



CLATSOP COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

GoTo Meeting

Tuesday, May 12, 2020 at 10:00 AM

CALL MEETING TO ORDER

ROLL CALL

ADOPT AGENDA

MINUTES:

- [1.](#) Minutes of the March 10, 2020 Planning Commission Regular Meeting

CODE CONSOLIDATION AND MODERNIZATION

COMPREHENSIVE PLAN UPDATE

SPECIAL PROJECTS UPDATE (verbal updates provided at meeting, unless otherwise noted.)

PROJECT STATUS REPORT

- [2.](#) Updated status of approved projects - May 2020

OTHER BUSINESS

ADJOURN

NOTE TO PLANNING COMMISSION MEMBERS: Please contact the Community Development Department (503-325-8611) if you are unable to attend this meeting.

ACCESSIBILITY: This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting by contacting the Community Development Land Use Planning Division, 503-325-8611.

Minutes of March 10, 2020
Clatsop County Planning Commission Regular Session
Judge Guy Boyington Building
857 Commercial Street
Astoria, Oregon 97103

The regular meeting was called to order at 10:00 a.m. by Chair Francis.

<u>Commissioners Present</u>	<u>Commissioners Excused</u>	<u>Staff Present</u>
Bruce Francis	Mike Magyar	Julia Decker
Myrna Patrick	John Orr	Gail Henrikson
Robert Stricklin		Victoria Sage
Christopher Farrar		
Nadia Gardner		

Adopt Agenda:

Commissioner Stricklin moved and Commissioner Farrar seconded to adopt the agenda as presented. Motion passed unanimously.

Business from the Public:

There was no business from the public.

Minutes:

Commissioner Patrick moved and Commissioner Stricklin seconded to adopt the January 14, 2020 Clatsop County Planning Commission Regular Meeting minutes as presented. Motion passed unanimously.

Quasi-Judicial Hearing to consider a conditional use application for Kinney & Sons Dump Trucking, LLC

A request has been submitted for a conditional use approval to establish a new single-unit residential dwelling for a watchman's quarters on property zoned RCC-LI. The use is permitted under Section L3.274(2) Conditional Development and Use when it is established accessory to the existing commercial trucking and storing yard.

No ex-parte contacts, conflicts of interest or objections to the jurisdiction of the Commission to hear the matter at this time were reported.

Victoria Sage, Clatsop County Planner.

Ms. Sage reviewed the staff report noting the current zoning, applicable criteria and recommended conditions of approval. She responded to questions and comments from the commission.

Steve Kinney, 91569 George Hill Road, Astoria OR – Applicant.

Mr. Kinney provided information regarding a residence previously located on the property and outlined the need for a watchman's quarters at the business. He confirmed the size and siting of the proposed building and responded to questions from the commission.

Commissioner Patrick moved and Commissioner Gardner seconded to approve the Conditional Use Application contingent on meeting the conditions of approval included in the staff report (beginning on Page 17 of the meeting packet). Motion passed unanimously.

1
2 **Code Consolidation and Modernization – Gail Henrikson, Community Development Director:**

3
4 ***Commissioner Farrar moved and Commissioner Gardner seconded to postpone final review and discussion of***
5 ***the Code Consolidation and Modernization to the April 14, 2020 Planning Commission Regular Meeting.***
6 ***Motion passed unanimously.***

7
8 **Comprehensive Plan Update, Gail Henrikson, Community Development Director:**

9 Ms. Henrikson advised of upcoming meetings and open houses.

10
11 **Other Business:**

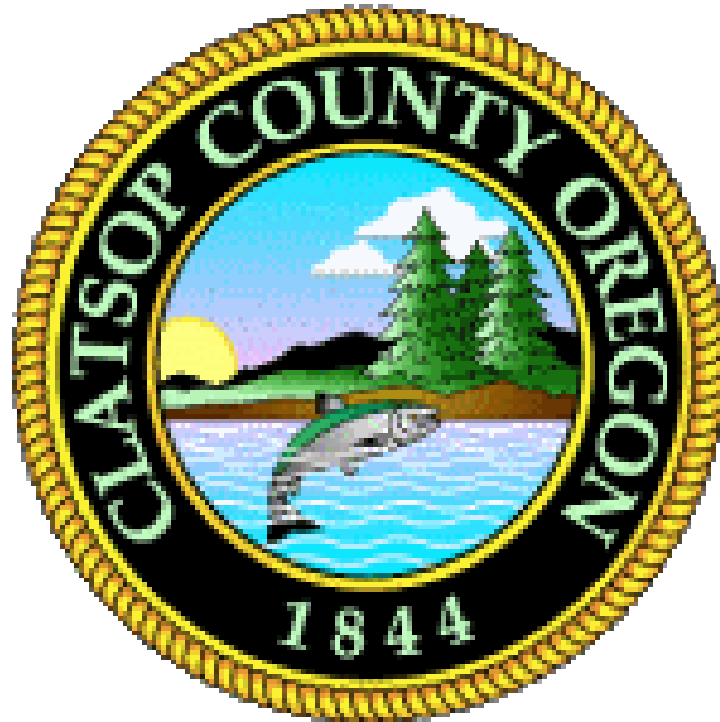
- 12 • Commissioner Gardner requested additional conversation regarding short term rentals be included in the
13 agenda of a future meeting.

14
15 ***As there was no further business or discussion, Chair Francis adjourned the meeting at 10:27 a.m.***

16
17 Respectfully Submitted,

18
19
20 _____
21 Bruce Francis
22 Chairperson - Planning Commission

CLATSOP COUNTY PROJECT UPDATE REPORT



MAY 2020

PROJECT STATUS REPORT – MAY 2020

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
20170352	Arch Cape Deli	T4N, R10W, Section 30BB, Tax Lots 00601 and 00605, 79330 Hwy 101	Conditional use permit to construct and operate a restaurant/grocery store/flex space with a manager's living quarters	11-14-17	APPROVED WITH CONDITIONS 7-0	N/A	N/A	No development permits or building permits issued ONE YEAR EXTENSION APPROVED 11-14-19	11-27-20
20180112	Kinney and Sons Construction	T8N, R7W, Section 21B, Tax Lot 02100 42852 Old Hwy 30	Conditional use approval of a mixed-use construction/excavation equipment storage, hauling, and trucking yard with mini-storage business and new building	7-10-18	APPROVED WITH CONDITIONS 4-0	N/A	N/A	Development and building permits issued	N/A
20180204	James Neikes	T8N, R9W, Section 19AD, Tax Lot 01800 35399 Hwy 101 Business	Conditional use permit to expand a single, existing conditional use (3,600 square-foot mini-storage), to a mixed use to include a 900-square-foot residential component	7-10-18	APPROVED WITH CONDITIONS 4-0	N/A	N/A	Under construction	N/A

PROJECT STATUS REPORT – MAY 2020

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
20190251 20190252	Neikes Similar Use	T8N, R09W, SEC. 30AB, TL00900 AND TL01100 34837 HIGHWAY 101 BUS	Similar use request to determine “commercial freight” use is similar to other uses in the Type II conditional use category in the General Commercial Zone	7-26-19	APPROVED WITH CONDITIONS 7-0	8-14-19	AFFIRM PC DECISION	Under construction	8-29-21
20190305	McVay Livery	T8N, R06W, SEC. 36CA, TL00300 49215 HIGHWAY 30	Conditional use request to change the use of an existing walk-up/drive-through eating and drinking establishment to a mixed-use residential and commercial establishment.	7-26-19 8-13-19	CONTINUED TO 8-13-19 MEETING APPROVED WITH CONDITIONS 6-0	N/A	N/A	Site plan approved Building permits not yet applied for	8-25-21
20190512 20190513	Benesch / Horton Trucking	34850 HIGHWAY 101 BUSINESS T8N, R092, SEC. 30AC, TL02101	Similar use request to determine “commercial trucking” use is similar to other uses in the Type II conditional use category in the RCC zone	12-10-19	APPROVED WITH CONDITIONS 4-0	1-8-20	AFFIRM PC DECISION	No development permits or building permits issued	1-8-22

PROJECT STATUS REPORT – MAY 2020

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
20-000031	Kinney Watchman Quarters	42852 OLD HIGHWAY 30 T8N, R07W, SEC. 20B, TL02100	Conditional use request to establish a night watchman's dwelling, accessory to an existing mixed-use construction / excavation equipment storage and trucking yard.	3-10-20	APPROVED WITH CONDITIONS 5-0	N/A	N/A	No development permits or building permits issued	3-10-22

*Expiration date for projects that are not completed or substantially completed