



Josephine County, Oregon

Board of Commissioners: Dave Toler • Dwight F Ellis • Sandi Cassanelli

PLANNING OFFICE

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January 16, 2009

NOTICE OF PUBLIC HEARING Josephine County Planning Commission

The Josephine County Planning Commission will conduct a public 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 relied upon by the applicant and the applicable criteria for a decision 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: Elbert and Sarah Collins

APPLICANT: Elbert and Sarah Collins

NATURE OF REQUEST: For a tentative plan approval of Evergreen Park Estates Planned Unit Development (PUD) creating 9 lots, ranging in size from 2.02 to 3.54 acres, with approximately 20.0+ acres of common area, including a private road system in a Rural Residential 5-Acre zone.

LOCATION: Lower River Road/Hacienda Way

ASSESSOR'S LEGAL: 36-06-18-B0, TL 100

CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request are: *Rural Land Development Code*: Article 55 -Tentative Approval of Planned Unit Development.

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

DATE & TIME:	Monday, February 9, 2009 - 7:00 p.m.
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HEARING: The hearing will be conducted according to Article 31, Public Hearings, of the RLDC. The hearing will use the following format: [1] the Chair of the Commission will explain hearing procedures; [2] a planner will summarize the request, identify the applicable

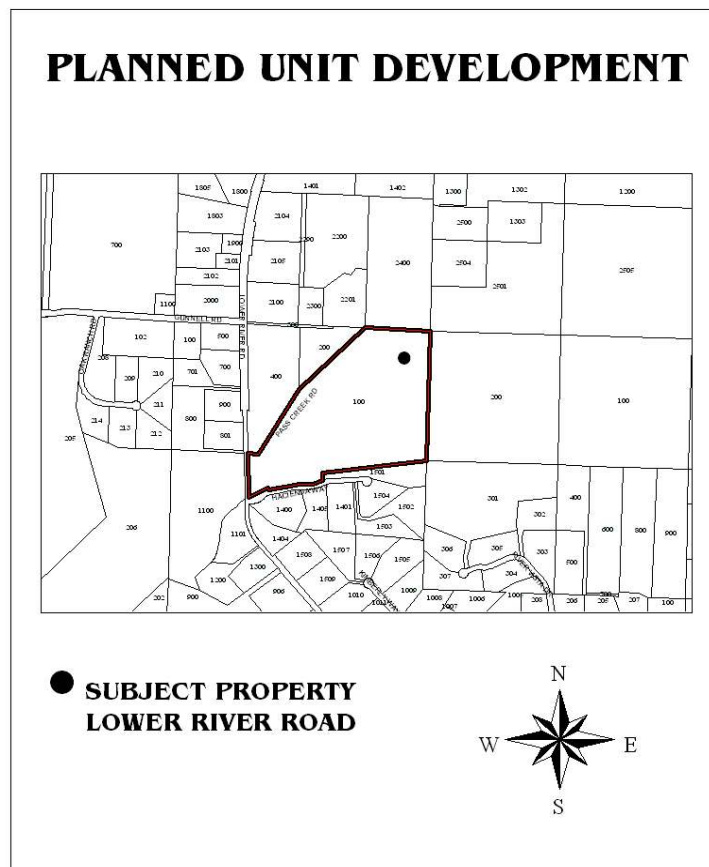
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criteria and explain the issues; [3] the applicant will make a presentation; [4] others in favor may speak; [5] opponents may speak; [6] the applicant may offer rebuttal; [7] opponents, if allowed, may offer surrebuttal; [8] if requested by the Commission, the planner will summarize the request, criteria and evidence; [9] the Commission may question participants and/or involved county staff (*participants may question staff with the Commission's permission*); [10] the Commission will close the hearing for deliberation and decision.

CONTACT PERSON: The planner handling the file is Roger Harada, (541) 474-5421, Ext. 5420.

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 Commission to respond to the issue, precludes a later appeal on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing. The Commission's decision may be appealed to the Board of County Commissioners within 10 days from the date notice of the Commission's decision is mailed.

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).



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