



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

December 9, 2021

I. LAND USE ACTION

Application AD-2126

Type of Land Use Action: A request for a conditional use approval to reside in a Recreational Vehicle during construction of a single-family dwelling on a 8.4-acre parcel zoned Rural Residential-10 (RR10). 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: Use of a Recreational Vehicle as a temporary residence during the construction of a single-family dwelling.

II. APPLICANT AND SUBJECT PROPERTY

Applicant: Christopher and Evette Schnee

Assessor Map: 3514-05: Tax Lot 608

Situs Address: TBD Coy Creek Road

Location: This property is located on the East side of Coy Creek Road, less than ¼ of a mile east of Highway 101 in Gold Beach, Oregon. This property is outside the city limits of Gold Beach and outside the Urban Growth Boundary as well.

III. APPLICABLE CRITERIA

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

Section 3.080. Rural Residential Zone (RR)

Section 3.082. Conditional Uses Subject to Administrative Approval by the Planning Director

Section 7.010. Authorization to Grant or Deny Conditional

Section 7.040 Standards Governing Conditional Uses

Section 7.050 Time Limit on a Permit for Conditional Uses

The subject property is highlighted in red in the map below.



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 **10th of January, 2022**. Written comments regarding this matter shall be received by the Planning Director no later than **5:00 p.m. PST on the 10th of January, 2022** to be considered in the decision. Written response to this notice shall be sent to the County Planning Department; 94235 Moore Street, 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: A copy of the file containing the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for review at no cost at the County Planning Department office. Copies of the above documents can be obtained at the County Planning Department office for a copy charge of \$0.25 per 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:
Craig Anderson at: AndersonC@co.curry.or.us, or
Terran Watwood at: WatwoodT@co.curry.or.us