

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

Please publish the following legal notice September 23 or 25, 2015

NOTICE OF PUBLIC HEARING
Monday October 5, 2015

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from Peter & Rachel Rintoul who have submitted an application for a Major Variance to Section 602.4 “Accessory Buildings” of the Zoning Ordinance, which requires a minimum building setback from the front of the lot facing Wikstrom Road of: behind the front wall of the main building or a minimum of 30 feet from the front parcel line. The applicant seeks approval to continue construction of a shop with a building setback of 22 feet from front parcel line. Note: the parcel has two front property lines, one fronting Wikstrom Road and the other fronting Kalberer Road. The subject property is 1.09 acres, zoned Rural Residential (RR-5), and is identified by Tax Map No. 4236-C0-01200, located at 54046 Kalberer Rd.

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from Lower Columbia Engineering, who is representing Rightline Equipment Inc., who has submitted an application for a Site Design Review for the construction of an 8,400 square foot metal structure to provide secure indoor storage for manufactured forklift equipment. The subject property is located at 29120 Dike Road in Rainier, OR. and identified as Tax Map No. 7N2W08-CC-00500, zoned Heavy Industrial.

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from Land Development Services, Columbia County Courthouse, St. Helens, Oregon, for Zoning Text Amendments to the Columbia County Zoning Ordinance, Sections 100, 300, 400, 500, 600, 620, 650, 670, 680, 800, 820, 910, 920, 930, 1040, 1800. **The purpose of the amendments is to specify the zoning districts in which marijuana land uses may be allowed, by what review process and according to what standards consistent with the Oregon Medical Marijuana Act and Measure 91, the recreational marijuana act, as amended.**

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

September 23, 2015

THE PLANNING COMMISSION
Jeff VanNatta, Chairman