



NOTICE OF PUBLIC HEARING

Monday, January 6, 2025 at 6:30 PM

NOTICE IS HEREBY GIVEN that Columbia County and Lower Columbia Engineering have applied for a Conditional Use Permit (CU 25-01) and Site Design Review (DR 25-01) for the following trail staging area improvements: 16' x 16' picnic shelter, paved parking area, vault toilet, bicycle parking and repair station, signage, stormwater swales, and landscaping. The subject property associated with map/taxlot 4403-00-00100 is zoned PF-80 and is approximately 106.5 acres.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **Monday, January 6, 2025**, starting at **6:30 p.m.** This meeting will be hybrid in nature, allowing participants to log in via Go-To-Meeting (link below) or attend in person at the John Gumm Building & Civic Center Auditorium, 251 St. Helens Street, St. Helens, OR 97051.

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/880602597>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

Access Code: 880-602-597

The criteria to be used in deciding this request will be found in some or all of the following documents and laws, as revised from time to time: Oregon Administrative Rule (OAR) 660-034-0035 Park Uses on Agricultural and Forest Land; Columbia County Comprehensive Plan; Columbia County Zoning Ordinance- Section 500 Primary Forest Zone, Section 1170 Riparian Corridors, Wetlands, Water Quality, and Fish and Wildlife Habitat Overlay Zone, Section 1300 Signs, Section 1400 Off-Street Parking and Loading, Section 1450 Traffic Impact Analysis, Section 1503 Conditional Uses, and Section 1550 Site Design Review. The specific criteria applicable to this request will be listed and evaluated in the staff report.

A copy of the applications, all documents and evidence relied upon by the applicants, and the staff reports will be available for inspection at no cost (and will be provided at reasonable cost) at the Land Development Services office located at 445 Port Ave, St Helens, OR and online at <https://www.columbiacountyor.gov/departments/LandDevelopment/planning-commission> at least 7 days prior to the Planning Commission hearing. Written comments on the issue can be submitted via email to Planning@columbiacountyor.gov or via U.S. Mail to Columbia County, Department of Land Development Services, 230 Strand Street, St. Helens, OR 97051.

The hearing will be held according to the procedures established in the Zoning Ordinance. Interested parties may appear and be heard. 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 testimony against the application. Then those who are neither in favor nor opposed to the application will have an opportunity to present evidence and testimony. The applicant will then have the opportunity to rebut any of the evidence or testimony presented. After the presentation of evidence and arguments, the public hearing record will be either left open or closed by the Planning Commission.

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 those entitled to notice at a later date. The Commission may continue the hearing to a time and date certain in the future.

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Board based on that issue.

Additional information about these applications may be obtained from the Planning Division of the Land Development Services Department, at (503) 397-7260. If you have any questions or concerns regarding access to the meeting or need accommodation, please call Deborah Jacob at the Land Development Services office at (503) 397-7260.

Columbia County Land Development Services