



CURRY COUNTY COMMUNITY DEVELOPMENT
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Curry County Planning Commission

Meeting Summary of

June 20, 2019

Chair Ted Freeman called the meeting to order at approximately 5:30 pm. Nancy Chester did a roll call. Members present: Ted Freeman, Diana St. Marie, Sharon Jensen Lynne Dewald and Michael Lange. Staff Present: Director Becky Crockett, Nancy Chester, and Nancy O'Dwyer. Director Crockett read the procedures for quasi-judicial hearings.

Chair Freeman inquired whether board members had any ex parte contact or conflict of interest with the two applications proposed. Commissioner Jensen noted email contact with a citizen regarding the Edson Creek Quarry (AD-1909) in an attempt to obtain more information about the proposed project. She noted that she now understood that would be ex parte contact. Chair Freeman asked whether this would influence her participation and Commissioner Jensen did not feel it would impact her decision. Chair Freeman felt he might be biased in regards to the Pistol River gravel extraction proposal (AD-1907) since he had done business with Mr. Adams in the past. Chair Freeman said he would exclude himself from the AD-1907 discussion and decision.

Chair Freeman made a request to hear any public comments for items that were not on the agenda. There were none. Chair Freeman then requested approval of the minutes from April 25, 2019 meeting. Commissioner Lange motioned to approve the minutes and Commissioner Jensen seconded the approval. Board approved unanimously.

Chair Freeman introduced the Edson Creek Quarry proposal, AD-1909. Director Crockett presented the project request, noting regulatory review would be required by numerous agencies and that county was involved to make sure rock was taken responsibly. This could have been an Administrative Decision by the Director, but Director chose to bring it to a public hearing. This would be a 20-25 year project with a potential of hiring 20 employees. There have been 3 prior applications approved in 1984, 2009 and 2012, and all have been approved. Director Crockett noted she had reviewed the public comments received, and that ORCA requested a 14-day extension on the hearing. Commission Jensen asked for an explanation of the 14-day extension and whether past approvals were from the board. Chair Freeman opened the hearing to public statements.

Chuck Nyland, applicant, introduced Kiewit's plan for the rock quarry, noting that rock at this site is a specialized stone. Kiewit, a union contractor, would hire about 20 employees, mostly local, as well as trucking haulers. Mr. Nyland noted that although there had been prior approvals for rock extraction, the quarry had not yet been developed due to the high cost of extraction. Mr. Nyland also reviewed some projects in the region needing this type of rock.

Commissioner Lange asked about the possible rock use on the North Jetty repair project on the Columbia River and also confirmed that there were no houses near the proposed quarry. Commissioner Jensen asked what impact the trucks would have on the road. Mr. Nyland reviewed the weight and dust mitigation. Commissioner Lange asked about water in regards to fire protection, dust, etc. Mr. Nyland noted that there would be a water truck for reducing dust on the road and mitigation of a small stream. He also noted that there will be a lease agreement and that the reclamation will be bonded, summarizing how the reclamation would be done.

Richard Christiansen, county road master, anticipated little impact to the county roads. He went on to note his concerns and what requirements were needed to address those concerns. A facility permit would be required for the project.

Chair Freeman asked whether anyone else wanted to speak in favor of the project. There were none. Chair Freeman asked if anyone wanted to speak in opposition.

Eric Oberbeck (94408 Sixes River Rc, Sixes) presented his concerns about slides and existing road condition, plus the weight of loads. Mary Jane LaBelle (94408 Sixes River Rd, Sixes) presented her concerns about noise (early morning trucks along the road) and requested that the hearing be left open.

In rebuttal, Mr. Nyland addressed maximum load size and noted he was open to monitoring road conditions. County road master noted he had consulted with prior road master, and he also had no concerns about the county road. Days and hours of operation were also discussed.

Chair Freeman asked board members whether they wanted to discuss continuing the hearing. Commissioner Jensen motioned to continue the hearing, but this was not seconded. Commissioner St. Marie motioned to close hearing and leave record open for 7 days. Commissioner Dewald seconded the motion. Motion approved (aye: Freeman, St. Marie, Dewald, and Lange; nay: Jensen).

Chair Freeman introduced the proposal for the Pistol River gravel extraction, AD-1907. Director Crockett reviewed the application, noting that this property has history as a gravel extraction site and is noted as a Goal 5 resource. There has been a previous approval for gravel extraction on this site, but it was revoked when licenses and permits were not obtained within the specified time. Director Crockett advised that the application lacks details and there has been only limited agency co-ordination. Furthermore, the estuarine influence makes it more difficult. She has reviewed the

public comments received and there is a request to leave the record open for 14 days. Vice Chair St.Marie opened the hearing to public statements.

Ron Adams, applicant, reviewed his request and discussed the history of the parcel. Mr. Adams feels his application supports the Clean Water Act and fish development. Protection of the fish (habitat) is his primary interest and wants to repair the river.

Garth Foskett (24299 Carpenterville Rd, Brookings) read and submitted his statement, stating that this project is not river protection. Discussed concerns about river, environment, noise, dust, and road use. He feels that project will negatively impact properties close to the project and feels the application is incomplete. Mr. Foskett asked board members to deny the application.

Mark Sherwood (24991 Pistol River Loop, Gold Beach) discussed the importance of an estuary in fish development and his concerns about gravel mining in the Pistol River estuary. Mr. Sherwood stated that the Curry County Zoning Ordinance requires sufficient information to make a decision, but he feels that this application is incomplete, lacking studies and impact information, so he recommended that the board delay the hearing. Commissioner Lange asked Mr. Sherwood whether gravel removal would improve estuary. Mr. Sherwood felt it could benefit from less gravel, but the issue was where and how.

Ron Plumlee (24195 Carpenterville Rd, Brookings) discussed his concerns about the Pistol River bridge, whether it could support the weight of the hauling trucks. Also, he felt this area of the Pistol River is pristine and is concerned about the wildlife, noise and possibility of reduced property values.

Eleanor Foskett (24299 Carpenterville Rd, Brookings) stated her concerns about the gravel extraction project impacting the quality of life and property values. She also asked that the hearing be held open.

Vice Chair St.Marie asked whether Mr. Adams wanted to provide a rebuttal to those in opposition to his project. Mr. Adams stated that he is not a gravel company. He is concerned about Carpenterville Rd and the bridge being washed out, and he is concerned about the estuary condition. Mr. Adams noted that 3ft of gravel was deposited on his pasture this last winter, and showed two photos. Mr. Adams noted that he has discussed this project with several agencies.

Commissioner Jensen asked Director Crocket about which agencies would be involved. Director Crockett noted Corp of Engineers would be the lead agency and mentioned other agencies which would be involved. She also noted that the time to contact agencies for permits and licenses would likely be lengthy, warranting a 3-year conditional use permit for the applicant to comply with the conditions of approval.

Vice Chair St.Marie asked whether the board wanted to discuss the application. Commissioner Lange motioned to continue the hearing to the July 18, 2015 board

meeting. Commissioner Jensen seconded the motion. Upon vote, the motion did not pass (aye: Jensen, Lange; nay: Dewald, St.Marie; recused: Freeman). Vice Chair St.Marie motioned to close the hearing and leave the record open for 7 days. Commissioner Dewald seconded the motion. Upon vote, the motion did not pass (aye: Dewald, St.Marie; nay: Jensen, Lange; recused: Freeman). Commissioner Lange motioned to close the hearing, leaving the record open for 14 days. Commissioner Dewald seconded the motion. The vote was approved (aye: St.Marie, Dewald, Lange, Jensen; recused: Freeman).

Chair Freeman asked if there were any Planning Director Updates. Director Crockett introduced Nancy O'Dwyer as a new planner, and noted that there are now two vacancies on the Planning Commission (one position open in north Curry County and one position open in Central Curry County). Chair Freeman adjourned the Planning Commission meeting at approximately 7:35 pm.