



CURRY COUNTY COMMUNITY DEVELOPMENT
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**Curry County Planning Commission
Summary of November 18, 2021, Meeting**

Call to Order:

The regular meeting of the Curry County Planning Commission was called to order by Chair Freeman at 5:30 pm. This meeting was held as both an in-person and a call-in conference via GoTo Meeting. Chair Ted Freeman, Vice Chair Diana St. Marie Commissioner Michael Lange, Commissioner Sharon Jensen, and Commissioner Robert Von Bergman attended, whereas Commissioner Kari Hamrell attended remotely. New Planning Director Craig Anderson, Emeritus Planning Director Becky Crockett, and Planner Nancy O'Dwyer also attended in person.

Emeritus Director Crockett introduced Craig Anderson as the new Community Development Planning Director.

No changes were made to the agenda. Vice Chair St. Marie suggested a minor correction to the Meeting Summary from October 21, 2021, and the summary was then unanimously approved. Chair Freeman opened the meeting to Public Comment for items not on the agenda, but no attendees spoke.

Chair Freeman introduced the Final Order for AD-2119, a request to expand an existing conditional use approval (AD-1413) of Stone Butte Quarry. Emeritus Director Crockett reflected on the prior meeting's discussion. Note was made of the modification to Condition #20 of the Staff Report Recommendations (time frame revision, as proposed by the Applicant) and the addition of two conditions proposed by the Kalmiopsis Audubon Society: Condition #21) Applicant to acknowledge the presence of threatened coho in streams that could be affected by quarry activities, and Condition #22) Applicant must monitor road conditions during high rain events.

Commissioners followed with discussion about applying a consistent time limit on conditional use applications. Commissioner Lange motioned that the Final Order be accepted as proposed, and this was seconded by Vice Chair St. Marie. Commissioner Von Bergman rejected the motion, but Chair Freeman, Commissioner Jensen, and Commissioner Hamrell voted to approve, so the motion passed.

Chair Freeman introduced the Discussion of Short Term (or Vacation) Rentals (STRs). Emeritus Director Crockett explained that she had taken the Planning Commission's request to establish a task force to study STRs to the Board of Commissioners, but that

the BOC preferred action over a task force. Emeritus Director Crockett brought up the recent Lincoln County vote, which required that STRs be phased out over the next five years. She explained how upon application of Conditional Use Approval for an STR the Land Use Process could be used to protect STRs from referendums like Lincoln County's, vesting their rights into the future.

Emeritus Director Crockett mentioned that the BOC had scheduled a workshop to consider STRs on December 1, 2021, at 2pm. Discussion followed about desire to recognize both sides of the issue.

Kim Rey, an onsite manager of an Air B&B in the Harbor area, proposed that the fees needed to be kept low since a business license and transient lodging taxes were already collected.

Anne Murray, resident of Eleventh Street in Gold Beach, expressed her frustration over the STR moratorium imposed by the City of Gold Beach and her inability to resolve her B&B application.

James Crook, resident of Pistol River, noted that STRs in Curry Co. were important to the economy. He recognized that a referendum prohibiting STRs should be avoided, but that STRs should be regulated "softly."

Planning Commission meeting adjourned at 6:36pm.