



Josephine County, Oregon

PLANNING

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June 27, 2016

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)

OWNER/APPLICANT: Frank & Nancy Von Coelln

LOCATION: 512 Coutant Lane

LEGAL: 36-06-14-CO, TL 2800

ZONE: Rural Residential (RR-1)

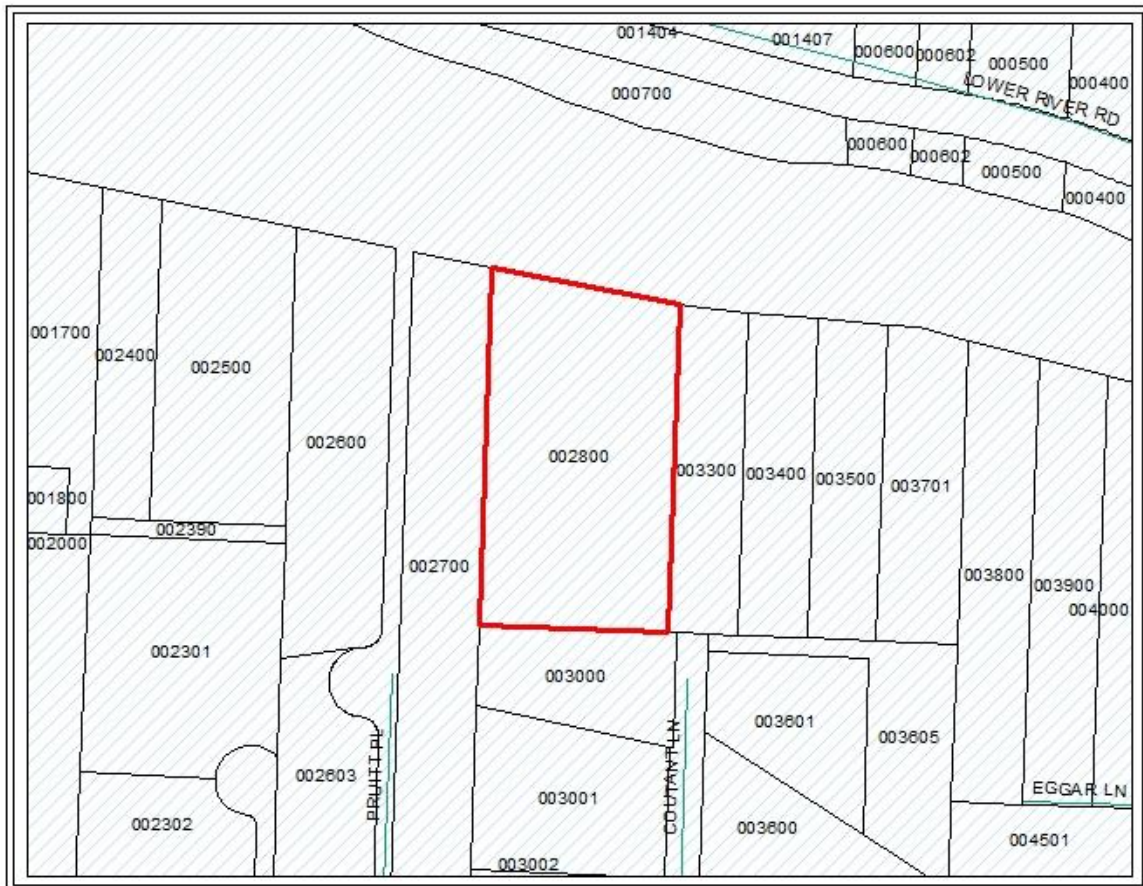
REQUEST: If approved, this request will allow a (1) a bed & breakfast home occupation in an existing dwelling; and (2) use of the property as a private park for use as family reunions, picnics, etc. And recreational opportunities.

CRITERIA: The criteria *(listed by citation and caption only)* applicable to the request: **Rural Land Development Code:** Section 61.030.H ~ Conditional Uses: Home Occupations; Section 61.060 ~ Property Development Standards; Article 92 ~ Home Occupations; Section 61.030.K ~ Conditional Uses: Parks; Section 45.030 ~ Conditional Uses, Review Standards & Criteria. **County Goals and Policies:** Goal 5 ~ To Diversify, Expand and Stabilize Economic Opportunities for the Betterment of the County; **Statewide Goals, Statute, Rules:** Goal 9 ~ Economic Development; ORS 215.448 ~ Home Occupations. Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>

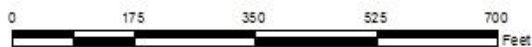
PLANNER: Grace Zilverberg (541) 474-5421, Ext 5427; Email: gzilverberg@co.josephine.or.us

DEADLINE: Comments are due no later than **5PM July 12, 2016, on the 15th day from the postmark date. If the deadline falls on a weekend, the deadline shall be extended to the following Monday.**




HOME OCCUPATION/ CONDITIONAL USE



SUBJECT PROPERTY
512 COUTANT LANE



1:2,897

-  Streets
-  Taxlots
-  MRMPO_FinalBoundary_Nov2012



Date: 6/24/2016

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