



Josephine County, Oregon

Board of Commissioners: Jim Riddle, Dwight F. Ellis & Jim Raffenburg

PLANNING OFFICE

Michael Snider, Director

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February 7, 2006

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

The Josephine County Board of Commissioners will conduct a de novo (*means completely new*) appeal hearing to review a decision made by the planning director without a hearing. This hearing will be fully open to the public and anyone interested in testifying or submitting other kinds of evidence may do so. **Any evidence or exhibits to be presented to the Board for this hearing should be given to the Recorder at the Board of Commissioners office at least 24 hours prior to the 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 relied upon by the applicant, and the applicable criteria can 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.

APPEAL & HEARING INFORMATION

- OWNER:** Ronald J. Crutcher, Sr.
- REQUEST:** For a conditional use permit for the placement of a forest product processing business (portable sawmill operation) with access off Pickett Creek Road.
- APPELLANT:** Jill Duncan
- APPEAL:** To the Board of County Commissioners of the Planning Director's approval, with conditions, of a conditional use permit to place a forest product processing business with access off Pickett Creek Road on Tax Lot 900.
- LOCATION:** 283 Pickett Creek Road
- ASSESSOR'S MAP:** 35-07-26, Tax Lot 900
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request are: Rural Land Development Code - Article 45.030 - Conditional Use Review Standards & Criteria
- PLACE:** Anne Basker Auditorium, 604 NW 6th Street, Grants Pass
- DATE & TIME:** WEDNESDAY, MARCH 1, 2006 - 9:00 A.M.
- HEARING:** 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 , Tue, Thur & Fri) 8-12 (Wed Only)

procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the original applicant will make a presentation; [4] others in favor may speak; [5] the appellant and other 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.

CONTACT: The planner handling the file is James Black (541) 474-5421, Extension 5418.

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.

