



# 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)

## **PUBLIC NOTICE**

### **CONDITIONAL USE APPLICATION #186-24-000117-PLNG**

**COMMENT PERIOD ENDS:****4:00 p.m. on March 18, 2024****SEND COMMENTS TO:**

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

**CONTACT PERSON:**

*You are receiving this notice because you own property within 250 feet of the request listed below, or you are considered to be an affected state or federal agency, local government, or special district.*

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.

Chris Quackenbush, on behalf of Jackson Family Investments, LLC. has submitted an application to replace a coffee kiosk at 84806 Junction Road at the HWY 26/101 Junction, in unincorporated Clatsop County. The subject property is further identified as Township 5N, Range 10W, Section 04DD, Tax Lot 101 (51004DD00101). According to the applicant, the proposed coffee stand would sell coffee via the drive-through only. The proposed hours of operation would be 6:00AM –6:00PM daily. The subject property is zoned General Commercial (GC), which allows an eating or drinking establishment subject to a Type II conditional use review procedure. The entire project area is within the floodway and will be subject to the requirements of the Flood Hazard Overlay (FHO).

**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 March 18, 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. 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  
Section 3.000 Site Oriented Improvements  
3.9500 Vehicle Access Control and Circulation  
3.9800 Transportation Improvements and Road Standard  
Specifications for Design and Construction  
4.3000 General Commercial Zone (GC)  
5.1000 Flood Hazard Overlay (FHO)

**Comprehensive Plan**

Goal 1 Citizen Involvement  
Goal 2 Land Use Planning  
Goal 6 Air, Water and Land Resources  
Goal 11 Public Facilities and Services

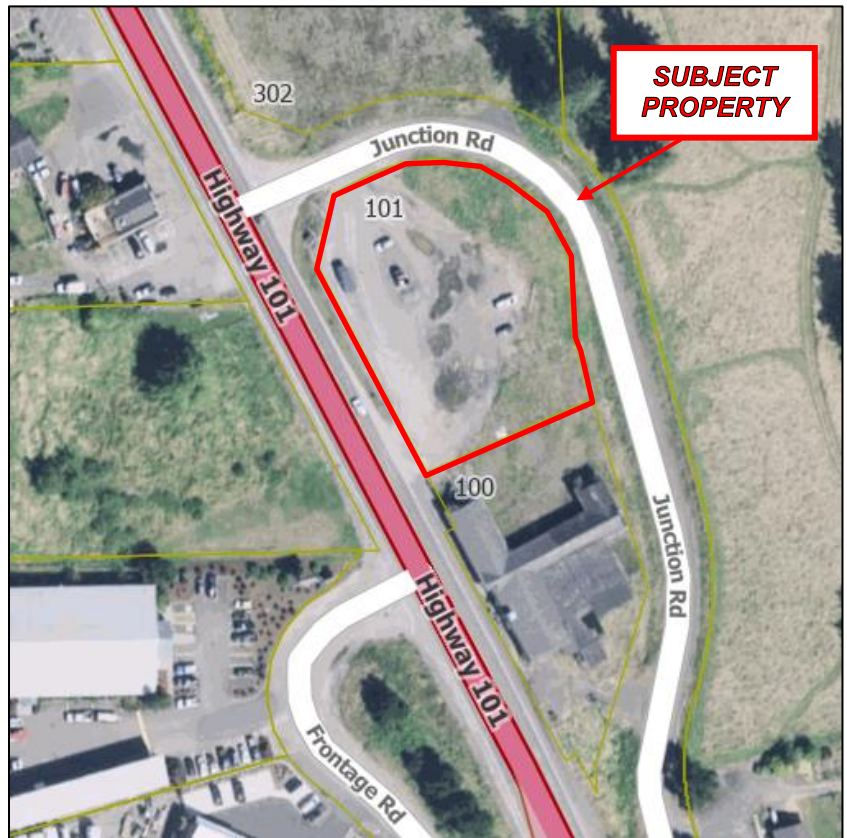
*\* All documents listed above are available for review at the Clatsop County Community Development Department office, 800 Exchange Street, Suite 100, Astoria, Oregon, and on-line at the county's website, [www.clatsopcounty.gov](http://www.clatsopcounty.gov).*

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).

**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: March 8, 2024

**CURRENT CONDITIONS:**



**PROPOSED SITE PLAN:**

