



Curry County Community Development - Planning Division

**NOTICE OF REQUEST FOR ADMINISTRATIVE ACTION
ON A SPECIFIC LAND USE PROPOSAL**

November 23, 2020

Application AD-2018

I. LAND USE ACTION

Type of Land Use Action: Applicant has requested conditional use approval to site a single-family dwelling on a 33.67 acre parcel within the Forestry Grazing (FG) Zone that is also within the Natural Hazards Overlay (NH) Zone, showing areas of Potential Geologic Hazard and Potential Flood Hazard. The applicant has used the Large Tract test for the approval of a dwelling, with deed restrictions placed on other parcels to create a 200 acre tract. This request 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 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, 17)
- 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
 - 17. Uses on Resource Land
- Section 7.050 Time Limit on a Permit for Conditional Uses

III. APPLICANT AND SUBJECT PROPERTY

Owner/ Applicant: Tremont Timber, LLC
c/o US Trust Bank of America

Agent: Chris Hood
Stuntzner Engineering & Forestry LLC
705 South 4th St
Coos Bay, OR 97420

Location: This property is about ¾ of a mile up Libby Creek Road from its intersection with N. Bank Rogue River Road.

Address: Not yet assigned, Off Libby Creek Rd, Gold Beach, OR
Assessor Map: 3614-00; Tax Lot 8400

IV. PLANNING DIRECTOR'S DECISION

You are invited to submit written comments regarding the pending decision on this matter prior to the date upon which the decision is to be rendered. The Planning Director will render the decision for this request after **Tuesday, December 22, 2020**. The Planning Director must receive written comments regarding this matter no later than **5:00 p.m. on Tuesday, December 22, 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, FAX: (541) 247-4579

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 file containing the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria is available for review at the Community Development – Planning Department office. Copies of these documents can be obtained for a copy fee (\$0.25/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 please contact: Nancy O'Dwyer at odwyern@co.curry.or.us or (541) 247-3284.

