

**CURRY COUNTY BOARD OF COMMISSIONERS  
LAND USE APPEAL HEARING**

October 13, 2010

Application No. A-1002 / DR-1001

**I. LAND USE ACTION**

**Type of Land Use Action:** A request for Tentative Destination Resort Master Plan approval.

This appeal of the Planning Commission decision will be the subject of a Curry County Board of Commissioners' Decision in accordance with CCZO Section 2.170 and the procedural requirements of the Curry County Zoning Ordinance.

**Nature of Use Which Could Be Authorized:** Approval of a Tentative Destination Resort Master Plan in order to develop a destination resort in phases. The development will include an eighteen (18) hole golf course, nine (9) hole golf course, golf shop, golf lodge, spa lodge and interpretive center, 175 overnight lodging units, owner (family) and employee housing, an equestrian center; and the division of land into eleven (11) resort lots (ten (10) residential lots with one (1) remainder).

**II. APPLICABLE CRITERIA**

Citation of Criteria that are applicable to the Decision in this Matter:

Curry County Zoning Ordinance

Section 3.041 Uses Permitted Outright

11. Destination resorts reviewed and approved pursuant to ORS 197.435 to ORS 197.465 and Goal 8

Section 4.080 Destination Resorts

Section 4.082 Procedures

Section 4.081 Definitions

Section 4.083 Tentative Destination Resort Master Plan Application Requirements

Section 4.084 Tentative Destination Resort Master Plan Contents

Section 4.085 Standards and Criteria for Approval of Tentative Master Plan

Section 4.086 Conditions of Approval

**III. APPLICANT AND SUBJECT PROPERTY**

Applicant: Crook Family Trust, LLC

Appellant: Oregon Shores Conservation Coalition and  
Oregon Coast Alliance

Agent: Kenneth D. Helm, Attorney at Law

Property Location: The subject property is west of Hwy 101 in the Pistol River Area between Byrdies Lane and Burnt Hill Creek.

Assessor Map Number: 3814-00 tax lots 7800, 8100, 8200  
3814-31 tax lot 100  
3914-00 tax lot 1600

#### **IV. PUBLIC HEARING**

Date: **Thursday, November 4, 2010**

Time: **7:00 P.M.**

Place: Showcase Building  
Curry County Fairgrounds  
Gold Beach, Oregon

#### **V. OTHER INFORMATION**

##### REQUIRED STATUTORY NOTICE:

ORS 197.763 (3)(e) states that failure to raise an issue either in person or by letter or failure to provide statements or evidence sufficient to allow the decision maker an opportunity to respond to the issue precludes appeal to Land Use Board of Appeals on that issue.

##### DOCUMENTS AND STAFF REPORT:

A copy of the file containing the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for review at no cost at the Department of Public Services office located at 94235 Moore Street, Gold Beach, Oregon. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing.

Copies of the above documents can be obtained at the Department of Public Services office for a copy charge of \$0.25 per page.

##### GENERAL EXPLANATION of the Requirements for submission of testimony and the procedure for conduct of hearings:

Persons may submit documents or evidence to the record of the hearing on this matter until the record of the hearing is declared closed by the decision making body. All written evidence or documents submitted by mail, e-mail or FAX must be received by the staff prior to the commencement of the hearing in order to ensure that the material will be submitted to the record. All verbal testimony shall be stated directly to the decision making body prior to that point in the public hearing that the public hearing is declared closed. If the decision making body declares that the record is to remain open for a time period following the public hearing written evidence and documents shall be submitted in accordance with the instructions provided at the public hearing. All written evidence and documents submitted should be legible, page numbered and identified with the application number indicated on this notice.

For further information regarding this notice please contact:

David Pratt, Planning Director  
Curry County Department of Public Services  
P.O. Box 746  
Gold Beach, OR 97444  
Telephone: (541) 247-3284  
FAX: (541) 247-4579

The Department of Public Services office is located at:

Curry County Annex Office Building  
(Lower Level)  
94235 Moore Street  
Gold Beach, OR 97444