

CURRY COUNTY COMPREHENSIVE PLAN

PROPOSED AMENDMENTS TO THE CURRY COUNTY COMPREHENSIVE PLAN (Last update: Tuesday, May 05, 2009)

Proposed text amendments to the *Curry County Comprehensive Plan* to create the Mixed Use Residential Master Planned Development zone

Added text is in **bold letters**; Deleted text is ~~struck through~~.

1. Modify the Curry County Comprehensive Plan Table 2.3.B as follows:

“TABLE 2.3.B

GENERALIZED SUMMARY OF PLAN DESIGNATIONS

Plan Designation/Zones

Timber (T)

Forest – Grazing (FG)

Agriculture (AFD, EFU)

Residential (RR-10, 5, 2; RCR-10, 5, 2.5, 1; R-1,
R-2; R-3; MUMP)

Commercial (C-1, C-2, RC, RRC)

Industrial (I)

Special Use Lands (MA, CON, PF)

2. Curry County Comprehensive Plan – Goal 9 Element

Goal 9 – Economy

GOAL: To diversify and improve the economy of Curry County.

Policies:

1. Curry County recognizes that the forest products industry is an important sector of the county economic structure and identifies forest resource land and forest product industrial sites in its comprehensive plan to assure continued availability of timber and processing facilities for the industry.
2. Curry County recognizes the need for forest products industry to achieve stability of the timber supply in the region by designating most of the land base in the county as forest resource land in the comprehensive plan.
3. Curry County recognizes that other significant sectors of its economy are resource related industries (agricultural, fishing, tourism and mining) and has designated lands in the comprehensive plan which are needed to conduct or support these industries.
4. Curry County recognizes that tourism is an important part of its economy and seeks future development of this industry by attracting more destination tourists to the area and extending recreational opportunities.
5. Curry County recognizes that local commercial enterprise and industry should be diversified and seeks to attract new business and industry to the county by designating suitable vacant lands in the county as commercial and industrial sites.
6. The Curry County comprehensive plan designates lands suitable for commercial and industrial use and provides zoning that is compatible for those areas.
7. **Encourage the development of limited commercial and retail uses within mixed use residential zones to serve surrounding residential neighborhoods.**

3. Curry County Comprehensive Plan – Goal 10 Element

Goal 10 - Housing

GOAL: To provide for the housing needs for the citizens of the county.

Policies

1. Curry County encourages the development of adequate housing for all of its citizens in terms of location, quality, and affordability.
2. Curry County recognizes the need for many types of housing and has designated lands for residential use with conventional homes, multi-family dwellings, manufactured dwellings and mobile homes.
3. Curry County recognizes the need for quality home construction and has adopted and administers the Uniform Building and Plumbing Code to insure standard construction practices within the county.
4. Curry County supports public and private financial programs which help people afford adequate housing,
5. Curry County recognizes the housing needs of those people who desire to live in a planned community by providing a process by which planned unit developments can be created with unit ownership and common areas.
6. Curry County will revise its comprehensive plan with regard to housing should any significant change take place in the existing population or housing demand which indicates an adequate supply of housing units does not exist.
7. Curry County will encourage the experimental use of non-traditional building materials and methods with proper consideration of safety and durability.
8. **Encourage and support affordable and workforce housing options and mixed-income neighborhoods in mixed use zones.**

4. Curry County Comprehensive Plan – Goal 14 Element Goal 14 – Urbanization

GOAL: To provide for an orderly and efficient transition from rural to urban land use in the county.

Policies:

1. Curry County defines "rural uses" as those uses which are located outside of urban growth boundaries including non-urban agriculture, forestry, open space, sparse settlement, small farms or acreage homesites with few or no public services.

2. Curry County defines "urban uses" as those which are high intensity residential, commercial or industrial uses located inside urban growth boundaries, or outside urban growth boundaries where an exception to Goal 14 has been justified.
3. Curry County recognizes the urban growth boundaries of Port Orford, Gold Beach and Brookings and the mutually adopted Management Agreements for these areas.
4. Curry County will coordinate with the cities within the county with regard to land use decisions affecting the urban growth areas.
5. The county will coordinate with the respective cities to review the established urban growth boundaries at the time of periodic review of the comprehensive plan. Such review will be based upon ~~consideration of the following:~~ **Statewide Planning Goal; 14: Urbanization, ORS 197.298, and OAR 660, Division 024, including the following:**

Land Need

- a) **Demonstrated need to accommodate long range urban population consistent with a 20-year population forecast coordinated with the city; and**
- b) **Demonstrated need for housing, employment opportunities, livability, or other urban uses such as public facilities, streets and roads, schools, parks or open space, or any combination of these need categories.**

Boundary Location

- c) **Efficient accommodations of identified land needs:**
- d) **Orderly and economic provision of public facilities and services;**
- e) **Comparative environmental, energy, economic and social consequences; and**
- f) **Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB.**

- ~~a) demonstrated need to accommodate long range urban population growth requirements;~~
- ~~b) need for housing, employment opportunities, and livability;~~
- ~~c) orderly and economic provision for public facilities and services;~~
- ~~d) maximum efficiency of land uses within and on the fringe of the existing urban area;~~

- ~~e) environmental, energy, economic and social consequences;~~
- ~~f) retention of agricultural land, with class I being the highest priority for retention and class VI the lowest;~~
- ~~g) compatibility of the proposed urban uses with nearby agricultural activities.~~

- 6. The county will work with respective cities to create mixed land use opportunities where a variety of housing types and densities and limited commercial office and retail uses to serve the surrounding residential neighborhood within urban growth boundaries are appropriate.**
7. Curry County recognizes the rural communities of the county as an additional type of development in the county and has determined boundaries for these communities based on the existing land use in the community and the requirements for a Goal 2 exception to Goal 14.
8. Curry County recognizes rural lands in the county and seeks to retain the rural character of these lands by limiting the development of these lands through rural zoning which will retain the rural character of these areas as reflected in the existing lot size pattern.
9. Curry County has zoned the lands located within the various urban growth areas for urban use and these urban land use zones shall not be applied to lands lying outside of a defined urban growth boundary.
10. Curry County has zoned lands located within the rural communities for either urban use or rural use based on Goal 2 exceptions to Goal 14 for the areas zoned for urban uses; the urban use zones Rural Industrial (RI), Rural Commercial (RC), Rural Resort Commercial (RRC) and Rural Community Residential (RCR-1 and RCR-2.5) shall not be applied to areas presently zoned for rural use unless a Goal 14 exception is approved by the county.
11. Curry County has zoned lands located within the various rural land exception areas for Rural Residential (RR-2, RR-5, and RR-10) use which limits rural residential development to dwellings on existing parcels and the development of new parcels at a density of 2-acre, 5 acre or 10 acre minimum lot sizes. Rural Residential–Two (RR-2) shall not be applied to areas presently zoned for rural use unless a Goal 14 exception is approved by the county. A zone change from RR-10 or RR-5 to RR-2 shall only be permitted in Rural Community, Rural Land Exception, or Rural Site Exceptions area existing as of February 13, 1989.

12. Curry County recognizes that rural residential development in the Floras Lake area (Rural Lands Exception Areas I and 2) are unique because of the existence of the Pacific City Town Plats, therefore, development in these exception areas will be limited to one dwelling unit per contiguous ownership of record (all contiguous platted lots in single ownership) and further divisions of land will be limited to a 5 acre minimum lot size.
13. Curry County will limit commercial and industrial uses on rural lands to the size of the contiguous ownership under commercial or industrial zoning at the time of adoption of the comprehensive plan. Future rezoning of land to a rural commercial or rural industrial designation shall be at least five acres in size unless the county approves a Goal 2 exception to Goal 14 and any other applicable Goals.