



# Josephine County, Oregon

Community Development – Planning Division

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June 2, 2017

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

The Josephine County Board of County Commissioners will conduct a de novo (*means completely new*) appeal hearing to review a decision made by the Community Development 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. 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 division (*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 may be inspected at the planning division 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 seven days before the hearing. Copies of the staff report may also be purchased.

### **APPEAL & HEARING INFORMATION**

**OWNER/APPLICANT:** George Richards & Geri Brothers

**REPRESENTATIVES:** Nicole Tuuri & Bob Hart Consulting

**LOCATION:** 5001 Takilma Road

**LEGAL:** 40-08-11, Tax Lot (TL) 202

**ZONE:** Rural Residential (RR-5)

**REQUEST:** If approved, this request will allow, with conditions, partition of Tax Lot (TL) 202 into two (2) parcels, all with access off of Takilma Road.

**CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: *Rural Land Development Code*: Article 52 – Land Partitions. Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>

**DATE & TIME:** MONDAY, JUNE 26, 2017 ~ 9:00 a.m.

**PLACE:** Anne Basker Auditorium Annex of the Courthouse, 600 NW 6<sup>th</sup> Street, GPO

**HEARING:** The hearing is conducted according to Article 31, *Public Hearings*, of the RLDC. The hearing uses the following format: [1] the Chair explains the hearing procedures; [2] a planner summarizes the request, identifies the applicable criteria and explains the issues; [3] the applicant makes 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 summarizes 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 closes the hearing for deliberation and decision.

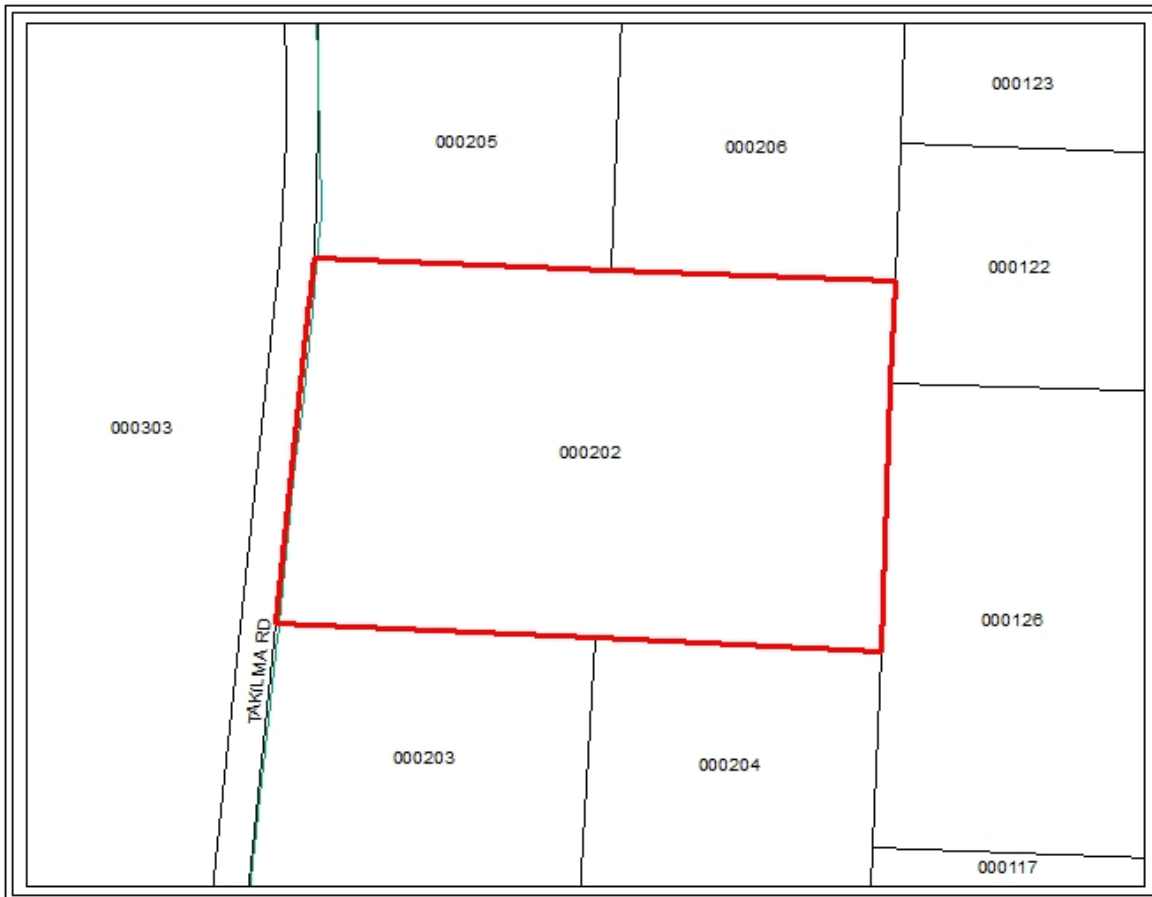
**PLANNER:** Nora Schwartz (541) 474-5417; Email: [nschwartz@co.josephine.or.us](mailto:nschwartz@co.josephine.or.us).

**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 a later appeal on that issue. It is important to clearly and accurately state your issue when you testify at the hearing.

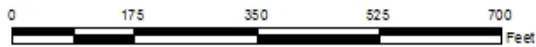
**NOTICE:** If you are a mortgagee, lienholder, vendor or seller, state law requires that you *promptly* forward this notice to the purchaser of the property. (ORS 215.513)

**DEADLINE:** Comments to be submitted 'must be in writing' and are due no later than **5PM JUNE 14, 2017**. If the deadline falls on a weekend, the deadline shall be extended to the following Monday.



# PARTITION



**SUBJECT PROPERTY  
5001 TAKILMA ROAD**



1:2,910

-  Streets
-  Taxlots

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Date: 1/11/2017

