



CURRY COUNTY COMMUNITY DEVELOPMENT  
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**Curry County Planning Commission  
Summary of December 16, 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 a hybrid conference via GoTo Meeting. Chair Ted Freeman, Vice Chair Diana St. Marie, Commissioner Sharon Jensen, and Commissioner Kari Hamrell attended in-person, but Commissioner Robert Von Bergman and Commissioner Michael Lange were absent. Planning Director Craig Anderson and Planner Nancy O'Dwyer also attended in-person.

As an addition to the agenda, Chair Freeman asked Director Anderson to summarize Board of Commissioner meeting on 12/1/2021 about Short-Term Rentals. Meeting Summary from 11/18/2021 was unanimously approved. Chair Freeman reviewed the rules for a public hearing. No commissioner reported conflict of interest, bias, or ex-parte contact with agenda items. Chair Freeman opened the meeting to Public Comment for items not on the agenda, but no attendees spoke.

**A-2103 / AD-2113**

Director Anderson introduced A-2103, an appeal of the Planning Director's approval of file AD-2113, a Conditional Use Permit in the Forestry-Grazing (FG) Zoning District to allow a single-family dwelling using a Template or Grid Density test. He explained that the appeal file contained 15 exhibits, plus 3 additional exhibits that had been emailed, but would be resent (since original email was not received). The three additional exhibits consisted of a Letter of Authorization from Clark Stevens (attorney for the Applicants, Ron and Susan Stone), a Request for Continuance by Clark Stevens, and a memorandum addressed to the Planning Commission summarizing the Appellant's issues from Garrett West (attorney for the Appellants, Daryl and Wendy Blymyer). Director Anderson pointed out that both the Applicant and the Appellant would like to come to an agreement and that a continuance of the appeal application until 2/17/2022 would allow time to develop an agreement.

Discussion followed about time limits, clarification of what needed to be decided, and whether a dwelling can be allowed on the Applicant's property. Vice Chair St. Marie then motioned that the 15 exhibits, plus the 3 additional exhibits, be added to the record. Commissioner Jensen seconded the motion, the two remaining members of the commission also voted approval, and the motion passed unanimously.

Chair Freeman asked whether Applicant wanted to speak, and Susan Stone noted that they would like the additional time until the February meeting to reach an agreement. Garrett West, attorney for the Appellants, stated that they concur with the Stones that a continuance would be beneficial to reaching an agreement. He also summarized the issues that the Appellants have with the approved application.

Commissioners asked for clarification of the issue, and Director Anderson explained that lot legality issues were complicated but that was not the issue being decided at this meeting. A question followed whether Appellant's prior concerns (location of septic system and access) were still issues. Director Anderson noted that those concerns had been identified but were not being raised as issues at this time.

John Bischoff, Applicant's Agent, noted that he agreed with the continuance, but questioned why the Curry County Zoning Ordinance did not specify "legal lots" under the dwelling tests.

Vice Chair St. Marie motioned that the 60-day continuance be approved. Commissioner Jensen seconded the motion, the two remaining members of the commission also voted approval, and the motion passed unanimously.

Director Anderson reviewed the 12/1/2021 Board of Commissioner's Workshop on Short-Term Rentals (STRs). Recent Lincoln County voter referendum requires STRs to be phased out over the next 5 years. Most STRs in Curry County are managed well, but outliers spoil reputation of good STRs. Board of Commissioners heard public testimony and is interested in making STRs legal through land use regulation so that fate of STRs won't be subject to public vote.

Planning Commission Meeting adjourned at 6:08 pm.