

**COLUMBIA COUNTY PLANNING COMMISSION**  
**AGENDA - 11/06/2017**

*PLACE: Circuit Courtroom, Third Floor, Courthouse Annex, 230 Strand, St. Helens, OR*

*TIME: 6:30 p.m.*

*NOTE: The meeting will begin promptly at 6:30 p.m. Because of the uncertain length of time needed for each item, the Commission may deal with any item at any time in the meeting, unless an item is set for a specific time.*

*Anyone wishing to be heard on any item not having a set time is urged to arrive at the scheduled starting time for the meeting to avoid missing the item.*

*Topics not on the agenda may be introduced and discussed at the end of the meeting under Other Business.*

VISITOR COMMENTS (5 minute limit)

AGENDA ITEMS

- 1 **Zack Watson & Ross Farland, Design Review & Marijuana Operation, DR 18-01 & MO 18-01,** have submitted applications for a Marijuana Operating Permit for a Processing Facility, and a Site Design Review to Build a 1844 sq ft Structure in an Industrial Area, for processing cannabis derivatives for sale. The subject property is zoned Heavy Industrial (M-1) and is identified as Tax Map No. 4109-BD-02000, an approximate 5,000 sq ft plated lot in South St. Helens, and is addressed at 2010 S. 1<sup>st</sup> Street, St. Helens, OR..

Planner: Hayden Richardson

CPAC: St Helens

- 2 **Kevin Theobald, Modification to design review and marijuana operation, DR 17-07 MOD & MO 17-18 MOD,** has Modified Applications submitted for a Marijuana Operating Permit for Growing/Producing, and a Site Design Review to Build

**Structures in an Industrial Area, for growing marijuana for sale. The applicant is seeking to grow cannabis inside two 60'x132' pre-fabricated general purpose industrial-rated metal buildings. The subject property is zoned Light Industrial (M-2) and is identified as Lot 13 of Tax Map No. 7207-C0-00500, approximately 10.0 acres, and is addressed at 76412 Ege Road, Rainier.**

*Planner: Hayden Richardson*

*CPAC:*

- 3 **Kwartel Hendrickson, Variance, V18-01, has submitted an application for a Variance to Setbacks for the pre-existing building, (30' x 24') to be used for indoor marijuana drying/packaging and an office & security equipment. The applicant is seeking to grow cannabis outdoors in the fields located between the road and Conyers Creek, for the state marijuana market. The subject property is zoned Forest Agriculture FA-80 and is identified by Tax Map No. 7419-00-00400, is approximately 3.92 acres, and is addressed at 74808 Conyers Creek Road.**

*Planner: Deborah Jacob*

*CPAC: Clatskanie*

- 4 **Brian Lund & Heather Zwickey, MO 17-11-MOD, Modification to MO 17-11, have submitted a Modified Application for a Marijuana Operating Permit for Growing/Producing. The applicant is seeking to move the proposed green house grow off the upper steep hill -to- an indoor grow operation near existing structures, and modifying the existing barn for indoor grow of cannabis. The subject property is zoned Primary Forest (PF-80) and is identified by Tax Map No. 7336-00-02100, the property is 9.77 acres, and has an existing home on the property and is located at 72024 Fernhill Road.**

- 5 *Planning Commission will conduct their final deliberations and recommendations regarding TA 17-02, proposed amendments to Section 1803 of the Zoning Ordinance.*