



CURRY COUNTY COMMUNITY DEVELOPMENT

94235 MOORE STREET, SUITE 113
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Phone (541) 247-3304

ADMINISTRATIVE REPORT AND DECISION Request for Renewal of a Conditional Use Permit for Commercial Rock Quarry in a Timber (T) Zone

July 15, 2021

I. Application Information

Permit C-9112

Assessor Map/Tax Lot:	3714-21-00200
Acreage:	Approximately 118.32 +/- acres
Location:	The subject property is located approximately four miles southeast of the City of Gold Beach in the Hunter Creek area
Zoning designation:	Timber (T) zone
Original Approval Date:	August 12, 1991
Expiration Date:	August 12, 2026
Applicant:	Pat Fadden, Timber Department Manager CLR Timber Holdings, Inc. P.O. Box 670 Brookings, OR 97415

II. Background

The commercial rock quarry on the subject property (See Attachment A) existed prior to 1972. It operated from 1983 to 1989 under a conditional use permit (C-8312) that was approved by the Curry County Planning Commission. According to County Records, the 1983 permit (C-8312) expired in July 1989. The current Conditional Use Permit, C-9112, (Attachment B) was issued on August 12, 1991.

III. Applicable Criteria

Curry County Zoning Ordinance (CCZO)

CCZO Section 7.045. Conditional and Permitted Uses – Director periodic review.

The Director may issue Conditional or Permitted Use Permits that must be periodically reviewed to ascertain that the conditions of the permit are being complied with on a continuing basis. Section 7.050. Time Limit on a Permit for Conditional Uses.

FINDING: The original permit was approved for a period of three (3) years subject to compliance with the conditions of approval. The applicant appears to have complied with the conditions of approval and no complaints have been received; or investigated by planning staff; and no changes have been made. The applicants have kept the permit valid and requested renewals subject to the original conditions of approval in a timely manner. The Planning Director has reviewed the existing permit and found the conditions of the permit to be in compliance. Therefore, this condition has been met.

CCZO Section 7.050. Time Limit on a Permit for Conditional Uses.

6. The two year limit and standards for granting extensions of the Conditional Use Permits and Permitted Use authorization in subsection 5 above do not apply to those Conditional and Permitted Use Permits that do not involve structural development.

7. Additional extensions may be authorized under this section providing the applicable criteria for the decision have not changed.

8. Approval of an extension granted under this section is subject to appeal as a land use decision.

FINDING: The applicable criteria for the decision have not changed therefore, the Planning Director has authorized has extended the permit. The permit is approved for a period of five (5) years subject to compliance with the original conditions of approval. Approval of this extension is subject to appeal as a land use decision.

VI. DECISION

File **C-9112**, a request for renewal of an existing Conditional Use Approval to continue operating a commercial rock quarry in a Timber (T) zone on a 118 +/- acre parcel described as 37-14-21 Tax Lot 200 is hereby **APPROVED** subject to compliance with the original conditions of approval. This renewal permit will expire on August 12, 2026.

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

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. They, or the property owner, have the right to request an appeal hearing with 15-days of this decision. This decision will be final once the 15-day appeal period has ended, provided a hearing has not been requested.

Becky Crockett
Becky Crockett, Planner Director
Curry County Community Development

July 20, 2021 Date