



**Curry County Planning Commission
November 18, 2015 Special Meeting Minutes**

Call to Order: The meeting was called to order at 5:30 PM.

Commissioner Roll Call: Chair Boniface, Vice Chair St. Marie, Commissioners Freeman, Morrow Brazil, Kennedy, were present in the meeting room, and Commissioner K. McHugh was present by phone. Commissioner Margaret McHugh was absent.

Staff present: Nancy Chester, Planner, and Planning Director Carolyn Johnson.

1. Public Hearing Agenda

Item A.1. Addition of a Business License Ordinance chapter to the Curry County Code that would require all businesses outside of Brookings, Gold Beach and Port Orford to obtain a County business license.

Planning Director Carolyn Johnson provided an oral presentation of the staff report. **The Commission** as a whole discussed the benefits of licensing; expressing concerns of the cost to the business owner vs. the benefit, their concerns about enforcement. **Commissioner K. McHugh** questioned why the matter was before the Planning Commission.

Chair Boniface opened the Public Hearing:

Carl King discussed the history of how the draft Business license ordinance was put together and his belief that the licensing process would facilitate marketing of the County as a good place for business and assure public safety.

Jan Barbas asked about potential illegal businesses and enforcement. She indicated that the proposed cost of the license was reasonable and she could go either way on the matter.

Carrie Nelson does not support the Business license proposal. She also commented on modifying the Conditional Use process and fees noting that community cooperation could be enhanced were the fee lower and there was less paperwork.

David Griffith is against the proposal and wants government interface with the business community cut back. He is against the Business license ordinance proposal.

Bob Peepers is against the proposal and feels a Business license should not be required.

Dex Fick is against a Business License Ordinance. He noted that the income generated vs. the cost of administration would be a wash. He believes the fee would be reported for tax purposes and he can't afford taxes.

Commissioner Boniface closed the public hearing and discussed the concerns expressed by the public. **Commissioner Morrow** moved that the Planning Commission not recommend Board of Commission approval of the Business License Ordinance. **Commissioner Freeman** seconded the motion.

Voting for the motion: **Commissioners Brazil, Kennedy, Boniface, St. Marie, K. McHugh, Freeman and Morrow**

Voting against the motion: **None**

Item A.2A. Changes to the Curry County Zoning Ordinance (Exhibit 2) to redefine Home Occupations and identify them as a Permitted rather than a Conditional Use in the following zoning districts: Timber, Forest Grazing, Agricultural, Exclusive Farm Use, Rural Residential, Rural Community Residential, Residential 1, 2, and 3 and Rural Commercial. A variety of other requirements for a Home Occupation Permit are also under consideration

Planning Director Carolyn Johnson provided an oral presentation of the staff report. She reviewed the proposed definition of a Home Occupation and discussed 1) the current process to secure a Conditional Use Permit for a Home Occupation and 2) how with the proposed changes a Home Occupation could be permitted by right. However absent a business license requirement, there would be neither cost nor authorization with conditions on a Home Occupation.

Chair Boniface opened the Public Hearing:

Planning Director Carolyn Johnson read a letter from **Judi Krebs** into the record regarding her concerns about regulating home occupations for flag lots in the R-1, R-2 and R-3 zones to provide for public safety turn-around. She would like to see the current regulations kept in place for these areas.

Carl King stated that a fee for a Home Occupation must be reasonable; the current Conditional Use Permit fee is too high.

Jan Barbas asked that the CUP process be streamlined for Home Occupations with less paperwork.

Dave Griffith is in favor of allowing Home Occupations with an ease in regulations.

Bob Peepers supports redefining Home Occupations as a permitted use.

Carrie Nelson is in favor of keeping the CUP requirement for Home Occupations but believes the fees should be reduced.

Dex Fick asked that the fee be reduced and regulation be limited.

Tom Been noted that the CUP process is confusing and too expensive.

Commissioner Boniface closed the public hearing. **Commissioner K. McHugh** stated his interest in refining the proposed Home Occupation Ordinance. **Commissioner Freeman** suggested the Planning Commission review be continued and the draft be refined. **Commissioner Brazil** stated that the cost of the Conditional Use Permit needs to cover staff time. **Commissioner Morrow** believes the current cost is too high.

Commissioner Brazil moved to leave the current regulations for Home Occupations in place. **Commissioner K. McHugh** seconded the motion.

Voting for the motion: **Commissioners Brazil, Kennedy, Boniface, St. Marie, K. McHugh, Freeman and Morrow**

Voting against the motion: **None**

Item A.2B. Changes to the Curry County Zoning Ordinance (Exhibit 2) to add a definition to the Curry County Zoning Ordinance – that of “Cottage Industries” which would require a Conditional Use Permit and its related requirements.

Planning Director Carolyn Johnson provided an oral presentation of the staff report. **Commissioner Freeman** inquired as to any zoning limitations in the proposed amendment. **Commissioner K. McHugh** asked for a correction in the staff report.

Chair Boniface opened the public hearing.

Carl King noted that Cottage Industries need to allow more than just family members to work in a business on High value farmland.

Jan Barbas supports cottage industries.

Bob Peeper stated there are too many laws and no more are needed. He is against the cottage industry proposal.

Dex Fick wants more research into the cottage industry concept. The process should be simple and at a low cost.

Tom Been had questions about his personal Conditional Use Permit.

Carrie Nelson expressed her concerns between privacy and the shift in business trends to work in remote residential areas.

Chair Boniface closed the public hearing.

The Commission discussed the proposed Cottage Industry regulations. Concerns were expressed that the regulations as written with the requirement for a Conditional Use Permit would be costly and time consuming for staff and applicants. Additionally, the language of the draft needed work to provide greater clarity.

Commissioner K. McHugh moved to table the review of the draft Cottage Industry and consider revisions at a later date. **Commissioner Freeman** seconded the motion.

Voting for the motion: **Commissioners Brazil, Kennedy, Boniface, St. Marie, K. McHugh, Freeman and Morrow**

Voting against the motion: **None.**

3. Director Information: Planning Director Carolyn Johnson advised the Planning Commission that 2016 will be a year of updates to the Zoning Code. Future Commission meetings include a review of a variety of issues related to the update, including a revisit to the Home Occupation Permit and Cottage Industry concepts.

4. Adjournment - 8:00 PM