



# Clatsop County

## Community Development – Planning

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

## **REVISED PUBLIC NOTICE**

### CONDITIONAL USE APPLICATION #186-23-000649-PLNG

**COMMENT PERIOD ENDS:****4:00 p.m. on April 22, 2024****SEND COMMENTS TO:**

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

**CONTACT PERSON:**

Jason Pollack, Planner

*You are receiving this notice because you own property within **750 feet** of the request listed below, or you are considered to be an affected state or federal agency, local government, or special district.*

***The application request hasn't changed. The mailing buffer has increased from 250 feet to 750 feet by Planning Staff per Section 2.2040(1)(B)(3), Mailed Notice for a Type II procedure.***

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development Department, Land Use Planning Division has received the application described in this letter. Pursuant to *Section 2.2040* of the Clatsop County Land and Water Development and Use Code (LAWDUC), the Department Director has the authority to approve the request in accordance with the requirements as depicted in the County Ordinance 20-03.

Stephen and Tamara Tuttle submitted an application for a primitive campground on their private property south of the Nehalem Fish Hatchery in unincorporated Clatsop County. The subject property is addressed as 36798 Fish Hatchery Lane, directly off HWY 53. The subject property is further identified as Township 4N, Range 09W, Section 27, Tax Lot 500 (409270000500). According to the applicants, the proposed campground will include seven walk-in sites for tent camping and four drive-in sites for car camping. The car camping sites will use the Fish Hatchery Lane driveway. Guest parking for the walk-in campsites will use the same Fish Hatchery Lane driveway and will be located near the primary dwelling on the property. Portable toilets and water stations will be available onsite for guest's use. The subject property is split zoned Rural Agriculture Five (RA-5) and Forest 80 (F80). The RA-5 Zone allows for a Primitive Campground, subject to a Type II conditional use review procedure. The F-80 Zone allows Private Parks and Campgrounds, subject to a Type IIa conditional use review procedure. The Tuttle's don't propose development of a campground in the F-80 Zone with this CUP application.

**See reverse side for vicinity map and a diagram of the proposal.**

All interested persons are invited to submit written comments relevant to the proposed development and applicable standards to the Clatsop County Community Development Department (address above). Written comments may also be sent via FAX to [503-338-3606](tel:503-338-3606), or email to [comdev@clatsopcounty.gov](mailto:comdev@clatsopcounty.gov). Written comments must be received in this office no later than **4:00 p.m. on April 22, 2024**, in order to be considered in the review. Planning representative for the application is Jason Pollack, Planner, (503) 325-8611 or [jpollack@clatsopcounty.gov](mailto:jpollack@clatsopcounty.gov).

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

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

Mailing Date: April 10, 2024

The following criteria apply to the request:

**LAWDUC 20-03\***

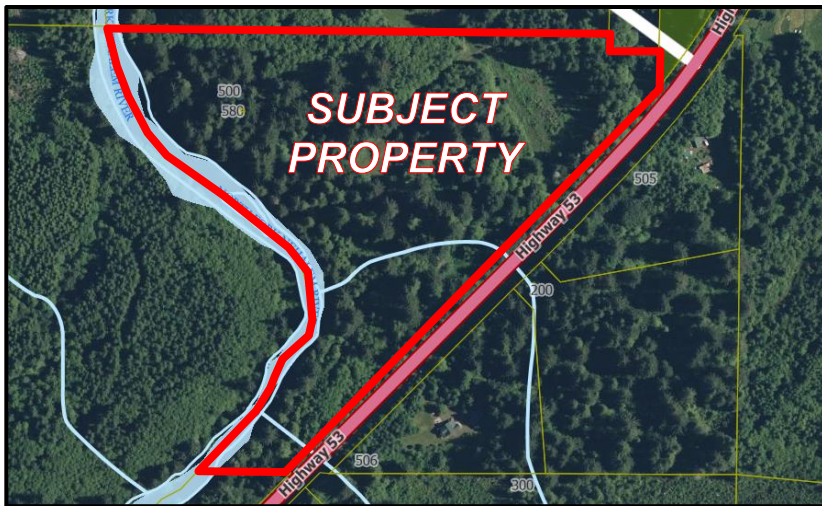
Article 1. Introductory Provisions  
2.1020 Type II procedure  
2.2040 Mailed Notice for a Type II Procedure  
2.2050 Procedure for Mailed Notice  
2.4000 Conditional Development and Use  
3.0000 Site Oriented Improvements  
3.0060 Minimum Off-Street Parking Space Requirements  
3.9500 Vehicle Access Control and Circulation  
3.9800 Transportation Improvements and Road Standard  
Specifications for Design and Construction  
4.2700 Residential-Agriculture-5 Zone (RA-5)  
4.3500 Forest-80 Zone (F-80)

**Comprehensive Plan**

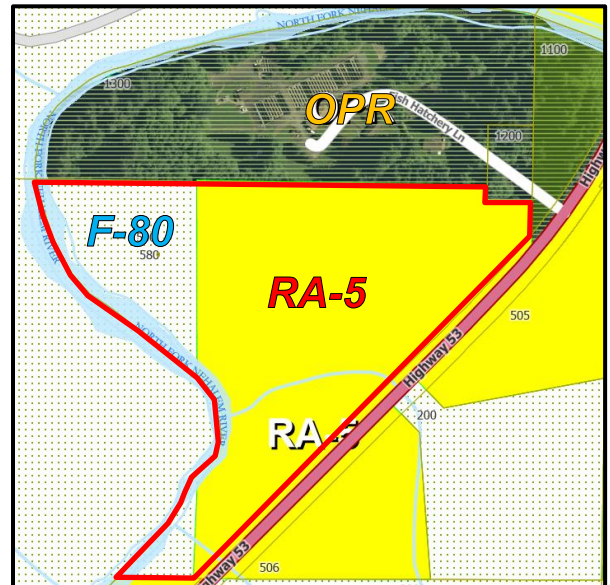
Goal 1 Citizen Involvement  
Goal 2 Land Use Planning  
Goal 5 Open Spaces and Natural Resources  
Goal 6 Air, Water and Land Resources  
Goal 8 Recreational Lands  
Goal 11 Public Facilities and Services

\* All documents listed above are available for review at the Clatsop County Community Development Department office, 800 Exchange Street, Suite 100, Astoria, Oregon, and on-line at the county's website, [www.clatsopcounty.gov](http://www.clatsopcounty.gov).

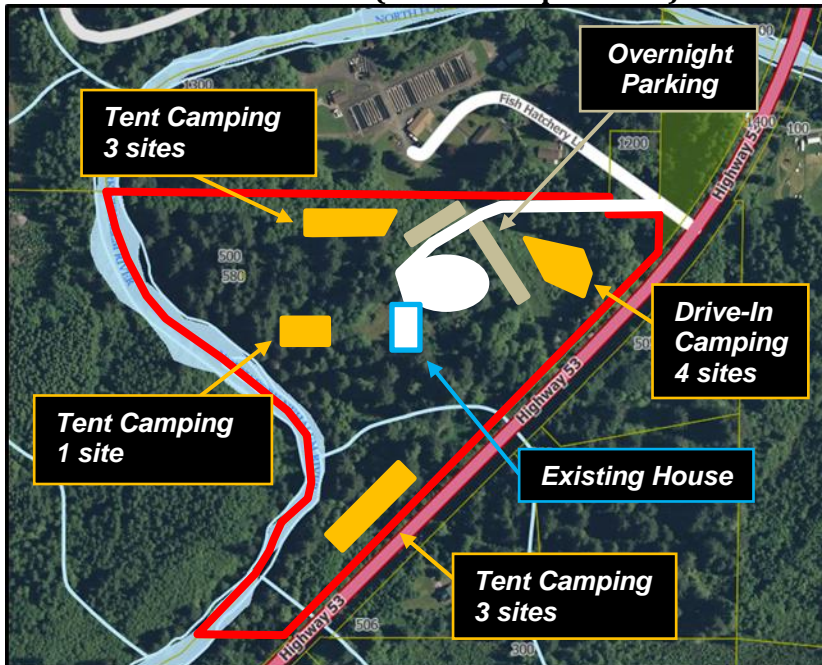
**CURRENT CONDITIONS:**



**ZONING:**



**CONSOLIDATED SITE PLAN (Staff's Interpretation):**



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