

COLUMBIA COUNTY PLANNING COMMISSION MEETING

July 7, 2025
Draft Meeting Minutes
Go To Meeting

Planning Commission Members Present:

Alta Lynch, Kat Bennett, Andrew Osborn, Brandon Lesowske, Brian Brust, Andrew Paulson

Planning Commission Members Absent:

Chris Warrking,, Jonathan Barclay

Staff Present:

Spencer Parsons, Jack Niedermeyer, Deborah Jacob, Amy Herzog, Kate McGuire

Agenda Item:

1. Shawn Clark (Outpost 30) & Matthew Alexander (Lower Columbia Eng)- DR 25-05 & DSU 25-02
2. May 5, 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 presented the staff report and summary.

Property Information & Summary

File Number: DSU 25-02 and DR 25-05

Applicants/Property Owners: Matt Alexander from LCE / Shawn Clark

Address: Outpost 30 is located at 73684 Columbia River Highway near Rainier

Tax Map ID/Tax Account: 7226-A0-0110/ 19914

Zone: Existing Commercial (EC)

Size: 1.50-acres

Proposal: To expand Outpost 30's Minimart services by installing 4 gas pumps and two above ground fuel tanks. This expansion also requires the Planning Commission to review the proposal and determine that gas stations are similar to other permitted uses in the EC Zone.

Recommendation

Subject to the Conditions of Approval identified in the Staff Report, staff recommends the Planning Commission **APPROVE DSU 25-02 and DR 25-05**, in order to not only authorize the expansion of Outpost 30 Minimart by installing a new gas station along this portion of rural Columbia River Highway. This expansion will, in turn, also help ensure additional commercial development opportunities occur in rural portions of Columbia County.

Brian Brust asks what the hours will be. (Audio cut out)

Brian also asks what the hours of lighting will be. Shawn Clark and Matthew Alexander said that the plan hasn't been figured out yet. They will consult with the county on it.

Brandon Lesowske asks if additional signage would be needed. Applicants state that the original sign will stay, but adding a sign for fuel. Not changing the pole. He also asks that if a new sign is needed, will they be required to pull a permit for that. Deb Jacob answers that yes we do require a sign permit if a new sign/pole are added.

Brandon Lesowske asks staff if there is a tax for gasoline in the County. Spenser Parsons answers, no gas tax in Columbia County.

Applicant states that this project would add jobs, and would add a benefit to the Community.

Alta Lynch closes the public hearing.

Brian Brust makes a motion to Approve DSU 25-02 and DR 25-05 as it's presented.

Kat Bennett seconds motion

Roll Call:

Brian Brust: Yes

Kat Bennett: Yes

Brandon Lesowske: Yes

Andrew Paulson: Yes

Andrew Osborn: Yes

Alta Lynch: Yes

Application DSU 25-02 and DR 25-05 has been APPROVED with conditions set by staff.

May 5, 2025 Minutes to approve:

Andrew Osborn makes a motion to approve the minutes as presented

Brandon Lesowske seconds the motion

Roll Call:

Brian Brust: Yes

Kat Bennett: Yes

Brandon Lesowske: Yes

Andrew Paulson: Yes

Andrew Osborn: Yes

Alta Lynch: Yes

Meeting adjourned 7:15pm