



Curry County Community Development - Planning Division

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

November 23, 2020

Application AD-2020

**I. LAND USE ACTION**

**Type of Land Use Action:** Applicant has requested conditional use approval for a home occupation as defined in ORS 215.448 for the purpose of establishing a business to produce a new type of suppressor for firearms use. The business will be limited to the final assembly of the suppressor components and will be conducted within the existing accessory shop building. The site is zoned Forestry Grazing (FG), is approximately 1.47 acres in size, and is identified as being within a FEMA flood hazard area. 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 (CCZO).

**II. APPLICABLE CRITERIA**

The following criteria of the CCZO will be addressed in reviewing this application:

- Section 3.050 Forestry Grazing Zone (FG)
- Section 3.052 Conditional Uses Subject to Administrative Approval by the Director
- Section 3.052 (12) Home Occupations as defined in ORS 215.448
- Section 3.251 Flood Plain
- Section 7.010 Authorization to Grant or Deny Conditional Uses
- Section 7.040 Standards Governing Conditional Uses
  - 1. Conditional Uses Generally
  - 7. Home Occupation
- Section 7.050 Time Limit on a Permit for Conditional Uses

**III. APPLICANT AND SUBJECT PROPERTY**

**Applicant:** Steven Schwartzkopf

**Property Owner:** Steven and Johanna Schwartzkopf,  
Trustees of the Schwartzkopf Living Trust

**Location:** 94510 N Bank Rogue River Rd, Gold Beach, OR  
This property is about a mile from N Bank Rogue River Rd's intersection with Hwy 101.

**Assessor Map:** Township 36, Range 14, Section 20, Tax Lot 400

#### 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](mailto:odwyern@co.curry.or.us) or (541) 247-3284.

