



Josephine County, Oregon

Community Development – Planning Division

700 NW Dimmick, Suite C / Grants Pass, OR 97526

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November 23, 2016

NOTICE OF PUBLIC HEARING **Josephine County Planning Commission**

The Josephine County Planning Commission will conduct a public 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 relied upon by the applicant and the applicable criteria for a decision 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. Consistent with the RLDC, comments and other pertinent information regarding the application should be submitted within 15 days from the date of this notice to be considered in the review by Planning Staff.

REQUEST AND HEARING INFORMATION

PROPERTY OWNER:	McMahon Trust, Shannon A
APPLICANT:	McMahon, Shannon
REPRESENTATIVE:	The Galli Group
LOCATION:	11390 North Applegate Road
LEGAL:	37-05-26, Tax Lot (TL) 300
ZONE:	Rural Residential 5 Acre
REQUEST:	If approved, this request will allow, with conditions, a tentative plan for the McMahon Subdivision creating 7 lots for single-family residential development in the Rural Residential 5-Acre zone with access off of North Applegate Road.
CRITERIA:	The criteria (<i>listed by citation and caption only</i>) applicable to the request are: <i>Rural Land Development Code: Section 50.050 ~ Tentative Plan Review Standards and Criteria.</i>
PLACE:	Anne Basker Auditorium Annex of the Courthouse, 600 NW 6th Street, GPO

DATE & TIME: **Monday, December 19, 2016 ~ 6:00 p.m.**

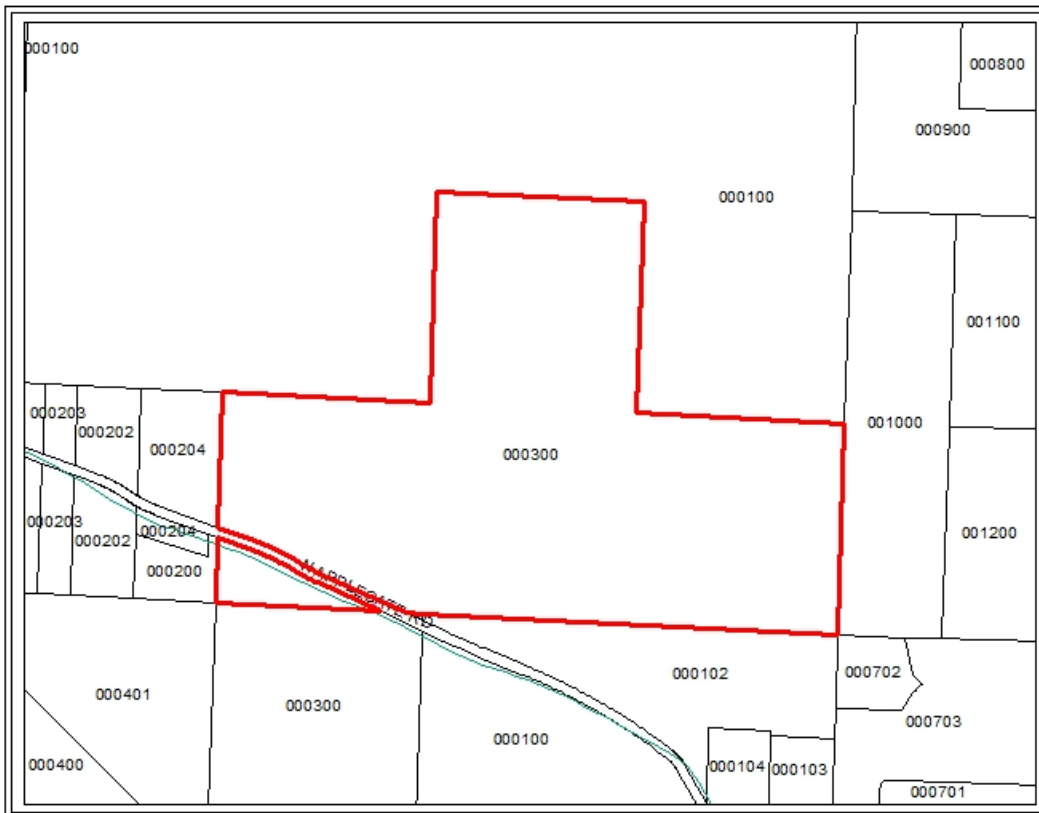
HEARING:	The hearing will be conducted according to Article 31, <i>Public Hearings</i> , of the RLDC. The hearing will use the following format: [1] the Chair will explain the hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the 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 Commission, the planner will summarize the request, criteria, and evidence; [9] the Commission may question participants and/or involved county staff (<i>participants may question staff with the Commission's permission</i>); [10] the Commission will close the hearing for deliberation and decision.
CONTACT PERSON:	The planner handling the file is Nora Schwartz, (541) 474-5421, Ext. 5417.
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 Commission to respond to the issue,

precludes a later appeal on that issue. This makes it important to clearly and accurately state your issue when you testify at the hearing.

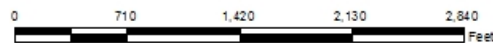
NOTICE:

If you are a mortgagee, lienholder, vendor or seller, state law requires that you promptly forward this notice to the purchaser of the property. (ORS 215.513)

SUBDIVISION



SUBJECT PROPERTY
11390 NORTH APPLGATE ROAD



1:11,640

- Streets
- Taxlots

The information on this map is furnished for general interest purposes only. The information is provided without warranties of any kind, express or implied, and it should not be used to support any purchase or other investment. Neither Josephine County, Cave Junction, nor Grants Pass will accept responsibility for any errors or inaccuracies in the depicted information.



Date: 11/22/2016

