

**LAND USE HEARING**  
**MONDAY, JULY 18, 2016**

ANNE BASKER AUDITORIUM ANNEX OF THE JOSEPHINE COUNTY COURTHOUSE

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**BOARD OF COUNTY COMMISSIONERS**

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**AGENDA**

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**REMAND REQUEST:**

Remand Hearing To The Board Of County Commissioners Of The LUBA Appeal Decision for the Comprehensive Plan of Josephine County (Ordinance 81-11 As Amended), from Forest to Aggregate and Amending the Zoning Map of Josephine County (Ordinance 85-1 As Amended), from Woodlot Resource to Mineral and Aggregate Resources, and add to the Inventory of Significant Aggregate Sites for 197.34 acres of the property identified as Assessor's Map T34s, R5w, Section 7, Tax Lots 1200 And 1300; and Map T34s, R5w, Section 8, Tax Lot 400. The property owners are Andreas and Carole Blech.

Also Amending the Comprehensive Plan of Josephine County (Ordinance 81-11 As Amended), from Residential to Aggregate and Amending the Zoning Map of Josephine County (Ordinance 85-1 As Amended), from Rural Residential (RR-5) to Mineral and Aggregate Resources, and add to the Inventory of Significant Aggregate Sites for 12.49 acres of the property identified as Assessor's Map T34s, R5w, Section 8, Tax Lot 1002. The property owner is Blech LLC.

**REMAND ISSUE:** The issues remanded by LUBA to be addressed are (1) letters (Exhibits DDDDDD, EEEEE, HHHHHH, IIIII) submitted late in the hearing; (2) a letter (erroneously labeled Exhibit LLLLLL – actually Exhibit KKKKKK) submitted after the record closed; (3) applicant's market demand justification for inconsistency with the surrounding area; (4) an analysis of traffic impact on deer and elk; (5) impacts on the historic covered bridge; and (6) an Economic, Social, Environmental, & Energy (ESEE) analysis.

**PARTIES TO THE APPEAL:** William M. Corcoran II, Elizabeth A. Corcoran, and Rogue Advocates

**PROPERTY OWNER(S):** Andreas and Carole Blech

**PROPERTY LOCATION:** 153 & 274 Daisy Mine Road, Carrie Street, & Placer Road

**ASSESSOR'S LEGAL:** T34s, R5w, Section 7, Tax Lots 1200 And 1300; and Map T34s, R5w, Section 8, Tax Lot 400; and T34s, R5w, Section 8, Tax Lot 1002

CHRONOLOGY	DATE
BCC Hearings	06/23/14 06/27/14 07/28/14
BCC Findings Signed	10/08/14
BCC Dec Notice Mailed	10/10/14
Appeal to LUBA	10/28/14
LUBA Final Order	10/15/15
Remand App Filed	11/24/15
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