



Josephine County, Oregon

Community Development – Planning Division

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October 5, 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

OWNER/APPLICANT: Frank & Nancy Von Coelln

LOCATION: 512 Coutant Lane

LEGAL: 36-06-14-CO, TL 2800

ZONE: Rural Residential (RR-1)

REQUEST: Notice of *de novo Evidentiary Hearing* before the Board of County Commissioners for Appeal of the Planning Director's decision to deny a Conditional Use Permit for development of a private park in order to conduct gatherings such as birthday parties, family reunions, corporate meetings, weddings for up to six events per year; and recreational opportunities, such as swimming, fishing, indoor and outdoor games, etc.

CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request: **Rural Land Development Code:** Section 61.030.K ~ Conditional Uses: Parks; Section 61.060 ~ Property Development Standards; Section 45.030 ~ Conditional Uses, Review Standards & Criteria. **County Goals and Policies:** Goal 5 ~ To Diversify, Expand and Stabilize Economic Opportunities for the Betterment of the County; **Statewide Goals, Statute, Rules:** Goal 9 ~ Economic Development. Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>

DATE & TIME: MONDAY, OCTOBER 31, 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 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: To be submitted 'must be in writing' by 5pm October 20, 2016