STAFF REPORT FOR ADMINISTRATIVE REVIEW

APPLICANT: Jarrod & Patrice Rogers
OWNER: 15428 SW Darla Kay Ct.
Sherwood OR 97140

REQUEST: Site an accessory structure over 1200 square feet prior to siting a dwelling

STAFF CONTACT: Debby Darling, Planner II

MAP NUMBER(S) / LEGAL DESCRIPTION

ASSESSOR’S MAPS: Township 24S Range 13W Section 14BC  Tax Lot 500

PROPERTY LOCATION

The subject property is located north of the City of North Bend, on the east side of Highway 101, and is accessed off of North Bay Road.

APPLICABLE CRITERIA

Coos County Zoning and Land Development Ordinance (LDO) and Coos County Comprehensive Plan (CCCP)

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<td>Conditional Uses: Administrative Conditional Uses (ACU), Process for Conditional Uses, Criteria for Approval of Applications.</td>
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</table>

I. BASIC FINDINGS

A. Lawfully Created Parcel: The subject property was lawfully created as required by §3.3.800 (1), Lawfully Created Lots and Parcels. Pursuant to the 1982 Assessment records; this property was owned under deed reference 66-9593 by Delbert S. and Ruth Jones. Therefore, this was a lawfully created lot, pursuant to §3.3.800(1) of the LDO.

B. Zoning: The zoning is Rural Residential-2 (RR-2) and the purpose of the “RR-2” district is to provide for small acreage homesites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary. The “RR-2” district provides
Jerry for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.

C. Site Description: The property has 3.34 acres. The property is well forested, except for a couple of small areas that have already been cleared. According to the current County Assessment records, there is a shed on the property. The property was previously the site of a lumber yard. The northeastern portion of the property is located within the floodplain. The property is accessed off of North Bay Road. The subject property lies within the Rural Unincorporated Community of Sunnyhill.

D. Surrounding Land Uses: The properties surrounding the subject property are all zoned Rural Residential-2. Across Highway 101 to the west of the subject property are properties that are zoned Industrial. North Slough does not abut the property, but lies across the Highway to the west and loops around a neighboring property to the north. The property is bound by North Bay Road to the north, Kelso Lane to the south and Highway 101 to the west.

Background: The property is zoned RR-2. According to the current Coos County Assessment records there is no development currently on the property; however, the 2010 Assessment records show there was an existing 480 square foot building on the property.

♦ November, 18, 1977, a verification letter was issued to install a septic system.
♦ August 22, 1983, a Site Plan Review as approved to site an industrial use for a lumber yard and a verification letter (VL-83-383) was issued for installing a septic system and constructing a building and storage facilities to accommodate a lumber yard business.
♦ September 17, 1987 a zoning compliance letter (ZCL-87-466) was issued to construct two additional buildings for the existing lumberyard. These were to be built out of the floodplain.
♦ October 14, 1996, a driveway confirmation was issued.
♦ October 15, 1996, a compliance letter (ZCL-96-495) was issued for a septic site evaluation, to install the new septic system, and to site a manufactured dwelling. The submitted site plan shows the septic system was installed.

Currently, there is not a lumberyard on this property.

In 2012, a floodplain certification was submitted for proposed development on this property. The surveyor, Jerry Estabrook (License #2703), certified that the base flood elevation (BFE) was 12 feet. He also certified that the lowest adjacent finished grade next to the building was 11 feet and that the highest grade was 12.7 feet. The Planning Department accepted his certification; however, since the building was not built, there was no indication that the accessory structure will be built above the BFE. The building will either have to be built above the BFE or will have to comply with Section 4.6.235 for placing accessory structures within the floodplain.

When submitting their floodplain certification, the applicants indicated they wanted to build a shop/storage building, so they would have a place to store their materials and tools while they are building their new home. Approval of this application will allow them to site an accessory structure that is over 1200 square feet without first siting a primary structure or established primary use.

<table>
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<th>II. FINDINGS TO THE APPLICABLE REVIEW CRITERIA</th>
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<td>LDO</td>
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LDO § 3.1.300 Accessory Structures. Structures customarily accessory to a lawfully established principle use shall be allowed as set forth below:

A. An accessory structure may be located on the same lot, parcel or tract under the same ownership as
the lot, parcel or tract that contains the principle use.

B. Any attached or detached accessory structure shall maintain the same setbacks established by the zoning district for the principle use. [OR 91-05-006PL 7/10/91]***

D. Accessory structures within Rural-residential and Rural-Center zoning districts.

1. Garages and other accessory structures, the principle use of which is not for agricultural or forestry purposes, shall be allowed outright within rural-residential zoning districts when a lawfully established dwelling exists, or is being established on the subject property. ***

2. If a lawfully established dwelling does not exist on the subject property, but is anticipated to be the principle use; garages and other accessory structures, the principle use of which is not for agricultural or forestry purposes, shall be allowed outright within rural-residential zoning districts when the proposed structure is less than or equal to 1,200 square feet in base floor area.

3. If the proposed accessory structure is greater than 1,200 square feet, and the principle use is not for agricultural or forestry purposes, and a lawfully established dwelling does not exist on the subject property, then said proposed structure may be permitted only if:
   a. an administrative conditional use application is approved after finding that the proposed structure meets the definition of “accessory structure” set forth at Section 2.1.200.

Chapter 2, Article 2.1 Definitions, § 2.1.200, Specific Definitions

ACCESSORY STRUCTURE OR USE: Structure or use which: (1) is subordinate to and serves a principal structure or principal use, (2) is subordinate in area, extent, or purpose to the principal structure or principal use served, (3) contributes to the comfort, convenience or the necessity of occupants of the principal structure or principal use, and (4) is located on the same lot, parcel or tract as the principal structure or principal use; unless otherwise permitted or conditionally permitted by this Ordinance. Examples of accessory structures and uses are private garages, storage sheds, playhouses, swimming pools, and parking for recreational vehicle, boat, log truck or other vehicle.

FINDING: In this case the applicants are requesting to build an accessory structure prior to the siting the principal structure which would be a dwelling. A dwelling is permitted within the rural residential zone as found in §4.2.400, Table 4.2c, and shops/garages are considered to be an accessory structure as discussed in definition of accessory structure above and LDO §3.1.300. The applicants are requesting to site the accessory structure, in this case, prior to siting the principal use but anticipate building a dwelling in the near future. They would like to utilize the garage/shop building for storage of lumber and tools to be used in building the dwelling. The dwelling will serve as the principal structure and use of the property. Although the applicants do not provide a timeline for the dwelling, it is reasonable to allow them four years to site a dwelling because that is the length of time that a conditional use is valid according to LDO §5.0.700. After that time frame the applicants will need to provide evidence to show what circumstances prevented the dwelling from being sited and if that is not possible the accessory structure may be required to be removed or another application submitted for review.

Accessory structure is defined in LDO §2.1.200 as a structure that is subordinate to and serves a principal structure. The accessory structure must be subordinate in area, extent, or purpose to the principal use served. In this case, the principal use is residential and the principal structure is a dwelling. According to the applicant’s justification the purpose of the accessory structure would be for storage during construction and as a shop/garage after the dwelling has been built. Since the applicants have stated they plan to start building a home on the subject property, this makes the proposed shop/garage accessory to the primary use, which would be the residential dwelling.

There is not yet a lawfully established dwelling on this property, but there is one anticipated. The accessory structure would be allowed outright; however, the proposed accessory structure is over 1200 square feet. Therefore, a conditional use is required. The applicants have submitted the conditional use in order to address the criteria. Staff

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1 This statement can be found in Attachment A.
finds that the criteria in this section have been met.

<table>
<thead>
<tr>
<th>LDO</th>
<th>§4.2.400, Table 4.2c</th>
<th>Rural Residential Zoning Districts including Rural Unincorporated Communities</th>
</tr>
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</table>

**ARTICLE 4.2 USES**

**SECTION 4.2.100. Use Matrices - General.** The uses and activities allowed within the individual zoning districts prescribed in Section 4.1.100, together with those uses that may be conditionally allowed or which are prohibited, are set forth in Tables 4.2a through 4.2g.

These zoning use tables stipulate where and under what specific circumstances development may occur.

***

In addition to any applicable special conditions or findings prescribed in Section 4.2.900, the following may also limit and regulate uses and activities in Tables 4.2a through 4.2g:

1. Article 4.6, "Overlay Zones"
2. Article 4.7, "Special Considerations"
3. Chapter V, "Administration" (Procedural requirements)
4. Article 4.4, "General Development Standards"

**SECTION 4.2.400. Rural Residential Zoning Districts including Rural Unincorporated Communities.** The uses and activities regulated by the rural residential zoning districts are set forth below:

**TABLE 4.2c**

NOTE: U.C. - Unincorporated Communities

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<td>Residential:</td>
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<tr>
<td>Single family dwelling</td>
<td>P</td>
<td>P^2</td>
<td>P</td>
<td>ACU-53,54</td>
<td>ACU-54</td>
<td>P</td>
<td>ACU-54</td>
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</table>

**FINDING:** Pursuant to Table 4.2C as noted above, the residential use of a single family dwelling is an outright permitted use. Accessory structures are considered to be subordinate to that residential use and are also allowed outright, except under special circumstances. In this case, the applicants are requesting to build an accessory structure that is over 1200 square feet. Pursuant to §3.3.100(D)(3)(a), a conditional use permit must be approved prior to siting an accessory structure over 1200 square feet before first siting a dwelling. This application has been submitted to comply with those requirements; therefore, #1-4 above apply to this use, even though it is an outright permitted use under other circumstances. These criteria and their findings are listed separately below.

<table>
<thead>
<tr>
<th>LDO</th>
<th>§4.4.400</th>
<th>General Standards for Rural Residential Zoning Districts</th>
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</table>

^2 Pursuant to LDO §4.2.100. (t)he following symbols denote whether or not the specific use or activity listed in the tables is permitted outright, may be permitted with conditions, may be allowed subject to an Administrative Conditional Use, may be allowed subject to a hearings Body Conditional Use, or prohibited in the specific zoning district: P = The use or activity is permitted outright.
SECTION 4.4.400. General Standards for Rural Residential Zoning Districts.
The general standards set forth in this section shall apply to the zoning districts and uses addressed in Table 4.2-c.

I. RR-5, RR-2, RC, CREMP RURAL RESIDENTIAL, AND CREMP RC ZONING DISTRICTS.

A. Minimum Lot Size: 2 acres in the RR-2 district ***

B. Dwelling Unit Density: Dwellings shall be permitted on lots or parcels complying with the minimum lot size requirements *** above, when the findings and special standards of Table 4.2-c have been satisfied; however, the exceptions to minimum lot size requirements of Section 3.3.100 shall apply.

C. Lot Coverage: No requirement.

D. Setbacks:
   a. All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater.
   b. Firebreak: New or replacement dwellings on lots, parcels or tracts abutting the “Forest” zone shall establish and maintain a firebreak, for a distance of at least 30 feet in all directions. Vegetation within this firebreak may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees. [ORD 95-05-006PL 11/29/95]

E. Structure Height: No requirement.

F. Fences, Hedges, and Walls: No requirement, but vision clearance provisions of SECTION 3.3.400 apply.

G. Offstreet Parking and Loading: See Chapter X.

H. Minimum Road Frontage/Lot Width: within UGB’s – 50 feet and outside UGB’s – 20 feet

I. Compatibility with Forest and Agricultural Management Practices and Production: Any applicant for a rural residential dwelling building or septic permit adjacent to a forest or agriculture zone, shall sign a statement on the Zoning Clearance Letter acknowledging that: “the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowner’s enjoyment of his or her property”.

J. Riparian Vegetation Protection:
   i. Riparian vegetation within 50 feet of a estuarine wetland, stream, lake, or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:
      a. Trees certified by the Coos Soil and Water Conservation District, a port district, or U.S. Soil Conservation Service posing an erosion or safety hazard may be removed to minimize said hazard; or
      b. Riparian vegetation may be removed to provide direct access for a water-dependent use; or
      c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures; or
      d. Riparian vegetation may be removed to facilitate stream or streambank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan; or
      e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways, provided that the vegetation to be removed is the minimum necessary to accomplish the purpose; or
      f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does...
not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps.

ii. The 50’ riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure’s “footprint”. (ORD 92-05-009PL)

K. Access to new dwellings shall meet road and driveway standards in Chapter VII.

FINDING: Staff has determined that this is a compatible use and an accessory structure over 1200 square feet may be sited on the property after the conditions of approval have been met. The applicant will be required to meet all development standards as listed in LDO §4.4.400. The applicant will need to obtain a driveway confirmation from and contact the road department to set up an inspection of the driveway to ensure that it meets standards of Chapter X. These criteria have been met or will be met prior to the issuance of a zoning compliance letter.

<table>
<thead>
<tr>
<th>LDO</th>
<th>§4.6.235 (2)</th>
<th>Sites within Special Flood Hazard Areas</th>
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<tr>
<td>2. All new construction and substantial improvements of residential structures shall have the lowest habitable floor (including basement and below-grade crawl spaces) elevated a minimum of one foot above the known base flood level.</td>
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<td>Fully enclosed areas below the lowest floor that are subject to flooding shall be prohibited; or, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:</td>
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<td>a. A minimum of two openings having a total net area of not less than one square inch for every foot of enclosed area subject to flooding shall be provided.</td>
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<td>b. The bottom of all openings shall be no higher than one foot above grade.</td>
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<tr>
<td>c. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.</td>
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<tr>
<td>d. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be designed and/or otherwise elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.</td>
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<td>Accessory structures to a residential structure (e.g., sheds, detached garages) do not represent significant investments and therefore may be treated differently in regard to the application of flood plain management measures outside a delineated floodway. In lieu of the elevation standard above, accessory structures may be permitted provided:</td>
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<tr>
<td>i. Accessory structures shall not be used for human habitation.</td>
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<td>ii. Accessory structures shall be designed to have low flood damage potential.</td>
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<td>iii. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters. Openings may be equipped with screens, louvers, or other covering or devices provided that they permit the automatic entry and exit of floodwaters.</td>
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<td>iv. Accessory structures shall be firmly anchored to prevent flotation which may result in damage to other structures.</td>
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<td>v. Service facilities such as electrical and heating equipment shall be elevated above the base flood elevation or floodproofed.</td>
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<td>Construction under the provisions of (i) through (v) above will result in increased flood insurance premium rates, which may be prohibitive.</td>
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FINDING: The accessory structure must be built at least one foot above the established BFE or comply with §4.6.235 (2)(i-v) above and this will be a condition of approval. A detailed plot plan, including proposed elevations, will be required before a conditional zoning compliance letter can be issued. Once the building has been completed, a new compliance letter must be issued to remove the “conditional” status. At that time, evidence must be submitted to show that the accessory structure complies as built with LDO§4.6.235, as noted above.

<table>
<thead>
<tr>
<th>LDO</th>
<th>Article 4.7, Table 4.7a (2)</th>
<th>Special Regulatory Considerations Prescribed by the Coos County Comprehensive Plan.</th>
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<tr>
<th>PHENOMENON</th>
<th>SPECIAL REGULATORY CONSIDERATIONS</th>
<th>Appendix I</th>
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<tr>
<td>3. Historical/Archeological Sites &amp; Structures</td>
<td>3 b. Develop proposals in identified archaeological areas must have a “sign-off” by qualified person(s).</td>
<td>1-20 3</td>
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<tr>
<td>7. Natural Hazards</td>
<td>7a. Comply with floodplain overlay zone set forth in this Ordinance.</td>
<td>1-29 1</td>
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3. Coos County shall continue to refrain from wide-spread dissemination site-specific inventory information concerning identified archaeological sites. Rather, Coos County shall manage development in these areas so as to preserve their value as archaeological resources.

This strategy shall be implemented by requiring development proposals to be accompanied by documentation that the proposed project would not adversely impact the historical and archaeological values of the project's site. "Sufficient documentation" shall be a letter from a qualified archaeologist/historian and/or a duly authorized representative of a local Indian tribe(s). The Coos County Planning Department shall develop and maintain a list of qualified archaeologists and historians. In cases where adverse impacts have been identified, then development shall only proceed if appropriate measures are taken to preserve the archaeological value of the site. "Appropriate measures" are deemed to be those, which do not compromise the integrity of remains, such as: (1) paving over the sites; (2) incorporating cluster-type housing design to avoid the sensitive areas; or (3) contracting with a qualified archaeologist to remove and re-inter the cultural remains or burial(s) at the developer's expense. If an archaeological site is encountered in the process of development, which previously had been unknown to exist, then, these three appropriate measures shall still apply. Land development activities found to violate the intent of this strategy shall be subject to penalties prescribed by ORS 97.745 (Source: Coos Bay Plan).

This strategy is based on the recognition that preservation of such archaeologically sensitive areas is not only a community’s social responsibility but is also a legal responsibility pursuant to Goal #5 and ORS 97.745. It also recognizes that historical and archaeological sites are non-renewable, cultural resources (Source: Coos Bay Plan).

FINDING: Notice of the decision will be sent to the local Tribe for comments. Previously, the Tribe has been notified of proposed development and did not have concerns; however, as required, a new request will be sent for
comments. The Tribe has 30 days to respond and generally returns comments in a timely manner. A zoning compliance letter cannot be issued until the Tribe has had time to respond. This will be a condition of approval.

<table>
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<tr>
<th>LDO</th>
<th>Appendix 1, Policy 5.11(1)</th>
<th>Natural Hazards (Plan Implementation Strategies)</th>
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</table>
| 1.  | Coos County shall regulate development in known areas potentially subject to natural disasters and hazards, so as to minimize possible risks to life and property. Coos County considers natural disasters and hazards to include stream and ocean flooding, wind hazards, wind erosion and deposition, *critical streambank erosion, mass movement (earthflow and slump topography), earthquakes and weak foundation soils.*  

This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property.  

This strategy recognizes that it is Coos County's responsibility: (1) to inform its citizens of potential risks associated with development in known hazard areas; and (2) to provide appropriate safeguards to minimize such potential risks.

FINDING: The applicant is well aware that the property is located within the floodplain. In 2012, he submitted a flood elevation certification showing that the BFE was 12 feet. Findings to §4.6.235 above have noted that there will be conditions to building the accessory structure in order to comply with floodplain regulations. A conditional zoning compliance letter will be issued, once all other conditions have been met, to site the accessory structure. Once the building has been completed, evidence must be submitted to the Planning Department to show elevations and that the criteria have been met.

| LDO | Article 5.2;§5.2.100, 5.2.400, 5.2.500 | Conditional Uses: Administrative Uses, Process for Conditional Uses, Criteria for Approval of Applications |

ARTICLE 5.2 CONDITIONAL USES

SECTION 5.2.100. Conditional Uses, ***

B. Administrative Conditional Uses (ACU). An Administrative Conditional Use is a use or activity with similar compatibility or special conservation problems. An application for an administrative conditional use requires review by the Planning Director to insure compliance with approval criteria.

SECTION 5.2.400. Process for Conditional Uses. A conditional use may be initiated by filing an application with the Planning Department using forms prescribed by the Department. Upon receipt of a complete application, the Planning Department may take action on a conditional use request by issuing an administrative decision or scheduling a public hearing as determined by the applicable zoning.

SECTION 5.2.500. Criteria for Approval of Applications. An application for a conditional use or an administrative conditional use shall be approved only if it is found to comply with this Article and the applicable review standards and special development conditions set forth in Tables 4.2-a through 4.2-f, and Table 4.3-a and any other applicable requirements of this Ordinance.

FINDING: The applicant was required by § 3.1.100 to submit an application for an accessory structure over 1200 square feet without first siting a dwelling. After reviewing and deeming the application complete, the Planning Director determined this did not need to be scheduled for a public hearing. The application has been found to comply with the applicable review standards and once the appeal period has been completed and the conditions of approval have been met, the applicants may site their accessory structure.

* These hazards are addressed under policies for "Dunes and Ocean and Lake Shorelands."
III. NOTIFICATION AND APPEAL RIGHTS

The Planning Department mailed individual written notice of the decision to the owners of record of all property located within 250 feet of the subject property. Notice of Decision with a copy of the staff report was forwarded to Applicant(s)/Owner(s), Dave Perry, DLCD, and the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. Notice of Decision will be provided to Coos County Assessor, Coos County Roadmaster, North Bay RFPD, Coos Bay-North Bend Water Board, Oregon International Port of Coos Bay, Coos County Board of Commissioners, and the Coos County Planning Commission. In addition, notice of the decision was posted at the Coos County Courthouse, Coquille Annex and North Bend Annex. All notices were mailed and posted on April 23, 2013.

This decision may be appealed to the Coos County Hearings Body pursuant to Article 5.8 of the Coos County Zoning and Land Development Ordinance within 15 days from the date of written notice. This means that appeals must be received in the Planning Department by 5 p.m. on May 8, 2013, in order to be considered. This decision will not be final until the period for filing an appeal has expired. Detailed information about the appeal process, filing fees and additional information will be provided by the Planning Department upon request. The decision is based upon the submitted application, supporting evidence, facts, and findings to the criteria.

IV. SUMMARY

The request is to site an accessory structure over 1200 square feet without first siting a residential dwelling, which is an exception to the development standards. Staff has found after evaluating all of the evidence that the proposal can meet the criteria with the imposition of conditions. Staff has relied on the applicants’ submittal as well as planning and assessment records kept in the office for this determination. The application can be found attached to this report. After the applicant completes the conditions then a conditional zoning compliance letter can be obtained that will allow him to apply for building and septic permits. Once the building has been completed a new elevation certificate, as well as a new plot plan, in order for the “conditional” status to be removed from the compliance letter.

VI. CONDITIONS OF APPROVAL

1. Pursuant to ORS 215.416(1), the fees charged by the Planning Department for permit applications represent the average cost of processing the application. If the actual cost of processing the application exceeds the average cost, then the applicant shall be responsible for paying the full amount. If such an amount is due, it must be paid before a zoning compliance letter can be issued.

2. The permit shall run with the land and may be transferred to a new landowner when the property is conveyed. However, the “seller” or “grantor” shall, by acting upon this permit, agree to notify the “buyer” or “grantee” of the terms and conditions of the permit. Pursuant to CCZLDO Section 5.0.700, this permit shall remain valid for the period set forth in ORS 215.417.

3. Obtain a driveway confirmation form and complete before a zoning compliance letter (ZCL) can be issued.

4. Obtain comments from the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians before a ZCL can be issued.

5. The shop must either be sited one foot above the BFE or in accordance with LDO § 4.6.235, as follows:
   i. Accessory structures shall not be used for human habitation.
   ii. Accessory structures shall be designed to have low flood damage potential.
   iii. Accessory structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters. Openings may be equipped with screens, louvers, or other covering or devices provided that they permit the automatic entry and exit of floodwaters.
   iv. Accessory structures shall be firmly anchored to prevent flotation which may result in damage to other structures.
   v. Service facilities such as electrical and heating equipment shall be elevated above the base flood elevation or floodproofed.
6. Obtain a Conditional ZCL from the Planning Department in order to obtain State DEQ and Building Code permits. Before the Conditional ZCL can be issued a detailed plot plan must be submitted to the Planning Department.

7. Once the building has been completed, a new elevation certification must be submitted, signed by a professional surveyor attesting to the elevation of the buildings or a certificate from State Building Codes must be submitted, showing the building has met or exceeded the criteria in §4.6.235 as noted above. A new plot plan should also be submitted. Once this has been completed, a permanent ZCL can be issued and the “conditional” designation can be removed.

8. The shop is not for habitation, commercial or industrial use. The shop is being approved as an accessory structure. Once it has been completed, the principal use, which is the residential dwelling, should be begun within a reasonable amount of time, in order to keep the property from being in violation of Section 3.1.300. The applicant shall have 4 years to complete the dwelling. If the dwelling has not been completed within 4 years, the applicant shall provide the Planning Department with evidence of substantial investment in the residential development and ask for a renewal of his permit, shall request another conditional use permit, or shall remove the accessory structure.

If you have any questions please contact staff.

COOS COUNTY PLANNING DEPARTMENT

Debby Darling, Planner II

C: Howard Crombie, Confederated Tribes File

EC: Dave Perry, DLCD

Attachments: Applicants Submittal Decision Notice Vicinity Map