



Josephine County, Oregon

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

PLANNING OFFICE

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February 5, 2010

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.

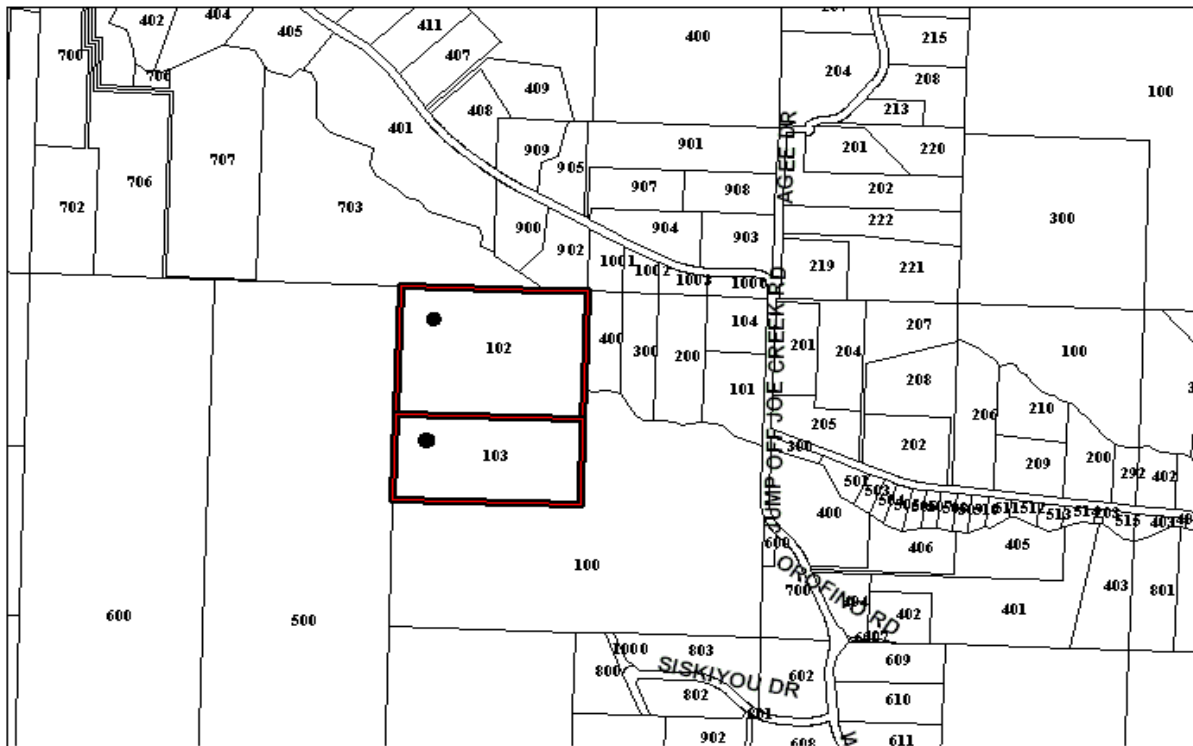
If you are interested in looking into the application, the best starting point is to review the file and obtain copies of the standards and criteria for approval. You may also talk to the planner listed below and ask questions. A copy of the application (to include all documents and evidence submitted 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:** Brian Harman
- LOCATION:** Jump Off Joe Creek
- LEGAL:** 35-05-05, TL 102 & TL 103 (both parcels one legal lot)
- ZONE:** Exclusive Farm
- REQUEST:** If approved, this request will allow, with conditions, placement of a single-family dwelling (non-farm) on subject property with access off Jump Off Joe Creek Road. Driveway will require new bridge crossing over Jump Off Joe Creek (Class I stream).
- CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: ***Rural Land Development Code***: Section 64.060 ~ General Requirements for New Dwellings; Section 64.070 ~ Standards and Criteria for Non-Farm Dwellings; Section 64.080 ~ Siting Standards; and Section 64.095 ~ Property Development Standards.
- PLANNER:** The planner handling the application is James Black (541) 474-5421, Ext 5418.
- DEADLINE:** Comments must be submitted no later than ***February 20, 2010***.

FARM DWELLING



● **SUBJECT PROPERTY**
JUMP OFF JOE CREEK ROAD

