

RESOLUTION R1516-18

A RESOLUTION APPROVING CITY ZONING DESIGNATION FOR ANNEXED PARCEL 3715-12D TAX LOT 400 WITHIN THE HUNTER CREEK AREA

WHEREAS: The City of Gold Beach annexed portions of the City urban growth boundary within Hunter Creek in 1997; and

WHEREAS: At the time of the annexation, the City chose to defer rezoning the properties to a City zoning designation, but reserved the right to change the designations in the future either by Council action or at property owner request; and

WHEREAS: Section 9.010 of the Gold Beach Zoning Ordinance grants the City Council the authority to enact any zoning they deem appropriate for annexed areas; and

WHEREAS: The subject property Assessor Map 3715-12D tax lot 400 had a Curry County Zoning Designation of Residential (R-2); and

WHEREAS: The surrounding properties adjacent to the subject property are zoned Curry County Heavy Commercial (C-2) and Gold Beach Commercial (4-C); and

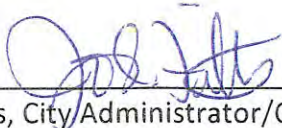
WHEREAS: The property owner has requested the subject property, when rezoned to a City zoning designation, be zoned as Gold Beach Commercial (4-C) to conform to adjacent commercial zoning designations and heavy commercial uses which currently include:

- a vehicle repair shop, and
- an large commercial-industrial parcel with various commercial uses and specifically an auto body repair shop, and
- a lumber and hardware supply store with outside materials storage, and
- a recreational vehicle park and campground.


NOW THEREFORE, BE IT RESOLVED: the City Council of the City of Gold Beach approves the zoning designation change on parcel 3715-12D tax lot 400 from a Curry County zoning designation of Residential (R-2) to Gold Beach zoning designation of Commercial (4-C).

Maps and current 4-C zoning standards are attached to this resolution as EXHIBIT A.

PASSED BY THE CITY COUNCIL OF THE CITY OF GOLD BEACH, COUNTY OF CURRY, STATE OF OREGON, and EFFECTIVE THIS 13th DAY OF JUNE, 2016.



Jodi Fritts, City Administrator/City Recorder



Karl Popoff, Mayor

EXHIBIT A-1

Fill
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16
12.7

80N

R-2

PF

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R-2

US
101

CREEK

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subject
parcel

C-2

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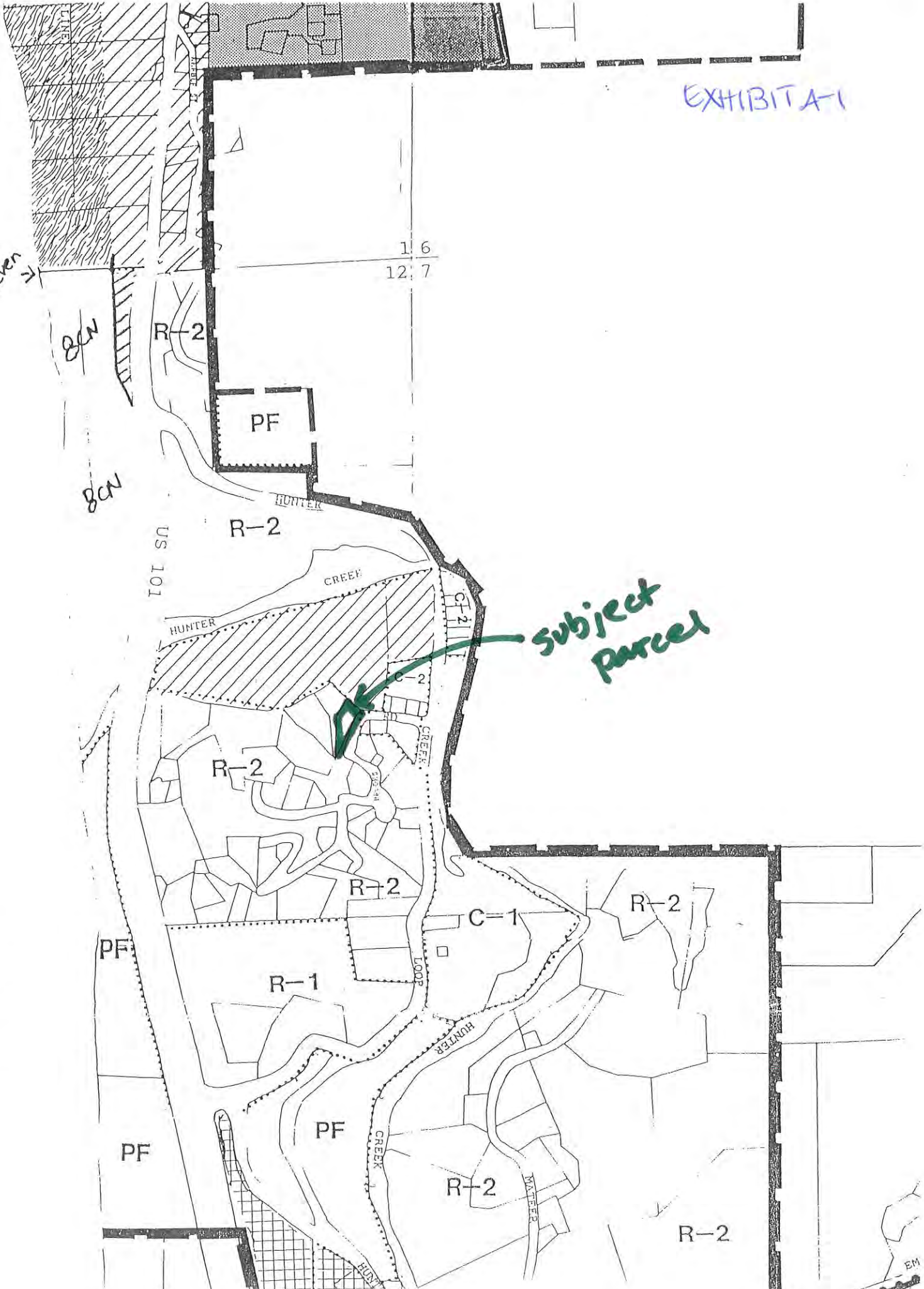
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ZONING MAP GOLD BEACH AND VICINITY

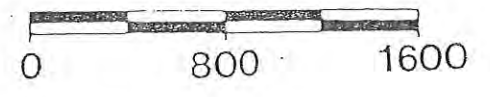
ADOPTED APRIL 26, 1988
updated thro 2004

(A)

(F)

within UGB)

- GOLD BEACH URBAN GROWTH BOUNDARY ADDITION (1991)
- GOLD BEACH URBAN GROWTH BOUNDARY (ESTABLISHED 1982)
- GOLD BEACH CITY LIMITS
- County Zoning Boundary Line



SCALE IN FEET









vation Zone

nty, located within a.
in or geologic hazard
e Natural Hazards

13	18
24	19

LEGEND

City of Gold Beach Zoning Designations

-  Residential Zone (1-R)
-  Residential Zone (2-R)
-  Residential Zone (3-R)
-  Commercial Zone (4-C)
-  Industrial Zone (5-I)
-  Marine Activity Zone (6-MA)
-  Public Facility Zone (7-PF)
-  Conservation Zone (8-CN)

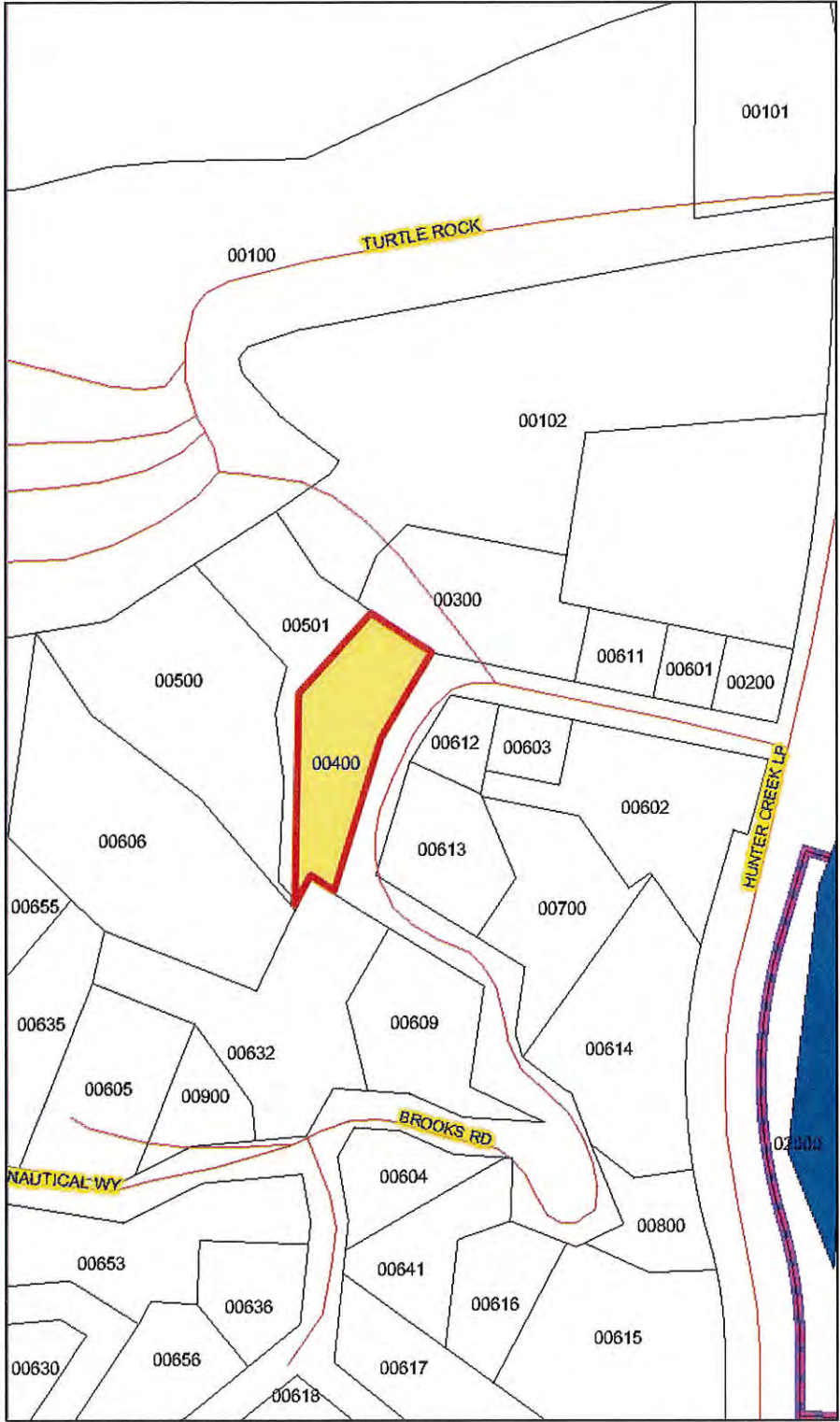
GO

Curry County Zoning Designations (within UGB)

- R-1 Residential-one Zone
- R-2 Residential-two Zone
- R-3 Residential-three Zone
- C-1 Light Commercial Zone
- C-2 Heavy Commercial Zone
- I Industrial Zone
- M-A Marine Activity Zone
- CON Beaches and Dunes Conservation Zone

NOTE: Land within the County, located within a 100 year flood plain or geologic hazard area is also in the Natural Hazards Overlay Zone.

371512D TL400



Legend

- STREAMS
- RIVERS
- ROADS ORTHO
- PARCELS
- CITY LIMITS
- URBAN GROWTH BOUNDARY

0 160 320 ft.

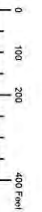
Map center: 42° 23' 13.9" N, 124° 25' 2.9" W



Scale: 1:2,759

This map is a public resource of general information. Use this information at your own risk. Curry County makes no warranty of any kind, expressed or implied, including any warranty of merchantability, fitness for any particular purpose or any other matter.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY



S.E. 1/4 SEC. 12 T. 37S. R. 15W. W.M. CURRY COUNTY

1" = 200'

37S15W12D

CANCELLED

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SEE MAP 37S 15W 13

SEE MAP 37S 15W 12A

SEE MAP 37S 14W 07C

Commercial Zone (4-C)

Section 2.310. Purpose of Classification.

The 4-C zone is designed to apply to areas where more complete commercial facilities are necessary for community convenience.

Section 2.320. Uses Permitted Outright.

The 4-C zone is designated to be applied to areas such as community shopping centers and business districts that cater to the needs of nearby residential areas.

1. Hotel, motel, vacation rental, or bed and breakfast inn.
2. Club or lodge hall.
3. Hospital, sanitarium, retirement home, medical or dental clinic.
4. Retail or service establishment.
5. Automobile service station.
6. Machinery, farm equipment, marine, or automotive sales, service, storage, or repair.
7. Building material storage yard.
8. Plumbing, electrical, or paint contractor's storage, repair or sales shop.
9. Wholesale trucking and storage establishment.
10. Park, playground, fire station, library or museum.
11. Office buildings.
12. Place of worship or school.
13. Recreational vehicle park.
14. Machine shop or cabinet shop.
15. Manufacturing, repairing, compounding, processing, storage, research, assembling, or fabricating activities except: tire retreading or vulcanizing shop, and manufacturing plants--including lumber and plywood mills
16. Airport related buildings if located within the airport property. See airport overlay section
17. Dwelling unit(s) may be located in a building devoted primarily to a non-residential use.

PERMITTED USES WITHIN EXISTING SINGLE-FAMILY/MULTIFAMILY DWELLINGS:

- 18. Home Occupations subject to the general standards of Section 3.050.
- 19. A Residential Home as defined in ORS 197.660(2).
- 20. A Residential Facility as defined in ORS 197.660(1)
- 21. Registered or certified family child care home pursuant to ORS 657A.440.

Section 2.330. Conditional Uses Permitted.

In a 4-C zone, the following uses and their accessory uses are permitted when authorized in accordance with Section 6.010 through Section 6.050. All conditional uses must meet the general standards of Section 6.041. Numbers in parenthesis following a use indicate the specific standards described in Section 6.042 that must be met in addition to the general standards in order to approve that particular use.

- 1. Single family dwelling.
- 2. Multiple family dwelling.
- 3. Planned Unit Development on a lot of at least one (1) acre in area and in compliance with Article V.
- 4. Utility facility; including substation, pumping station or private generator. (1)
- 5. Communications transmitter, receiver, antenna or tower. (1)
- 5. Wind generator (1).
- 6. Mobile or portable office.
- 7. Trailer, camping or recreational vehicle temporarily used as a residence during construction of a permitted use or to temporarily provide watchman security for material that cannot be reasonably stored in an established commercial storage facility.

Section 2.340. Lot Size.

Except as provided in Sections 4.040 and 4.050 in a 4-C zone:

The minimum lot size shall be determined by the County Sanitarian as necessary for proper installation and operation of water supply and sewage disposal systems. If both a public water supply and a public sewage disposal system are available, there shall be no minimum lot area; however, the off-street parking ordinance must be conformed with.

Section 2.350. Height of Buildings.

Except as provided in Section 4.020 in a 4-C zone, no building shall exceed thirty-five (35) feet in height.