



Josephine County, Oregon

PLANNING

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May 14, 2015

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

The Josephine County Board of Commissioners will conduct an *evidentiary* remand hearing on the land use request described below. This hearing is fully open to the public, but is strictly limited to the issue specified for further consideration in LUBA's remand decision (No. 2008-224). Hearing procedures are governed by Article 31, *Public Hearings*, and Article 33.130, *Remand Hearings*, of the *Josephine County Rural Land Development Code* (RLDC). Parties interested in participating in the hearing should examine or purchase a copy of these articles at the Planning Office. Any additional staff report materials published for the remand hearing are available for inspection without cost at least 7 days before the hearing. Consistent with the RLDC, comments and other pertinent information relative to the remand issue should be submitted within 15 days from the date of this notice, to be considered in the review by Planning Staff.

REQUEST AND HEARING INFORMATION

REMAND REQUEST: Remand Hearing to the Board of County Commissioners of the LUBA appeal decision for the Comprehensive Plan Map of Josephine County (Ordinance 81-11, as amended) from Forest and Agriculture to Residential and amend the Zoning Map of Josephine County (Ordinance 85-1, as amended) from Woodlot Resource (WR) and Farm Resource (FR) to Rural Residential 5 Acre minimum (RR-5). The property owner is Ward Ockenden. Representative: Bob Hart, Land Use Consultant.

REMAND ISSUE: The adequacy of the off-site roads meeting carrying capacity criteria, whether the I-5/Louse Creek interchange is impacted, and if so, explain the basis for that conclusion, determine compliance with the Transportation Planning Rule under one of the options set forth in OAR 660-012-0060(2), and impose any mitigation measures at the time of the amendment.

LOCATION: Hugo Road

ASSESSOR'S LEGAL: 35-06-08, TL 100

PLACE: Anne Basker Auditorium Annex of the Courthouse, 604 NW 6th Street, GPO

DEADLINE: Comments shall be submitted to the Planning Office no later than **5pm, Thursday, May 28, 2015**.

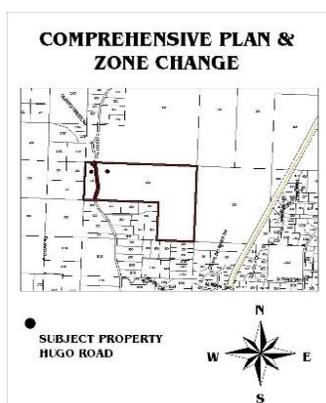
DATE & TIME: Monday, June 8, 2015 ~ 9:00 a.m.

ORDER OF PROCEDURE: The remand evidentiary hearing will be conducted as follows: [1] the Chair explains the hearing procedures; [2] the planning staff provides a report regarding the remand; [3] the applicant is allowed 10 minutes for argument and each witness called by the applicant is allowed 5 minutes; [4] Parties in opposition to the applicant are allowed 10 minutes and each witness called by the opposing parties is allowed 5 minutes; [5] Neutral parties are allowed 5 minutes each; [6] the applicant is allowed 10 minutes for rebuttal; any surrebuttal is at the Board's discretion; [7] the applicant and other parties are allowed 5 minutes for summary arguments; [8] staff is given an opportunity to comment; [9] the Board may question staff or participants; [10] the Board closes the hearing for deliberation and decision.

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

APPEAL ISSUES: This decision is appealable to the Oregon Land Use Board of Appeals (LUBA) by filing a Notice of Intent to Appeal. The rules for filing appeals to LUBA are governed by the Oregon Administrative Rules, Chapter 661, Division 10. Forms for filing an appeal and information regarding the applicable time limits for doing so may be obtained from LUBA. LUBA may be contacted at: Land Use Board of Appeals, 550 Capitol Street NE, Suite 235, Salem, Oregon 97301-2552, telephone number (503) 373-1265, or via the internet at <http://luba.state.or.us/>.

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.



THE PLANNING OFFICE
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