



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

PUBLIC NOTICE

CONDITIONAL USE APPLICATION #186-23-000591-PLNG

COMMENT PERIOD ENDS:**4:00 p.m. on Monday, November 20, 2023****SEND COMMENTS TO:**

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

CONTACT PERSON:

Jason Pollack, Planner

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.

Jack and Mylene White have submitted an application to establish a coffee stand/trailer in the unincorporated community of Westport, at 49279 HWY 30. The subject property is further identified as Township 8N, Range 06W, Section 36CA, Tax Lot 3300 (80636CA03300). A Temporary Use Permit (TUP) was previously obtained to determine if the coffee stand was viable for the property. This Conditional Use Permit (CUP) would replace the TUP and make the coffee stand permanent. According to the applicants, the proposed coffee stand would sell coffee, espresso, baked goods, breakfast sandwiches, ice cream, and drinks. The coffee stand would continue to operate as a drive through and also be available for walk up orders. The proposed hours of operation would be 5:00AM – 3:00PM daily, with operating hours reduced based on the season. The subject property is zoned Rural Community Commercial (RCC), which allows retail uses, including the preparation of foodstuffs for sale as subject to a Type II conditional use review procedure.

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. Written comments must be received in this office no later than **4:00 p.m. on Monday, November 20, 2023**, in order to be considered in the review. Planning representative for the application is Jason Pollack, Planner, (503) 325-8611 or 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
4.1400 Rural Community Commercial Zone (RCC)

Comprehensive Plan

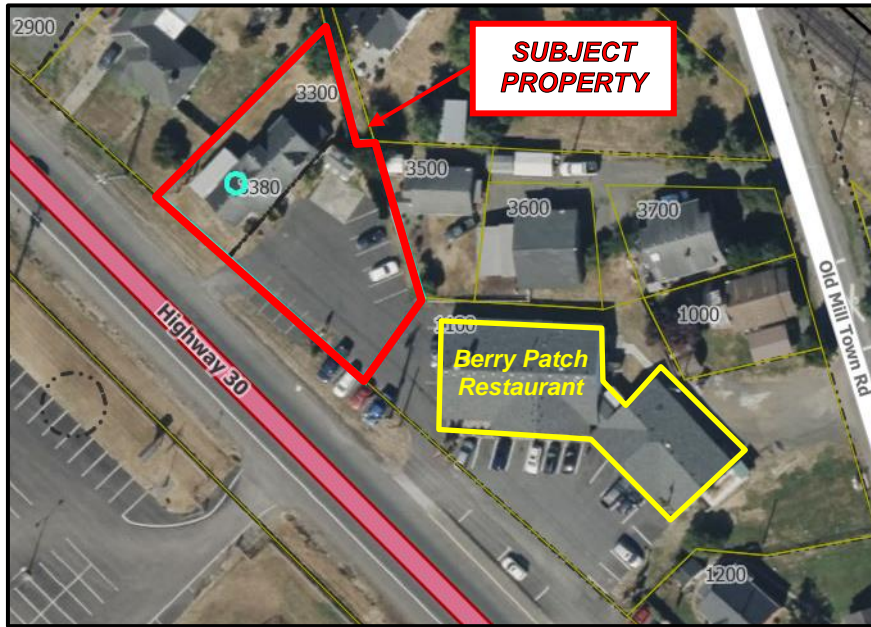
Goal 1 Citizen Involvement
Goal 2 Land Use Planning
Goal 6 Air, Water and Land Resources
Goal 11 Public Facilities and Services

* 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.

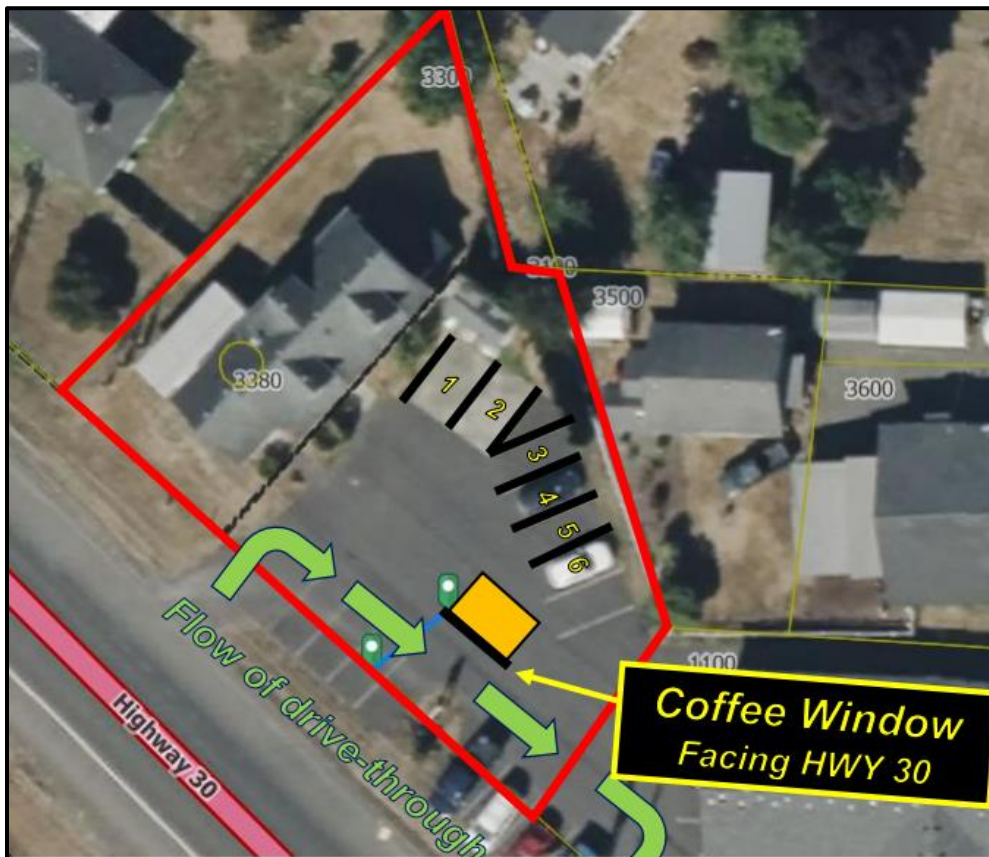
Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

Mailing Date: November 8, 2023

CURRENT CONDITIONS:



PROPOSED SITE PLAN:



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.