



NOTICE OF PUBLIC HEARING

Monday, July 1, 2024 at 6:30 PM

NOTICE IS HEREBY GIVEN that George Bartholomew Hafeman III and representatives from Davis, Wright, Tremaine, LLP have applied for a Conditional Use Permit (CU 23-12) for a home occupation. Applicant seeks approval to host weddings and other events on the property. This property is zoned PA-80 (Primary Agriculture) and is 4.27 Acres, located at 51600 SE 9th St in Scappoose, OR.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **Monday, July 1, 2024**, starting at **6:30 p.m.** This meeting will be hybrid in nature, allowing participants to log in via Go-To-Meeting (link below) or attend in person at Healy Hall, within Columbia County Public Works Department, 1054 Oregon St., St. Helens, OR 97051.

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/880602597>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

Access Code: 880-602-597

The criteria to be used in deciding this request will be found in some or all of the following documents and laws, as revised from time to time: Oregon Revised Statutes (ORS) 197.797; Oregon Administrative Rules; Columbia County Comprehensive Plan; Columbia County Zoning Ordinance- Section 300 Primary Agriculture Use Zone-80, Section 1100 Flood Hazard Overlay, Section 1170 Riparian Corridors, Wetlands..., Section 1300 Signs, Section 1400 Off-Street Parking and Loading, Section 1450 Transportation Impact Analysis, Section 1501 General Provisions, Section 1503 Conditional Uses, Section 1507 Home Occupations. The specific criteria applicable to this request are listed and evaluated in the staff report.

A copy of the application, all documents and evidence relied upon by the applicants, and the staff reports will be available at the Land Development Services office located at 445 Port Ave, St Helens, OR. and online at <https://www.columbiacountyor.gov/departments/LandDevelopment/planning-commission> at least 7days prior to the Planning Commission hearing. Written comments on the issue can be submitted via email to Planning@columbiacountyor.gov or you can send comments via U.S. Mail to Columbia County, Department of Land Development Services, 230 Strand Street, St. Helens, OR 97051.

The hearing will be held according to the procedures established in the Zoning Ordinance. Interested parties may appear and be heard. 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 testimony against the application. Then those who are neither in favor nor opposed to the application will have an opportunity to present evidence and testimony. The applicant will then have the opportunity to rebut any of the evidence or testimony presented. After the presentation of evidence and arguments, the public hearing record will be either left open or closed by the Planning Commission.

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 those entitled to notice at a later date. The Commission may continue the hearing to a time and date certain in the future.

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Board based on that issue.

Additional information about this application may be obtained from the Planning Division of the Land Development Services Department, at (503) 397-1501. If you have any questions or concerns regarding access to the meeting or need accommodation, please call the Land Development Services office at (503) 397-1501.

THE PLANNING COMMISSION

Dan Magnia, Chairman