



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

Date Received: _____ Fee Received _____ Receipt #: _____ Received by: _____

File # EXT - _____ - _____ Prior Application # _____ - _____ - _____ Expiration Date: _____

Please be aware if the fees are not included with the application will not be processed. If payment is received on line a file number is required prior to submittal.

Please type or clearly print all of the requested information below. Please read all the criteria that apply as found on pages 2 and 3 of this application.

Applicant(s) (print name):

Mailing address:

Phone:

Email:

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

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

Tax Account Number(s):

Zoning:

Please answer the following questions:

- How many extensions have been requested prior to this one? This is the _____
- The original application request was for? Choose an item.
- Have you secured or applied for any other permits? Choose an item.
 - I have obtained the following permits: DEQ Building DSL COE Other _____
 - I have applied for the following but not received approval: DEQ Building DSL COE Other _____
- Have you received approval for a rezone, land division or property line adjustment on this property after obtaining the land use approval that is subject of this extension request? Choose an item.
- Please explain the reasons that prevented you from beginning or continuing development within the approval period. (Attach additional pages if needed)

Applicable Coos County Zoning and Land Development Ordinance Sections:

SECTION 5.2.600 EXPIRATION AND EXTENSION OF CONDITIONAL USES

- (1) Permits approved under ORS 215.416 for a proposed residential development on agricultural or forest land outside of an urban growth boundary under ORS 215.010 to 215.293 or 215.317 to 215.438 or under county legislation or regulation, the permit is valid for four years.
 - a. Extensions for Residential Development as provided for under ORS 215.213 (3) and (4), 215.284, 215.317, 215.705 (1) to (3), 215.720, 215.740, 215.750 and 215.755 (1) and (3) shall be granted as follows:
 - i. First Extension - An extension of a permit for “residential development” as described in Subsection (1) above is valid for two (2) years.
 1. The applicant shall submit an application requesting an extension to the County Planning Department prior to expiration of the final decision. See Section 5.0.250 for time lines for final decisions. Untimely extension requests will not be processed.
 2. Upon the Planning Department receiving the applicable application and fee, staff shall verify that the application was received within the deadline and if so issue an extension.
 3. An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.
 - ii. Additional Extensions - A county may approve no more than five additional one-year extensions of a permit if:
 1. The applicant submits an application requesting the additional extension prior to the expiration of a previous extension;
 2. The applicable residential development statute has not been amended following the approval of the permit; and
 3. An applicable rule or land use regulation has not been amended following the issuance of the permit, unless allowed by the county, which may require that the applicant comply with the amended rule or land use regulation.
 4. An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.
- (2) Permits approved under ORS 215.416, except for a land division and permits described in Subsection (1)(a) of this section, for agricultural or forest land outside an urban growth boundary under ORS 215.010 to 215.293 and 215.317 to 215.438, or under county legislation or regulation adopted pursuant thereto, are void two years from the date of the final decision if the development action is not initiated in that period.
 - a. Extensions for Non-Residential Development as described in Subsection (2) above may be granted if:
 - i. The applicant submits an application requesting an extension to the County Planning Department prior to expiration of the final decision. See Section 5.0.250 for time lines for final decisions.
 - ii. The Planning Department receives the applicable application and fee, and staff verifies that it has been submitted within the deadline;
 - 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.
 - b. An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.

- c. Additional one-year extensions may be authorized where applicable criteria for the original decision have not changed, unless otherwise permitted by the local government.
- (3) On lands not zoned Exclusive Farm, Forest and Forest Mixed Use:
- a. All conditional uses for residential development including overlays shall not expire once they have received approval.
 - b. All conditional uses for nonresidential development including overlays shall be valid for period of five (5) years from the date of final approval.
 - c. Extension Requests:
 - i. All conditional uses subject to an expiration date of five (5) years are eligible for extensions so long as the subject property has not been:
 - 1. Reconfigured through a property line adjustment that reduces the size of the property or land division; or
 - 2. Rezoned to another zoning district in which the use is no longer allowed.
 - d. Extensions shall be applied for on an official Coos County Planning Department Extension Request Form with the fee.
 - e. There shall be no limit on the number of extensions that may be applied for and approved pursuant to this section.
 - f. An extension application shall be received prior the expiration date of the conditional use or the prior extension. See section 5.0.250 for calculation of time.
- (4) Changes or amendments to areas subject to natural hazards^[2] do not void the original authorization for a use or uses, as they do not determine if a use can or cannot be sited, but how it can be sited with the least amount of risk possible. Overlays and Special Development Considerations may have to be addressed to ensure the use can be sited with an acceptable level risk as established by Coos County.

^[2] Natural hazards are: floods (coastal and riverine), landslides, earthquakes and related hazards, tsunamis, coastal erosion, and wildfires.