

Verification on Oath or Affirmation for Mailed Land-Use Decision Notices

(WMC 16.208.040.E.2)

State of OREGON

County of CLATSOP

Signed and affirmed before me on October 9, 2024 by Matthew Ellis that on October 9, 2024, a notice of decision was mailed to the persons who must receive notice as required by the Warrenton Municipal Code.

Matthew Ellis

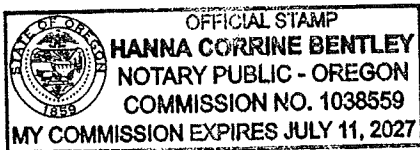
Matthew Ellis, AICP, Planning Director

Hanna Bentley

Hanna Bentley, Deputy City Recorder

Notary Public – State of Oregon

Official Stamp



Document Description

This certificate is attached to a Notice of Decision, dated October 9, 2024.



# City of Warrenton

## Planning Department

225 S Main Avenue ■ P.O. Box 250 ■ Warrenton, OR 97146

Phone: 503.861.0920 Fax: 503.861.2351

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## NOTICE OF DECISION AND ORDER

### Site Design Review SDR-24-4

APPLICANT: Heather and Jorge Vazquez  
PROPERTY OWNERS: Heather and Jorge Vazquez  
SUBJECT OF REVIEW: Food cart at 86 SE Anchor Ave  
DATE: October 9, 2024  
APPEAL PERIOD ENDS: October 22, 2024

### BACKGROUND

The Planning Department received a site design review application on September 4, 2024, and was deemed complete on September 13, 2024. The application is to establish a food cart at 86 SE Anchor Avenue.

### PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE

Applicable Warrenton Municipal Code (WMC) chapters for this modification include:

- WMC 16.40 General Commercial (C-1) District
- WMC 16.208 Types of Applications and Review Procedures
- WMC 16.212 Site Design Review

Public notice letters were sent to property owners within 100 feet on September 17, 2024, and published in The Astorian on September 26, 2024. No public comments were received.

### CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS

Only the applicable standards are addressed below. Portions that do not apply have been omitted.

**Chapter 16.40 General Commercial (C-1) District**  
**16.40.020 Permitted Uses.**

**APPLICANT RESPONSE:** None.

**STAFF FINDING:** Eating and drinking establishments, including food carts and food pods, are a permitted use in the C-1 General Commercial zone. **This criterion is met.**

**Chapter 16.208 TYPES OF APPLICATIONS AND REVIEW PROCEDURES**  
**16.208.040 Type II Procedure (Administrative).**

**APPLICANT RESPONSE:** None.

**STAFF FINDING:** The application was submitted with all the required materials. **These criteria are met.**

**Chapter 16.212 Site Design Review**  
**16.212.040 Site Design Review.**

**APPLICANT RESPONSE:** None.

**STAFF FINDING:** The application is complete in accordance with Chapter 16.208. The application has all the required materials of this chapter. **These criteria are met.**

**DECISION:** () **Approved** () **Approved with Conditions (attached)** () **Denied**

Matthew Ellis  
Matthew Ellis, AICP, CFM, Planning Director

10/9/24  
Date

Copies of all submittals, related documents, and this notice of decision are available for review on the City of Warrenton website or by contacting the City of Warrenton:

<https://www.warrentonoregon.us/ced/page/applications-pending-approval>

## **EFFECTIVE DATE**

Unless appealed, Type II decisions are final and effective one day after the appeal period expires. The appeal period is October 9, 2024 – October 22, 2024. **This decision is final and effective October 23, 2024.** If an appeal is filed, the decision is effective on the day after the appeal is decided. All persons entitled to notice or who are otherwise adversely affected or aggrieved by the decision may appeal the decision in accordance with Warrenton Municipal Code Section 16.208.040(G).

## **RIGHT TO APPEAL**

A Type II administrative decision may be appealed to the Planning Commission by the applicant, any person who was mailed a written notice of the Type II administrative decision, or any other person who submitted written comments.

A notice of appeal shall be filed with the Planning Director within fourteen (14) days of the date the notice of decision was mailed. The notice of appeal shall contain:

- (A) An identification of the decision being appealed, including the date of the decision.
- (B) A statement demonstrating the person filing the notice of appeal has standing to appeal.
- (C) A statement explaining the specific issues raised on appeal.
- (D) If the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period.
- (E) Filing fee.

The appeal of a Type II administrative decision by a person with standing shall be limited to the specific issues raised during the written comment period. Unless the appellant is the applicant, the hearing on the appeal shall be limited to the specific issues identified in the written comments submitted during the comment period.

For further information or questions, please contact the Warrenton Planning Department at (503) 861-0920 or [planning@warrentonoregon.us](mailto:planning@warrentonoregon.us).