

# CURRY COUNTY ZONING ORDINANCE

## DRAFT COMPREHENSIVE DEVELOPMENT PLAN

(Last update: Tuesday, May 05, 2009)

### **Proposed text amendments to the *Curry County Zoning Ordinance* to provide a process for adopting Comprehensive Development Plans**

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

#### **Proposed Amendments to Article IX – Use Zones:**

##### Section 9.040 Purpose and Intent

The purpose of the Comprehensive Development Plan is to implement the goals and policies of the *Curry County Comprehensive Plan* and guide future development for a defined area within an urban growth boundary identified by the *Curry County Comprehensive Plan* and outside of the city limits of Brookings, Gold Beach, or Port Orford where a public facilities and/or transportation system plans either do not exist or need to be revised.

##### Section 9.041. Comprehensive Development Plan (CDP).

A comprehensive development plan shall consist of the following elements:

1. A description of the purpose, scope, main concepts, goals, policies, and general development.
2. An overall open space plan for the study area, identifying an integrated network of open spaces for the purpose of preserving and enhancing identified natural drainage patterns, and wetlands on the site and providing opportunities for active and passive recreation.
3. A site analysis, which shall include, but not be limited to, the following:
  - a) Significant natural and built constraints of the site and surroundings including, but not limited to, Natural Resources, Scenic and Historic Areas, and Open Spaces as defined in Statewide Goal 5 and identified in CCZO Section 3.250; Areas Subject to Natural Disasters and Hazards as defined in Statewide Goal 7; Estuarine Resources as defined in Statewide Goal 16; Coastal Shorelands as defined Statewide Goal 17; Beaches and Dunes as defined in Statewide Goal 18; and Ocean Resources as defined in Statewide Goal 19;
  - b) A transportation impact analysis (TIA) of the major transportation and circulation elements intended to serve a defined area;

- c) Inventory of existing structures, roads, and other development;
  - d) Location and extent of existing provisions for sewage disposal, storm water drainage, and utilities;
  - e) Area hydrology and water resources including, but not limited to a comprehensive surface water management Plan;
  - f) Topography and slope;
  - g) General geologic character of and, if determined by the Planning Director, geological assessment of the site;
  - h) Identification of general soil types on the site;
  - i) An inventory of known archeological sites;
4. Transportation element that includes collector and arterial streets as indicated in the comprehensive plan, and a network of local streets, all of which have minimal impact on the natural environment and provide a safe and efficient transportation system for pedestrians, bicyclists, and motor vehicles;
  5. Water element that identifies and determines the source of water supply and the capacity of the existing/proposed infrastructure to serve projected needs including Fire Flow Requirements;
  6. Sewer element that shows that the sewage treatment plant and existing infrastructure has adequate capacity and can provide service to the planning area;
  7. Storm and surface element that integrates the adopted County Storm and Surface Water management standards and the erosion prevention and sediment control ordinance with existing master plans; and
  8. An emergency service element that identifies and addresses the needs of public law enforcement, fire, and medical.

#### Section 9.042 Criteria for Approval of a Comprehensive Development Plan

Approval of a Comprehensive Development Plan shall be based on the following criteria:

1. Compliance with the applicable goals and policies of the *Curry County Comprehensive Plan*; and
2. The availability of adequate public facilities or assurance that adequate public facilities can reasonably be made available. If sanitary sewer service and/or water service is not available, or not legally or physically available at the time of development, an interim on-site water and/or sewage disposal system which meets all state and local requirements may be approved.

Section 9.043. The Approval of a Comprehensive Development Plan.

1. The Comprehensive Development Plan shall be adopted as post acknowledgement plan amendment pursuant to ORS 197.610. Compliance with an adopted Comprehensive Development Plan shall be a condition of any development permit approved by the County for the property that is subject to an adopted Plan.
2. A public hearing on a Comprehensive Development Plan shall be conducted by the Planning Commission. Following the close of the hearing, the Planning Commission shall forward a recommendation to the Board.
3. Upon receipt of the recommendation on the Comprehensive Development Plan from the Planning Commission, a public hearing shall be set for a regular meeting of Board following the receipt of the recommendation. At the conclusion of the public hearing, the Board may enact an ordinance adopting, adopting with modifications, or not adopting the Comprehensive Development Plan.
4. The decision of the Board shall be final at the County level.