



# Oregon

Kate Brown, Governor

**Department of Transportation**  
Region 3 Planning and Programming  
3500 NW Stewart Parkway  
Roseburg, Oregon, 97470  
Phone: (541) 957-3500

July 25, 2019

AMY DIBBLE  
COOS COUNTY PLANNING DEPARTMENT  
250 N. BAXTER STREET  
COQUILLE, OR 97423



**RE: ODOT MAINTENANCE STATION IN COOS COUNTY**

Ms. Dibble:

Enclosed is the extension application to file # ACU-17-024 for the ODOT Maintenance Station. The application expires on October 6, 2019. A personal issue came up and have to submit the application earlier than anticipated.

Please send the invoice to:

ODOT, Region 3 Headquarters  
3500 NW Stewart Parkway  
Roseburg, OR 97470

Please note the EA number on the invoice: **F40618-502-F05**

If you need additional information please call me at (541) 957-3521.

Thank you.

Sincerely,

Janell Stradtner  
Transportation Planner

Enclosures



EXTENSION OF A LAND USE APPROVAL

SUBMIT TO: COOS COUNTY PLANNING DEPARTMENT AT 225 N. ADAMS ST. COQUILLE

MAIL TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423

EMAIL PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

No Fee Received

Date Received: 7/29/19 Fee Received Receipt #: Received by: Please be aware if the fees are not with the included the application will not be processed.

File # EXT - 19 - 007 Prior Application # ACU - 17 - 024 Expiration Date: October 6, 2019

Land Owner(s)

(print name): ODOT - Oregon Department of Transportation
Mailing address: 3500 NW Stewart Parkway
Phone: 541.957.3500 Email:
Signature:

Applicant(s) If different from Property Owner

(print name): Janell Stradtner, ODOT
Mailing address: same as above
Phone: 541.957.3521 Email: janell.stradtner@odot.state.or.us
Signature: Janell Stradtner

PROPERTY LOCATION:

26S, 13W 27 1200
Township Range Section Tax lot(s)

No situs address, 93474 Highway 42, Coos Bay, OR 97420
Site address

Please provide the reason(s) that prevented the applicant from beginning or continuing development within the approval period. The applicant must provide a sufficient reason in order for staff to determine if the applicant was unable to begin or continue development during the approval period for reasons for which the applicant was not responsible:

ODOT has the project design under contract with Steele Architect of Bend Oregon. Steele has been working on the civil and architectural design for almost a year. During this time the initial (30%) programing was completed for both Civil and Architect. This level of effort included the access roadway, site and utility plans, buildings floor plans and cost estimates. After ODOT's review of the 30% plans, Steele is now continuing to work on both the Civil and Architectural designs with a goal of starting the civil construction work in the Spring of 2020 and architectural construction in the spring of 2023. The reason for the slow start on the architect (buildings) construction is due the increases in construction cost and tight budgets. In addition ODOT Environmental has completed a partial environmental reviews of the project and is scheduled to complete addition work in June 2019.Phase 1:

- 30% Pre-Design Services was completed November 30, 2018
Phase 2 schedule:
• Complete Final Civil Design January 2020.
• Site Civil Construction to start spring 2020
• Architectural (buildings) Deign to 90% December 2020
• Architectural (Buildings) Construction estimated start Spring 2023

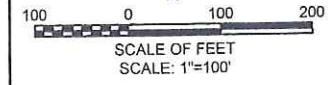
**CRITERIA:**

**SECTION 5.2.600 EXPIRATION AND EXTENSION of Conditional Uses**

Any conditional use not initiated within the time frame set forth in subsection (3) of this section may be granted an extension provided that an applicant has made a request and provided the appropriate fee for an extension prior to the expiration of the conditional use permit approval. Such request shall be considered an Administrative Action and shall be submitted to the Director.

1. Extensions on Farm and Forest (Resource) Zoned Property shall comply with OAR 660-033-0140 Permit Expiration Dates which states:
  - a. Except as provided for in subsection (e) of this section, a discretionary decision, except for a land division, made after the effective date of this section approving a proposed development on agricultural or forest land outside an urban growth boundary is void two years from the date of the final decision if the development action is not initiated in that period.
  - b. Coos County may grant one extension period of up to 12 months if:
    - i. An applicant makes a written request for an extension of the development approval period;
    - ii. The request is submitted to the county prior to the expiration of the approval period;
    - iii. The applicant states reasons that prevented the applicant from beginning or continuing development within the approval period; and
    - iv. The county determines that the applicant was unable to begin or continue development during the approval period for reasons for which the applicant was not responsible.
  - c. Additional one-year extensions may be authorized where applicable criteria for the decision have not changed.
  - d. If a permit is approved for a proposed residential development on agricultural or forest land outside of an urban growth boundary, the permit shall be valid for four years. An extension of a permit described in subsection (e) of this section shall be valid for two years.
  - e. For the purposes of subsection (e) of this section, "residential development" only includes the dwellings provided for under in the EFU and Forest zones in Chapter 4.
  - f. Extension requests do not apply to temporary use permits, compliance determinations or zoning compliance letters.
2. Extensions on all non-resource zoned property shall be governed by the following.
  - a. The Director shall grant an extension of up to two (2) years so long as the use is still listed as a conditional use under current zoning regulations.
  - b. If use or development under the permit has not begun within two (2) years of the date of approval and an extension has not been requested prior to the expiration of the conditional use then that conditional use is deemed to be invalid and a new application is required.
  - c. If an extension is granted, the conditional use will remain valid for the additional two years from the date of the original expiration.
3. Time frames for conditional uses and extensions are as follows:
  - a. All conditional uses within non-resource zones are valid four (4) years from the date of approval; and
  - b. All conditional uses for dwellings within resource zones outside of the urban growth boundary or urban unincorporated community are valid four (4) years from the date of approval.
  - c. All non-residential conditional uses within resource zones are valid (2) years from the date of approval.
  - d. For purposes of this section, the date of approval is the date the appeal period has expired and no appeals have been filed, or all appeals have been exhausted and final judgments are effective.
  - e. Additional extensions may be applied.

4. Extensions are subject to notice as described in § 5.0.900(2) and appeal requirements of 5.8 for a Planning Director's decision.



**LEGEND:**

CUT SLOPE	
FILL SLOPE	
APPROX. LOT LOCATION	
EXISTING CONTOUR	XXXX'

Alternative	Description	Planning Cost	Benefits
6	Access west of Laskey-Clifton through ODOT owned property	\$ 2,700,000.00	<ul style="list-style-type: none"> <li>- No property acquisition</li> <li>- Existing turn lane would minimize highway improvements</li> <li>- Eliminates sight distance issue on highway</li> </ul>



**VERIFY SCALES**  
 BAR IS ONE INCH ON ORIGINAL DRAWING.  
 0" = 1"  
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

NO.	DATE	BY	APPR	REVISIONS

**FLAGLINE ENGINEERING**  
 BEND OFFICE  
 686 NW York Drive, STE 100  
 BEND, OR 97703  
 541.808.4407

DATE: APRIL 2019      PROJECT NO:

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 SCALE: AS NOTED

ODOT  
 COOS COUNTY MAINTENANCE STATION

ACCESS RD ALTERNATIVE 6

DRAWING NO.  
 SHEET NO.

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