

# City of Warrenton Planning Commission

December 9th, 2021

6:00 pm PST

Location: City Hall

Commission Chambers

225 S. Main Ave.

Warrenton, OR 97146



# Commercial Site Design Review: Popeye's Louisiana Kitchen

Property Owner: North Coast Retail LLC (Wes Giesbrecht)

Permittee: PM Design (Craig Gilbert)

Property Location: Adjacent to Walmart and Fibre Federal Credit Union

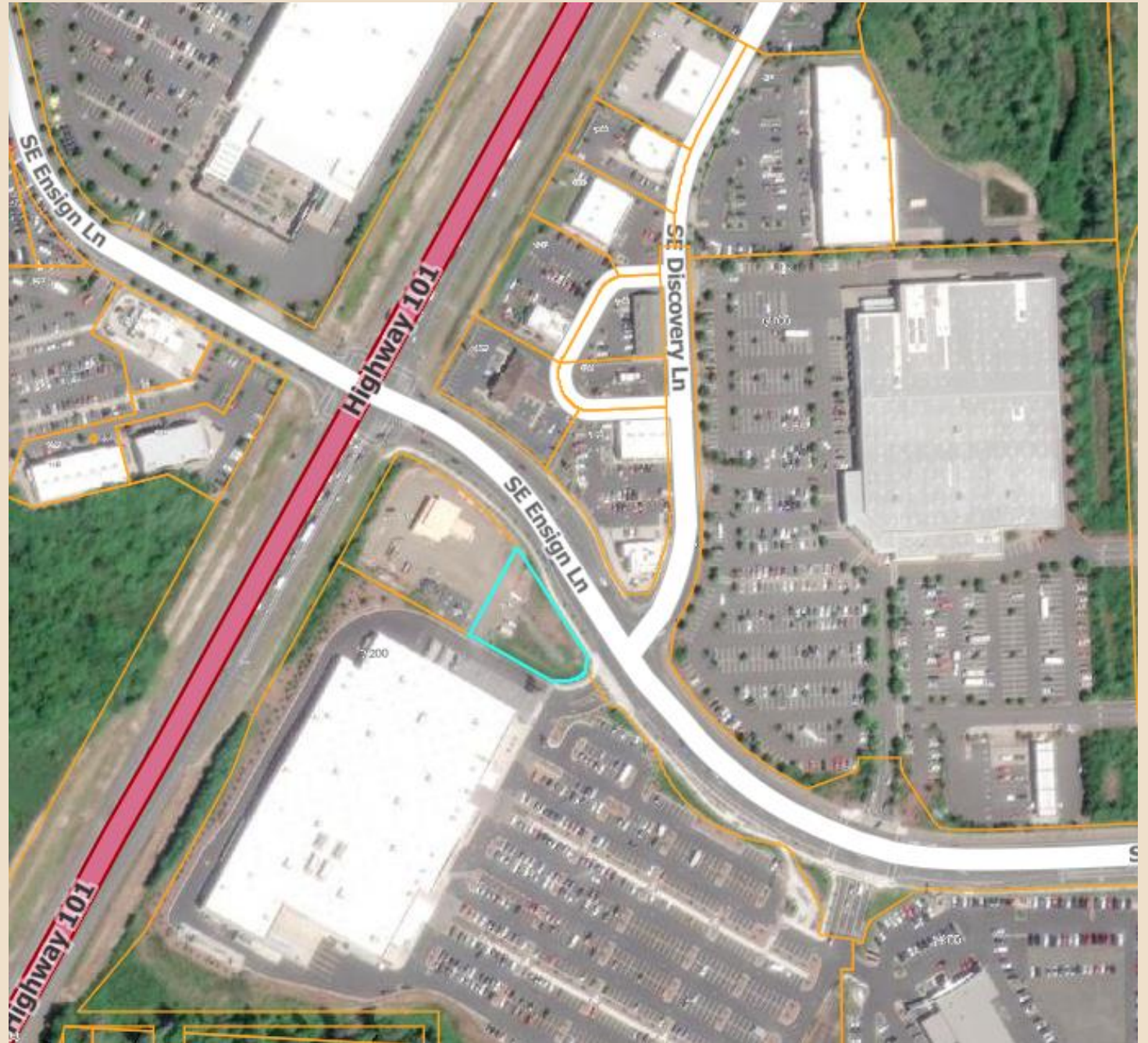
Zoning: General Commercial

Application Type: Commercial Site Design review for a commercial development. A Conditional Use Permit is required for a drive thru window

# Commercial Site Design Review: Popeye's Louisiana Kitchen

## Proposal:

A Popeye's Louisiana Kitchen with a drive thru. The fast food restaurant will have 48 seats, 17 on site parking spots and a 13 vehicle que drive thru. This proposal will use existing access off of Ensign Lane.



# Commercial Site Design Review: Popeye's Louisiana Kitchen

## Staff Proposed Motion:

- *I motion to approve the Site Design Review SDR-21-7 and CUP-21-1 for the new Popeye's Louisiana Kitchen Facility, located on Tax Lot 81027CB01901, based on the findings in the staff report, Conditions of Approval, and discussion.*

# Appeal of a Type 1 Administrative Decision

Property Owner: Warrenton Hammond School District 30

Appellant: Mike Moha

Property Location: 1050 SE Warrior Way

Zoning: High Density Residential

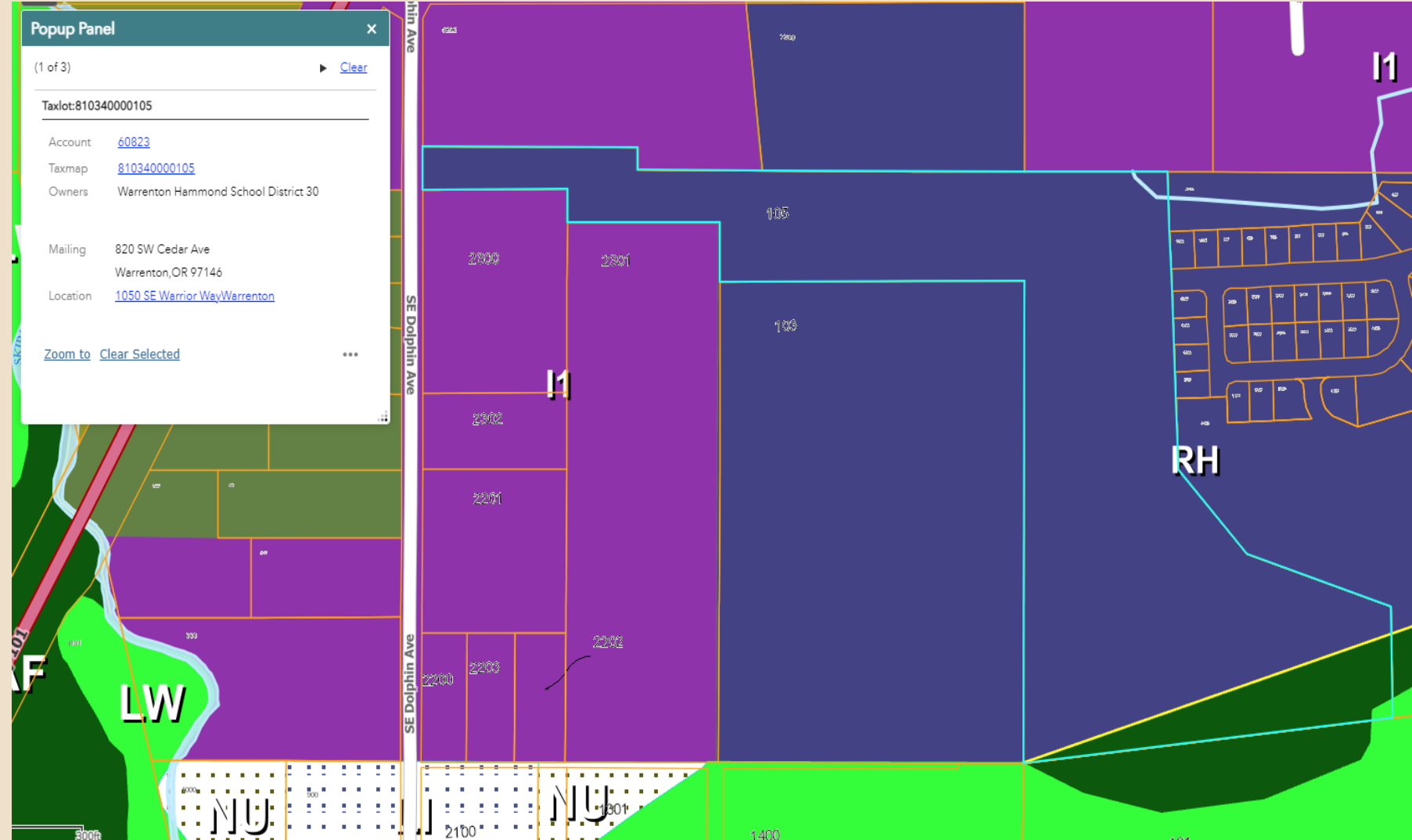
Application Type: Appealing staff decision to deny a sign application for a monument sign that is 27.5 sq ft.

# Appeal of a Type 1 Administrative Decision

Staff denied based off of the applicant proposing a sign in the High Density Residential Zone

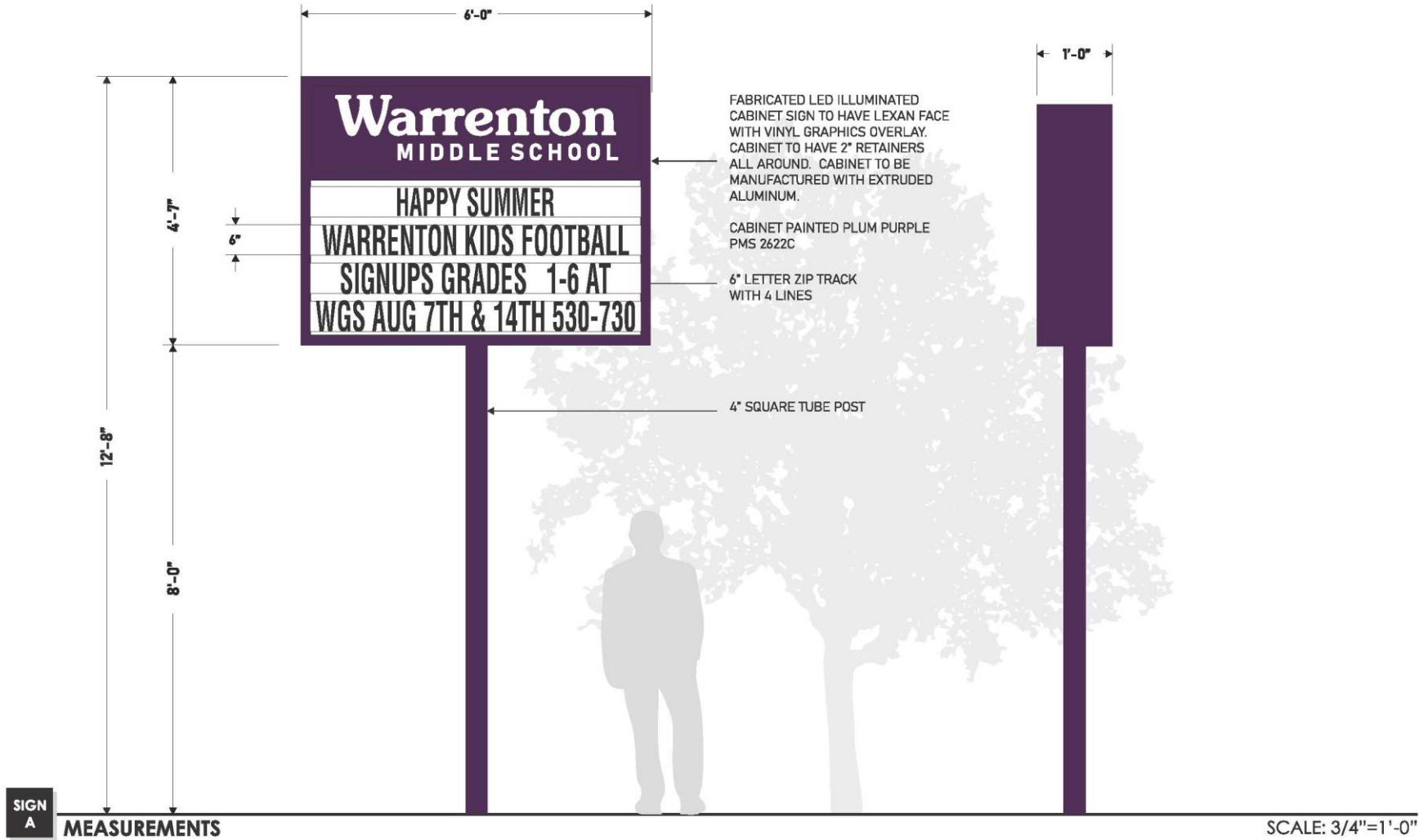
## WMC 16.144.030:

*Conditional uses may have one permanent nameplate sign with up to four square feet of sign area, placed on the exterior of the structure.*



# Appeal of a Type 1 Administrative Decision

- Staff researched approval of PUD-20-1 and SDR-20-1
- *Conditions of approval state:*
  - *“A sign permit shall be required if the applicant chooses to add signage on the building or a monument sign at the front entrance”*
- This sign permit was required by PUD-20-1 and SDR-20-1, but the permit was not approved at this time.
- Staff reviewed SIG-21-7 for a completeness check at this time staff determined the application was not permissible due to the RH zoning



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Client

**Warrenton**  
 MIDDLE SCHOOL

Revisions	
Approval	
Client Signature	Date

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# Appeal of a Type 1 Administrative Decision

- Staff met with city counsel, and the Department of Land Conservation and Development to discuss options moving forward.
- Staff met with officials proposing the options after discussing with counsel and DLCD
- The options to move forward were a variance, a rezone, an appeal, or a code amendment
- Officials informed staff that a rezone would not be pursued due to the reduction in resale potential of the site

# Appeal of a Type 1 Administrative Decision

- Staff denied the application on November 12<sup>th</sup>, 2021 based on WMC 16.144.030
- School officials appealed staff's denial on November 15<sup>th</sup>, 2021

## Staff Proposed Motion:

- *I motion to deny the Appeal application (AP-21-1) for the Warrenton Hammond School District Sign, located on Tax Lot 810340000105, based on the findings in the staff report and discussion.*