

COLUMBIA COUNTY PLANNING COMMISSION MEETING

April 7, 2025

Approved Meeting Minutes

Go To Meeting

Planning Commission Members Present:

Alta Lynch, Chris Warrking, Jonathon Barclay, Brandon Lesowske, Brian Brust

Planning Commission Members Absent: Andrew Paulson & Andrew Osborne

Staff Present: Spencer Parsons, Jack Niedermeyer, Deborah Jacob

Agenda Item:

1. **Applicant/Owner: Kyle and Andrea Stonelake MP 25-04 and V 25-05**
2. **Applicant/Owner: Holce Trailhead CU 25-01 and DR 25-01**
3. **March 17, 2025 Minutes to Approve**

The meeting was called to order at 6:30 p.m. by Alta Lynch

Alta Lynch took roll call, then reviewed the virtual meeting etiquette, ground rules, and agenda items.

Deborah Jacob reads the pre-hearing statement, and asks the Commission if there any ex-parte contacts. Commission does not have any ex-parte.

Deborah Jacob provides a summary of the proposal and staff report for Stonelake MP 25-04 and V 25-05

Property Information and Summary

- **File Number:** V 25-05 and MP 25-04
- **Applicants/Property Owners:** Kyle and Andrea Stonelake
- **Address:** Located at the resident property owners' home at 57926 Bachelor Flat Road in Warren
- **Tax Map ID/Tax Account:** 4118-B0-00300/17254
- **Zone:** Rural Residential (RR-2)
- **Size:** Approximately 7.91 acres
- **Proposal:** Major Variance to the requirement that newly created parcels have at least 50' of usable frontage on an existing county road/right-of-way that will allow the Minor Partition of the subject 7.91-acre property into a 2-acre parcel and a 5.91-acre parcel.

Recommendation

Subject to the conditions provided in the staff report, staff recommends that the Planning Commission APPROVE V 25-05 and MP 25-04, with Conditions identified the Staff Report authorizing a Major Variance to the 50' of usable frontage for proposed Parcel 2 that will, in turn, allow the resident property owners to divide the subject 7.91-acre property into a 2-acre parcel and a 5.91-acre parcel.

Staff asks if any commission members have questions. No questions.

Brian Brust makes a motion to approve V 25-05 and MP 25-04 with conditions identified in the staff report.

Kat Bennett seconds the motion

Roll Call:

Chris Warrking-Yes

Kat Bennett-Yes

Brian Brust-Yes

Jonathan Barclay, Yes

Brandon Lesowske-Yes

Alta Lynch, Yes

Deborah Jacob provides a summary of the proposal and staff report for Holce Trailhead CU 25-01 and DR 25-01

Property Information and Summary

- **File Number:** CU 25-01 & DR 25-01
- **Owner/Applicant:** Riley Baker, Columbia County /Brett Kahr, Lower Columbia Engineering
- **Address:** Site is vacant and located at the end of E. Knott Street in Vernonia
- **Tax Map ID/Tax ID:** 13,600 sq. ft portion of the 106- acre property associated with 4403-00-00100/23870
- **Zone:** Primary Forest (PF-80)
- **Property Size:** 13,600 sq ft (160' by 85')
- **Request:** The applicant/property owners have submitted applications to establish a new trailhead for the Crown Z Recreational Trail near the City of Vernonia.

Recommendation

Staff recommends that the Planning Commission **APPROVE** DR 25-01 and CU 25-01, based on the facts, Findings, and Conditions of Approval identified in the Staff Report.

Staff asks if any commission members have questions.

Brandon Lesowske asks if there will be accommodations for horse trailers to park. Brett Kahr explains that there was some conversations being had about the horse trailer parking, but for now they will park on street. Brandon also asks if there was a plan for regular patrol by Columbia County Sheriff's dept to ensure safety. Brett Kahr explains that they would be involved with discussions with the Sheriff's dept about regular patrol of the trailhead. Brandon asks if overnight parking will be permitted. Brett explains that overnight parking will not be allowed.

Brandon Lesowske makes a motion to **Approve** DR 25-01 and CU 25-01, based on the facts, findings, and conditions of approval in the staff report.

Jonathan Barclay seconds the motion

Roll Call:

Chris Warring-Yes

Kat Bennett-Yes

Brian Brust-Yes

Jonathan Barclay, Yes

Brandon Lesowske-Yes

Alta Lynch, Yes

March 17, 2025 Minutes to approve:

Alta Lynch makes a motion to approve the minutes as presented

Brian Brust seconds the motion

Roll Call:

Chris Warring-Yes

Kat Bennett-Yes

Brian Brust-Yes

Jonathan Barclay, Yes

Brandon Lesowske-Yes

Alta Lynch, Yes

Meeting adjourned 7:15pm