



Josephine County, Oregon

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

PLANNING OFFICE

Michael Snider, Director

510 NW 4th Street / Grants Pass, OR 97526

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

E-MAIL - planning@co.josephine.or.us

September 12, 2008

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

The Josephine County Board of Commissioners (Board) has approved a motion to re-open a land use hearing on the land use request described below. This hearing will be fully open to the public but will be limited *only* to the issue of carrying capacity and those conditions of approval relating to carrying capacity previously approved by the Board at the March 19, 2008 hearing. 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 an amendment to the Josephine County Comprehensive Plan and Zoning Maps for the subject property by changing the designations 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: **Rural Land Development Code** - Section 46.020 - Review Procedure; Section 46.030 - Plan Amendment Application Requirements; and Section 46.040 - Plan Amendment Criteria (Adequate Carrying Capacity).
- PLACE:** Anne Basker Auditorium, 604 NW 6th Street, Grants Pass, Oregon
- DATE & TIME:** **MONDAY, OCTOBER 6, 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

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

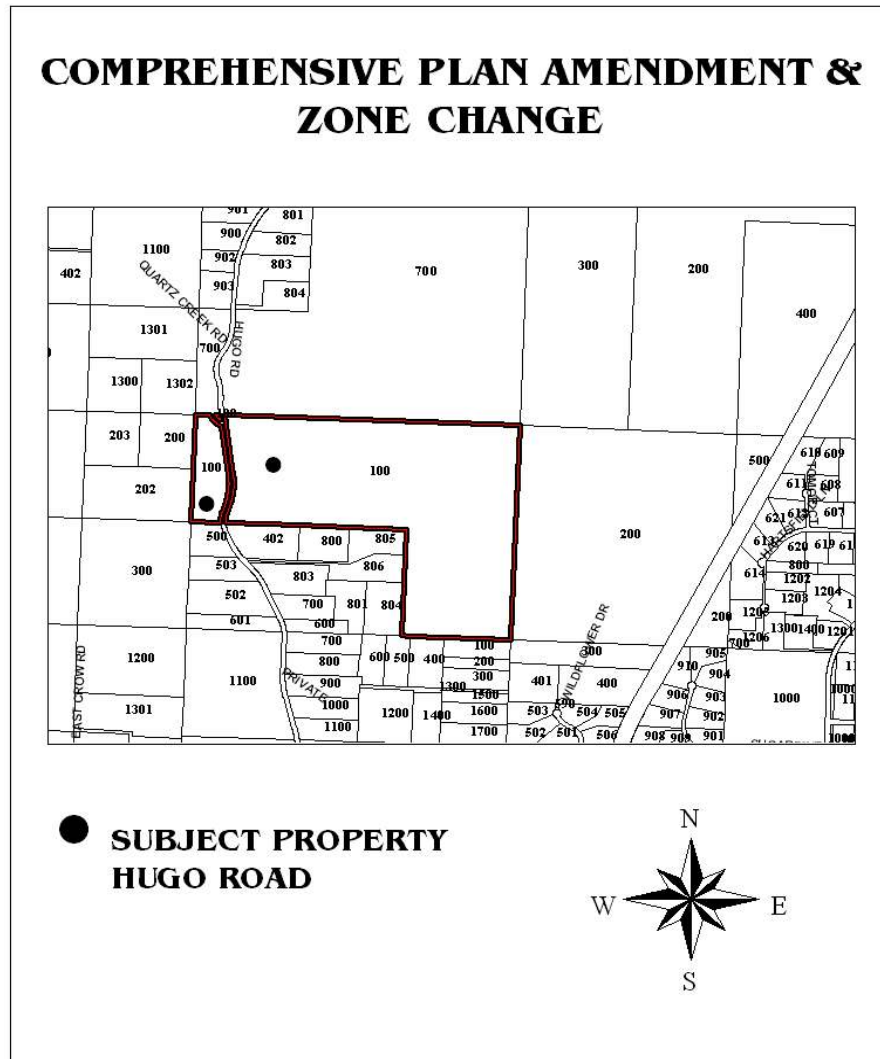
procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant will make a presentation; [4] others in favor may speak; [5] opponents may speak; [6] the applicant may offer rebuttal; [7] if requested by the Board, the planner will summarize 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.



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