

**COLUMBIA COUNTY PLANNING COMMISSION  
AGENDA - 06/19//2017**

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. **Vonda Bitikofer, Variance, V17-07,** 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.

Planner: Hayden Richardson

CPAC: Scappoose

2. **Lower Columbia Engineering, representing Michael Taylor, Design Review, DR 17-06,** 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)

Planner: Deborah Jacob

CPAC: Scappoose

3. **Kevin Theobald, Design Review & Marijuana Operation, MO 17-18 & DR 17-07** 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.

Planner: Hayden Richardson

CPAC: