

FW: NOTICE OF PUBLIC HEARING Wednesday, November 27, 2024, File # V 25-01


From Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Date Tue 11/26/2024 10:06 AM
To Jacyn Normine <Jacyn.Normine@columbiacountyor.gov>
Cc Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>; Spencer Parsons <Spencer.Parsons@columbiacountyor.gov>

Hey Jacyn,

Here is an additional thread that needs to be published.

Best,

Jack

	<p>Jack Niedermeyer Assistant Planner</p> <p>Phone: 503-397-7217 Web: www.columbiacountyor.gov Email: jack.niedermeyer@columbiacountyor.gov 445 Port Avenue, St. Helens, OR 97051</p>
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From: Jack Niedermeyer
Sent: Tuesday, November 19, 2024 2:00 PM
To: Pete Farrelly <PETER.R.FARRELLY@oha.oregon.gov>; Erin O'Connell <erin.oconnell@columbiacountyor.gov>
Cc: Daniel Osborn <Daniel.Osborn@columbiacountyor.gov>; Jaime Aanensen <Jaime.Aanensen@columbiacountyor.gov>; Mike Christman <Mike.Christman@columbiacountyor.gov>; Tan Khoa Le <TanKhoa.Le@columbiacountyor.gov>; Jerry Walker <Jerry.Walker@columbiacountyor.gov>; Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>
Subject: RE: NOTICE OF PUBLIC HEARING Wednesday, November 27, 2024, File # V 25-01

Hi All,

I am happy to provide any of the documentation included in the application if necessary. Additionally, do you want this correspondence to be included in the public record for the upcoming Board Meeting on 11/27? If so, I can forward the email chain to Jacyn with the Board's office.

Best,

Jack Niedermeyer

	<p>Jack Niedermeyer Assistant Planner</p> <p>Phone: 503-397-7217</p> <p>Web: www.columbiacountyor.gov</p> <p>Email: jack.niedermeyer@columbiacountyor.gov</p> <p>445 Port Avenue, St. Helens, OR 97051</p>
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From: Pete Farrelly <PETER.R.FARRELLY@oha.oregon.gov>
Sent: Tuesday, November 19, 2024 1:22 PM
To: Erin O'Connell <erin.oconnell@columbiacountyor.gov>
Cc: Daniel Osborn <Daniel.Osborn@columbiacountyor.gov>; Jaime Aanensen <Jaime.Aanensen@columbiacountyor.gov>; Mike Christman <Mike.Christman@columbiacountyor.gov>; Tan Khoa Le <TanKhoa.Le@columbiacountyor.gov>; Jerry Walker <Jerry.Walker@columbiacountyor.gov>; Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Subject: Re: NOTICE OF PUBLIC HEARING Wednesday, November 27, 2024, File # V 25-01

I can't get a great sense of the project & distances from the wellhead here.

But the 50' & 100' setbacks from drinking water wells are all that's required to be controlled by the water system.

Happy to discuss any details I'm missing.

Pete
971.201.6428

On Nov 19, 2024, at 11:41 AM, Erin O'Connell <erin.oconnell@columbiacountyor.gov> wrote:

Think twice before clicking on links or opening attachments. This email came from outside our organization and might not be safe. If you are not expecting an attachment, contact the sender before opening it.

Hi Daniel,

Jack Niedermeyer is the project Planner on this so I have looped him in so that he is getting this information. Thanks for sending this.

Erin O'Connell
Environmental Services Specialist
Columbia County Land Development Services
503-397-7222

Service ~ Engagement ~ Connection ~ Innovation

Please note: Land Development Services has moved to a new location at 445 Port Avenue, St. Helens 503-397-1501 and email, onsite@columbiacountyor.gov

From: Daniel Osborn <Daniel.Osborn@columbiacountyor.gov>
Sent: Tuesday, November 19, 2024 11:15 AM
To: Jaime Aanensen <Jaime.Aanensen@columbiacountyor.gov>; Pete Farrelly <PETER.R.FARRELLY@oha.oregon.gov>; Mike Christman <Mike.Christman@columbiacountyor.gov>; Tan Khoa Le <TanKhoa.Le@columbiacountyor.gov>; Jerry Walker <Jerry.Walker@columbiacountyor.gov>; Erin O'Connell <erin.oconnell@columbiacountyor.gov>
Subject: Fw: NOTICE OF PUBLIC HEARING Wednesday, November 27, 2024, File # V 25-01

Hi everyone,

This was forwarded to me, regarding Goble Water Association #41-00690, and pertains to the construction of a mobile asphalt plant right on top of the aquifer, according to what the water system contact says.

She says they plan to do this the day before Thanksgiving at 10 am in the morning. The contact was concerned that this could be a negative impact on their aquifer.

Pete, should we contact a hydrogeologist on this matter?

Thank you,

Daniel Osborn, REHS/RS
Columbia County Public Health
(971) 757-5031

From: Roxy Caraway <roxy317@gmail.com>
Sent: Tuesday, November 19, 2024 9:34 AM
To: Daniel Osborn <Daniel.Osborn@columbiacountyor.gov>
Subject: Fwd: NOTICE OF PUBLIC HEARING Wednesday, November 27, 2024, File # V 25-01

Hi Daniel

I am forwarding this to you so you will get a general idea of what I need to discuss with you.

Please call at your earliest convenience.

Thanks
Roxy

Home Office: (503)556-2150
Send Text: (503)732-0891

hakuna matata

----- Forwarded message -----

From: Chris K <rainiergeek@gmail.com>
Date: Sat, Nov 9, 2024 at 11:14 AM
Subject: Re: NOTICE OF PUBLIC HEARING Wednesday, November 27, 2024, File # V 25-01
To: Roxy Caraway <roxy317@gmail.com>

TY!!!!

On Sat, Nov 9, 2024 at 11:07 AM Roxy Caraway <roxy317@gmail.com> wrote:

I see you are on the 'not so blind' cc list. :)

but here ya go.

Home Office: (503)556-2150
Send Text: (503)732-0891

hakuna matata

----- Forwarded message -----

From: Roxy Caraway <roxy317@gmail.com>
Date: Thu, Nov 7, 2024 at 4:36 PM
Subject: Re: NOTICE OF PUBLIC HEARING Wednesday, November 27, 2024, File # V 25-01
To: Angelynn Caraway <angelynn@gmail.com>

thanks ... I got one too
Home Office: (503)556-2150
Send Text: (503)732-0891

hakuna matata

On Thu, Nov 7, 2024 at 4:23 PM Angelynn Caraway
<angelynnnc@gmail.com> wrote:

Angelynn Caraway
503.396.5949

----- Forwarded message -----

From: **Eric Egge** <eric.egge13@gmail.com>
Date: Thu, Nov 7, 2024 at 4:22 PM
Subject: Fwd: NOTICE OF PUBLIC HEARING Wednesday, November 27, 2024, File # V 25-01
To: Angelynn Caraway <angelynnnc@gmail.com>, Roxy Caraway <roxy317@gmail.com>

FYI

----- Forwarded message -----

From: **Jacyn Normine** <Jacyn.Normine@columbiacountyor.gov>
Date: Thu, Nov 7, 2024, 3:40 PM
Subject: NOTICE OF PUBLIC HEARING Wednesday, November 27, 2024, File # V 25-01
To: jarambu@kerrcontractors.com
<jarambu@kerrcontractors.com>, bkerr@att.net <bkerr@att.net>, Don VanDomelen <Don.VanDomelen@columbiacountyor.gov>, Erin O'Connell <erin.oconnell@columbiacountyor.gov>, Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>, cameron_templeton@yahoo.com <cameron_templeton@yahoo.com>, fischers@q.com <fischers@q.com>, roxy317@gmail.com <roxy317@gmail.com>, julitempleton@hotmail.com <julitempleton@hotmail.com>, eric.egge13@gmail.com <eric.egge13@gmail.com>, rainiergeek@gmail.com <rainiergeek@gmail.com>
Cc: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>, Jamie Viveiros <Jamie.Viveiros@columbiacountyor.gov>, Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>, Spencer Parsons <Spencer.Parsons@columbiacountyor.gov>, Department-Counsel <department-counsel@columbiacountyor.gov>, Department-BOC <department-boc@columbiacountyor.gov>

**NOTICE OF PUBLIC HEARING
Wednesday, November 27, 2024
(Remote Access Available)**

**File # V 25-01
Applicant: John Arambul & Bryan Kerr, Kerr Contractors
Property Owner(s): Willow Creek Land LLC
Map/Tax lot: 6212-00-01100
Zone: Surface Mining (SM)
Size: Approx. 32.47 Acres**

NOTICE IS HEREBY GIVEN that Kerr Contractors c/o John Arambul and Bryan Kerr, on behalf of property owner Willow Creek Land LLC, has appealed the Planning Commission's denial of their application for a Major Variance (File # V 25-01). The applicant proposes a variance to the standard surface mining operation hours to allow the operation of a temporary asphalt paving plant between the hours of 6:00 PM to 7:00 AM, not to exceed a period of 60 days. The subject property associated with Map and Tax lot 6212-00-01100 is approximately 32.47 acres and is zoned Surface Mining (SM).

SAID PUBLIC HEARING will be held before the Columbia County Board of Commissioners on **Wednesday, November 27, 2024**, at or after 10:00 a.m. This meeting will be hybrid in nature. You may attend virtually by logging into <https://global.gotomeeting.com/join/357054141>, (Toll Free) 1-866-899-4679, meeting access code is 357-057-141, or attend in person at the Columbia County Courthouse, [230 Strand St, Room 310, St. Helens, OR. 97051](#).

The applicable criteria to be used in evaluating this request include Columbia County Zoning Ordinance- Section 1040 Surface Mining, Section 1044 Operating Standards, Section 1045 Modification of Standards, Section 1504 Variances, Section 1700 Appeals. 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 report 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 hearing. Written comments on the issue can be submitted via email to jacyn.normine@columbiacountyor.gov or you can send comments via U.S. Mail to Columbia County Board of Commissioners, Jacyn Normine, [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 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 Board, 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 Board will close the hearing to additional evidence and testimony and deliberate toward a decision.

The Commissioners 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 Commissioners 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 Land Use Board of Appeals based on that issue.

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

Date this 7th day of November 2024

For the

Board of County Commissioners
for Columbia County, Oregon
Jacyn Normine, Administrator
Board of Commissioners Office

Pamplin Meda: Please publish in your 11/15/2024 edition.

Columbia County please publish to
<https://www.columbiacountyor.gov/PublicNotices> and
<https://www.columbiacountyor.gov/departments/BoardofCommissionersOffice/Hearings>

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