

**COLUMBIA COUNTY PLANNING COMMISSION
AGENDA - 02/05/2018**

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. **John Janac, Variance, V 18-02**, has submitted an application for a Major Variance to the Subdivision and Partitioning Ordinance Section 1005(A) Frontage on a Public Road and to Section 604.5(A) of the Zoning Ordinance requiring each new parcel created to have usable frontage on a public road. The applicant is proposing to partition a 20.0 acre property into two 10 acre parcels to be accessed by a private easement instead of a public road. The subject property is zoned Rural Residential (RR-5), and is identified by Tax Map No. 4N2W16-00-03900. There is no address for the property, but it is accessed by a driveway easement through 57308 Walker Road.
Deliberation only

Planner: Hayden Richardson

2. **Excel Construction, Joshua & Christine Johnston, Conditional Use, CU 18-06** have submitted an application for Conditional Use Permit Type II Home Occupation for using the home and accessory structures for office and storage of materials. The business involves communication tower equipment repair and replacement; most work is done at the tower sites. The small business office will be in the house with commercial vehicles and employee parking in the yard area. The company has 1-2 employees working on site. The subject property is located at 35858 N. Honeyman Rd, and identified by Tax Map No. 4N1W29-00-00700, 16.27 acres.

Planner: Hayden Richardson

3. **John L Jersey, Design Review, DR 18-04**, has submitted an application for a Site Design Review for an equipment storage yard and a proposed 8,072 sq ft truck maintenance building with administrative offices. The subject property has fill & grade, perimeter fence and three modular office buildings addressed at 2130 Gable Road. The property is identified as Tax Map No. 4N1W09-BB-00200, 2.22 acres, zoned Light Industrial (M-2).

Planner: Hayden Richardson

4. **Daniel & Geneva Cardoso, Conditional Use, CU 18-08**, have submitted an application for a Conditional Use Permit Type II Home Occupation for a dog breeding kennel using the attached garage and accessory structures including fenced run areas. The business involves birthing rooms, feeding and raising husky/pomsky mix puppies for sale. The subject property is located at 31648 Conifer Heights Dr , and identified by Tax Map No. 4N2W34-A0-01302, zoned RR-5 and is 7.14 acres.

Planner: Hayden Richardson

5. **Northwest Plumbing Services, Conditional Use, CU 18-09**, has submitted an application for a Conditional Use Permit, Type II Home Occupation for using the home for the office, accessory structures for storage of materials and the yard for loading plumbing materials in vans. The business involves a local plumbing contractor for new and repair work that is done at differing job sites. The small business office will be in the house with commercial vehicles and employee parking in the yard area. The company has total of eight employees, 3 are shift workers. The subject property is located at 34732 Achilles Rd, and identified by Tax Map No. 4N1W18-A0-00500, zoned RR-5 and is 8.1 acres.

Planner: Deborah Jacobah

Other Business: Approval of June 19, July 17, October 2, September 11 and November 6, 2017 minutes