

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

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| In the Matter of the Appeal of the Denial of the Application) | |
| by Zack Watson for a Type I Home Occupation Conditional) | NOTICE OF DECISION |
| Use Permit to Authorize the Operation of an Automotive) | FINAL ORDER NO. 12-2023 |
| Repair and Maintenance Business from a Shop on the) | |
| Applicant's Property in the Rural Residential (RR-5) Zone) | |

NOTICE IS HEREBY GIVEN on October 21,2022, Zack Watson, (hereinafter, the "Applicant"), submitted an application to Columbia County seeking approval for a Type I Home Occupation Conditional Use Permit in the Rural Residential RR-5) Zone to authorize an automotive repair and maintenance business at his residence at 32707 Berry Hill Drive, pursuant to Columbia County Zoning Ordinance ("CCZO") Sections 1503 and 1507 (File No. CU 23-06, referred to herein as the "Application"); and

After deeming it complete on November 10, 2022, a hearing was scheduled for February 6, 2023, before the Planning Commission and notice of the Application was duly provided in accordance with CCZO Section 1603.2; and

On February 6,2023, the Planning Commission held a hearing on the Application, received evidence and testimony into the record, deliberated on the matter, and voted to deny CU 23-06 for failure to establish compliance with several applicable criteria, including CCZO Section 1503.5.C; CCZO Section 1503.5.D; CCZO Section 1503.5.E; CCZO Section 1503.5.G; and CCZO Section 1507.3.B; and

On February 13,2023, an appeal of the Planning Commission's decision on the Application (the "Appeal") was filed with the Columbia County Board of Commissioners ("Board") by the Applicant pursuant to CCZO Section 1703; and a hearing on the matter was scheduled before the Board for March 22,2023. Notice of the hearing before the Board on the Appeal was duly provided to the Applicant and other interested parties in accordance with CCZO Section 1701.4; and

On March 22,2023, the Board held a hearing on the Appeal, receiving additional evidence and testimony into the record; and

After closing the record, the Board noted that, on appeal, the Applicant had failed to submit to the minimum information required under CCZO Section 1701.1.C for the Board to consider appeals of Planning Commission decisions, and had also failed to appear at the hearing to provide any testimony on the Appeal; and

The Board deliberated on the Appeal and voted to tentatively deny CU 23-06, with direction to Staff to prepare an appropriate order; and

On April 5, 2023, The Board of County Commissioners adopted Final Order 12-2023, upholding the decision of the Planning Commission, and denying File No CU 23-06 for a Type 1 Home Occupation Conditional Use Permit to Authorize the Operation of an Automotive Repair and Maintenance Business from a Shop on the Applicant's Property in the Rural Residential (RR-5) Zone.

Persons who participated in the proceedings leading to the adoption of Final Order No. 12-2023 may appeal the decision to the Land Use Board of Appeals pursuant to ORS 197.830 to 197.845. A Notice of Intent to Appeal the decision must be filed with the Land Use Board of Appeals not later than 21 days after the date the decision becomes final. The date that this Notice was mailed is indicated on the reverse of this Notice.

Final Order No. 12-2023 is Columbia County's final decision in the above-referenced matter. A copy of the decision is available for review at the Board of County Commissioners office located in the Columbia County Courthouse, 230 Strand Street, St. Helens, OR. 97051 or at

<https://www.columbiacountyor.gov/departments/BoardofCommissionersOffice/Hearings>.

[Questions may be directed to Jacyn Normine at \(503\) 397-4322](mailto:jacyn.normine@ccor.gov)

Dated this 7th day of April 2023

By: 
Jacyn Normine, Board Office Administrator