

January 24, 2024, BOC Meeting for Lupine Meadow Subdivision.

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503) 397-1501

Please publish the following legal notice in the January 17<sup>th</sup> and 19<sup>th</sup> edition

**NOTICE OF PUBLIC HEARING**  
**Wednesday January 24, 2024**

**NOTICE IS HEREBY GIVEN** that Agnes Marie Petersen, applied for an eight (8) lot Subdivision (Lupine Meadow) in a Forest Agriculture (FA-80) Zone on tax map ID number 6225-00-00400 (Account No. 16380). This property contains 44.96 acres and is located at 33625 Tide Creek Rd Deer Island, OR 97054. This hearing is an APPEAL of the Planning Commission's final decision to Approve S 23-01 with conditions, mailed on 11/15/2023, pursuant to the provisions in Section 1703 of the Zoning Ordinance.

**SAID PUBLIC HEARING** will be held before the Columbia County Board of Commissioners on **Wednesday January 24, 2024**, starting at **or after 10:00AM**. This meeting will be hybrid in nature, allowing participants to log into a digital Go-To-Meeting (link provided below) or attend in person at 230 Strand St, Room 310, St Helens, OR 97051.

**Columbia County Board of Commissioners Meeting Link**

<https://global.gotomeeting.com/join/357054141>

**You can also dial in using your phone.**

Access Code: 357-054-141

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

Interested parties may appear and be heard. If you have any questions or concerns regarding access to the meeting or need accommodation, please call Jacyn Normine in the Board of Commissioner's office at (503) 397-4322.

The criteria to be used in deciding these requests will be found in some, or all of the following documents and laws, as revised from time to time: Oregon Revised Statutes ORS 197.797; Oregon Administrative Rules; Columbia County Comprehensive Plan; Columbia County Zoning Ordinance. The specific criteria applicable to this request is listed and evaluated in the staff report. The specific criteria applicable to this request is listed and evaluated in the staff report.

A copy of the staff report will be available for inspection at no cost at least one week prior to the public hearing. Copies of these materials will be provided at a reasonable cost upon request. All application materials will also be available for inspection in person or on the Columbia County Board of Commissioner's webpage at:

<https://www.columbiacountyor.gov/departments/BoardofCommissionersOffice/Hearings>

The hearing will be held according to the procedures established in the Columbia County Zoning Ordinance and in accordance with ORS 197.797. Under state law, the failure to raise an issue at the hearing, in person or by letter, or the failure to provide statements or evidence sufficient to afford the decision-maker an opportunity to respond to the issue, precludes the ability to appeal the decision based on that issue.

You received this notice because you own property located near the property that is the subject of this notice. Columbia County is required only to notify the applicant, owner, owners of record of property of adjacent properties per the most recent property tax assessment roll, and other persons identified. You may want to share this notice with others in your neighborhood as some may not be aware of the proposal.

**Notice to mortgagee, lien holder, vendor, or seller: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser. Failure to raise an issue in a hearing, in person or by writing to or failure to provide statements or evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.**

Additional information about this application may be obtained by calling Debbie Jacob at (503) 397-7260. Written materials may be submitted prior to the public hearing. Those submitting written materials are encouraged to submit their materials prior to the date of the public hearing. Please submit written materials to [Planning@ColumbiaCountyOR.gov](mailto:Planning@ColumbiaCountyOR.gov)

You can also send written materials via US Mail to:  
Columbia County  
Land Development Services  
Attn: Planning  
230 Strand Street  
St. Helens, OR 97051