

**COLUMBIA COUNTY PLANNING COMMISSION  
AGENDA - 9-12-16**

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. **Chad Elstoen Variance, V 17-01,** has submitted an application for a Major Variance to Section 604.6 of the Zoning Ordinance, which requires for residential structures a minimum building setback from any property line of 30 feet. The subject property is 2.0 acres, zoned Rural Residential (RR-5), and is identified by Tax Map No. 5225-DA-00600, located on Dart Creek Road with an old address of 61552 Dart Creek Road. **Withdrawn**

Planner: Deb Jacob

2. **Gary Martin, Conditional Use, CU 17-01,** has submitted an application for Conditional Use Permit Type II Home Occupation for an increase in activity in the existing woodworking and metal working studio business. The subject property is located at 32000 Raymond Creek Road and identified by Tax Map No. 3N2W14-CB-01100, 1.03 acres.

Planner: Deb Jacob

3. **Lower Columbia Engineering, Design review, DR 16-05,** is representing United Pacific Forest Products and has submitted an application for a Site Design Review for the construction of a new approximate 21,700 sq ft Storage Building. The subject property is located on an existing site for Manufacturing and Recycling Pallets at 34202 Johnson Landing Road, Scappoose, OR; and, identified as Tax Map No. 3119-00-01100, 8.3 acres, zoned Rural Industrial (RIPD).

Planner: Deb Jacob

- 4 **Northwest Aggregates Zone Change & Plan Amendment, ZC 17-01 & PA 17-01** has submitted an application for a Comprehensive Plan Amendment and Zone Change to Surface Mining (SM) to expand a presently permitted mining area. The site referred to in the application as Bible College Property is approximately 130 acres and is located near Scappoose on land zoned Primary Agriculture (PA-80). The property is identified by three Tax Map Nos. 4N1W32-00-1000, 4N1W33-00-500 and 3N1W05-00-100, bordering to the south of the currently permitted Bates Roth mining site.

Planner: Glen Higgins

Other Business: Minutes