



CURRY COUNTY COMMUNITY DEVELOPMENT
94235 MOORE STREET, SUITE 113
GOLD BEACH, OREGON 97444

21-000085

Becky Crockett
Planning Director

Phone (541) 247-3228
FAX (541) 247-4579

File # AD-2106 Fee \$ 5000 Receipt # _____ Accepted by NCO

LAND USE DECISION APPLICATION FORM

Application Type (Check One)

☐ Comp Plan/Zone Change ☒ Conditional Use ☐ Variance ☐ Partition ☐ Subdivision ☐ Development Permit

Application Date: 03/24/2021 Hearing / Decision Date: _____

APPLICANT: Please complete all parts of this form. The attached application checklist will be marked by staff to reflect the information and supporting items required for this request. Please return this prepared checklist, the completed application form and required fee at the time of submission. Please note that your application cannot be reviewed or processed until all the required items have been provided.

1. **PROPERTY OWNER OF RECORD**

Name Dacia RV Adventures Fund III, LLC
Mailing Address: 11874 Albissola Ave
City, State, ZIP: Las Vegas, Nevada, 89138
Telephone #: 312-450-4732 E-Mail Danny@daciacapital.com

2. **APPLICANT**

Name Daniel Mulcahy
Mailing Address: 11874 Albissola Ave
City, State, ZIP: Las Vegas, Nevada, 89138
Telephone #: 312-450-4732 E-Mail danny@daciacapital.com

3. **AGENT (If Any)**

Name: _____
Mailing Address: _____
City, State, ZIP: _____
Telephone # _____ E-Mail _____

4. **BASIC PROPOSAL** (Briefly describe your proposed land use)

Add an additional 40 spaces to an existing RV park at Honey Bear by the Sea RV Resort and Campground.

5. **PROPERTY INFORMATION**

Assessor Map # 3514-00-02702-00 Tax Lot (s) 35-14-00-2702 and 2703, 35-14-19A-301 and 302
Zoning: RC, FG, EFU Total Acreage 51.31

NO EFU ZONED
PARCELS.

Land Use Application
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6. **PROPERTY LOCATION**

Address (if property has a situs address) 34161 Ohpir Road, Gold Beach Oregon, 97444

Description of how to locate the property _____

North on the Oregon Coastal Highway and a right turn onto Ohpir Road. Go up the hill and the
entrance to the campground is on the right.

7. **EXISTING LAND USE** (briefly describe the present land use of the property)

☐ Vacant ☒ Developed; Describe existing development

The land is currently an RV resort and Campground.

8. **SURROUNDING LAND USES** (Briefly describe the land uses on adjacent property)

FG, EFU

NO EFU NEARBY

RC, RCR-1, RCR-2.5, FG

9. **SERVICE AND FACILITIES AVAILABLE TO THE PROPERTY**

Please indicate what services and facilities are available to the property. If on-site sewage disposal and/or water source is proposed, a copy of the approved site evaluation or septic system permit and a copy of any water rights or well construction permit must be submitted with this application.

Water Source Nesika Beach Water

Sewage Disposal On-site septic system

Electrical Power Coos-Curry Electrical Cooperative

Telephone Service Nextiva

Fire Department/District Ophir Rural Fire Protection District

School District CC-1

10. **ROAD INFORMATION**

Nearest Public Road Ophir Road

Private Roads Serving the Property _____

Road Condition _____

Legal Status _____

Ownership: I own the road ☐ Easement on others property ☐ Joint Owner ☐

Please submit record of ownership (i.e. deeds, easement, plat dedication, etc)

Proposed New Roads/Driveways (Briefly describe any new road construction related to this application)

11. PHYSICAL DESCRIPTION OF THE SUBJECT PROPERTY

Topography (Briefly describe the general slope and terrain of the property)

The topography of the developed portion of the site is mostly gentle sloping with good utility.

The property includes meadows, a creek and several ponds.

Vegetation (Briefly describe the vegetation on the property)

Wooded, clearings and a large meadow.

12. FINDINGS OF FACT

Oregon Statute and the zoning ordinance requires that land use decisions be supported by factual findings. The burden of proof is on the proponent therefore it is required that the application provide findings to support the request in this application. The standards and criteria that are relevant to this application will be provided by the staff and are considered to be a part of this application form. Please read the standards and criteria carefully and provide factual responses and evidence to address each standard. These findings must be sufficiently specific to allow the decision maker to determine whether your request meets the relevant standard. Please attach your written findings and supporting evidence to this application.

FAILURE TO PROVIDE THE REQUIRED FINDINGS WILL PREVENT THE APPLICATION FROM BEING PROCESSED AND IT WILL BE RETURNED AS BEING INCOMPLETE.

13. APPLICANT'S SIGNATURE AND STATEMENT OF UNDERSTANDING

(Please read the statement below *before* signing the signature blank)

I (We) Daniel Mulcahy ;

_____ ; have filed this application for
Dacia RV Adventures Fund III, LLC

With the Curry County Department of Community Development-Planning Division to be reviewed and processed according to State of Oregon and county ordinance requirements. My (our) signature (s) below affirms that I (we) have discussed the application with the staff, and that I (we) acknowledge the following disclosures:


- (a) I (we are stating all information and documentation submitted with this application is true and correct to the best of my (our) knowledge.
- (b) I (we) understand that if false information and documentation has been submitted and the decision is based on that evidence, the decision may be nullified and the county may seek all legal means to have the action reversed.
- (c) I (We) understand any representations, conclusions or opinions expressed by the staff in pre-application review of this request do not constitute final authority or approval, and I (we) am (are) not entitled to rely on such expressions in lieu of formal approval of my (our) request.
- (d) I (We) understand that I (we) may ask questions and receive input from staff, but acknowledge that I (we) am (are) ultimately responsible for all information or documentation submitted with

this application. I (We) further understand staff cannot legally bind the county to any fact or circumstance which conflicts with State of Oregon or local ordinance, and in event a conflict occurs, the statement or agreement is null and void.

- (e) I (We) understand that I (we) have the burden of proving that this request meets statutory and Ordinance requirements, and I (we) must address all of the criteria that may apply to the decision being made. The criteria for approving or denying this request have been provided to me (us) as a part of the application form.
- (f) I (We) understand the staff is entitled to request additional information or documentation any time after the submission of this application if it is determined as such information is needed for review and approval.
- (g) I (We) understand this application will be reviewed by the Oregon Department of Land Conservation & Development (DLCD) and possibly other state agencies as part of the statewide land use coordination process. I (We) understand that agencies that participate in the review process have the legal right to appeal the approval of the request.
- (h) I (We) understand that it is my (our) responsibility, and not the county's, to respond to any appeal and to prepare the legal defense of the county's approval of my (our) request. I (We) further realize it is not the county's function to argue the case at any appeal hearing.
- (i) I (We) understand that I (we) am (are) entitled to have a lawyer or land use consultant represent me (us) regarding my application and to appear with me (or for me) at any appointment, conference or hearing relating to it. In light of the complexity and technical nature of most land use decisions, I (we) understand that it may be in my best interests to seek professional assistance in preparation of this application.
- (j) The undersigned are the owner (s) of record for the property described as:

Assessor Map(s) 3514-00-02702-00
and Tax Lot(s) 35-14-00-2702 and 2703, 35-14-19A-301 and 302
in the records of Curry County.

This application MUST BE SIGNED BY ALL PROPERTY OWNERS OF RECORD, or you must submit a notarized document signed by each owner of record who has not signed the application form, stating that the owner has authorized this application.

- (1) Signature 
Print Name Daniel Mulcahy
- (2) Signature _____
Print Name _____
- (3) Signature _____
Print Name _____
- (4) Signature _____
Print Name _____

APPLICATION CHECKLIST

Please bring this form with your completed application

SPECIFIC TYPE OF APPLICATION: DACIA RV ADVENTURES

If the item is checked or circled on the left you are required to provide that information.
All applications require the following information:

- ☒ Completed application form and fee
- ☒ Current deed of the subject parcel(s)
- ☒ Vicinity map and detailed plot plan drawn to scale (see example) if your plot plan is not adequate it will delay processing of your application
- ☐ Service letter from agencies
Please provide letters from the following agencies regarding your application:
 - ☒ Fire District
 - ☒ Electric Service
 - ☒ Water District (if located within a district)
 - ☐ Sewer District (if located within a district)
 - ☒ OTHER: CO. ROAD DEPT
- ☐ Proposed source of water if not in district: _____
- ☒ Sanitation coordination form (if not in a sewer district)
- ☐ Erosion prevention and sediment control plan
- ☐ Storm and surface water management plan
- ☐ Documentation of proposed or existing access to parcel (county, state, federal or private road, or easement)
- ☒ **MOST IMPORTANT: FINDINGS.** Depending on your application you will be required to provide specific facts and findings to support your application. Please provide the following: _____

- ☐ **FOR STRUCTURES IN NATURAL HAZARD AREAS:**
 - ☐ Geohazard report prepared by a licensed geologist
 - ☐ Elevation certificate and/or other flood ordinance requirements
- OTHER REQUIRED ITEMS: _____

FOR PARTITIONS AND SUBDIVISIONS:

You must provide a plat or map of survey prepared by a licensed surveyor with your application. Partitions and subdivisions require an erosion prevention and sediment control plan as well as a storm and surface water management plan.



HONEY BEAR CAMPGROUND

Conditional Use Application

Abstract

DOCUMENTATION OF APPLICATION FOR CONDITIONAL USE PERMIT FOR EXPANSION OF PARK
AND CORRECTION OF THE NUMBER OF SPACES IN EXISTING PARK

RECEIVED
3/22/21

don prior
MRDON@PORIOR.COM
Revision 20 MARCH 2021

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

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HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

Findings for Conditional Use Application

Included below are the findings of fact for a Conditional Use Application for the expansion of Honey Bear Campground . The permit applications documents construction of a new 42 space expansion to the existing park and adding 50 existing spaces to the number of permitted spaces to the existing RV park. The RV park currently has 120 spaces which includes 80 full hookup ,20 partial hookups and 20 tent sites with no utilities the existing permit recognizes only 70 full hookup spaces. After the expansion there will be 162 permitted spaces available for renting. The number of permitted Spaces was per the license with the health department.

The park is situated on several tax lots and property zones. See table below for a summary by tax lot and type of RV or campground spaces.

tax lot	zone	included in enterprise zone	Number of Campground spaces				subtotal
			Existing Full hookup- water, sewer and electric	Existing partial hookup water and electric	Existing Tent Site	New Full Hookup water sewer and Electric	
301	RCR-2.5	no					0
302	RC	yes					0
2703 split zone	RC	yes	45	20	4		69
	FG	yes	34		16	23	73
2702	RC	yes	1			19	20
subtotal			80	20	20	42	162

Application Requirements

12. FINDINGS OF FACT

Oregon Statute and the zoning ordinance requires that land use decisions be supported by factual findings. The burden of proof is on the proponent therefore it is required that the application provide findings to support the request in this application. The standards and criteria that are relevant to this application will be provided by the staff and are considered to be a part of this application form. Please read the standards and criteria carefully and provide factual responses and evidence to address each standard. These findings must be sufficiently specific to allow the decision maker to determine whether your request meets the relevant standard. Please attach your written findings and supporting evidence to this application.

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RESPONSE TO REVIEW STANDARD -RC AND FG ZONING Section 7.040 #1

FINDING TO REVIEW STANDARDS SECTION 7.040 #1

1. Brushing and clearing for fire control is planned for areas south of the new 42 space addition to the park.
2. Physical Affects to Neighbors: the proposed improvements are in conjunction with the upgrading of the existing RV park. The success of the park requires the business be managed to reduce noise, light and physical conditions that would be disagreeable to both the park residence and neighboring uses. The existing land uses adjacent to the park include.
 - a. Having a full-time manager who will maintain and manage the park.
 - b. The absence of streetlights. Lighting will be on the utility hookup stands. The goal is to create a quiet park in a rural setting.
 - c. The expansion area is to the rear of the park on a cleared hillside. The adjacent homeowners will not be directly affected by the RV park.
3. Parking Spaces:

Each RV site has a parking area that for an RV and a minimum of one vehicle.

SUMMARY OF FINDINGS; REVIEW STANDARD SECTION 7.040 #1.

The use and expansion of Honey Bear RV park is not incompatible with adjacent properties.

RESPONSE TO REVIEW STANDARD -RC AND FG ZONING Section 7.040 #2

Findings to section 7.040 #2.:

1. Community Water: The existing RV park and proposed expansion to the RV park will be served by Community Water. A letter to that affect is included in Attachment 4. The community water system has the flow capacity for the parks use without any significant improvements. The expected maximum increase in daily use with the park expansion is 50 gpd x 42 new spaces= 2100 gallons. Waterlines to the 42-space expansion new spaces will include the following:
 - a. A separate private Flow meter to new area
 - b. 2' diameter PVC or HDPC lines between existing water main and laterals
 - c. Valves for maintenance to isolate main loops.
 - d. All work per building codes.
2. On Site Sewer: Full hookup sites in the existing park are under a DEQ WPCF permit for on-site sewerage treatment system. A site evaluation was completed on the expanded sewage treatment disposal area. A copy of that letter is included in Attachment 4 to this report. There is adequate space for an onsite sewage treatment system using a conventional pressurized system or an ATT pretreatment system. Areas are set aside for replacement drain fields if needed in the future. Orenco Systems of Sutherlin Oregon has provided a design using their AX 100 textile filters for an optional pretreatment. The proposed sewage disposal system for the expansion would require an

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

of the on-site system will be certified and inspected by a registered engineer in the state of Oregon to include the preparation of a maintenance manual.

- a. Partial hookup sites without sewer such as tent sites are permitted under the state building code guidelines and DEQ regulations See table 3- RV below and excerpts from ORS 980-650
- b. ORS 980-650: Restroom Spacing and sizing exceeds code requirement in table 3-RV.

Table 3-RV		
Sanitary Facilities		
(918-650-0050 – effective 4/1/88)		
Recreation Parks		
Number of Picnic, Camping or Parking Spaces	Number of Toilets	Lavatories for Parks with Flush Toilets ^{1,2}
	Men ^{1,2} – Women	Men – Women
1 – 15	1 – 1	1 – 1
16 – 30	1 – 2	1 – 2
31 – 60	2 – 3	2 – 3
61 – 100 ³	3 – 4	3 – 4

¹ One additional lavatory must be provided for each two toilets when more than six toilets are required.

² Urinals may be acceptable for not more than 1/3 of the toilets required in the men's facilities.

³ Campgrounds in recreation parks and picnic parks with more than 100 spaces must provide one additional toilet per sex for each additional 30 spaces or fraction thereof.

- c. **Restroom For tent spaces in meadows** :Two portable Restrooms are used for tent campers in the meadow area. Portable restrooms are situated to have less than 500 feet distance from the most distance tent site in accordance with Table 3 RV of the state building codes. They will tentatively be placed between Tent space 7 and 20 and A second near space 14. Each shall have either separate toilet for men and women and laboratories for men and women or a single unisex toilet for both. Unisex toilets are allowed when occupant load is less than 15.
- d. **Restroom with showers Next to Office** accommodates 16 to 31 spaces and includes showers. This restroom is larger than required per the building codes.

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

- e. **Restroom Near space 11** : Accommodates a capacity of 16 to 31 spaces per code. See photo below.



3. Fire Control

Per a letter from Ophir Rural Fire Protection District, the following improvements are requested.

- a. Install a 25000-gallon fire tank with a 4' main to two hydrants.
- b. Verify that adequate turnaround areas are available for fire trucks.
- c. Improve space signage.

RESPONSE TO REVIEW STANDARD -RC AND FG ZONING Section 7.040 #6

Findings to section 7.040 #6.:

1. The proposed park expansion of 42 new spaces has been designed by a registered engineer in the State of Oregon who is reviewing each aspect of the design for compliance with State laws, building codes and local ordinances.
 - a. The completed plans will be submitted to Curry County for review and approval.
2. The Park Design is consistent with a park in a rural setting.
3. One existing dwelling exists in the existing park for an owner/manager.
4. Item 6, c) non-resource land does not apply to this property.
5. The existing and proposed park layouts are included in attachment 1 to this report.
6. The park has an entrance road and an exit road. The Existing Entrance and exit roads to Honey Bear Park from Ophir Road were reviewed with the fire marshal and Curry County Road master. Letters of response are included in attachment 4 to this report. Both entrance roads are maintained to provide a minimum width of 20 foot . A turnaround for fire trucks is available at

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

the office of the park. The park has loop roads for Fire equipment and a second exit that will accommodate both residents and fire equipment.

The existing park and proposed expansion are in compliance with Section 7.040 #6.

RESPONSE TO REVIEW STANDARD – FG FORESTRY GRAZING ZONING Section 7.040 #17
Findings to section 7.040 #17.:

1. 1. The expansion of the park by adding additional spaces in conjunction with the recognition of the existing spaces within the park will not cause a change in the practice or cost of forest practices in the area. Road through the RV park are not directly connected to adjacent forest roads directly or by recorded Easements. Topo map below
 - a. Parcels to the North and West of Honey Bear Campground are not zoned as Forest or Farmlands.
 - b. The Property on the East are Forest lands without home sites . Access from the campground is not anticipated for logging of that parcel. If logging did occur there is a buffer area between the forest and the Campground by a wetlands pasture
 - c. Parcels on the South include private home sites and Forest lands. A ravine separates the private homes from the RV park. The forest lands are not directly affected by the park and there is no access to those lands from the park roads.
 - d. Fire Control is everyone's concern. A buffer strip of cleared areas will be maintained around the Park in the area of the expansion. The park owners reviewed the fire concerns with the local fire chief. See letter in attachment 4 to this report.



RESPONSE TO REVIEW STANDARD-RURAL COMMERCIAL ZONE – TABLE 3.130 and Table 3.130 identifies land uses permitted in the RC zone and the permitting requirement(s) for each use pursuant to Section 2.060 Planning Director authorization of the proposed uses based upon relevant review standards.

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

TABLE 3.130 Use Table For Rural Commercial Zone (RC)

PO = Permitted Outright with Planning Clearance

X = Use Not Permitted

P = Permitted subject to compliance with Zoning standards and Planning Clearance

C = Conditional Use Permit required NA = Not applicable

	Requirements	EXISTING OR PROPOSED USES
Residential Uses		
Single family dwelling or mobile home on each contiguous ownership or platted subdivision lot approved prior to August 12, 1986 or lot subsequently approved at the minimum lot size specified by this zone.	PO	EXISTING HOME ON PROPERTY-OWNER OR MANAGER OCCUPIED
Single family, multiple-family, residential care, or mixed (commercial and residential) use in existing non-residential structures/buildings constructed prior to February 13,	C	NONE
Accessory Dwelling units (ADU) as specified in Section 4.090.	PO	NONE
Home Occupation as specified in Section 7.040(7).	P	OCCUPANT OF EXISTING HOME
Cottage Industry as specified in Section 7.040(8).	C	
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	C	NONE
Recreational vehicle park/rural or campground as specified in Section 7.040(6).	C	SEE SECTION 7.040(6)
One manufactured home or mobile home in conjunction with an existing dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative of the resident as specified in 7.040(18).	C	NONE
Commercial uses		
Existing retail, professional or service establishments in non-residential structures may be continued and expanded including the expansion of existing structures to a total 2500 square feet.	PO	EXISTING RESTAURANT AND ENTRANCE OFFICE TO BE CONVERTED TO OTHER USES CONSISTENT WITH AN RV PARK SUCH AS THE SALE OF SUPPLIES TO CUSTOMERS
New retail, professional, or service establishments or expansion of an existing greater than 2,500 square feet which is appropriate for and limited to serving the requirements of the rural area in which it is located and which shall not have adverse impacts on any farm or forest uses on adjacent lands. The following are specific uses allowed:	C	
a. grocery or food store;		
b. general hardware, farm supply or feed store;		DELI AND CONVENIENCES FOR CLIENTS
c. appliance, small engine, pump sales or repair shop;		
d. art studio or gallery;		
e. barber or beauty shop;		
f. bakery;		
g. book or stationary shop;		BOOKS AND TOURIST ITEMS
h. garden supply, greenhouse or nursery which includes retail sales;		CAFÉ
i. restaurant, cafe or tavern;		
j. professional office such as, real estate sales, legal office, accountant office, etc.;		
k. handicraft or gift store including the manufacture of such goods on the premises;		GIFT ITEMS
l. as determined by the Planning Director, other uses of a similar type and scale to those listed in a-k above.		

Findings to TABLE 3.130 RC zone

1. A third column is added to the table for each of the uses. The item of interest in the existing Restroom at Honey Bear RV park which is being converted to a gift shop and deli for the guest

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

use only. Most likely the limited scope of the conversion will say it will only require a planning clearance. A building permit is not anticipated for these minor modifications.

2. The residential use is the existing home on the property which was used by the previous owners as a principal resident.

RESPONSE TO REVIEW STANDARD-RURAL COMMERCIAL AND FORESTRY GRAZING ZONES– 4.010 SETBACKS

Findings to section 4.010 setbacks

1. The existing park and proposed expansion meet all setback requirements in Section 4.010.
2. The park is outside an Urban Growth Boundary and is not adjacent to Agricultural lands.
3. A fire break will be installed on the South side of the proposed expansion area.
4. There is only one structures proposed in the development that may exceed 15 feet in height. Namely a proposed water tank for fire control. The tank would be approximately 20 ft high requiring a setback from property lines of more than 7.5 feet.

RESPONSE TO REVIEW STANDARD-RURAL COMMERCIAL AND FORESTRY GRAZING ZONES– 4.020 OFFSTREET PARKING

	USE	PARKING REQUIREMENT
1.	Residential	
	a) Dwelling	One space per dwelling unit
2.	Commercial Residential	
	a) Motel	One space per guest room or suite, plus one additional space for the owner or manager
	b) Club, lodge	One space for each six seats, or one space for each 50 sq. ft. of floor area used for assembly
6.	Commercial.	
	a) Retail store except as provided in subsection b) of this section	One space per 200 sq. ft. of floor area, plus one space per employee

Findings to section 4.020 off-street parking :

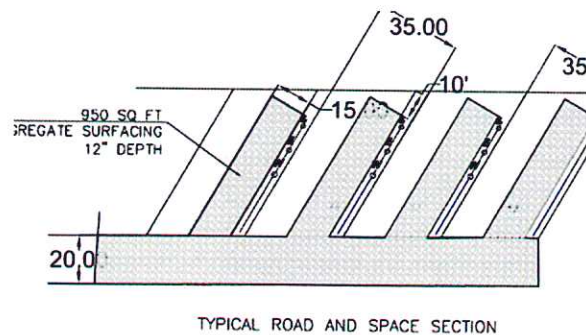
1. Off street parking is available in compliance with section 4.02.
2. The existing dwelling (home has two or more spaces available next to the home.
3. The entrance or reception building has an entrance or reception area see photo above. 220 ft of parking is available in this area equivalent to 25 parking spaces outside the roadway. This area is also a staging area for visitors waiting for spaces or checking in .
4. Parking spacing recommended per 4.02 above

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

- a. Store with gift shop and Deli- 200 sq ft of assembly area / 50= 4 spaces
- b. Employees 2 spaces.
- c. Subtotal 6 spaces needed to comply with 4.020 . Total available 25 therefore the number of spaces is adequate.



1. The new 42 space expansion area has parking at each space sufficient for a typical RV as well as a second vehicle. Existing spaces all have room for at least one RV and vehicle and some for up to two vehicles.



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2. Tent spaces parking and access. Tent spaces are used by tent campers, pull behind tent trailers and Cabover vehicles. A typical space will allow the vehicles with tent campers to drive to the tent site and park there in a vehicle. Spaces are not improved to give a rustic nature. Presently these spaces are not used during wet weather or when there is the potential for rutting to occur. Future improvements might include adding impervious paving stones to the tent sites in the wetlands. All work would be per state land requirements not to exceed 35 cubic yards per year per wetlands.

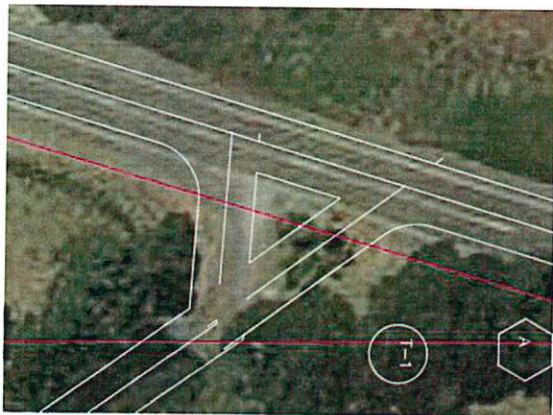
RESPONSE TO REVIEW STANDARD-RURAL COMMERCIAL AND FORESTRY GRAZING ZONES– 4.050 ACCESS MANAGEMENT

Findings to section 4.050 ACCESS MANAGEMENT

Road Access to the existing park was reviewed in detail with the local fire chief. Discussions with the chief included access to the park while accommodating vehicles leaving should an evacuation order occur simultaneously. See photo below. No additional road work was included in a letter from him included in a letter in Attachment 4 to this report.

The widths of roads within the existing and expanded park comply with both local building codes and with ORS. [918-650-0045](#), Each traffic lane has a ten feet minimum width. Where parking is permitted on park streets, each parking lane is ten feet minimum width or wider. All two-way streets without parking are 20-foot width.

The park street system has two-way connections to a public way namely Ophir Road. One-way roads are clearly marked. The roads were reviewed by the Ophir fire chief to verify that they meet the passage requirements for fire fighting vehicles or equipment.



HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

RESPONSE TO REVIEW STANDARD-RURAL COMMERCIAL AND FORESTRY GRAZING ZONES— 4.011 RIPARIAN SETBACKS (STREAMS AND WETLANDS)

Findings to section 4.011 Riparian Setbacks

The GIS map included in attachment 3 to this report included three areas that were designated wetlands or streams within the boundary of Honey Bear RV Park.

1. See Photo below.
 - a. Wetland area PUBHX - a photo identified pond.
 - b. Wetland area Pond on South Side of entrance road
 - c. A small stream surrounded by wetlands along the West Side of the Park.
2. There are no structural developments in these areas that disturb the vegetation.
 - a. The wetland area PUBHX has tent areas around the perimeter of the buffered area. See development plan Attachment 1 to this report. This area was reviewed by the DEQ in 2006 as a replacement disposal area. The pond is manmade for an amenity to the park for trout fishing for guests. The soils in the base of the park are sandy without indication of hydrate qualities a prerequisite to it being a state wetland. In all condition it still satisfies the wetlands protection requirements of Section 4.011.
 - b. The pond on the South side of the entrance road is a second manmade pond. It has a minimum 50-foot offset from its perimeter except where it intersects the existing entrance road. Noting the age of the pond and road no mitigation is required for this freshwater pond. The pond is considered an attraction for the RV park for guests to walk around and enjoy as part of their stay.



Danny Mulcahy / Honeybear

312-450-4732

called 4/7.

Wanted to confirm that we have everything for his application.

Rich had sent email regarding road approach

DEQ passed site evaluation, although they are still doing hydrology study for DEQ.

Asked whether it might be admin. decision? Told him it was going to the PC due to its size increase (large).

Asked if we could give him an idea of how this will proceed once final approval of application is made.

Denny @ Dacia Capital.com

EXPANSION OF
NON-CONFORMING USE

2/31/2021

A0-0538

RC 2702

LL-1609

PA-2002

C-8801

LL-9802 (3514-19A - 302)

Application received:

Prior Land Use applications:

Confirmed "Legal Lot":

Findings reviewed:

Application deemed complete:

Notice of Application sent:

Staff Report complete:

Notice of Decision sent:

Decision finalized:

→

ALL 4 LEGAL

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

- c. The stream and wetlands on the West side has a woodland buffer along the edge of the stream meeting the requirements of the Riparian Buffer Overlay.
- d. Tent sites with minimum improvements are provided adjacent to the wetlands in the lower meadow of the park. See details below. These sites are outside the streams and do not affect the wetlands. Restrooms for these sites are portable units located outside the designated wetlands but still in compliance with building code spacing requirements that a restroom be provided no further than 500 feet from a camp unit without sewer hookups.



HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

e. Discussions with Dana Hicks at Division of State Lands regarding the camp sites in the wetlands. Unless fills are placed in area the tents and appurtenances in the wetlands are considered as temporary not permanent. She noted that 50 Cubic yards per year can be placed in the wetlands without a 404 permit. Since the sites have not been improved by adding fill the Division of State lands would not have any concerns.

Dana Hicks Planning & Policy Manager

Statewide 503-986-5229 Dana.Hicks@state.or.us

Regarding offsets from Ponds the county ordinances will have precedence. Nancy O'Dwyer advised us that the county ordinance specifies an offset of 50 FT for permanent changes.

RESPONSE TO REVIEW STANDARD- FORESTRY GRAZING ZONES– Section 3.052 #22.
Conditional Uses Subject to Administrative Approval by the Director.

Findings to Section 3.52 Forestry Grazing – Conditional Approval #22 And references to section 7.040. Standards Governing Conditional Use

1. Honey bear RV park is in compliance with Section #22 and does not have intensively developed recreational uses such as swimming pool, tennis court, gas stations or retail stores. Historically the park had a German restaurant and sausage kitchen. This has been downgraded to a small deli and gift shop for residents at the park only.
2. Section 7.040 referenced in section 3.52 are individually addressed in findings above.
3. The proposed use does not require a raw water supply. A water tank will be constructed per request of the Fire Department. Water to the new fire tank will be plumbed from the existing city water system.
 - a. The water system supply will not directly connect to the tank but will be isolated from the water system using an approved float system and drop connection to the new tank.
 - b. The fire tank will be fed by a 2-inch watermain as an extension of the park expansion water system.
 - c. Flow out of the fire tank will be through a 4' diameter line to Two hydrants located per recommendations of the fire department. See the attached letter from the Ophir Rural Fire Protection District.

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

RESPONSE TO REVIEW STANDARD- EROSION PREVENTION AND SEDIMENT CONTROL Section 3.320. Erosion Prevention and Sediment Control.

Findings to Section 3.330 EROSION CONTROL

1. The proposed development will include minor regrading of approximately 2.5 acres of land which will have erosion control works. A portion of that works purpose is to create a fire control area as noted in 3. Above. Construction activities would include shaping areas for roads and spaces, the burial of utilities in trenches, and the construction of drainage swales and other drainage improvements. All areas disturbed will be seeded and mulched. Within the proposed development area grass will be planted with selected planting placed as part of the space designs. Silt fences will be placed on the perimeter of all disturbed area.

SUMMARY OF FINDINGS – SECTION 3.30 EROSION CONTROL:

All proposed work complies with section 3.320. A preliminary erosion and sediment control plan is included in the preliminary expansions plans added as an attachment to this report.

RESPONSE TO REVIEW STANDARD- SECTION 3.40 STORM WATER MANAGEMENT

Section 3.400. Storm and Surface Water Management Standards

Findings to Section 3.400 STORM WATER MANAGEMENT

1. The proposed expansions to Honey Bear Park are designed for a minimum impact to streams and waterways. No asphalt or concrete impervious surfaces are proposed in the new development section. As part of the initial construction the estimated impervious surfaces would only include the areas taken up by the on-site treatment system which has a 300 square foot footprint. No mitigation measures would be required.
2. The proposed road system to include the RV sites in the new portion of the park will have a gravel surfacing which is not considered an impervious surface per the storm water regulation. The graveled areas will be bordered with grassed slopes designed to disburse runoff into "bioswale" type surfaces to prevent scour and naturally filter all runoff. Runoff in the area of new park does not drain directly to the existing drainages noted on the stream and wetland overlay in Attachment 2 to this report.
4. Road Approach work at Entrance to Park. Widening of the entrance to the park to Ophir Road is being reviewed with the county road master. If needed in the future that widening would be a gravel road and would not be an increase in impervious surfaces. Similar to the new portion of the park the shoulders will be graveled with grass lawns. Those grassed areas will disperse runoff.

SUMMARY OF FINDINGS – SECTION 3.400 STORM WATER MANAGEMENTs

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

Work will be in compliance with section 3.400 storm water management. A conceptual plan for storm water management not required at this time. Grass slopes and vegetated swales are included in the erosion control details in attachment 4 to this report. Grassed slopes and swales will channel any runoff from the campsites to vegetated slopes.

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

Appendix A- Letters and Memos

Hello Don,

As Becky outlined during the Pre-Application meeting, you will need to submit a Land Use Application packet along with the Findings for the RV Park Expansion. Since the property spans parcels, you will need to address zoning criteria for both the RC (Rural Commercial) and FG (Forestry Grazing). Information on the RC zone is under Section 3.130 of the Curry Co. Zoning Ordinance (CCZO) and information on the FG zone is under Section 3.055 of the CCZO. There is a link to the CCZO from our website:

https://www.co.curry.or.us/departments/community_development_department/planning_division.php

The Land Use application includes a checklist, and you will need to include information/requirements/signed notifications from these service providers:

Access (Co. Road Dept)

Water (Ophir Water District)

Sewer (Onsite Septic – Josephine County)

Rural Fire Protection (Ophir RFPD)

Electrical (Coos Curry Electric)

For your Findings, you will want to consider these Sections of the CCZO as a minimum, but there may be others that are pertinent:

Section 3.130 (Rural Commercial)

Table 3.130 Conditional Use - RV Park

Section 4.011 Riparian Setbacks (streams and wetlands)

Section 4.020 – 4.050 (Off-Street Parking and Loading – Access Management)

Section 7.040 #1, #2, #6

Section 3.055 (Forestry-Grazing)

Section 3.052 #22 (RV-Park)

Section 4.011 Riparian Setbacks (streams and wetlands)

Section 4.020 – 4.050 (Off-Street Parking and Loading – Access Management)

Section 7.040 #1, #2, #6, #17

Perhaps these also, given the area to be developed:

Erosion Prevention and Sediment Control - Section 3.300 of CCZO

Storm water management – Section 3.400 of CCZO

Nancy O'Dwyer, Planner

Curry County Community Development – Planning Division

ODwyerN@co.curry.or.us

541-247-3284

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

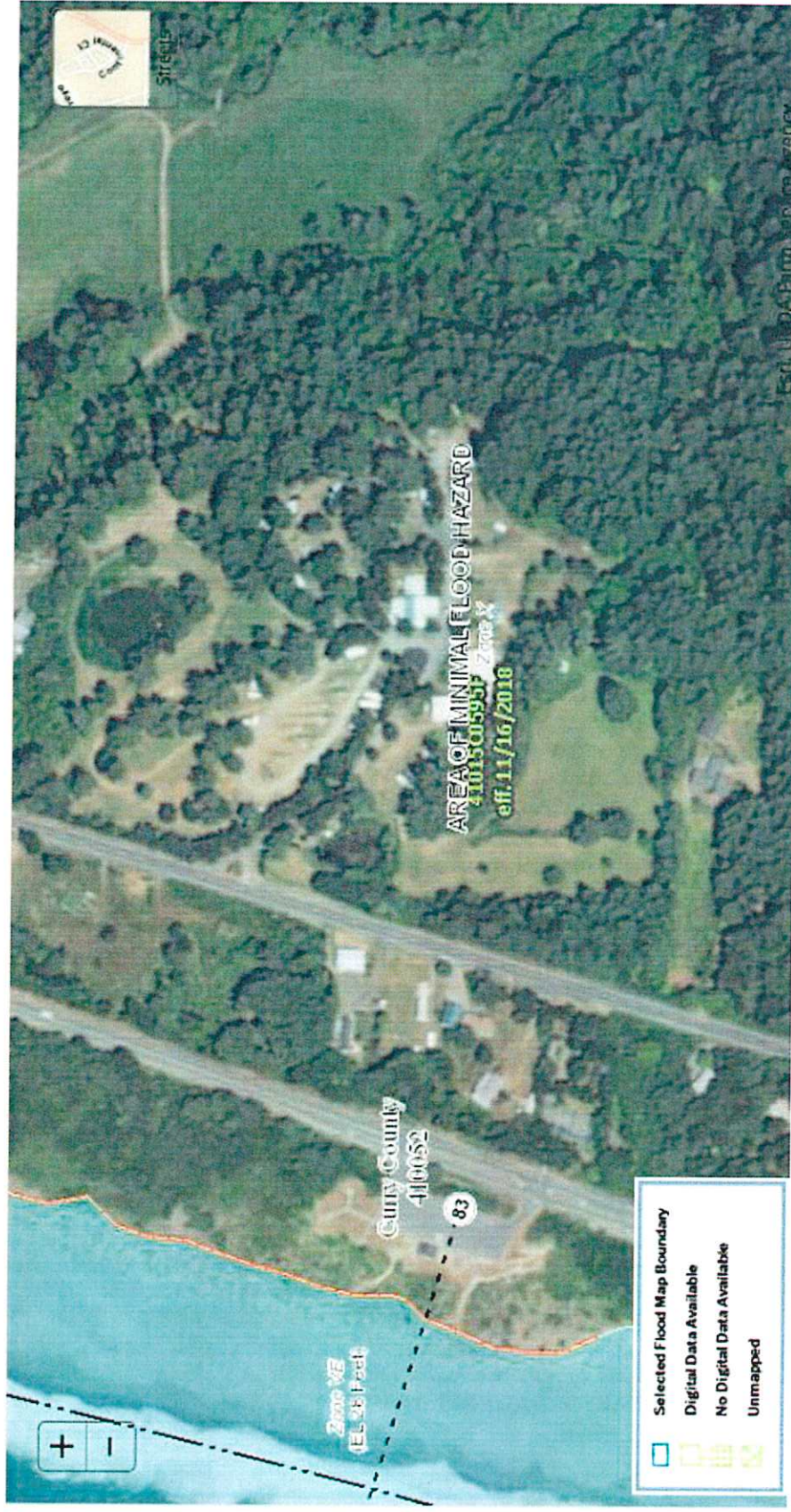


Hydrology Overlay- GIS Rivers and Wetlands



HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

FEMA FLOOD HAZARD MAP OVERLAY - HONEY BEAR CAMPGROUND



Natural Hazard Overlay GIS



ATTACHMENT 4- SERVICE LETTERS FROM AGENCIES

The following service letters are attached.

Coos Curry Electric Cooperative- 1 page

Nesika Beach Ophir Water District-2 pages

Ophir Rural Fire Protection District – 2 pages

Oregon Dept of Environmental Quality- On Site evaluation for new disposal field- 1 document

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

541-247-2765

AVAILIBTY OF POWER - ELECTRIC COORDINATION



1. THE SUBJECT PROPERTY IS WITHIN THE SERVICE TERRITORY OF COOS CURRY ELECTRIC AND CAN BE PROVIDED ELECTRIC POWER ONCE THE ROUTE HAS BEEN DETERMINED, EASEMENTS AND/OR PERMITS OBTAINED, AND ALL FEES PAID.
2. UTILITY NOTIFICATION CENTER SHOULD BE CALLED BEFORE ANY TRENCHING OR EXCAVATION.
3. STRUCTURES ARE NOT ALLOWED UNDERNEATH OR ON TOP OF ANY COOS CURRY FACILITIES.
4. NATIONAL ELECTRIC SAFETY CODE CLEARANCE REQUIREMENTS SHALL BE FOLLOWED

Situs address –

Township

Range

Section

Taxlot (s)

CCEC Representative [Signature] Date 3/4/2021

Owner/ Representative David Rogers Date 3/4/2021
*General Manager
Honey Bear by the Sea RV Resort*

Mailing Address for all Coos-Curry Electric Co-op offices: P.O. Box 1268, Port Orford OR 97465-1268

Port Orford Office: 43050 Hwy 101 Port Orford OR 97465 • Phone: 541-332-3931 Fax: 541-332-3501

Brookings Office: 815 Railroad St Brookings OR 97415 • Phone: 541-469-2103 Fax: 541-469-3193


Gold Beach Office: 29439 Ellensburg Gold Beach OR 97444 • Phone: 541-247-6638 Fax: 541-247-6630

Coquille Office: 220 S Mill Ave Coquille OR 97423 • Phone: 541-396-3118 Fax: 541-396-3119

www.cceccoop.org
After Hours Outage Number 866-352-9044

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

Nesika Beach - Ophir Water District

 PO Box 39
Ophir, OR 97464 
(541) 247 - 2614 FAX (541) 247 - 9684

December 15, 2020

Re: Honey Bear RV park request about feasibility for more water to support campground expansion

This letter is in follow-up to discussion between the Nesika Beach Ophir Water District (NBOWD) and the Honey Bear representative last week about the feasibility of receiving additional water to serve the proposed expansion of the campground. As explained to NBOWD, the expansion may result in about a 30 to 40 percent increased water demand over typical water usage during the warm summer months. Honey Bear campground is currently provided water through a two inch water meter. Although we have not conducted a detailed engineering evaluation of maximum flow that could be delivered through this meter, we believe it will be more than adequate to provide the amount of additional water your representative indicated might be needed for the campground expansion. If the existing service proves to be inadequate, NBOWD will work with you to either install a larger meter or an additional service connection.

If you have any questions about this response to your inquiry, please contact me.

Thank you



David Ragsdale, Acting District Manager

NBOWD

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION



Ophir Rural Fire Protection District

P O BOX 70
Ophir, OR 97464
541-247-2452

Honey Bear By The Sea RV Resort and Campground
34161 Ophir Road
Gold Beach, OR 97444

RE: Water Supply and Campground Expansion

After doing a walk-through of the Honey Bear By The Sea RV Resort and Campground I have made the following recommendations for the fire protection. I will sign off on their permit for the proposed 40 additional RV Spaces if:

- 1) They install and maintain in good working order a 25,000 (twenty five thousand) gallon water tank with an electric pump.
- 2) They install a 4 inch main from the water tanks to two supply two fire hydrants to be placed in the areas discussed.
- 3) That there is enough room, per county requirements, to turn our fire engines around.
- 4) They make new signage with easy to read, reflective numbers and arrows showing where all the spaces are for the entire park.

If there are any questions please contact me at 541-698-6110

Sincerely

Adam Brotton

A handwritten signature in black ink, appearing to read "Adam Brotton".

Chief, Ophir Rural Fire Protection District

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

DEQ Site Evaluation- HONEY BEAR RV PARK

Dear Mr. Mulcahy,

Danielle Morvan (Josephine & Curry County onsite septic program) conducted a site evaluation for the property described above on January 5th, 2021.

Proposal

The proposed Honey Bear RV park expansion peak design flow is 4200 gpd (42 new RV spaces). The park is provided water through a community water supply and thus this expansion will not encroach upon any existing or neighboring wells.

Oregon Administrative Rule 340-071-0220, table 2 establishes the quantities of sewage flow from several types of establishments.

RV Sites	GPD	Expected Flow	# of spaces	Total flow per site
Spaces 4-8	100	50 gpd	5	500
Spaces 1-3 and 9-16	100	50 gpd	11	1100
Spaces 17 – 28	100	50 GPD	12	1100
Spaces 29- 41	100	50 GPD	14	1400
Total			42	4200

Site Evaluation Findings

Soil Conditions Test pits 1-9

The test pits noted above were found suitable for the installation of an onsite wastewater absorption facility. Please refer to the enclosed field notes for a complete description of the test pit locations and soil horizon descriptions.

Based on the observations made during the January 5th 2021 and March 4th site visits the site was found to be suitable for a standard subsurface drainfield system or an ATT system with drainfield(s) The minimum drain field requirements for these options are as follows:

Conditions of suitability- pending drainfield stakeout

Initial system: Standard

Peak Design Flow: 4,200 gallons per day

Drainfield Sizing: 75 linear feet per 150 gallons of projected daily sewage flow

Drainfield: 2100 linear feet

Trench depths: Min/Max 24-30

Distribution method: Serial

Minimum trench spacing: 10' center to center

Future repair system: Standard

Peak Design Flow: 4,200 gallons per day

Drainfield Sizing: 75 linear feet per 150 gallons of projected daily sewage flow

Drainfield: 2100 linear feet

HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

Trench depths: Min/Max 24"-30"

Distribution method: Serial

Minimum trench spacing: 10' center to center

Initial system: Alternative Treatment Technology, Sand Filter, or Recirculating gravel filter

Peak Design Flow: 4,200 gallons per day

Drainfield Sizing: 35 linear feet per 150 gallons of projected daily sewage flow

Drainfield: 980 linear feet

Trench depths: Min/Max 24"-30"

Distribution method: Serial

Minimum trench spacing: 10' center to center

Future Repair system: Alternative Treatment Technology, Sand Filter, or Recirculating gravel filter

Peak Design Flow: 4,200 gallons per day

Drainfield Sizing: 35 linear feet per 150 gallons of projected daily sewage flow

Drainfield: 980 linear feet

Trench depths: Min/Max 24"-30"

Distribution method: Serial

Minimum trench spacing: 10' center to center

System Design Considerations: The minimum total septic tank volume must be twice the projected peak daily sewage flow. The drainfield(s) design must follow Large System Design Requirements in OAR 340-071-0520. Honey Bear by the Sea RV Park has several septic systems on the property. The system designer must consider waste strength and design the septic system to meet the influent and effluent limitations established in a WPCF permit. Please see the attached field worksheets and preliminary site plan dated January 5th, 2021, noting the approved drainfield area(s).

If you disagree with the decision in this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the evaluation report issued date and must include the application fees in OAR 340-071-0140. A senior DEQ staff person will be assigned the site evaluation report review application.

The system designer must demonstrate the influent and effluent limitations established in the permit will be met. In order to determine treatment system requirements, a groundwater and public health assessment report, prepared by an Oregon Registered Hydrogeologist, must be submitted for review and approval by a DEQ Hydrogeologist. Additional wastewater treatment may be required if the results of the ground water review suggest impacts to groundwater or public health are likely to occur.

If you have any questions about this letter, please contact me at dmorvan@josephinecounty.gov or call (541) 474-5444.



HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

SITE EVALUATION FIELD WORKSHEET

Township: 35S Range: 14W Section: 2702 Property ID: Honey Bear by the Sea
 Owner/Applicant: Do Evaluator: Danuelle Morvan
 Inspection Date(s): _____ Application Number: _____

	DEPTH	TEXTURE	SOIL MATRIX COLOR AND CONDITIONS ASSOCIATED WITH SATURATION, ROOTS, STRUCTURE, EFFECTIVE SOIL DEPTH, ETC...
Pit # 2	0-14	Sandy loam	roots 2VF, 1 med. 1 small; very wsaab; 7.5 yr $2.5/3$
	14-25	Sandy loam	roots 1VF, 1F; vwsab; 7.5 yr $4/4$
	25-50	loamy sand	roots 1VF; no structure; 7.5 yr $6/2$
Pit # 4	0-24"	Sandy loam	roots 1VF, 1F; very wsaab; 7.5 yr $2.5/3$
	24-34"	Sandy loam	roots 1 med. 1VF; very wsaab; 7.5 yr $4/4$
	34-48"	fine sandy loam	roots 1VF; wsaab; 7.5 yr $6/3$
Pit # 9	0-16	Sandy loam	roots 2VF, 1C; very wsaab; 7.5 yr $2.5/3$
	16-34	Sandy loam	roots 1VF, 1F; vwsab; 7.5 yr $4/6$
	34-56	loamy sand	roots 1VF; 7.5 yr $6/2$
Pit 4			* Pits 1+3 similar to pit 2
			* Pits 3+5 similar to pit 4
			* Pits 7+8 similar to pit 9

Landscape Notes: Some sloping in proposed drain field area

Slope: 4-9% Aspect: _____ Groundwater Type: N/A

Other Site Notes: _____

SYSTEM SPECIFICATIONS

Design Flow: 4200 gpd

Initial System: _____

Disposal Facility: _____ linear feet/square feet Maximum Depth: 30 inches Minimum Depth: 24 inches

Replacement System: _____

Disposal Facility: _____ linear feet/square feet Maximum Depth: _____ inches Minimum Depth: _____ inches

Special Conditions: _____

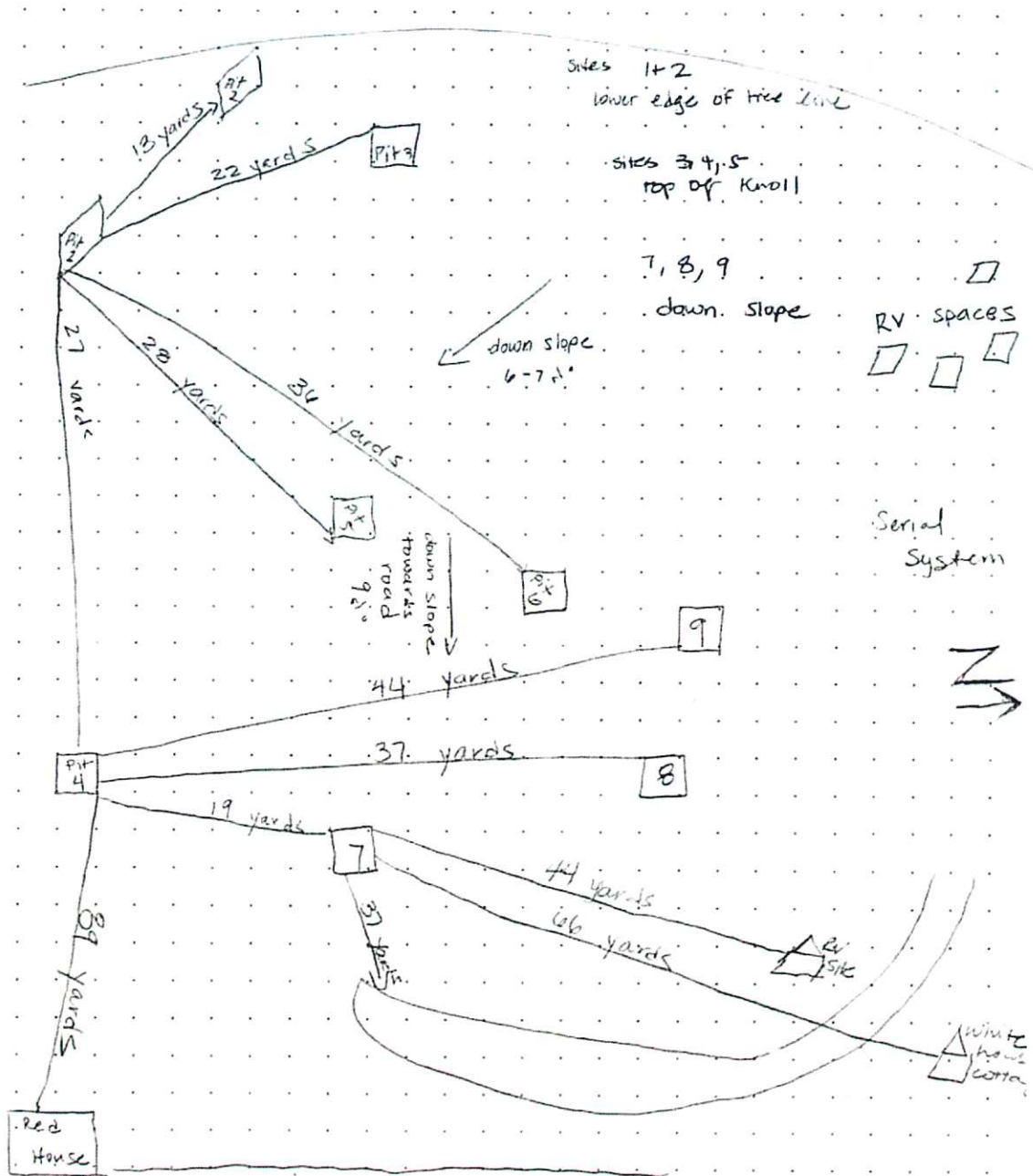
HONEYBEAR RV PARK AND RESORT CONDITIONAL USE APPLICATION

Honey Bear RV Park

Township: _____ Range: _____ Section: _____ Property ID: _____

Owner/Applicant: _____ Evaluator: _____

Inspection Date(s): _____ Application Number: _____



APPROVED BY:

