



Josephine County, Oregon

Community Development – Planning Division

700 NW Dimmick, Suite C / Grants Pass, OR 97526

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November 16, 2016

NOTICE OF DE NOVO EVIDENTIARY APPEAL HEARING **Before the Josephine County Board of Commissioners**

The Josephine County Board of Commissioners will conduct a de novo (*means completely new*) appeal hearing to review a decision made by the planning director without a hearing. 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 may 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 seven days before the hearing. Copies of the staff report may also be purchased.

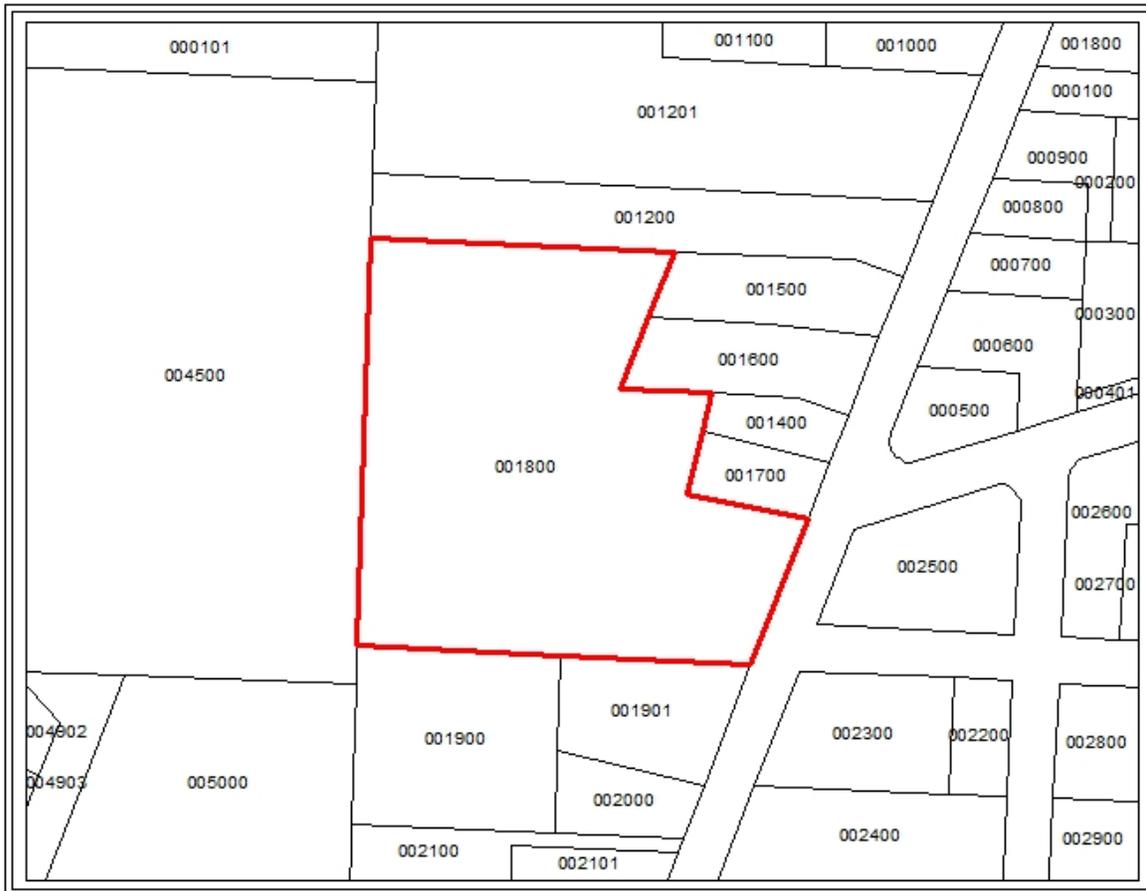
APPEAL & HEARING INFORMATION

APPELLANT:	Valerie Johnson
OWNER:	Ronnie Ray Jr. & Alicia Fuson
PROPERTY LOCATION:	272 Old Stage Road
ASSESSOR'S LEGAL:	39-08-22-BC, Tax Lot (TL) 1800
ZONE:	Rural Industrial (RI)
REQUEST:	Appeal to the Board of County Commissioners of the Community Development Director's decision to approve the operation of a soil manufacturing company. Business operations include sales of crushed aggregate, compost, bark mulch, coco peat, peat moss, pumice and perlite. No materials are crushed or composted on-site; the business does create specialty mixes of those products at the facility for custom orders.
CRITERIA:	The criteria (<i>listed by citation and caption only</i>) applicable to the request: Rural Land Development Code: Section 42.030 ~ Initiation of Site Plan Review; Section 63.020 ~ Permitted Uses – Rural Industrial Zone; Section 42.040 ~ Site Plan Review Procedures; Section 32.010 ~ Public Notice - Purpose. Link to the Rural Land Development Code: http://www.co.josephine.or.us/Code.asp

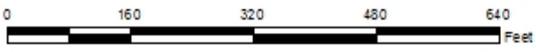
DATE & TIME: MONDAY, DECEMBER 12, 2016 ~ 9:00 a.m.

PLACE:	Anne Basker Auditorium Annex of the Courthouse, 604 NW 6 th Street, GPO
HEARING:	The hearing is conducted according to Article 31, Public Hearings , of the RLDC. The hearing uses the following format: [1] the Chair explains the hearing procedures; [2] a planner summarizes the request, identifies the applicable criteria and explains the issues; [3] the applicant makes 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 Board, the planner summarizes the request, criteria, and evidence; [9] the Board may question participants and/or involved county staff (<i>participants may question staff with the Board's permission</i>); [10] the Board closes the hearing for deliberation and decision.
CONTACT PERSON:	The planner for the application is Nora Schwartz (541) 474-5421, Extension 5417 .
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 Board to respond to the issue, precludes a later appeal on that issue. It is important to clearly and accurately state your issue when you testify at the hearing.
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)
DEADLINE:	Comments to be submitted 'must be in writing' are due no later than 5PM November 30, 2016 , on the 15 th day from the postmark date. If the deadline falls on a weekend, the deadline shall be extended to the following Monday.

SITE PLAN REVIEW



SUBJECT PROPERTY
272 N. OLD STAGE ROAD



1:2,630

 Taxlots

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Date: 8/16/2016

