



# Oregon

Theodore R. Kulongoski, Governor

Dept. of Land Conservation and Development  
Oregon Coastal Management Program

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Newport, OR 97365

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Website: [www.oregon.gov/LCD](http://www.oregon.gov/LCD)

December 13, 2011

Dave Pratt, Director  
Curry County Public Services  
PO Box 746, Gold Beach, OR 97444

Re: CP/Z – 1104, Amendments to RC Zoning District

Dave:

We have reviewed the County's proposed amendments to the Rural Commercial (RC) zoning district and offer the following comments for your consideration.

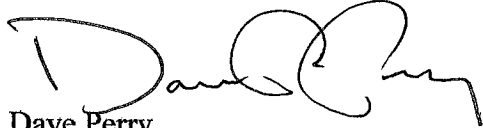
The intent of the proposed amendment is to facilitate the reuse and redevelopment of older buildings in rural communities. Examples of such buildings are school buildings being sold as surplus properties in districts with declining enrollments. These buildings no longer serve their original purpose, but are landmarks in the community that retain value and have potential for beneficial reuse. The proposed amendments would authorize a range of residential and commercial reuse of these buildings, within limitations imposed by the public facilities and services available in rural communities.

Old buildings often outlive their original purposes. The County's proposal helps to open the door to adaptive reuse of these structures. Adaptive reuse is a process that adapts buildings for new uses while retaining some of the historic features of the building and the heritage of the neighborhood or community where they are long standing fixtures. An old school houses may become an apartment building. A rundown church may find new life as a restaurant, or a former restaurant may become a church. Adaptive re-use is good for the local economy, good for the environment and beneficial to the community.

We commend the County for taking the long view with respect to these often overlooked buildings. The proposed amendments allow for creative reuse of old buildings and is consistent with the intent of the statewide Goals with respect to planning and zoning in rural unincorporated communities.

Thank you for the opportunity to comment on this proposal. If you have questions, or if I may be of assistance, call me at 541-574-1584. Please share this letter with the county Board of Commissioners and enter these comments into record of the proceedings.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Perry". The signature is fluid and cursive, with the first name "Dave" being larger and more prominent than the last name "Perry".

Dave Perry  
South Coast Regional Representative

Cc: DCLD staff