



Josephine County, Oregon

Community Development – Planning Division

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

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January 4, 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 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 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.

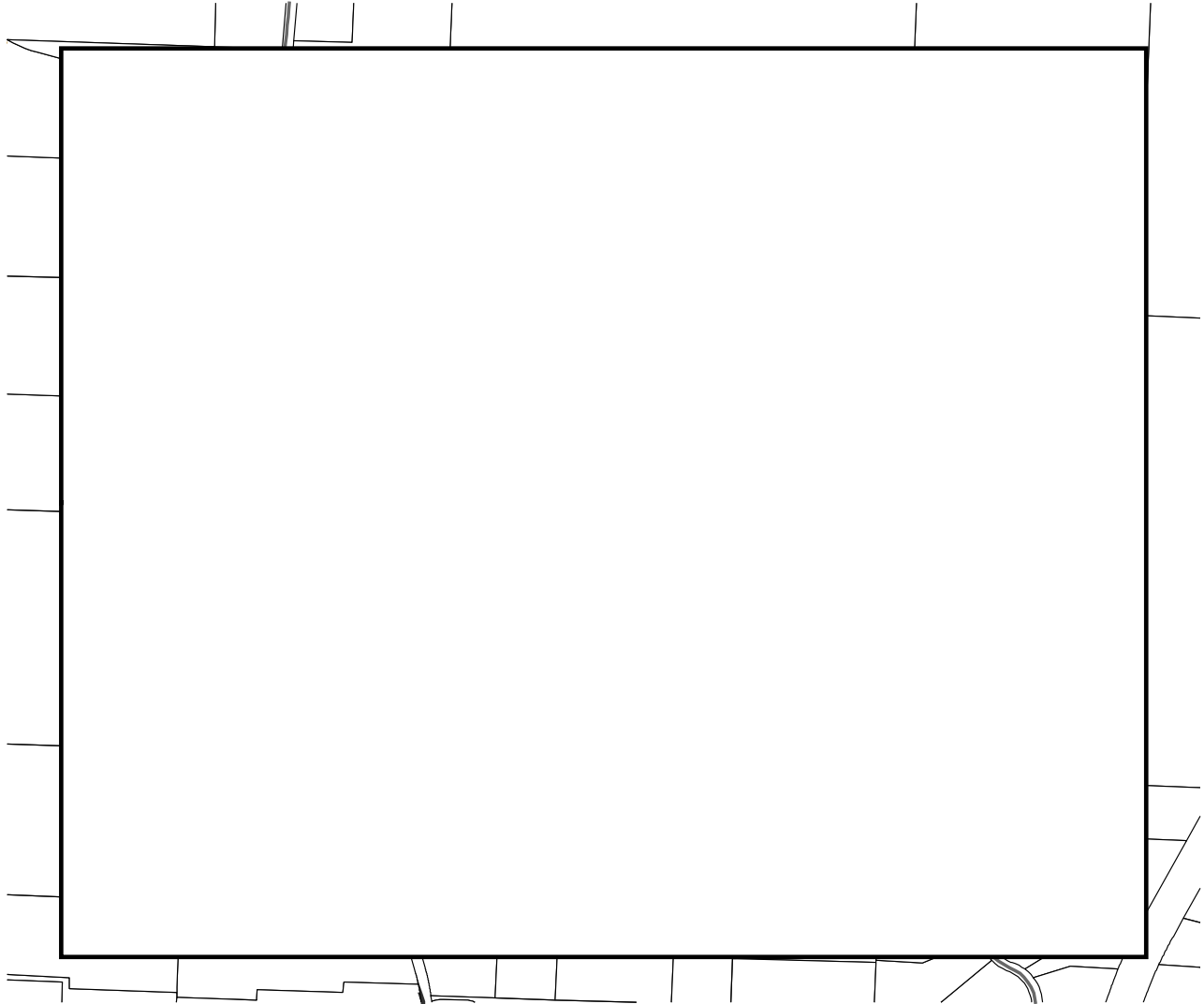
REQUEST AND HEARING INFORMATION

OWNER/APPLICANT:	Ward Ockenden
REPRESENTATIVE:	The Galli Group/Bob Hart
LOCATION:	Hugo Road
LEGAL:	35-06-08, Tax Lot (TL) 100
ZONE:	Rural Residential (RR-5)
REQUEST:	A request to subdivide Tax Lot (TL) 100 into 29 new lots for residential development to include construction of two (2) new roads (off Hugo Road) to serve as access to all new lots.
CRITERIA:	The criteria (<i>listed by citation and caption only</i>) applicable to the request: Josephine County Code: Section 19.50.050 ~ Tentative Plan Review Standards & Criteria; Chapter 19.51 ~ Subdivisions; Section 19.61.060 ~ Property Development Standards; Chapter 19.71 ~ Lot Size & Shape; Chapter 19.76 ~ Wildfire and Emergency Safety Standards; Chapter 19.81 ~ Access Standards; Chapter 19.84 ~ Water Standards; Chapter 19.83 ~ Erosion Control & Storm Drainage Facilities. 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 6 th Street, GPO

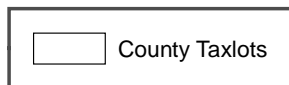
DATE & TIME: MONDAY, JANUARY 28, 2019 ~ 6:00 P.M.

HEARING:	The hearing will be conducted according to Chapter 19.31, <i>Public Hearings</i> , 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 (<i>participants may question staff with the Commission's permission</i>); [10] the Commission will close the hearing for deliberation and decision.
CONTACT PERSON:	The planner handling the file is James Black (541-474-5421, Ext 5418, Email: jblack@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



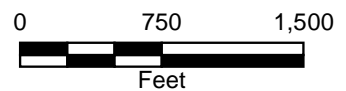
SUBJECT PROPERTY HUGO ROAD



Josephine County

Note:

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Date: 1/4/2019

