



Josephine County, Oregon

Community Development – Planning Division

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July 10, 2019

NOTICE OF PUBLIC HEARING *Josephine County Planning Commission*

The Josephine County Planning Commission will conduct a public hearing on the land use request described below. 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 Chapter 19.31, *Public Hearings*, of the Josephine County Code (JCC). Anyone interested in participating in the hearing should examine or purchase a copy of Chapter 19.31 at the Planning Division (the basic hearing format is described below). Twenty-one (21) days prior the hearing, a copy of the application, all documents and evidence relied upon by the applicant and the applicable criteria for a decision may be inspected at the Planning Division upon request & please call 541-474-5421 for an appointment. You may also talk to the planner listed below. Copies may be purchased. If a staff report is published, it will be available for inspection without cost at least 7 days before the hearing. Copies of the staff report may also be purchased. Consistent with the Josephine County Code (JCC), comments and other pertinent information regarding the application are due no later than **5PM**, 15 days from the date of this notice to be considered in the review by Planning Staff.

REQUEST AND HEARING INFORMATION

- OWNER/APPLICANT:** Druthers Construction, LLC & Jantzer Enterprise Inc.
- REPRESENTATIVE:** Rhine-Cross Group, LLC
- LOCATION:** 9300 Monument Drive
- LEGAL:** 35-06-03, Tax Lot (TL) 800 & 90
- ZONE:** Rural Residential (RR-2.5)
- REQUEST:** Request for approval of a 10-lot Planned Unit Development Subdivision to be known as “Creek Haven”. This request will create 10 lots for residential development ranging in size from 2.0 acres to 2.58 acres with a 6.16 acre tract of land for open space and includes a proposed new private road to serve as access for the PUD. The subject property is located at 9300 Monument Drive, Map No. 35-06-03-00, TL 800 & 900 and is zoned Rural Residential (RR 2.5).
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: **Josephine County Code:** Section 19.50.050 ~ Tentative Plan Review Standards & Criteria; Chapter 19.55 ~ Tentative Approval of Planned Unit Development Subdivisions; Section 19.61.060 ~ Property Development Standards; Division VII ~ General Development Standards; Division VIII ~ Public Facility Standards. [Link to the Josephine County Code:](http://www.co.josephine.or.us/Page.asp?NavID=2058)
- PLACE:** Anne Basker Auditorium Annex of the Courthouse, 600 NW 6th Street, GPO

DATE & TIME: **MONDAY, AUGUST 5, 2019 ~ 6:00 P.M.**

HEARING: The hearing will be conducted according to Chapter 19.31, *Public Hearings*, of the Josephine County Code (JCC). The hearing will use the following format: [1] the Chair will explain the hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant will make 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 Commission, the planner will summarize the request, criteria, and evidence; [9] the Commission may question participants and/or involved county staff (*participants may question staff with the Commission’s permission*); [10] the Commission will close the hearing for deliberation and decision.

CONTACT PERSON: The planner handling the file is Kayla Wallace (541) 474-5427; Email: kwallace@co.josephine.or.us

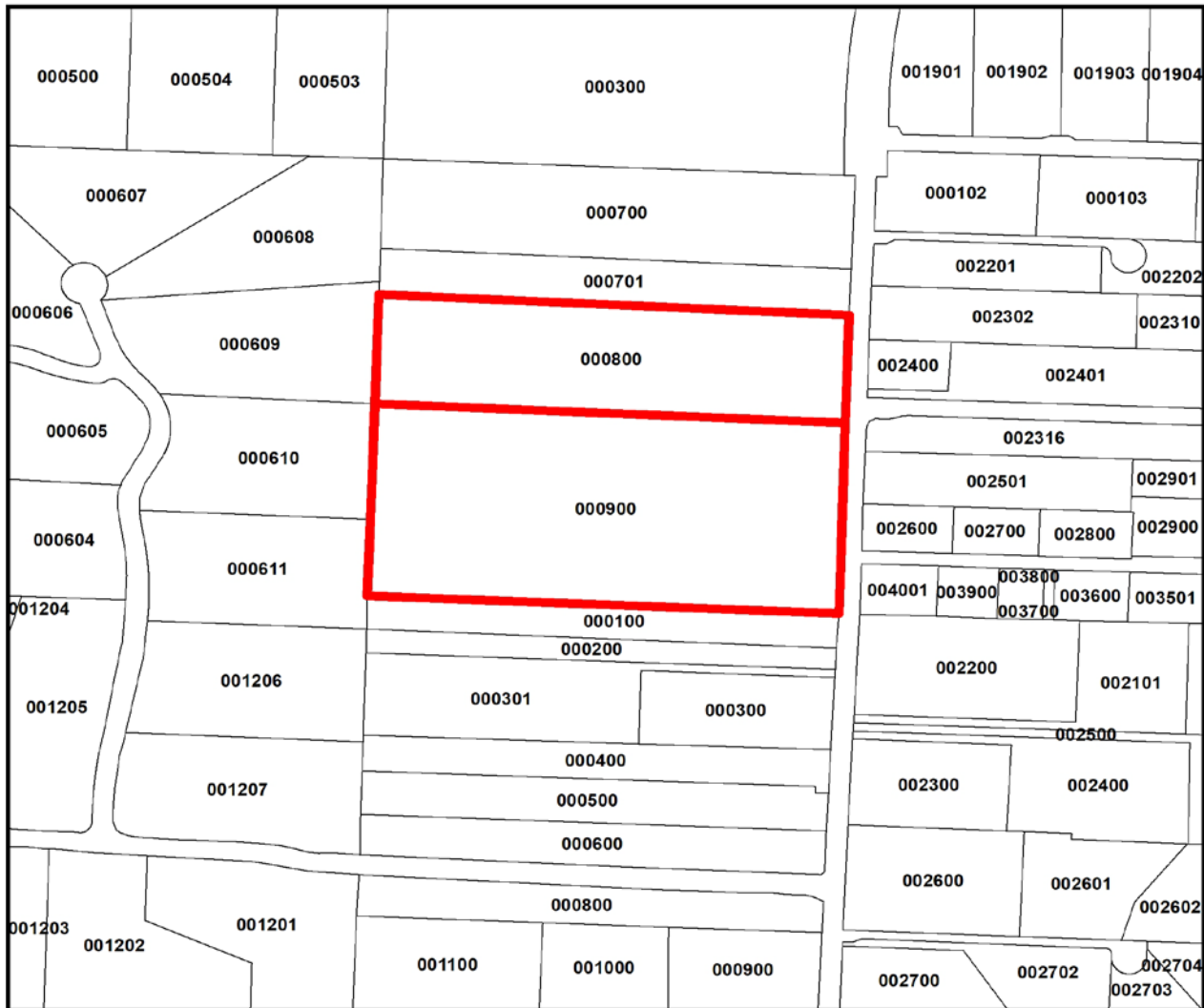
APPEAL ISSUES: Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or

evidence sufficient to afford the Commission to respond to the issue, precludes a later appeal on that issue. This makes it 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).

PLANNED UNIT DEVELOPMENT



SUBJECT PROPERTY
9300 MONUMENT DRIVE



Josephine County

Note:

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. However, notification of any errors will be appreciated.

Date: 6/21/2019

