



Josephine County, Oregon

PLANNING

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August 2, 2013

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

The Josephine County Board of Commissioners will conduct a *de novo* (*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 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. Consistent with the RLDC, comments and other pertinent information regarding the application 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

- OWNER/APPLICANT:** Shannon McMahon
- REQUEST:** A request to: Amend the Comprehensive Plan Map of Josephine County (Ordinance 81-11, as amended) from Forest to Residential and amend the Zoning Map of Josephine County (Ordinance 85-1, as amended) from Woodlot Resource (WR) to Rural Residential 5 Acre minimum (RR-5). The application indicates the property is non-forest land under the internal rate of return (IRR) value and forest productivity analysis. The subject property is identified in the Josephine County Assessor's records as Map 37-05-26, Tax Lot 300. The property owner is Shannon McMahon.
- LOCATION:** 11390 North Applegate Road
- ASSESSOR'S LEGAL:** 37-05-26, TL 300
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: *Rural Land Development Code*: Article 46.040 ~ Plan Amendment Review Criteria and Section 46.050 ~ Non-Resource Land Criteria. County Goals and Policies: Goal 2 ~ To conserve and develop the forest lands of Josephine County; Goal 11 ~ Comprehensive Plan shall be maintained, amended, and updated as necessary. Statewide Goals: Goal 1 ~ Citizen Involvement; Goal 2 ~ Land Use Planning; and Goal 4 ~ Forest Lands.

DATE & TIME: Wednesday, September 11, 2013 ~ 9:00 a.m.

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

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 will explain the 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] opponents, if allowed, may offer surrebuttal; [8] if requested by the Board, the planner will summarize 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 will close the hearing for deliberation and decision.

CONTACT PERSON: The planner handling the application is James Black (541) 474-5421, Ext 5418.

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 a later appeal on that issue. This makes it 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)

