



Josephine County, Oregon

PLANNING

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August 3, 2015

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). Twenty-one (21) days prior the hearing, a copy of the application, all documents and evidence relied upon by the applicant and the applicable criteria for a decision 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 7 days before the hearing. Copies of the staff report may also be purchased. Consistent with the RLDC, comments and other pertinent information regarding the application are due no later than **5PM**, 15 days from the date of this notice to be considered in the review by Planning Staff.

REQUEST AND HEARING INFORMATION

- OWNER/APPLICANT:** Timm Anderson
- LOCATION:** 6160 Monument Drive
- LEGAL:** 35-06-23-C0, Tax Lot (TL) 900
- ZONE:** Community Residential (CR-5)
- REQUEST:** A request to amend the Comprehensive Plan of Josephine County (Ordinance 81-11 as amended) from Residential to Commercial and to amend the Zoning Map of Josephine County (Ordinance 85-1 as amended) from Merlin-North Valley Community Residential (CR-5 - MNV) to Merlin-North Valley Community Commercial (CC – MNV).
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: **Rural Land Development Code:** Section 101.020 ~ Amending an Updating the Merlin-North Valley Community (MNVC) Plan; Section 46.020 ~ Review Procedure (for Updating the Comprehensive Plan); Section 46.030 ~ Plan Amendment Application Requirements; Section 46.050.G ~ (Definition of Significant). **County Goals and Policies:** Goal 5 ~ To Diversify, Expand and Stabilize Economic Opportunities for the Betterment of the County; Goal 10 ~ To Depict a Land Use Pattern to Guide Future Uses, to Implement the Desires of the County and to Meet the Requirements of the State of Oregon. **Statewide Planning Goals:** Goal 2 ~ Land Use Planning and Goal 9 ~ Economic Development; OAR 660.022 ~ Unincorporated Communities; Goal 14 ~ Urbanization. Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>
- PLACE:** Anne Basker Auditorium Annex of the Courthouse, 604 NW 6th Street, GPO

DATE & TIME:

Monday, August 31, 2015 ~ 6:00 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 will explain the 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 application is James Black (541-474-5421, Ext 5418, Email: jblack@co.josephine.or.us)

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.

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)

COMP PLAN/ZONE CHANGE



**SUBJECT PROPERTY
6160 MONUMENT DRIVE**

