

WALDPOR T PLANNING COMMISSION
October 31, 2016
MEETING NOTICE AND AGENDA

THE WALDPOR T PLANNING COMMISSION WILL MEET ON MONDAY, OCTOBER 31, 2016 AT 2:00 P.M. IN THE CITY COUNCIL MEETING ROOM, 125 ALSEA HIGHWAY, TO TAKE UP THE FOLLOWING AGENDA:

1. CALL TO ORDER AND ROLL CALL
2. MINUTES: (May 23, 2016)
3. CITIZEN COMMENTS AND CONCERNS
4. CORRESPONDENCE – None
5. PUBLIC HEARING
 - A. Case File #2-CU-PC-16
Application for Conditional Use
Applicant: Steve & Kathy Brandel
6. DISCUSSION/ACTION ITEMS:
 - A. Planning Report*
 - B. Other Issues*
7. COMMISSION COMMENTS AND CONCERNS
8. ADJOURNMENT

*Denotes no material in packet

The Council Chambers are accessible to all individuals. If you will need special accommodations to attend this meeting, please call City Hall at (541)264-7417 during normal business hours.

Notice given this 25th day of October 2016

City of Waldport

WALDPORT PLANNING COMMISSION
MAY 23, 2016
MEETING MINUTES

1. CALL TO ORDER AND ROLL CALL: Chair Woodruff called the meeting to order at 2:00 p.m. Chair Woodruff and Commissioners Peterson, Stole, Andrew, Barham and Yorks answered the roll. Commissioner Quayle was excused. A quorum was present.

2. MINUTES: The Commission considered the minutes from the April 25, 2016 meeting. Commissioner Andrew **moved** to approve the minutes as presented. Commissioner Barham **seconded** and the motion **carried** unanimously.

3. CITIZEN COMMENTS AND CONCERNS: None.

4. CORRESPONDENCE: None.

5. PUBLIC HEARING - Proposed Amendments to Waldport Development Code Section 16.32 Retail Commercial Zone C-2: City Planner Lewis reviewed the staff report, noting that a notice of public hearing had been mailed to all property owners in the C-2 zone. Commissioner Barham asked if the conditions included would be more appropriate if contained in the conditional uses section of the chapter. Dennis Meredith noted that it would be better to know conditions ahead of time rather than having to react to a problem later on. Commissioner Barham stated that his preference would be to leave the old language in the outright uses, and add the proposed language under conditional uses. Commissioner Andrew asked about the removal of storage and Mr. Lewis responded that leaving it in meant that someone could do storage only, which was not something the City necessarily wished to see as a use in a C-2 zone, it was more of an industrial use, and there is zoning for that up on the hill. Senitila McKinley expressed appreciation for the notification letter and wondered about the purpose for changing the language. Mr. Lewis responded that there was not a specific request or a particular property, but that three had been a handful of inquiries regarding the old public works shop, and one of the proposed uses that seemed to be popular was a brewery, which would not be allowed under the current code language. The other issue was that there were currently some businesses that were or could be engaged in manufacturing goods that were not necessarily food or beverages, such as clothing or craft items, and there was currently no mechanism in place in the C-2 zone for fabricating, outside of food or beverages. Following further discussion, Commissioner Woodruff **moved** to amend the outright permitted use to read as follows: "Processing, packing or storage of food or beverage, excluding those products involving rendering of fats or oils, or slaughtering." Commissioner Stole **seconded**, and the motion **carried** unanimously. Commissioner Barham then **moved** to include a new conditional use to read as follows: "Processing or packing; provided that the use does not create a public nuisance or an unreasonable hazard to health or property because of excessive noise, smoke, odor or dust, or because it constitutes a fire, explosion or other physical hazard." Commissioner Peterson **seconded**, and the motion **carried** unanimously. It was noted that the previous amendment to the C-1 outright permitted uses would allow for non-

food or beverage manufacturing uses to be permitted outright in the C-2 zone as well.

6. DISCUSSION/ACTION ITEMS: The Board reviewed the Planning Report. There were no comments, nor any additional discussion/action items.

7. COMMISSION COMMENTS AND CONCERNS: Chair Woodruff wondered about the election of positions. Consensus of the Commission was that this would be done at the beginning of the year.

8. ADJOURNMENT: At 2:47 p.m., there being no further business to come before the Commission, the meeting was adjourned.

Respectfully submitted,

Reda Q. Eckerman
City Recorder

APPROVED by the Planning Commission this ____ day of _____, 2016.

SIGNED by the Chair this ____ day of _____, 2016.

Ray Woodruff, Chair

CASE FILE: #2-CU-PC-16
DATE FILED: Oct. 3, 2016
APPLICATION DEEMED COMPLETE: Oct. 7, 2016
120-DAY COMPLETION DATE: Feb. 6, 2017
HEARING DATE: Oct. 31, 2016

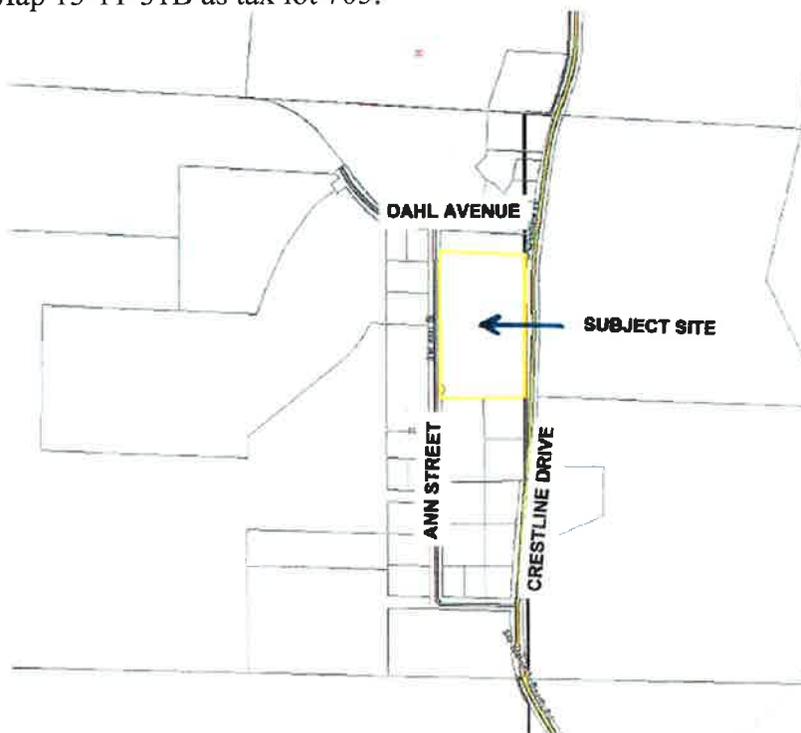
STAFF REPORT

Conditional Use Permit Application

APPLICANT: Steve & Kathy Brandel

A. REPORT OF FACTS

1. **Applicant's Request:** The applicant is requesting a conditional use permit to operate a firewood business in the Planned Industrial Zone.
2. **Property Location:** The subject property is located at between Ann Street and Crestline Drive, south of Dahl Avenue, in the Industrial Park, and further identified on Lincoln County Tax Assessor's Map 13-11-31B as tax lot 705.



3. **Zoning:** Industrial Park I-P
4. **Plan Designation:** Industrial

5. **Lot Size:** The total lot size is 6.22 acres. The firewood business is proposed to total approximately 0.86 acres in the southwest section of the property.
6. **Existing Structure:** None.
7. **Topography and Vegetation:** The site is generally flat and there is no significant vegetation.
8. **Surrounding Land Use & Zoning:** The land north, south, and west of the subject site consists of industrial park related uses and undeveloped industrial park zoned land. Land to the east, across Crestline Drive is outside the city limits and urban growth boundary, and consists of undeveloped Timber Conservation zoned land and one single family dwelling.
9. **Utilities:** The following utilities currently serve the subject property:
 - a. Water: Southwest Lincoln County Water District
 - b. Sewer: On-site waste management, i.e. holding tank
 - c. Electricity: Central Lincoln P.U.D.
10. **Development Constraints:** None identified.

B. EVALUATION OF REQUEST

1. **Relevant Criteria:**

Waldport Municipal Code

Section 16.36.020 Planned Industrial Zone I-P Conditional uses permitted.

In an I-P zone, the following uses and their accessory uses may be conditionally permitted, subject to the applicable provisions of Chapters 16.72, 16.76, 16.80, 16.84 and 16.96 of the Waldport Municipal Code. Subsection 'X' relating to production of forest products is relevant to this conditional use application:

- X. Forestry, including the management, production and harvesting of forest products and of related natural resources in forest areas, and including rock extraction and processing for use in forest access roads.

Section 16.36.040 Planned Industrial Zone I-P Standards.

In addition to standards required in Chapters 16.72, 16.76, 16.80, 16.84 and 16.96 of this title, in the I-P zone the following standards shall apply:

- A. All yards abutting a residential zone shall be a minimum of twenty (20) feet.
- B. All structures shall be located in such a manner that subsurface sewage disposal systems are located at least fifty (50) feet measured horizontally from all points along the elevation of any normal high water line.
- C. No structure shall be located closer than sixty (60) feet from the centerline of any state highway, nor thirty (30) feet from the centerline of any collector or arterial street.
- D. No building in the I-P zone shall exceed a height of forty-five (45) feet.
- E. Outdoor storage abutting or facing a street or highway or a lot in a residential zone shall be screened with a sight-obscuring fence or a buffer strip of vegetation.

F. Drainage: The drainage requirements applicable in the C-1 zone shall apply in the I-P zone.

Section 16.72.020 Off-street Parking and Off-street Loading Requirements.

A. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission, based upon the requirements of comparable uses listed.

Section 16.84 Conditional Uses (relevant subsections)

16.84.010 Purpose.

Certain types of uses require special consideration prior to their being permitted in a particular zone. The reasons for such special consideration include, the size of the area required for the full development of such uses, the nature of the traffic problems incidental to operation of the uses, and the effect such uses have on any adjoining land uses and on the growth and development of the city as a whole.

16.84.020 Authorization to grant or deny conditional use permit.

- A. In taking action on a conditional use permit the Planning Commission may either permit or deny the request. If a request is denied, the action must be based on reasons related to orderly development and best interests of the surrounding area or the city as a whole.
- B. In permitting a conditional use, the Planning Commission may impose, in addition to those standards and requirements expressly specified by the code, additional conditions which are considered necessary to protect the best interest of the surrounding area or the city as a whole. These conditions may include, but are not limited to, the following:
1. Increasing the required lot size or yard dimensions;
 2. Limiting the height of buildings;
 3. Controlling the location and number of vehicle access points;
 4. Increasing the street width;
 5. Increasing the number of required off-street parking spaces;
 6. Limiting the number, size, location, and lighting of signs;
 7. Requiring fencing, screening, landscaping, diking, or other facilities to protect adjacent or nearby property;
 8. Designating site for open space;
 9. Regulating the hours of operation; and
 10. Setting a time limit for which the conditional use is approved.
- D. Modifications of standards listed for each conditional use may be granted if:
1. The Planning Commission determines that a hardship would result to an applicant from the application of the standards.
 2. The modifications will not result in the use being detrimental to properties in the surrounding area or in the City as a whole.
 3. The purposes of this code are fulfilled.

16.84.050 Time limit of a conditional use permit.

Authorization of a conditional use shall be void after two (2) years or such lesser time as the authorization may specify unless substantial construction pursuant thereto has taken place. However, the planning commission may extend authorization for an additional period not to exceed one (1) year. A maximum of two extensions can be granted.

16.84.070 Standards and procedures governing conditional uses.

- A. General Standards. In addition to the other applicable standards of this section, all conditional uses shall comply with the following requirements:
1. The site under consideration is suitable for the proposed use, considering:
 - a. The size, design and operating characteristics of the use;
 - b. The adequacy of transportation access to the site; and
 - c. The natural and physical features of the site such as general topography, natural hazards, natural resource values, and the like.
 2. The proposed use is compatible with the existing and projected uses on surrounding lands, considering the factors of subsection (A)(1), above.

2. **Applicant's Proposal:**

The applicant submitted the application form, fee, and provided a description of the business operation, operating characteristics, and site plan.

BUSINESS OPERATION

This is a firewood business. The use includes transportation of logs to the property, and processing the logs into firewood for distribution to users. The property totals over 6 acres with approximate dimensions of 625' x 400'. The proposed firewood operation will be located in the southern part of the property and total approximately 0.86 acres with dimensions of 150' x 250'.

Description of Site Plan. The wood operation business will be divided into three parts: an unloading area, a processing area, and a loading area.

- The unloading area will be located at the northern part of the site and include a log deck area where trucks unload the logs.
- The processing area will be located in the middle of the site. This is where wood cutting will occur. One storage container will store equipment, i.e. splitter, chainsaws, etc. A second container will store bundles of wrapped fire wood.
- The loading area will be located in the southern part of the site. This area will include pallets of wrapped firewood bundles and be where cords of fire wood are loaded on to trucks.

Access and Parking. Two gravel driveways are proposed to provide access into the site from Ann Street on the west side of the property.

- The northern driveway is adjacent to the unloading area and will provide access to trucks delivering wood. Trucks will pull into the site, unload the wood, and back out on to Ann Street.
- The southern driveway is adjacent to the loading area and will provide access for trucks leaving the site and delivering wood. Culverts are proposed to be installed per approval from the City of Waldport.

Employee parking will be provided along the east side of the site and along the southern driveway used for loading.

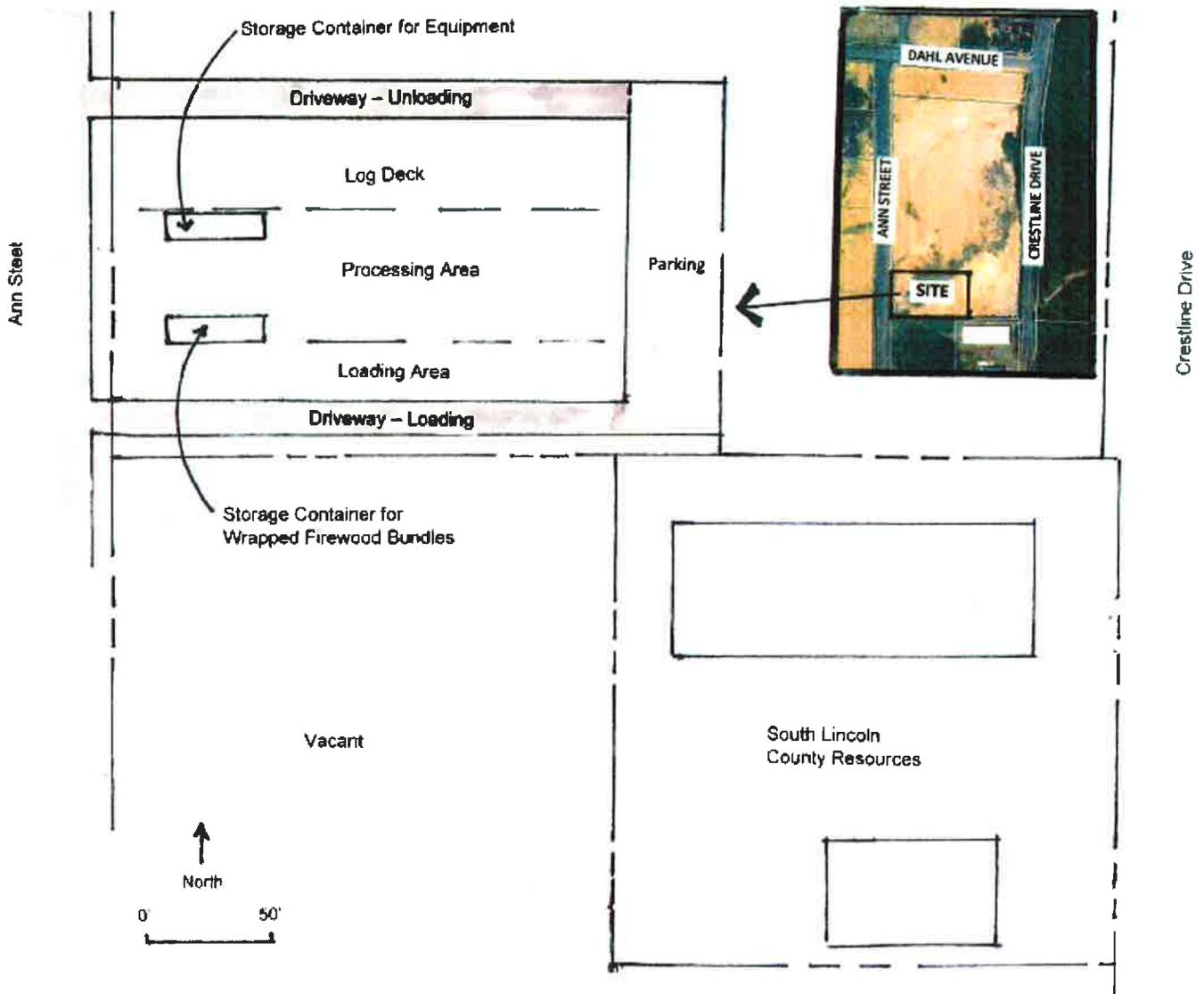
Fencing. A fence is proposed along the western and northern edges of the site to prevent unwanted vehicles and people from accessing the site, and for liability purposes. The fence is proposed to be six feet high and constructed with 4"x4" posts, farm fencing (heavy wire), and a top railing.

Business License. Applicants applied for and received a business license October 13, 2016.

OPERATING CHARACTERISTICS

1. Wood will be cut using a splitter and chainsaws. A wood cutting processor may be used in the future. Noise resulting from power equipment shall be limited to the operating hours.
2. Hours of operation are 8 a.m. – 6 p.m. daily. Typical wood cutting hours are from 8 a.m. to 3 p.m. and deliveries are typically made after 3 p.m.
3. Users and consumers will not be purchasing firewood at the property, as it will be distributed to customers at various locations.
4. Log trucks are anticipated to visit the site twice per week. Trucks shall use Wakonda Beach Road to access and leave the property, not Crestline Drive or Range Drive.
5. There will be up to six employees.
6. There will be up to three delivery people.

SITE PLAN



3. **Public Testimony:**

At the time this staff report was prepared, the City had received two letters in support of the application. One person (letter) supports the application and focuses on how the City is hindering private enterprise because of a code issue preventing the wood production. The other people (letter) support the application and encourage the City to allow this needed business to continue in this (new) location (letters attached to this staff report).

4. **Public Agency Comment:**

The Waldport Public Works director states that upon a conditional use approval, the applicant will be required to install culverts at driveway locations, and that drainage on the site shall be routed to the Ann Street drainage. The Public Works director shall review and approve culvert materials and construction.

No other public agency comments were received at the time this staff report was written. Application materials were delivered to Central Oregon Coast Fire & Rescue.

C. STAFF ANALYSIS

1. **Conditional Uses Permitted in the Industrial Park Zone.** The applicant is requesting a conditional use permit to operate a firewood business in the Planned Industrial Zone.

Waldport Development Code Chapter 16.36 Planned Industrial Zone I-P, Section 16.36.020 Conditional Uses Permitted, includes subsection X. Forestry, including the management, **production** and harvesting of **forest products** and of related natural resources in forest areas, and including rock extraction and processing for use in forest access roads.

1. **Planned Industrial (I-P) Standards**

The I-P Standards are stated in *italics* and followed by the staff analysis.

- A. *All yards abutting a residential zone shall be a minimum of twenty (20) feet.*

The subject site does not border a residential zone.

- B. *All structures shall be located in such a manner that subsurface sewage disposal systems are located at least fifty (50) feet measured horizontally from all points along the elevation of any normal high water line.*

The site does not have a subsurface sewage disposal system nor is one proposed.

- C. *No structure shall be located closer than sixty (60) feet from the centerline of any state highway, nor thirty (30) feet from the centerline of any collector or arterial street.*

Crestline Drive is a designated collector street therefore no structure shall be closer than 30 feet from the centerline of the street. The firewood operation is approximately 170 feet from the centerline of Crestline Drive.

- D. *No building in the I-P zone shall exceed a height of forty-five (45) feet.*

No building is proposed.

- E. *Outdoor storage abutting or facing a street or highway or a lot in a residential zone shall be screened with a sight-obscuring fence or a buffer strip of vegetation.*

The outdoor firewood operation faces Ann Street. The applicant proposes a six foot high fence along Ann Street and the north side of the site to prevent unwanted vehicles and people from accessing the site, and for liability purposes. The fence is proposed be constructed of

4x4 posts and farm fencing (heavy wire) and a top railing. The farm fencing is not sight-obscuring therefore the applicant is requesting a modification to this standard per WMC 16.84.020(D). The applicants state that the cost of a solid fence is significantly more than the farm fencing and would be a financial hardship; and the non-sight obscuring fence along the Ann Street frontage will not be detrimental to surrounding properties.

F. Drainage: The drainage requirements applicable in the C-1 zone shall apply in the I-P zone.
The Waldport Public Works director states that upon a conditional use approval, the applicant will be required to install culverts at driveway locations, and that drainage on the site shall be routed to the Ann Street drainage. The Public Works director shall review and approve culvert materials and construction.

2. **Parking.** The Code does not specify required number of parking spaces for a firewood business therefore the number of parking spaces shall be determined by the Planning Commission. There will be a maximum of six employees therefore a minimum of six parking spaces should be provided. The site plan identifies parking along the east side of the site that will accommodate more than six parking spaces. One or more vehicles will likely be parked in the south driveway loading area therefore providing additional parking. If deliveries are not being made to the site, the north driveway may also be used for parking.

D. CONCLUSIONS

If the request is denied, the Planning Commission should state the general reasons and facts relied on, and direct staff to prepare findings for adoption at the next meeting. If the request is denied, the action must be based on reasons related to orderly development and best interests of the surrounding area or the city as a whole. If the request is approved, staff offers recommended conditions, which may be added to or amended at the Commission's discretion:

1. Development shall occur in accordance with the submitted plan including:
 - a. The unloading area will be located at the northern part of the site and include a log deck area where trucks unload the logs.
 - b. The processing area will be located in the middle of the site. This is where wood cutting will occur. One storage container will store equipment, i.e. splitter, chainsaws, etc. A second container will store bundles of wrapped fire wood.
 - c. The loading will be located in the southern part of the site. This area will include pallets of wrapped firewood bundles and be where firewood is loaded on to trucks.
 - d. Two driveways, one at the north end for wood delivery and one at the south end for wood loading and access to parking.
 - e. A fence shall be constructed along the western and northern edges of the site to prevent unwanted vehicles and people from accessing the site, and for liability purposes. The fence shall be six feet high and constructed with 4"x4" posts, farm fencing (heavy wire), and a top railing.
2. A minimum 6 off-street parking spaces shall be maintained.

#2-CU-PC-16 Brandel
October 31, 2016 Planning Commission Meeting

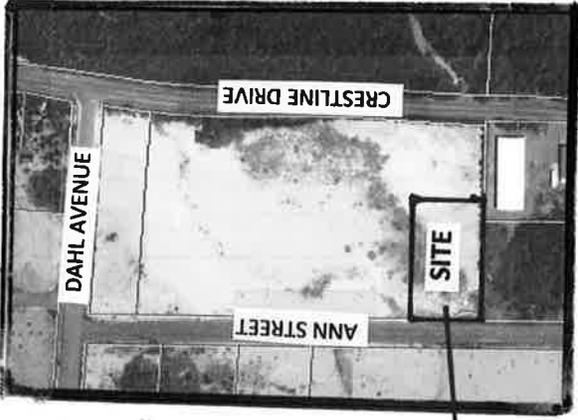
3. The applicant shall install culverts at driveway locations and ensure that drainage on the site is routed to the Ann Street drainage in accordance with approval by the Waldport Public Works Director.

Submitted by,

Larry Lewis,
City Planner

Enclosures: Site Plan
Narrative: Business Operation and Operating Characteristics
Written Testimony (2)

Crestline Drive



Parking

Storage Container for Equipment

Driveway - Unloading

Log Deck

Processing Area

Loading Area

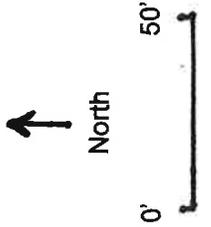
Driveway - Loading

Storage Container for
Wrapped Firewood Bundles

Vacant

South Lincoln
County Resources

Ann Street



#2-CU-PC-16 Brandel Conditional Use Application

BUSINESS OPERATION

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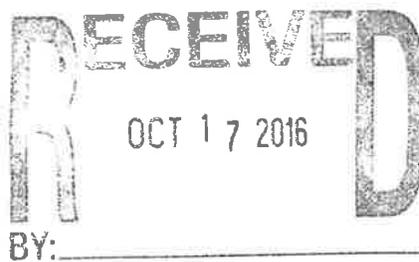
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Business License. Applicants applied for and received a business license October 13, 2016.

OPERATING CHARACTERISTICS

1. Wood will be cut using a splitter and chainsaws. A wood cutting processor may be used in the future. Noise resulting from power equipment shall be limited to the operating hours.
2. Hours of operation are 8 a.m. – 6 p.m. daily. Typical wood cutting hours are from 8 a.m. to 3 p.m. and deliveries are typically made after 3 p.m.
3. Users and consumers will not be purchasing firewood at the property, as it will be distributed to customers at various locations.
4. Log trucks are anticipated to visit the site twice per week. Trucks shall use Wakonda Beach Road to access and leave the property, not Crestline Drive or Range Drive.
5. There will be up to six employees.
6. There will be up to three delivery people.

Larry Lewis
City of Waldport
P.O. Box 1120
Waldport, OR 97394



Jul 31
01/19
1/25
1/27
1/28
1/29
1/30
1/31

Dear Mr. Lewis

I have recently discovered that the city of Waldport is hindering the private enterprise of one of ~~the~~ major wood providers to citizens of this county, Steve Brandell. Not only does he provide wood to local citizens but is also under contract with state parks to provide wood to visiting campers in our local area.

I am further advised that it is a code issue preventing the wood production. I am at a loss regarding this. Why after having been given a permit would his production have cause to be halted? While I have not been impelled to deal with city, county or state governments I have extensive experience dealing with the federal government in my former capacity prior to retirement. I am confused as to the focus of codes and rulings that seem on their face to restrict private enterprise and halt local business in ~~any~~ way.

It would seem that the Federal government has performed sufficiently well to hinder private business and that the nation would thrive if the boot of government could be removed from the throat of small business and industry. I am appalled that even locally we have to fight this battle against public servants hired for the benefit of its citizenry. What could be more important than the livelihood of local business men? What work is more pressing than heat in a home or food and rent money for our citizens? Could it be that too often public servants lose their focus and forget that they are there as servants and not as despots controlling the welfare of weaker people?

But I digress; the current swell of dissent in this nation as evidenced by an unconventional candidate for president is proof enough that the nation as a whole is tired of being held back from heights it could achieve. Common citizens are being weakened by those who would bring it down and help create an economy more comparable to a third world nation, thus paving the way for a globalist approach in which we as a nation lose all nationalistic thought, sovereignty and local control, being forced to submit to world government thinking and law.

My prayer, although the state of Oregon too, is blindly in step with this pious piper, is that whenever feasible, we as local citizens would facilitate small business and not forget why we were placed in office, and let us hope that those in office are in office, not by default in which there were none to run against in an election, but by merit and perspective with a heart eager to help the people.

Please reconsider your stance in this matter. I don't appreciate the prospect of seeing the city of Waldport portrayed in a poor light during a regional newscast by a station that little cares for or understands local issues.

Sincerely


Wesley J Hawkins

Larry Lewis

From: sandy maine <smaine40@yahoo.com>
Sent: Monday, October 17, 2016 2:55 PM
To: Larry Lewis
Subject: Steve Brandel

Dear Mr. Lewis, I wanted to write you in support of Steve and Kathy Brandel and the cease and desist order the City of Waldport has placed on their wood cutting business site. Steve and Kathy are very hard working, local Waldport citizens that strive to make a living in this small coastal town where jobs are few and housing is almost non-existent for local residences. If they are not allowed to continue their business, they will lose their livelihood, their housing, and will struggle to survive. My husband and I own a home in Bayshore and have done business with the Brandel's for several years and would like to continue to do business with them before winter comes and we are forced to outsource our firewood needs. I encourage you and the other city commissioners to lift the cease and desist order and get these hard working folks back to making a living and generating money throughout the local area.

Warmest Regards,
Timothy and Sandra Foley

Total Control Panel

[Login](#)

To: larry.lewis@waldport.org
From: smaine40@yahoo.com

Message Score: 13
My Spam Blocking Level: Low

High (60): Pass
Medium (75): Pass
Low (90): Pass

[Block this sender](#)
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This message was delivered because the content filter score did not exceed your filter level.

**City of Waldport
2016 LAND USE / BUILDING PERMIT ACTIVITY**

Date	Application/ Activity	Applicant	Zoning	Tax Map/Lot Location	Description	Status
For the Period <u>May 1, 2016</u> through <u>October 24, 2016</u>						
5/23/16	Land Use Compatibility Statement (LUCS)	Port of Alsea	M-W	North of 13-11-18/ 2400 North of Port St	LUCS for Joint US ACE & Oregon DSL application for repair of existing debris boom	Completed 5/23/16
5/23/16	Building Permit	Ocean Quest Homes	P-F (PD)	13-11-30CA/6400 – 600 Green Dr Fairway Villas PD Phase 1	New single family dwelling	Approved 5/27/16 per #2-PD-PC-16 conditions
5/23/16	Manufactured Home Placement Permit	Malnack	R-2	13-11-30BA/7700 480 Wedge Dr Land & Sea Subdiv.	New manufactured home	Approved 5/27/16
5/23/16	Building Permit	Malnack	R-2	13-11-30BA/7700 480 Wedge Dr Land & Sea Subdiv.	New attached garage	Approved 5/27/16
6/9/16	Building Permit	Ocean Quest Homes	P-F (PD)	13-11-30CA/6500 – 580 Green Dr Fairway Villas PD Phase 1	New single family dwelling	Approved 6/13/16 per #2-PD-PC-16 conditions
6/10/16	Building Permit	Jerry Phillips	R-1	13-11-19CD/2600 739 Highland Dr Alsea Highlands	Addition to single family dwelling	Approved 6/13/16
6/16/16	Building Permit	Antoinette Sutto	R-3	13-11-18DD/3700 225 Spencer St	Remove/replace attached garage	Approved 6/17/16
6/16/16	Manufactured Home Placement Permit	Jayne Kirtchem	R-2	13-11-30BA/10100 1225 Wedge Ct Land & Sea Subdiv.	New manufactured home	Approved 6/17/16
6/16/16	Building Permit	Jayne Kirtchem	R-2	13-11-30BA/10100 1225 Wedge Ct Land & Sea Subdiv.	New attached garage	Approved 6/17/16
7/8/16	Building Permit	Brent Barth	R-2	13-11-30BA/9400 375 Wedge Dr Land & Sea Subdiv.	New single family dwelling	Approved 7/8/16

**City of Waldport
2016 LAND USE / BUILDING PERMIT ACTIVITY**

Date	Application/ Activity	Applicant	Zoning	Tax Map/Lot Location	Description	Status
7/19/16	Building Permit	KAK Investments LLC Hi-School Pharmacy	D-D	13-11-19BD/6000 110 Hwy 101 Hi-School Pharmacy	Façade and roof improvements	Approved 8/1/16
8/5/16	Building Permit	Quayle Builders	R-2	13-11-30BA/7900 1220 Forest Pkwy	New single family dwelling	Approved 8/8/16
9/19/16	Building Permit	FDH Velocitel	I-P	13-11-31B/200 150 Dahl Ave	Replace antennas at cell tower	Approved 9/19/16
7/8/16	Building Permit	Brent Barth	R-2	13-11-30BA/9400 375 Wedge Dr Land & Sea Subdiv.	New single family dwelling	Approved 7/8/16
7/19/16	Building Permit	KAK Investments LLC Hi-School Pharmacy	D-D	13-11-19BD/6000 110 Hwy 101 Hi-School Pharmacy	Façade and roof improvements	Approved 8/1/16
7/26/16	Land Use Compatibility Statement (LUCS)	Jessica Owens	D-D	13-11-19AC/2600 22 Alsea Hwy (former Bayshore Realty)	OLCC LUCS for marijuana dispensary	Approved 8/5/16
8/23/16	Building Permit	Jyl Wheaton	I-P	13-11-31B/205 215 Dahl Ave	Remodel w/ 2 nd floor loft, 4 interior rooms, frame-in overhead doors, new windows, and deck	Approved 8/26/16 per #1-CU-PC-16 conditions
10/3/16	Building Permit	Richard Nelson	R-1	13-11-19AA/300 650 Waldport Heights	New detached garage replacing existing detached garage	Approved 10/3/16
10/3/16	Conditional Use Permit	Steve & Kathy Brandel	I-P	13-11-31B/705 Crestline Dr/Ann St Industrial Park	Conditional use for firewood business	Pending 10/31/16 Planning Commission meeting
10/21/16	Land Use Compatibility Statement (LUCS)	Coastal Cannabinoids	C-1	13-12-25AB/2500 1466 SW Hwy 101	OLCC LUCS for marijuana dispensary	Completed 10/21/16