



## Curry County Community Development

94235 MOORE STREET, SUITE 113

GOLD BEACH, OREGON 97444

Phone (541) 247-3304

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

December 14<sup>th</sup>, 2021

#### **I. LAND USE ACTION**

**Application AD-2127**

**Type of Land Use Action:** The applicant requests Conditional Use approval for the development of a single-family dwelling on the subject property

**Nature of Use Which Could Be Authorized:** Conditional Use approval for the development of a single-family dwelling on a 31.03-acre parcel within the Forestry Grazing Zone (FG) using the 160-acre grid test.

#### **II. APPLICANT AND SUBJECT PROPERTY**

Applicant: Andrew and Kambri Weber

Assessor Map: 3514-16; Tax Lot 700

Situs Address: TBD Cedar Valley Road,  
Gold Beach, OR 97444

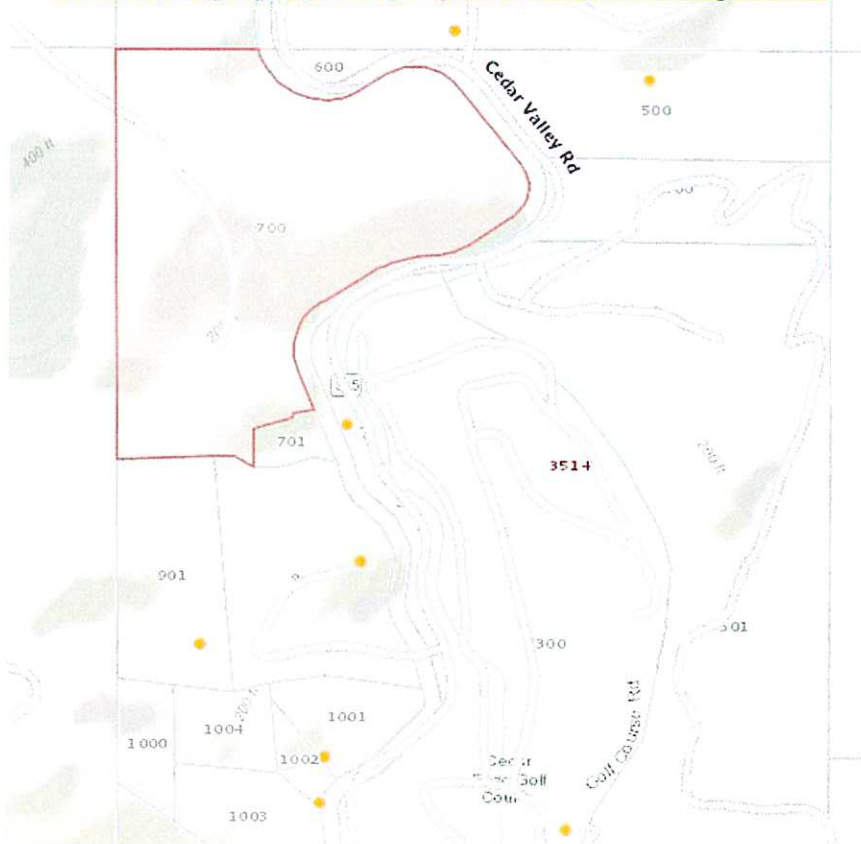
Location: The subject property is adjacent to Cedar Valley Road, across from the Cedar Bend Golf Course; shared access with 34554 Cedar Valley Road, outside the Gold Beach Urban Growth Boundary.

#### **III. APPLICABLE CRITERIA**

The following criteria of the Curry County Zoning Ordinance (CCZO) will be addressed reviewing this application:

Section 3.050	<u>Forestry Grazing Zone</u>
Section 3.052(16)	<u>Conditional Uses Subject to Administrative Approval by the Director</u>
Section 3.053(3)	<u>Standards for the Approval of Dwellings</u>
Section 3.055	<u>Fire Fighting Standards for Dwellings and Structures</u>
Section 3.056	<u>Fire Safety Standards for Roads</u>
Section 3.252	<u>Development in Areas of Geological Hazard</u>
Section 7.010	<u>Authorization to Grant or Deny Conditional Use</u>
Section 7.040	<u>Standards for Governing Conditional Uses</u>
Section 7.050	<u>Time Limit on a Permit for Conditional Uses</u>

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



### **III. 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 **13<sup>th</sup> 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 13<sup>th</sup> 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.

### **IV. 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 the County Planning Department office. Copies of the above documents can be obtained at the 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 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 either Craig Anderson ([AndersonC@co.curry.or.us](mailto:AndersonC@co.curry.or.us)), or Terran Watwood ([WatwoodT@co.curry.or.us](mailto:WatwoodT@co.curry.or.us)).