

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

**Please publish the following legal notice August 24<sup>th</sup> or 26<sup>th</sup>**

**NOTICE OF PUBLIC HEARING**  
**Monday September 12, 2016**

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from Chad Elstoen who has submitted an application for a Major Variance to Section 604.6 of the Zoning Ordinance, which requires for residential structures a minimum building setback from any property line of 30 feet. The subject property is 2.0 acres, zoned Rural Residential (RR-5), and is identified by Tax Map No. 5225-DA-00600, located on Dart Creek Road with an old address of 61552 Dart Creek Road.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from Gary Martin who has submitted an application for Conditional Use Permit Type II Home Occupation for an increase in activity in the existing woodworking and metal working studio business. The subject property is located at 32000 Raymond Creek Road and identified by Tax Map No. 3N2W14-CB-01100, 1.03 acres.

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from Lower Columbia Engineering who is representing United Pacific Forest Products and has submitted an application for a Site Design Review for the construction of a new approximate 21,700 sq ft Storage Building. The subject property is located on an existing site for Manufacturing and Recycling Pallets at 34202 Johnson Landing Road, Scappoose, OR; and, identified as Tax Map No. 3119-00-01100, 8.3 acres, zoned Rural Industrial (RIPD).

**NOTICE IS HEREBY GIVEN** that the Planning Commission will conduct a public hearing regarding a request from Northwest Aggregates who has submitted an application for a Comprehensive Plan Amendment and Zone Change to Surface Mining (SM) to expand a presently permitted mining area. The site referred to in the application as Bible College Property is approximately 130 acres and is located near Scappoose on land zoned Primary Agriculture (PA-80). The property is identified by three Tax Map Nos. 4N1W32-00-1000, 4N1W33-00-500 and 3N1W05-00-100, bordering to the south of the currently permitted Bates Roth mining site.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on Monday, September 12, 2016, 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.

August 31, 2016

THE PLANNING COMMISSION  
Jeff VanNatta, Chairman