



# Josephine County, Oregon

## PLANNING

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April 27, 2015

## NOTICE OF LAND USE REQUEST

The planning office has received an application for the land use described below. Review and approval of this request does not require a public hearing. Josephine County's Rural Land Development Code (RLDC) requires notice of the request be mailed to nearby property owners, affected agencies and organizations 15 days before a decision is made. This provides the public and others an opportunity to review the proposal and submit comments. The comments and other pertinent information are considered in making a final decision. The comments must address the standards and criteria that apply to the application and submitted within 15 days from the date of this notice in order to be considered.

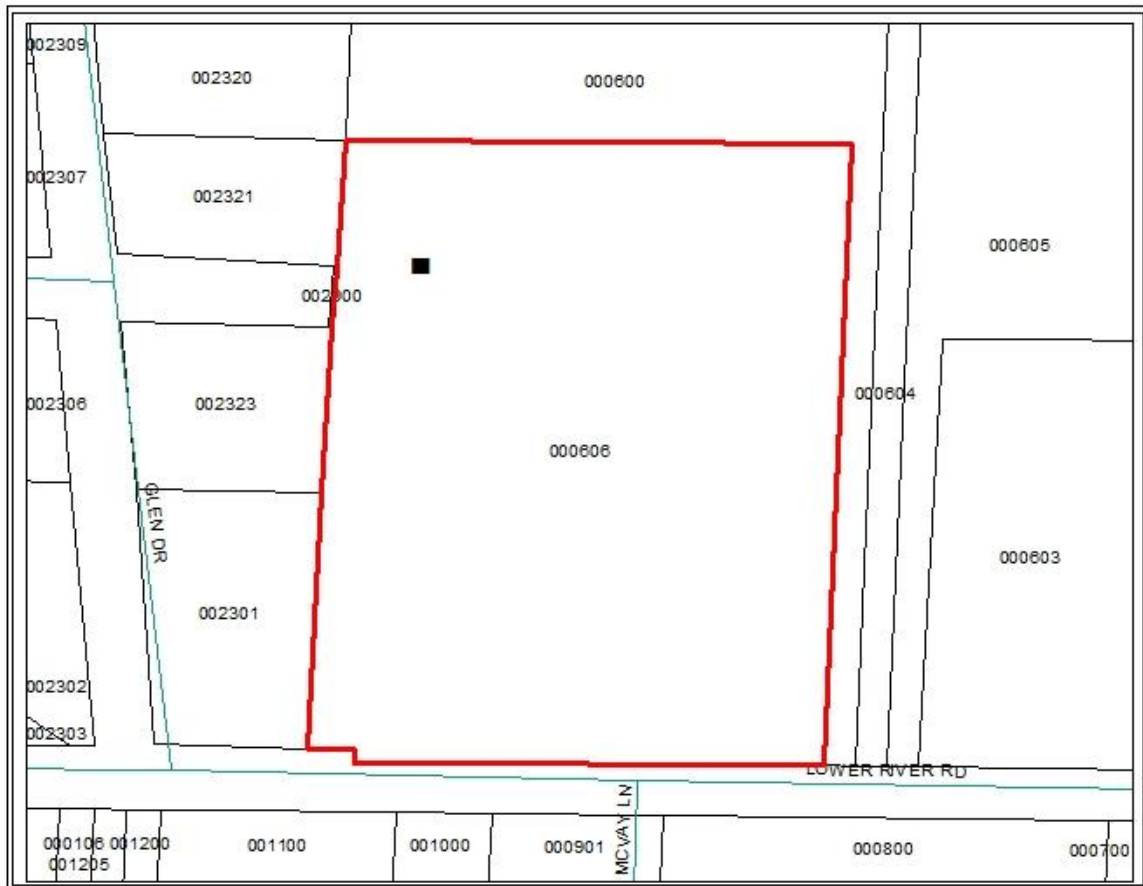
The application materials, as well as the applicable criteria, are available for review at the planning office. You may also talk to the planner listed below. Once the 15 day comment period closes, the planning staff will make a final decision. A decision notice is mailed to affected persons, agencies and organizations explaining the appeal procedures.

### APPLICATION INFORMATION

(Map Attached)

- APPLICANT:** Harlan G. Ziegler
- LOCATION:** 2740 Lower River Road
- LEGAL:** 36-06-13-C0, TL 606
- ZONE:** Exclusive Farm (EF)
- REQUEST:** If approved, this request will allow a single family dwelling and accessory structures in the Exclusive Farm Zone.
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: **Rural Land Development Code:** Section 64.060 ~ General Requirements for Conditional Uses & New Dwellings; Section 64.070.B ~ Standards & Criteria for Non-Farm Lot-of-Record Dwellings; Section 64.080 ~ Siting Standards, **County Goals and Policies:** Goal 1 ~ To Preserve and Maintain Agricultural Lands and the Rural Character of Josephine County **Statewide Goals, Statute, Rules:** Goal 3 ~ Agricultural Land; OAR 660-033-0120 ~ Uses Authorized on Agricultural Lands; OAR 660-033-0130 ~ Minimum Standards Applicable to the Schedule of Permitted and Conditional Uses; ORS 215.284 ~ Dwelling not in conjunction with Farm Use; ORS 215.293 ~ Dwelling in Exclusive Farm Use; ORS 215.296 ~ Standards for Approval of Certain Uses in Exclusive Farm Use Zones; ORS 215.705 ~ Dwellings in Farm or Forest Zone. Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>
- PLANNER:** Grace Zilverberg (541) 474-5421, Ext 5427; Email: [gzilverberg@co.josephine.or.us](mailto:gzilverberg@co.josephine.or.us)
- DEADLINE:** Comments are due no later than **5PM May 12, 2015, on the 15<sup>th</sup> day from the postmark date. If the deadline falls on a weekend, the deadline shall be extended to the following Monday.**

# FARM DWELLING



**SUBJECT PROPERTY  
2740 LOWER RIVER ROAD**

