

Minutes of July 12, 2016
Clatsop County Planning Commission
Regular Session
Judge Guy Boyington Building
857 Commercial Street
Astoria, Oregon 97103

The regular meeting was called to order at 10:04 a.m. by Chair Francis.

<u>Commissioners Present</u>	<u>Commissioners Absent</u>	<u>Staff Present</u>
Bruce Francis	Kay Foetisch Robb	Clancie Adams
Myrna Patrick	Robin Risley (Excused)	Heather Hansen
Thomas Merrell		Chris Crean
Michael Magyar		
Christopher Farrar		

Agenda Adoption:

Commissioner Patrick moved and Commissioner Merrell 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 Merrell seconded to approve the June 14, 2016 Clatsop County Planning Commission Regular Meeting minutes as presented. Motion passed unanimously with Commissioner Farrar abstaining.

Continuation of the quasi-judicial hearing to consider a zoning map amendment from Rural Community Residential to Rural Community Multi-Family Residential on 10.4 acres of land in the Miles Crossing area. Also proposed is a modified conditional use permit for a 48 unit multi-family development. The applicant is Richard Krueger and Bella Ridge Apartments, LLC. The property is identified as T8N R09W SEC 30AD TL600 and is commonly known as 92257 Lewis & Clark Road, Astoria, OR. Staff: Heather Hansen, Community Development Director.

Chair Francis welcomed new Commissioner Christopher Farrar and asked if he had reviewed the entire public hearing record on this matter. Commissioner Farrar responded he was provided with all submitted testimony and supplementary materials and had reviewed the entire record.

Chair Francis called the hearing to order at 10:10 a.m.

No ex-parte contacts were reported at this time.

A site visit was reported by Commissioner Farrar where he observed the general layout of the property, roads and existing buildings but engaged in no conversations regarding the proposed development.

No challenges to the Planning Commission's right to determine this matter or the participation of any commission member in this hearing or decision were reported at this time.

1 **Commissioner Magyar stated for the record he was no longer an employee of OTAK and had no**
2 **involvement or knowledge of this project as an employee of OTAK. He chose to recuse himself prior to any**
3 **deliberation in order to avoid any impression of impropriety. He recused himself from both prior meetings**
4 **and also recused himself from today's deliberation.**

5
6 **Chair Francis asked the record to reflect that even though Commissioner Magyar recused himself, the**
7 **commission has a quorum to deliberate and make a decision on this matter.**

8
9 **Heather Hansen, Clatsop County Community Development Director.**

10 Ms. Hansen provided the commission members with complete copies of Exhibit IIB that were
11 inadvertently incomplete in the original packet and a site plan map from the original staff presentation. She
12 went on to review the modifications to the conditional use application which now includes 48 units rather
13 than 168 and the new and revised conditions of approval addressing the issues and concerns raised by
14 residents of the community, regarding sewer capacity and suitability. She also addressed potential impacts
15 to water capacity, schools, law enforcement, emergency services and transportation. With the additional
16 conditions of approval, staff feels the proposal meets all land use criteria.

17 Ms. Hansen went on to review the following criteria and areas of concern:

- 18 • ODOT Traffic Impact Study – ODOT requires no mitigation and indicates no major transportation
19 impacts.
- 20 • Insufficient Notice -The notice to adjacent property owners followed legal procedures. Notice to
21 property owners within the affected service districts, but outside of the county requirement, is the
22 responsibility of the districts. Public hearings have been continued twice to enable additional public
23 input.
- 24 • Suitability of Site - The rural communities, including Miles Crossing, were adopted in 2003. The
25 Rural Community Multi-Family Residential zone was intended to provide suitable residential
26 development in areas where public facilities such as sewer, fire protection and water are available.
27 At the time of adoption sufficient sewer and water was unavailable in the Miles Crossing area. The
28 proposed development is located in one of the few suitable sites for multi-family development in
29 the area as it is surrounded by a golf course, commercially zoned properties, a school and other
30 community residential and it appears there's adequate services available.

31
32 Discussion ensued regarding communication received from the sewer district. Staff clarified that the change
33 in scope of development from 168 units to 48 units does not require the process to start over.

34
35 **Chair Francis declared the hearing closed at 10:26 a.m. and called for deliberation by the Commission.**

36
37 **Discussion ensued.**

38
39 **Chair Francis called for a motion and a second.**

40
41 **Commission Merrell moved and Commissioner Patrick seconded to deny the zoning change request from**
42 **rural community residential to rural community multi-family residential due to inadequacy of waste water**
43 **services.**

1 **Roll Call:**
2 Commissioner Merrell Yes
3 Commissioner Patrick Yes
4 Commissioner Farrar Yes
5 Chair Francis No

6 **The motion passed.**

7

8 *Commissioner Merrell moved and Commissioner Farrar seconded that both the 168 and the 48 unit multi-*
9 *family subdivision be denied due to not meeting the rezone requirements.*

10

11 **Roll Call:**

12 Commissioner Merrell Yes
13 Commissioner Patrick Yes
14 Commissioner Farrar Yes
15 Chair Francis Yes

16 **The motion passed.**

17

18 **Chris Crean**, County Counsel, clarified staff will revise the findings to reflect the determinations the
19 commission made today and will bring it back to the commission for review and to issue a final decision.

20

21 **Other Business:**

22 **Heather Hansen** stated the next Planning Commission meeting will be held on July 26, 2016. There is no
23 August meeting scheduled at this time.

24

25 ***As there was no further business or discussion, Chair Francis adjourned the meeting at 10:35 a.m.***

26

27

Respectfully Submitted,

28

29

30

31

32



Bruce Francis
Chairperson - Planning Commission