



Josephine County, Oregon

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

PLANNING OFFICE

Michael Snider, Director

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July 11, 2008

NOTICE OF PUBLIC HEARING

Before the Josephine County Board of Commissioners

The Josephine County Board of Commissioners will conduct a public hearing to consider re-opening the land use hearing described below. The Board made a preliminary decision to approve the request, subject to special restrictions, during a land use hearing conducted on March 19, 2008. Per Article 31.030 of the Josephine County Rural Land Development Code (RLDC), the Board is authorized to initiate rehearings for reasons wholly within its discretion. The sole purpose of this hearing will be to provide the applicant and other interested persons an opportunity to present general arguments, explanations and/or information about why the Board should or should not exercise its discretion to rehear one or more specific issues related to the subject land use request. This means the only action the Board may take at the conclusion of this hearing is to make a motion to issue an order for rehearing or not to issue an order for rehearing. If the Board decides to order a rehearing, the motion shall set a specific date for the hearing or instruct staff to give notice of the rehearing in accordance with Article 32 of the RLDC. General hearing procedures contained in Article 31, Public Hearings, of the RLDC will apply to the hearing to consider re-opening the previous land use hearing. Anyone interested in participating in the hearing should examine or obtain a copy of Article 31 prior to the hearing. The RLDC can be viewed and downloaded from the county's website at: <http://www.co.josephine.or.us/Code.asp>.

REQUEST & HEARING INFORMATION

OWNER/APPLICANT: Ward Ockenden

NATURE OF ORIGINAL REQUEST: The original request is 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.

PURPOSE OF THIS HEARING: To consider whether to reopen the land use hearing described above by ordering a rehearing

LEGAL: 35-06-08, TL 100

CRITERIA: The Board's decision to reopen is discretionary; no criteria apply

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

DATE & TIME: MONDAY, AUGUST 4, 2008 - 9:00 AM

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

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

HEARING FORMAT:

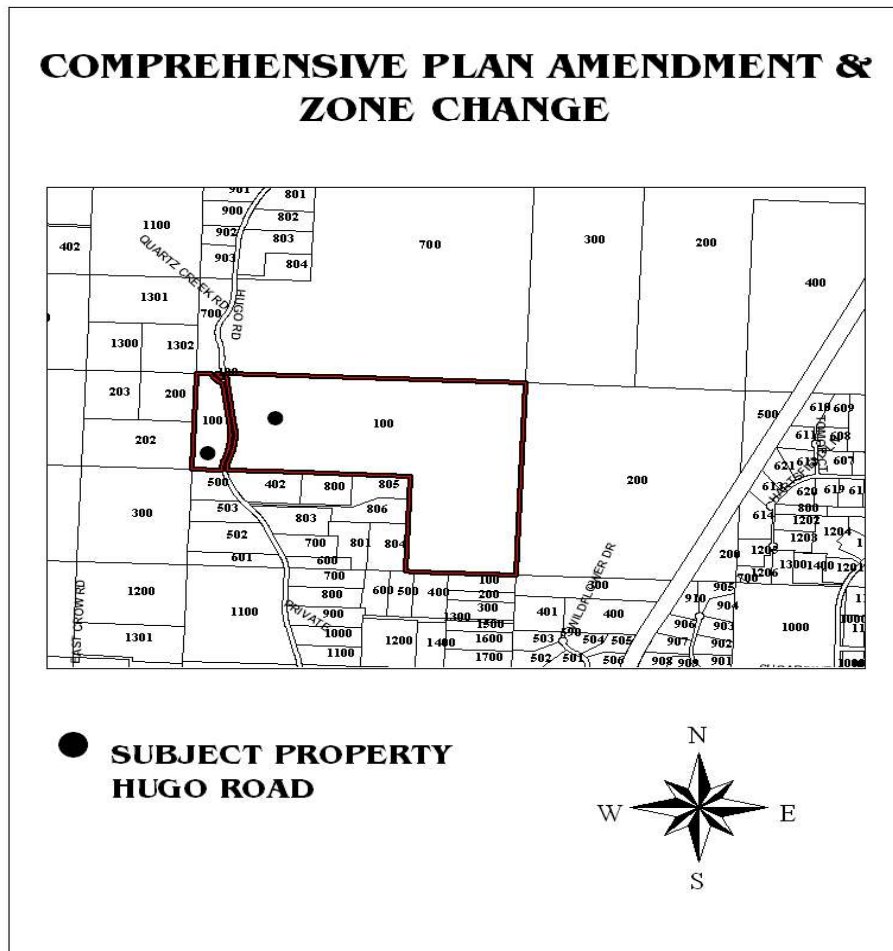
The hearing will be conducted according to Article 31, Public Hearings, of the RLDC. The hearing will use the following general format: [1] the Board Chair will open the hearing and explain the purpose of the hearing [2] at the Board’s request, a planner will summarize the request and identify the procedures applicable to the hearing; [3] the applicant will present reasons for the rehearing; [4] others may speak in favor or against the rehearing; [5] participants may speak in rebuttal or surrebuttal as permitted by the Chair; [6] the Board may question participants and/or staff ; [7] participants may question staff with Board’s permission; [8] the Board will close the hearing for deliberation and decision.

APPEAL ISSUES:

Issues may be raised regarding the Board’s authority to hold this hearing to consider reopening the land use hearing as described herein, and regarding the appropriate use of procedures during the hearing. Failure to raise issues regarding jurisdiction or procedure with sufficient detail and explanation so the Board and other participants are reasonably able to respond, will preclude a later appeal based upon the issues. The Board’s decision to reopen or not to reopen, however, is not a final decision for appeal purposes.

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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