



Curry County Community Development - Planning Division

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

July 15, 2021

Application AD-2113

I. LAND USE ACTION

Type of Land Use Action: Applicant requests conditional use approval to site a single-family dwelling on an 18.2-acre property within the Forestry Grazing (FG) Zone using the Grid 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.

Nature of Use Which Could Be Authorized:

Approval of a single-family residential home site on an FG zoned property.

II. APPLICABLE CRITERIA

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
 - 3. Grid Test
 - 4. Additional Requirements
- Section 3.055 Fire Fighting Standards for Dwellings and Structures
- 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 Owners

And Applicants: Ronald and Susan Stone

Agent: John Bischoff

Location: This property is off Henderson Rd, about ½ mile east of its intersection with Carpenterville Rd.

Address: Not yet assigned

Assessor Map: Township 40 South, Range 13 West W.M., Section 30A

Tax Lot Number: 700 and 1100

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 **Wednesday, August 11, 2021**. The Planning Director must receive written comments regarding this matter no later than **5:00 pm on Wednesday, August 11, 2021** to be considered in the decision. Written response to this notice must be sent to the Planning Dept. of Curry County 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: The application file containing 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. Documents from the application file 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.

