

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

SEP 20 2012

LAND CONSERVATION  
AND DEVELOPMENT

In the Matter of an Application by Sam & Joanna )  
Jauron for a Property Line Adjustment of Two (2)- ) NOTICE OF PUBLIC HEARING  
Acre Parcels Created Under Measure 49 ) (PROPERTY OWNER NOTICE)

1. The Board of County Commissioners will hold a public hearing on Wednesday, October 10, 2012, at or after 10:00 a.m. in Room 308, the Board of Commissioners' Meeting Room, 3<sup>rd</sup> Floor, County Courthouse, 230 Strand Street, St. Helens, Oregon.
2. The purpose of the hearing is to consider the application by Sam and Joanna Jauron for a property line adjustment of two 2-acre parcels created under Measure 49.
3. The subject property is located approximately 3-4 miles west of St. Helens, Oregon, between Cater County Road and Brooks County Road and is identified in the County Assessor's records as Tax Lot No. 4202-000-04000 and 4202-000-04003.
4. The applicable criteria are as follows:

Columbia County Zoning Ordinance (CCZO) Sections:

CCZO Section 212 General Provisions:	Property Line Adjustment
CCZO Section 512 Primary Forest (PF-80)	Property Line Adjustment

Oregon DLCD Final Order and Homesite Authorization (Dated 2/8/10):

Priscilla Jauron, State Election Number E 132324

Oregon Revised Statutes:

ORS 92.010 (8)(b)	Definitions;
ORS 92.060 (7), (8) & (9)	Surveying, Monuments
ORS 195.300 (11)	High Value Forest Land
ORS 195.301 (2)	Legislative Findings

Oregon Administrative Rules:

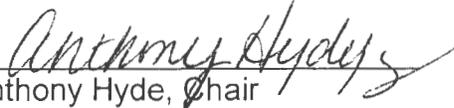
OAR 660-041-0090 (7) & (8)	Procedures for Supplemental Review
OAR 660-041-0180 (1) & (2)	County Implementation of Measure 49 Authorizations

5. The failure to raise an issue at the hearing, in person or by letter, or the failure to provide sufficient specificity to afford the Board an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.
6. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost. Additional information about this application may be obtained from Glen Higgins at (503) 397-1501.

7. A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost.
8. Interested parties may appear and be heard. The hearing will be held according to the procedures established in the Columbia County Zoning Ordinance. The applicant has the burden of proving that the application fails to meet one or more of the applicable approval criteria. The hearing will be conducted generally as follows: (1) Presentation of the Staff Report; (2) Applicant's testimony and other testimony in support of the application; (3) Testimony in opposition of the application; (4) Applicant's rebuttal testimony. The Board will then close the hearing and deliberate towards a decision. The Board may carry over the matter for consideration and announce a tentative decision at a later date. The decision will not be considered final until it is put in writing and notice of it is sent out to all of the parties to the hearing(s). The Board may continue the hearing from time to time in its discretion at the request of the parties or on its own motion as necessary to afford substantial justice and to comply with the law.

Dated this 18<sup>th</sup> day of September, 2012.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Anthony Hyde, Chair

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:  
ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO  
THE PURCHASER.

NOTICE OF PUBLIC HEARING (PROPERTY OWNER NOTICE)