



# Josephine County, Oregon

Community Development – Planning Division

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April 18, 2017

## NOTICE OF LAND USE REQUEST

The planning division 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.

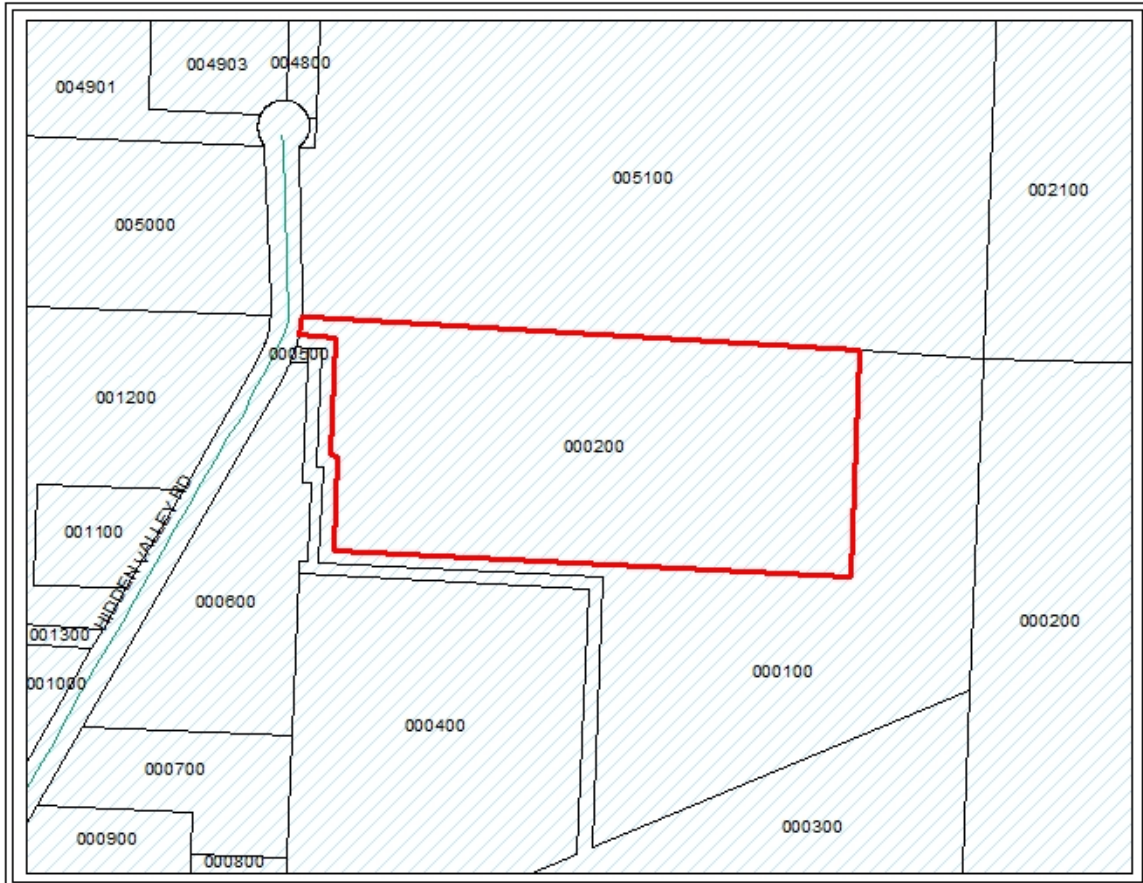
The application materials, as well as the applicable criteria, are available for review at the planning division. You may also talk to the planner listed below. Once the 15 day comment period closes, the planning staff will make a final decision. A decision notice is mailed to affected persons, agencies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

### APPLICATION INFORMATION

(Map Attached)

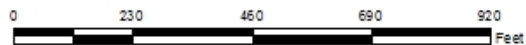
- OWNER/APPLICANT:** Daron & Denise Williams
- LOCATION:** 595 Hidden Valley Road
- LEGAL:** 37-06-13-A0, Tax Lot (TL) 200
- ZONE:** Rural Residential (RR-5)
- REQUEST:** If approved, this request will allow a two (2) parcel partition in the RR 5 zone: (Parcel 1 = 5 acres; and Parcel 2 = 4.97 acres).
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: **Rural Land Development Code:** Section 50.050 ~ Tentative Plan Review Standards & Criteria; Section 50.060 ~ Tentative Plan Map Requirements; Section 61.060 ~ Property Development Standards; **County Goals and Policies:** Goal 3 ~ Provide Land Allocations to Encourage a Wide Variety of Safe and Affordable Housing; Goal 10: To Depict a Land Use Pattern to Guide Future Uses, To Implement the Desires of the County and To Meet the Requirements of the State Of Oregon. **Statewide Goals, Statute, Rules:** Goal 2 ~ Land Use Planning; Goal 10 ~ Housing; ORS , Chapter 92 ~ Subdivisions and Partitions; 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) 474-5421, Ext 5427; Email: [gzilverberg@co.josephine.or.us](mailto:gzilverberg@co.josephine.or.us)
- DEADLINE:** **Comments to be submitted 'must be in writing' are due no later than 5PM May 3, 2017, 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.**

# PARTITION



**SUBJECT PROPERTY  
595 HIDDEN VALLEY ROAD**

- Streets
- Taxlots
- MRMPO\_FinalBoundary\_Nov2012



1:3,880



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Date: 4/17/2017