



Public Works Department

Planning Review Memorandum

To: Scott Hazelton, Planning Director

From: Collin Stelzig, Public Works Director

Cc:

Date: December 9, 2021

Re: Louisiana Kitchen - Popeyes – Tax Lot 81027CB01901 – Planning Review Comments

Public Works understands that a new restaurant with a drive-through is proposed on tax Lot 81027CB01901. With this information, staff at public works has provided the following comments:

1. The development will be required to meet and follow the preapplication comments dated August 5, 2021. These conditions shall be met prior to issuance of a building permit.
2. Public Works also supports the comments provided by the Police Chief dated October 29, 2021. A condition of approval should include items 1, 2, and 4 presented in the chief's comments. These items will need to be approved by the appropriate agencies prior to issuance of a building permit. These items shall also be constructed prior to issuance of an occupancy permits. These items include:
 - a. Extend the existing "pork-chop" island on SE Ensign Lane and include bollards.
 - b. Add signs that clearly state how to get to Highway 101 when leaving Popeyes.
 - c. Include a Stop sign at the driveway leaving Popeyes and Fibre Federal.
3. In addition, Public Works suggest the following condition of approval:

Developer shall provide temporary traffic mitigation for 3-4 weeks starting with the opening of the business to reduce traffic conflicts and possible queuing issues. The Developer will work with ODOT, Clatsop County and the City to develop and permit appropriate temporary traffic control mitigation. Mitigation efforts may be necessary on SE Ensign Avenue, Hwy 101, SE Discovery Lane, Existing West Walmart Entrance, Existing East Walmart Entrance, and interior traffic conflicts surrounding the Walmart, Popeyes, and Fibre Federal businesses.