



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

May 23, 2022

Application P-2202

I. LAND USE ACTION

Type of Land Use Action: Applicant requests preliminary approval to divide a 22.79-acre property into two (2) parcels. As proposed, Parcel 1 will be approximately 2.02 acres and Parcel 2 will be approximately 20.78 acres. This property has Rural Resort Commercial (RRC) zoning and is within the Brookings Urban Growth Boundary.

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

II. APPLICABLE CRITERIA

Curry County Zoning Ordinance

Section 3.140 Rural Resort Commercial (RRC).
Section 3.111 Lot Size and Dwelling Density.
Section 4.050 Access Management.

Curry County Land Division Ordinance

Article II: Minor Partitions
Article VI: Requirements for All Divisions of Land

III. APPLICANT AND SUBJECT PROPERTY

**Property Owner/
Applicant:**

River Bend Corporation

Location:

98203 S Bank Chetco Rd, Brookings, OR 97415
About 1 ¼ miles from S Bank Chetco Rd's intersection with US Hwy101

Assessor's Map:

Township 40 South, Range 13 West W.M., Section 33

Tax Lot:

1202

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 **Wednesday, June 22, 2022**. Written comments regarding this matter shall be received by the Planning Director no later than 5:00 pm **Wednesday, June 22, 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 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: Planning Dept: 541-247-3304, or Nancy O'Dwyer at: ODwyerN@co.curry.or.us or Becky Crockett at: CrockettB@co.curry.or.us.

