

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

Please publish the following legal notice in the January 24 or 26th edition

NOTICE OF PUBLIC HEARING
Monday February 5, 2018

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from **John Janac** who 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

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from **Excel Construction, Joshua & Christine Johnston**, who 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.**

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from **John L Jersey** who 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).**

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from **Daniel & Geneva Cardoso** who 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.**

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from **Northwest Plumbing Services**, who 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.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on Monday, February 5, 2018, 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.

January 24, 2018

THE PLANNING COMMISSION
Jeff VanNatta, Chairman