



Josephine County, Oregon

PLANNING

700 NW Dimmick, Suite C/Grants Pass, OR 97526
(541) 474-5421 / Fax (541) 474-5422
E-mail: planning@co.josephine.or.us

January 13, 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.

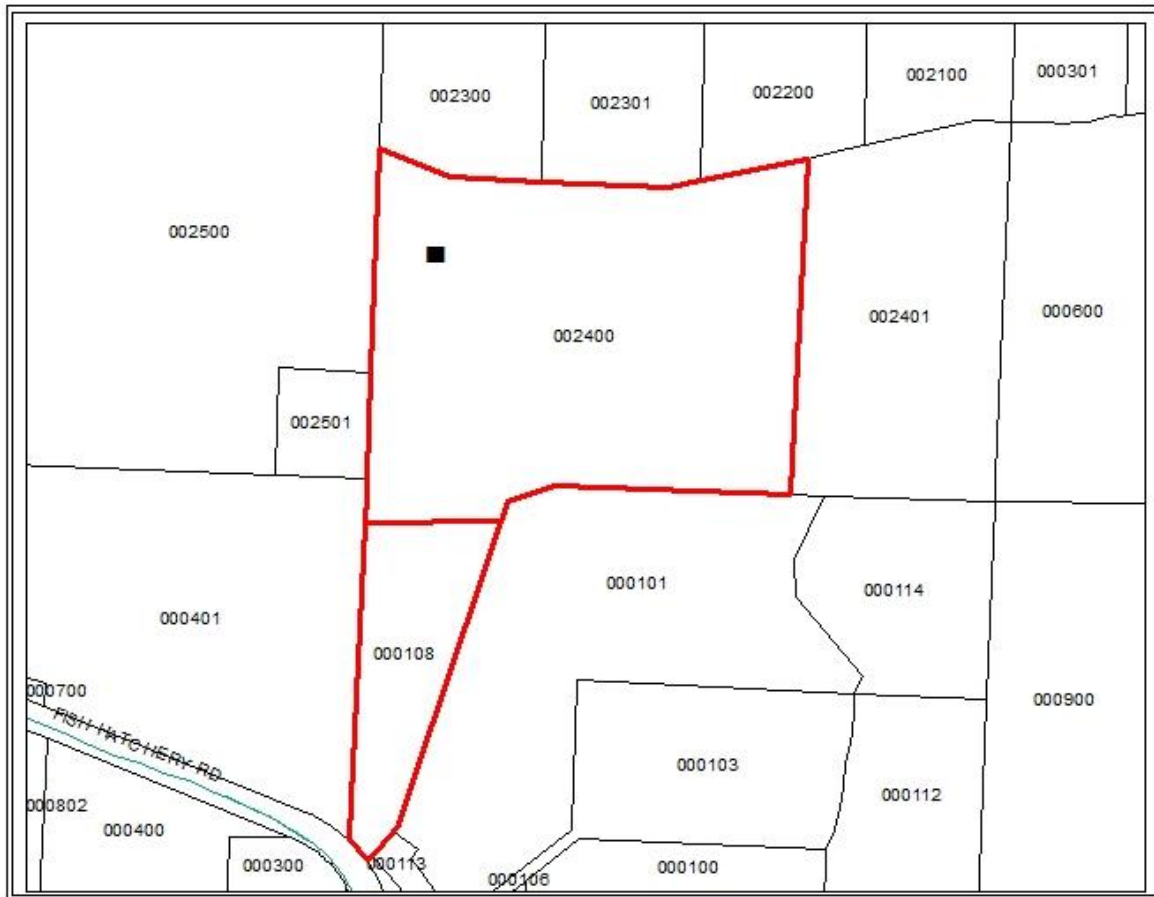
APPEAL & HEARING INFORMATION

APPELLANT:	Rick & Anna Lewis
APPLICANT:	Chris Lewis
REPRESENTATIVE:	Bob Hart
PROPERTY LOCATION:	5286 & 5290 Fish Hatchery Road
ASSESSOR'S LEGAL:	36-06-06, TL 2400/37-06-07, TL 108
ZONE:	Exclusive Farm (EF) & Rural Residential (RR5)
REQUEST:	Appeal to the Board of County Commissioners of the Planning Director's Decision to deny a Conditional Use Permit for a private park to be used for various gatherings to include social gatherings, family reunions, church picnics, weddings, company picnics, other events and sporting opportunities on a use-for-fee basis.
CRITERIA:	The criteria (<i>listed by citation and caption only</i>) applicable to the request: Rural Land Development Code: Section 64.040.T ~ Conditional Uses, Private parks, Playgrounds, Hunting and Fishing Preserves, and Campgrounds; Section 64.060 ~ General Requirements for Conditional Uses; Articles 42/45 ~ Site Plan Review/ Conditional Uses. County Goals and Policies: Goal 1 ~ To Preserve and Maintain Agricultural Lands and The Rural Character of Josephine County; Goal 5 ~ To Diversify, Expand and Stabilize Economic Opportunities for the Betterment of the County; Statewide Planning Goals: Goal 3 ~ Agricultural Land; Goal 8 ~ Recreational Needs; Goal 9 ~ Economic Development. Link to the Rural Land Development Code: http://www.co.josephine.or.us/Code.asp

DATE & TIME: MONDAY, February 8, 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 Grace Zilverberg, (541) 474-5421, Extension 5427.
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 are due no later than 5pm January 25, 2016 .

CONDITIONAL USE PERMIT



SUBJECT PROPERTY
5290 & 5286 FISH HATCHERY ROAD

