



Curry County Community Development - Planning Division

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

November 25, 2020

Application AD-2021

**I. LAND USE ACTION**

**Type of Land Use Action:** Applicant has requested conditional use approval to site a single-family dwelling on a 167.24 acre parcel within the Forestry Grazing (FG) Zone that is also within the Natural Hazards Overlay (NH) Zone in an area of Potential Geologic Hazard using the 160-acre test. 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**

**Property Owner:** Coast Hills Ranch, LTD

**Applicant:** Jonathan Giska

**Location:** This property is ~ 3/4 of a mile up Pacific Highlands Dr from its intersection with US Hwy 101

**Address:** Not yet assigned

**Assessor Map**

**Tax Lot Number:** 3414-00; TL 906

#### 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 **Thursday, December 23, 2020**. The Planning Director must receive written comments regarding this matter no later than **5:00 pm on Thursday, December 24, 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.

