

COLUMBIA COUNTY PLANNING COMMISSION MEETING

January 6, 2014
Meeting Minutes

Members Present: Paula Lichatowich, Linda Hooper, Guy Letourneau, Jeff VanNatta and Rod Lloyd

Staff Present: Glen Higgins and Deborah Jacob

Others: Ben Snyder, Floyd Adams and Lyle Gump

The Planning Commission meeting was called to order by Guy Letourneau at 6:30 pm.

Glen Higgins read the pre-hearing statement.

No Ex-Parte was declared. Guy Letourneau did disclose living near the site but not close enough to impair judgement and Paula Lichatowich did drive by the site. There is no resentment toward the applicant or case.

Glen Higgins presented the staff and verified that the applicant did receive a copy of the staff report.

In summary, The applicant, Benjamin R. Snyder, has applied for a Home Occupation to allow for an automotive repair business from a residential property, located at 33637 Church Road in Warren. Specifically, the applicant proposes auto body repair, collision repair, and ceramic cone wrapping with fiberglass. The application was submitted on September 9, 2013 following a code enforcement violation (COD 2014-00034), dated August 20, 2013. The code violation was for the operation of a home occupation (All Bright Auto Body and Paint) without land use approval. After initially accepting and advertising this application for a Type I Home Occupation, the Director determined that a full auto body occupation did not meet the definition of a Type I Home Occupation, therefore this application is before the Planning Commission for a public hearing as a Type II Home Occupation.

The subject property is located approximately two miles west of Highway 30, half-way between the cities of Scappoose and St. Helens on the north side of Church Road. Church Road is a paved, County roadway with a 40' right-of-way and is sufficient to accommodate the proposed occupational use. According to the applicant, the business will generate significantly fewer customer vehicle trips than the 20 that are allowed by Section 1507 of the Columbia County Zoning Ordinance. Discussions with the applicant indicate that there are typically no more than one to two vehicles delivered to and picked up from the site each week (by means of the applicant's tow truck and/or by the

customer). Church Road provides direct access to the subject property, and the shop (from which the business will be operated) is accessed via an existing gravel driveway which travels along the western property line of the site. Comments from the County's Transportation Planner indicate that a road access permit could not be located on file for the subject property. As such, the applicant shall be required to obtain a road access permit from the Columbia County Road Department prior to continued operation of the auto body repair business.

In an RR-2 zone a conditional use is required to operate a auto body shop. This property is owned by the applicant's wife. There was a report of the body shop operating without the correct permit and a code file was created. A type two home occupation permit is needed at this site to support the business activity.

There is history of the 2 spray paint booths for this occupation and that is controversial with regards to the neighbors. The site is suitable for the proposed use. There is an existing shop that was built for this kind of use, there is sufficient parking and no fire department concerns. The proposed is timely and supported by the public infrastructure. The proposed use should not impede on the surrounding property owners because there is sufficient natural vegetation and hedges. The noise from the fan should be minimum because they are directed toward the Eastern vacant pastureland. The hazardous conditions that are present are fire because of the spray booth and oil storage, there will be no welding and no smoking signs will be posted.

Home occupation criteria in CCZO 1507 is satisfied and present little evidence that the proposed use will interfere with the surrounding RR-2 uses.

Linda Hooper asked if a condition would be required regarding CCZO 1507.3 for approval?

Guy Letourneau did point out that there are generally westerly prevailing wind there and with the fans there should be no problem with fumes.

Hearing was opened for comments.

Ben Snyder, on page 10 of the staff report it refers to storage of oil and there will not be any storage of oil, it is gathered and recycled immediately. As far as fire extinguishers there will 8 on site. On page 14 finding 13 it says only 1 vehicle is allowed outside at one time, there will be no more than 3 cars always parked near the hedge area only. Ben is asking that 3 three cars are approved to be parked. Ben said that there is an existing road access permit but Glen said the road department would have to approve it for this use. Also there will need to be a final approval from Columbia River Fire and Rescue. Just so that it was clear the applicant was not cited for any violations.

Paul Lichatowich asked if any neighbors had expressed any concerns? Ben Snyder stated that he has not heard anything from the neighbors.

Floyd Adams, no problem with application, there is a driveway easement to the subject site.

Clyde Gump, wanted to know if applicant has tow service?

Ben Snyder, replied that towing was for the business only and not a commercial service. He would tow for private use only and not charge for pickup or delivery.

Linda Hooper, regarding the visibility of vehicles (condition #4), would like to increase the number of outside vehicles to 3 in the back area by the shop. Also the applicant needs to have condition #9 address a 40 bc fire extinguisher.

Rod Lloyd moved to approve CU 14-06 with changes to condition #4 & #9. Linda Hooper seconded

CU 14-06 approved.

Meeting adjourned.