



## NOTICE OF PUBLIC HEARING

### Change of Hearing Date

**New Hearing Date Monday, January 5, 2026, at 6:30 PM**

**File #:** CU 24-118 & DR 24-139  
**Applicant/Owner:** Ffynnon Properties LLC represented by Neal Havel  
**Situs Address:** 57009 Pebble Creek Road, Vernonia, OR 97064  
**Mailing Address:** P.O. Box 66442, Portland, OR 97290  
**Map/Tax Lot:** 4400-00-02300  
**Tax Account:** Number: 23869  
**Zone:** Primary Forest (PF-80)  
**Total Tax Lot Acreage:** 51.70 +/- Acres

**NOTICE IS HEREBY GIVEN** that Ffynnon Properties LLC has submitted a **Conditional Use Permit Application (CU 24-118)** and a **Site Design Review Application (DR 24-139)** to establish a **Private Park and Primitive Campground with 30 tent spaces, 10 vehicle spaces and outdoor recreational areas on the Map/ Tax Lot identified above.**

**THE PUBLIC HEARING** will be held before the Columbia County Planning Commission on **Monday, January 5, 2026**, starting at **6:30 p.m.** This meeting will be hybrid in nature, allowing participants attend in person at the John Gumm Building & Civic Center Auditorium, 251 St. Helens Street, St. Helens, OR 97051 or to log in via Microsoft Teams Meeting (link below).

### **[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 500 Primary Forest, Section 1300 Signs, Section 1400 Off-Street Parking, Section 1503 Conditional Uses, and Section 1550 Site Design Review and the Columbia County Stormwater & Erosion Control Ordinance.** The specific criteria applicable to this request will be listed and evaluated in the staff report.

A copy of the application(s), all documents and evidence submitted to the record by the applicant and relied upon by staff, and the staff report(s) recommendation to the Planning Commission will be available for inspection at no cost (copies available for cost) at the Land Development Services office located at 445 Port Ave, St Helens, OR. It will also be made available 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 §1603 of the Columbia County Zoning Ordinance. Interested parties may appear and be heard.

Failure to raise an issue, either in writing or in person, and failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue raised, precludes appeal to the Board based on that specific 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 contact Planner **Deborah S. Jacob** at the Land Development Services office at (503) 397-7260 or via email at [Deborah.jacob@columbiacountyor.gov](mailto:Deborah.jacob@columbiacountyor.gov)

Thank you,  
Columbia County Land Development Services