



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 September 19, 2019 Meeting**

Chair Ted Freeman called the meeting to order at ~5:30 pm, noting that the board would take five minutes to review newly received comments. Planning Commission members present were Chair Ted Freeman, Vice Chair Diana St. Marie, Commissioner Sharon Jensen, Commissioner Lynne Dewald and Commissioner Michael Lange. Planning Department staff present were Director Becky Crockett, County Counsel John Huttli, and Planner Nancy O'Dwyer. Chair Freeman asked whether anyone wanted to comment on not listed on the agenda, but there were none. Director Crockett reviewed the procedures for quasi-judicial proceedings.

Chair Freeman inquired whether board members had any ex parte contact, bias or conflict of interest with the applications to be discussed, but only Chair Freeman noted a bias in regards to AD-1907 (application for gravel extraction on Pistol River). Chair Freeman asked whether there were any changes to the minutes from August 15, 2019 meeting. Vice Chair St Marie asked for two grammatical corrections and Commissioner Jensen asked for page numbers to be added to the meeting summaries. Commissioner Lange motioned to approve the minutes, Commissioner Jensen seconded the approval, and the board approved the motion unanimously.

Chair Freeman introduced the Final Order on AD-1907 (application for gravel extraction on Pistol River), but excused himself from the discussion, as he has during the prior meetings. Director Crockett gave a brief history of the application, concluding with the board decision during the August meeting to deny the application since the applicant had not provided enough site specific information about the proposed gravel extraction to adequately address the zoning ordinance criteria. Commissioner Lange motioned that the Final Order be approved, which was seconded by Commissioner Dewald. With the exception of Chair Freeman, the board approved unanimously.

The Kiewit/Foster Rock Quarry (AD-1909) application was then introduced by Chair Freeman. Director Crockett gave a brief history of the application, concluding that the applicant withdrew the application since they were not the successful bidder on the project to repair the Columbia River jetty. The property owner confirmed the withdrawal by a separate email and notice was sent out. Counsel Huttli recommended that the board recognize the withdrawn application since it had at one point been brought up for a decision. Vice Chair St. Marie moved to acknowledge the withdrawn application, Commissioner Lange seconded the motion, and the board approved the motion unanimously.

The Final Order for the Pacifica at Rogue Reef Subdivision (S-1901) was introduced and Director Crockett summarized the application for a 33 lot subdivision within the Gold Beach Urban Growth Boundary. Following the public hearing, the board approved the preliminary plat and plan during the August meeting. Chair Freeman asked for clarification about the Rain Gardens and Director Crockett explained that protective fencing was an added condition since the rain gardens have dual use as a play area for kids. Commissioner Jensen moved to approve the final order, Commissioner Lange seconded the motion, and the board approved the motion unanimously. Director Crockett noted that the applicant had just submitted a Planning Clearance to construct one dwelling.

The public hearing was then opened on the Evey/Shower Silver Cypress RV Park (AD-1911), an application requesting conditional use approval of a vintage RV park, with 11 upgraded units catering to young couples, yoga retreats, and artists. Director Crockett explained that the applicants intend to convert the existing house to a manager's unit and to refurbish the old restaurant as a gathering room. A prior application for this use was approved in 2018 as an Administrative Decision, but the application was appealed to the Planning Commission and the appeal meeting, scheduled for December 2018, did not have a quorum. The applicant withdrew the application in January 2019.

The primary issue arising from the first application was concern over coastal erosion, and this new application includes a geological analysis with recommended conditions for this project to proceed. Director Crockett summarized the key issues of the staff report: 1) identified wetland areas, 2) rural commercial zoning, 3) storm and surface water management, 4) cliff erosion, and 5) lighting and vegetative buffers. The proposed plot plan was displayed, identifying the RV spaces, parking area, manager's unit and gathering room, two septic systems, and underground ditches for divert surface and storm water. Director Crockett responded to Chair Freeman's question that vacation of the lot line between the two tax lots was a condition of approval. In regards to Commissioner Jensen's question about concerns from neighbors about noise in the RV park, Director Crockett noted that the applicants intend for this RV park to be a new style (an RV park which maintains a relaxing and calming atmosphere for the guests).

Director Crockett reviewed the public notification procedure and noted that most comments focused on protecting the eroding bluff, restricting beach access, restricting building on the bluff, and suggesting barriers and signage to protect the bluff. The geotechnical report also recommends restricting bluff access as a project condition. Director Crockett responded to Commissioner Dewald's question that fencing was not required, but expanded that the board can recommend conditions to protect the health and safety of the community and county. Requests were received to extend the public hearing, extend the comment period, and obtain septic feasibility prior to board approval. Counsel HuttI asked whether all the recent comments up to 4:30pm had been addressed, mentioning receipt of a late comment received about the drainage plan.

At Chair Freeman's inquiry, Director Crockett confirmed that all recommendations listed in the geotechnical report are included as conditions of project approval. Director Crockett also recommended that the project be reviewed every three years to ascertain compliance with the conditions. Chair Freeman asked whether adjoining lots had similar drainage issues. Director Crockett confirmed there is significant erosion along the bluff; and, if the applicant follows the recommendations of the geotechnical report, they will be directing water away from the bluff. Chair Freeman then asked if the applicants would like to speak.

Applicant Evey (399 N Laurel, Ashland and Nesika Beach) and Applicant Shower (220 Autumn Reach Dr, Talent) introduced themselves, noting that their presentation was a shortened version on one presented to the Nesika Beach community about 1 month ago. Applicant Evey noted they have two septic systems, but that they proposed development a new septic since they would rather not use the DEQ approved system near the bluff. Applicant Evey noted they would like to do as much as possible to preserve the bluff (plantings, etc).

Applicant Evey explained that the project is modeled after several successful auto camps. They will cater to younger couples since 72% of Oregon's coastal tourists are single or couples (kids or dogs will not be allowed). Upon question from Commissioner Lange, Applicant Evey confirmed that the RVs will be park owned and used for short-term (2-5 night) rentals. The RVs will be stationary so the applicants will have control over unit maintenance. Units will have decks with spas, 4ft fencing, low-level lighting and will be refurbished onsite. There will be an onsite manager for maintenance, and the applicants anticipate an employment payroll of ~\$107,000 and a Transient Lodging Tax of about \$40,000.

Upon question from Commissioner Dewald, Applicant Evey noted that they had built stairs to the beach when they bought the property, but the stairs were removed that winter. The applicants replanted the bluff and placed a barrier preventing access. Applicant Evey stated that they would prohibit beach access and that guests would be directed to the beach access about ¼ mile to the north. Applicant Showers responded to Vice Chair St. Marie's question noting that there will be a lighted area at the gathering room near the park entry, similar to residential lighting. Applicant Evey responded to Commissioner Jensen's question, saying that there will not be public restrooms, but that a laundry facility will be built for guest use. When asked by Chair Freeman, Applicant Evey confirmed their intent to meet all the geological requirements. He also noted that the civil engineer (CEC, Medford) has a feasible drainage plan, but that he was unsure of how to describe it. Applicant Showers answered Commissioner Lange that they have owned the property for about 4 ½ years and the anticipated rents would be about \$200/night (off season) to \$250/night (high season). The applicants feel that these prices provide incentive to keep the project polished, stating that their goal is to be on the cover of Sunset Magazine.

Applicant Evey responded to Commissioner Jensen's question, saying that the proposed RV park is not typical for the area, but that it would be a good fit and he felt positive

about the information meeting given to the neighborhood. Commissioner Jensen asked if traffic would be increased given the short stays by their guests, but Applicant Evey explained that there are many Air B&Bs already on Nesika Beach Rd and this was not an issue. Upon question from Commissioner Jensen, Director Crockett acknowledged that it was the geologist's position that the geology report recommendations would result in better site stability. Vice Chair St. Marie asked about the staff report's condition for low-level lighting, and Applicant Evey responded that there will be low-level lighting at each site for safety (not light strings). Commissioner Lange noted that three infiltration ditches were drawn on the plot plan, but that the interceptor drain was not shown. Applicant Evey was unsure about the drainage system design, but he trusts that the geologist and civil engineer can solve the drainage issue. He noted that there will be a curtain drain, swales will catch any sediment from surface water, and standing water was not an issue.

Chair Freeman asked if there were any proponents wanting to speak in favor of the project. Ronald Mecham (94470 B Street, Gold Beach) stated that Nesika Beach traffic is limited to local commute traffic, there is no beach access along the bluff, and bluff stairs have been removed from erosion or neighbor requests. He believes this will be a positive development and would like to see this project done. Carl King (33085 Nesika Rd, Gold Beach) described the state-allowed access to the north (via the ODOT stubbed road), stated there was no legal access from bluffs and noted that three property owners had been notified by planning in the recent past that bluff stairs were a violation. He stated that he is not opposed to this project, but he is concerned about protecting the bluff. He does not support plantings on the bluff (wants the bluff to be left natural, unaltered) and he would like a 25ft prohibition zone added to the bluff, as well as perimeter fencing. Dennis Vories (29142 Via Peidra, Valley Center, CA and 33026 Nesika Rd, Gold Beach) stated he originally opposed the project, but that he likes the reduction in RV spaces and he is impressed by the applicants and their other projects. He noted concern about bluff erosion and described his work to protect the bluff. He is confident that this is going to be a great project.

Applicant Evey amended that the stairs had been approved, along with the bluff plantings, but that the stairs were removed due to heavy rains. Applicant Evey, responding to Vice Chair St. Marie's inquiry about a 25ft barrier, noted that a simple rope barrier keeps guests ~5-8ft back from the edge, but there is no signage. Applicant Evey responded to Commissioner Lange's question that the utilities were underground, except for propane. The applicant's confirmed to Vice Chair St. Marie that they planned to leave the existing fence since it was added to replace an old rusty fence.

Chair Freeman asked if anyone wanted to speak in opposition of the application, but there was no response. Chair Freeman asked if the board was ready to close the public hearing, but Counsel Huttl noted the request for a 14 day continuance. Commissioner Lange expressed his belief that planting vegetation preserves the bluff, especially native plants. Commissioner Lange motioned that the hearing be closed and the record left open for 14 days, Commissioner Dewald seconded it, and the board approved the motion unanimously.

Chair Freeman asked if there were any Planning Director Updates. Director Crockett mentioned that the applicant for the Pacifica at Rogue Reef subdivision asked to postpone the next meeting by one week (from Oct 17 to Oct 24). Sant Pacific anticipates completion of the final subdivision plat during the first week of October and an extension would allow them time to prepare for the final plat for the board's approval. Director Crockett proposed contacting board members once they could review their calendars. Commissioner Lange motioned to adjourn the meeting, Vice Chair St. Marie seconded the motion, and the board unanimously approved the decision. Chair Freeman closed the Planning Commission meeting at approximately 7:05 pm.