



Josephine County, Oregon

Board of Commissioners: Jim Riddle, Dwight Ellis & Jim Raffenburg

PLANNING OFFICE

Michael Snider, Director

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December 13, 2006

NOTICE OF LAND USE REQUEST

The planning office has received an application for the land use described below. Review and approval of this request does not require a public hearing. *Josephine County's Rural Land Development Code (RLDC)*, however, requires notice of the request to be mailed to nearby property owners and affected agencies and organizations **15 days** before a decision is made. This is to provide an opportunity for the public and others to review the proposal and to submit comments to the planning office. These comments, along with other pertinent information, will then be considered in making a decision. In order to be considered, the comments must address the standards and criteria that apply to the application and be submitted within **15 days** from the date of this notice.

If you are interested in looking into the application, the best starting point is to review the file and obtain copies of the standards and criteria for approval. You may also talk to the planner listed below and ask questions. A copy of the application (to include all documents and evidence submitted by or on behalf of the applicant), as well as the applicable criteria, are available for inspection without cost at the Planning Office. Copies may also be purchased. Once the 15 day comment period closes, planning staff will make a decision. At this time another notice will be mailed to affected persons, agencies and organizations that explains appeal procedures.

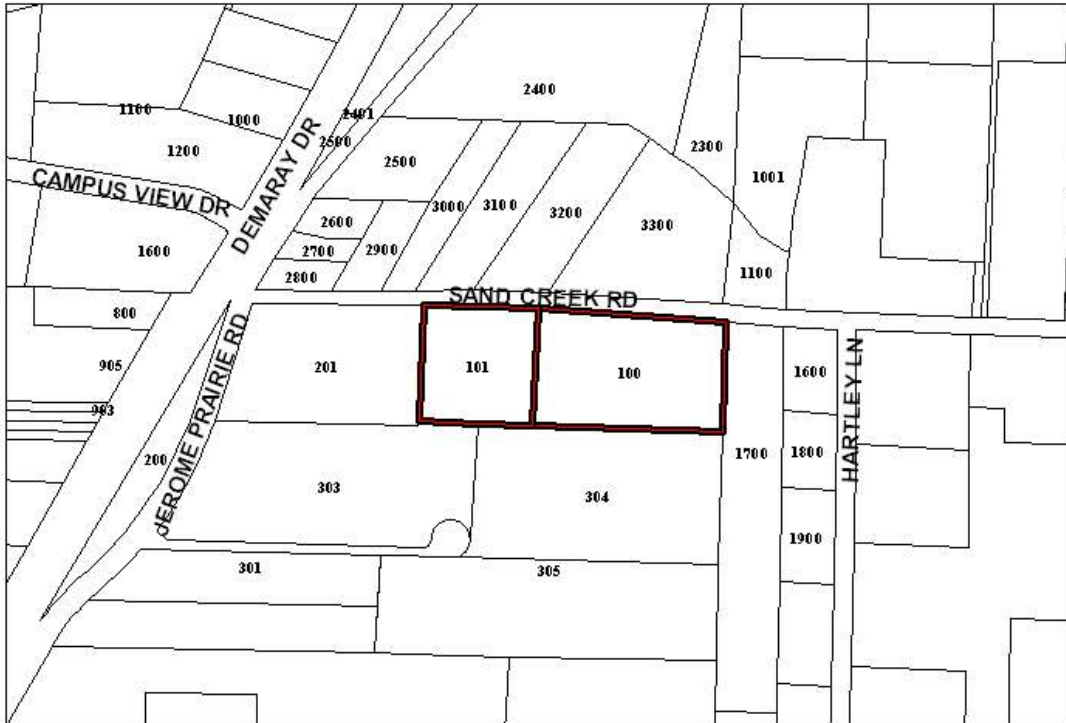
APPLICATION INFORMATION

(Map Attached)

- APPLICANT:** Timothy P. & Karrolee Tomchak, Tomchak Family Trust
- LOCATION:** 3151 & 3105 Sand Creek Road
- LEGAL:** 36-06-34, TL 100, 101
- ZONE:** Rural Residential 5 (RR-5)
- REQUEST:** If approved, this request will allow, with conditions, a subdivision to create 5 residential lots ranging in size from 1.04 acres to 1.19 acres in size in the RR-5 zone. Subject property was recently awarded an Order by the Josephine Board of County Commissioners pursuant to 2004 Oregon Ballot Measure 37.
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: *Rural Land Development Code: Article 50.050 - Tentative Plan Review Standards & Criteria*
- PLANNER:** The planner handling the application is Lora Glover (541) 474-5421, Extension 5420.
- DEADLINE:** Comments must be submitted no later than **December 28, 2006**.

☎ OFFICE HOURS 8-12 & 1-3 (Mon & Fri) 8-12 (Tues, Wed, Thurs) ☎

SUBDIVISION



● **SUBJECT PROPERTY**
3151 & 3105 SAND CREEK ROAD

