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

Please publish the following legal notice in the   May23 or May 25th edition

NOTICE OF PUBLIC HEARING
Monday June 4, 2018

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from **David Evans & Assoc, who is representing the Warren Community Fellowship, has submitted an application for a Comprehensive Plan Map Amendment and Zone Change from Rural Residential to Community Service Institutional in order to site a private Christian School facility. The subject property is approximately 7.4 acres, identified by Tax Map No. 4N1W19-AC-00700 and has no physical address; but, the site is located on Church Road, bordering the Warren Community Fellowship Church property in back, to the west.**

NOTICE IS HEREBY GIVEN that the Planning Commission will conduct a public hearing regarding a request from **Greg & Kari Engstrom, 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 partition a 11.04 acre property into two 5+ acre parcels with one parcel to be accessed by a private easement instead of a public road. The subject property is zoned Rural Residential (RR-5), and is identified by Tax Map No. 4N1W30-B0-01700. The property is located at 55585 Columbia River Hwy.**

June 4, 2018, 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.

May 23, 2018

THE PLANNING COMMISSION
Jeff VanNatta, Chairman