

06/19/2017 PC Meeting

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

Please publish the following legal notice in the June 9<sup>th</sup> or 14<sup>th</sup> edition

*NOTICE OF PUBLIC HEARING*

*Monday June 19, 2017*

*NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from Vonda Bitikofer, who has submitted an application for a Major Variance to the Setback Requirements established in the Zoning Ordinance Section 622.4 and Section 213.1 for property line setbacks applicable for an accessory structure. The applicant is proposing to construct a 40' X 80' storage shop within 10 feet of the north property line adjoining Slavens Way. The Ordinance requires 30 feet setback from property line along a street. The subject property is zoned Rural Residential (RR-2), and is identified by Tax Map No. 4N2W25-A0-03000; and is located at 33699 Slavens Road.*

*NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from Lower Columbia Engineering, representing Michael Taylor, who has submitted an application for a Site Design Review for the construction of an approximate 10,700 sq ft Manufacturing Building adjacent to the existing building. The subject property is at 50644 Birch Ave, located near the intersection of Bonneville Drive and Hwy 30, south of Scappoose. The site is identified as Tax Map Lot Nos. 3224-AC-01100, 01200 and 01300; the site is 2.26 acres and zoned Existing Commercial (EC)*

*NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from Kevin Theobald, who has submitted two applications 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 Tract 16 of Tax Map No. 7207-C0-00500, approximately 10.0 acres, and is addressed at 76412 Ege Road, Rainier*

*SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on Monday, June 19, 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.

June 14, 2017

THE PLANNING COMMISSION

Jeff VanNatta, Chairman