



# Josephine County, Oregon

## PLANNING OFFICE

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October 7, 2015

### NOTICE OF LAND USE HEARING *Before the Josephine County Board of Commissioners*

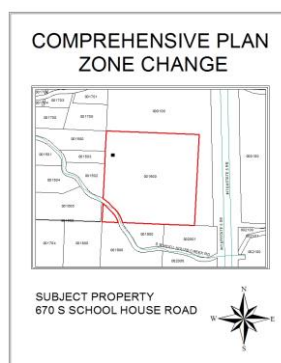
The Josephine County Board of Commissioners will conduct a hearing on the land use request described below. This hearing is fully open to the public and anyone interested in testifying or submitting evidence may do so. Article 31, *Public Hearings*, of the Rural Land Development Code (RLDC), governs hearing procedures. 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 below*). The application materials, as well as the applicable criteria for a decision are available for review at the Planning Office during business hours. Copies are available for a cost. A staff report, if published, is available for inspection at no cost at least 7 days before the hearing and copies are available for a cost.

#### REQUEST AND HEARING INFORMATION

- OWNER/APPLICANT:** Donald Marvin
- LOCATION:** 670 S. School House Road
- LEGAL:** 35-06-11, TL 1600
- ZONE:** Woodlot Resource (WR)
- REQUEST:** If approved, this request will allow, with conditions, an amendment to the Comprehensive Plan Map of Josephine County (Ordinance 81-11 as Amended) from Forest to Residential and amend the Zoning Map of Josephine County (Ordinance 85-1 as Amended) from Woodlot Resource (WR) to Rural Residential (RR5). The application indicates that the subject property is non-forest land per soils and forest analyses. The subject property is identified in the Josephine County Assessor's records as Map 35-06-11, Tax Lot (TL) 1600. The property owners are Donald and Danelle Marvin.
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: **Rural Land Development Code:** Section 46.040 ~ Plan Amendment Review Criteria; Section 46.050 ~ Non-Resource Land Criteria; and OAR 660-006-0010. **County Goals and Policies:** Goal 2 ~ To Conserve and Develop the Forest Lands of Josephine County; Goal 11 ~ Comprehensive Plan shall be Maintained, Amended, and updated as Necessary. **Statewide Planning Goals:** Goal 2 ~ Land Use Planning and Goal 4 ~ Forest Lands.

**DATE & TIME:** MONDAY, NOVEMBER 2, 2015 ~ 9:00 a.m.

- PLACE:** Anne Basker Auditorium Annex of the Courthouse, 604 NW 6<sup>th</sup> 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 handling the application is James Black 541-474-5421, Ext 5418, Email: [jblack@co.josephine.or.us](mailto: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 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 shall be submitted to the Planning Office no later than **5pm, October 21, 2015.**



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