



Josephine County, Oregon

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

PLANNING OFFICE

Michael Snider, Director

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May 20, 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.

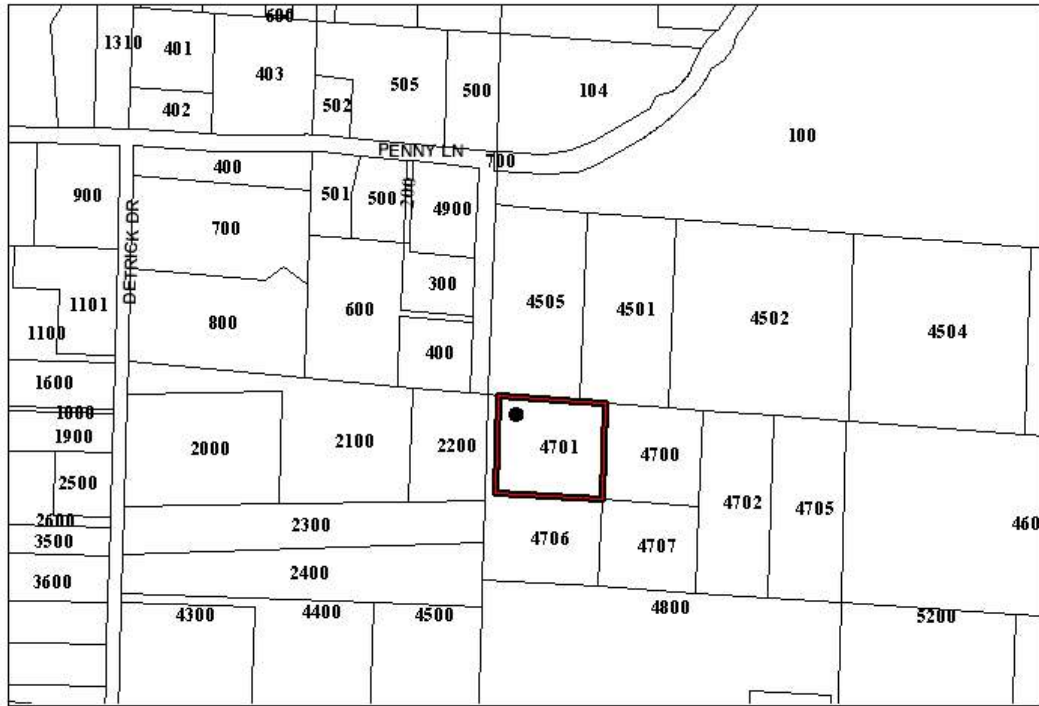
APPLICATION INFORMATION

(Map Attached)

- APPLICANT: Ruggiero Family Revocable Trust
- LOCATION: 475 Penny Lane
- LEGAL: 37-06-12, TL 4701
- ZONE: Rural Residential 5 (RR-5)
- REQUEST: If approved, this request will allow, with conditions, a Home Occupation producing 500-1,000 cases of wine annually from grapes purchased off-site with a seasonal (March-October) weekends only tasting room.
- CRITERIA: The criteria (*listed by citation and caption only*) applicable to the request: *Rural Land Development Code: Article 42 ~ Site Plan Review; Article 45 ~ Conditional Use Permits; Article 75 ~ Off-Site Parking; Article 76 ~ Wildfire and Emergency Safety Standards; and Article 92 ~ Home Occupations.*
- PLANNER: The planner handling the application is Valerie Montague (541) 474-5421, Extension 5427.
- DEADLINE: Comments must be submitted no later than *June 4, 2009*.

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

HOME OCCUPATION



● **SUBJECT PROPERTY**
475 PENNY LANE

