



# Josephine County, Oregon

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

## PLANNING OFFICE

**Michael Snider, Director**

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December 6, 2005

### **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 can 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 can 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:** Denest Hess

**LOCATION:** 345 Sunny Glen Way

**LEGAL:** 34-06-10, Tax Lots 601 and 298      **ZONE:** Forest Commercial

**REQUEST:** Approval of this request will allow, with conditions, a three-parcel land partition using an easement access. The new residential parcels would be as follows: Parcel 1 = 9.48 acres (developed), Parcel 2 = 5.00 acres (vacant), Parcel 3 = 5.00 acres (vacant). This request is pursuant to Order No. 2005-040 resolving a claim under Measure 37, Oregon 2004 Election.

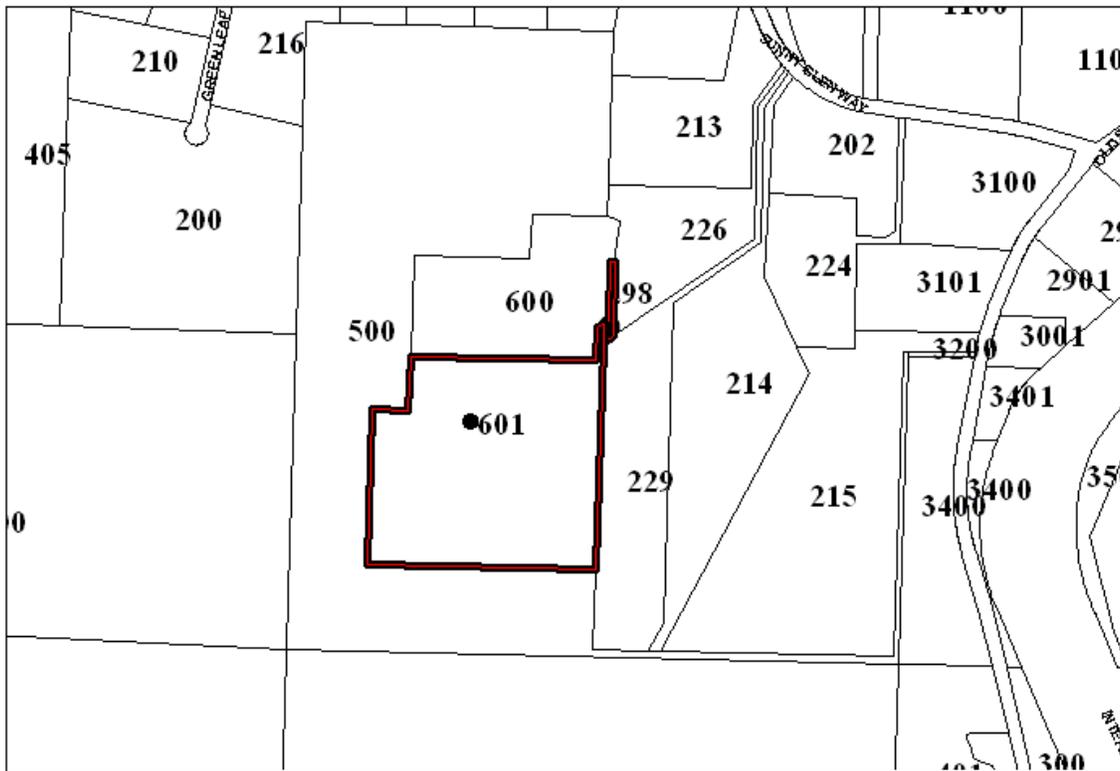
**CRITERIA:** The criteria (*listed by citation and caption only*) applicable to the request: Rural Land Development Code - Article 50.040 - Land Division Review Criteria; 1958 Josephine County Land Development Regulations - Section 21; and 1975 Josephine County Zoning Ordinance - Section 21 & Section 71.

**PLANNER:** The planner handling the application is Lora Glover (541) 474-5421, Extension 5420.

**DEADLINE:** Comments must be submitted no later than the close of business on December 21, 2005.

**OFFICE HOURS 8-12 & 1-3 (Mon, Tue, Thur & Fri) 8-12 (Wed Only)**

# LAND PARTITION OFF EASEMENT



● SUBJECT PROPERTY  
345 SUNNY GLEN WAY

