

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

**Please publish the following legal notice February 20, 2013**

**NOTICE OF PUBLIC HEARING**  
**Monday, March 4, 2013**

**NOTICE IS HEREBY GIVEN** that the Columbia County Planning Commission will conduct a public hearing regarding a request from **Reynolds Land Surveying, and Stephen Edney who have submitted an application for a Conditional Use Permit for a private road to access residentially zoned property through Primary Forest (PF-80) zoned property. The subject property is split zoned Primary Forest (PF-80) and Rural Residential (RR-5), and is identified by Tax Map Nos. 3N2W10-00-01000 consisting of 79 acres, and 3N2W11-00-01101 consisting of 10.0 acres, and is addressed at 51952 Mountain View Road.** Continued from the 2-4-2013 Planning Commission meeting.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from **Valerie Matthews, who has submitted an application for a Conditional Use Permit for a Home Occupation to host weddings and similar events on your residential property. The subject property is zoned Rural Residential (RR-5) and is identified by Tax Map Identification No. 7N3W09-B0-00500 consists of 9.57 acres in size, and is addressed at the above address, 76856 Delena Mayger Road.** Continued from the 2-4-2013 Planning Commission meeting.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from **Al Petersen, who has submitted an application for a Comprehensive Plan Amendment and Zone Change to Surface Mining (SM) to expand Tide Creek Rock gravel mine. The application also requests a variance to Riparian Corridor and road setbacks. The site is approximately 56 acres and consists of land zoned Forest Agriculture (FA-80). The property is identified by three Tax Account Nos. 6236-00-00900, 6236-40-00900 and 6236-40-00600, known as the Tide Creek Rock site.** Continued from the 2-4-2013 Planning Commission meeting.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on Monday, March 4, 2013 ,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.

February 20, 2013

THE PLANNING COMMISSION  
Guy Letourneau, Chairman