

NOTICE OF APPLICATION
TO ADJACENT PROPERTY OWNERS
HARNEY COUNTY PLANNING DEPARTMENT

YOU ARE HEREBY NOTIFIED that Silvie's Valley Ranch, LLC has applied to establish an ACCESSORY FARM DWELLING. The Accessory Farm Dwelling would be located on an 80 acre parcel, which is adjacent to the 3000+ acre ranch. The property is located approximately 30 miles north of Burns; north of Burns 27 miles on Hwy 395, then northwest on Trout Creek Rd and Craddock Road to 84628 Hwy 395 which is near the location of the proposed Accessory Farm Dwelling. The property is in the EFRU-1 Zone.

There is a 21-day comment period in which the public can make written comments for or against this action. Accessory Farm Dwelling applications are an administrative action and require no public hearing process unless substantial and/or substantive opposition is received. Send all comments to the Harney County Planning Department at 450 N. Buena Vista, Room 11, Burns, OR 97720. The Planning Department can be reached by phone at 541-573-6655 or by email at planning@co.harney.or.us. The effected parcel is described as follows:

T 19 S., R 31 E., W.M. TL 300

Land in Harney County, Oregon, as Follows:

In Township 19 S., Range 31 E., W.M.

Section 12: E1/2SE1/4

A copy of the application (File #10-09) and related information is available for review at no charge or will be provided at \$.50 per page. The documents may be reviewed at the Harney County Planning Department in the Harney County Courthouse, 450 N. Buena Vista, Burns, Oregon. If additional documents or additional evidence is provided in support of the application, any party shall be entitled to a continuance of the review period. If further information is required, Darwin Johnson Jr., Assistant Planner at (541)573-8174.



Darwin Johnson Jr., Assistant Planner

19 April 2010

Date

**THE FOLLOWING IS REQUIRED TO BE PROVIDED
WITH EACH NOTICE OF A LAND USE APPLICATION**

BURDEN OF PROOF

The criteria below are to be the basis of consideration and decision making of zoning and subdivision matters. The Commission, County Court, or their designee may use other factors that are judged appropriate and applicable to the particular case. The applicant bears the burden of proof of these criteria and the Commission, County Court and/or their designee must make specific findings that these criteria are met based on information made available in the applicant's application and the public hearing(s). The diversity and impact of a given case will determine the degree of proof that an applicant must submit. Zone changes and subdivisions require a greater burden than conditional uses and variances.

APPLICABLE HARNEY COUNTY ZONING ORDINANCE CRITERIA

*Article 3
Section 3.100
(5)*

APPEALS OF ADMINISTRATIVE DECISIONS

1. An action or ruling of the Planning Director pursuant to this ordinance may be appealed to the Harney County Planning Commission within 15 days of the date of the decision. The date of the decision is considered the day the notice of the decision is sent, not the date of the hearing.
2. Only parties of the subject action may appeal the Planning Director's decision. For purpose of appeal, parties are those persons that have participated by means of written comment.
3. Written notice of the appeal shall be filed with the Planning Department. If the appeal is not filed within the 15-day period, the decision of the Planning Director shall be final.
4. If the appeal is filed, the Harney County Planning Commission shall receive a report and recommendation thereon from the Planning Director and shall hold a public hearing on the appeal.



Adjacent Property Owners Notified

Applicant & Application Type:

Silvies Valley Ranch, LLC, Accessory Farm Dwelling, File #10-09

I, Darwin Johnson Jr., Harney County Planning Assistant, do hereby certify that the following property owners were notified in conjunction with this Land Use Permit Application process.

Darwin Johnson Jr., Assistant Planner Date

TRSOLOT Account	Property Owner(s) Mailing Address	Site Address
# 5131	SILVIES VALLEY RANCH, LLC 7610 SE 162ND AVENUE PORTLAND OR 97238	0
# 5871	SILVIES VALLEY RANCH, LLC 7610 SE 162ND AVENUE PORTLAND OR 97238	0
# 92413	SILVIES VALLEY RANCH, LLC 7610 SE 162ND AVENUE PORTLAND OR 97238	0
# 5124	SILVIES VALLEY RANCH, LLC 7610 SE 162ND AVENUE PORTLAND OR 97238	84628 HWY 395 N

Also Notified: Robb Foster
P O Box 774
Burns, OR 97720

Floodplain & Wetlands, Zoning, Aerial and Vicinity Maps

