



**Curry County Community Development – Planning Department
Administrative Report and Decision**

FILE #: AD-2118

September 22, 2021

Owner/Applicant: Charlene E. Green & Gloria I. Ruiz

Assessor's Map: 40-13 Section 34
Tax Lot: 701

Acreage: 7.99 acres

Land Use Request: Approval to use a Recreational Vehicle as a residence during placement of a single-family dwelling. The property is 7.99 acres and has **RC (Rural Commercial) zoning**.

Location: This property is located approximately 225 feet east of the intersection of Pleasant Hill Drive and North Bank Chetco River Road near Brookings. Coho Drive passes over the southern portion of the property. This property is inside the City of Brookings Urban Growth Boundary (UGB).

Applicable Review Criteria: The proposed application to place an RV on site for the purpose of living temporarily during placement of a permanent single-family dwelling must comply with the following sections of the Curry County Zoning Ordinance (CCZO):

Section 3.130	Rural Commercial Zone (RC)
Section 3.110	Conditional Uses Subject to Administrative Approval by Planning Director
Section 7.010	Authorization to Grant or Deny Conditional Uses
Section 7.040	Standards Governing Conditional Uses
Section 7.050	Time Limit on a Permit for Conditional Uses

Findings of Fact:

Section 3.110. Rural Commercial Zone (RC).

Purpose of Classification. The Rural Commercial Zoning classification is applied to all rural lands with existing commercial uses in built and committed exception areas to the Statewide Planning Goals as of the date of adoption of this ordinance. Land uses shall be limited to commercial; church; school; community building for public or nonprofit organization; single-family residential; multiple-family residential; residential care; or mixed (commercial and residential) uses appropriate for the rural area in which the property is located.

Finding: The proposed use is for the purpose of living on site during the placement of a single family residence in the RC zoning district. The RC zone provides for the use of a temporary

residence during construction upon review and approval of a Conditional Use Permit (CUP). The applicant is in the process of developing the site for a single-family residence. The proposed temporary RV use is therefore consistent with the purpose of the RC zoning district. This finding is met.

Section 3.110 - Conditional Uses Subject to Administrative Approval by the Director.

Trailer, camping or recreation 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.

Finding: The applicant has submitted the appropriate application for conditional use approval, requesting authorization to utilize an RV as a temporary residence during the placement of a single-family dwelling. Justification and documentation have been presented to the Curry County Planning and Building Department demonstrating the intent to place a residence on the site. This finding is met.

Section 7.010 – Authorization to Grant or Deny Conditional Uses

In permitting a conditional or permitted use the County may impose conditions in addition to the provisions set for uses within each zone in order to protect the best interests of the surrounding property, the neighborhood, or the County as a whole.

Finding: The Planning Director's review and decision includes an evaluation of the surrounding properties and uses to determine the need for conditions to ensure that the proposed temporary RV will be compatible in the RC zone at the location described above. Properties surrounding the proposed location for the RV include large lot residential areas and a recreation supply store. The temporary use of an RV is compatible with the surrounding properties as proposed. No additional conditions of approval are required. This finding is met.

Section 7.040(1)(d.) – Standards Governing Conditional Uses

If the proposed conditional use involves development that will use utility services, the applicant shall provide statements from the affected utilities that they have reviewed the applicants' proposed plans. These statements shall explicitly set forth the utilities' requirements, terms and conditions for providing or expanding service to the proposed development and shall be adopted by the Commission or Director as part of the conditional use permit.

Finding: Coos Curry Electric Co-op (CCEC) provides electricity to this area and the City of Brookings provides water services and structural fire protection. Signed notifications were provided from CCEC and the City of Brookings for those services. A permit to construct a septic system has been issued for the property. The applicant has coordinated with all the affected utilities to ascertain the requirements, terms, and conditions for the proposed temporary use of an RV. Further, the applicant has demonstrated the commitment to develop the site for a residential dwelling. This finding is met.

Section 7.050 - Time Limit on a Permit for Conditional Uses

This section provides standards for time limits for conditional use approvals. Section 7.050 (1) states, in part, *that authorization of a conditional use, in general, shall become null and void after one year unless an extension has been granted.*

Finding: To comply with CCZO Section 7.050 (1), the approval of the conditional use permit shall be valid for a period of one (1) year unless an extension of the conditional use has been granted under the provisions of CCZO Section 7.050 (5).

CONCLUSION

The Applicant has demonstrated that the proposal to use a recreational vehicle temporarily as a residence during the placement of a single-family dwelling has met the applicable criteria of the Curry County Zoning Ordinance. Therefore, approval of the conditional use is warranted.

Decision:

File AD-2118, an application for conditional use approval to allow the temporary use of an RV as a residence during the placement of a single-family dwelling on property described as Township 40 South, Range 13 West, Section 34, tax lot 701, is hereby **APPROVED** with the following conditions:


1. The applicant is permitted to use a single Recreational Vehicle as temporary residence during the placement of a single-family dwelling.
2. The Applicant/Property Owner shall comply with all on-site sewage disposal requirements of the Oregon Department of Environmental Quality (ODEQ) for the home placement and for the temporary use of the RV.
3. The permit to use a Recreational Vehicle as a temporary residence during the placement of a single-family dwelling is valid for a period of one year. The applicant may apply for an extension of this one-year approval upon filing a request under Curry County Zoning Ordinance Section 7.050 (5).
4. Before issuance of the occupancy permit for the permanent dwelling the Recreational Vehicle must be either removed from the property or put into storage.

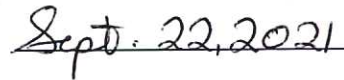
This decision is limited to the Planning Director's review of applicable zoning rules and land use law, as outlined in the Curry County Comprehensive Plan and the Curry County Zoning Ordinance. Other county, state and federal agencies may have regulatory review authority for development projects. The decision rendered herein neither implies nor guarantees compliance

with the requirements of any other regulatory agency. It is the property owner's responsibility to ensure that the development complies with the requirements of any other regulatory agency or provisions of law prior to initiating the development. Notice of this decision is being sent to property owners in the vicinity of this property.

Appeal Rights:

The Planning Director's decision on this matter will be final unless appealed to the Curry County Planning Commission within 15 days following the date of the mailing of the notice of appeal. 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 the Notice of Decision. **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.


Becky Crockett
Curry County Planning Director


Date