



# Josephine County, Oregon

## PLANNING

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January 22, 2015

### 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). 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 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:** Richard & Christine Whitaker/Sheri Waltman

**LOCATION:** Ridgefield Road

**LEGAL:** 37-05-20, TL 2001

**ZONE:** Rural Residential 5 Acre

**REQUEST:** If approved, this request will allow, with conditions, tentative plan approval for a 6-lot planned unit development subdivision (Golden Heights - PUD), to include an upgrade of Ridgefield Road and construct a new private street (Whitaker Lane).

**CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: **Rural Land Development Code:** Section 50.050 ~ Tentative Plan Review Standards and Criteria; Section 55.050 ~ Special Review Standards and Criteria; Article 81 ~ Access Standards; Article 82 ~ Subdivision and Street Names and Street Signs; and Article 85 ~ Utilities; Article 76 ~ Wildfire and Emergency Safety Standards. Link to the Rural Land Development Code: <http://www.co.josephine.or.us/Code.asp>

**PLACE:** Anne Basker Auditorium Annex of the Courthouse, 604 NW 6<sup>th</sup> Street, GPO

**DATE & TIME:** Monday, February 23, 2015 ~ 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 application is James Black (541) 474-5421, Ext 5418; Email: [jblack@co.josephine.or.us](mailto: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)

