



Josephine County, Oregon

Board of Commissioners: Dave Toler • Dwight F Ellis • Jim Raffenburg

PLANNING OFFICE

Michael Snider, Director

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January 31, 2008

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

The Josephine County Board of Commissioners will conduct a de novo (*means 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: Ward Ockenden

NATURE OF REQUEST: This is a request for: [1] Text Amendment: Amend the Josephine County Comprehensive Plan at the Soils Inventory (Soil Survey for Josephine County, Oregon) by adding new mapping unit descriptions for the Schefflein and Tallowbox soils series; and [2] Map Amendments: Amend the Josephine County Comprehensive Plan and Zoning Maps for the subject property by changing the designations from Forest and Agriculture to Residential and from Woodlot Resource (WR) and Farm Resource (FR) to Rural Residential - 5 Acre minimum (RR-5) for 157.93 acres located in the 3200 block of Hugo Road.

LOCATION: Hugo Road

LEGAL: 35-06-08, TL 100

CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request are: [1] **Rural Land Development Code** - Section 46.020 - Review Procedure and Section 46.030 - Plan Amendment Application Requirements; and [2] **Rural Land Development Code** - Section 46.020 - Review Procedure; Section 46.030 - Plan Amendment Application Requirements; Section 46.040 - Plan Amendment Review Criteria; and Section 46.050 - Non-Resource Land Criteria; **County Goals & Policies** - Goal 11 - The Comprehensive Plan Shall be Maintained, Amended, and Updated as Necessary; and possible **Statewide Goals** - Goal 2 (Land Use Planning), Goal 3 (Agricultural), Goal 4 (Forest), Goal 10 (Housing), and Goal 12 (Transportation).

PLACE: Anne Basker Auditorium, 604 NW 6th Street, Grants Pass, Oregon

✱ OFFICE HOURS 8-12 & 1-3 (Mon & Fri) 8-12 (Tues & Thurs) Closed Wed ✱

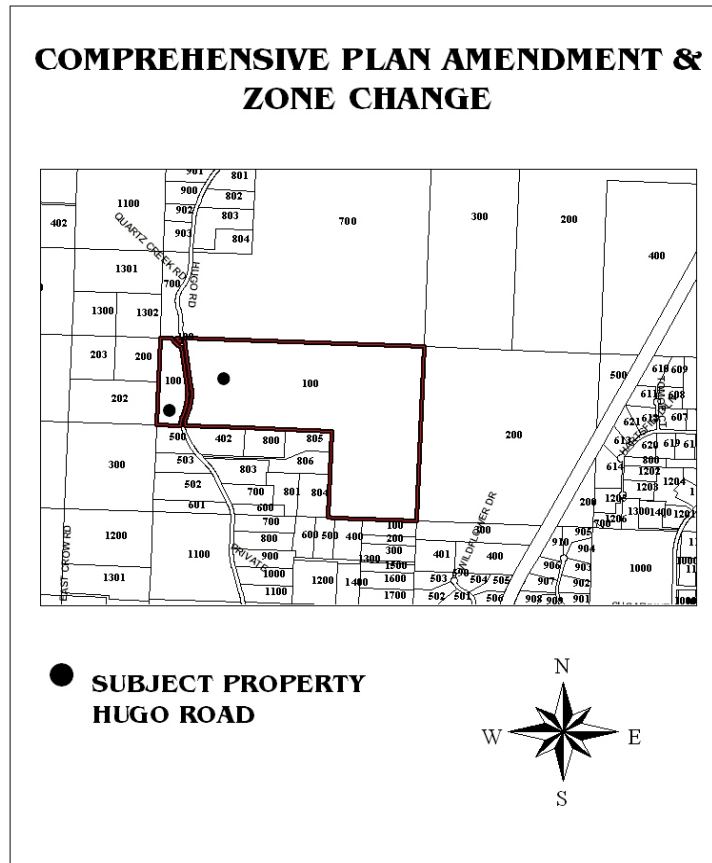
DATE & TIME: WEDNESDAY, FEBRUARY 20, 2008 - 9:00 AM

PLANNER: The planner handling the file is Michael Snider (541) 474-5421, Ext. 5424.

HEARING FORMAT: The hearing will be conducted according to Article 31, *Public Hearings*, of the RLDC. The hearing will use the following general format: [1] the Board Chair will explain hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant will make a presentation; [4] others in favor may speak; [5] opponents may speak; [6] the applicant may offer rebuttal; [7] if requested by the Board, the planner will summarize the request, criteria and evidence; [8] the Board may question participants and/or county staff (*participants may question staff with Board's permission*); [9] the Board will close the hearing for deliberation and decision.

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 appeal to the Land Use Board of Appeals (LUBA) on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing. The Board's decision may be appealed to LUBA within 21 days from the date notice of the Board's decision is mailed.

NOTICE: If you are a mortgagee, lienholder, vendor or seller, state law (ORS 215.513) requires that you *promptly* forward this notice to the purchaser of the property.



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