



Clatsop County

Community Development – Code Enforcement

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

October 20, 2023

RE: Violation file #23-0-000282. Index of Documents

No.	Title	Document Date/Date Printed
1.	Investigation Detail Report	10/20/2023
2.	Complaint	6/12/2023
3.	Email	6/12/2023
4.	STR Advertisement	6/5/2023
5.	Notice of Warning	6/15/2023
6.	Email	8/15/2023
7.	STR Advertisement	8/21/2023
8.	Email	8/30/2023
9.	STR Reviews	9/12/2023
10.	Notice of Violation	9/12/2023
11.	STR Advertisement	10/17/2023
12.	Septic Records	10/17/2023 (printed)
13.	Administrative Review	10/20/2023
14.	Notice of Violation – Hearing	10/20/2023
15.		
16.		
17.		
18.		
19.		



Investigation Detail Report

186-23-000282-NVST

Citation

Clatsop County Code Enforcement

800 Exchange Street

Astoria, OR 97103

503-325-8611

Fax: 503-338-3606

comdev@clatsopcounty.gov

Website: <https://clatsopcounty.gov>

Assigned to: Rob Ledgerwood

Department: Code

Record Details

Description of work: Unpermitted STR

Complaint: Unpermitted STR

Complaint category:

Complaint submitted via:

E-mail

Complaint sub type:

Complaint source:

External Agency

Complaint zoning:

RA-5

Compliance date:

06/13/2023

Complaint notes: LW NWI

Record Activities

Activity Start Date - 10/20/2023

Record Activity: Review

Activity name: Administrative Review

Priority:

Normal

Status: Completed

Assigned to: Rob Ledgerwood

Due date:

10/20/2023

Description: completed administrative review. Violation is ongoing. Recommend review by hearings officer.

Record Activity: COD_Notification

Activity name: Notice of Violation Hearing

Priority:

Normal

Status: Completed

Assigned to: Rob Ledgerwood

Due date:

10/20/2023

Description: Issued Notice of Violation for review by a hearings officer. Scheduled for 11/8/2023 via zoom.

Notification date: 10/20/2023

Notification type:

Citation

Notification notes: sent via standard and certified mail
certified # 9414 8118 9876 5499 4910 81
posted on property 10/20/2023

Activity Start Date - 09/12/2023**Record Activity:** COD_Notification

Activity name: Notice of Violation **Priority:** Normal

Status: Completed

Assigned to: Rob Ledgerwood **Due date:** 09/12/2023

Description: Issue a Notice of Violation for an unpermitted short-term rental.

Notification date: 09/12/2023 **Notification type:** Citation

Notification notes: sent standard and certified
certified # 9414 8118 9876 5413 0906 28
\$500 penalty
provided 30 days

Record Activity: Status Check

Activity name: County Staff **Priority:** Normal

Status: Completed

Assigned to: Rob Ledgerwood **Due date:** 09/12/2023

Description: contacted county staff regarding any STR permit applications received. No permit applications have been received.

Activity Start Date - 08/29/2023**Record Activity:** Follow-up

Activity name: Emailed nathan **Priority:** Normal

Status: Completed

Assigned to: Rob Ledgerwood **Due date:** 08/30/2023

Description: asked nathan for a status on the signatures. He advised he was getting them on 8/31 and will put the application in the mail. check end of next week.

Activity Start Date - 08/15/2023**Record Activity:** Follow-up

Activity name: Emailed Nathan **Priority:** Normal

Status: Completed

Assigned to: Rob Ledgerwood **Due date:** 08/15/2023

Description: emailed Nathan asking for any update on STR permit application. Review on 8/22.

Nathan indicated that a STR permit application is pending. He is trying to get all owner signatures.

Activity Start Date - 07/24/2023**Record Activity:** Call Out Bound

Activity name: Nathan **Priority:** Normal

Status: Completed

Assigned to: Rob Ledgerwood **Due date:** 07/24/2023

Description: Called Nathan and went over permit requirements. Transferred to Julia in A&T.

Record Activity: Email

Activity name: Nathan **Priority:** Normal

Status: Completed

Assigned to: Rob Ledgerwood **Due date:** 07/24/2023

Description: Emailed nathan my contact info.

Activity Start Date - 06/15/2023**Record Activity:** Review**Activity name:** CCC 5.12 **Priority:** Normal**Status:** Completed**Assigned to:** Rob Ledgerwood**Due date:** 06/15/2023**Description:** CCC 5.12.090(A)

An owner shall obtain and maintain an current permit whenever a dwelling unit is used as a short term rental.

5.12.110(E) - operation without a permit is a level 1 violation

Record Activity: COD_Violation**Activity name:** Unpermitted STR **Priority:** Normal**Status:** InProgress**Assigned to:** Rob Ledgerwood**Due date:** 06/15/2023**Description:** Operating a short term rental without permits.**Complaint:** unpermitted STR**Complaint category:** Unpermitted Development**Complaint submitted via:****Complaint sub type:** Construction without Development Permit**Complaint source:****Complaint zoning:****Compliance date:****Complaint notes:****Record Activity:** Research**Activity name:** permit history **Priority:** Normal**Status:** Completed**Assigned to:** Rob Ledgerwood**Due date:** 06/15/2023**Description:** No STR permit on file

planning permit on file: 20120469 for a limited home occupation for field mowing and rototilling.

a structural and electrical permit issued for solar panels in 2022.

Record Activity: COD_Notification**Activity name:** Notice of Warning **Priority:** Normal**Status:** Completed**Assigned to:** Rob Ledgerwood**Due date:** 06/15/2023**Description:** CCC5.12.090

An owner shall obtain and maintain a current permit whenever a dwelling unit is used as a short term rental.

Notification date: 06/15/2023**Notification type:****Notification notes:** certified mail
9414 8118 9876 5415 5385 17

Workflow History

Task name	Task status	Last update date	Date assigned
Application Intake	Investigation Initiated	6/12/2023 3:46:00PM	6/12/2023 12:00:00AM
Assigned to:		Last updated by: Clancie Adams	
Task comment: None			
Task name	Task status	Last update date	Date assigned
Investigation Process	Under Review	6/14/2023 2:50:29PM	6/14/2023 12:00:00AM
Assigned to: Rob Ledgerwood		Last updated by: Rob Ledgerwood	
Task comment: Reviewing			
Task name	Task status	Last update date	Date assigned
Investigation Process	Case Update Notes	6/15/2023 2:43:12PM	6/14/2023 12:00:00AM
Assigned to: Rob Ledgerwood		Last updated by: Rob Ledgerwood	
Task comment: Issued Notice of Warning for operating unpermitted short-term rental			
Task name	Task status	Last update date	Date assigned
Investigation Process	Citation	9/12/2023 2:28:12PM	6/14/2023 12:00:00AM
Assigned to: Rob Ledgerwood		Last updated by: Rob Ledgerwood	
Task comment: Issued Notice of Violation for unpermitted short term rental.			
Task name	Task status	Last update date	Date assigned
Investigation Process	Case Update Notes	10/20/2023 11:42:48AM	6/14/2023 12:00:00AM
Assigned to: Rob Ledgerwood		Last updated by: Rob Ledgerwood	
Task comment: Issued Notice of Violation scheduling review by hearings officer.			

Rob Ledgerwood

From: Rob Ledgerwood
Sent: Monday, June 12, 2023 1:38 PM
To: Clancie Adams
Subject: 32379 Ivyloo Acres
Attachments: Waterloo AdImage_16064878-219352_1685924872.pdf

Clancie,

Could you help me make a new violation file for this property?

Complaint: Unpermitted Short Term Rental

Complainant: Lodging Revs. See attached.

No rush, sometime this week would be wonderful. If it doesn't fit with your work load, let me know and I can do it later.

Thanks,

Rob Ledgerwood
CCEO, COSS
Code Compliance Specialist
Clatsop County Community Development
800 Exchange Street, Suite 100
Phone: (503) 325-8611
Fax: (503) 338-3606
rlledgerwood@clatsopocounty.gov
www.clatsopcounty.gov

Rob Ledgerwood

From: Julia Myers
Sent: Monday, June 12, 2023 3:13 PM
To: Rob Ledgerwood
Subject: RE: 32379 Ivyloo Acres

Thanks Rob,

Evolve is fairly new to us but I will look for this property being reported on this upcoming 2nd qtr return. In my experience, Evolve handles the bookings and (since last year) tax payments but I don't get the sense that they assist with permitting or anything like that for their customers. They have their own site but also advertise on VRBO/Airbnb, etc. Thanks for the heads up.

Julia Myers
Tax Technician
Clatsop County Assessment & Taxation
820 Exchange St Ste 210
Astoria, OR 97103
jmyers@clatsopcounty.gov
Phone: (503) 325-8522
Fax: (503) 325-9305



From: Rob Ledgerwood <rledgerwood@clatsopcounty.gov>
Sent: Monday, June 12, 2023 1:22 PM
To: Julia Myers <jmyers@clatsopcounty.gov>
Subject: 32379 Ivyloo Acres

Julia

Lodging revs found an unpermitted STR. See attached and the link. Thinking it has been in operation since May 2023. Hosted by Evolve. Haven't heard of that company yet.

https://www.airbnb.com/rooms/869440817817347589?source_impression_id=p3_1686600969_DkkInK2sb4KC6Kv7

Thanks,

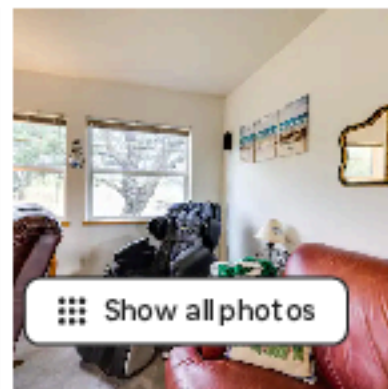
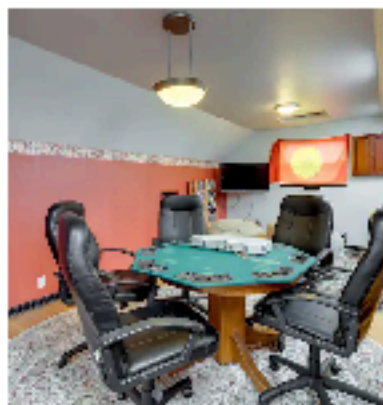
Rob Ledgerwood
CCEO, COSS
Code Compliance Specialist
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rledgerwood@clatsopocounty.gov
www.clatsopocounty.gov

Waterfront Getaway on 10 Acres Near Sunset Beach!

★ New · 🏠 Superhost · Warrenton, Oregon, United States

📌 Share · ❤️ Save




Show all photos

Entire home hosted by Evolve

8 guests · 2 bedrooms · 5 beds · 1 bath



 **Self check-in**
Check yourself in with the lockbox.

 **Evolve is a Superhost**
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Escape to the Oregon Coast and reconnect with the great outdoors at this Warrenton, OR, vacation rental. This 2-bedroom, 1-bathroom home is packed with plenty of ways to have indoor and outdoor fun, like waterway access, a well-stocked game room, and proximity to lots of local parks and beaches! Relax by the calm water, take the on-site access to...

\$166 night

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest



Show more >

Check availability

 [Report this listing](#)

Where you'll sleep



Bedroom 1

1 queen bed



Bedroom 2

1 king bed, 1 sofa bed

What this place offers



Waterfront



Kitchen



Wifi



Free parking on premises



Pets allowed



TV



Washer



Dryer



Patio or balcony



Backyard

Show all 29 amenities

Select check-in date

Add your travel dates for exact pricing

June 2023							July :			
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We
				1	2	3				
4	5	6	7	8	9	10	11	12	13	14
15	16	17	18	19	20	21	22	23	24	25
26	27	28	29	30			26	27	28	29
							30	31		

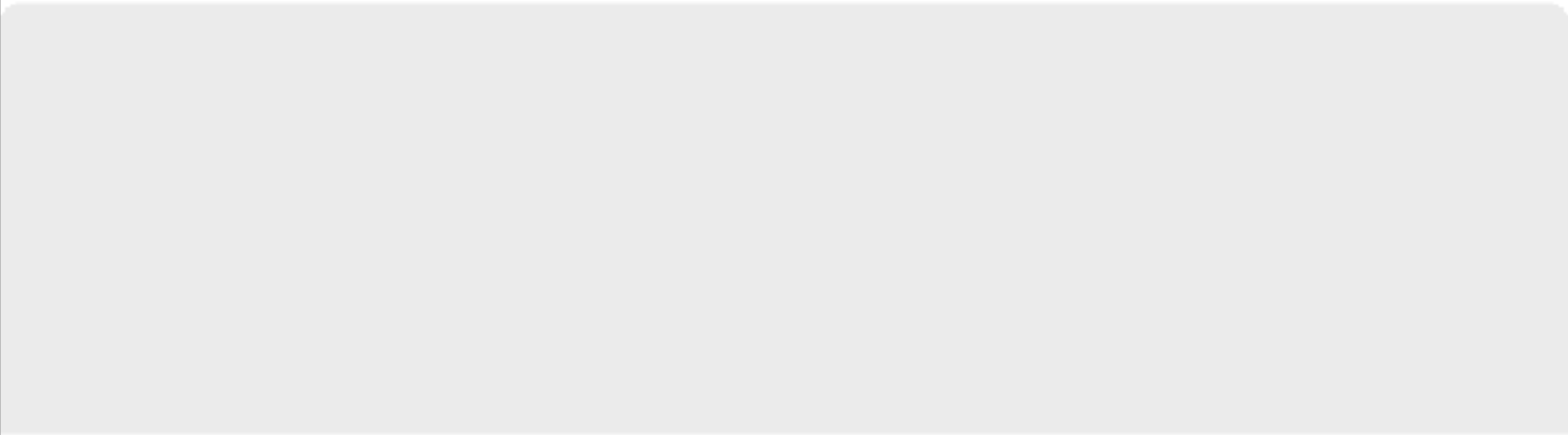


No reviews (yet)

This host has 30,801 reviews for other places to stay. [Show other reviews](#)



Where you'll be



Warrenton, Oregon, United States

<https://www.airbnb.com/rooms/869440817817347589>

BEACHES: Sunset Beach State Recreation Site (2 miles), Delaura Beach (5 miles), Del Rey Beach State Recreation Site (5 miles), Little Beach (7 miles), Seaside Beach Oregon (9 miles)
OUTDOOR FUN: Waterway access (on-site), Fort-to-Sea Trail (on-site access), Cullaby Lake County Park (...)

[Show more >](#)



Hosted by Evolve

Joined in March 2017

★ 30,801 Reviews

✓ Identity verified

🏆 Superhost

Hi! We're Evolve, the hospitality team that helps you rest easy when you rent a private, professionally cleaned home from us.

We promise your rental will be clean, safe, and true to what you saw on Airbnb or we'll make it right. Check-ins are always smooth, and we're here 24/7 to answer any questions or help you find the perfect property.

During your stay

Evolve makes it easy to find and book properties you'll never want to leave. You can relax knowing that our properties will always be ready for you and that we'll answer the phone 24/7. Even better, if anything is off about your stay, we'll make it right. You can count on our homes and our people to make you feel welcome--because we know what vacation means to you.

Evolve is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Languages: English, Français, Español

Response rate: 99%

Response time: within an hour

[Contact Host](#)



Things to know

House rules

Check-in after 4:00 PM

Checkout before 11:00 AM

8 guests maximum

[Show more >](#)

Safety & property

Carbon monoxide alarm

Smoke alarm

[Show more >](#)

Cancellation policy

Add your trip dates to get the cancellation details for this stay.

[Add dates >](#)

Explore other options in and around Warrenton

Other types of stays on Airbnb

West Coast of the United States vacation rentals

West Coast of the United States monthly stays

Luxury rentals in United States

[Airbnb](#) > [United States](#) > [West Coast of the United States](#)

Support

[Help Center](#)

[AirCover](#)

[Supporting people with disabilities](#)

<https://www.airbnb.com/rooms/869440817817347589>

[Cancellation options](#)

[Our COVID-19 Response](#)

[Report a neighborhood concern](#)

Community

[Airbnb.org: disaster relief housing](#)

[Combating discrimination](#)

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Evolve is a Superhost
Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Escape to the Oregon Coast and reconnect with the great outdoors at this Warrenton, OR, vacation rental. This 2-bedroom, 1-bathroom home is packed with plenty of ways to have indoor and outdoor fun, like waterway access, a well-stocked game room, and proximity to lots of local parks and beaches! Relax by the calm water, take the on-site...

[Show more >](#)

CHECK-IN

Add date

CHECKOUT


Add date

GUESTS


1 guest

▼



Check availability

 [Report this listing](#)

Where you'll sleep













Bedroom 1
1 queen bed



Bedroom 2
1 king bed, 1 sofa bed

What this place offers

-  Waterfront
-  Kitchen
-  Wifi
-  Free parking on premises
-  Pets allowed
-  TV
-  Washer
-  Dryer
-  Patio or balcony



About this space

Escape to the Oregon Coast and reconnect with the great outdoors at this Warrenton, OR, vacation rental. This 2-bedroom, 1-bathroom home is packed with plenty of ways to have indoor and outdoor fun, like waterway access, a well-stocked game room, and proximity to lots of local parks and beaches! Relax by the calm water, take the on-site access to the Fort-to-Sea Trail down to Sunset Beach for a day oceanside with your furry friend, or play some horseshoes before stargazing by the fire pit.

The space
Pet Friendly w/ Fee | Hiking Trail Access On-Site | Game Room | Kayak | 1,450 Sq Ft

Bedroom 1: Queen Bed | Bedroom 2: King Bed, Futon | Bonus Room: Twin Bed | Loft: Twin Bed

INDOOR LIVING: Smart TVs, DVD player w/ video library, Xbox, card table, books, desk workspace, massage chair, minibar, electric fireplace, dining table

OUTDOOR LIVING: Deck, gas grill, dining area, fire pit, bicycles

KITCHEN: Cooking basics, dishware/flatware, dishwasher, refrigerator, stove, microwave, coffee maker, coffee grinder, water filter

GENERAL: Free WiFi, linens/towels, washer/dryer, hangers, trash bags/paper towels

FAQ: Pet fee (paid pre-trip), 2 external security cameras (facing out), no A/C, unfenced property

SUITABILITY: Stairs required to access, bedroom/full bathroom on 1st floor

PARKING: Gravel driveway (12+ vehicles)

















































Clatsop County

Community Development – Code Enforcement

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

NOTICE OF WARNING:

CEASE AND DESIST-UNPERMITTED DEVELOPMENT

ISSUED THIS 15th Day of June 2023

Certified Mail #: 9414 8118 9876 5415 5385 17

RESPONSIBLE PARTY:

Nathan and Jason Dean
2340 Dalke Ridge Dr NW
Salem, OR 97304

FILE COPY

SITUS ADDRESSES:

32379 Ivyloo Acres Lane
Warrenton, OR 97146
Parcel 710090000100

RE: Violation # 23-000282 Unpermitted Development – Short Term Rental.

Code Compliance Staff have confirmed the presence of Clatsop County code violations on the subject property which requires your immediate attention. Your violation(s) consist of:

1. Unpermitted Development: Accessory Building Addition. LAWDUC 2.0100, 4.2720.

Except as excluded by Section 2.0300, no person shall engage in or cause to occur a development for which a development permit has not been issued [LAWDUC 2.0100]. A short-term rental is being operated on the subject property without the benefit of permits. This violation occurred on or before June 15, 2023, 2023 and is ongoing.

You must immediately take steps to bring the property into compliance with county code within **30 days** from the date of this notice.

Required actions include:

1. Immediately cease all transient rentals of the property;
2. Discontinue short-term rental use at the property, or apply for applicable permits.

Short Term Rental Permit applications may be found on the County's website here:

<https://www.clatsopcounty.gov/assessment/page/short-term-rental>



Clatsop County

Community Development – Code Enforcement

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Failure to correct these violation(s) will result in further code compliance action. For assistance regarding your open violation, you can reach me either by phone (503) 325-8611 or by email at: rledgerwood@clatsopcounty.gov. Thank you for your prompt attention to this matter.

Respectfully,

A handwritten signature in blue ink, appearing to read "Rob Ledgerwood", written over a horizontal line.

Rob Ledgerwood, CCEO
Code Compliance Specialist

Date

6/15/2023

Served by Certified Mail

Cc: Code Compliance File 23-000282
Julia Meyers – Assessment and Taxation
Gail Henrikson – Community Development Director

Rob Ledgerwood

From: Nathan Dean <purplejoker@hotmail.com>
Sent: Tuesday, August 15, 2023 12:12 PM
To: Rob Ledgerwood
Cc: Julia Myers
Subject: RE: 32379 Ivyloo Acres

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Rob,

Sorry for the delay. The property is co-owned with my brother and I am still trying to get a signature on the document to accompany mine. I should have it over the next couple of days and have that letter well on its way. Again, sorry for the delay.

V/r
Nathan S. Dean

From: Rob Ledgerwood <rledgerwood@clatsopcounty.gov>
Sent: Tuesday, August 15, 2023 9:54:20 AM
To: 'purplejoker@hotmail.com' <purplejoker@hotmail.com>
Cc: Julia Myers <jmyers@clatsopcounty.gov>
Subject: RE: 32379 Ivyloo Acres

Good morning

I'm reaching out to see if you have any questions regarding your short-term rental permit application. To the best of my knowledge staff have not received a permit application from you.

Please let either Julia or I know if you have any questions. I will be reviewing your violation file again on August 22.

Respectfully,

Rob Ledgerwood
CCEO, COSS
Code Compliance Specialist
Clatsop County Community Development
800 Exchange Street, Suite 100
Phone: (503) 325-8611
Fax: (503) 338-3606
rledgerwood@clatsopcounty.gov
www.clatsopcounty.gov

From: Rob Ledgerwood
Sent: Monday, July 24, 2023 10:47 AM

To: 'purplejoker@hotmail.com' <purplejoker@hotmail.com>

Cc: Julia Myers <jmyers@clatsopcounty.gov>

Subject: 32379 Ivyloo Acres

Nathan

Thanks for taking my call this morning. As we went over, short-term rentals are required to be permitted in Clatsop County. I'd like to see a STR permit application turned into Julia in 2-3 weeks. Once you have gone over the permit application and notice anything that may take longer, please let me know. I'm happy to work with you on the timing of any permit applications as you are working through things on a case by case basis.

If you have any questions I can be reached:

Email: rlledgerwood@clatsopcounty.gov

Office: 503-325-8611

Work Cell: 971-704-4446

Regards,

Rob Ledgerwood
CCEO, COSS
Code Compliance Specialist
Clatsop County Community Development
800 Exchange Street, Suite 100
Phone: (503) 325-8611
Fax: (503) 338-3606
rlledgerwood@clatsopcounty.gov
www.clatsopcounty.gov

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HOUSE

 Save

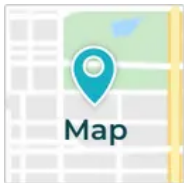
 Share

Waterfront Getaway on 10 Acres Near Sunset Beach!

Property ID: 490725

Warrenton, OR, US

Sleeps 8 guests · 2 Bedrooms · 1 Bathrooms



Description

Escape to the Oregon Coast and reconnect with the great outdoors at this Warrenton, OR, vacation rental. This 2-bedroom, 1-bathroom home is packed with plenty of ways to have indoor and outdoor fun, like waterway access, a well-stocked game room, and proximity to lots of local parks and beaches! Relax by the calm water, take the on-site access to the Fort-to-Sea Trail down to Sunset Beach for a day oceanside with your furry friend, or play some horseshoes before stargazing by the fire pit.

Show More

Sleeping Arrangements



Bedroom 1
Queen Bed



Bedroom 2
King Bed, Pull-Out Couch



Additional Sleeping (Loft)
Twin Bed



Additional Sleeping (Bonus Room)
Twin Bed

Amenities

Laptop Friendly

Waterfront

Wireless Internet (WIFI)

Free Parking

Pets Allowed

Show More

Washer

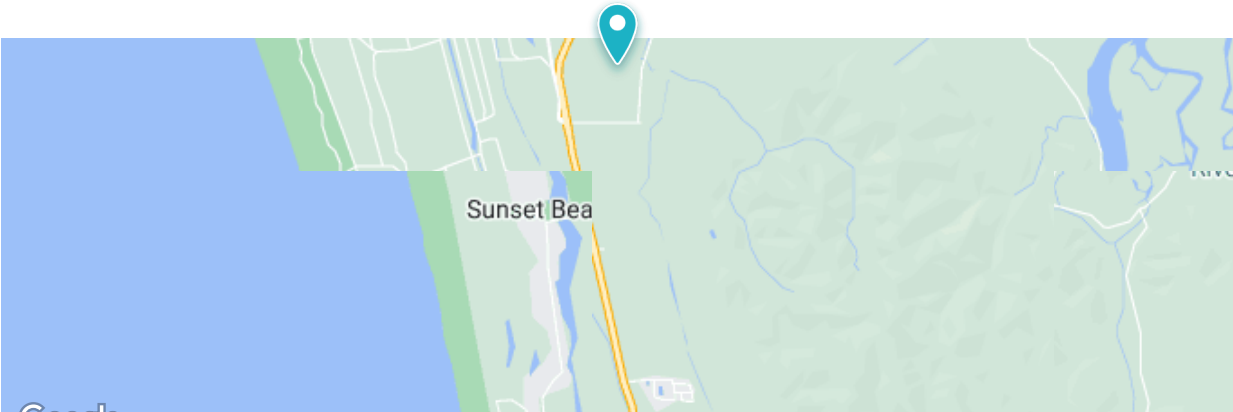
Self Check-In

Deck

Near Ocean

Kitchen

Map



Location Details

BEACHES: Sunset Beach State Recreation Site (2 miles), Delaura Beach (5 miles), Del Rey Beach State Recreation Site (5 miles), Little Beach (7 miles), Seaside Beach Oregon (9 miles)

OUTDOOR FUN: Waterway access (on-site), Fort-to-Sea Trail (on-site access), Cullaby Lake County Park (2 miles), High Life Adventures Zip Line Tours (5 miles), Fort Stevens State Park (7 miles), Ecola State Park (18 miles)

NEARBY HIGHLIGHTS: Lewis and Clark National Historical Park (7 miles), Wreck of the Peter Iredale (8 miles), Battery Russell (9 miles), Fort Stevens Historic Area (9 miles), Seaside Aquarium (9 miles), The Astoria Column (11 miles)

AIRPORT: Portland International Airport (106 miles)

Reviews

4 ★★★★★ 2 reviews

[Write a Review](#)

Nice place to stay with young children and a dog

4/5 ★★★★★

The house was comfortable. The kitchen was VERY well stocked. There was an X-box, tv and toys for children.

Charmine

Published August 20, 2023

B-day Clamming family fun

4/5 ★★★★★

I felt the property was overpriced for condition of home and outdoor areas plus beds were not made or linens provided (property manager did bring us linens and took care of immediate need). I like the location and the home is well stocked. Dogs are allowed and it is a safe area for them which was perfect for us. other than the price it was perfect for what we needed. Thank you

*This review was originally posted on Vrbo

Heather B.

Published July 25, 2023

\$253 Avg. / night

4 ★★★★★ 2 reviews

📅 Check-in

👤 Guests

Select Dates

Ask a Question

the property.

THE EVOLVE DIFFERENCE

Private Homes with Hospitality

We promise private, professionally-cleaned vacation rentals with 24/7 guest support so you can travel without worry.

Best Rate



You're guaranteed to book the best rates on our vacation homes at evolve.com.

Rest Easy



If plans change or the vacation rental isn't what we promised, we're here to help make it right.

Give Back



We donate 1% of every booking made at evolve.com through our Building Hospitality program.

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Rob Ledgerwood

From: Nathan Dean <purplejoker@hotmail.com>
Sent: Wednesday, August 30, 2023 7:31 AM
To: Rob Ledgerwood
Cc: Julia Myers
Subject: Re: 32379 Ivyloo Acres

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Rob,

Actually, I'm driving down to Eugene tomorrow (Thursday) to get my brother's signature then I'll have it in the mail the same day.

V/r
Nathan S. Dean

From: Rob Ledgerwood <rledgerwood@clatsopcounty.gov>
Sent: Tuesday, August 29, 2023 1:33:09 PM
To: 'Nathan Dean' <purplejoker@hotmail.com>
Cc: Julia Myers <jmyers@clatsopcounty.gov>
Subject: RE: 32379 Ivyloo Acres

Nathan- Have you gotten all required signatures?

Rob Ledgerwood
CCEO, COSS
Code Compliance Specialist
Clatsop County Community Development
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To: Rob Ledgerwood <rledgerwood@clatsopcounty.gov>
Cc: Julia Myers <jmyers@clatsopcounty.gov>
Subject: RE: 32379 Ivyloo Acres

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Rob,

Sorry for the delay. The property is co-owned with my brother and I am still trying to get a signature on the document to accompany mine. I should have it over the next couple of days and have that letter well on its way. Again, sorry for the delay.

V/r
Nathan S. Dean

From: Rob Ledgerwood <rlledgerwood@clatsopcounty.gov>
Sent: Tuesday, August 15, 2023 9:54:20 AM
To: 'purplejoker@hotmail.com' <purplejoker@hotmail.com>
Cc: Julia Myers <jmyers@clatsopcounty.gov>
Subject: RE: 32379 Ivyloo Acres

Good morning

I'm reaching out to see if you have any questions regarding your short-term rental permit application. To the best of my knowledge staff have not received a permit application from you.

Please let either Julia or I know if you have any questions. I will be reviewing your violation file again on August 22.

Respectfully,

Rob Ledgerwood
CCEO, COSS
Code Compliance Specialist
Clatsop County Community Development
800 Exchange Street, Suite 100
Phone: (503) 325-8611
Fax: (503) 338-3606
rlledgerwood@clatsopcounty.gov
www.clatsopcounty.gov

From: Rob Ledgerwood
Sent: Monday, July 24, 2023 10:47 AM
To: 'purplejoker@hotmail.com' <purplejoker@hotmail.com>
Cc: Julia Myers <jmyers@clatsopcounty.gov>
Subject: 32379 Ivyloo Acres

Nathan

Thanks for taking my call this morning. As we went over, short-term rentals are required to be permitted in Clatsop County. I'd like to see a STR permit application turned into Julia in 2-3 weeks. Once you have gone over the permit application and notice anything that may take longer, please let me know. I'm happy to work with you on the timing of any permit applications as you are working through things on a case by case basis.

If you have any questions I can be reached:
Email: rlledgerwood@clatsopcounty.gov
Office: 503-325-8611

Work Cell: 971-704-4446

Regards,

Rob Ledgerwood
CCEO, COSS
Code Compliance Specialist
Clatsop County Community Development
800 Exchange Street, Suite 100
Phone: (503) 325-8611
Fax: (503) 338-3606
rlledgerwood@clatsopcounty.gov
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This message has been prepared on resources owned by Clatsop County, Oregon. It is subject to the Internet and Online Services Use Policy and Procedures of Clatsop County.

✕ Guest reviews

★ 3.5/5 Good

2 verified reviews

Reviews are presented in chronological order, subject to a moderation process, and verified unless otherwise labeled.

[Learn more](#)

Cleanliness

2.0/5

Search reviews

Sort by

Most relevant



3/5 Okay

Charmine R.

Sep 7, 2023

☹ Disliked: Cleanliness

Wonderfully stocked kitchen

These hosts allow pets which is rare and appreciated. The kitchen was wonderfully stocked. The kitchen counter and bathroom were spotless. However, the house smelled musty. Floors and walls were grimy. It is not a place I would stay again.

Stayed 3 nights in Aug 2023

👍 0

4/5 Good

Heather B.

Jul 24, 2023

☹ Disliked: Cleanliness

B-day Clamming family fun

I felt the property was overpriced for condition of home and outdoor areas plus beds were not made or linens provided (property manager did bring us linens and took care of immediate need). I like the location and the home is well stocked. Dogs are allowed and it is a safe area for them which was perfect for us. other than the price it was perfect for what we needed. Thank you

Stayed 7 nights in Jul 2023

👍 0



Clatsop County

Community Development – Code Enforcement

800 Exchange St., Suite 100
Astoria, OR 97103
(503) 325-8611 phone
(503) 338-3666 fax
www.co.clatsop.or.us

NOTICE OF VIOLATION

CEASE AND DESIST UNPERMITTED DEVELOPMENT

ISSUED THIS 12th Day of September 2023

Certified Mail: 9414 8118 9876 5413 0906 28

RESPONSIBLE PARTY:

Nathan and Jason Dean
2340 Dalke Ridge Dr NW
Salem, OR 97304

SITUS ADDRESS:

32379 Ivyloo Acres Lane
Warrenton, OR OR
Parcel 710090000100
Tax Account #16222, 16223

FILE COPY

RE: Violation #23-000282 Unpermitted Development – Short Term Rental

STATEMENT OF VIOLATION(S): The above referenced property is in violation of Clatsop County Code as follows:

1. Unpermitted Development: Short Term Rental. LAWDUC 2.0100, 4.2720.

Except as excluded by Section 2.0300, no person shall engage in or cause to occur a development for which a development permit has not been issued [LAWDUC 2.0100]. A short-term rental is being operated on the subject property without the benefit of permits. This violation occurred on or before June 15, 2023 and is ongoing.

REQUIRED ACTION: You must immediately take steps to bring the property into compliance with County Code. These steps include, but are not limited to:

1. Immediately cease all transient rentals of the property;
2. Discontinue short-term rental use at the property, or apply for applicable permits;
3. Payment of \$500 presumptive penalty pursuant to CCC 1.12.130(B)

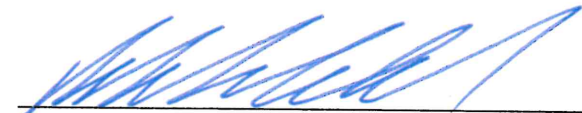
ADMINISTRATIVE REVIEW: If you fail to abate the nuisances within 30 days of the date of service of this Notice of Violation, this matter will be administratively reviewed pursuant to **CCC 1.12.110** and additional code enforcement action may be taken.

PENALTIES: You are assessed penalties of \$500 for each violation, for each date the violation continues, for up to a total of \$20,000 for each violation. **CCC 1.12.130.** Interest on outstanding fines shall accrue at the statutory rate of nine (9) percent per annum. **You are personally liable for payment of these penalties.** Penalties will be reduced 20% if the violation is removed within 30 days of service of the Notice of Violation. Payment of the penalty does not relieve you of your duty to abate the violation.

ADDITIONAL COUNTY REMEDIES: The County may exercise any other remedies available at law, including obtaining an injunction, at your cost. If a Code Compliance Order is issued, it may be recorded as a lien against your property. **CCC 1.14.130.** The County may abate the nuisance at your cost. **CCC 8.04.050.**

RESPONSE OPTIONS: The responsible party has a right to a hearing which you may request in writing within 20 days of the date of this Notice. **CCC 1.12.120** If a timely appeal is received, a de novo hearing shall be scheduled and held on the matter and conducted as outlined in CCC 1.14 of this code. The responsible party may either appear in person or submit a written statement in lieu of appearing in person. Written materials may be submitted ATTN: Specialist Ledgerwood, 800 Exchange Street, Suite 100, Astoria, OR 97103. If the responsible party does not appear in person or does not submit a written statement: i) the full amount of the proposed civil penalty will be assessed; ii) the responsible party will be ordered to correct the violation; iii) failing to pay a civil penalty or correct a violation after having been ordered or required to do so is a separate violation of the code and subjects the responsible party to additional civil penalties, court action, liens, garnishments, interest charges, and other involuntary collection remedies.

Respectfully,



Rob Ledgerwood
Code Compliance Specialist

9/12/2023

Date

Posted on Property: September 12, 2023

Served by Standard and Certified Mail


Encl.: Photo 1-2
Infraction Response Form

Cc: Code Compliance File #23-000282
Julia Meyers – Assessment and Taxation
Gail Henrikson – Community Development Director

Page 1 of 1 • 16064878-219352 June 08, 2023 12:28:51 am
<https://www.airbnb.com/rooms/869440817817347589>

Waterfront Getaway on 10 Acres Near Sunset Beach!

• New • Vancouver, Oregon, United States • 31 Item 17 Save



Entire home hosted by Evolve

8 guests • 2 bedrooms • 5 beds • 1 bath

Self check-in
 Check in anytime after 3:00 PM via the app.

Evolve is a Superhost
 Superhosts are experienced, highly rated and professional hosts.

Skip to the Oregon Coast and reconnect with the great outdoors in this vacation rental. This 2-bedroom, 10-acre home is packed with plenty of ways to have indoor and outdoor fun. The waterway access, a well-stocked game room, and proximity to lots of local parks and beaches. Relax by the calm water, take the sunbather's rest.

\$166 /night

Check in: 3:00 PM - 10:00 PM
 Check out: 10:00 AM - 11:00 AM
 Cancellation: 14 days

Photo 1
Short term rental advertisement

9/1/2023, 1:45 PM • Waterfront Getaway on 10 Acres Near Sunset Beach!

Guest reviews

5.0/5 Good
 2 verified reviews

Review an experience and help others decide if this property is right for them. Write a review or message the host.

Charmine • 100%

Charmine was a great host. The house was clean and comfortable. The location was perfect for our family. We had a great time and would definitely recommend this house to others.

5/5 Okay
Charmine R.
 Sep 7, 2023
 @charminer

Wonderfully stocked kitchen
 Hosts have done very well to provide us with a fully stocked kitchen. The kitchen was very clean and modern. The location was perfect for our family. We had a great time and would definitely recommend this house to others.

5/5 Good
Heather R.
 Jul 6, 2023
 @heather_r

5-day Outrigger family fun
 I spent a great time with my family at this property. The house was clean and comfortable. The location was perfect for our family. We had a great time and would definitely recommend this house to others.

HouseRules.com/869440817817347589

Photo 2
Rental Reviews dated 7/24/2023 and 9/7/2023



Community Development Department
Code Compliance
800 Exchange Street, Suite 100
Astoria, Oregon 97103
503-325-8611 comdev@co.clatsop.or.us

INFRACTION RESPONSE FORM

Please read the infraction completely. You must respond to the Notice of Infraction and abate all nuisances cited within 30 days to avoid further penalties. In most cases a fine is assessed with the infraction and these fines are your personal responsibility to pay with any other responsible parties. If it is demonstrated to the Code Compliance Specialist within 30 days of the issue date of the infraction, the violation is removed and the fine may be reduced to twenty percent of the original amount. Please see payment instructions on the reverse side of this form.

Owner/Responsible Party: _____

Mailing Address: _____

City, State, Zip: _____

Phone: _____ Email: _____

Site Address (if any): _____

Map & Tax Lot ID: Township _____ N Range _____ W Section _____ Tax Lot _____

RESPONSE OPTIONS (CCC 1.12.100)

Check an option below

1. ☐ **Admit the infraction and submit a statement indicating mitigation process, together with presumptive penalty, if any.** If choosing this option, submit this form and fine payment. Use space below for explanatory statement.
2. ☐ **Deny the infraction and submit a written statement.** *This is not an appeal.* If choosing this option, you are claiming that you are not a responsible party or that the nuisance cited in the infraction is not present. Staff will review the statement and make a final determination. Use space below for explanatory statement.
3. ☐ **Deny the infraction and request a hearing.** If choosing this option, return this form and complete the enclosed "Notice of Infraction Appeal" form. Appellant remains responsible for any violations during the appeal period.

EXPLANATORY STATEMENT

Additional pages may be attached if necessary

Signature

Date

SEE REVERSE OF THIS FORM FOR FINE PAYMENT INSTRUCTIONS

INFRACTION PAYMENT INSTRUCTIONS:

Any fines or other penalties assessed with a Notice of Infraction under the authority of Clatsop County Code (CCC) Section 1.12.180 must be paid by the responsible party(s) named in the notice. Such fines and penalties must be paid regardless of whether the violation is later cleared.

Payments may be made by check or money order (payable to Clatsop County), or by credit card over the phone or in person. A \$25 Nonsufficient Funds Charge will be applied to each check returned NSF (per County Policy).

REMIT PAYMENT TO:

Clatsop County Community Development
Attn: Code Compliance Specialist
800 Exchange Street, Suite 100
Astoria, OR 97103

Fines may be reduced if property is brought into compliance within 30 days of the notice.

If the responsible party demonstrates to the code compliance specialist that the nuisance is abated within 30 days of the issuance of a Notice of Infraction, the fine may be reduced to twenty percent of the amount assessed in the most recent Notice of Infraction. If the responsible party does not demonstrate abatement of the nuisance within 30 days of service, the full amount of any fine assessed under this chapter is due, regardless of whether the violation is later cleared. CCC 1.12.180 (E).

Payment of fines and assessments on a notice issued under this chapter does not relieve a responsible party of any requirement to remedy the violation and offenders may be subject to additional enforcement as provided in chapter CCC 1.12.200.



Home > Vacation Rentals > United States of America > Oregon > Clatsop County > Warrenton >

Waterfront Getaway on 10 Acres Near Sunset Beach!, Warrenton

[← See all properties](#)

Save



House

Waterfront Getaway on 10 Acres Near Sunset Beach!

★ 3.5/5 Good

[See all 2 reviews >](#)

2 bedrooms

1 bathroom

Sleeps 8

Popular amenities

Kitchen

Washer

Dryer

Pet friendly

Outdoor Space

Lake view



Warrenton, Oregon

[View in a map >](#)

Explore the area

Sunset Beach State Recreation Site 3 min drive

Gearhart Golf Links 8 min drive

Del Rey Beach 8 min drive

Astoria, OR (AST-Astoria Regional) 8 min drive

Rooms & beds

2 bedrooms (sleeps 8)

Additional Sleeping (Bonus Room)



1 Twin Bed

Additional Sleeping (Loft)



1 Twin Bed

Bedroom 1



1 Queen Bed

Bedroom 2



1 Double Sofa Bed and 1 King Bed

1 bathroom

Bathroom 1


Overview


Amenities


Policies


Location

Host

 Deck or patio

 Kitchen

 Separate dining area

 Garden

[See all rooms and beds details](#)

Overview Amenities Policies Location Host

About this property

Waterfront Getaway on 10 Acres Near Sunset Beach!

Escape to the Oregon Coast and reconnect with the great outdoors at this Warrenton, OR, vacation rental. This 2-bedroom, 1-bathroom home is packed with plenty of ways to have indoor and outdoor fun, like waterway access, a well-stocked game room, and proximity to lots of local parks and beaches! Relax by the calm water, take the on-site access to the Fort-to-Sea Trail down to Sunset Beach for a day oceanside with your furry friend, or play some horseshoes before stargazing by the fire pit.

-- THE PROPERTY --

Pet Friendly w/ Fee | Hiking Trail Access On-Site | Game Room | Kayak | 1,450 Sq Ft

Bedroom 1: Queen Bed | Bedroom 2: King Bed, Futon | Bonus Room: Twin Bed | Loft: Twin Bed

INDOOR LIVING: Smart TVs, DVD player w/ video library, Xbox, cards table, books, desk workspace, massage chair, minibar, electric fireplace, dining table

OUTDOOR LIVING: Deck, gas grill, dining area, fire pit, bicycles

KITCHEN: Cooking basics, dishware/flatware, dishwasher, refrigerator, stove, microwave, coffee maker, coffee grinder, water filter

GENERAL: Free WiFi, linens/towels, washer/dryer, hangers, trash bags/paper towels

FAQ: Pet fee (paid pre-trip), 2 external security cameras (facing out), no A/C, unfenced property

SUITABILITY: Stairs required to access, bedroom/full bathroom on 1st floor

PARKING: Gravel driveway (12+ vehicles)

-- THE LOCATION --

BEACHES: Sunset Beach State Recreation Site (2 miles), Delaura Beach (5 miles), Del Rey Beach State Recreation Site (5 miles), Little Beach (7 miles), Seaside Beach Oregon (9 miles)

OUTDOOR FUN: Waterway access (on-site), Fort-to-Sea Trail (on-site access), Cullaby Lake County Park (2 miles), High Life Adventures Zip Line Tours (5 miles), Fort Stevens State Park (7 miles), Ecola State Park (18 miles)

NEARBY HIGHLIGHTS: Lewis and Clark National Historical Park (7 miles), Wreck of the Peter Iredale (8 miles), Battery Russell (9 miles), Fort Stevens Historic Area (9 miles), Seaside Aquarium (9 miles), The Astoria Column (11 miles)

AIRPORT: Portland International Airport (106 miles)

-- REST EASY WITH US --

Evolve makes it easy to find and book properties you'll never want to leave. You can relax knowing that our properties will always be ready for you and that we'll answer the phone 24/7. Even better, if anything is off about your stay, we'll make it right. You can count on our homes and our people to make you feel welcome--because we know what vacation means to you.

-- POLICIES --

- No smoking
- Pet friendly w/ \$50 fee (+ fees & taxes)
- No events, parties, or large gatherings
- Must be at least 25 years old to book
- Additional fees and taxes may apply
- Photo ID may be required upon check-in
- NOTE: The property requires stairs to access
- NOTE: There is no air conditioning at this property
- NOTE: This home may not be suitable for young children due to the unfenced property with access to the highway and water. Adult supervision is highly recommended for children and pets while outdoors
- NOTE: Your safety matters. This property features 2 exterior security cameras. Camera 1 is facing out from above the back deck facing out and camera 2 is facing out from above the locked workshop. They do not look into any interior spaces. The cameras record video and sound when activated by motion

Property manager

Evolve



Premier Host

Languages

English, French, German, Spanish

Overview Amenities Policies Location Host

Cleaning and safety practices


 Social distancing

Contactless check-in

This information is provided by our partners.

 Check-in
Select date


 Check-out
Select date

 Travelers

1 room, 2 travelers


Check availability

Amenities

-  Kitchen
-  Washer
-  Dryer
-  Pet friendly
-  Outdoor Space
-  Lake view

[See all 39 amenities](#)


Similar properties



Surf Pines gated community, Oceanfront...
Warrenton

- ✓ Parking included
- ✓ Free WiFi
- ✓ Pet friendly


4.7/5 Exceptional (3 reviews)



Riverview Downtown Cottage
Astoria

- ✓ Parking included
- ✓ Free WiFi
- ✓ Pet friendly


4.9/5 Exceptional (17 reviews)



Relaxing Lakefront, Close to Beach, Family-friendly
Warrenton

- ✓ Parking included
- ✓ Free WiFi
- ✓ Pet friendly

4.9/5 Exceptional (201 reviews)



Serenity Private Gearhouse
Gearhart


- ✓ Parking included
- ✓ Free WiFi
- ✓ Pet friendly

4.5/5 Very good (10 reviews)


House Rules

- Check in after 4:00 PM
- Minimum age to rent: 25
- Check out before 11:00 AM

 **Children**
Children allowed: ages 0-17

 **Events**
No events allowed

 **Pets**
Pets allowed

 **Smoking**
Smoking is not permitted

Damage and incidentals

Important information

You need to know

Extra-person charges may apply and vary depending on property policy

Government-issued photo identification and a credit card, debit card, or cash deposit may be required at check-in for incidental charges

Special requests are subject to availability upon check-in and may incur additional charges; special requests cannot be guaranteed

Onsite parties or group events are strictly prohibited

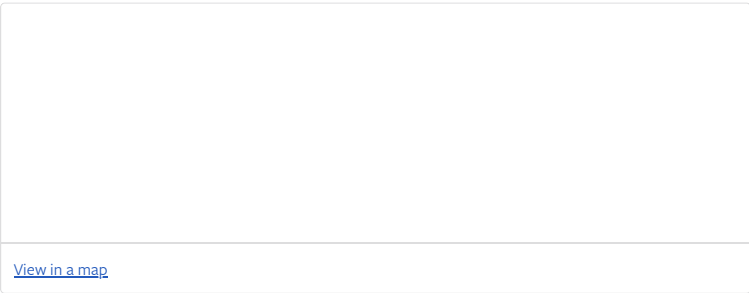
Safety features at this property include a carbon monoxide detector, a fire extinguisher, a smoke detector, and a first aid kit

About this area

Warrenton

Located in Warrenton, this vacation home is on the waterfront. The area’s natural beauty can be seen at Lewis & Clark National Historical Park and Fort Stevens State Park, while Astor Street Opry Company and Flavel House Museum are cultural highlights. Astoria Riverfront Trolley and Maritime Memorial are also worth visiting. Kayaking offers a great chance to get out on the surrounding water, or you can seek out an adventure with hiking/biking trails nearby.

[View more Vacation Homes in Warrenton](#)



What’s nearby

- Sunset Beach State Recreation Site - 3 min drive
- Gearhart Golf Links - 8 min drive
- Del Rey Beach - 8 min drive
- Fort Clatsop National Memorial - 10 min drive
- Astoria Riverfront Trolley - 11 min drive

Restaurants

- Arnie’s Cafe - 4 min drive
- Fultano’s Pizza - 6 min drive
- Tacos El Catrin - 7 min drive
- Port Light Cafe - 2 min drive
- Wendy’s - 5 min drive

Getting around

- Cannon Beach Station - 24 min drive
- Astoria, OR (AST-Astoria Regional) - 8 min drive

★ 3.5 Good
2 reviews

Reviews are presented in chronological order, subject to a moderation process, and verified unless otherwise labeled.

OverviewAmenitiesPoliciesLocationHost

5 - Excellent	0
4 - Good	1
3 - Okay	1
2 - Poor	0
1 - Terrible	0

2.0/5

Cleanliness

3/5 Okay

Charmine R.
Sep 7, 2023

Disliked: Cleanliness

Wonderfully stocked kitchen

These hosts allow pets which is rare and appreciated. The kitchen was wonderfully stocked. The kitchen counter and bathroom were spotless. However, the house smelled musty. Floors and walls were grimy. It is not a place I would stay again.

Stayed 3 nights in Aug 2023

0

4/5 Good

Heather B.
Jul 24, 2023

Disliked: Cleanliness

B-day Clamming family fun

I felt the property was overpriced for condition of home and outdoor areas plus beds were not made or linens provided (property manager did bring us linens and took care of immediate need). I like the location and the home is well stocked. Dogs are allowed and it is a safe area for them which was perfect for us. other than the price it was perfect for what we needed. Thank you

Stayed 7 nights in Jul 2023

0

See all reviews

About the host

Hosted by Evolve



Languages:

English, French, German, Spanish

Premier Host

They consistently provide great experiences for their guests



Explore Vrbo

List your property

Book with Confidence

Trust & safety

Partner resources

Vacation rental guides

Company

About

Careers

Affiliates

Media center

Advertising

Overview Amenities Policies Location Host

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AGENCY REVIEW & APPROVAL FORM
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: 32379 Ivyloo Acres Lane City: Warrenton

Owner: Daniel + Janette Dean Phone: _____

Owners Address: SAME

Agent: _____

Proposed Development/Construction: new detached garage + new office in Ext. Pole Building

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

Legal Description: T 7 R 10 SEC 9 Tax Lot(s) 100

Permit Needed - Yes () No (☒) Site Approved - Yes (☒) No ()

Signature: [Signature] Date: 6-30-03

Remarks: PROPOSED GARAGE - NO PLUMBING / OFFICE
IN EXISTING SHOP. ENSURE 10' SETBACK TO DRAINFIELD AREA
5' TO SEPTIC TANK.

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

3. FIRE DEPARTMENT/FIRE DISTRICT ACCESS AND WATER SUPPLY REQUIREMENTS:

Signature: _____ Title: _____ Date: _____

Remarks: _____

Contact the local RFPD having jurisdiction. Applicable to all CUP, partitions, subdivisions, and land use approvals issued after 1/01/03.

4. CLATSOP COUNTY COMMUNITY DEVELOPMENT DEPARTMENT (to be filled out and signed by Community Development):

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 Community Development, 800 Exchange, Suite 100, Astoria, Oregon 97103 Phone: (503) 325-8611 FAX (503) 338-3666

5. CLATSOP COUNTY BUILDING CODES (located at 800 Exchange Street, Suite 100, Astoria, Oregon) Phone: (503) 338-3697 FAX (503) 338-3666. Building Codes will review and issue the building permit.

DATE 6/30/03

32379 Twp/00 Acres Lat

Warrenton, OR

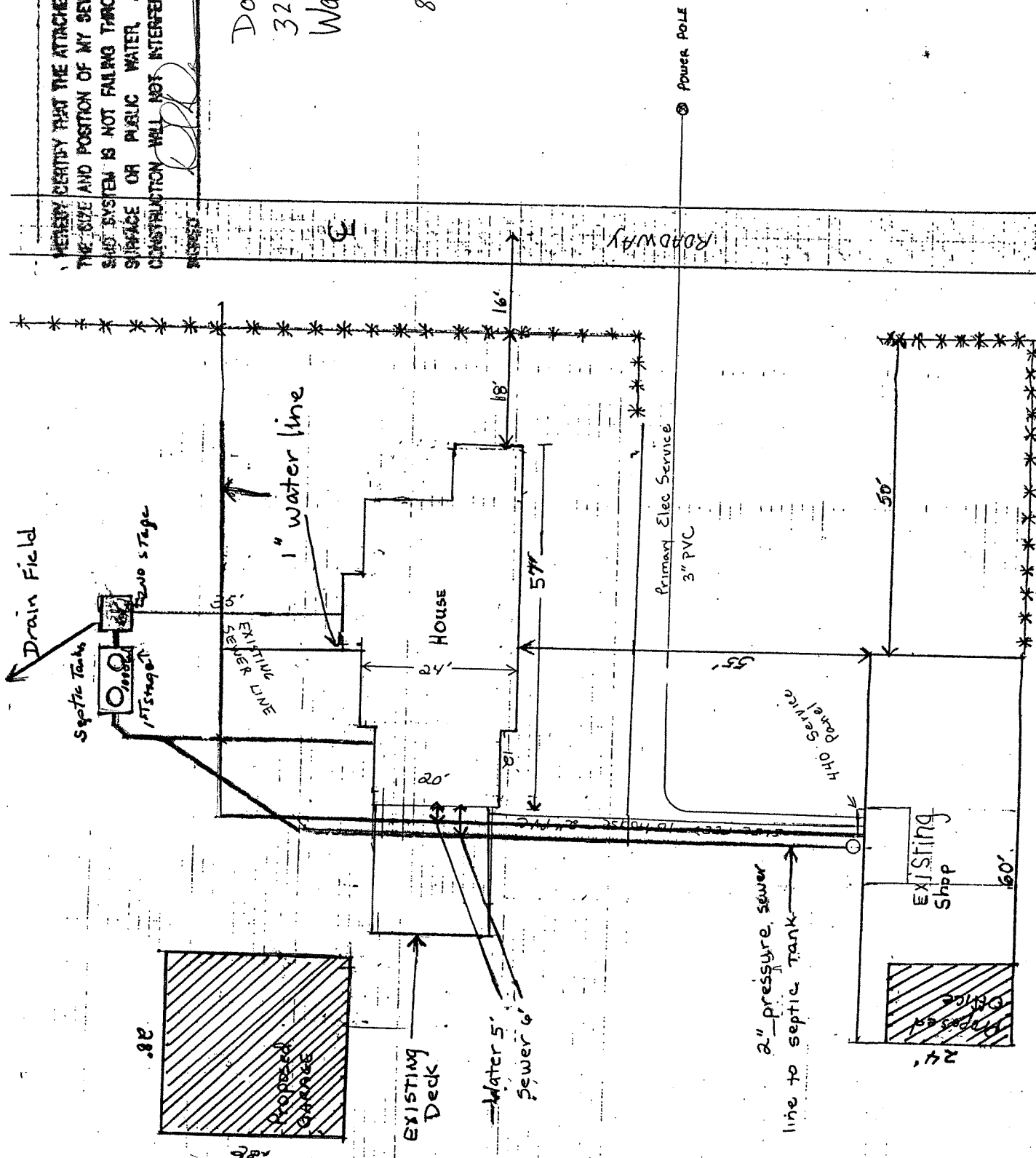
97146

861-4284

Plot Plan

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△
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—
*

□ = Fence



54779

Control No.

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 98-162

\$ 480.00

Fee

☐ New Construction☐ Repair☒ Other Alteration permit

Permit Issued To Daniel & Janette Dean 7N 10W 9 100 Clatsop
 (Property Owner's Name) (Township) (Range) (Section) (Tax Lot / Acct. No.) (County)

Highway 101 Warrenton Dewey Darold 11-23-98
 (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 November 23, 1999

TYPE OF SYSTEM _____

New

Design Sewage Flow _____ Gallons/Day

Tank Volume 1000 Gallons Disposal Trenches ☐ Seepage Bed(s) ☐ _____ Square Feet
 Tank Volume 500 Gallons (Existing)
 Maximum Depth _____ inches. Minimum Depth _____ inches. _____ Linear Feet

Equal ☐ Loop ☐ Serial ☐ Pressurized ☐ Minimum Distance Between Trenches _____

Total Rock Depth _____ inches. Below Pipe _____ inches. Above Pipe _____ inches. ☐ Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Install as per plot plan dated 11-23-98. Septic tank to be set back a minimum of 10' to any water lines and 5' to any property lines or building foundation. Effluent filter to be installed on the outlet of the 500 gallon tank.
 Use DEQ approved septic tank.

PRE-COVER INSPECTION REQUIRED — CONTACT North Coast Branch Office -- 861-3280**CERTIFICATE OF SATISFACTORY COMPLETION**

As-Built Drawing
with Reference Locations

Installer Owner

See as-built plot plan
submitted by owner.

Final Insp. Date 4-30-99☒ Inspected By Dewey Darold☐ Issued by Operation of Law

☐ Pre-cover inspection waived
pursuant to OAR 340,
Division 71

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.

Dewey Darold
(Authorized Signature)

Natural Resource Specialist
(Title)

5-6-99
(Date)

DEQ, NCBO, Warrenton
(Office)

APR 26 1999 (Date Received)

FINAL INSPECTION REQUEST AND NOTICENORTH COAST BRANCH OFFICE
WARRENTON

Pursuant to the requirements within ORS 454.665, OAR 340-71-170 and OAR 340-71-175, the system installer and/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 Daniel and Janette Dean Permit Number 98-162 County Clatsop
Township 7N; Range 10W; Section 9; Tax Lot 100; Tax Acct. # _____
Job Location Turley Lane & Hwy 101, Warrenton
Date System Construction Completed 4/16/99; Date Submitted to DEQ or Agent 4/26/99

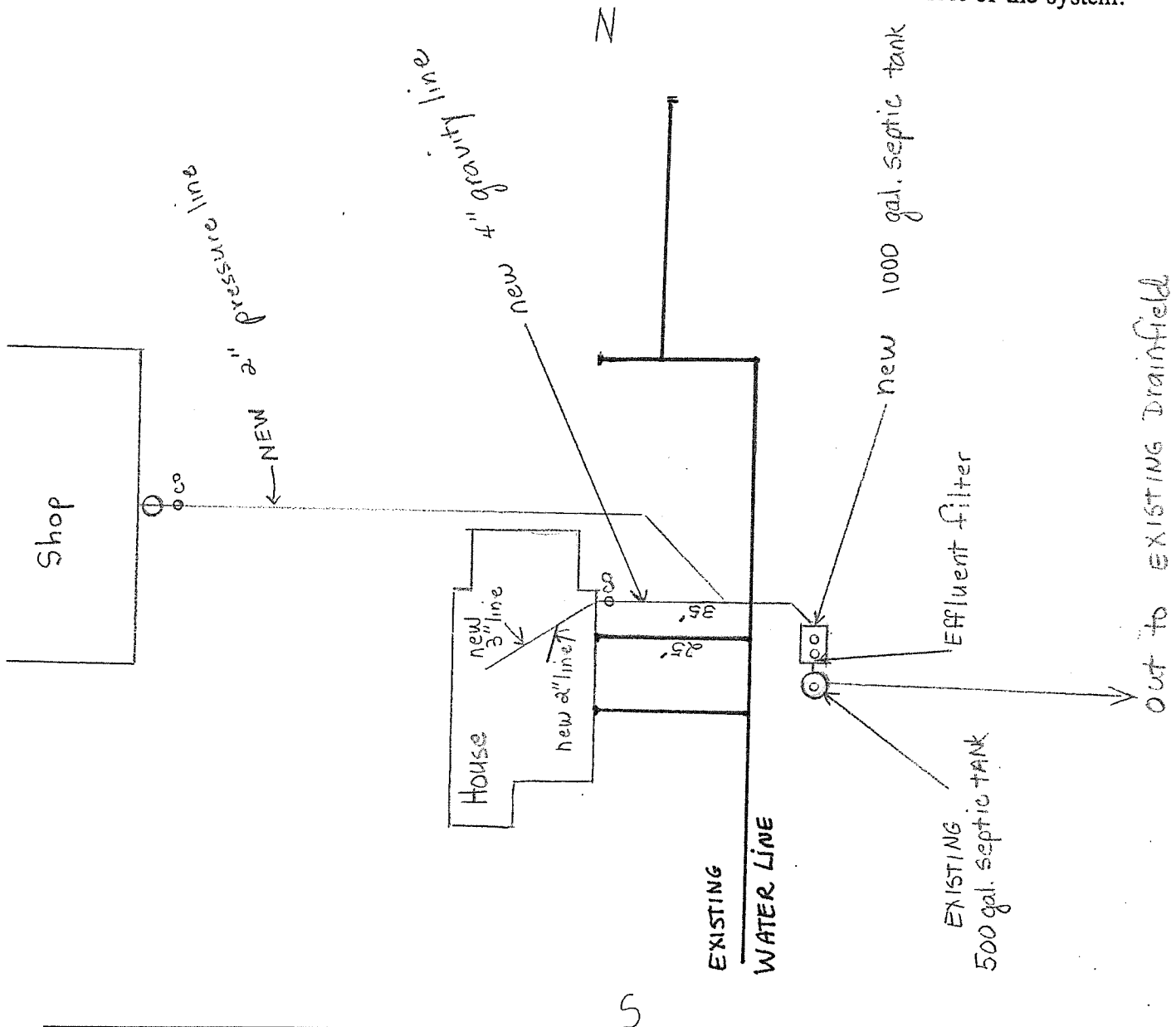
SECTION 2: MATERIALS LIST. Identify and list all materials used in the system's construction.

New 1000 gal concrete septic tank
4" ABS influent and effluent pipe
new effluent filter

Property Owner Dean Permit Number 98-162 County Clatsop

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: _____
(Print Full Business Name) (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).

Janette Dean
(System Installer's Signature)

owner
(Title)

4/16/99
(Date)

Phone: 503-873-1961
Fax: 503-873-0702

Fax

*From***To:** Dave Johns*To:***From:** Dan Dean**Fax:** 503-861-3259**Date:** March 29, 1999*April 2, 1999***Phone:** 503-861-3280**Pages:** 2**Re:** DEQ Permit**CC:**

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

•Comments:

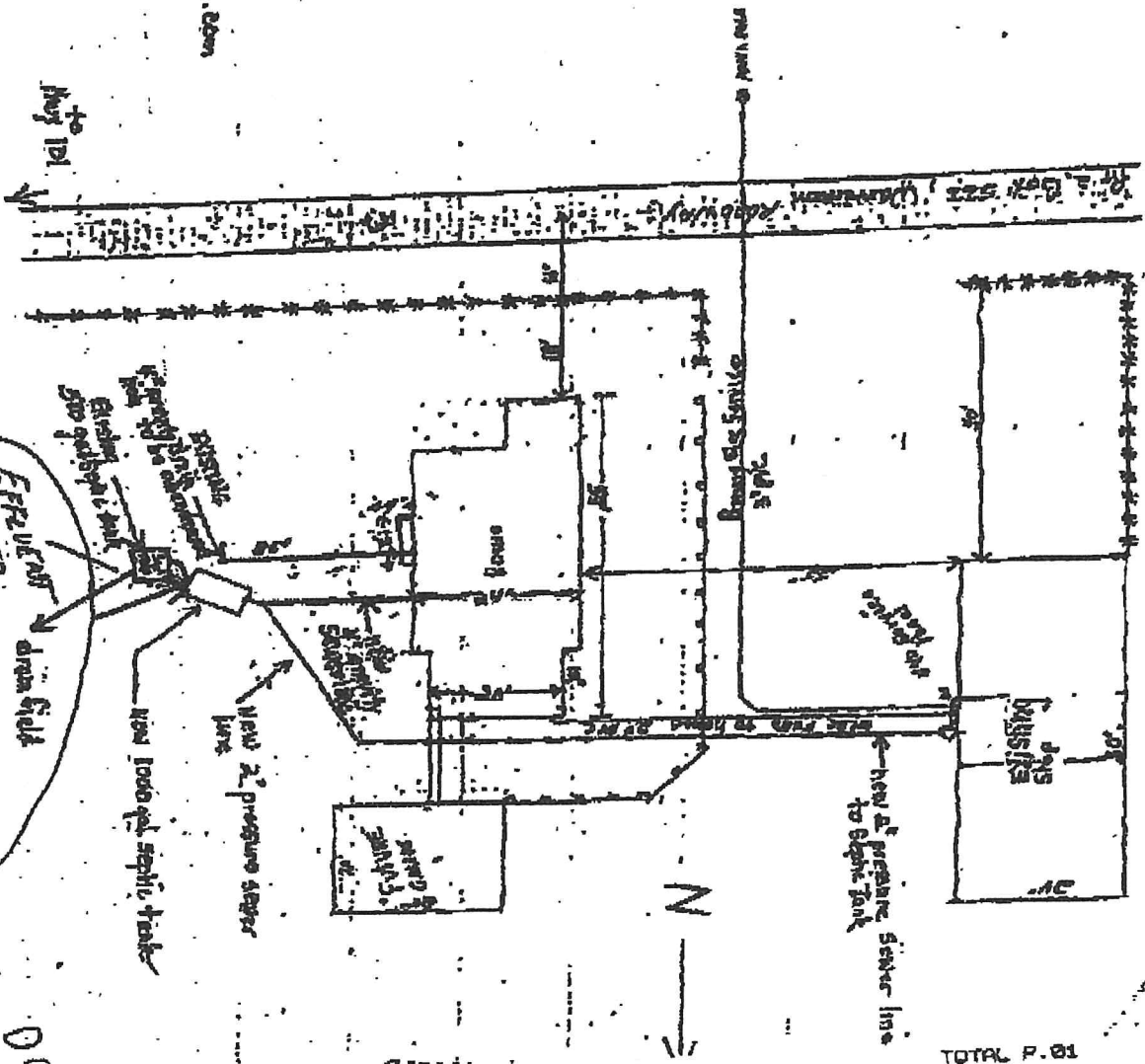
Don's Acres

Don & Janette Dean
312, 601 622
Madison, OR 97114
503-561-3462
Email - Tolubman@donc.com

EST. OF ENVIRONMENTAL QUALITY
MADISON

NOV 23 1998

MADISON CONIST BRANCH OFFICE
MADISON



TOTAL P.01

EFFLUENT FILTER
to be installed 500 ft. N
I propose installing the effluent
filter on the discharge side of the
new 1000 gal. septic tank for ease
of installation and cleaning.

DCI
11-23-98
Approved David
Dewey
11-2-99
Orange & Twentyninth Filter

11/23/98 12:00

TX/RX NO.5895

P.001

PLAN - 1

1 - 1/4

Wp 1510

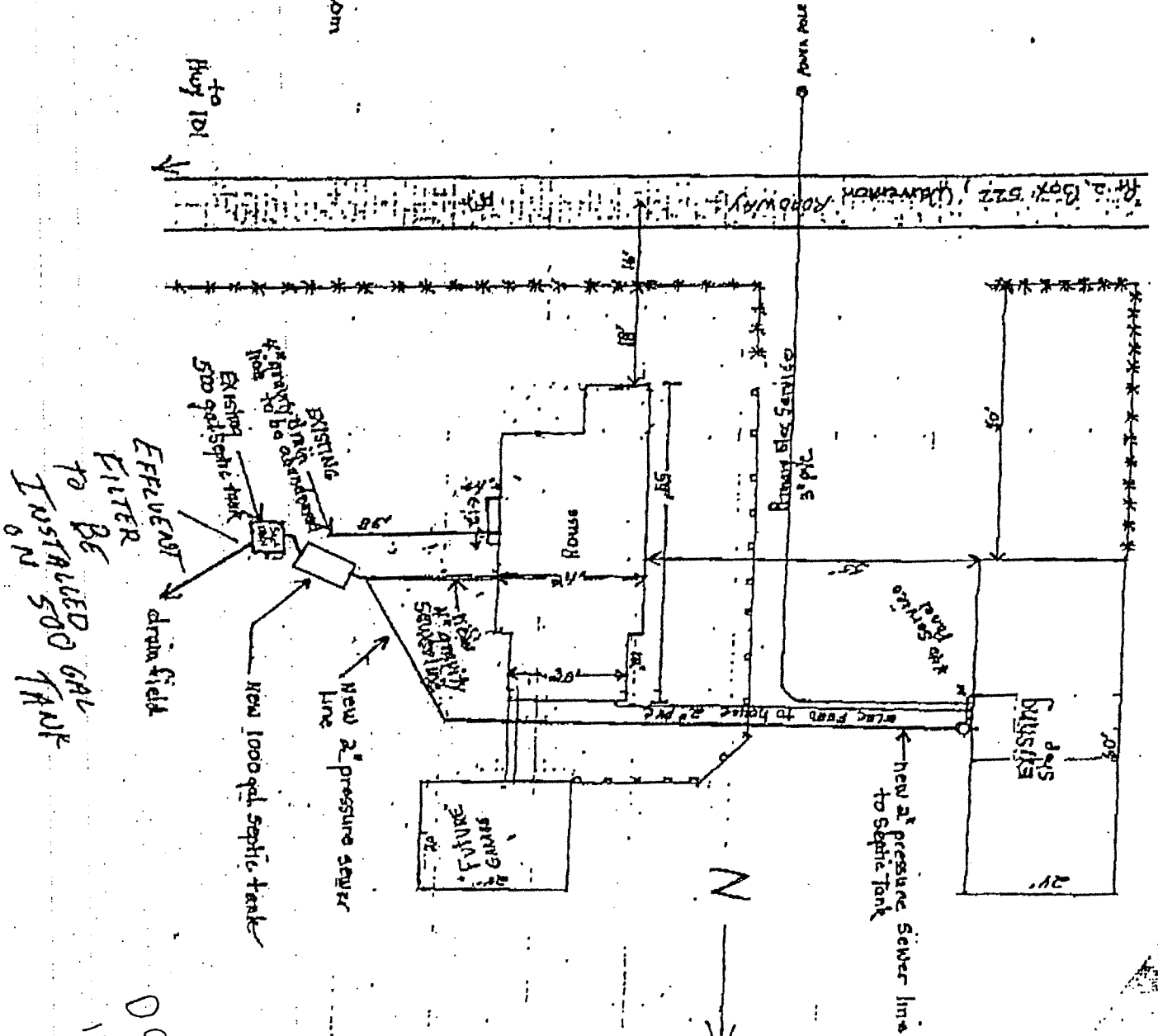
1008 Acres

Dan + Janette Dean
#2, Box 522
Warrenton, OR 97146
503-861-3462
Email - dan@dan.com

LET. OF ENVIRONMENTAL QUALITY
REQUIRED

NOV 23 1998

NORTH COAST BRANCH OFFICE
WARRENTON



TOTAL P.01

OCT
11-23-98

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

FOR OFFICE USE ONLY
Date Rec'd 11-23-98
Date Completed 11-23-98
Required Fee \$ 480.00
Receipt No. 86429
Control No. 54779
YR BUILT 1925

FOR APPLICANT'S USE - (PLEASE PRINT)

10 acres

Lot Size (Acreage or Dimensions)

Dan & Janette Dean

(Property Owner's Name)

(Applicant's Name if Different from Owner)

Legal Description
of Property

7N
(Township)

10W
(Range)

9
(Section)

~~3256~~ 100
(Tax Lot/Acct. No.)

clatsop
(County)

For Parcels in Platted
Subdivisions, Indicate

(Subdivision Name)

(Lot Number)

(Block Number)

Proposed Facility

☒ Single Family Residence

2 Remove
(Number of Bedrooms) (2 bedrooms at remodel)

☐ Other

(Specify)

Water Supply

☒ Public (Community System)

☐ Private

(Indicate: Well, Spring, Etc.)

Existing Facility

☒ Single Family Residence

4
(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
with another or a house

☐ Replace or rebuild a house

☐ Addition of one or more bedroo

☐ 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.

Janette R Dean
(Signature)

Owner's Mailing Address

Rt 2, Box 522

Warrenton, OR

Phone 861-3462

503-209-3671 - CELL

11/23/98 ☐ Authorized Representative
(Date) ☐ Licensed Installer
License No. _____

Applicant's Mailing Address (if different)

Phone _____

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

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: Rt 2, Box 522 City: Warrenton
Owner: Dan & Janette Dean Phone: 503-861-3462
Owners Address: Rt 2, Box 522, Warrenton, Or 97146
Agent: _____
Proposed Development/Construction: remodel, construct bathroom/new sewer line

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

Legal Description: T 7N R 10W SEC. 9 Tax Lot (s) 100
Permit Needed - Yes (☒) No (☐) Site Approved - Yes (☒) No (☐)
Signature: [Signature] Date: 11-23-98
Remarks: PERMIT # 98-162 / ALTERATION
PROPOSED REMODEL

DEQ North Coast Branch Office, 19 North Highway 101, Warrenton, Oregon 97146 Phone: (503) 861-3280

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 City of Seaside Community Development Department, 1387 Ave. U, Seaside, Oregon). Building Codes will review and issue the building permit.

DEQ FAX 861-3259

LAND USE COMPATIBILITY STATEMENT FOR ON-SITE SEWAGE DISPOSAL SYSTEMS

APPLICANT'S NAME Dan + Janette Dean		MAILING ADDRESS Rt 2 Box 522		PHONE 503 861-3462
		WARRENTON OR 97146 CITY STATE ZIP		
P L O C A L I T Y	TOWNSHIP 7N	RANGE 10 W	SECTION 9	TAX LOT OR ACCT NO 2 100
	SUBDIVISION/PROJECT	LOT	BLOCK	COUNTY Clatsop
	<input type="checkbox"/> PROPERTY IS A LOT OF RECORD CREATED BEFORE AUGUST 1, 1981.			

PROPOSED LAND USE

Remodel + modify septic system, construct bathroom

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

PROPERTY'S ZONING DESIGNATION

LW/RA5

THE ABOVE PROPOSAL HAS BEEN REVIEWED AND FOUND TO BE:

☒ COMPATIBLE WITH THE LCDC ACKNOWLEDGED
COMPREHENSIVE PLAN

☐ CONSISTENT WITH THE
STATEWIDE PLANNING GOALS

☐ NOT COMPATIBLE WITH THE LCDC
ACKNOWLEDGED COMPREHENSIVE PLAN

OR

☐ NOT CONSISTENT WITH THE
STATEWIDE PLANNING GOALS

REASON FOR FINDING OF COMPATIBILITY / INCOMPATIBILITY

allowed use (house pre-exists Zoning Ord.)

PROPERTY IS LOCATED: (check one)

☐ INSIDE CITY

☐ INSIDE URBAN GROWTH BOUNDARY
OUTSIDE CITY LIMITS

☒ OUTSIDE URBAN
GROWTH BOUNDARY

LAND USE AUTHORITY

Clatsop Co. Planning Dept.

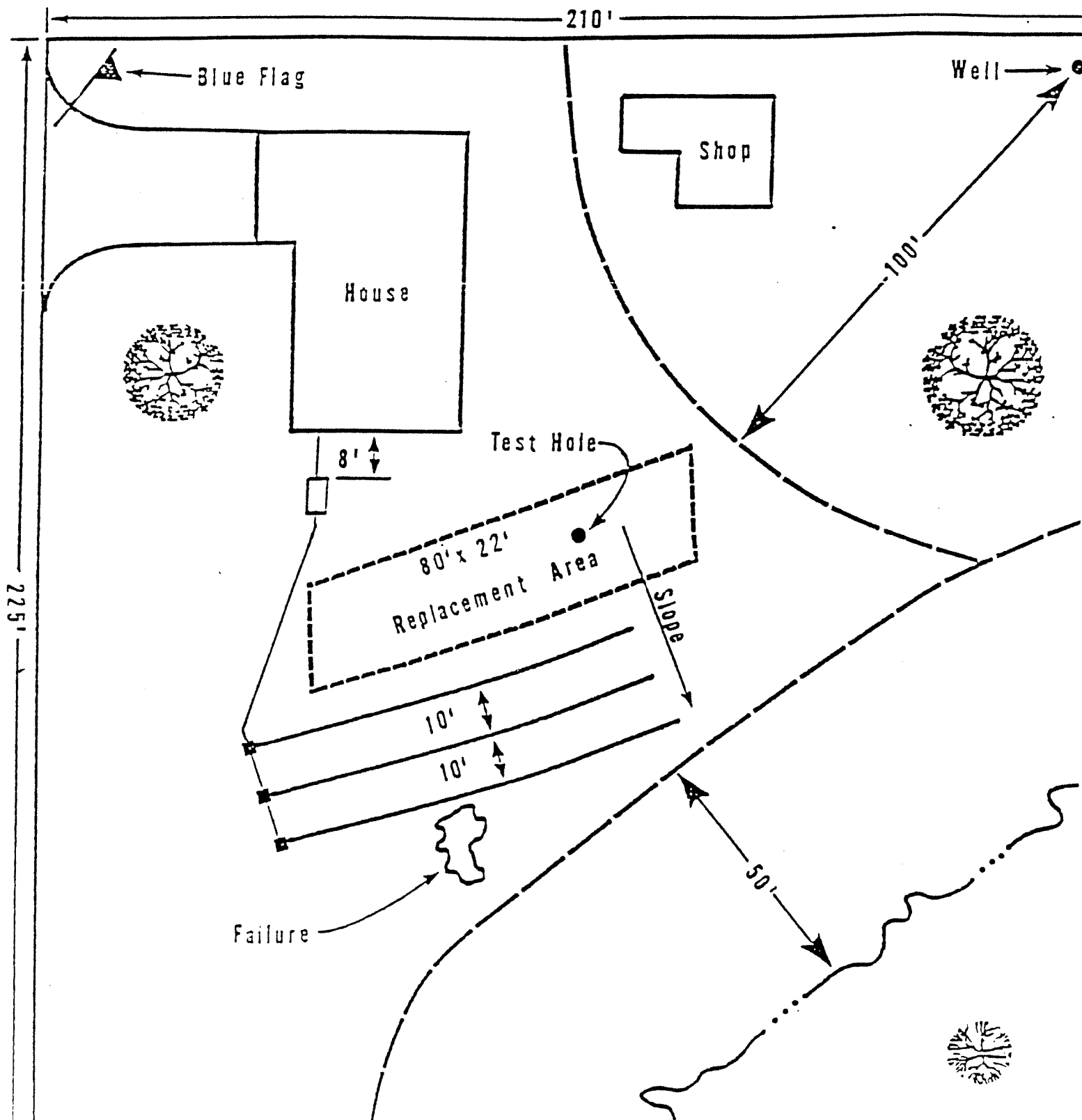
SIGNED Jen Allen	TITLE P.T.	DATE 11-23-98
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☐ CITY/COUNTY CONCURRENCE IF INSIDE URBAN GROWTH BOUNDARY

SIGNED	TITLE	DATE
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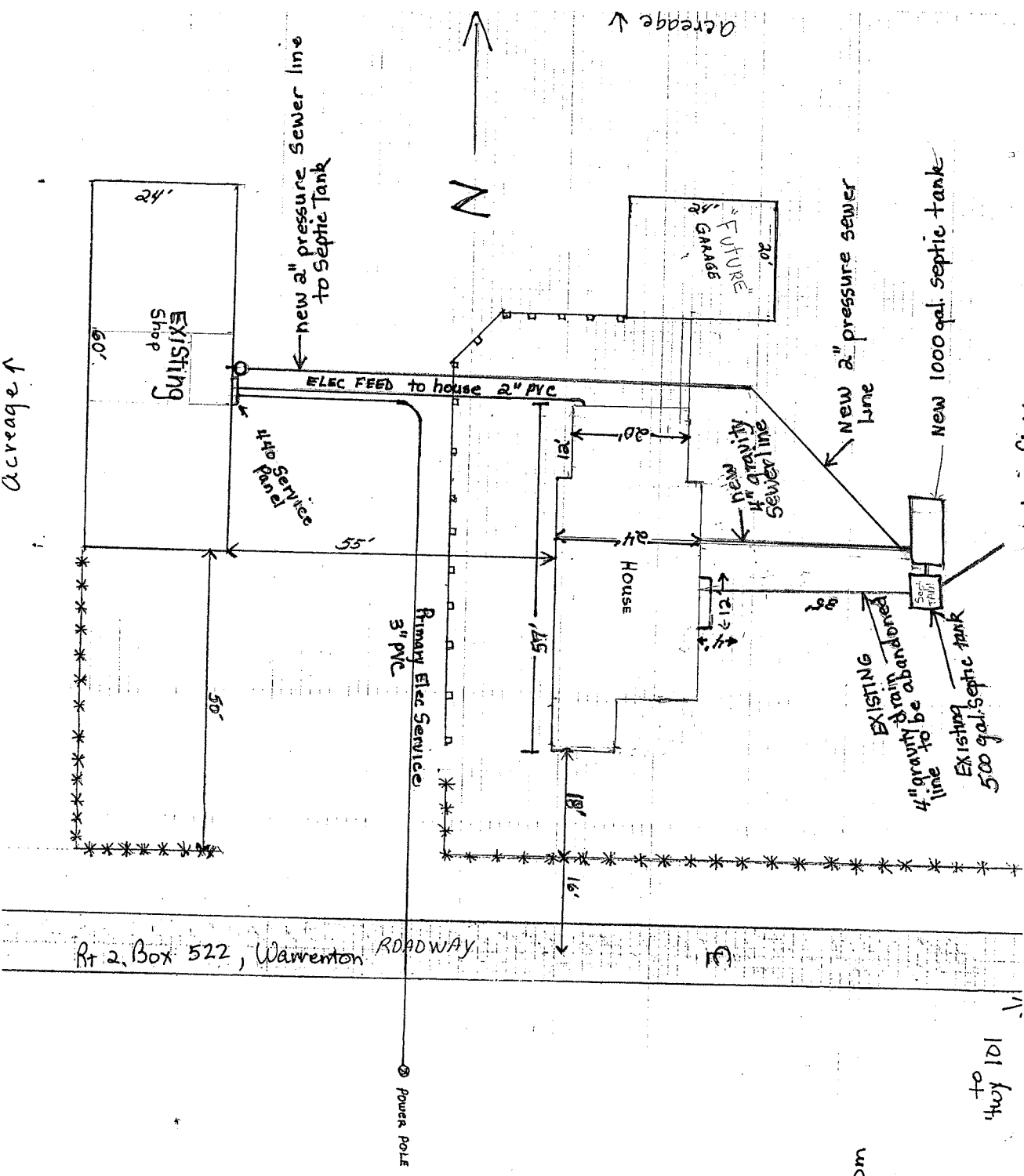
DETAILED SITE PLAN



JOHNS Dave

From: ILLINGWORTH Dennis
Sent: Monday, November 23, 1998 2:11 PM
To: JOHNS Dave
Subject: Alteration permit

Dave,
I have faxed you the plot plan for the alteration permit for Dan Dean, Warrenton.
The permit should read "1000 gallon septic tank."
Special conditions include " Install as per plot plan. Effluent filter to be installed on the outlet of the 500 gallon tank."
Thanks
Dennis



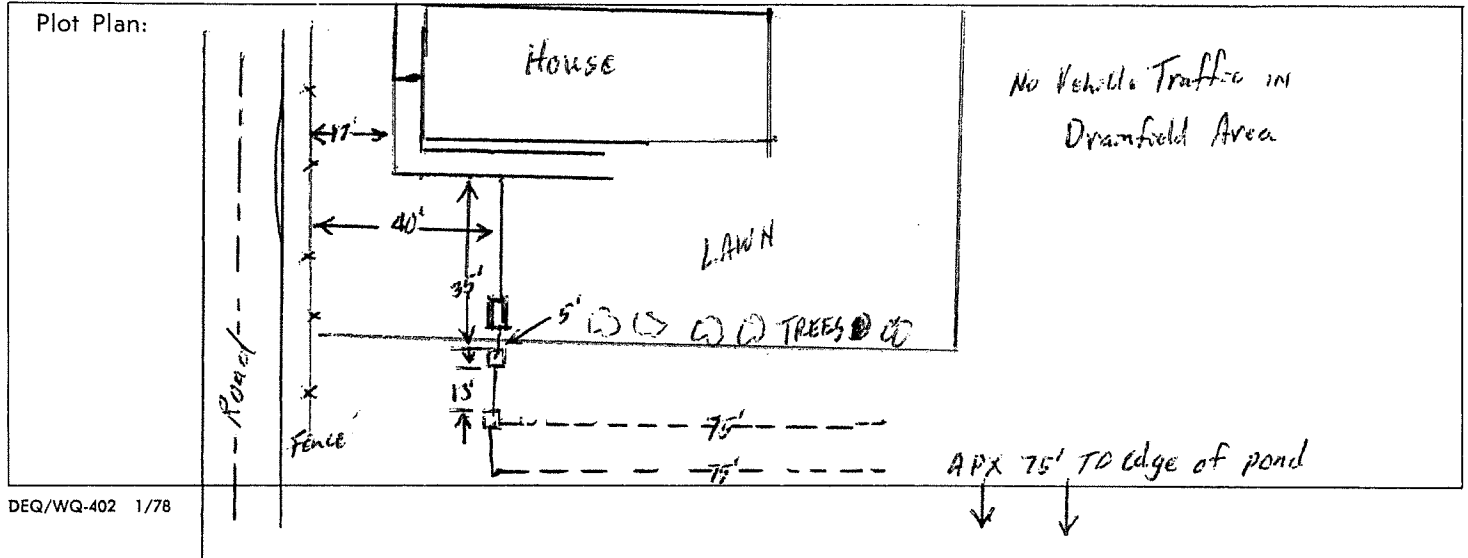
Plot Plan
 1/16" = 1'
 * - Hedge
 H - Fence

10.08 Acres
 Dan + Janette Dean
 Rt 2, Box 522
 Warrenton, OR 97146
 503-861-3462
 email - catwoman@aone.com

L.V. OF ENVIRONMENTAL QUALITY
 RECEIVED
 NOV 23 1998
 NORTH COAST BRANCH
 WARRENTON
 to Hwy 101

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY
SUBSURFACE SEWAGE SYSTEM
CERTIFICATE OF SATISFACTORY COMPLETION

Property Owner Dan Dean Permit Number 82-6766
T. 7N R. 10W Sec. 9 Tax Lot/Acct. No. 100 Date of Final Insp. Jan 5, 1982
Loc./Road _____ Approved By Donald R Campbell
Installer Dave Darling Title Waste Management Specialist
Disposal Trenches: 300 Square Ft. 150 Lineal Ft.
Tank Size: EXISTING 500 Gallons. System Designed to Serve 1-4 Bedroom Home



Control # 6766STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITYProperty Owner Dan Dean
T. 7N R. 10W Sec. 9 Tax Lot/Acct. No. _____
Loc./Road Went side of Hwy 101 between Gentert
and WarrentonPermit Number 82-6766
Expiration Date Jan 4, 1983
Issued By Gerald Campbell

PERMIT

[NOT TRANSFERABLE]

New Construction of ☐Repair of ☒Connection of ☐Alteration of ☐

A SUBSURFACE SEWAGE SYSTEM

All work to conform to Oregon Administrative Rules Chapter 340 71-030. Work shall be done by property owner or by Licensed Sewage Disposal Service.

[MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL]

SPECIFICATIONS

Tank size EXISTING 500 gallons. Disposal trenches 300 Square ft. 150 Lineal ft.
Maximum trench depth 36" Minimum trench depth 18"
☐ Loop ☒ Equal ☐ Serial Distance between lines on center 10 ft
Total rock depth 12" Below pipe 6" Above pipe 2" ☐ Rake sidewalls
Special Conditions. [Follow Attached Plot Plan].Filter Fabric Must be used to cover the top of the gravel

PRE-COVER INSPECTION REQUIRED - CONTACT:

POST ON SITE

Gerald Campbell
325-8660

RECEIVED
JAN 40 1982

PROPOSED SUBSURFACE SEWAGE DISPOSAL SYSTEM

PLOT PLAN

Property Owner Astoria Branch

Dan DEAN

Date 1-1-82

Location: T. 7N R. 10W Sec. 9

Tax Lot/Acct. No. 71D-9100-3005+300

100

10 acres

Indicate North in Circle

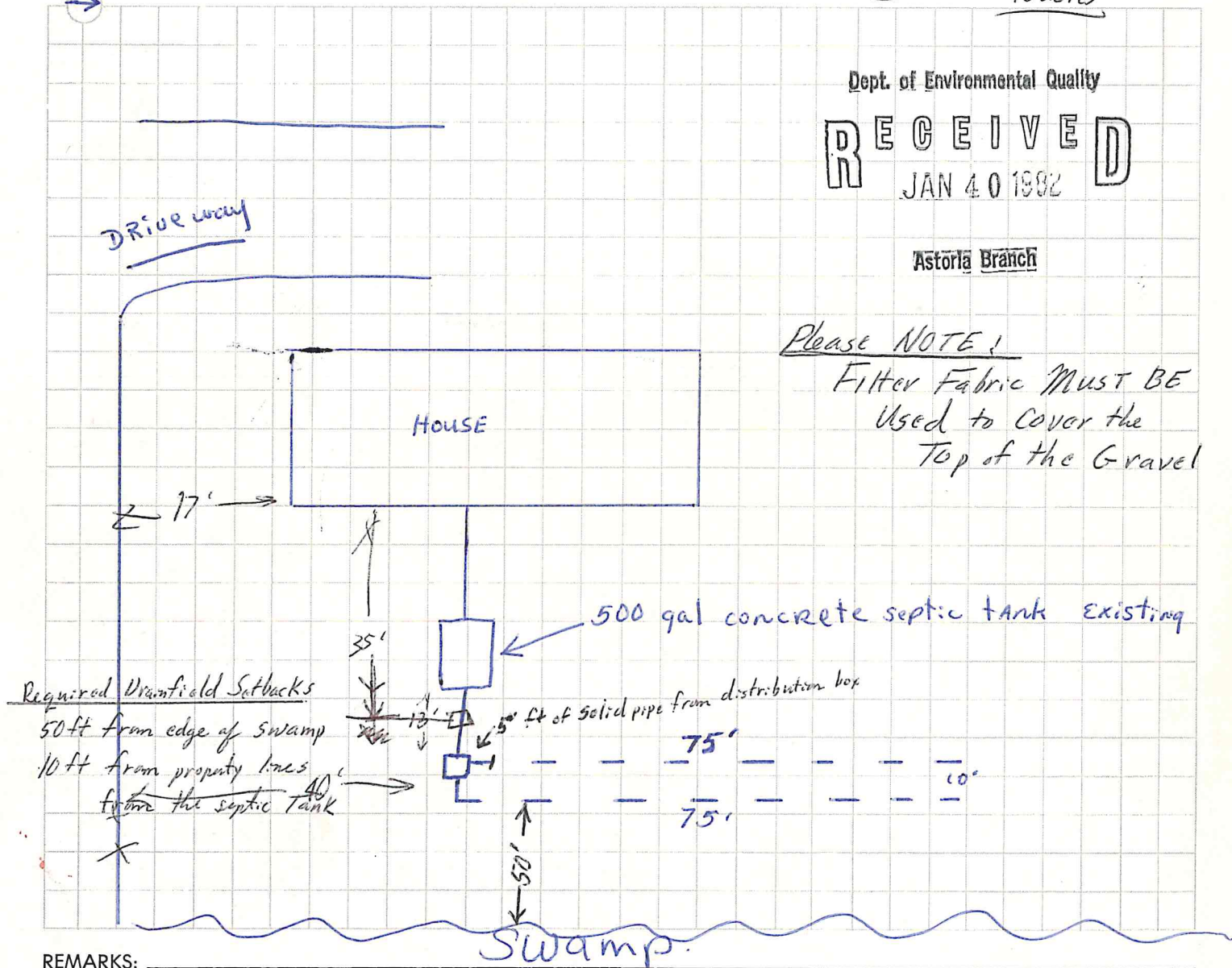
Dept. of Environmental Quality

RECEIVED
JAN 40 1982

Astoria Branch

Please NOTE!

Filter Fabric MUST BE
Used to Cover the
Top of the Gravel



REMARKS:

Both lines must be equal elevation. This means that the top line will be deeper
30" → 36"
and the bottom line will be 18" → 24" deep.

The New drainfield must be protected from vehicles — Posts or other barriers should be
used if the area has traffic through it.

FOR DEQ USE ONLY

☒ Approved

☐ Disapproved

Permit Number 82-6766

By: Donald R Campbell
(SANITARIAN SIGNATURE)

Jan 4, 1982

(DATE)

STATE OF OREGON
DEPARTMENT OF ENVIRONMENT. QUALITY
Dept. of Environmental Quality

RECEIVED
JAN 40 1982

Astoria Branch

FOR DEQ USE ONLY

Date Rec'd Jan 4, 1982 Amt. Rec'd \$ 25⁰⁰
Receipt No. 24201 Permit No. 82-6766
Date Appl. Completed _____
Site Inspection Date _____
Approved _____ Disapproved _____
Pre-Cover Inspection Date _____

APPLICATION FOR SUBSURFACE SEWAGE DISPOSAL SYSTEM

(NON-REFUNDABLE FEES MUST ACCOMPANY THIS APPLICATION)

1. ☐ Site Evaluation Report for New System (~~\$75.00~~) \$150.00
2. ☐ Permit to Construct New System (~~\$25.00~~) (Site Evaluation (No. 1) Required)
3. ☒ Permit to Repair Malfunctioning System (\$25.00)
4. ☐ Permit to Connect New or Altered Structure to Existing System (~~\$25.00~~)
5. ☐ Permit to Connect Mobile/Modular Home to Existing System (~~\$25.00~~)
6. ☐ Permit Renewal (~~\$25.00~~) \$50.00
7. ☐ Existing System Evaluation \$50.00
8. ☐ Other (Specify) _____

REFERENCE INFORMATION (Please Print)

NAME OF APPLICANT Dan DeAN
ADDRESS Rt. 1 Box 522
CLATSOP PLAINS
CITY Ore. ZIP CODE 97146
PHONE _____

NAME OF PROPERTY OWNER _____
ADDRESS Same
CITY _____ ZIP CODE _____
PHONE _____

PROPERTY DESCRIPTION

Township	Range	Section	Tax Lot/Account Number	County
Subdivision/Area	Tract	Block	Lot	Lot Size

PROPOSAL DESCRIPTION

PLANNED USE: House _____. Mobile/Modular Home _____. Commercial _____. Industrial _____. Other _____.
No. of Bedrooms _____. Water Supply _____ (Describe)

APPLICANT MUST PROVIDE

1. Test Holes (For 1, _____. Date Ready _____)
2. Zoning Approval (Except 1, 3, 6 and 7) you may attach a copy of your Zoning Permit or obtain the signature of the appropriate County, City or Indian Planning Commission.
Signature and Name of Zoning Agency _____
3. Plot Plan.
4. Other _____

DIRECTIONS TO SITE: (A Map Would Help) TEST HOLES SHOULD BE FLAGGED!! (3' x 3' x 4' deep)

SIGNATURE

Dan DeAN
(Contract Purchaser/Owner/Installer)

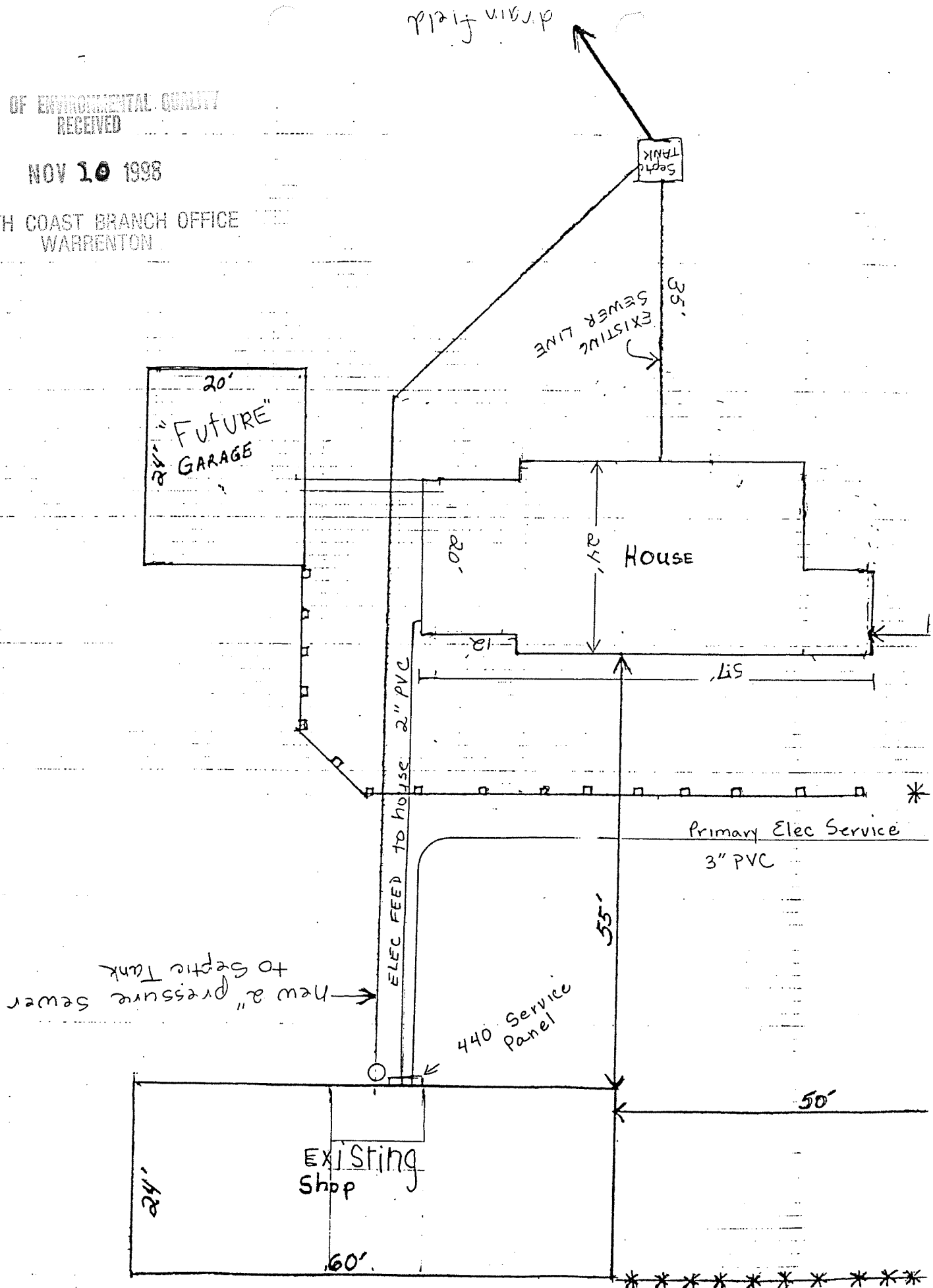
DATE

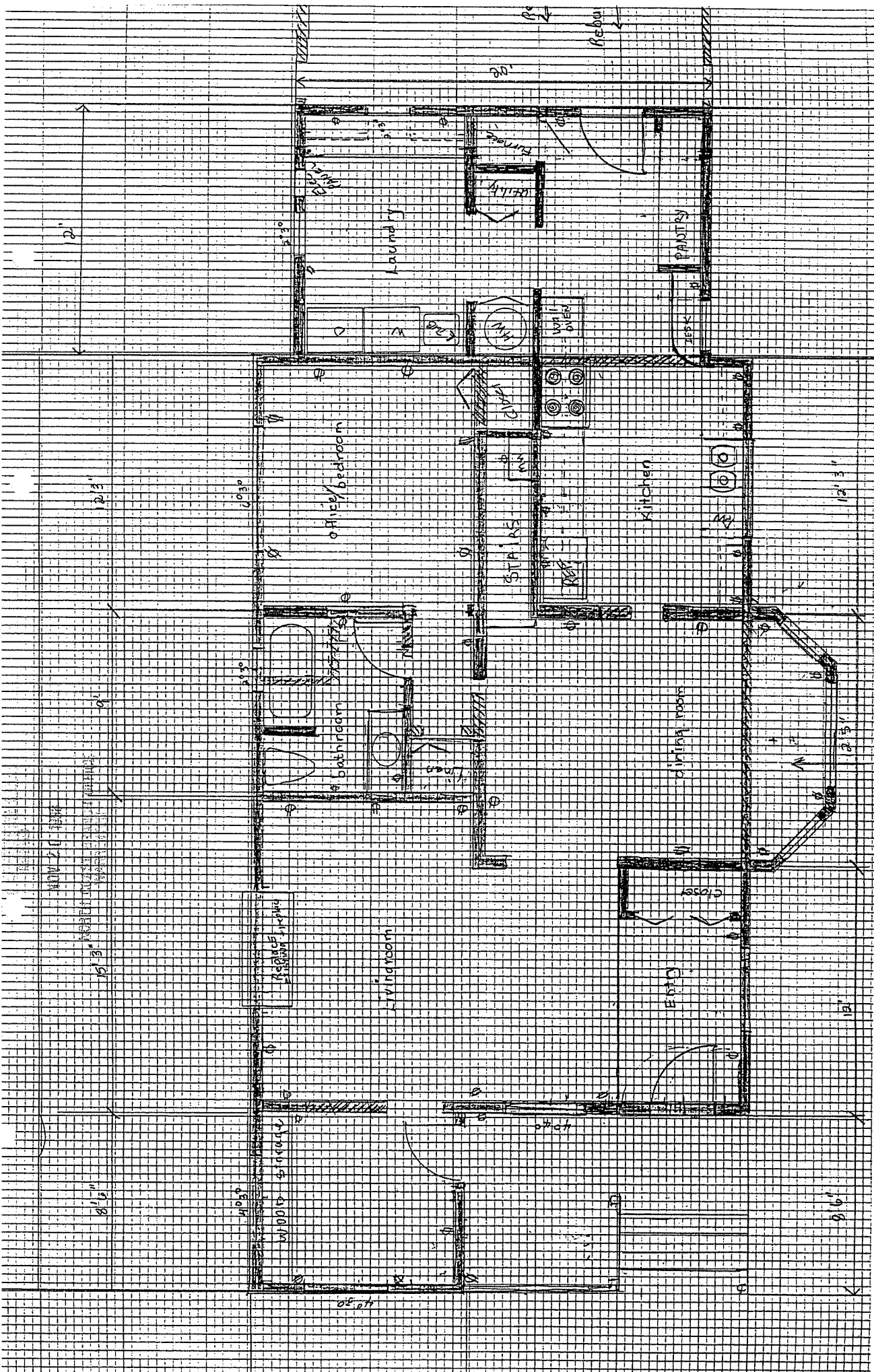
Jan 4, 1982

DEPT. OF ENVIRONMENTAL QUALITY
RECEIVED

NOV 10 1998

NORTH COAST BRANCH OFFICE
WARRENTON





603
701
90C
90C
90C
90C
110C
120C
130C
140C
150C
160C
170C
180C
190C
20C
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29C
30C
88C

NORTH COAST BRANCH OFFICE
WARRENTON,



Clatsop County

Community Development – Code Enforcement

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

Administrative Review [CCC 1.12.110]

Record #: **23-000282**

Date of Review: October 20, 2023

Reviewed By: Specialist Ledgerwood

CCC 1.12.110

- A. *Thirty days following the service of a notice of violation, the code compliance specialist shall review all actions and decisions concerning the alleged nuisance and shall determine whether the nuisance has been abated.*
- B. *The responsible party may present evidence to the code compliance specialist in the course of said review regarding the presence or abatement of the alleged nuisance.*
- C. *Upon completion of administrative review, the code compliance specialist shall determine the presence and nature of any nuisances. If a nuisance is present the code compliance specialist may issue a separate notice of violation and may schedule the case for review by the hearings officer. If no nuisance is present the code compliance specialist shall dismiss the violation upon full payment of any fines or other penalties assessed for the violation.*

Record Summary

Date Record Opened: June 12, 2023

Summary of Code Violations: Unpermitted Short-Term Rental

Summary of Enforcement Action [1.12.030]:

Notice of Warning issued on June 15, 2023

Notice of Violation issued on September 12, 2023

Staff Determination [1.12.110(C)]:

The property has been, and continues to be, operated as a short-term rental without the benefit of permits.

Staff Recommendation [1.12.120]:

Request review by Hearings Officer.



Clatsop County

Community Development – Code Enforcement

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

Submitted Complaint

Date of Complaint:

June 12, 2023

Allegation 1:

Unpermitted short-term rental

Applicable Code:

LAWDUC 2.0100, 4.2720

CCC 5.12.090

Owner(s) and Responsible Party (if different)

Name:

Nathan S Dean

Jason A Dean

Mailing Address:

2340 Dalke Ridge Dr NW

Salem, OR 97304

Responsible Party:

Nathan and Jason Dean

Land Use Review

Situs Address:

32379 Ivyloo Acres Lane

Warrenton, OR 97146

Parcel:

710090000100

Zoning:

RA-5 (dwelling located in RA-5)

Lake and Wetland

Overlays:

Wetland

Beach and Dune overlay



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www.co.clatsop.or.us

Permit History (2009 to present)

Planning Permits:

186-20120469-PLNG. Limited home occupation

Building Permits:

186-22-001764-STR. Installation of roof mounted solar system

186-22-001765-ELEC. Installation of roof mounted solar system.

Septic Records:

Records exist for onsite septic system installed in 1999.

Code Compliance Records:

No other records

Notice of Warning [CCC 1.12.070-1.12.080]

Date: June 15, 2023

Included Violations:

Unpermitted Development: Short Term rental.

NOTE: SCRIVNERS ERROR ON NOTICE OF WARNING.

“UNPERMITTED DEVELOPMENT: ACCESSORY BUILDING ADDITION. LAWDUC 2.0100, 4.2720.”

The subject line is correct, but the line item violation lists an accessory building violation. The code citation is correct as the citation reflects the correct section of code for the correct violation.

Required Actions:

1. Cease transient rentals
2. Discontinue rental activity or apply for STR permits

Provided Time:

Provided 30 days to take steps to bring the property into compliance.

Notice of Warning Response

Date of Response, if any:

Staff did not receive any response from responsible party.

Provided Response:



Clatsop County

Community Development – Code Enforcement

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

Follow up Inspections

Date: July 24, 2023

Summary:

Staff contacted the responsible party via phone and sent a follow up email. Staff informed responsible party that Clatsop County does regulate and permit short-term rentals. Staff provided direction on how to obtain and submit a short-term rental permit application.

August 15, 2023

No application had been received at the county. Staff followed up with the responsible party regarding the status of the short-term rental property. Mr. Dean let staff know that they are working on the application and should be submitted in the coming days.

August 29, 2023

Staff followed up with Mr. Dean as no application had been received. Mr. Dean said he would be driving to get necessary signatures the following day and mailing the application in.

Notice of Infraction [1.12.090]

Date: September 12, 2023

Included Violations:

1. Unpermitted Development: Short Term rental. LAWDUC 2.0100, 4.2720.

Required Actions:

1. Cease transient rentals;
2. Discontinue rental activity or apply for STR permits;
3. Payment of \$500 presumptive penalty;

Provided Time:

Provided 30 days to take steps to bring the property into compliance.

Notice was posted on property on September 12, 2023 and mailed certified mail. Certified mail was returned to sender.

CCC 1.14.080 Service of Notice allows for posting a copy of the notice in a conspicuous location upon the apparent main entrance to the dwelling or property and by mailing copies of the notice via first class mail. Service was complete on September 19, 2023. The provided 30 days expired on October 19, 2023.



Clatsop County

Community Development – Code Enforcement

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

Notice of Infraction Response

Date of Response:

No response received.

Provided Response:

n/a

Administrative Review [1.12.110]

- A. Thirty days following the service of a notice of violation, the code compliance specialist shall review all actions and decisions concerning the alleged nuisance and shall determine whether the nuisance has been abated.**
- B. Did responsible party present evidence in the course of review regarding presence or abatement of alleged nuisance?**
- C. Determination of the presence and nature of any nuisances.**
- D. If nuisance is present, recommend separate Notice of Infraction or and may schedule the case for review by the hearings officer.**
- E. If no nuisance exists, dismiss the violation upon full payment of fines or other penalties.**

Staff Determination

An unpermitted short-term rental has been operating at the subject property. A quarterly tax statement was prepared and submitted by the management company, evolve that confirms transient rental activity at the property.

Staff has provided the required due process to the responsible parties as well as additional time and assistance to obtain and complete the permit application.

The unpermitted short-term rental is still operating.

Appeal of administrative review [1.12.120]

Upon receipt of a notice of violation, if a hearing has not been scheduled by the code compliance specialist, the responsible party may request a hearing.

Requested hearing received in writing?

Recommend review by hearings officer.



Clatsop County

Community Development – Code Enforcement

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

NOTICE OF VIOLATION

CEASE AND DESIST UNPERMITTED DEVELOPMENT

ISSUED THIS 20th Day of October 2023

Certified Mail: 9414 8118 9876 5499 4910 81

RESPONSIBLE PARTY:

Nathan and Jason Dean
2340 Dalke Ridge Dr NW
Salem, OR 97304

FILE COPY

SITUS ADDRESS:

32379 Ivyloo Acres Lane
Warrenton, OR 97146
Parcel 710090000100
Tax ID 16222, 16223

RE: Violation # 23-000282: Unpermitted Development – Short Term Rental.
T7N, R10W, SEC0900, TL00100 aka 32379 Ivyloo Acres Lane, Warrenton, OR 97146 aka Tax ID 16222, 16223

Pursuant to CCC 1.12.110(C)(1) specialist Ledgerwood has scheduled the violation file for review by a hearings officer on:

NOVEMBER 8, 2023 AT 10 A..M.

Zoom Meeting: <https://co-clatsop-or-us.zoom.us/j/89451689708?pwd=blhjMGt0K2Q0RkZ6RzVCWVVNcXVhQkQ0OT09>

Dial: 1-(253) 215-8782
Meeting ID: 894 5168 9708
Passcode: 493029

In accordance with CCC 1.14.100 the responsible party(s) must appear at the hearing which will be held virtually. A written statement may be submitted in lieu of personal appearance in accordance with this section. Reasonable accommodations will be provided to those who submit a written request at least **seven (7) days** prior to the hearing (November 1, 2023). Submissions may be sent to:

ATTN: Specialist Ledgerwood, 800 Exchange Street, Suite 100, Astoria, OR 97103.

STATEMENT OF VIOLATION(S): The above referenced property is in violation of Clatsop County Code as follows:

1. Unpermitted Development: Short Term Rental. LAWDUC 2.0100, 4.2720.

Except as excluded by Section 2.0300, no person shall engage in or cause to occur a development for which a development permit has not been issued [LAWDUC 2.0100]. A short-term rental is being operated on the subject property without the benefit of permits. This violation occurred on or before June 15, 2023 and is ongoing. See Photo 1-2.

REQUIRED ACTION: You must immediately take steps to bring the property into compliance with County Code. These steps include, but are not limited to:

1. Immediately cease all transient rentals of the property;
2. Discontinue short-term rental use at the property, or apply for applicable permits;
3. Payment of \$500 presumptive penalty pursuant to CCC 1.12.130(B).

PENALTIES: You are assessed penalties of \$500 for each violation, for each date the violation continues, for up to a total of \$20,000 for each violation. **CCC 1.12.130.** Interest on outstanding fines shall accrue at nine (9) percent annually. **You are personally liable for payment of these penalties.** Penalties will be reduced to 20% if the violation is removed within 30 days of service of the Notice of Violation. Payment of the penalty does not relieve you of your duty to abate the violation.

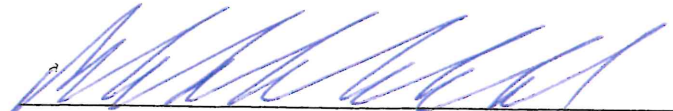
RESPONSE OPTIONS: Pursuant to **CCC 1.14.090** a request to reschedule the hearing can be submitted. The hearing will be conducted as outlined in CCC 1.14 of the code.

If the responsible party does not appear in person or does not submit a written statement: i) the full amount of the proposed civil penalty will be assessed; ii) the responsible party will be ordered to correct the violation; iii) failing to pay a civil penalty or correct a violation after having been ordered or required to do so is a separate violation of the code and subjects the responsible party to additional civil penalties, court action, liens, garnishments, interest charges, and other involuntary collection remedies. **CCC 1.14.070**

ADDITIONAL COUNTY REMEDIES: The County may exercise any other remedies available at law, including obtaining an injunction, at your cost. If a Code Compliance Order is issued, it may be recorded as a lien against your property. **CCC 1.14.130.** The County may abate the nuisance at your cost. **CCC 8.04.050.**

If you have any questions I can be reached either by phone at (503) 325-8611 or by email at rlledgerwood@clatsopcounty.gov.

Respectfully,



Rob Ledgerwood, CCEO
Code Compliance Specialist

10/20/2023

Date

Served by Standard and Certified Mail

Posted on Property: October 20, 2022

Encl.: Photo's 1-2

Cc: Code Compliance File #23-000282
Julia Myers – Assessment and Taxation
Gail Henrikson – Community Development Director



Clatsop County

Community Development – Code Enforcement

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

10/17/23, 11:14 AM

Waterfront Getaway on 10 Acres Near Sunset Beach! - Warrenton | Vrbo

Vrbo

Home > Vacation Rentals > United States of America > Oregon > Clatsop County > Warrenton >
Waterfront Getaway on 10 Acres Near Sunset Beach, Warrenton



*100%

Waterfront Getaway on 10 Acres Near Sunset Beach!

★ 3.5/5 Good

See all 2 reviews

2 Bedrooms 1 Bathroom 3 Sleeps

Popular amenities

Kitchen Dishwasher
Dryer Pet friendly
Outdoor Space Luggage storage



Warrenton, Oregon

View in a map

Explore the area

Sunset Beach State Recreation 3 min drive
Golfview Golf Links 8 min drive
Old River Beach 8 min drive
Astoria, OR (AST - Warrenton Regional) 8 min drive

Rooms & beds

2 bedrooms (sleeps 3)

Additional Sleeping (Bonus Room)

1 Twin Bed

Bedroom 2

1 Double Sofa Bed and 1 King Bed

1 bathroom

Bathroom 1

Additional Sleeping (Left)

1 Twin Bed

Bedroom 1

1 Queen Bed

<https://www.vrbo.com/9816013ha>

1/7

Photo 1
Short Term Rental Advertisement

10/17/23, 11:14 AM

Waterfront Getaway on 10 Acres Near Sunset Beach - Watterdon | Vrbo

Overview Amenities Policies Location Host

1 Bedroom	0
1 Bath	1
1 Car	1
1 Hour	0
1 Month	0

2.0/5

cleanliness

3/5 Okay

Charmine K.

Sep 7, 2023

Verified Cleanliness

Wonderfully stocked kitchen

These hosts allow pets which is rare and appreciated. The kitchen was wonderfully stocked. The kitchen counter and bathroom were spotless; however, the house smelled musty. Floors and walls were grimy. It is not a place I would stay again.

Guest 5 reply in Aug 2023

1/1 0

4/5 Good

Heather B.

Jul 24, 2023

Verified Cleanliness

B-day Clamming family fun

I felt the property was overpriced for condition of home and kitchen area. Plus beds were not made or linen provided (property manager did bring us linen and took care of immediate needs). Like the location and the home is well stocked. Dogs are allowed and it is a safe area for them which was perfect for us, other than the price it was perfect for what we needed. Thank you.

Guest 7 reply in Jul 2023

1/1 0

[See all reviews](#)

About the host

Hosted by Evolve



Languages:

English, French, German, Spanish

Premier Host

They consistently provide great experiences for their guests.



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<https://www.vrbo.com/9816013hu>

5/7

Photo 2

Rental Reviews dated 9/7/2023 and 7/24/2023