

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

COMPLETED BY STAFF

Received By: <u>l-DM</u> Date Submitted: <u>12/10/19</u> Application No.: <u>ACU-19-050</u> Fee: _____ Fee Paid: <u>\$1480.00</u> Receipt No.: <u>214447</u>	<input type="checkbox"/> COMP PLAN AMENDMENT <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> TEXT AMENEDMENT CONDITIONAL USE REVIEW <input type="checkbox"/> HEARINGS BODY <input 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:
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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: Tim Banaszek
 Mailing Address: PO Box 298
 City Coos Bay State OR Zip 97420
 Daytime Phone 541-294-8157
 Email: tim@southportlumber.com

II. OWNER(S)

Name: Jason Smith
 Mailing Address: P.O. Box 298
 City Coos Bay State OR Zip 97420
 Daytime Phone 541-404-1908
 Email: jason@southportlumber.com

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

Location or Address:

No. Acreage 33.53 Tax Acct. 311100

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:
255 13 07 00200

Zone: 03-WD

Water Service Type: City

Sewage Disposal Type: Septic tank

School District: North Bend

Fire District: Glasgow

IV. REQUEST SUMMARY (Example: "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.



Applicant/Owner Signature

Applicant/Owner Signature

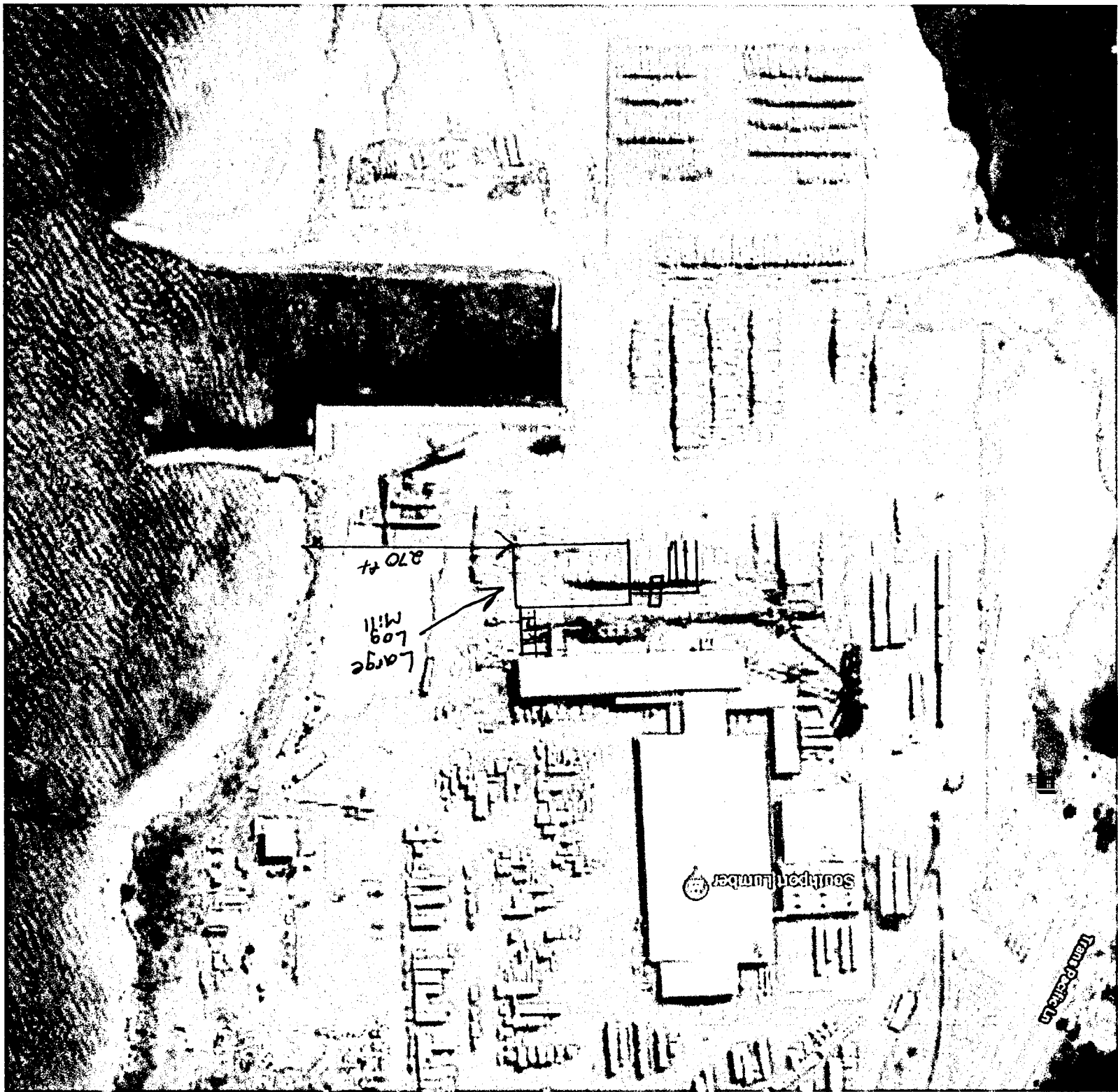
GENERAL CONDITIONS (the following condition applies to all uses and activities):

1. Uses in this district shall normally be water-dependent or water-related. Other uses shall only be permitted subject to the findings required by Policy #14.
Policy 14 b. propagation and harvesting of forest products
2. No permitted use or activity shall pre-empt the use of the designated dredged material disposal site in this unit, as required by Policy #20.
NA
3. All permitted uses shall be consistent with the respective flood regulations of local governments, as required in Policy #27.
NA
4. All permitted uses in dune areas shall be consistent with the requirements of Policy #30.
NA
5. All permitted uses and activities must be consistent with a Snowy Plover habitat mitigation plan; see Management Objective.
6. In rural areas (outside of UGBs) utilities, public facilities and services shall only be provided subject to Policies #49, #50, and #51.
NA
7. Inventoried resources requiring mandatory protection in this unit are subject to Policies #17 and #18.
NA

SPECIAL CONDITIONS:

Uses: *#8*

- 4.,6.,16.,17. These uses are subject to review and approval when consistent with Policy #16.
5. New or expanded dryland moorage shall be subject to review and approval only when consistent with Policies #20, #27 and #14.
8. Log storage and sorting yards shall be allowed, provided that: (i) such uses are conducted on an interim basis and do not pre-empt use of the property for more intense, water-dependent developments, or (ii) such uses are accessory to a primary use involving waterborne shipment of logs.
accessory-
- 11a.,11b. A public boat ramp facility designated to meet the needs of and accommodate small private crafts shall be allowed and shall be located on public lands, provided that such is compatible with other uses allowed in this Management District.



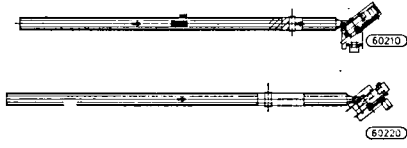
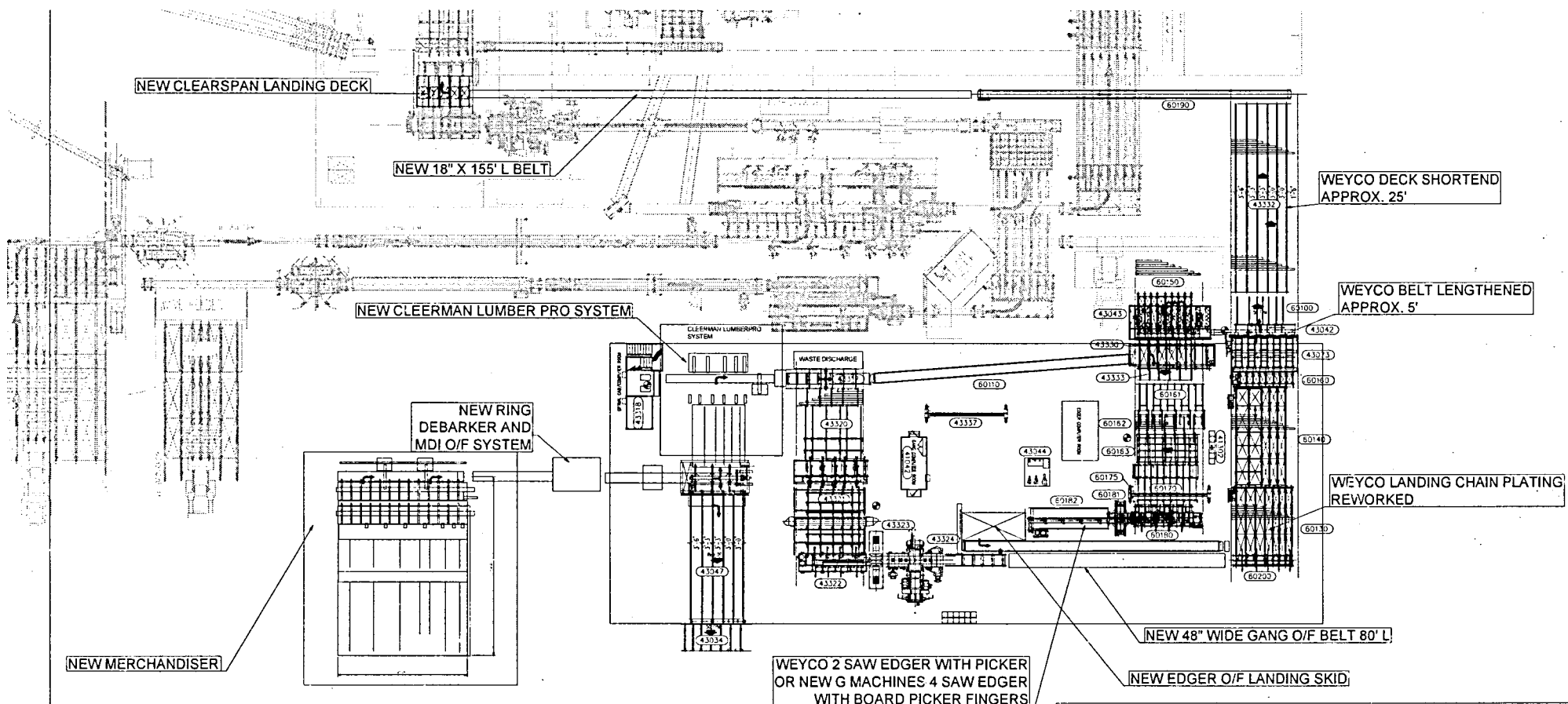
High Water
Distance To
Large Log Mill
270 ft

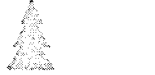
Application Check List.

A. Sawmill Expansion: Build Large Log Mill

- 1. (Planner will explain)**
- 2. Size of building is approximately 200' x 70'. The area is currently pavement.**
- 3. Attached is complete description of proposed layout**
- 4. Sewer and water not needed**

B. Plot plan attached.



 FIBERPRO We Know How	LARGE LOG MILL PRELIMINARY LAYOUT 11/19/2019	
	CUSTOMER NAME SOUTHPORT CUSTOMER LOCATION NORTH BEND, OR	CUSTOMER NO. DWG NO. PD19006-1R4
DRAWN BY: J. KRAUSS CHECKED BY:	CUSTOMER NO. DWG NO. PD19006-1R4	REV R4