



Coos County Planning Department
Land Use Application

	Official Use Only
FEE:	\$561
Receipt No.	212907
Check No./Cash	1133
Date	8/22/19
Received By	C. Or
File No.	ACU-19-033

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

- 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: Zyta Construction c/o Sheri McGrath Telephone: 541-982-9531
Address: 93921 Earl Lane
City: Coos Bay, State: OR Zip Code: 97420

B. Owner:

Name: Ewing Family Trust c/o Elizabeth and Gerald Ewing Telephone: _____
Address: 17720 Pona Derosa Lane
City: Prundale State: CA Zip Code: 93907

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

- 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 23 Range 12 Section 08 Tax Lot 800
Tax Account 7593900 Lot Size 5.44 acres Zoning District RR-2 and F/MU

E. Information (please check off as you complete)

- 1. Project Proposal. Attach description if needed. Template 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
- 4. Site Address 135 N Tenmile Lake AND 72312 Potlatch Road, Lakeside, OR 97449
- 5. Access Road Potlatch Road
- 6. Is the Property on Farm/Forest Tax Deferral No
- 7. Current Land Use (timber, farming, residential, etc.) Forest
- 8. Major Topography Features (streams, ditches, slopes, etc.) _____
- 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.
- 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:

2.1.200; 4.6110(3,b); 4.6.130; 4.6.130(1-5); 4.6.130(5,a-b); 4.6.130(7,a, c); 4.6.140(1-17);
4.11.125(5); 4.11.125(6,a); 4.11.200; 4.11.211; 4.11.235;
4.11.260; 4.11.300; 4.11.315; 6.1.125; 6.2.550; 7.1.425

G. Authorization:

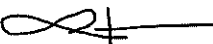
All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

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

Sheri McGrath on behalf of Zyta Construction
Print Name

Applicant(s) Original Signature

Print Name

August 13, 2019
APPLICATION FOR TEMPLATE DWELLING AT
72312 Potlatch Road
135 N Tenmile Lake
Lakeside, Oregon 97449
23-12-08 TL 800
Tax Account 7593900

PROPERTY OWNER

Ewing Family Trust
Elizabeth and Gerald Ewing
17720 Pona Derosa Lane
Prundale, CA 93907

APPLICANT

Zyta Construction Company
93921 Earl Lane
Coos Bay, OR 97420
541-267-6084
CCB #79991

Office Contact:

Sheri McGrath
P.O. Box 1548
Bandon, OR 97411
cooscurry@gmail.com
541-982-9531

EXISTING PROPERTY CONDITIONS

The Ewing property is located in Lakeside, found in Coos County, Oregon. The property is known as Tax Lot 800 on the Coos County Tax Assessor's Map 23-12-08. The property is located in a mixed zoning district with a portion being in the RR-2 district and the majority in the Forest/Mixed Use district. The property is 5.44 acres in size. There are two situs addresses for the property which are 135 N Tenmile Lake and 72312 Potlatch Road in Lakeside, Oregon 97449.

Existing development includes a septic system, a 35'x45' shop, a small storage structure and a dock. These improvements existed when the Ewing's purchased the property.

PROPOSED PROPERTY CONDITIONS

The Ewing family would like to construct a single family dwelling on the subject property. The dwelling will be located in the Forest zoned portion, therefore an administrative conditional use permit is required for the approval and siting of a Template Dwelling. Previous approval was granted, though currently expired. The proposed dwelling will be sited as shown on the plot plan.

The applicant is requesting clearance for the template dwelling, driveway and new utilities including a septic system. **If applicable, the applicant is also requesting after the fact clearance for existing improvements shown on the plot plan.**

Enclosed is a Conditional Use Permit Application and associated fee of \$561.00. Below are findings to support the request.

COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO) FINDINGS OF FACT

2.1.200 Single Family Dwelling is defined as, "a single household unit of which construction is characterized by no common wall or ceiling with another unit, including a mobile home unless otherwise prohibited." *The proposed dwelling will meet this definition.*

Accessory Use is defined as, "a use, building or structure that is (1) customarily incidental and subordinate to the principal use, main building or structure, and (2) subordinate in extent, area, and purpose to the principal use. A use that constitutes, in effect, conversion to a use not permitted in the district is not an accessory use." *There are no proposed changes to the existing accessory structure.*

Conditional Use is "applied to a use which may be permitted by the issuance of a conditional use permit." *The proposed dwelling may be permitted as an Administrative Conditional Use.*

Zoning District is defined as, "a zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed." *The property has a split zoning designation as RR-2 and Forest. The proposed dwelling will be located in the Forest zoning district.*

4.6.110(3,b) A single family dwelling may be allowed as a conditional use if certain criteria are met. *The proposed dwelling meets the siting criteria listed, and an Administrative Conditional Use Permit application has been submitted.*

4.6.130 All conditional uses are subject to requirements that make the use compatible with forest and agricultural operations.

4.6.130(1) The proposed use will not result in a significant change or increase the cost of accepted farming and forest practices.

4.6.130(2) The proposed use will not significantly increase fire suppression costs or increase risk.

4.6.130(3) All uses must comply with applicable development standards and fire siting and safety standards.

4.6.130(4) A "Forest Management Covenant" must be signed by the owner and recorded in the deed records of Coos County. *The applicant will sign the covenant and have it recorded.*

4.6.130(5,a) The dwelling will be sited so that it has the least impact on nearby forest or agricultural lands. There will be no adverse impacts on existing operations. The amount of forest lands used to site roads and structures will be minimized. The risks associated with wildfires will be minimized.

4.6.130(5,b) Verification of on site water availability has been provided.

- 4.6.130(7,a) The owner will be required to plant a sufficient number of trees to demonstrate the tract is meeting the stocking requirements specified in Department of Forestry Administrative rules.
- 4.6.130(7,c) The owner will sign and record in the deed records of Coos County a document binding the landowner and successors, prohibiting them from pursuing a claim for relief or cause of action alleging from farming or forest practices. ORS 30.936 or 30.937.
- 4.6.140(1) The minimum lot size for the Forest Zone is 80 acres. The subject property is 5.44 acres and was lawfully created and can be developed.
- 4.6.140(2) All structures will have a 35' setback from the center of a right of way line, or 5' from the edge of the right of way, whichever is greater.
- 4.6.140(3) No fences are proposed at this time.
- 4.6.140(4) Off street parking will be provided per Chapter 7.
- 4.6.140(5) A Forest Management Covenant shall be filed prior to final approval of the dwelling.
- 4.6.140(6) Riparian vegetation will be protected within 50' of a wetland, stream or lake.
- 4.6.140(7) The dwelling will be fire protected by the Lakeside Rural Fire Protection District.
- 4.6.140(8) Alternative methods for water supply are not proposed.
- 4.6.140(9) The property owner will provide and maintain a water supply of at least 500 gallons with an operating water pressure of 50PSI. A ¾" garden hose will be provided to reach the perimeter of the primary setback.
- 4.6.140(10) A 30' primary safety zone will be provided around the structure. Vegetation will be limited to mowed grasses, low scrubs and trees spaced more than 15' apart. A secondary safety zone will be provided for sloped areas. Owner will follow Table 1 when determining the required feet for the secondary zone based on slope percentage.
- 4.6.140(11) All roofing materials will be non-combustible or fire resistant.
- 4.6.140(12) Additional water storage may be required. The amount is determined by the Fire Code Appendix B.
- 4.6.140(13) The proposed dwelling will not be located on a slope.
- 4.6.140(14) Chimneys will have spark arrestors.
- 4.6.140(15) The property is in the Lakeside Rural Fire Protection District.
- 4.6.140(16) All roads will be constructed for fire fighting equipment requirements.
- 4.6.140(17) All roads will meet the standards outlined in Chapter 7.

- 4.11.125(5) A portion of the property is located in the Coastal Shoreland Boundary. *The proposed development will not be located in this overlay.*
- 4.11.125(6,a) The property is located in an area known as 5C Bird Sites. The Oregon Department of Fish and Wildlife is required to provide comments on the proposed development.
- 4.11.200 Overlay zones add further requirements to the development process.
- 4.11.211 A portion of the property is located in the Floodplain overlay.
- 4.11.235 A Floodplain application is required for all development within the overlay. *The proposed development will not be located in the floodplain overlay.*
- 4.11.260 A portion of the subject property is located in the Tsunami Hazard Overlay. *The proposed development will not be located in the Tsunami Overlay.*
- 4.11.300 The property is overlaid with the Floating Zone: Airport Surfaces.
- 4.11.315 There is a 35' height restriction for the airport overlay zone. *The proposed dwelling meets this criteria.*
- 6.1.125 The parcel is considered lawfully created.
- 6.2.550 Improvements will comply with the county and state laws as required for water, sewer, drainage, storm drainage and erosion control.
- 7.1.425 The road access points and driveway are required to be inspected and permitting by the Coos County Road Department.

ADDITIONAL SUPPORTING DOCUMENTS

Coos County Tax Assessor's Map 23-12-08 TL 800

Coos County Tax Assessor's Summary Report

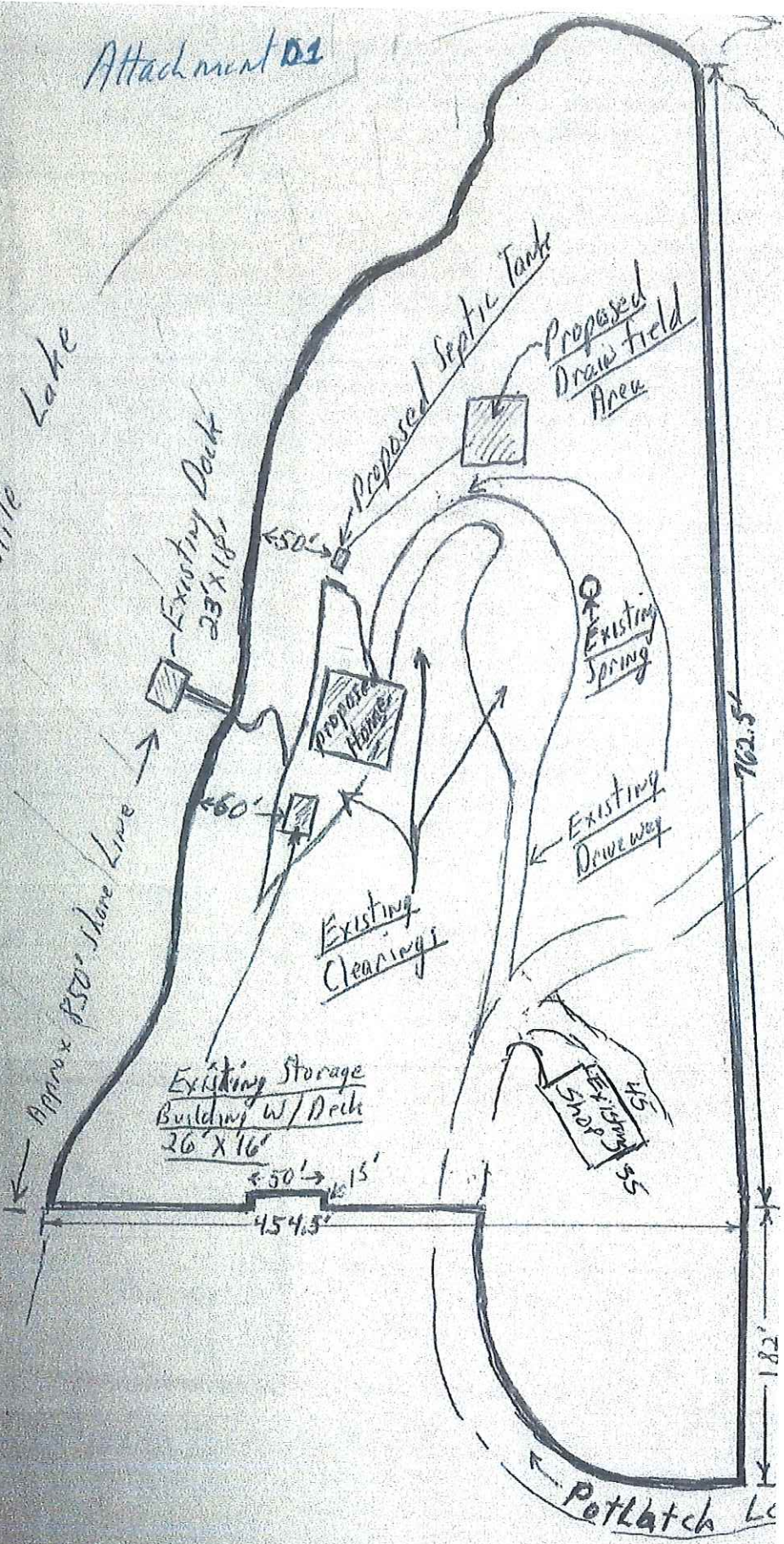
Plot plan

Consent Form

Email from Planning Department

Attachment 02

1.5 mile Lake



Potlatch Lc

ZYTA CONSTRUCTION

CCB #79991

93921 Earl Lane* Coos Bay, Oregon 97420
541-267-6084

CONSENT FOR REPRESENTATION

I, Gerald and/or Elizabeth Ewing representing Ewing Family Trust of 17720 Pona Derosa Lane in Prundale, CA 93907 give permission to Zyta Construction to represent me on all design, permit and consulting matters concerning the property located at 72312 Potlatch in Lakeside, Oregon, map 23-12-08 TL 800. The tax account for this property is 7593900.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the above property.

Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires twelve months from the date below, without requirement of notice.

DATED: 7-8, 2019

ZYTA CONSTRUCTION

By: DAVID ZYTA

CLIENT

By: Property Owner

From: Amy Dibble <adibble@co.coos.or.us>

Date: June 25, 2019 at 3:59:50 PM PDT

To: "bettythechef@gmail.com" <bettythechef@gmail.com>

Cc: Planning Department <planning@co.coos.or.us>

Subject: 72312 Potlach Road

Ms. Ewing,

This email is a follow up to our telephone conversation where you were asking about the expiration date of application ACU-15-37. As discussed this extension request expired on October 19, 2017 and a new application for a forest template dwelling would need to be submitted. After speaking with the Planning Director it was decided that the extension fee would be charged, this fee is \$561.00.

I have attached the application for a administrative conditional use, I filled out some of the information for you, please double check and make sure it is correct. Also attached is the staff report from the original approval (ACU-01-33), this may help you address the criteria. I have included the criteria below, this will need to be answered as if they were questions explaining how the criteria will be satisfied, how it complies, or if it is not applicable.

Please let me know if you have any additional questions.

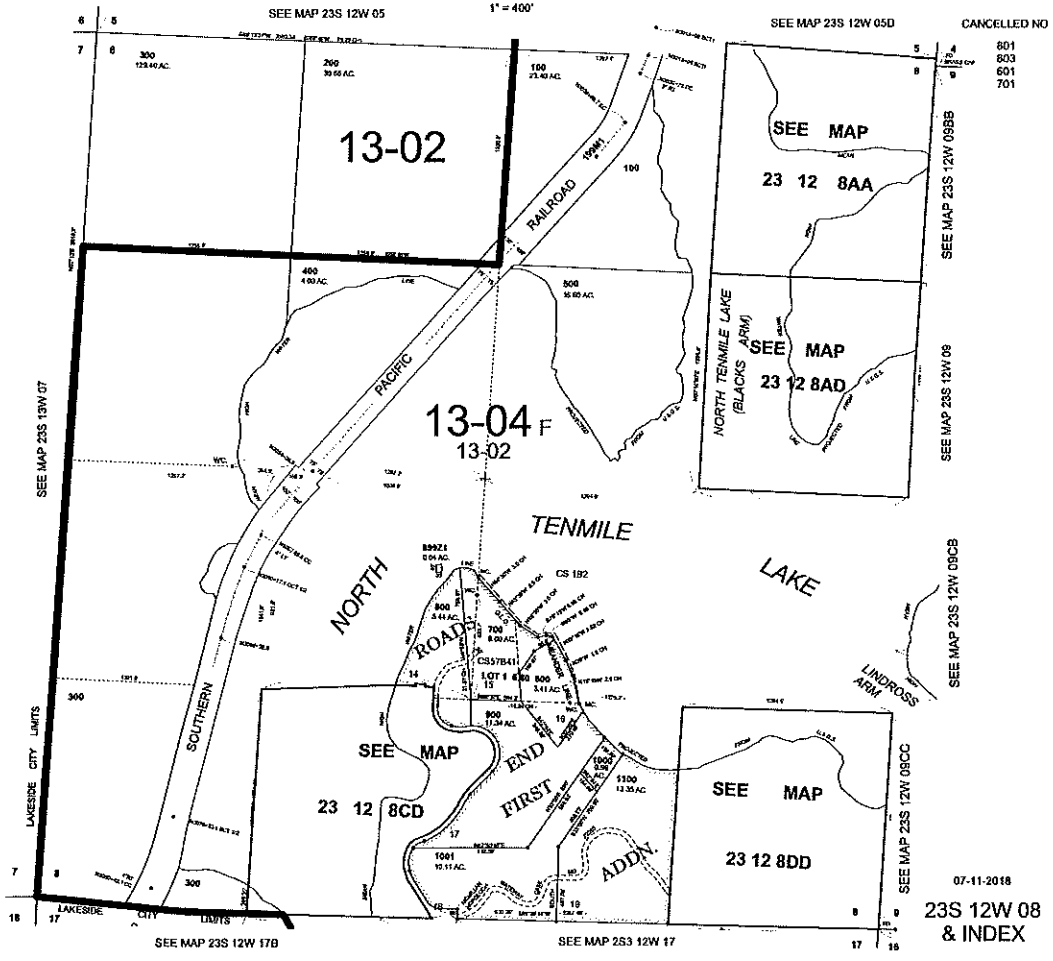
Thank you,

Amy Dibble

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 8 T23S R12W W.M.
COOS COUNTY

23S 12W 08
& INDEX



CANCELLED NO
801
803
601
701

07-11-2018
23S 12W 08
& INDEX

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2019

NOT OFFICIAL VALUE

June 13, 2019 5:49:36 pm

Account #	7593900	Tax Status	ASSESSABLE
Map #	23S12080000800	Acct Status	ACTIVE
Code - Tax #	1304-7593900	Subtype	NORMAL

Legal Descr See Record

Mailing Name EWING FAMILY TRUST

Deed Reference # 2017-8792

Agent

Sales Date/Price 09-08-2017 / \$0.00

In Care Of EWING, ELIZABETH B & GERALD L TTEE

Appraiser

Mailing Address 17720 PONA DEROSA LN
PRUNDALE, CA 93907-9053

Prop Class	801	MA	SA	NH	Unit
RMV Class	800	01	06	LKF	43793-1

Situs Address(s)	Situs City
ID# 72312 POTLATCH RD	LAKESIDE
ID# 20 135 N TENMILE LAKE	LAKESIDE

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
1304 Land	112,940			Land	0
Impr.	35,120			Impr.	0
Code Area Total	148,060	105,390	105,390		0
Grand Total	148,060	105,390	105,390		0

Land Breakdown											
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1304	30	<input checked="" type="checkbox"/>		RR-2, F	Market	100	A	1.00	HS	001	
1304	40	<input checked="" type="checkbox"/>		RR-2, F	Market	100	A	4.00	MV	001	
1304	20	<input type="checkbox"/>		RR-2, F	Market	100	A	0.44	MV	001	
Grand Total								5.44			

Improvement Breakdown										
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
1304	2	2008	303	General Purpose Building	100	1,200			15,820	
1304	1	2008	110	Residential Other Improvements	100	0			19,300	
Grand Total							1,200		35,120	

Exemptions/Special Assessments/Potential Liability										
Code Area	Type									
NOTATION(S):										
■ FIRE PATROL ADDED 2014										
AFFIDAVIT #20303 - #7593990 COMBINED INTO #7593900 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION										
1304										
FIRE PATROL:										
■ FIRE PATROL SURCHARGE										
		Amount	47.50						Year	2019
■ FIRE PATROL TIMBER										
		Amount	18.75	Acres	4.44				Year	2019