Coos County Planning Department
Land Use Application

Please place a check mark on the appropriate type of review that has been requested.

X Administrative Review    □ Hearings Body Review
□ Final Development Plan (BDR)    □ Variance

An incomplete application will not be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed. Please indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: Coos County Land Agent  Telephone: 541-396-7585
Address: 225 N. Baxter
City: Coquille  State: Oregon  Zip Code: 97423

B. Owner:

Name: ____________________________  Telephone: ______________
Address: __________________________
City: ____________________________  State: ______  Zip Code: __________

C. As applicant, I am (check one): Please provide documentation.

X The owner of the property (shown on deed of record);

□ The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).

□ A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).

□ The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 28S  Range 13W  Section 30  Tax Lot 402, 406 and 300

Tax Account 930702, 930703, 930900 Lot Size 98.50, 24.79, 0.45
Zoning District FMU/CREMP

Updated 2016
E. Information (please check off as you complete)

☐ 1. Project Proposal. Attach description if needed. Single Family Dwelling
☐ 2. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½" x 11" paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map) Covenants or deed restrictions on the property, if unknown contact title company.
☐ 3. Existing Use: Forest and Rental
☐ 4. Site Address N/A
☐ 5. Access Road Lampa Lane or Hwy 42 S.
☐ 6. Is the Property on Farm/Forest Tax Deferral ___________ NA ____________________________
☐ 7. Current Land Use (timber, farming, residential, etc.) ______ timber and farming____
☐ 8. Major Topography Features (streams, ditches, slopes, etc.) Slope
☐ 9. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map. Note
☐ 10. Identify any homes or development that exists on properties identified in #9.
☐ 11. A copy of the current deed of record.

F. Proposed use and Justification
Please attach an explanation of the requested proposed use and findings (or reasons) regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

☐ List of Applicable Criteria and Justification: __See attached__

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
________________________________________________________________________

Updated 2016
G. Authorization:
All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

______________________________  ______________________________
Applicant(s) Original Signature  Applicant(s) Original Signature

Michael L. Dado

Updated 2016
There are 13 parcels and 5 qualifying Dwellings located within the template.

This request is to give an approval for a forest template dwelling with the understanding that whoever purchases the property will have to provide a site plan to show they can meet the slope and setbacks.
Zone Map with subject property highlighted.
Subject property map
Zone Map
Topo Map
Most stable areas of the property to build a dwelling using the Soil, Landslide Susceptibility, Lidar and Topographical maps.
51E-Rinearson silt loam, 30 to 50 percent slopes.

This deep, well drained soil is on side slopes of mountains. It formed in colluvium and residuum derived dominantly from sedimentary rock. The native vegetation is mainly conifers, shrubs, forbs, and hardwoods. Elevation is 300 to 1,000 feet. The average annual precipitation is 60 to 85 inches, the average annual air temperature is 50 to 53 degrees F, and the average frost-free period is 180 to 240 days.

Typically, the surface layer is dark reddish brown silt loam 6 inches thick. The upper 12 inches of the subsoil is dark reddish brown silt loam, and the lower 24 inches is reddish brown and dark reddish brown silty clay loam. Weathered sandstone is at a depth of 42 inches.

Included in this unit are small areas of Dement and Remote soils. Included areas make up about 25 percent of the total acreage. The percentage varies from one area to another.

Permeability of this Rinearson soil is moderate. Available water capacity is about 7.5 to 12.5 inches. Effective rooting depth is 40 to 60 inches or more. Runoff is rapid, and the hazard of water erosion is high.

This unit is used mainly for timber production and wildlife habitat.

This unit is suited to the production of Douglas fir. Among the other species that grow on this unit are western hemlock, western redcedar, and red alder. The understory vegetation is mainly salal, evergreen huckleberry, trailing blackberry, western swordfern, and Oregon oxalis.

On the basis of a 100-year site curve, the mean site index for Douglas fir is 170. At the culmination of the mean annual increment (CMAI), the production of 60-year-old Douglas fir trees 1.5 inches in diameter or more at breast height is 181 cubic feet per acre per year. On the basis of a 50-year site curve, the mean site index for Douglas fir is 127.

The main limitations for the management of timber on this unit are the susceptibility of the surface layer to compaction, steepness of slope, the hazard of erosion, and plant competition. The main limitation for the harvesting of timber is steepness of slope. Using standard wheeled and tracked equipment when the soil is moist causes rutting and compaction. Displacement of topsoil occurs most readily when the soil is dry. Puddling can occur when the soil is wet. Cable yarding systems are safer, damage the soil less, and help to maintain productivity.

Proper design of road drainage systems and care in the placement of culverts help to control erosion. Cuts and fills are subject to erosion unless treated. Seeding, mulching, benching, and compacting the soil can reduce erosion. Unsurfaced roads and skid trails are slippery when wet or moist, and they may be impassable during rainy periods. Logging roads require suitable surfacing for year-round use. Rock for road construction is not readily available in this unit. Steep yarding paths, skid trails, and firebreaks are subject to rilling and gullying unless they are provided with adequate water bars or are protected by plant
cover, or both. Road location and maintenance costs are greater in the more steeply sloping areas. Material cast to the side when building roads can damage vegetation. It is also a potential source of sedimentation. End hauling of waste material minimizes damage to the vegetation downslope and reduces the potential for sedimentation.

When openings are made in the canopy, invading brushy plants can delay natural reforestation. Undesirable plants prevent adequate natural or artificial reforestation unless intensive site preparation and maintenance are provided. Reforestation can be accomplished by planting western hemlock and Douglas fir seedlings. This map unit is in capability subclass Vle.

51F-Rinearson silt loam, 50 to 70 percent slopes.

This deep, well drained soil is on side slopes of mountains. It formed in colluvium derived dominantly from sedimentary rock. The native vegetation is mainly conifers, shrubs, forbs, and hardwoods. Elevation is 300 to 1,000 feet. The average annual precipitation is 60 to 85 inches, the average annual air temperature is 50 to 53 degrees F, and the average frost-free period is 180 to 240 days.

Typically, the surface layer is dark reddish brown silt loam 6 inches thick. The upper 12 inches of the subsoil is dark reddish brown silt loam, and the lower 24 inches is reddish brown and dark reddish brown silty clay loam. Weathered sandstone is at a depth of 42 inches.

Included in this unit are small areas of Preacher and Remote soils. Also included are small areas of Milbury soils in the central and northwestern parts of the survey area. Included areas make up about 15 percent of the total acreage. The percentage varies from one area to another.

Permeability of this Rinearson soil is moderate. Available water capacity is about 7.5 to 12.5 inches. Effective rooting depth is 40 to 60 inches or more. Runoff is rapid, and the hazard of water erosion is high.

This unit is used for timber production and wildlife habitat.

Definitions

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops (24). Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The grouping does not take into account major and generally expensive land forming that would change slope, depth, or other characteristics of the soils, nor does it consider possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations designed to show suitability and limitations of groups of soils for rangeland, for woodland, and for engineering purposes. Class VI soils have severe limitations that make them generally unsuitable for cultivation.

Site index. A designation of the quality of a forest site based on the height of the dominant stand at an arbitrarily chosen age. For example, if the average height attained by dominant and codominant trees in a fully stocked stand at the age of 50 years is 75 feet, the site index is 75 feet.