

CURRY COUNTY ZONING ORDINANCE

DRAFT COMPREHENSIVE DEVELOPMENT PLAN

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;
 - b) A transportation impact analysis (TIA) of the major transportation and circulation elements intended to serve
 - 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 establishes a street/road network of arterials and/or collector streets that provide connectivity and access to the area being served by the CDP the planning area with minimal impact to the natural environment and integrates pedestrian and vehicular use on the site for the purpose of providing safe and efficient pedestrian and vehicle movement;
 5. Water element that identifies and determines the source of water supply and the capacity of the existing/proposed infrastructure or serve projected needs;
 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 any newly 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 those 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.

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 Curry County Board of Commissioners for the adoption, adoption with modifications, or not to adopt the proposed comprehensive plan of development. The recommendation shall be forwarded to the Board of Commissioners for their consideration.
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 Curry County Board of Commissioners 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 Curry County Board of Commissioners shall be final at the County level