



## NOTICE OF PUBLIC HEARING

Monday, July 7, 2025 at 6:30 PM

NOTICE IS HEREBY GIVEN that Columbia County and Lower Columbia Engineering have applied for a Site Design Review (DR 25-05) and Determination of Similar Use (DSU 25-02) for the installation of a new 30' by 40' steel gas station canopy with four gas pumps and two above-ground fuel storage tanks on the existing Outpost 30 Mini-Mart located at 73684 Columbia River Highway in Rainer. The subject property is associated with Tax Map ID/Tax Account Numbers 7226-A0-01100/19914, zoned for Existing Commercial (EC) uses and contains 1.50 acres.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **Monday, July 7, starting at 6:30 p.m.** This meeting will be hybrid in nature, allowing participants to log in via Microsoft Teams 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.

**Microsoft Teams** [Need help?](#)

**[Join the meeting now](#)**

Meeting ID: 284 630 737 843 8

Passcode: bw9mc984

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: Columbia County Zoning Ordinance: Section 670 Existing Commercial, Section 810 Neighborhood Commercial, Section 1400 Off-Street Parking and Loading, Section 1450 Transportation Impact Analysis, 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](mailto: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