

LAND USE PERMIT APPLICATION – BALANCE OF COUNTY
COOS COUNTY PLANNING DEPARTMENT

COMPLETED BY STAFF

Received By: L. O M
Date Submitted: 10/1/19
Application No.: ACU-19-039
Fee: \$1,479.00
Fee Paid: 1479.00
Receipt No.: 212967

- COMP PLAN AMENDMENT
- ZONE CHANGE
- TEXT AMENEDMENT
- CONDITIONAL USE REVIEW
- HEARINGS BODY
- ADMINISTRATIVE
- VARIANCE
- LAND DIVISION *
- HAZARD REVIEW *
- FARM OR FOREST REVIEW *
- FAMILY/MEDICAL HARSHIP*
- HOME OCCUPATION/COTTAGE INDUSTRY

***Supplemental Application required**

STAFF NOTES:

Please type or clearly print all of the requested information below. Please be sure to include any supplemental application for if required.

I. APPLICANT

Name: Tom and Tricia Meza
Mailing Address: 1560 E Pacheco Blvd Ste B
City: Los Banos State: CA Zip: 93635
Daytime Phone: (209) 704-2576
Email: tricialynnmeza@sbcglobal.net

II. OWNER(S)

Name: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Daytime Phone: _____
Email: _____

III. PROPERTY - If multiple properties are part of this review please check here and attached a separate sheet with property information.

Location or Address: 70852 Devore Arm Rd Lakeside OR 97449

No. Acreage _____ Tax Acct. 30301

Township: _____ Range: 23 Section: 12 ¼ Section: 20 BC 1/16 Section: _____ Tax lot: 600,700

Zone: RR-2 Water Service Type: Surface water

Sewage Disposal Type: Septic tank

School District: none Fire District: _____

IV. REQUEST SUMMARY (Example: "To establish a template dwelling in the Forest Zoning District.")

Accessory structure in CSB

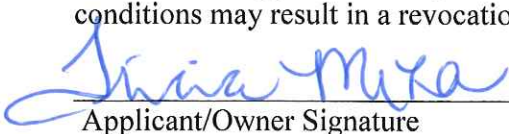
V. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- A. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- B. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- C. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director’s decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county’s behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit.


Applicant/Owner Signature


Applicant/Owner Signature

5. Non-Estuarine Shoreland Boundary (Balance of County Policy 5.10)

The Coastal Shoreland Boundary map has inventoried the following:

- Coastal Shoreland Boundary
- Beach Erosion
- Coastal Recreation Areas
- Area of Water-Dependent Uses
- Riparian Vegetation
- Fore Dunes
- Head of Tide
- Steep Bluffs over 50% Slope
- Significant wetland wildlife habitats
- Wetlands under agricultural use
- Areas of Exceptional Aesthetic or Scenic Quality and Coastal Headlands
- Headland Erosion

Purpose Statement:

Protection of major marshes (wetlands), habitats, headlands, aesthetics, historical and archaeological sites: Coos County shall provide special protection to major marshes, significant wildlife habitat, coastal headlands, exceptional aesthetic resources, and historic and archaeological sites located within the Coastal Shorelands Boundary of the ocean, coastal lakes and minor estuaries. This strategy shall be implemented through plan designations and ordinance measures that limit uses in these special areas to those uses that are consistent with protection of natural values, such as propagation and selective harvesting of forest products, grazing, harvesting wild crops, and low intensity water-dependent recreation. This strategy recognizes that special protective consideration must be given to key resources in coastal shorelands over and above the protection afforded such resources elsewhere in this plan.

Coos County shall consider:

- i. "Major marshes" to include certain extensive marshes associated with dune lakes in the Oregon Dunes National Recreation Area and wetlands associated with New River as identified in the Inventory text and maps, and on the Special Considerations Map;
- ii. "Significant wildlife habitat" to include "sensitive big-game range", Snowy Plover nesting areas, Bald Eagle, and Osprey nesting areas, Salmonid spawning and rearing areas, and wetlands;
- iii. "Coastal headlands" to include Yoakum Point, Gregory Point, Shore Acres, Cape Arago south to Three-Mile Creek, Five Mile Point, and Coquille Point;
- iv. "Exceptional resources Aesthetic or Scenic Quality" to include the coastal headlands identified above, and other areas identified in the Coastal Shorelands Inventory Map; and

v. "Historical, cultural and archaeological sites" to include those identified in the Historical, Cultural and Archaeological Sites Inventory and Assessment.

a. Uses allowed within the Coastal Shoreland Boundary: This strategy recognizes: (1) that Coos County's rural shorelands are a valuable resource and accordingly merit special consideration; and (2) that Statewide Planning Goal #17 places strict limitations on land divisions within coastal shorelands.

i. Uses within the Coastal Shoreland Boundary: Coos County shall manage its rural areas within the "Coastal Shorelands Boundary" of the ocean, coastal lakes and minor estuaries through implementing ordinance measures that allow the following uses:

a) Farm uses as provided in ORS 215;

b) Propagation and harvesting of forest products consistent with the Oregon Forest Practices Act.

c) private and public water dependent recreation developments;

d) aquaculture;

e) water-dependent commercial and industrial uses and water-related uses are allowed only upon finding by the Board of Commissioners that such uses satisfy a need, which cannot otherwise be accommodated on shorelands in urban and urbanizable areas;

f) single family residences on existing lots, parcels, or units of land when compatible with the objectives and implementation standards of the Coastal Shorelands goal, and as otherwise permitted by the underlying zone; or

accessory to single family dwelling
g) any other uses, provided that the Board of Commissioners determines that such uses:

a. Satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas;

b. Are compatible with the objectives of Statewide Planning Goal #17 to protect riparian vegetation and wildlife habitat;

c. The "other" use complies with the implementation standard of the underlying zone designation; and

d. In addition, the above uses shall only be permitted upon a finding that such uses do not otherwise conflict with the resource preservation and protection policies established elsewhere in this plan.

* ii. A site plan and design review is only necessary when required in Coos County Comprehensive Plan Volume I Part 3 § 3.5: Structures associated with the above

uses, with the exception of farm and forest uses, shall only be permitted after an Administrative Conditional Use Review or higher review addressing the criteria and requirements of this subsection below and upon a finding that such uses do not otherwise conflict with the Special Development Considerations and Overlay Zones found in this Ordinance.

a) Site Review and Approval Criteria.

Construction, site development and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents as approved.

Nothing in this subsection shall be construed to prevent ordinary repair, maintenance and replacement of any part of the building or landscaping which does not involve a substantial change from the purpose and objectives of this section. Proposed "substantial changes" shall be submitted to the Planning Director for approval.

All variances from the site development criteria which are deemed necessary by the applicant shall be requested pursuant to ARTICLE 5.3.

These standards are intended to provide a frame of reference for the applicant to the development of a site and building plans as well as a method of review. These standards shall not be regarded as inflexible requirements, nor do they advocate any particular architectural style, for they are intended to encourage creativity, invention and innovation. The following standards shall be utilized in reviewing the plans, drawings, sketches and other documents required under for this review:

1. Landscaping
 - a. The landscape shall be such to minimize soil erosion and lessen the visual impact;
 - b. Any grade changes shall be in keeping with the general appearance of neighboring developed areas.
2. Structures
 - a. Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings;
 - b. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.
3. Drives, Parking and Circulation

With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to the location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and must

comply with the standards found in Chapter VII. The Roadmaster is responsible for determining compliance with this subsection.

4. Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties, the public storm drainage system, or create environmental problems.

5. Utility Service

- a. Whenever feasible, electric, telephone and other utility lines shall be underground;
- b. Any utility installations remaining above ground shall be located so as to have an harmonious relation to neighboring properties and the site;
- c. The proposed method of sanitary sewage disposal from all buildings shall be indicated.

b) Application Submittal and Review Procedure.

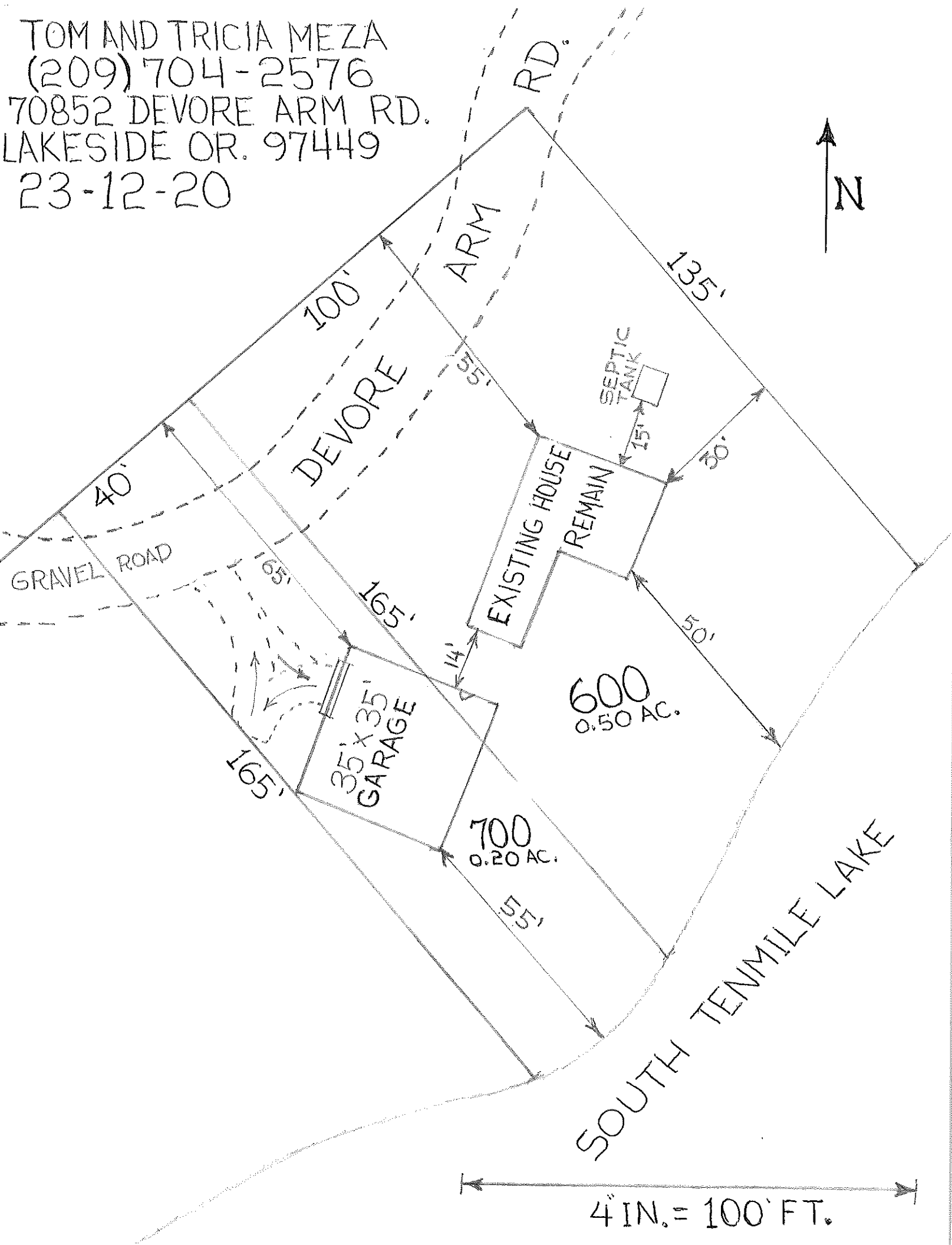
1. Submission of Documents - A prospective applicant for a building or other permit who is subject to site design review shall submit the following to the County Planning Director:

- a. A site plan, drawn to scale, shows the proposed layout of all structures and other improvements;
- b. A landscape plan, drawn to scale, showing the location of existing trees proposed to be retained on the site, the location and design of landscaped areas, the varieties and sizes of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials;
- c. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction;
- d. Specifications as to type, color and texture of exterior surfaces of proposed structures including reflective surfaces of solar collectors;
- e. An application request which shall include:
 - 1) Name and address of applicant;
 - 2) Statement of applicant's legal interest in the property (owner, contract purchaser, lessee, renter, etc.) and a description of that interest, and in case the applicant is not the owner, verification of the owner's consent;
 - 3) Address and legal description of the property;
 - 4) Statement explaining the intended request;
 - 5) The required fee; and

Any other materials or information as may be deemed necessary to assist in evaluation of the request. The request will be made prior to deeming the application complete. However, if this

review is before the hearings body they may request for additional information to ensure compliance.

TOM AND TRICIA MEZA
(209) 704-2576
70852 DEVORE ARM RD.
LAKESIDE OR. 97449
23-12-20



4" IN. = 100' FT.

Coos County, Oregon
250 No. Baxter St.
Coquille, OR 97423

CASH RECEIPT

211681

Date 9-26-19

Received From Thomas & Tricia Meza

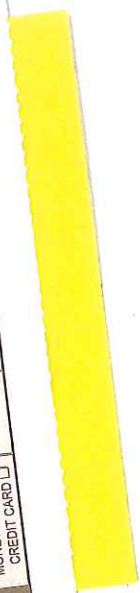
70852 Devore Arm Lakeside Dollars \$ 60.00

Address 23-1220 BE-100 #700

For Consolidation

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH/ # <u>6737</u>	
AMT PAID		CHECK	<u>60.00</u>
BALANCE DUE		MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By 



Statement of intent.

The proposed structure is to be an accessory to single family dwelling to store personal vehicle and off road vehicles

1. Landscaping.

a. no trees, bushes or plants will be removed in order to build proposed structure. The lot was already free of trees, bushes and plants when we purchased the property. We do not intend to plant any new trees, bushes or plants. As we have not removed any and we have sufficient plant life already existing on the property that will be used for the prevention of soil erosion and to keep with the visual impact of the lake.

b. Grade changes will be minimal. We will only be leveling proposed build site as to keep with the general appearance of neighboring developed areas.

2. Structures

a. The proposed structure is going to be located in such a way as to be harmoniously related to existing dwelling and the neighboring dwellings as shown on our plot map.

3. Driveway and Parking will be arranged in such a way to be deemed safe and convenient as shown on our plot map.

4. Surface Water Drainage

The proposed structure will have a french drain to prevent ground and surface water from penetrating or damaging the building's foundation, neighboring properties or create environmental problems.

5. Utility Services

The proposed structure will not have electric, telephone, water or sewer services as it is only going to be used to store our personal vehicle and off road vehicles.

Specifications of the roof on the proposed structure is Dark Grey composition and the exterior walls will be a light grey Hardie board.