

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

**Please publish the following legal notice May 20, 2015**

**NOTICE OF PUBLIC HEARING  
Monday June 1, 2015**

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from **Grant Gratrix** who has submitted an application for a **Conditional Use Permit for a Type I Home Occupation**. The applicant is seeking to use existing buildings and land plot for growing and processing of **Medical Marijuana**. Few to no customers will come to the property. The subject property is zoned **Rural Residential (RR-5)** and is identified by **Tax Map No. 7330-A0-02800**, is **4.9 acres**, and is located at the address **73749 Cedar Grove Drive**.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from **Northwest Natural Gas Company** who has submitted an application for a **Conditional Use Permit for drilling of four injection/withdrawal wells and one monitoring well**. The wells subject property is located on **Tax Map Nos. 7500-00-05000**, owned by **Claruth Inc, Willna Inc and Franbea Inc of Clatskanie**. The actual drilling pads and well location work pad will be limited to a size no larger than **3.6 acres** for the four injection/withdraw wells and **1 acre** for the observation/monitoring well. These wells will become part of **NW Natural's Mist Underground Storage Facility**.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from **Marlene Landon** who has submitted two applications for a **Major Variance to the Zoning Ordinance, Section 604.5 Minimum Useable Frontage on a Public Road**; and, an **Application to Partition three Parcels**. The applicant is proposing to divide a **96.17 acre** property into three approximate **5.02 acre, 11.33 acre and 79.82 acre** parcels. The **96.17 acre** subject property is split zoned, with **Residential (RR-5)** north of **Dutch Canyon Road** and **Primary Agriculture (PA-80)** south of the road. The subject property is identified by **Tax Map Nos. 3215-A0-00700 and 3214-00-01402**. There is one dwelling addressed **31706 Dutch Canyon Road** on the southern large farm portion of the subject property.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from **Black Rock LLC for Verizon Wireless**, who have submitted an application for a **Conditional Use Permit and Site Design Review for Transmission Tower communications facility in the Warren area**. The subject property is identified by **Tax Map No. 4N1W17-00-00400**, **7.17 acres**, located south of **Bayview Cemetery** between **Old Portland Road** and the rail tracks.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on Monday, June 1, 2015, 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.

May 20, 2015

THE PLANNING COMMISSION  
Jeff VanNatta, Chairman