



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

Becky Crockett  
Planning Director

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

**Curry County Planning Commission  
Summary of June 17, 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 Sharon Jensen, and Commissioner Robert Von Bergman attended, whereas Commissioner Kari Hamrell and Commissioner Michael Lange called in. Community Development Director Becky Crockett and Planner Nancy O'Dwyer also attended, whereas County Counsel Anthony Pope also called in.

No changes were made to the agenda and no public comments were offered for items not on the agenda. The meeting summary from May 20, 2021 was unanimously approved.

Chair Freeman introduced the A-2101, an appeal of the Planning Director's Decision of a Planning Clearance approval to construct an RV Garage/Storage Building in the Rural Residential (RR-5) Zoning District for a Pickleball Court, Located on Assessor's Map 31-15-08DB, Tax Lots 1700&1800. Director Crockett reviewed the appeal application and the final order. Commissioner Hamrell asked whether the final order included a request for the applicant to provide an alternative location for the pickleball court. Commissioner Lange noted that he had made the motion to approve the third option in the May meeting and that he had not included the request for an alternative location. Chair Freeman and Vice Chair St. Marie concurred. Vice Chair St. Marie motioned to approve the final order as written and Commissioner Lange seconded the motion. Commissioners Hamrell and Von Bergman also voted to approve the motion. Commissioner Jensen had recused herself from the discussion of A-2101 during the prior meeting and did not vote.

Chair Freeman introduced AD-2106, a request for Conditional Use approval for the 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. Director Crockett reviewed the conditional use application and the final order. Director Crockett addressed the primary concerns which arose in the May meeting; and, with the Planning Commission's approval of the final order, the wetland determination provided would allow the Planning Director to identify which tent spaces would be allowed and the applicant would be required to work with the adjacent

property owner to the south (Mr. Miller) regarding a buffer and identification of the property lines. Director Crockett noted that the conditions of the final order must be approved before the additional RV sites and tent sites could be rented.

Director Crockett further offered that comments provided by OR Coast Alliance were received just prior to the deadline. ORCA's primary concern was that the Honey Bear RV Park was a non-conforming use and therefore could not be expanded. Director Crockett explained that although the RV park was originally a non-conforming use, both zoning districts included RV park use as a conditional use, so the application was interpreted as a conditional use request.

Director Crockett concluded with Commissioner Von Bergman's inquiry (emailed between Planning Commission Meetings) whether there was a safety issue regarding the RV park's beach access across the highway, and that both the County Road Master and the Planning Director had notified ODOT of this issue. After further discussion, Vice Chair St. Marie motioned to approve the Final Order as written, with an additional condition requiring the applicant to notify and comply with any ODOT requirements regarding the highway crossing. The motion was seconded by Commissioner Lange and the motion passed unanimously.

Director Crockett introduced two topics for discussion: 1) whether the county should regulate short-term (vacation) rentals and 2) whether the county should allow ADUs (accessory dwelling units) outside the UGB on lands zoned Rural Residential (RR)? Pros and cons to these items were considered and discussed.

The Planning Commission meeting ended 7:01 pm.