



Josephine County, Oregon

PLANNING

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May 8, 2015

NOTICE OF REVIEW HEARING LIMITED TO THE RECORD Josephine County Board of Commissioners

The Josephine County Board of Commissioners 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.

REVIEW & HEARING INFORMATION

OWNER/APPLICANT: Richard & Christine Whitaker/Sheri Waltman

LOCATION: Ridgefield Road

LEGAL: 37-05-20, TL 2001

ZONE: Rural Residential 5 Acre

REQUEST: Limited review hearing to the Board of County Commissioners of the Planning Commission decision on 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). The Board intends this to be an on-the-record review limited to two issues. The issues under review are (1) the required road improvement standards and (2) the modification made to the CC&Rs. The subject property is identified in the Josephine County Assessor's records as Map 37-05-20, TL 2001. The property owners are Richard & Christine Whitaker and the Applicant is Sheri Waltman.

CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request: **Rural Land Development Code:** Article 33 ~ Appeal of Decision; 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.

DATE & TIME: **MONDAY, JUNE 1, 2015 ~ 9:00 a.m.**

PLACE: Anne Basker Auditorium Annex of the Courthouse, 604 NW 6th Street, GPO

HEARING: The hearing is conducted according to Article 31, *Public Hearings*, of the RLDC. The hearing uses the following format: [1] the Chair explains the hearing procedures; [2] a planner summarizes the request, identifies the applicable criteria and explains the issues; [3] the applicant makes 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 Board, the planner summarizes the request, criteria, and evidence; [9] the Board may question participants and/or involved county staff (*participants may question staff with the Board's permission*); [10] the Board closes the hearing for deliberation and decision.

CONTACT PERSON: Planning Director, Dennis Lewis (541) 474-5421, Extension 5428.

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 shall be submitted to the Planning Office no later than **5pm, Wednesday, May 20, 2015.**

THE PLANNING OFFICE
700 NW Dimmick Suite C
Grants Pass OR 97526

