

LA USE PERMIT APPLICATION – BA NCE OF COUNTY
COOS COUNTY PLANNING DEPARTMENT

COMPLETED BY STAFF	
Received By: <u>E. O'm</u>	<input type="checkbox"/> COMP PLAN AMENDMENT
Date Submitted: <u>10/3/19</u>	<input type="checkbox"/> ZONE CHANGE
Application No.: <u>ACW-19-041</u>	<input type="checkbox"/> TEXT AMENEDMENT
Fee: <u>\$1480.00</u>	CONDITIONAL USE REVIEW
Fee Paid: <u>\$1,480.00</u>	<input type="checkbox"/> HEARINGS BODY
Receipt No.: <u>212971</u>	<input checked="" type="checkbox"/> ADMINISTRATIVE
	<input type="checkbox"/> VARIANCE
	<input type="checkbox"/> LAND DIVISION *
	<input type="checkbox"/> HAZARD REVIEW *
	<input type="checkbox"/> FARM OR FOREST REVIEW *
	<input type="checkbox"/> FAMILY/MEDICAL HARDSHIP*
	<input type="checkbox"/> 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: Smith River Land & Cattle Co.

Mailing Address:

19678 Lower Smith River Rd.

City State Zip

Reedsport, OR 97467

Daytime Phone

541-271-4940

Email:

II. OWNER(S)

Name: Smith River Land & Cattle Co.

Mailing Address:

19678 Lower Smith River Rd.

City State Zip

Reedsport, OR 97467

Daytime Phone

541-271-4940

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: 71399 Heavy Horse Rd.

No. Acreage 11.33 acres

Tax Acct. 34800

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:

23S 12W 22 B 0 300

Zone: Forest Mixed Use Water Service Type: On site

Sewage Disposal Type: On-site

School District: North Bend

Fire District: Lakeside

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

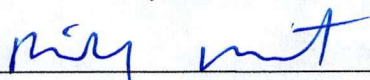
V. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning 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.



July 15, 2019

Coos County Planning Dept.

Subject Property - T.L. 200 - 23S 12W 24B

Applicant/Owner:

Smith River Land & Cattle Co.
19678 Lower Smith River Rd.
Reedsport, OR 97467

Section 4.6.110

3. Residential Uses

b. Template Dwelling

- i) Only one residential dwelling will be sited on the subject parcel.
- ii) There are no deed restrictions on the subject property restricting dwellings.
- iii) The subject parcel will meet the required number of parcels (11) if the property is capable of producing +85 Cf/Ac./Yr of growth using the 160 acre rectangle. See attached NRCS Soil report.
- iv) The subject parcel is under 60 acres. The 160 acre square was used to determine the parcels that qualified for this application.
- vi) The proposed dwelling is not prohibited by, and will comply with the requirements of the Comprehensive Plan and its implementing measures.

SECTION 4.6.130 - ADDITIONAL CRITERIA

1. Siting a dwelling on the subject tract will not force a significant change in, or significantly increase the cost of accepted forest or farming practices on the adjacent lands.
There are a minimum of 18 parcels within the 160 acre square ranging from 0.04 acres to 80 acres of which are zoned F and RR-2. Twelve of these parcels have pre – 1993 dwellings. By allowing the siting of a dwelling on this site, the parcel would conform to what already exists within the area.
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or increase risks to fire suppression personnel. The existing maintained gravel roads and maintained firebreak will actually aid in fire suppression by allowing easy and fast access in the event of a fire.

3. All uses must comply with applicable development standards and fire siting and safety standards.
The proposed dwelling will meet all of the applicable standards.
4. A "Forest Management Covenant" will be filed if this application is approved.
- 5.a. Dwellings and structures shall be sited on the parcel so that:
 - i. They have the least impact on nearby or adjoining forest or agricultural lands.
The proposed structure will be sited in a location that will not impact any nearby or adjoining lands.
 - ii. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized.
The proposed building site will be cleared and will not have any adverse impacts on the remaining portion of the tract.
 - iii. The amount of forest land used to site access roads, service corridors, and the structure is minimized.
The plan is to abandon a portion of the existing road on the subject property and utilize an old road grade to better the access and to reduce the road grade.
 - iv. The risk associated with wildfires are minimized.
The required clearing limits for siting a structure on Forest Zoned land will be met.
- b. Under ORS 537.545 (b) & (d) - no permit is required to take water for single or group purposes in the amount not to exceed 15,000 gallons per day.
6. The subject property will be serviced by Heavy Horse Road which is a private road.
7. Approval of a dwelling shall be subject to the following requirements:

The subject property currently meets the minimum stocking requirements.

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA

1. The subject parcel is approximately 11.33 acres and was legally created.
2. Setbacks - all structures, existing and proposed will meet the required road setbacks.
3. Fences, Hedges and Walls: do not exist in this situation.

4. Off-Street Parking and Loading: there is adequate space for both on the subject property.
5. Minimizing Impacts: The owner will file a Forest Management Covenant before a dwelling is constructed.
6. Riparian Vegetation Protection: N/A
7. The subject property falls within the Lakeside R.F.P.D.
8. N/A - The property falls within the Lakeside R.F.P.D.
9. Fire Siting Standards for New Dwellings:
 - a. The property owner will maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient 3/4" garden hose to reach the perimeter of the primary fuel - free building setback.
 - b. Not available
10. Firebreak
 - a, b, c & d. A firebreak shall be established and maintained around the proposed structure for a distance of 30 feet in all directions. A secondary firebreak of 50 feet shall be maintained if needed.
11. The proposed structure will have non-combustible or fire-resistant roofing.
12. Not available.
13. The slopes of the proposed structure site are less than 10%.
14. A spark arrester will be required if the proposed dwelling has a chimney.
15. The proposed structure will fall within the Lakeside R.F.P.D.
16. The existing driveway will meet the requirements.
17. The proposed new driveway will meet the road and driveway standards.