



NOTICE OF PUBLIC HEARING (Remote Access Available)

Date: January 30, 2025

File # DR 25-03

Applicant/Owner: Northwest Aggregates Company

Situs Address: None assigned

Mailing Address: 34855 Honeyman Road, Scappoose, Oregon 97056

Map/Taxlots: 4132-00-01000, 4133-00-00500, and 3105-00-00100

Tax Accounts: 7536, 7540, and 5169

Zone: Surface Mining (SM)

Total Tax Lot Acreage: 153.87-acres

Expansion Area Acreage: +/- 130-acres

Size: 88.73-acres, 5.09-acres, and 60.05-acres

NOTICE IS HEREBY GIVEN that Northwest Aggregates Company has submitted a Site Design Review Application (DR 25-03) requesting approval to expand the existing Bates Roth aggregate mine onto the adjacent Bible College property ("Site"). The Site is associated with map/tax lots 4132-00-01000, 4133-00-00500, and 3105-00-00100 which are zoned Surface Mining (SM). The site is comprised of approximately 153.87-acres, of which approximately 130-acres are proposed for mining operations.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **Monday, March 17, 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 Healy Hall, within the Columbia County Works Department building, addressed 1054 Oregon St., 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)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Access Code: 880-602-597

The applicable criteria to be used in evaluating this request include: Columbia County Stormwater and Erosion Control Ordinance Part I (B); Columbia County Zoning Ordinance-Section 1040 Surface Mining (SM), Section 1100 Flood Hazard Overlay, Section 1140 Greenway Overlay, Section 1170 Riparian Corridors, Wetlands, Water Quality, and Fish and Habitat Protection Overlay Zone, Section 1185 Natural Area Overlay, Section 1190 Big Game Habitat Overlay, 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 application, all documents and evidence relied upon by the applicant, 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, 445 Port Avenue, 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 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 Planning Commission will close the hearing to additional evidence and testimony and deliberate toward a decision.

The Planning 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 Planning Commission may continue the hearing to a time and date certain in the future.

Failure of an issue to be raised in the hearing, either in person or in writing, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

Additional information about these applications may be obtained from the Planning Division of the Land Development Services Department, at (503) 397-1501. If you have any questions or concerns regarding access to the meeting or need accommodation, please call Jack Niedermeyer at the Land Development Services office at (503) 397-7217.

Thank you,
Columbia County Land Development Services