



**NOTICE OF PUBLIC HEARING**  
(Remote Access Available)

**Date:** February 8, 2022  
**File #** PA 22-01 and ZC 22-01  
**Owner/Applicant:** Weyerhaeuser Timber Holdings, Inc. / Jeremy Keepers  
**Map/Taxlot:** Portions of 7512-00-00201 and 7512-00-00401  
**Size:** 49.34 acres  
**Site Address:** 76106 Highway 47, Clatskanie, OR 97016  
**Plan/Zone:** Forest / Primary Forest (PF-80)

**NOTICE IS HEREBY GIVEN** that on **Monday, March 7, 2022, at 6:30 p.m.** a public hearing will be held before the Columbia County Planning Commission (Commission). You received this notice because you own property located near the property that is the subject of this notice.

**THE HEARING WILL BE CONDUCTED REMOTELY VIA ONLINE WEBINAR ONLY.**  
**YOU MAY ACCESS AND PARTICIPATE IN THE HEARING USING THE FOLLOWING LINKS:**

By computer, tablet or smartphone: <https://global.gotomeeting.com/join/815189485>

By phone: United States (Toll Free): [1 877 309 2073](tel:18773092073)  
United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: **815-189-485**

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The hearing is to afford interested parties an opportunity to be heard on the following matter. Any comments you wish to provide will be appreciated; however, Oregon law requires that testimony and evidence must be directed toward the applicable decision criteria. You may present testimony at the public hearing or provide written comments to the Land Development Services (LDS) Department prior to 5:00 p.m. on the hearing date. The Commission will make a recommendation on this application to the Columbia County Board of Commissioners, which is the decision-maker for all County Plan and zone amendments.

**PA 22-01 and ZC 22-01:** Applications for a *Comprehensive Plan* (Plan) map amendment from Forest Resource to Industrial and a Zoning Map Amendment from Primary Forest (PF-80) to Rural Industrial Planned Development (RIPD) under provisions for the redevelopment of an abandoned or diminished mill site. The subject property is identified as portions of Tax Maps 7N5W12-00-00201 and 7N5W12-00-00401, totaling 49.34 acres. The property is located approximately two miles west of Clatskanie. The site address is 76103 Highway 47, Clatskanie, OR 97016.

If you have questions regarding this application, or concerns regarding meeting access, you may call 503-397-1501; or email [Robert.Wheeldon@ColumbiaCountyOR.gov](mailto:Robert.Wheeldon@ColumbiaCountyOR.gov).

**Notice to mortgagee, lien holder, vendor or seller: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.**

1. This application will be reviewed and a decision will be made based on the applicable decision criteria contained in: *ORS 197.719*; CCZO 1502; CCZO 306; the *Columbia County Comprehensive Plan* (Plan), the Oregon Statewide Planning Goals, and any other statute, rule or ordinance that is determined to apply. The specific criteria applicable to this land use decision will be identified and evaluated in the staff report.
2. All testimony and evidence must be directed toward the criteria described above or other criteria in the Plan or land use regulations that you believe apply to the decision. Failure to raise an issue before the close of the record, by letter or in person, or failure to provide statements or evidence sufficient to afford the decision maker(s) and the parties an adequate opportunity to respond to each issue raised, precludes an appeal based on that issue.
3. A map(s) identifying the property under review is attached to this notice.
4. A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and the applicable review criteria are available for inspection at no cost in the Land Development Services (LDS) office, 445 Port Avenue, St. Helens, during normal business hours. A staff report will be available for inspection at the LDS office at least seven days prior to the hearing. Copies will be provided at reasonable cost.
5. Prior to the conclusion of the initial evidentiary hearing, any participant may request an opportunity to present additional evidence or testimony regarding the application. The Commission shall grant the request by either (a) continuing the public hearing, or (b) leaving the record open for additional written evidence or testimony. If the Commission grants a continuance, the hearing shall be continued to a date, time and place certain at least seven days from the initial hearing.
6. If the hearing is continued or the written record is left open, the chairperson will announce the date, time and place for resumption of the hearing and state any limitations that exist on further testimony or submittal of written materials. If a site visit is warranted, the chairperson will announce the time and date of such a visit. If the hearing and record are closed, the decision-makers will begin deliberations or will announce the date, time and place the decision will be made.
7. Written testimony and evidence may be submitted either before or during the public hearing to [Robert.Wheeldon@ColumbiaCountyOr.gov](mailto:Robert.Wheeldon@ColumbiaCountyOr.gov).
8. You may also submit written materials via US Mail to:  
  
Columbia County  
Land Development Services  
Attn: Robert Wheeldon  
230 Strand Street  
St. Helens, OR 97051
9. **NOTE: All testimony and evidence, whether written or oral, must be received by the Planning Commission prior to the close of the hearing to be accepted into the record.**



**Tax Account: 7512-00-00201 & 7512-00-00401**

**Case No.: PA 22-01 and ZC 22-01**

**Applicant: Jeremy Keepers and Weyerhaeuser Timber Holdings**

**Application: plan amendment and zone change**

**Zone: PF-80**

### **Affidavit of Mailing**

I, Kay Clay, being first duly sworn, depose and say, I am the Planning Secretary for Columbia County, and in that capacity I prepared the following mailing(s) and delivered the document(s) referenced therein:

On February 8, 2022 I mailed Jeremy Keepers and Weyerhaeuser Timber Holdings the following:

The deemed complete letter dated February 2, 2022

A copy of the surrounding property owners notice dated February 8, 2022

On February 8, 2022 I mailed the following information to the surrounding property owners (pursuant to ORS 197.763(2)(a)):

A copy of the Planning Commission notice.

A surrounding property map.

On February 8, 2022, I mailed the following to the Clatskanie CPAC and ODFW

A referral and Acknowledgement form.

A copy of the application packet

On February 8, 2022 I emailed the following to the Building Official, Public works, Assessor, the sanitarian, county counsel, CC Economic Team, Clatskanie PUD, Soil & Water Conservation District, OSU Agricultural Extension Office, Clatskanie Fire District, Mist-Birkenfeld Fire District, ODF and OWRD:

A referral and Acknowledgement form.

A copy of the application packet

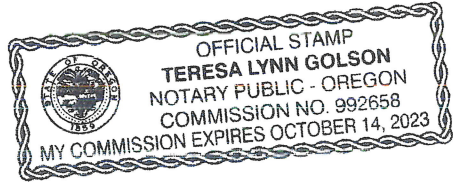
Dated this 8th day of February, 2022.

K. Clay  
Kay Clay, Planning Secretary

SUBSCRIBED and sworn to before me on this 8 day of February 2022.

STATE OF OREGON    )  
                                  ) ss.  
Columbia County    )

Teresa Lynn Golson  
Notary Public for Oregon



REFERRAL CONTACT LIST

Applicant Name:

File No.:

s	Cities	s	Fire Districts
	Clatskanie	✓	Clatskanie (Alston, Mayger, Woodson) E
	Columbia City	✓	Mist-Birkenfeld (Natal) E
	Prescott		Columbia River Fire & Rescue (St.Helens/Rainier)
	Rainier		Scappoose (Chapman)
	Scappoose		Vernonia (Pittsburg, Keasey)
	St. Helens		State Fire Marshall (outside RFPDs)
	Vernonia	s	<b>State &amp; Federal Agencies</b>
			DEQ - Division ( )
s	<b>School Districts</b>		DLCD - Land Conservation & Development Robert
	Clatskanie (Quincy, Mayger)		DSL - Department of State Lands
	Rainier (Prescott, Goble)		DOGAMI - Geology & Mineral Industries
	St. Helens (Columbia City, Deer Island)		FEMA Region X
	Scappoose		NRCS - Natural Resources Conservation Service
	Vernonia (Mist, Birkenfeld)		ODF - Oregon Department of Forestry E
s	<b>Water Districts</b>	✓	ODFW - [ East ] [ West ] of Highway 47
	McNulty Water PUD		OMD - Oregon Military Department
	Warren Water District		OPR - Oregon Parks & Recreation
	Quincy Water District		ODOT- [ Aeronautics ] [ Highways ] [ Rail ]
	Other:	✓	OWRD - Watermaster District [18] [ 1 ] E
s	<b>Special Districts</b>		SHPO - State Historic Preservation Office
✓	CPAC ( Clatskanie )		USACE - U.S. Army Corps of Engineers
	Port of Columbia County		USFW - U.S. Fish & Wildlife
	Drainage District ( )	s	<b>County Departments</b>
E ✓	Clatskanie PUD	✓	Building Official E
	Columbia River PUD	✓	Public Works - Roads (Transportation Planner) E
	West Oregon Electric	✓	Sanitarian E
E ✓	Soil & Water Conservation District	✓	Surveyor
E ✓	OSU Agricultural Extension Office	✓	Assessor E
s	<b>Water Shed Councils</b>		Animal Control Officer
	Scappoose Bay		LDS Compliance Specialist
	Lower Columbia	✓	County Counsel E
	Upper Nehalem		Public Health / Environmental Health (CCPH)
s	<b>Misc. / Other</b>		C COM - Columbia 911 (Road Naming)
	1000 Friends of Oregon	✓	CC Economic Team E Returned

Notified

February 8, 2022

**REFERRAL AND ACKNOWLEDGMENT**

**To:**

**Date:** February 8, 2022  
**File #** PA 22-01 and ZC 22-01  
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**THIS APPLICATION IS FOR** ( ) Administrative Review; (X) Planning Commission, Hearing Date: **March 7, 2022**

**PLEASE RETURN BY: February 18, 2022**

Planner: **Robert Wheeldon**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1. \_\_\_\_\_ We have reviewed the enclosed application and have no objection to its approval as submitted.
2. \_\_\_\_\_ Please see attached letter or notes below for our comments.
3. \_\_\_\_\_ We are considering the proposal further, and will have comments to you by \_\_\_\_\_.

<p>CINK FAMILY TRUST 6105 REXROTH AVE BAKERSFIELD, CA 93306</p>	<p>LONGVIEW TIMBERLANDS LLC 220 OCCIDENTAL AVE S SEATTLE, WA 98104</p>	<p>CLARUTH INC WILLNA INC FRANBEA INC EA1/3 PO BOX 127 CLATSKANIE, OR 97016</p>
<p>CLARUTH INC WILLNA INC FRANBEA INC EA1/3 PO BOX 127 CLATSKANIE, OR 97016</p>	<p>LONGVIEW TIMBERLANDS LLC 220 OCCIDENTAL AVE S SEATTLE, WA 98104</p>	<p>LONGVIEW TIMBERLANDS LLC 220 OCCIDENTAL AVE S SEATTLE, WA 98104</p>
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**NOTICE OF COMPLETE APPLICATION**

February 2, 2022

Jeremy Keepers  
Timber Valley Development, Inc.  
81711 Mahr Lane  
Creswell, OR 97426

Samantha Turner  
Weyerhaeuser Timber Holdings, Inc.  
220 Occidental AVE South  
Seattle, WA 97016

**RE: PA 22-01 and ZC 22-01; Concurrent applications for a Comprehensive Plan Map Amendment from Forest Resource to Industrial and a Zoning Map Amendment from Primary Forest (PF) to Rural Industrial Planned Development (RIPD) under provisions for the redevelopment of an abandoned or diminished mill site. The subject property is identified as portions of Tax Maps 7N5W12-00-00201 and 7N5W12-00-00401, totaling 49.34 acres. The property address is 76103 Highway 47, Clatskanie, OR 97016.**

Dear Mr. Keepers and Ms. Turner:

I have reviewed your applications for a Comprehensive Plan Map amendment and a Zoning Map amendment, as identified above, including the supplemental information. The applications are deemed to be complete as of the date of this notice. Your applications are scheduled for review before the Columbia County Planning Commission (Commission) at **6:30 p.m. on March 7, 2022.**

The hearing will be conducted remotely via GoTo Meeting. A notice will be sent to nearby property owners and affected agencies. A Staff Report will be available seven (7) days prior to the hearing. You, or an applicant representative, must attend the hearing to present the application to the Commission and to answer questions. After the close of the hearing the Commission will make a recommendation on your applications to the Board of County Commissioners (Board). The Board will conduct the final land use hearing and will make a final decision on your applications.

Please contact me if you have any questions regarding the status of your application or the decision criteria and process. I can be reached by email at [Robert.Wheeldon@ColumbiaCountyOr.gov](mailto:Robert.Wheeldon@ColumbiaCountyOr.gov); or by phone at 503-397-7217.

**Land Development Services**

Robert Wheeldon  
Planning Manager

cc: File