



Josephine County, Oregon

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

PLANNING OFFICE

Michael Snider, Director

700 NW Dimmick Street, Suite C / Grants Pass, OR 97526

(541) 474-5421 / Fax (541) 474-5422

E-mail: planning@co.josephine.or.u

March 10, 2010

NOTICES REGARDING THE REZONING OF AIRPORT PROPERTIES AND AMENDMENT OF MERLIN-NORTH VALLEY UNINCORPORATED COMMUNITY BOUNDARY

[1] NOTICE OF LAND USE DECISION OF THE JOSEPHINE COUNTY PLANNING COMMISSION: The Josephine County Rural Planning Commission approved an application to amend the Josephine County Comprehensive plan and zone maps and the boundary map of the Merlin-North Valley Rural Unincorporated Community for ten properties in the vicinity of the Grants Pass Airport. This decision was rendered into written and signed Findings of Approval on November 9, 2009. The Findings of Approval may be inspected and purchased at the Planning Office. Any person who participated in the Planning Commission hearing may appeal this decision to the Josephine County Board of Commissioners by filing an appeal application with the Planning Office within 10 days from the date of the mailing of this notice as shown by postmark. The appeal must be made using appeal forms provided by the Planning Office and must be accompanied by a non-refundable \$2,000 application fee. Information about this decision may be obtained at the Planning Office during business hours shown at the bottom of this page. The planner handling the file is Michael Snider, at 541-474-5421, Ext. 5424.

[2] NOTICE OF LIMITED EVIDENTIARY HEARING INITIATED BY THE JOSEPHINE COUNTY BOARD OF COMMISSIONERS: The Josephine County Board of Commissioners will conduct a *limited evidentiary hearing* regarding one aspect of the Planning Commission's decision only. The Board will consider a proposal from planning staff to amend a condition of the Planning Commission's decision requiring future development of certain vacant airport properties to provide vegetative screening when abutting other residentially zoned properties. Planning staff proposes to amend the condition to exclude properties on the west side of the airport. The hearing will be open to anyone who wants to participate by submitting testimony, evidence or arguments regarding the issue described above. The hearing procedures are governed by the Rural Land Development Code (RLDC), at Article 31. 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 file and applicable standards and criteria for approval or denial may be inspected at the planning office during business hours without cost. Copies may be purchased. A staff report will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased. The planner handling the file is Michael Snider, at 541-474-5421, Ext. 5424.

HEARING INFORMATION

OWNER/APPLICANT: Josephine County

ISSUE: The sole issue subject to consideration is whether Condition #2 of the Planning Commission's decision should be modified to exclude specific vacant properties located on the west side of the airport from providing vegetative buffering at the time of future development.

LOCATION: The properties that may be affected by this hearing are identified on the map provided below. The properties are more specifically described in the Assessor's records as 35-06-22-A, TL 300; 35-06-22-B0, TL 100, 101, 700, 801; 35-06-22-D0, TL 300 and 400; 35-06-23-C0, TL 1900; and 35-06-26-B0, TL 902 and 903.

CRITERIA: The criteria applicable to the request, listed by citation and caption only, are found in the RLDC at applicable to the request: Article 101.020 (Amending and Updating the MNVC Plan) and Articles 46.020 (Review Procedures), 46.030 (Plan Amendment Application Requirements), and Section 46.030.G (Definition of Significant), and County Goals and Policies at Goal 5 (Diversify, Expand and Stabilize Economic Opportunities).

DATE, TIME & PLACE: Wednesday March 31, 2010 at 9:00 a.m. at the Anne Basker Auditorium, 604 NW 6th Street, Grants Pass, Oregon.

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 Board will explain hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant or applicant’s representative will make a presentation; [4] others in favor may speak; [5] a representative for the opponents (if any) may speak; [6] individual opponents may speak; [7] the applicant may offer rebuttal; [8] opponents, if allowed, may offer surrebuttal; [9] if requested by the Board, the planner will summarize the request, criteria and evidence; [10] the Commission may question representatives, participants, witnesses and/or staff. Participants may pose questions staff with the Board’s permission; [11] the Board will close the hearing for deliberation and decision.

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

APPEAL ISSUES: Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient for the Board to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on those issues. This makes it important to clearly and accurately state your issues when you testify at the hearing.

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.

