

BEFORE THE PLANNING COMMISSION
CURRY COUNTY, OREGON

In the matter of Planning Commission File AD-1925,)	
a request for Conditional Use approval for a Dry Camping)	
Facility at the Social Security Bar filed by Curry County)	FINAL ORDER
Parks, Located on Assessor's Map 40-13-34, Tax Lot)	and Findings of Fact
#Water-00.)	

ORDER in the **APPROVAL** of the Dry Camping Facility with Camp Host at the Social Security Bar of the Chetco River (AD-1925), filed by Curry County Parks. The subject property is located in the Forestry Grazing (FG) zone, and is designated as Assessor Map Number: 40-13-34, Tax Lot #Water-00 in Curry County, Oregon. Said application was filed as provided for in the Curry County Zoning Ordinance (CCZO) on December 19, 2019.

WHEREAS:

The application (AD-1925) is to request allowance of a Dry Camping Facility with Camp Host on property identified as Curry County Assessors Map No. 40-13-34, Tax Lot #Water-00 within the Forestry Grazing (FG) zone in the City of Brookings Urban Growth Boundary (UGB). The property is located approximately 4 miles up the North Bank Chetco River Road at the Social Security Bar.

This matter came before the Curry County Planning Commission as a request (AD-1925) for approval on February 20, 2020. A public hearing was held before the Planning Commission as a matter duly set upon the agenda of a regular meeting on February 20, 2020, after giving public notice to affected property owners and publication in the local newspapers as set forth in Section 2.070 of the CCZO.

At the public hearing on said application, evidence and testimony was presented by the Planning Director and the Parks Director in the form of Findings of Fact, Conclusions, and Exhibits. The hearing was conducted according to the rules of procedure and conduct of hearings on land use matters as set forth in Section 2.140 of the CCZO. The Planning Commission received oral and written evidence concerning this application. A decision was made by the Planning Commission to close the public hearing and the record at that time.

At the conclusion of review and consideration of the evidence in the record and upon a motion duly made and seconded, the Planning Commission voted to **APPROVE** Conditional Use Application AD-1925 based on findings of fact and conclusions of law as set forth in this order and in Exhibit 1 attached hereto and included herein by this reference.

FINDINGS OF FACT:

The Planning Commission hereby adopts the findings in Staff Report dated January 7, 2020 (Exhibit 1) and the written and oral testimony submitted into the public hearing record as the basis for this decision.

CONCLUSIONS OF LAW

1. The burden of proof is upon the Applicant to prove that the proposal does fully comply with applicable ordinance criteria, Oregon State Statutes and Oregon Administrative Rules as set forth in CCZO Section 2.100(1) (a).
2. The Planning Commission finds that Exhibit 1, Findings of Fact and Conclusions and evidence and testimony presented at the hearing and submitted into the Record indicates that the Applicant has provided sufficient information to make a determination to prove that the proposal does fully comply with applicable ordinance criteria, Oregon State Statutes and Oregon Administrative Rules.
3. The Planning Commission finds that the Applicant has met the burden of proof to support approval of the proposed application for a Dry Camping Facility with Camp Host at the Social Security Bar along the Chetco River in the Forestry Grazing (FG) zoning district.

NOW THEREFORE LET IT HEREBY BE ORDERED that AD-1925 a request for Conditional Use approval for the Dry Camping Facility with Camp Host on property located in the Forestry Grazing (FG) zone, and designated as Assessor Map Numbers as 40-13-34, Tax Lot #Water-00, in Curry County, filed by Curry County Parks, be **APPROVED subject to meeting the following conditions:**

1. This Conditional Use Permit shall be valid for a period of one (1) years unless there is a failure of the applicant to comply with all the conditions of approval. Failure to comply with all conditions of approval, or violations concerning the use approved herein, may result in nullification of this approval by the County.
2. The County shall limit the number of dry camping spaces to 50 in the first year of operation. After the first year, the County shall conduct an evaluation as to the results of the proposed use including the benefits derived from having a presence on the site as well as any continued nuisances that have occurred. This information shall be submitted to the Planning Department for review by the Planning Commission. The evaluation shall include recommendations by County Parks for potential future expansion plans.
3. The County shall not remove riparian vegetation or allow dry campers to remove or impede the growth of riparian vegetation on the gravel bar.
4. All camping shall be limited to the willow edges of the gravel bar. This will allow for maximum set back from the river (ODFW Condition).
5. Seasonal dry camping shall be limited to the summer months (until September 30th) as to reduce impacts to anglers using the bar in the fall and winter and when fall chinook are holding in the Social Security area during low flow periods (ODFW Condition).
6. The area designated as dry camping (Area #2 on applicants site map) shall include a buffer on the upstream end of the gravel bar as this is an area of increased habitat

complexity. County Parks Staff shall consult with ODFW to determine the location of the buffer (ODFW Condition).

This order in the **APPROVAL** of AD-1925 was reviewed and approved by the Planning Commission on this ____ day of _____, 2020.

CURRY COUNTY PLANNING COMMISSION

Ted Freeman, Chairperson
Planning Commission

Date

Becky Crockett
Planning Director

Date