



Josephine County, Oregon

Board of Commissioners: Dave Toler • Dwight F Ellis • Sandi Cassanelli

PLANNING OFFICE

Michael Snider, Director

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January 16, 2009

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: James Taylor/Pine Villa Mobile Home Park

LOCATION: 3381 Rogue River Hwy

LEGAL: 36-05-22-DB, TL 3000

ZONE: Rural Residential 5 (RR-5)

REQUEST: If approved, this request will allow, with conditions, alteration of Pine Villa Mobile Home Park to include: [1] reconfiguration of the 20 mobile home sites; [2] replacement of the utilities; [3] replacement of the septic system; [4] replacement of the water lines; and [5] realignment of the driveway.

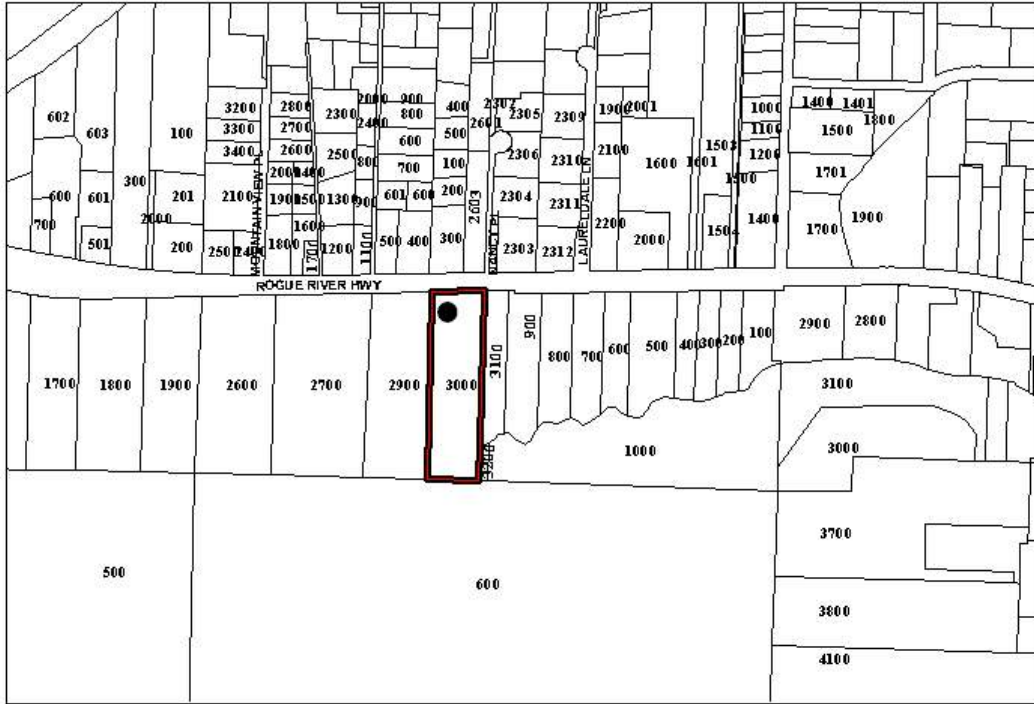
CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request: *Rural Land Development Code: Section 42.050 ~ Site Review Standards and Criteria and Section 13.050 ~ Alteration of a Non-Conforming Use or Structure.*

PLANNER: The planner handling the application is James Black (541) 474-5421, Extension 5418.

DEADLINE: Comments must be submitted no later than *January 31, 2009*.

* OFFICE HOURS 8-12 & 1-3 (Mon & Fri) 8-12 (Tues & Thurs) Closed Wed *

SITE REVIEW



● **SUBJECT PROPERTY**
3381 ROGUE RIVER HWY

