



Josephine County, Oregon

PLANNING

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December 30, 2015

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

The Josephine County Board of Commissioners will conduct a *de novo* (*completely new*) evidentiary 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 submitted by or on behalf of 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 7 days before the hearing. Copies of the staff report may also be purchased.

REQUEST & HEARING INFORMATION

OWNER/APPLICANT: Timm Andersen

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 and 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; OAR 660.022 ~ Unincorporated Communities; Goal 11 ~ Maintaining, Amending and Updating the Comprehensive Plan. **Statewide Planning Goals:** Goal 2 ~ Land Use Planning and Goal 9 ~ Economic Development; Goal 14 ~ Urbanization.

DATE & TIME: MONDAY, JANUARY 25, 2016 ~ 9:00 a.m.

PLACE: Anne Basker Auditorium Annex of the Courthouse, 604 NW 6th 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 (*participants may question staff with the Board's permission*); [10] the Board closes the hearing for deliberation and decision.

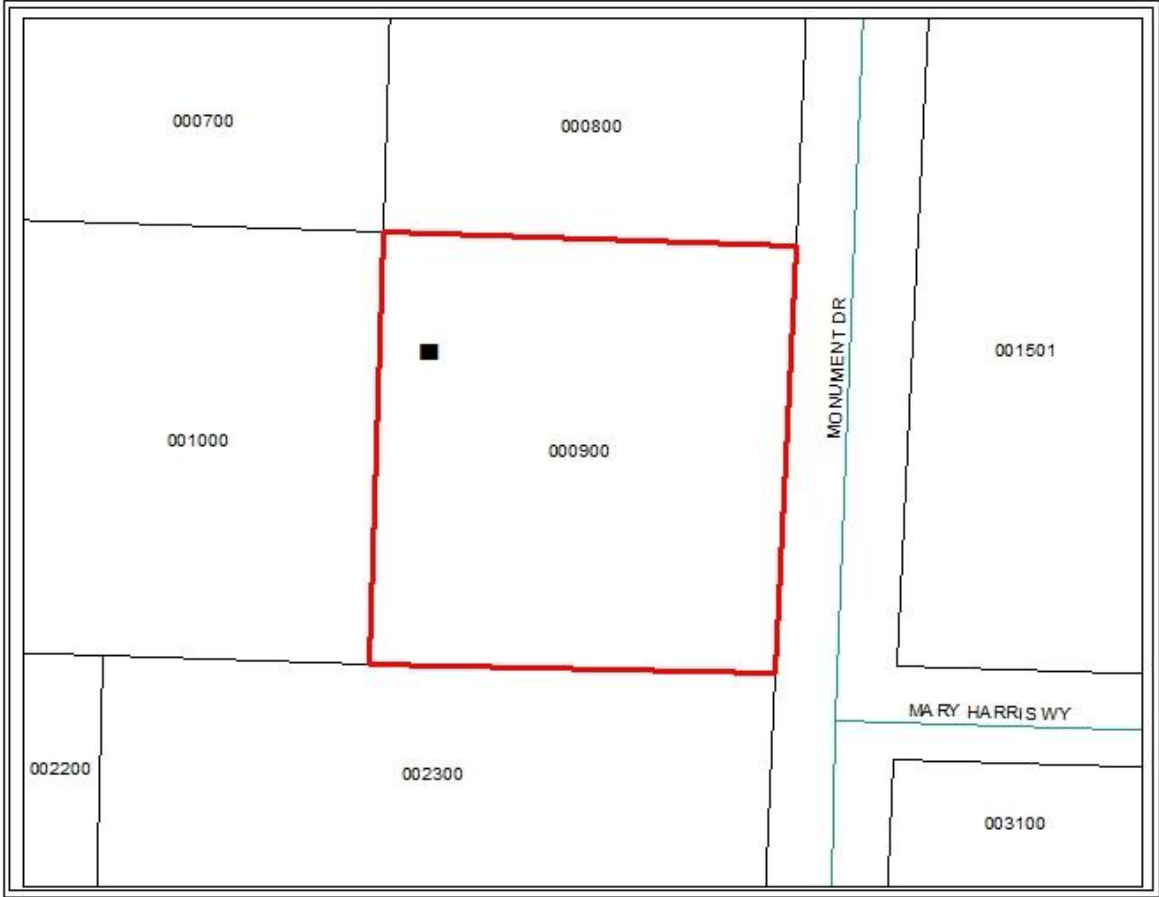
CONTACT PERSON: The planner for the application is Grace Zilverberg, (541) 474-5421, Extension 5427.

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 11, 2016**.

COMP PLAN/ZONE CHANGE



SUBJECT PROPERTY
6160 MONUMENT DRIVE

