

SUMMARY:

The application for a Conditional Use Permit was submitted August 2, 2013 by Mike Morgan, on behalf of Ken Cook, City of Astoria Public Works Director , and deemed complete August 8, 2013. The applicant is seeking approval to install a small hydroelectric turbine in a new utility vault adjacent to a utility vault containing a pressure-reducing valve, in conjunction with a twenty-four inch (24”) water line at the base of Bear Creek Dam, located in T7N, R08W, Section 2, Tax Lot 200. Bear Creek Dam is owned by the City of Astoria. The dam and surrounding property are zoned Forestry-80 (F-80). The site is in an area identified as a geologic hazard area, and the applicant has submitted a geologic hazard report prepared by GRI, Inc.

PROPERTY STATUS:

The subject property T7N, R08W, Section 2, Tax Lot 200 exceeds the 80-acre minimum lot size for the F-80 Zone.

TL 200 was created by Warranty deed on September 6, 1895 (Book of Deed Records, Book 30, Page 682). The property meets the county’s definition of “lot of record”. LWDUO §1.030. No violations are known to exist on the property currently.

Zoning, enlarged to show area of interest

