



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

Becky Crockett  
Planning Director

Phone (541) 247-3228  
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June 28, 2021

Daniel Mulcahy  
Dacia RV Adventures Fund III, LLC  
11874 Albissola Ave.  
Las Vegas, Nevada 89138

**RE: Notice of Decision**  
**Application AD-2106**  
**Map 35-14-00 TL 2702 & 2703 and 35-14-19A TLs 301 & 302**

Following a duly noticed public hearing on June 17, 2021 the Curry County Planning Commission **APPROVED** your request for Conditional Use approval for the expansion of the Honey Bear Campground RV Park to 162 spaces and correcting violations for prior unauthorized expansions. Specifically, the Planning Commission approved the application with several conditions that must be met prior to allowing the advertisement and renting of any prior unauthorized RV spaces, new RV spaces or tent campsites. Enclosed is the Planning Commission's Order with the findings supporting the decision. If you have any questions regarding this document, please contact the Curry County Planning Department.

**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 Board of Commissioners. The appeal can only be initiated by filing a written appeal application together with a fee of **\$1500.00** with the Curry County Community Development Department – Planning Division within fifteen (15) business 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 **5:00 pm, Thursday, July 20, 2021.**

Any appeal hearing before the Board of Commissioners will be a de novo or entirely new hearing and not on the record of the Planning Commission'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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Becky Crockett", with a stylized flourish at the end.

Becky Crockett  
Curry County Planning Director

Enclosure  
Copy to file AD-2106

BEFORE THE PLANNING COMMISSION  
CURRY COUNTY, OREGON

In the matter of Planning Commission File AD-2106,   )  
A request for Conditional Use approval for expansion   )  
Of the Existing Honey Bear Campground filed by Dacia   )  
RV Adventures Fund III, LLC, Located on Assessor's   )  
Map 35-14-00 Tax Lots 2702 & 2703 and 35-14-19A   )  
Tax Lots 301 & 302   )

FINAL ORDER  
and Findings of Fact

**ORDER** in the **APPROVAL** of the expansion of the Honey Bear Campground RV Park (AD-2106), filed by Dacia RV Adventures Fund III, LLC to 162 spaces and correcting violations for prior unauthorized expansions. The subject property is located in the Forestry Grazing (FG) and Rural Commercial (RC) zones, and is designated as Assessor Map Numbers: 35-14-00, Tax Lots 2702 & 2703 and 35-14-19A Tax Lots 301 & 302 in Curry County, Oregon. Said application was filed as provided for in the Curry County Zoning Ordinance (CCZO) on March 31, 2021.

**WHEREAS:**

The application (AD-2106) is a request for expansion of the Honey Bear Campground RV Park and for correction of violations for prior unauthorized expansions on property identified as Curry County Assessors Map No. 35-14-00 Tax Lots 2702 & 2703 and 35-14-19A Tax Lots 301 & 302 within the Forestry Grazing (FG) and Rural Commercial (RC) zones. The property is located off Ophir Road from Highway 101 north of Gold Beach.

This matter came before the Curry County Planning Commission as a request (AD-2106) for approval on May 20, 2021. A public hearing was held before the Planning Commission as a matter duly set upon the agenda of a regular meeting on May 20, 2021, after giving public notice to affected property owners and publication in the local newspapers as set forth in Section 2.070 of the CCZO.

At the public hearing on said application, evidence and testimony was presented by the Planning Director in the form of Findings of Fact, Conclusions, and Exhibits. The hearing was conducted according to the rules of procedure and conduct of hearings on land use matters as set forth in Section 2.140 of the CCZO. The Planning Commission received oral and written evidence concerning this application. A decision was made by the Planning Commission to close the public hearing and the record at that time.

At the conclusion of review and consideration of the evidence in the record and upon a motion duly made and seconded, the Planning Commission voted to **APPROVE** Conditional Use Application AD-2106 based on findings of fact and conclusions of law as set forth in this order and in Exhibit 1 attached hereto and included herein by this reference.



## **FINDINGS OF FACT:**

The Planning Commission hereby adopts the findings in the Staff Report dated April 28, 2021 (Exhibit 1) and the written and oral testimony submitted into the public hearing record as the basis for this decision.

## **CONCLUSIONS OF LAW**

1. The burden of proof is upon the Applicant to prove that the proposal does fully comply with applicable ordinance criteria, Oregon State Statutes and Oregon Administrative Rules as set forth in CCZO Section 2.100(1) (a).
2. The Planning Commission finds that Exhibit 1, Findings of Fact and Conclusions and evidence and testimony presented at the hearing and submitted into the Record indicates that the Applicant has provided sufficient information to make a determination to prove that the proposal does fully comply with applicable ordinance criteria, Oregon State Statutes and Oregon Administrative Rules.
3. The Planning Commission finds that the Applicant has met the burden of proof to support approval of the proposed application for expansion of the existing Honey Bear Campground RV Park and correcting violations for unauthorized expansions in the Forestry Grazing (FG) and Rural Commercial (RC) zoning districts.

**NOW THEREFORE LET IT HEREBY BE ORDERED** that AD-2106 a request for Conditional Use approval for the expansion of the Honey Bear Campground RV Park and correction of violations from prior unauthorized expansions located in the Forestry Grazing (FG) and Rural Commercial (RC) zoning districts, and designated as Assessor Map Numbers as 35-14-00 Tax Lots 2702 & 2703 and 35-14-19A Tax Lots 301 & 302 in Curry County, filed by Dacia RV Adventures Fund III, LLC, be **APPROVED** **subject to meeting the following 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. This approval will expire one (1) year from the date this decision becomes final. This period of time may be administratively renewed upon receipt of a written request for extension prior to the expiration of the permit and upon the Planning Director finding compliance with the conditions of approval.
3. Per Ophir Rural Fire Protection District:
  - a. Install and maintain in good working order a 25,000 (twenty-five thousand) gallon water tank with an electric pump.
  - b. Install a 4-inch main from the water tank to two supply fire hydrants to be placed in the areas discussed by the fire department.

- c. Provide turn arounds for the fire trucks that meet County Code requirements.
  - d. Provide signage with easy to read, reflective numbers and arrows showing where all the spaces are for the entire park.
4. Provide and record a written statement with the deed or written contract with the County which recognizes the rights of adjacent and nearby landowners to conduct forest operations consistent with the Oregon Forest Practices Act and related Oregon Administrative Rules.
5. No tent camping is allowed in the wetland meadow until or unless a wetland determination is completed for the area and tent sites are located outside of the wetland and stream corridor riparian areas. The wetland delineation information and subsequent approval for the tent sites shall be reviewed and determined by the Planning Director.
6. No camping, public vehicle access or parking is allowed in the wetland meadow. Existing tent camping sites need to be eliminated. Tent sites in this area are not to be advertised for rent or rented out.
7. A Complete a Department of Environmental (DEQ) NPDES Construction Stormwater General Permit 1200-C for the area to be disturbed with the expansion construction. The NPDES permit will require County review/signature of the Land Use Compatibility Statement (LUCS) for submittal of the NPDES permit.
8. Widen the exit lane from the Park to eighteen (18) feet of paved surface. Work with the County Road Master to remove the rock structure that currently exists within the County Right-of-Way (ROW). Ophir Road is a County Road.
9. For the two roads within the Park that are not a part of a loop system, include Turn Arounds at the end of those roads consistent with County Road requirements or connect these roads within a loop road system.
10. Quiet time shall be established for the Park patrons after 10:00 pm until 8:00 am.
11. Control lighting in the Park to minimize impacts to the night sky and adjacent properties.
12. Complete the septic program installation and permitting for the new septic system. No new RV sites shall be rented out until final inspection and approval of the septic system is issued.
13. Existing unauthorized RV sites shall not be advertised or rented out until all conditions of this approval have been fulfilled and verified on site by the County Planning Director.
14. Provide a clear map of the property lines of the RV Park owned properties with dimensions identified for the distance between the proposed new RV sites, the proposed water tanks and the neighbor's (George Miller) property line. The map shall be submitted to the Planning Director for review and approval prior to commencing with construction of the new RV sites. The map shall be made available to Mr. Miller for his review and consideration of appropriate buffers between his property and the RV Park. Dacia RV Adventures shall work with Mr. Miller to provide reasonable accommodations in terms of desired property buffers. Unresolved compatibility issues, if present, shall first be taken under consideration by the Planning Director for resolution. If the Planning Director is unable to resolve issues of compatibility between the RV Park and Mr. Miller, then any outstanding compatibility issue will be brought back to the Planning Commission for consideration.
15. Proposed new RV sites shall not be advertised or rented out until all conditions of this approval have been fulfilled and verified on site by the County Planning Director.



This order in the **APPROVAL** of AD-2106 was reviewed and approved by the Planning Commission on this 17 day of June, 2020.

CURRY COUNTY PLANNING COMMISSION

  
Ted Freeman, Chairperson  
Planning Commission

6-23-21  
Date

  
Becky Crockett  
Planning Director

June 22, 2021  
Date