

Chairperson Cary Johnson called the August 25, 2009, Clatsop County Planning Commission meeting to order at 10:00 a.m. Planning Commissioners (PC) present: Christine Bridgens, Marcia Harper-Vellutini, Cary T. Johnson, and Clarke W. Powers. Excused: Mike Autio and Brian Pogue.

Staff present: Blair Henningsgaard, County Counsel; Will Caplinger, Development Services Manager; and Jennifer Bunch and Mike Weston, Planners, Transportation and Development Services.

Business from the Public

No one asked to speak.

Minutes

PC Bridgens moved and PC Powers seconded to accept the minutes (of June 6, 2009) as presented. Motion approved unanimously.

Public Hearings

Variance Request by Current Designs on Behalf of Burton Parker for a 17-Foot Variance to the Front Yard Setback in the AF Zone

There were no conflicts of interest, *ex parte* contacts, or objections to the jurisdiction of the planning commission to hear the matter.

Planner Jennifer Bunch reviewed the request for a 17-foot variance to the 30-foot front yard setback in an AF-zoned area to build a solarium. She said the topography limits where the structure could be built and all the criteria were met. She recommended approval with conditions.

Chairperson Johnson opened the public hearing and found no one wished to speak for or against the project, and the property owner was not present. He closed the public hearing and opened commissioner discussion.

In response to questions from Chairperson Johnson, Ms. Bunch said she had received two comments, both were in favor, and the applicant had stated agreement with the two conditions she proposed.

PC Powers moved and PC Bridgens seconded to accept the staff findings as written and grant the variance. Motion approved unanimously.

Comprehensive Plan Map & Text Amendment and Subdivision (Part 1: Ordinance 09-XX, an Ordinance Amending the Comprehensive Plan/Zoning Map & Text, involving a density transfer of 11 RA-5 sites and 4 RA-1 sites for a total of 15 density credits; and, a text amendment to the Clatsop Plains Community Plan; and Part 2: An 8-lot subdivision off

1 **Stellar Lane platted within the previously platted Pinehurst subdivision and amendment**
2 **to the Clatsop Plains Community Plan)**
3

4 PC Powers and PC Bridgens declared *ex parte* contacts. PC Powers stated he lives in Surf
5 Pines, and PC Bridgens stated she is familiar with the development; however, both said they did
6 not have conflicts of interest. There were no conflicts or other *ex parte* contacts reported, and
7 no one objected to the authority of the planning commission to hear the matter.
8

9 Planner Mike Weston began by explaining the hearing required a specific type of notification
10 that still needed to be published and, because of this, he was requesting the planning
11 commission open the public hearing, set a time and date certain, and continue the hearing to
12 that time and not hear the matter today.
13

14 Planning commissioners agreed to this, and Chairperson Johnson opened the hearing and
15 announced it would be continued to September 8, 2009, at 10 a.m., in the Judge Guy Boyington
16 Building, 857 Commercial, Astoria.
17

18 **Other Business**
19

20 **Land and Water Development and Use Ordinance and Standards Documents Update**
21 **Status Reports**
22

23 Development Services Manager Will Caplinger briefly provided an update on the project to
24 update the county's Land and Water Development and Use Ordinance and Standards
25 Document. He said he received comments from Laren Woolley and Doug White of DLCD
26 (Department of Land Conservation and Development), who supplied alternative language in
27 some situations, particularly with regard to the tract rule (lot of record). He said the waiver
28 would apply to all residential lands, but not to resource zones, and the provisions to permit the
29 planning commission to hear Type III applications would remain. He listed the sections that
30 should be removed.
31

32 Mr. Caplinger said he would bring the revised document forward to the planning commission on
33 September 8th.
34

35 In response to a question from Chairperson Johnson, Mr. Caplinger said the planning
36 commission would be able to make deletions, small revisions, but no significant additions to the
37 documents at the September 8th hearing.
38

39 He stated he would send the revised document via email. PC Powers and PC Bridgens stated
40 they would need hard copies of the documents.
41

42 **Adjournment**
43

44 Vice Chairperson Pogue adjourned the meeting at 10:18 a.m.
45

46 Respectfully submitted,
47
48

49 _____
50 Cary T. Johnson
51 Chairperson, Planning Commission