



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

January 5, 2021

Application P-2104

I. LAND USE ACTION

Type of Land Use Action: Request for preliminary approval to divide an approximately 3.76-acre property into three (3) parcels. As proposed, Parcel 1 will be approximately 1.22 acres, Parcel 2 will be approximately 2.01 acres, and Parcel 3 will be approximately 0.53 acres. This property has Residential-Two (R-2) zoning and is within the Gold Beach Urban Growth Boundary.

Nature of Use Which Could Be Authorized:
Preliminary approval of a minor partition as stated above.

II. APPLICABLE CRITERIA

Curry County Zoning Ordinance (CCZO)
Section 3.110 Residential Two Zone (R-2)
Section 3.111 Lot Size and Dwelling Density
Section 4.050 Access Management

Curry County Land Division Ordinance (CCLDO)
Article II: Minor Partitions
Article VI: Requirements for All Divisions of Land

III. APPLICANT AND SUBJECT PROPERTY

Applicant: Brian Harkey

Property Owners: Brian Harkey, Rick E. Harkey and Rannett A. Harkey

Location: 95750 Jerry's Flat Rd, Gold Beach, OR
About 1/10 of a mile north of the intersection of Jerry's Flat Rd and Crabapple Way

Assessor's Map: Township 36 South, Range 14 West W.M., Range 16
Tax Lot: 305

IV. PLANNING DIRECTOR'S REVIEW

You are invited to submit written comment regarding the pending decision on this matter prior to the date upon which the decision will be rendered. The decision for this request will be rendered by the Planning Director after the **Thursday, February 3, 2022**. Written comments regarding

this matter shall be received by the Planning Director no later than 5:00 pm **Thursday, February 3, 2022**, to be considered in the decision. Written response to this notice shall be sent to the Planning Director, 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 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: Planning Dept: 541-247-3304, or Nancy O'Dwyer at: ODwyerN@co.curry.or.us or Craig Anderson at: AndersonC@co.curry.or.us.

