



# Josephine County, Oregon

Board of Commissioners: Jim Riddle, Dwight Ellis & Jim Raffenburg

## PLANNING OFFICE

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November 10, 2005

### NOTICE OF PUBLIC HEARING

Josephine County Planning Commission

The Josephine County Planning Commission will conduct a public hearing on the land use request described below. This hearing will be fully open to the public and anyone interested in testifying or submitting other kinds of evidence may do so. The hearing procedures are governed by Article 31, Public Hearings, of the Rural Land Development Code (RLDC). Anyone interested in participating in the hearing should examine or purchase a copy of Article 31 at the Planning Office (the basic hearing format is described below). A copy of the application, all documents and evidence relied upon by the applicant and the applicable criteria for a decision can be inspected at the Planning Office during business hours without cost. Copies may be purchased. If a staff report is published, it will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased.

### REQUEST & HEARING INFORMATION

- OWNER/APPLICANT:** Steve Muhlnickel
- NATURE OF REQUEST:** For a seven-lot Planned Unit Development Subdivision (Triple Crown Estates PUD) for residential uses and the creation of Champion Drive, a private road. The lots will range in size from 2.0 to 11.3 acres with an 8.4 acre common area in the Rural Residential - 5 Acre zone.
- LOCATION:** 7387 Monument Drive. Legal Description: 35-06-14-C0, Tax Lot 100.
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request are: ***Rural Land Development Code: Article 55 - Planned Unit Development***
- PLACE:** Anne Basker Auditorium Annex of the Courthouse, 604 NW 6th Street
- DATE & TIME:** Monday, December 5, 2005 - 7:00 p.m.
- HEARING:** The hearing will be conducted according to Article 31, Public Hearings, of the RLDC. The hearing will use the following format: [1] the chair of the commission will explain hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant will make a presentation; [4] others in favor may speak; [5] opponents may speak; [6] the applicant may offer rebuttal; [7] opponents, if allowed, may offer surrebuttal; [8] if requested by the Commission, the planner will summarize the request, criteria and evidence; [9] the Commission may question participants and/or involved county staff (*participants may question staff with the Commission's permission*); [10] the Commission will close the hearing for deliberation and decision.
- CONTACT PERSON:** The planner handling the file is Lora Glover, (541) 474-5421, Extension 5420.

OFFICE HOURS 8-12 & 1-3 (Mon, Tue, Thur & Fri) 8-12 (Wed Only)

**APPEAL ISSUES:**

Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient to afford the Commission to respond to the issue, precludes a later appeal on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing. The Commission's decision can be appealed to the Board of County Commissioners within 10 days from the date notice of the Board's decision is mailed.

**NOTICE:**

If you are a mortgagee, lienholder, vendor or seller, state law requires that you promptly forward this notice to the purchaser of the property. (ORS 215.513)

