

AD - 2019  
20 - 000270



CURRY COUNTY COMMUNITY DEVELOPMENT  
94235 MOORE STREET, SUITE 113  
GOLD BEACH, OREGON 97444

Becky Crockett  
Planning Director

Phone (541) 247-3228  
FAX (541) 247-4579

File # AD-2019 Fee \$ 2000 Receipt # \_\_\_\_\_ Accepted by NCO

### LAND USE DECISION APPLICATION FORM

Application Type (Check One)

☐ Comp Plan/Zone      Conditional Use      ☐ Variance      ☐ Partition      ☐ Subdivision      ☐ Development Permit

Application Date: October 20, 2020 ✓      Hearing / Decision Date: \_\_\_\_\_

*APPLICANT: Please complete all parts of this form. The attached application checklist will be marked by staff to reflect the information and supporting items required for this request. Please return this prepared checklist, the completed application form and required fee at the time of submission. Please note that your application cannot be reviewed or processed until all the required items have been provided.*

#### 1. PROPERTY OWNER OF RECORD

Name: Oregon Acres LLC ✓  
Mailing Address: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

#### 2. APPLICANT

Name: Samuel Wilder ✓  
Mailing Address: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

#### 3. AGENT (If Any)

Name: John Bischoff ✓  
Mailing Address: \_\_\_\_\_  
City, State, ZIP: \_\_\_\_\_  
Telephone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

#### 4. BASIC PROPOSAL (Briefly describe your proposed land use)

To place a dwelling on a 160+ acre parcel ✓  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### 5. PROPERTY INFORMATION

Assessor Map # 36-14-00 Tax Lot (s) 1020

RECEIVED  
10/20/20 - NCO

PRIOR  
LAND USE  
FILES  
U - 0505  
P - 0410  
U - 0420  
AD - 0522

Zoning: Forest Grazing Total Acreage Pursuant to GIS 184.01 acres

SB 160 1/2 AC

**6. PROPERTY LOCATION**Address (if property has a situs address) 23261 Libby Creek Rd. Gold beach, OR 97444Description of how to locate the property. Adjacent to North Bank Rogue River Rd. and Libby Creek Rd. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_**7. EXISTING LAND USE** (briefly describe the present land use of the property)☐ Vacant ☐ Developed; Describe existing developmentFormally a Rod and Gun club but not used now. One building remainingApplication approved in 2007 for a dwelling but never built and since expired. ✓**8. SURROUNDING LAND USES** (Briefly describe the land uses on adjacent property)Forest Grazing ✓**9. SERVICE AND FACILITIES AVAILABLE TO THE PROPERTY**

Please indicate what services and facilities are available to the property. If on-site sewage disposal and/or water source is proposed, a copy of the approved site evaluation or septic system permit and a copy of any water rights or well construction permit must be submitted with this application.

Water Source: Well ✓Sewage Disposal Septic System oite ✓Electrical Power Coo/c\Curry Electric ✓Telephone Service Frontier ✓Fire Department/District CEDAR VALLEY RFPDSchool District Gold Beach**10. ROAD INFORMATION**Nearest Public Road: Libby Creek Rd. ✓Private Roads Serving the Property yes ✓Road Condition Gravel ✓Legal Status Private ✓Ownership: I own the roa ☐ Easement on others property ☐ Joint Owner ☐

Please submit record of ownership (i.e. deeds, easement, plat dedication, etc)

Proposed New Roads/Driveways (Briefly describe any new road construction related to this application)  
None,  
\_\_\_\_\_

**11. PHYSICAL DESCRIPTION OF THE SUBJECT PROPERTY**

Topography (Briefly describe the general slope and terrain of the property)

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Vegetation (Briefly describe the vegetation on the property)

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**12. FINDINGS OF FACT**

Oregon Statute and the zoning ordinance requires that land use decisions be supported by factual findings. The burden of proof is on the proponent therefore it is required that the application provide findings to support the request in this application. The standards and criteria that are relevant to this application will be provided by the staff and are considered to be a part of this application form. Please read the standards and criteria carefully and provide factual responses and evidence to address each standard. These findings must be sufficiently specific to allow the decision maker to determine whether your request meets the relevant standard. Please attach your written findings and supporting evidence to this application.

**FAILURE TO PROVIDE THE REQUIRED FINDINGS WILL PREVENT THE APPLICATION FROM BEING PROCESSED AND IT WILL BE RETURNED AS BEING INCOMPLETE.**

**13. APPLICANT'S SIGNATURE AND STATEMENT OF UNDERSTANDING**

(Please read the statement below *before* signing the signature blank)

I (We) ;  
 C6F8FB59E6264B4...;  
 \_\_\_\_\_;  
 \_\_\_\_\_;  
 \_\_\_\_\_; have filed this application for  
 \_\_\_\_\_

With the Curry County Department of Community Development-Planning Division to be reviewed and processed according to State of Oregon and county ordinance requirements. My (our) signature (s) below affirms that I (we) have discussed the application with the staff, and that I (we) acknowledge the following disclosures:

- (a) I (we are stating all information and documentation submitted with this application is true and correct to the best of my (our) knowledge.
- (b) I (we) understand that if false information and documentation has been submitted and the decision is based on that evidence, the decision may be nullified and the county may seek all legal means to have the action reversed.
- (c) I (We) understand any representations, conclusions or opinions expressed by the staff in pre-application review of this request do not constitute final authority or approval, and I (we) am (are) not entitled to rely on such expressions in lieu of formal approval of my (our) request.
- (d) I (We) understand that I (we) may ask questions and receive input from staff, but acknowledge that I (we) am (are) ultimately responsible for all information or documentation submitted with

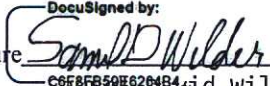


this application. I (We) further understand staff cannot legally bind the county to any fact or circumstance which conflicts with State of Oregon or local ordinance, and in event a conflict occurs, the statement or agreement is null and void.

- (e) I (We) understand that I (we) have the burden of proving that this request meets statutory and Ordinance requirements, and I (we) must address all of the criteria that may apply to the decision being made. The criteria for approving or denying this request have been provided to me (us) as a part of the application form.
- (f) I (We) understand the staff is entitled to request additional information or documentation any time after the submission of this application if it is determined as such information is needed for review and approval.
- (g) I (We) understand this application will be reviewed by the Oregon Department of Land Conservation & Development (DLCD) and possibly other state agencies as part of the statewide land use coordination process. I (We) understand that agencies that participate in the review process have the legal right to appeal the approval of the request.
- (h) I (We) understand that it is my (our) responsibility, and not the county's, to respond to any appeal and to prepare the legal defense of the county's approval of my (our) request. I (We) further realize it is not the county's function to argue the case at any appeal hearing.
- (i) I (We) understand that I (we) am (are) entitled to have a lawyer or land use consultant represent me (us) regarding my application and to appear with me (or for me) at any appointment, conference or hearing relating to it. In light of the complexity and technical nature of most land use decisions, I (we) understand that it may be in my best interests to seek professional assistance in preparation of this application.
- (j) The undersigned are the owner (s) of record for the property described as:

Assessor Map(s): 36-14-00 \_\_\_\_\_  
and Tax Lot(s) 1020 \_\_\_\_\_  
in the records of Curry County.

This application MUST BE SIGNED BY ALL PROPERTY OWNERS OF RECORD, or you must submit a notarized document signed by each owner of record who has not signed the application form, stating that the owner has authorized this application.

- (1) Signature  \_\_\_\_\_  
Print Name Samuel David wilder III \_\_\_\_\_
- (2) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_
- (3) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_
- (4) Signature \_\_\_\_\_  
Print Name \_\_\_\_\_



## CURRY COUNTY COMMUNITY DEVELOPMENT

94235 MOORE STREET, SUITE 113  
GOLD BEACH, OREGON 97444

Becky Crockett  
Planning Director

Phone (541) 247-3228  
FAX (541) 247-4579

### SERVICE PROVIDER CONFIRMATION FORM

TO:

Name of Service Provider: COOS/CURRY ELECTRIC CO-OP  
(Water, Sewer, Fire, Electric, etc)

The person(s) listed below are applying for the following type of land use approval from the Planning Division: \_\_\_\_\_

In order to process the application we need information from you on whether their proposal meets the requirements of your agency / department. If there are any conditions or restrictions that will be placed on your approval we need to be aware those so that we may include them in our final decision. Please provide the Planning Division any information you feel is relevant to this proposal in the space provided below:

power is in the planning stages

Zane Adams - Staking Engineer  
Name / Title

10/21/20  
Date

Acting on behalf of the above referenced service provider

**TO THE APPLICANT:** In the space below describe your proposal with enough detail that the service provider listed above can make a determination regarding the project – if you need more room attach additional sheets:

PLACE A DWELLING ON A 160+ AC PARCEL

Applicant / Owner name: SAMUEL WILDER

Mailing Address: \_\_\_\_\_

Assessor Map and Taxlot: 36-14-00 T/L 1020

Subject Property Address: 32261 LIBBY CREEK RD.  
GOLD BEACH, OR 97444



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### SERVICE PROVIDER CONFIRMATION FORM

TO:

Name of Service Provider: CEDAR VALLEY FIRE DIST  
(Water, Sewer, Fire, Electric, etc)

The person(s) listed below are applying for the following type of land use approval from the Planning Division: \_\_\_\_\_

In order to process the application we need information from you on whether their proposal meets the requirements of your agency / department. If there are any conditions or restrictions that will be placed on your approval we need to be aware those so that we may include them in our final decision. Please provide the Planning Division any information you feel is relevant to this proposal in the space provided below:

Yes this property meets Requirements for  
the Fire Dept.

Wade Hovey Chief  
Name / Title

10-21-2020  
Date

Acting on behalf of the above referenced service provider

**TO THE APPLICANT:** In the space below describe your proposal with enough detail that the service provider listed above can make a determination regarding the project – if you need more room attach additional sheets:

TO PLACE A DWELLING ON A 160+ AC  
PARCEL

Applicant / Owner name: SAMUEL WILDER

Mailing Address: \_\_\_\_\_

Assessor Map and Taxlot: 36-14-00 T/L 1020

Subject Property Address: 32261 LIBBY CREEK RD  
GOLD BEACH, OR 97444



September 18, 2020

Curry County Planning Department  
94235 Moore Street  
Gold Beach, OR 97444

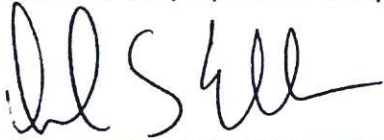
Subj: LETTER OF AUTHORIZATION REGARDING 3614-00 -01020-00 & A CONDITIONAL USE PERMIT

Curry County Planning Department,

Oregon Acres, LLC is the legal owner of parcel 3614-00 -01020-00, also referred to as 32261 Libby Creek Road, Gold Beach OR 97444. I have signing authority for Oregon Acres, LLC.

The property is under contract to sell. The potential buyer is: Samuel David Wilder III "Skip" & Lisa Marie Wilder.

Skip & Lisa Wilder have my authority to apply for a conditional use permit and represent the owner in any way needed for the purposes of the application process.



David Ellis, for Oregon Acres, LLC

09-18-2020

Date

 9-18-2020





