



Josephine County, Oregon

Community Development – Planning Division

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E-mail: planning@co.josephine.or.us

October 25, 2017

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 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 Office (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 for a decision may be inspected at the Planning Office 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 7 days before the hearing. Copies of the staff report may also be purchased. Consistent with the RLDC, comments and other pertinent information regarding the application should be submitted within 15 days from the date of this notice to be considered in the review by Planning Staff.

REQUEST AND HEARING INFORMATION

OWNER/APPLICANT: Karen Sprague

LOCATION: 3540 Demaray Drive

LEGAL: 36-06-34, Tax Lot (TL) 1114

ZONE: Rural Commercial (RC)

REQUEST: If approved, this request to, divide tax lot (TL) 1114 into four lots within the Rural Commercial (RC) zone: (Parcel 1 = 1.20 acres, Parcel 2 = 1.42 acres, Parcel 3 = 0.51 acres, Parcel 4 = 1.88 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; Article 51 ~ Subdivisions; Section 62.050.B ~ Property Development Standards. **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 Chapter 92 ~ Subdivisions and Partitions..

PLACE: Anne Basker Auditorium Annex of the Courthouse, 600 NW 6th Street, GPO

DATE & TIME: **Monday, November 20, 2017 ~ 6:00 p.m.**

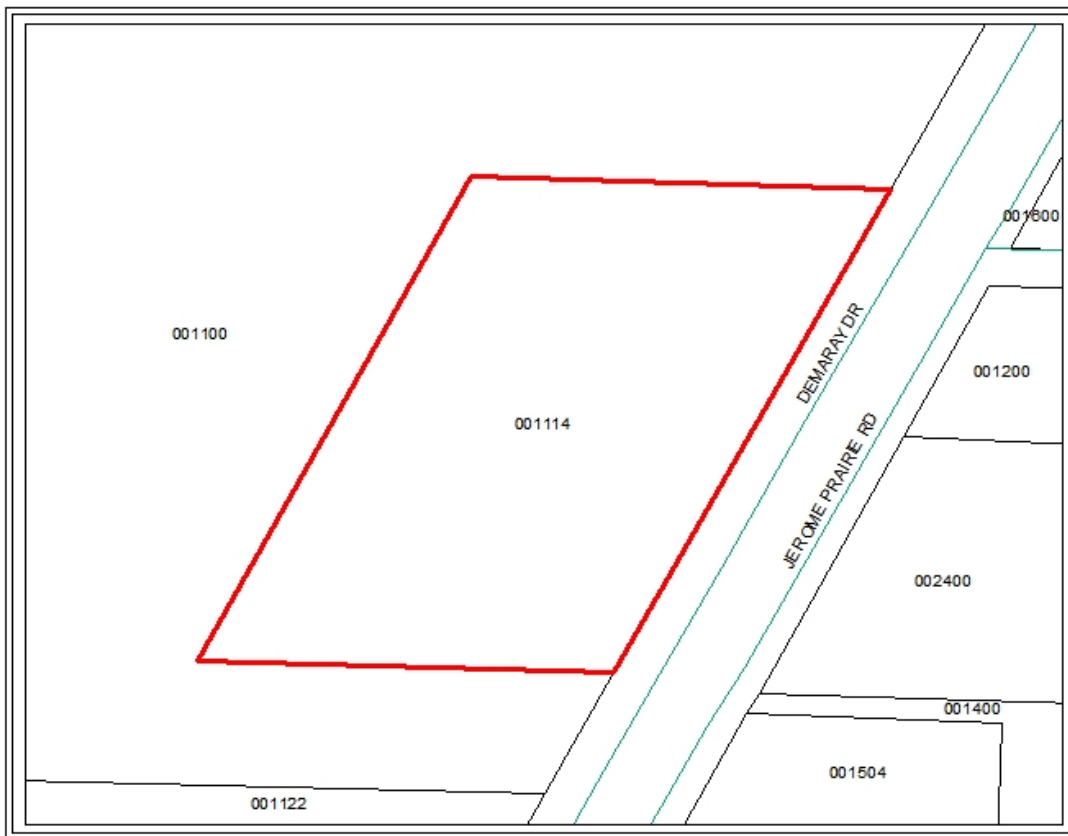
HEARING: The hearing will be conducted according to Article 31, *Public Hearings*, of the RLDC. The hearing will use the following format: [1] the Chair will explain the hearing procedures; [2] a planner will summarize the request, identify the applicable criteria and explain the issues; [3] the applicant 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 Jeff Page (541) 474-5420; Email: jpage@co.josephine.or.us.

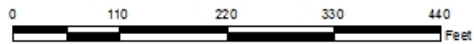
APPEAL ISSUES: Failure to raise an issue at the hearing, in person or in writing, or failure to provide statements or evidence sufficient to afford the Commission to respond to the issue, precludes a later appeal on that issue. This makes it important to clearly and accurately state your issue when you 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)

SUBDIVISION



SUBJECT PROPERTY
3540 DEMARAY DRIVE



1:1,940

- Streets
- Taxlots

The information on this map is furnished for general informational 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: 10/9/2017