

**Curry County Community Development - Planning Division  
ADMINISTRATIVE DECISION WITH CONDITIONS**



**File: AD-2006**

**July 21, 2021**

**Applicant:** Tyler and Stacy Long

**Assessor's Map:** 30-15 Section 35

**Tax Lot:** 1301

**Decision:** Approval for a self-storage facility with conditions. The property is a 2.29 acre parcel with Rural Commercial (RC) zoning.

**Conditions:**

1. This Conditional Use Permit shall be valid for a period of one (1) year unless there is a failure of the applicant to comply with all the conditions of approval. Failure to comply with all conditions of approval, or violations concerning the use approved herein, may result in nullification of this approval by the County.
2. Development of the self-storage facility shall meet the setback requirements of the Curry County Zoning Ordinance (CCZO).
3. Applicant is required to submit and obtain approval from the Department of Environmental Quality (DEQ) for a NPDES 1200-C permit required for the construction disturbance of greater than 1-acre. The 1200-C permit will require a Land Use Compatibility Statement (LUCS) from the Curry County Planning Department.
4. The stormwater bio detention pond shall be in place and operational prior to any rental agreements for storage spaces being rented.
5. Two access points, a minimum of 12-foot wide each, for ingress and egress shall be established and well signed prior to storage spaces being rented.
6. The Japanese Cherry Tree shall be maintained and not disturbed during construction. A minimum radius determined by the drip line of the tree canopy shall be established around the tree which includes the root zone and remain undisturbed and protected. Any future destruction of the Cheery Tree or unfortunate die off of the tree will require replacement with a Japanese Cherry Tree of like species and variety to the extent practicable.
7. A small bronze plack at least 8 X 12 in size with an approximate two (2) foot stand shall be developed and placed in front or by the side of the Japanese Cherry Tree denoting the significance of the tree within the Langlois Community.
8. The proposed storage facility shall be fenced with a six-foot minimum, security fencing with gates at the ingress and egress locations that will be locked after hours,
9. Hours of operation for the facility shall be limited from dawn to dusk. No after dark on site activities shall be allowed for patrons.

10. Facility lighting shall be limited to on-site shielded light in order to minimize off site light intrusion and impacts to the night sky.
11. A vegetative buffer shall be established between Highway 101 and the new storage buildings to effectively screen the facility from the neighboring residential properties across Highway 101.
12. The facility shall be checked and cleared of patrons nightly to minimize unauthorized nefarious activities.
13. The facility will be required to obtain all planning clearances and building permits necessary to commence on-site construction.

## REQUIRED STATUTORY NOTICE

Any person who is adversely affected or aggrieved by this decision or who is entitled to written notice under ORS 215.416 (11) (a) (C) of it, may appeal it to the Curry County Planning Commission. The appeal can only be initiated by filing a written appeal application together with a fee of **\$250.00** with the Curry County Community Development Department – Planning Division within fifteen (15) days of the mailing (postmarked date) of this notice. **Appeals cannot be filed by fax or email correspondence.** A person who is mailed written notice of this decision cannot appeal the decision directly to the Land Use Board of Appeals (LUBA) under ORS 197.830. The decision described above will not become final until the period for filing a local appeal has expired, which is **Tuesday, 5:00 PM August 12th, 2021.**

Any appeal hearing before the Planning Commission will be a de novo or entirely new hearing and not on the record of the Planning Director's Decision.

Additional information can be obtained as outlined below:

Curry County Community Development Department  
Planning Division  
94235 Moore Street, Suite 113  
Gold Beach, OR 97444

Becky Crockett, Planning Director	<a href="mailto:CrockettB@co.curry.or.us">CrockettB@co.curry.or.us</a>	(541) 247-3228
Nancy O'Dwyer, Planner	<a href="mailto:ODwyerN@co.curry.or.us">ODwyerN@co.curry.or.us</a>	(541) 247-3284

A copy of the application, documents and evidence submitted by the applicant, applicable decision criterion, and the decision order are available for inspection at the Curry County Community Development office. Copies of these documents are available upon payment of a copy charge of \$0.25 per page.