

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

**Please publish the following legal notice March 22<sup>nd</sup> or 24th edition**

**NOTICE OF PUBLIC HEARING**  
**Monday April 3, 2017**

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from David & Gail Clark, who have 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 divide a 38.39 acre property into three 5 acre or larger parcels to be accessed by a private easement. The subject property is zoned Rural Residential (RR-5), and is identified by Tax Map No. 4N2W27-00-00900. An old dwelling used to be located off CZ Trail/Road at 31482 Scappoose Vernonia Hwy.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from Mark Campbell and Daniel McMulligan, who have submitted an application for a Modification of Prior Approval, to modify the private access easement from the original Planning Commission Conditions of Approval set when the two 5 acre parcels were created. Applicants propose to delete the 60 feet wide easement and replace it with a 25 feet wide easement for driveway with a fire apparatus turn-around. The subject properties are zoned Forest Agriculture FA-80, and are identified as Tax Map Numbers 4213-00-02100 and 4213-00- 02101.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from Dale Url, who has submitted an application for a Zone Change from Rural Residential (RR-5) -to- General Commercial (C-3) for a portion (back half) of a Parcel; the entire Parcel is in the Scappoose Urban Growth Area. The site is approximately 5.69 acres; and, the front 3.0 acres is presently zoned Commercial C-3. The application is to change the zoning of the residential portion of the site to General Commercial, as well. The property is identified by Tax Map No. 3201-A0-00700, with an address of 53805 Columbia River Hwy.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on Monday, April 3, 2017, 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.

March 22, 2017

THE PLANNING COMMISSION  
Jeff VanNatta, Chairman