting a conditional development and use, the hearing body may impose any of the following conditions as provided by Section 5.015:

- (1) Limit the manner in which the use is conducted, including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.
- (2) Establish a special yard or other open space or lot area or dimension.
- (3) Limit the height, size or location of a building or other structure.
- (4) Designate the size, number, location or nature of vehicle access points.
- (5) Increase the amount of street dedication, roadway width or improvements within the street right-of-way.
- (6) Designate the size, location, screening, drainage, surfacing or other improvement of a parking or truck loading areas.
- (7) Limit or otherwise designate the number, size, location, height of or lighting of signs.
- (8) Limit the location and intensity of outdoor lighting or require its shielding.
- (9) Require diking, screening, landscaping or another facility to protect adjacent or nearby property and designate standards for installation or maintenance of the facility.
- (10) Designate the size, height, location or materials for a fence.
- (11) Require the protection of existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.
- (12) Require provisions for public access (physical and visual) to natural, scenic and recreational resources.
- (13) Specify other conditions to permit the development of the County in conformity with the intent and purpose of the classification of development.

Section 5.030. Time Limit on Permit for Conditional Use. Authorization of a conditional use shall be void after two years unless substantial construction or action pursuant thereto has taken place (as per Section S2.011). However, the County may, at the discretion of the Planning Director, extend authorization for an additional one year upon request, provided such request is submitted in writing at least 10 days and not more than 30 days prior to expiration of the permit. The County may grant conditional use approvals for activities such as dike maintenance for a period of time up to five years; such approvals will normally correspond with parallel state and/or federal permits.

APPLICANT'S STATEMENT OF UNDERSTANDING

I, James J. Neikes, have filed an application for permit to build SHOP, with the Clatsop County Department of Planning and Development to be considered for scheduling before the appropriate review bodies. The property, described as T 8N, R 10W, Section 26, Tax Lot 403, is owned by James J. Neikes.

I have attached the following items in support of my request:

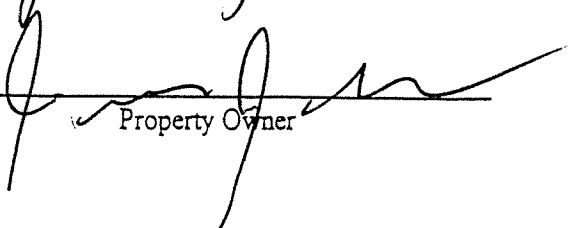
- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

My signature below affirms that I have discussed my application with _____, of the Planning Department staff, and I have declined to participate in a pre-application conference, but I understand the following:

1. That although the Planning Department staff has rendered an opinion and may prepare a staff report concerning the legal criteria relevant to an application of this nature, I have the ultimate burden of addressing and submitting evidence relative to my application and this responsibility exists independent from any such statements or reports by the Planning Department staff.
2. That I may retain legal counsel to assist me in the presentation of my application and that it may be in my best interest to do so.
3. That if I have any questions or require additional information I may contact the Planning Department staff and discuss the application with them, but that such discussions and/or information will not include legal advice, and shall not become binding upon the County in any respect.
4. That this statement will be attached to the staff report presented to the hearing body.
5. That the application may be returned to me for additional information which must be submitted prior to scheduling of this applicant request.



Applicant



Property Owner

Mark R. Barnes, AICP

800 Exchange Street, Suite 410
Astoria, Oregon 97103-4628
503/325-4356 • Fax: 503/325-8447

4 December 2002

Veronica Smith
Clatsop County Planning & Development Department
Suite 110
800 Exchange Street
Astoria, OR 97103



re: 8-10-26-403; James Neikes

Dear Veronica;

I am writing on behalf of James Neikes, landowner and applicant for a conditional use permit for a facility for storage and maintenance of his logging equipment. This letter is in response to your "notice of incomplete application", dated 12 July 2002.

The proposed facility will be located tax lot 8-10-26-403, a ten-acre parcel located immediately south of the Astoria Regional Airport. The site is in the County's AF zone, immediately south of the Warrenton City Limits and UGB.

Criteria applicable to the proposal are LWDUO sections 3.519, 5.005, 5.010, 5.015(1) and (2), and 5.025; and County Development Standards Document section S3.509. These sections are addressed in the following paragraphs. Your memo of 12 July 2002 asked for a site plan. A proposed site plan is attached to this letter.

LWDUO Section 3.519:

Conditional Development and Use. The following forest and non-forest developments and uses and their accessory uses may be permitted under a Type IIA procedure and Sections 5.010 to 5.025, and subject to applicable criteria, development standards and site plan review.

.
.
.

7. Permanent logging equipment repair and storage subject to the standards in Section S3.509.

Mr. Neikes proposes to develop and operate a permanent facility for the storage, maintenance and repair of trucks and other heavy equipment used primarily in his logging business.

LWDUO Section 5.005:

General. Although each zoning district is primarily intended for a predominate type of use and development, there are a number of uses which may or may not be appropriate in a particular district depending upon all the circumstances of the individual case. For example, the location, nature of the proposed use, character of the surrounding development, traffic capacities of adjacent streets, and potential environmental effects, all may indicate that the circumstances of the development and use needs to be individually reviewed. It is the intent of this section to provide a system of review of such uses so that the community is assured that the uses are compatible with their locations and with surrounding land uses, and will further the purpose of this ordinance and the objectives of the comprehensive plan.

This is an introductory paragraph to the County's conditional use criteria. The actual substantive criteria are cited and addressed in this letter. Section 5.005 does not establish mandatory approval criteria applicable to this proposal.

LWDUO Section 5.010:

Application for a Conditional Development and Use. If a development and use is classified as conditional in a zone, it is subject to approval under Sections 5.000 to 5.030. An applicant for a proposed conditional development and use shall provide facts and evidence and a site plan in compliance with Section 5.300 sufficient to enable the Planning Director or hearing body to make a determination.

This letter and the attached site plan are submitted in compliance with

this section.

LWDUO Section 5.015(1):

*A new, enlarged or otherwise altered development classified by this Ordinance as a conditional development and use may be approved by the Planning Director under a Type II procedure except that the following conditional developments and uses may be approved by the Hearings Officer under a Type IIa procedure:
(list omitted)*

This proposed conditional use can be approved under a type II-A (hearings officer) procedure.

LWDUO Section 5.015(2a):

a. The proposed use does not conflict with any provision, goal or policy of the Comprehensive Plan.

This is the first of seven conditional use evaluation criteria in article 5. Policies in Clatsop County's comprehensive plan are implemented through the County's ordinances. The proposed conditional use can comply with comprehensive plan policies by complying with their implementing regulations. For this reason, policy-by-policy findings are not needed for this proposal. Applicable parts of the County's implementing regulations are addressed elsewhere in this letter. Your 12 July 2002 memo to the applicant does not identify any comprehensive plan policies applicable to this proposal.

LWDUO Section 5.015(2b):

b. The proposed use meets the requirements and standards of the Clatsop County Land and Water Development and Use Ordinance (Ordinance 80-14).

Applicable requirements and standards of Clatsop County's Land and Water Development and Use Ordinance are addressed in this letter. The

following sections from the County's ordinances are applicable to this proposal:

3.519
3.522
5.005
5.010
5.015(1) and (2)
5.025
S3.509.

Information in this letter, on the attached site plan, and in other information submitted with the application, demonstrates compliance with these sections.

LWDUO Section 5.015(2c):

c. The site under consideration is suitable for the proposed use considering:

- 1. The size, design, and operating characteristics of the use, including but not limited to off-street parking, fencing/buffering, lighting, sign age, and building location.*
- 2. The adequacy of transportation access to the site, including street capacity and ingress and egress to adjoining streets.*
- 3. The adequacy of public facilities and services necessary to serve the use.*
- 4. The natural and physical features of the site such as topography, natural hazards, natural resource values, and other features.*

Concerning subsection 1 (site size and design; operational characteristics), the County should find the site suitable for the proposed logging equipment storage and maintenance facility because:

- The site plan (attached) demonstrates that the proposed configuration is feasible given site boundaries and adjoining roads.
- Nearby property is used for similar uses. The Airport Industrial Park, to the north, is used for manufacturing and related uses. These are similar in terms of operating characteristics to the proposed facility.

- The subject property covers about ten acres. It is large enough to accommodate the proposed facility.
- Operating characteristics of the proposed facility (such as transportation needs and hours of operation) are similar to those of existing and planned industrial uses at the airport industrial park.

Concerning subsection 2 (transportation access), Clatsop County should find the site suitable for the proposed facility because:

- Access is from Airport Road, an existing County Road located within the City of Warrenton. Tax lot 403 abuts this paved road. Airport Road links the site with Highway 101 to the west, and with Alternate Highway 101 to the south.
- Motor vehicle traffic resulting from the proposed facility will consist principally of trucks. Airport Road is used by trucks and other commercial vehicles associated with businesses at the Airport Industrial Park, with the US Coast Guard facility at the Airport, and with the Astoria Regional Airport.

Concerning subsection 3 (adequacy of public facilities and services), the County should find the proposed site suitable for a log truck maintenance and storage facility because:

- Utility needs (electricity, water, and telephone) are minimal. Electricity will be provided by Pacific Power. Telephone service will be installed by Qwest; alternatively, the applicant may rely on wireless phones to meet communication needs. Water is not needed for the proposed facility. Solid waste disposal will be handled by a contract hauler. Sanitary waste will be disposed of in porta-potties provided by a contractor.
- Storm-water runoff will be handled on-site with gutters and downspouts on the proposed building. The site is paved with rock; storm-water will filter through the rock surface.
- The site is served by the Warrenton School District, and is within Clatsop Community College's district boundaries. No new residences are included in this application, so the proposed facility will not generate additional demand on the School District.
- The site is within the Warrenton Rural Fire Protection District. Access to the site is over an existing paved road.

Concerning subsection 4 (the site's natural and physical features), the County should find that the proposed site is suitable for logging equipment storage and maintenance because:

- Soils at the proposed facility site (Walluski silt loam) have no known limitations that cannot be addressed and resolved with normal construction materials and site preparation techniques.
- There are no wetlands or aquatic areas on the proposed development site. Youngs Bay is located about 5,000 feet to the north.
- Existing grades on the development site will not require substantial modification to accommodate the proposal.

Based on this information, the County should find that the site is suitable for the proposed use, considering the factors listed in LWDUO section 5.015(2c).

LWDUO Section 5.015(2d):

The proposed use is compatible with existing and projected uses on surrounding lands, considering the factors in c above.

The factors in subsection c are listed on page 4 of this letter. Existing uses on surrounding lands include forestry and small woodlot management; rural residences; industrial and commercial uses at the Airport Industrial Park; the US Coast Guard air station; and aviation uses associated with the Astoria Regional Airport. Projected uses on surrounding lands are unlikely to change in any substantial way, based on existing zoning. Additional rural residences are likely to be few, based on existing zoning patterns and restrictions on new residences in forest zones. No new roads are planned for the area.

Concerning site size and design, and operational characteristics; the County can find the proposal compatible with existing and projected uses on surrounding lands because the proposed facility's operating characteristics are similar to those of existing and planned uses on surrounding lands. The use of the Airport Industrial Park for industrial and commercial activities is well-established, and unlikely to change. The proposed logging equipment storage and maintenance facility's operating characteristics are likely to be similar to those of other uses in the area, such as Ag-Bag, Diamond Heating, Overbay Construction, and the US Coast Guard. The proposed facility is not likely to conflict with the small

number of existing residences in the general area because of the distance separating them; and because these residents are accustomed to the existing level of commercial and industrial activity in the area.

Concerning transportation access, the County can find the proposed use compatible with existing and projected uses on surrounding lands because it relies on an existing road: Airport Road. The County Road Department has already granted approval for the driveway. No new roads are needed or planned.

Concerning the adequacy of public facilities and services, the County can find that the proposed use will be compatible with existing and projected uses on surrounding lands because it relies on existing utility corridors; it does not require the extension of new service lines or the expansion of existing service areas; and it involves normal utility loads, within the capacity of service providers.

Concerning the site's natural and physical features, the County can find the proposed maintenance and storage facility compatible with existing and projected uses on surrounding property because drainage and runoff can be handled on-site; because tax lot 403 is big enough to allow relatively large setbacks from adjoining property lines; and because the proposed facility will not substantially change the overall vegetation cover or topography on this tract.

Based on this, the County should find the proposed Conditional Use Permit consistent with LWDUO section 5.015(2d).

LWDUO Section 5.015(2e):

The proposed use will not interfere with normal use of coastal shorelands.

There are no coastal and estuarine shorelands on tax lot 403. The nearest estuarine area is about 5,000 feet to the north. The nearest ocean coastal shoreland is about 3.7 miles to the west. A driveway used to access tax lot 403 does not provide access to coastal shoreland areas. Based on these facts, the County can find that the proposed facility will not interfere with normal use of coastal shorelands.

LWDUO Section 5.015(2f):

The proposed use will cause no unreasonably adverse effects to aquatic or coastal shoreland areas.

The nearest coastal shoreland area (actually an estuarine shoreland) is located about 5,000 feet to the north. This distance exceeds any regulatory buffer or setback needed to protect coastal or aquatic resources. The nearest aquatic areas are Vera Creek and Adams Slough, located west and north of the site. The nearest point of these streams to the proposed facility is more than 100 feet. Sanitary wastewater from the proposed facility will be disposed of using porta-potties, provided by a contractor.

requires
septic?

Based on this, the County should find the proposal consistent with LWDUO section 5.015(2f).

LWDUO Section 5.015(2g):

The use is consistent with the maintenance of peripheral and major big game habitat on lands identified in the Comprehensive Plan as Agricultural Lands or Conservation Forest Lands. In making this determination, consideration shall be given to the cumulative effects of the proposed action and other development in the area on big game habitat.

The site is in an area identified by the County's Goal 5 element as a "peripheral big game habitat area". The proposed facility is consistent with the maintenance of big game habitat because:

- The facility is sited near Airport Road and as near as possible to existing commercial and industrial uses at the Airport Industrial Park.
- A relatively small portion of the ten-acre site will be dedicated to non-resource use as a result of the facility; the rest of the site will remain in forest use.
- Elk are protected under the County's big game habitat measures. Elk and deer have adapted to rural settings such as already exist in the vicinity of the proposed facility.
- The proposed facility does not alter the overall landscape, vegetation pattern, or the rural residential density of this part of the County.
- The Port of Astoria, which manages the Astoria Regional Airport, recently installed elk ex-closure fencing in an effort to reduce or

eliminate safety problems associated with elk on the runways. Managing nearby property, like tax lot 403, for elk habitat, would not be consistent with management of airport property for air transportation.

Based on this, the County should find the proposed conditional use permit consistent with the requirements of LWDUO section 5.015(2g).

LWDUO Section 5.025:

Requirements for Conditional Development and Use. In permitting a conditional development and use, the hearing body may impose any of the following conditions as provided by Section 5.015:

- (1) Limit the manner in which the use is conducted, including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor.*
- (2) Establish a special yard or other open space or lot area or dimension.*
- (3) Limit the height, size or location of a building or other structure.*
- (4) Designate the size, number, location or nature of vehicle access points.*
- (5) Increase the amount of street dedication, roadway width or improvements within the street right-of-way.*
- (6) Designate the size, location, screening, drainage, surfacing or other improvement of a parking or truck loading areas.*
- (7) Limit or otherwise designate the number, size, location, height of or lighting of signs.*
- (8) Limit the location and intensity of outdoor lighting or require its shielding.*
- (9) Require diking, screening, landscaping or another facility to protect adjacent or nearby property and designate standards for installation or maintenance of the facility.*
- (10) Designate the size, height, location or materials for a fence.*
- (11) Require the protection of existing trees, vegetation, water resources, wildlife habitat or other significant natural resources.*
- (12) Require provisions for public access (physical and visual) to natural, scenic and recreational resources.*
- (13) Specify other conditions to permit the development of the*

County in conformity with the intent and purpose of the classification of development.

Mr. Neikes is willing to accept reasonable conditions needed to achieve compliance with applicable County ordinances.

LWDUO Section 3.522(5):

Uses in this zone which are in either a Major or Peripheral Big Game Range, as shown on the map in the County's Comprehensive Plan, are subject to the standards in Section S3.517. A copy of each application for a conditional use shall be sent to the Oregon Department of Fish and Wildlife for their comments on the proposed use's potential adverse impacts on Big Game Range and their recommendations for minimizing any adverse impacts. It shall be assumed that the Department of Fish and Wildlife finds the proposed use consistent with the protection of Big Game Range if no comment is received within 7 working days of the date of the notice.

This site is in an area designated as Peripheral Big Game Range. DSD sections S3.517(2a) and (2b) are applicable:

2. *To ensure that future development does not unduly conflict with Peripheral Big Game Range, the County shall:*
 - a. *Conditional uses in the AF zone may be allowed only if they are found to be consistent with the maintenance of big game range;*
 - b. *Proposed Review and Conditional Use applications shall be submitted to the Oregon Department of Fish and Wildlife for their comments on consistency with Major Big Game habitat and recommendations on appropriate siting criteria to minimize any conflicts; and*
 - c. *All proposed Plan and zone changes of land zoned F-80, EFU or AF to a more intensive zone shall be submitted to the Oregon Department of Fish and Wildlife for a determination of possible conflicts with big game habitat requirements. If the Department identified conflicts, the County will consider recommendations for resolving these conflicts.*

For the reasons cited above (page 8), the County should find the proposal

consistent with applicable big game range protection requirements in LWDUO section 3.522(5) and DSD section S3.517(2).

Development Standards Document Section S3.509(2):

2. *A use proposed on forest land requiring compliance with this section may be approved only where the County finds that the use will not:*
 1. *Force a significant change in, or significantly increase the cost of accepted farm or forest practices on agriculture or forest lands; or*
 2. *Significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks of fire suppression personnel.*

The County should find that the proposed logging equipment storage and maintenance facility will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on agriculture or forest lands:

- Adjoining land is not used for commercial forest operations.
- Some nearby land is used for grazing cattle. There is no evidence that maintenance and repair of logging equipment will result in *any* increased costs for this grazing operation, or require that the operation be changed. The standard requires that *significant* changes and *significant* cost increases be avoided.
- There is no evidence, either generally or specific to this application, that storage, maintenance, or repair of logging equipment will significantly increase the cost of accepted forest practices.
- There is no evidence, either generally or specific to this application, that storage, maintenance, or repair of logging equipment will require a significant change in accepted forest practices.
- The proposed activity involves storage and maintenance of logging equipment. Potential fire hazards associated with these activities can be minimized or eliminated by the following measures:
 1. Fire extinguishers have been placed on all trucks and on many other types of motorized equipment to be stored at the proposed facility;
 2. Flammable liquids, such as fuel and lubricants, are stored in

approved containers on the site.

3. The proposed 11,000 square foot all-metal building is fire-proof.
4. Flammable materials (such as wood debris) have been cleared from the project site, or are safely stored in confined areas.

Based on this information, the County should find that the proposed conditional use permit is consistent with section S3.509(2).

Development Standards Document Section S3.509(3):

3. An applicant for a use requiring compliance with subsection (1) may demonstrate that the standards for approval set forth in subsection (1) of this section will be satisfied through the imposition of conditions. Any conditions so imposed shall be clear and objective.

Mr. Neikes is willing to accept reasonable conditions needed to achieve compliance with applicable County ordinances.

Development Standards Document Section S3.509(4):

*4. A written statement recorded with the deed or written contract with the County or its equivalent is obtained from the land owner which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules is required for the following uses:
Parks and campgrounds;
Reservoirs and water impoundments;
Home occupations;
A mobile home in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative; or
Private accommodations for fishing occupied on a temporary basis.*

The proposed logging equipment maintenance and storage facility is not among the listed uses subject to the deed restriction. This section is not applicable.

Please call me if you have any questions on this material.

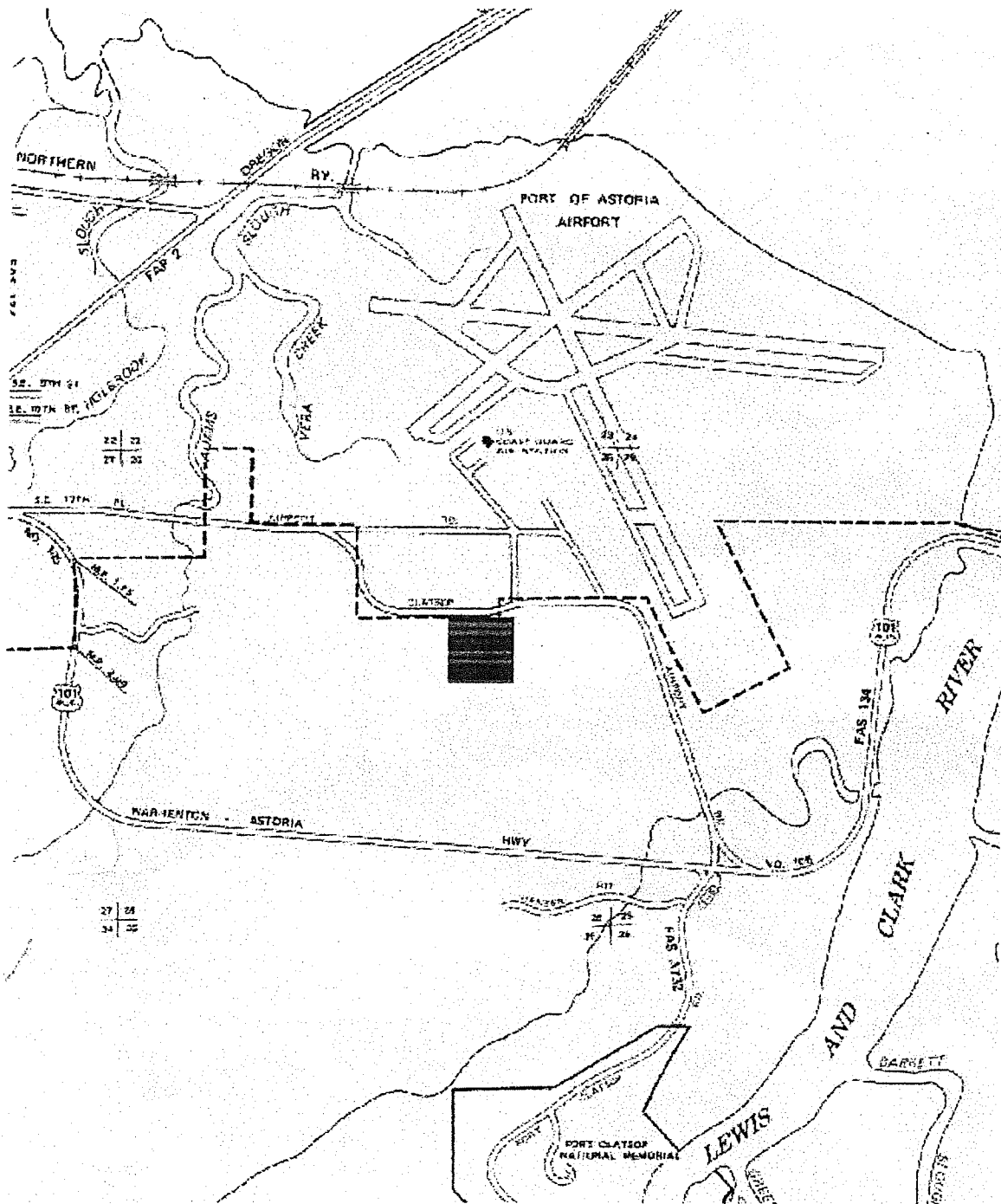
Yours Sincerely,

A handwritten signature in cursive script, appearing to read "Mark Barnes".

Mark R. Barnes, AICP

Attachments: site plan

Copy: James Neikes



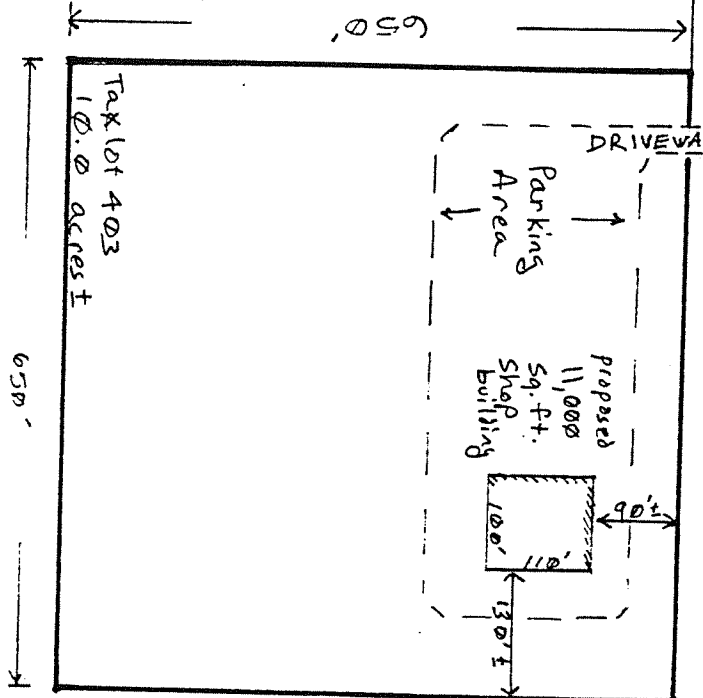
Map source: ODOT

James Neikes
8-10-26-403

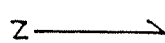
← Airport Industrial Park →

COUNTY ROAD

Tax lot
401
James Netkes



Tax lot
800
Martin Nygaard



1" = 200'

12-3-02

100 SHEETS
100 SHEETS
100 SHEETS

919-26-403
(W 42)

CLATSOP COUNTY HEALTH DEPARTMENT

857 COMMERCIAL STREET
P. O. Box 206
TELEPHONE 325-7441 EXT. 30
ASTORIA, OREGON 97103

March 11, 1974

G. E. Engeman
427 Grant Street
Silverton, Oregon 97381

Re: Assessor's Code 5-02, Assessor's Account Number 310 26-403 (W 1/2)

On March 8, 1974, a sanitarian from the Clatsop County Health Department visited the above described property in order to evaluate the proposed lot, or partitioning with regard to the installation of subsurface sewage disposal. Observations were made on soil characteristics, slope, general topographic features, and depths to bedrock or other restrictive layers.

As a result of this evaluation, it is the opinion of this office that the lot, or partitioning, as proposed, does not comply with the applicable rules of the State of Oregon regulating the subsurface disposal of sewage as listed below.

REASON

RULE

1. 100 foot setback from surface water cannot be met.

1. Department of Environmental Quality Rules Governing Subsurface Disposal of Sewage. Subsurface sewage disposal systems IV, Item A3, page 20.

Sincerely,

CLATSOP COUNTY HEALTH DEPARTMENT

G. Edward Barnes R.S.

Michael Ratham

Clatsop County Sanitarian

GEB/hj

CC: Robert A. Stuwe, Rt. 1, Box 941, Warrenton, Oregon 97146

8. Mark the reason for requesting this evaluation.

- () Selling property
- (x) Plan to build on property
- () Other _____

~~Complete 9 and 10 only if partitioning land.~~

9. Indicate your proposed lot divisions on the legal recorded map.

10. Complete the following:

- (a) Total acreage involved 5 Acres
- (b) Number of lots _____
- (c) Number of parcels _____
- (d) Size of lots on parcels _____

3/4/74

Date

Robert A. Stawie

Signature of owner or subdivider

9-8-74

100 setback can not be met
P.E.B.

