

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
230 STRAND
ST. HELENS, OREGON 97051
(503) 397-1501

Please publish the following legal notice in the Sept 20th or 22nd edition

NOTICE OF PUBLIC HEARING

Monday October 2, 2017

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from **Patrick & Christy Murphy, who have submitted an application for Conditional Use Permit Type II Home Occupation for using the home and accessory structures for Pomeranian breeding and a small dog rescue for displaced dogs. No other employees besides the two owners. The subject property is located at 54582 Nehalem Hwy S. and identified by Tax Map No. 4N4W31-00-00101, 5.4 acres.**

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from **Kevin Theobald who 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.**

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from **Gretchen Ramos who has submitted an application for a Conditional Use Permit Type II Home Occupation for using the home as office and accessory structures for parking trucks and trailers. This is a lawn maintenance business with one employee at the office site and 15 employees in the field. The subject property is located at 57703 Old Portland Rd, and identified by Tax Map No. 4N1W17-B0-04600, 1.15 acres**

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct deliberations regarding TA 17-02, proposed amendments to Section 1803 of the Zoning Ordinance with intent of making recommendation to the Board of Commissioners.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on Monday, October 2, 2017, at 230 Strand, St. Helens, Oregon, starting at or after 6:30 p.m., at which time proponents and opponents of the proposed application will be heard.

The criteria to be used in deciding the request will be found in some or all of the following documents and laws, as revised from time to time: Oregon Revised Statutes ORS 197.763; Oregon Administrative Rules; Columbia County Comprehensive Plan; Columbia County Zoning Ordinance. The specific criteria applicable to this request is listed and evaluated in the staff report.

A copy of the application, all documents and evidence relied upon by the applicant, and the staff report are available for inspection at no cost and will be provided at reasonable cost at least 7 days prior to the Commission hearing from Land Development Services, County Courthouse Annex, St. Helens, OR, 97051.

If additional documents or evidence are provided in support of the application, any party shall be entitled to a continuance of the hearing. Unless there is a continuance, and if a participant so requests before the conclusion of the evidentiary hearing, the record shall remain open for at least seven days after the hearing.

At each hearing, the applicant has the burden of presenting substantial evidence showing that the application meets all of the applicable criteria. Following presentation of the staff report, the applicant and other persons in favor of the application will be allowed to address the commission, explaining how the evidence submitted meets the applicable criteria. Following the applicant's presentation, any person in opposition to the application may present evidence and argument against the application. The applicant will then have the opportunity to rebut any evidence or arguments presented in opposition. After the presentation of evidence and arguments, the public hearing record will be closed.

The Commission will then make a tentative decision to be followed by approval of a written order and a statement of findings and conclusions supporting the decision, which will be mailed to all parties at a later date. The Commission may, at its discretion, continue the hearing from time to time at the request of the parties or on its own motion as necessary to afford substantial justice and comply with the law.

Additional information about this application may be obtained from the Planning Division of the Land Development Services Department, at (503) 397-1501.

September 20, 2017

THE PLANNING COMMISSION
Jeff VanNatta, Chairman