



Curry County Community Development

94235 MOORE STREET, SUITE 113
GOLD BEACH, OREGON 97444
Phone (541) 247-3304

NOTICE OF REQUEST FOR YOUR RESPONSE TO A SPECIFIC LAND USE PROPOSAL BY ADMINISTRATIVE ACTION

August 23, 2021

I. LAND USE ACTION

Application AD-2118

Type of Land Use Action: Rural Commercial (RC) zoning allows for a Recreational Vehicle to be used as a temporary residence during permitted construction of a primary residence with a Conditional Use Permit. The 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).

Nature of Use Which Could Be Authorized: A request for a conditional use approval to use one Recreational Vehicle during construction of a single-family dwelling on a RC zoned parcel.

II. APPLICANT AND SUBJECT PROPERTY

Applicant/Owner: Charlene E. Green & Gloria I. Ruiz

Assessor Map: 40S 13W 34

Tax Lot: 701

Acres: 2.99

Situs Address: 98887 North Bank Chetco River Road, Brookings, OR.

Location: This property is located approximately 225-feet east of the intersection of Pleasant Hill Drive and North Bank Chetco River Road in Brookings. Coho Drive passes over the southern portion of the property. This property is inside the Urban Growth Boundary (UGB) of the City of Brookings, Oregon.



III. APPLICABLE CRITERIA

The following criteria of the Curry Co. Zoning Ordinance will be addressed in reviewing this application:

Section 3.130	<u>Rural Commercial Zone</u>
Table 3.110	<u>Conditional Uses Subject to Administrative Approval by the Planning Director</u>
Section 7.010	<u>Authorization to Grant or Deny Conditional</u>
Section 7.040	<u>Standards Governing Conditional Uses</u>
Section 7.050	<u>Time Limit on a Permit for Conditional Uses</u>

IV. PLANNING DIRECTOR'S REVIEW

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 decision for this request will be rendered by the Planning Director after the **Tuesday, September 21, 2021**. Written comments regarding this matter must be received by the Planning Director no later than **5:00 p.m. PST on Tuesday, September 21, 2021**, to be considered in the decision. Written response to this notice must be sent to the Curry County Community Development - Planning Division; 94235 Moore St, 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: 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 regarding this notice please contact:

Becky Crockett at: CrockettB@co.curry.or.us, or

Nancy O'Dwyer at: ODwyerN@co.curry.or.us