



Josephine County, Oregon

Community Development – Planning Division

700 NW Dimmick, Suite C / Grants Pass, OR 97526

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April 28, 2017

NOTICE OF APPEAL HEARING LIMITED TO THE RECORD

Before the Josephine County Board of County Commissioners

The Josephine County Board of County Commissioners will conduct an appeal hearing on the land use request described below. The hearing is limited to the record created at an earlier hearing before the Planning Commission, and only arguments may be submitted orally or in writing by parties who participated in the Planning Commission hearing. 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. Audio of the hearing is available on Josephine County Web Site Planning: <http://www.co.josephine.or.us/Page.asp?NavID=1473>.

APPEAL & HEARING INFORMATION

APPELLANT:	McMahon, Shannon A
OWNER:	McMahon Trust, Shannon A
REPRESENTATIVE:	McMahon William
PROPERTY LOCATION:	11390 North Applegate Road
ASSESSOR'S LEGAL:	37-05-26, Tax Lot (TL) 300
ZONE:	Rural Residential (RR 5)
REQUEST:	If approved, this request will allow, with conditions, a tentative plan for the McMahon Subdivision creating 7 lots for single-family residential development in the Rural Residential 5-Acre zone with access off of North Applegate Road.
CRITERIA:	The criteria (<i>listed by citation and caption only</i>) applicable to the request are: <i>Rural Land Development Code</i> : Section 50.050 ~ Tentative Plan Review Standards and Criteria. Link to the Rural Land Development Code: http://www.co.josephine.or.us/Code.asp

DATE & TIME: MONDAY, May 22, 2017 ~ 9:00 a.m.

PLACE:	Anne Basker Auditorium Annex of the Courthouse, 600 NW 6 th Street, GPO
INFORMATION:	The original and appeal applications, documents, and evidence in the record, text of the applicable criteria, staff reports, and the rules of procedures governing appeals on the record may be viewed at no charge at the Planning Division during regular office hours. Copies may be obtained for a charge. Audio of the hearing is available on Josephine County Web Site Planning: http://www.co.josephine.or.us/Page.asp?NavID=1473 .
HEARING:	The appeal hearing will be conducted in accordance with the provisions of Articles 31 and 33 of the RLDC that govern appeals limited to the record. As such, participation is restricted to those individuals who established themselves as parties in the Planning Commission hearing. Party status may be challenged and/or reviewed by the Board of Commissioners as its first order of business in the appeal hearing. Participation in the hearing is strictly limited to arguments only, and shall cover only matters contained in the record from the Planning Commission hearing that relate to issues identified in the appeal. No new evidence or issues may be received or raised in the appeal hearing unless the requirements of Section 33.080.E of the RLDC have been deemed satisfied by the Board.
CONTACT PERSON:	The planner for the application is Nora Schwartz (541) 474-5417; Email: 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.

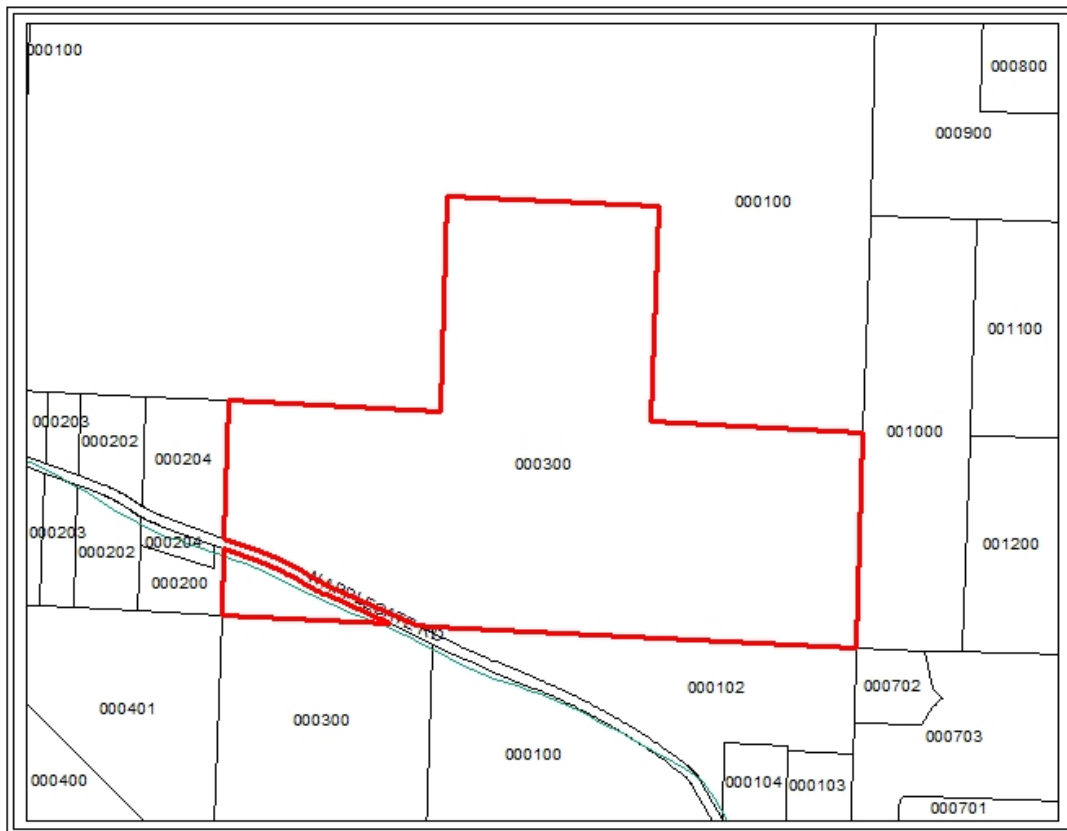
NOTICE:

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)

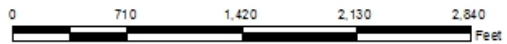
DEADLINE:

Comments to be submitted 'must be in writing' are due no later than **5PM May 10, 2017**. If the deadline falls on a weekend, the deadline shall be extended to the following Monday.

SUBDIVISION



SUBJECT PROPERTY
11390 NORTH APPLGATE ROAD



1:11,640

- Streets
- Taxlots

The information on this map is furnished for general informational purposes only. The 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: 11/22/2016