



Curry County Community Development

94235 MOORE STREET, SUITE 113

GOLD BEACH, OREGON 97444

Becky Crockett
Planning Director

Phone (541) 247-3228
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NOTICE FOR CURRY COUNTY ADMINISTRATIVE ACTION ON A SPECIFIC LAND USE PROPOSAL

September 23, 2020

Application AD-2014

I. LAND USE ACTION

Type of Land Use Action: A request for conditional use approval to site a single-family dwelling on a 2.75-acre parcel within the Forestry Grazing (FG) Zone that is also within the Natural Hazards Floodplain Overlay (NH) Zone in an area of Potential Geologic Hazard using the 160-acre grid test. Further, includes a request for a variance from the 130-foot setback requirement for fire protection. Both requests will be the subject of an Administrative Decision under the authority granted by Section 2.060 (1), and in accordance with the procedural requirements of Sections 2.090, 2.100 and 2.110 of the Curry County Zoning Ordinance.

II. APPLICABLE CRITERIA

Citation of Criteria that are applicable to the Decision in this Matter:

Curry County Zoning Ordinance

Section 3.050 Forestry Grazing Zone

Section 3.052 Conditional Uses Subject to Administrative Approval by the Director

16. Dwellings subject to Section 3.053 (1, 16)

Section 3.053 Standards for the Approval of Dwellings

4. Additional Requirements

Section 3.055 Fire Fighting Standards for Dwellings and Structures

Section 3.250 Natural Hazard Overlay Zone (NH)

Section 3.252 Development in Areas of Geologic Hazard

Section 7.040 Standards Governing Conditional Uses

1. Conditional Uses Generally

2. Dwelling not served by community water or sewer

16. Uses on Resource Land

Section 7.050 Time Limit on a Permit for Conditional Uses

Article VIII Variances

III. APPLICANT AND SUBJECT PROPERTY

Owner: George W. and Gail D. Flynn

Agent: John Bischoff

Description of Subject Property:

The subject property is located on Pistol River Loop on the north side of the road and adjacent to the west side of Pistol River, just before the bridge.

Address: None Assigned
Assessor Map Number: 38-14-19D Tax Lot 901

IV. PLANNING DIRECTOR'S DECISION

You are invited to submit written comments regarding the pending decision on this matter prior to date upon which the decision is to be rendered. The Planning Director will render the decision for this request after the **21st day of October, 2020**.

The Planning Director must receive written comments regarding this matter no later than **5:00 p.m. on the 21st day of October, 2020** to be considered in the decision. Written response to this notice must be sent to the Planning Dept. of Community Development; 94235 Moore Street, Suite 113, Gold Beach, OR 97444.

V. OTHER INFORMATION

REQUIRED STATUTORY NOTICE:

ORS 197.763 (3)(e) states that failure to raise an issue either in person or by letter or failure to provide statements or evidence sufficient to allow the decision maker an opportunity to respond to the issue precludes appeal to Land Use Board of Appeals on that issue.

DOCUMENTS AND STAFF REPORT:

A copy of the file containing the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for review at no cost at the Department of Community Development office.

Copies of the above documents can be obtained at the Department of Community Development office for a copy charge of \$0.25 per page.

GENERAL EXPLANATION of the Requirements for submission of testimony and the procedure for conduct of hearings:

Persons may submit documents or evidence to the record of the decision on this matter until the comment period is declared closed by the Planning Director. All written evidence or documents submitted by mail, e-mail or FAX must be received by the staff prior to the end of the comment period in order to ensure that the material will be submitted to the record. All written evidence and documents submitted should be legible, page numbered and identified with the application number indicated on this notice.

For further information regarding this notice please contact:
Becky Crockett at: crockettB@co.curry.or.us

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The Planning Department is located at:

Curry County Annex Office Building
(Lower Level)

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