

# LAND USE TRAINING BROCHURES WEB PUBLISHED

Hugo Neighborhood Association & Historical Society  
<http://www.hugoneighborhood.org/brochure.htm>

Land Use  
<http://www.hugoneighborhood.org/landuse.htm>

Citizen Involvement Issues  
[http://www.hugoneighborhood.org/Citizen\\_Involvement\\_Series.htm](http://www.hugoneighborhood.org/Citizen_Involvement_Series.htm)

## **CITIZEN INVOLVEMENT BROCHURES: 2002 - 2006**

**Section I. - Citizen Involvement Brochures: 2002 - 2006** is comprised of links to brochures the Hugo Neighborhood Association & Historical Society had published on its web site.

- Public Broadcasting To Inform Citizenry
- Neighborhood Associations
- Political Equality: One-Person-One-Vote-One-Value
- Citizen Involvement In The Oregon Land Use Planning System
- PACs For CACs & Nas
- Zero Cost To Fund Citizan Involvement
- One Time Need To Fund CAC Inventories & Handbooks
- CACNA Coalition
- Outreach Chair
- Citizen Involvement Committee
- Role of JO CO's Citizen Involvement Committee
- Strategic Litigation Against Public Participation (SLAPP)
- Recommended Role Of JO CO's Rural Planning Commission
- Do You Want A Taxing District Or A Citizen Advisory Committee?
- The Value Of "Notice"
- Communities Map
- Land Use Committee

## **Findings**

1. Land Use Decisions: What Are Findings?
2. Standards and Criteria
3. Facts
4. Standards Are, Or Are Not, Satisfied
5. Must Address Relevant Issues Raised by Public
6. Conditions of Approval
7. LUBA Remand
8. LUBA Reversal

## **Party or Standing**

1. A Party, Or A Witness?
2. Aggrieved Party
3. Adversely Affected Party
4. "Actual" Notice of Decision
5. Geographic Proximity

## **Points of Order**

1. Point of Order
2. Raise It or Waive It Point of Order

Need Land Use Help?

Right to Speak & Petition Fund

## **ENFORCEMENT ORDERS**

**Section II. - Enforcement Orders** has information on the Hugo Neighborhood Association & Historical Society's citizen initiated enforcement order and possible future enforcement orders. Citizen Initiated Enforcement Orders (web link - [http://www.lcd.state.or.us/LCD/publications.shtml#Citizen\\_Involvement](http://www.lcd.state.or.us/LCD/publications.shtml#Citizen_Involvement)) Hugo Neighborhood Association & Historical Society's September 20, 2000 Citizen Request - OAR 660-045-0040 September 20, 2000 letter  
Possible Future Enforcement Orders

## **COMMON CITIZEN INVOLVEMENT ISSUES & PROBLEMS IN OREGON: 2006**

**Section III. - Common Citizen Involvement Issues & Problems in Oregon: 2006** is a series of 11 brochures addressing common citizen involvement problems statewide.

1. Common Land Use Issues & Problems
2. Funding
3. Staffing
4. Time
5. Legal Constraints
6. Apathy
7. Technocracy
8. The Need for Predictability
9. State and Federal Mandates
10. The Overburdened Citizen
11. Oregon Citizen Involvement Advisory Committee

## **COMMON CITIZEN INVOLVEMENT ISSUES & PROBLEMS IN JOSEPHINE COUNTY: 2006**

**Section IV. - Common Citizen Involvement Issues & Problems in Josephine:** 2006 is a series of brochures addressing common Josephine County citizen involvement problems that could be common statewide.

1. Common Citizen Involvement Issues & Problems in Josephine County: 2006
2. Local Government Support For Citizen Involvement Program
3. Citizen Involvement Committee II
4. Josephine County Rural Planning Commission
5. CACs & NAs: 2006
6. Public Notice
  - . The Value Of "Notice"
  - . "Actual" Notice of Decision
  - 6A. Notice To Neighborhoods and Community Organizations
  - 6B. Notice Proposal For Neighborhoods & Community Organizations
  - 6C. Notice Contents & Failure To Follow Notice Requirements
  - 6D. Failure To Give Notice Of Hearing & Change In Proposal
  - 6E. Who Is Entitled To Notice: Mailing Deadlines & Failure To Receive Notice
  - 6F. Reasonable Person
  - 6G. Knew Or Should Have Known & Relationship To Notice
7. Strategic Litigation Against Public Participation (SLAPP)
8. Findings
9. Party or Standing
10. Points of Order
  - . Point of Order
  - . Raise It or Waive It Point of Order
11. Incomplete Land Use Applications
  - 11A. Complete Land Use Applications
  - 11B. Evidentiary Requirements
  - 11C. Change In Land Use Proposal
  - 11D. Modifications To The Proposal & 150-Day Rule
  - 11E. The Burden Of Proof
  - 11F. Shifting The Burden Of Proof
12. 150-Day Rule
  - 12AA. 150-Day ORS Standards
  - 12AB. Legislative History of 150-Day Rule
  - 12B. JO CO Pattern & Practice Of Neglect For 150-Day Rule
  - 12C. JO CO 150-Day Violations - Pattern & Practice
  - 12D. Mandamus Proceedings For 150-Day Violations
  - 12E. Circuit Court Attorney Fees From 150-Day Mandamus Proceedings
  - 12F. Appellant Court Opinions On Attorney Fees From 150-Day Mandamus Proceedings
  - 12G. Chilling Effect On Citizen Involvement From Violation of 150-Day Rule

- 12H. Possible Citizen-Initiated Enforcement Order Based On 150-Day Rule Pattern & Practice Violations
- 12I. Corrective Actions For 150-Day Rule Violations
- 12J. Constitutions Issues Around Mandamus Proceedings
- 12K. Promising JO CO Approach To Violations Of 150-Day Rule: 2006
- 12H. Possible Citizen-Initiated Enforcement Order Based On 150-Day Rule Pattern & Practice Violations
- 12I. Corrective Actions For 150-Day Rule Violations
- 12J. Constitutions Issues Around Mandamus Proceedings
- 12K. Promising JO CO Approach To Violations Of 150-Day Rule: 2006

**MORE CITIZEN INVOLVEMENT BROCHURES & ISSUES**

[http://www.hugoneighborhood.org/Citizen\\_Involvement\\_Series.htm](http://www.hugoneighborhood.org/Citizen_Involvement_Series.htm)

Conditions of Approval  
Over The Counter Decisions

Quasi-Judicial Hearings

- . Burden & Nature of Proof
- . Suggestions For Effective Advocacy During Local
- . Land Use Hearings
- . Representation
- . Ex Parte Contacts
- . Bias
- . Conflict Of Interest
- . Parties & Standing
- . Jurisdiction
- . Standards & Criteria
- . Staff Report
- . Parties & Witnesses
- . Opportunity To Present Evidence
- . Failure to Respond to Specific Issues Raised by Citizens
- . Rebuttal & Sur-rebuttal
- . Additional Evidence Or Testimony
- . Continue Hearing & Leave Record Open
- . Summation
- . Oral Decisions
- . Written & Signed Findings
- . Appeals

Role of Josephine County Planning Office Staff  
Oregon LUBA Reporters Missing From Law Library  
Public Riparian Involvement Process  
State Citizen Involvement Advisory Committee Involved Locally  
Monitoring & Enforcement

Political Equality: One-Person-One-Vote-One-Value: A Citizen Issue Paper  
Suggestions For Effective Advocacy During Local Land Use Hearings  
An Opponent Party's Right To Give Testimony  
Who Are We?

CACNA Coalition II

Required Notice Without A Hearing

Bias of Local Quasi-Judicial Decision Makers

Representation By Hugo Land Use Committee

**\* Josephine County Meeting Laws**

Hugo Neighborhood Association & Historical Society and Rogue Advocates, October 17, 2009

Josephine County and City of Grants Pass CAC Programs

Local Remand Hearings

**Appendix B. Rouge Advocates' Land Use Reports**

<http://www.hugoneighborhood.org/articleslu.htm>

Legislative History of Statutory Provisions Regulating Fees for Local Appeals and Transcripts - March 2003

Poll Taxes on Citizen Involvement. September 15, 2004

Perils of An Applicant-Driven User Fee Funded Planning Office. November 28, 2006

Local Appeal Fees. December 3, 2006

**\* Legislative History of Statutory Provisions Regulating Fees for Local Land Use Applications, Land Use Appeals and Transcripts. December 22, 2006**

Land Use Committee, Hugo Neighborhood Association & Historical Society , & Goal One Coalition, & Rogue Advocates, December 22, 2006

**\* For the Record, or Not February 2007**

Land Use Committee, Hugo Neighborhood Association & Historical Society , & Goal One Coalition, & Rogue Advocates, February 27, 2007

Role of Hearing Bodies in Quasi-Judicial Land Use Proceedings

When Attorney Fees Can Have a Chilling Effect on Good Faith Claims and Defenses

## Appendix C. Rogue Advocates' Land Use Testimony

### \* **Assessment of Proposed Pioneer Meadows Subdivision Containing Applegate Trail Resources** (<http://www.hugoneighborhood.org/articleslu.htm>)

Hugo Neighborhood Association & Historical Society, Josephine County Historical Society, Goal One Coalition, Rogue Advocates, and Oregon-California Trails Association, June 2007.

### \* **BLM Necessary Forest Lands Issue** (<http://www.hugoneighborhood.org/articleslu.htm>)

1. September 25, 2009. Neighbors Example Of Necessary Lands Issue Testimony in Josephine County, Oregon: "Necessary Lands" That Involved the BLM Sprague Seed Orchard.,
2. February 4, 2011. Neighbors Example Of Necessary Lands Issue Testimony in Josephine County, Oregon.
3. March 1, 2011 Email/Letter to BLM Oregon & Washington From Hugo Neighborhood Association & Historical Society; Rogue Advocates, Affiliate of 1000 Friends of Oregon; and Goal One Coalition.
4. Draft March 22, 2011. Cooperate and Collaborate Paper: Land Use Compatibility & BLM RIA/Resource Lands Allocation In Westside Oregon By Hugo Land Use Committee, Hugo Neighborhood Association & Historical Society; Resource Lands Working Group, Rogue Advocates; Goal One Coalition, Save Our Applegate Valley Environment (SAVE).
5. Final *Date? Cooperate and Collaborate Paper: Land Use Compatibility & BLM RIA/Resource Lands Allocation In Westside Oregon* From Hugo Neighborhood Association & Historical Society; Save Our Applegate Valley Environment (SAVE); Rogue Advocates, Affiliate of 1000 Friends of Oregon; and Goal One Coalition.
6. Future Documents