



Josephine County, Oregon

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

PLANNING OFFICE

Michael Snider, Director

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November 10, 2010

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

The Josephine County Board of Commissioners will conduct a de novo (*means 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 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: Bryon and Bobbie Swanson

NATURE OF 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 subject property is identified in the Josephine County Assessor's records as Map 37-05-17, Tax Lot 300. The property owners are Bryon and Bobbie Swanson.

LOCATION: 405 Ann Roy Drive

LEGAL: 37-05-17, TL 300

CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request are: *Rural Land Development Code*: Article 46.040 ~ Plan Amendment Review Criteria and Section 46.050 ~ Non-Resource Land Criteria. County and Statewide Goals and Policies: Goal 11 ~ Comprehensive Plan shall be maintained, amended, and updated as necessary; Goal 4 ~ Forest Lands.

DATE & TIME: WEDNESDAY, DECEMBER 1, 2010 - 9:00 AM

PLACE: 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 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: The planner handling the file is Roger Harada/Michael Snider, (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 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.

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.

