



ST. HELENS, OR 97051  
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**JAKE RENNEY**  
503.397-7217

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

**Date:** October 2, 2023  
**File #** DR 24-01  
**Owner/Applicant:** Matthew Alexander/Juli Tussing for Columbia County Christian School  
**Map/Taxlot:** 4119-AC-00700  
**Site Address:** 34740 Church Rd Warren, OR 97053  
**Zone:** Community Service/Institutions (CS-1)  
**Size:** 7.36 Acres

**NOTICE IS HEREBY GIVEN** that Matthew Alexander and Julie Tussing, have applied for a Design Review for Columbia County Christian School. This property is zoned Community Service/Institutions (CS-1) having 7.36 acres and is located at 34740 Church Rd, Warren Or.

**SAID PUBLIC HEARING** will be held before the Columbia County Planning Commission on Monday, October 2, 2023, starting at **6:30 p.m.** This meeting will be hybrid in nature, allowing participants to log into a digital Go-To-Meeting (link provided below) or attend in person at Healy Hall within the Columbia County Public Works Department, addressed at 1054 Oregon Street in St. Helens.

**Columbia County Planning Commission Meeting**  
**Please join my meeting from your computer, tablet or smartphone.**  
<https://meet.goto.com/880602597>

**You can also dial in using your phone.**  
Access Code: 880-602-597  
United States (Toll Free): 1 866 899 4679  
United States: 1 (571) 317-3116

If you have any questions or concerns regarding access to the meeting or need accommodation, please call the Land Development Services office at (503) 397-1501.

The criteria to be used in deciding the request will be found in the following, but not limited to these documents and laws as revised from time to time: ORS 197.763; Columbia County Zoning

**NOTICE OF PUBLIC HEARING – OCTOBER 2, 2023**

**DESIGN REVIEW FOR COLUMBIA COUNTY CHRISTIAN SCHOOL**

My name is Albert J. Wyatt and my property at 56694 Plantation Dr abutts the proposed CCC school at 34740 Church Road, Warren, Oregon.

My primary concern is the damage done by CCCS contractor who used a back hoe and a caterpillar to make almost a vertical cut on the edge of my property down 3-5 feet for the stated reason to get it to grade to build a track. In doing this work, he dug out approximately 50% of the roots from my Redwood and fir trees on the edge of my property. As a result of this work two of my large trees died and had to be removed at my cost.

My concern now is the natural erosion will expose more roots and continue to stress my existing trees and make them more vulnerable to infestation and especially stabilization issues. Prior to this work, no tree loss has occurred over the past 25 years that I have lived here.

For this reason, CCCS needs to build a five foot retaining wall and back fill it with soil to stabilize the integrity of the slope. The large conifer trees are very valuable to us as they provide a visual block between our back yard and the proposed school. In addition, they provide a shield for noise pollution from the CCC School and Church Road.

My second concern is the drainage issue after heavy rains on the CCCS site. I understand some work has been done to increase the integrity of the tiles that enable more water to be moved through the area. However, a large part of the property will now be covered by asphalt for parking and by the footprint of the school, this will take out a lot of the area's water absorption capability. The lowest point for the water to flow is the southeast corner of my property. This in all probability will create a quagmire. This situation needs to be addressed by CCCS and the county.

Thank you for requesting my comments.

Respectfully, Albert J. Wyatt

A handwritten signature in black ink that reads "Albert J. Wyatt". The signature is written in a cursive style with a large, prominent "A" and "W".



current picture showing  
sloughage material  
off the vertical cut.



Caterpillar making  
vertical cuts along the  
edge of my property,  
approximately 3 years  
ago.



Current pictures of the many roots that were dug out.



TOP: One of many drainage LAKES over  
the YEARS

Bottom: more dug out Roots