



# Josephine County, Oregon

## PLANNING

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August 22, 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:** Clifford Phillies/John West

**LOCATION:** 5520 Upper River Road

**LEGAL:** 36-06-16, Tax Lot (TL) 700

**ZONE:** Rural Residential (RR-2.5) & Exclusive Farm (EF)

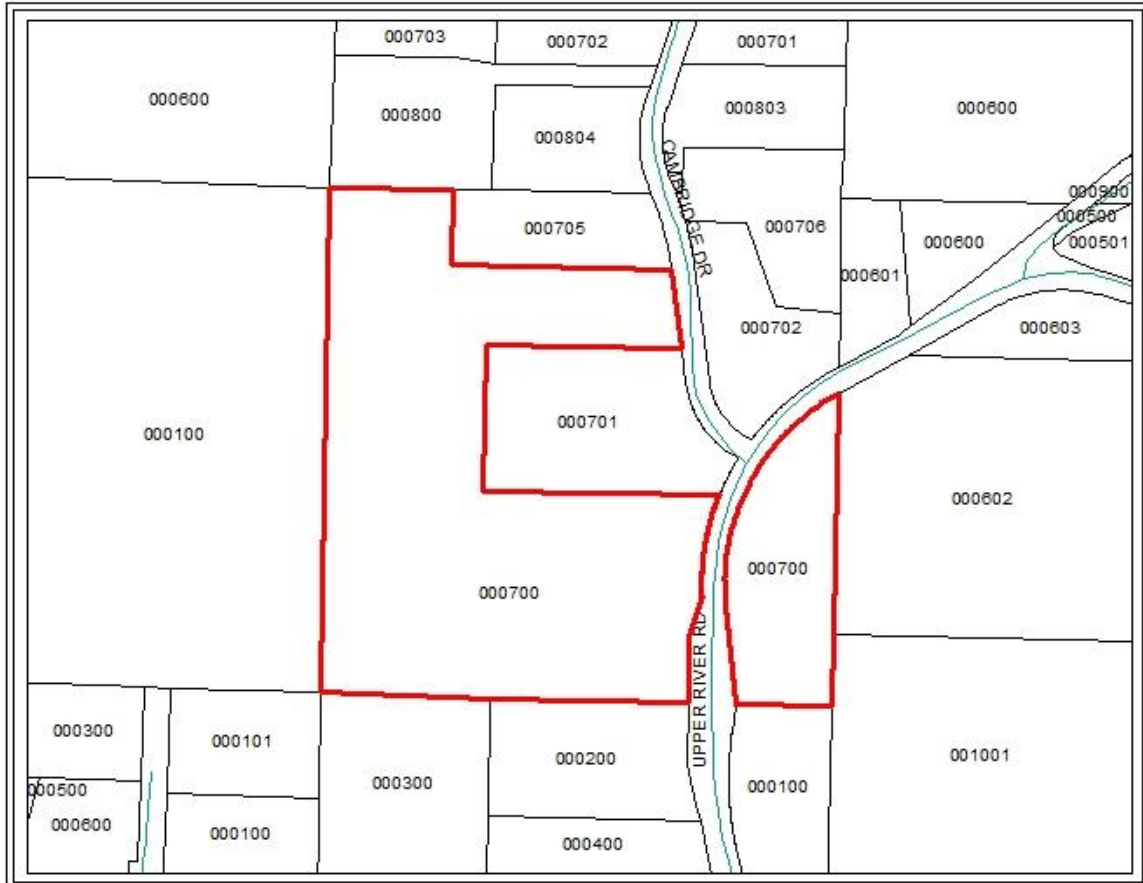
**REQUEST:** If approved, this request will allow a three (3) parcel partition in the RR-2.5 zones. (Parcel 1 = 5.1 acres; Parcel 2 = 4.2 acres and Parcel 3 = 16.6 acres).

**CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: **Rural Land Development Code:** Section 61.060 ~ Property Development Standards; Section 50.050 ~ Tentative Plan Review Standards & Criteria; Section 50.060 ~ Tentative Plan Map Requirements, **County Goals and Policies:** Goal 3 ~ Provide Land Allocations to Encourage a Wide Variety of Safe and Affordable Housing; **Statewide Goals, Statute, Rules:** Goal 10 ~ Housing; ORS 215 ~ County Planning; Zoning; Housing Codes; OAR 660-008 ~ Interpretation of Goal 10 Housing. Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>

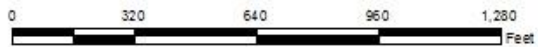
**PLANNER:** Grace Zilverberg (541) 474-5427, Ext 5418; Email: [gzilverberg@co.josephine.or.us](mailto:gzilverberg@co.josephine.or.us)

**DEADLINE:** Comments are due no later than **5PM SEPTEMBER 6, 2016**

# PARTITION



**SUBJECT PROPERTY  
5520 UPPER RIVER ROAD**



1:5,261

- Streets
- Taxlots

The information on this map is furnished for general interest purposes only. This 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: 8/18/2016

