

20-000288



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

Becky Crockett
Planning Director

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File # AD-2021 Fee \$ 2000 Receipt # _____ Accepted by NCO

LAND USE DECISION APPLICATION FORM

Application Type (Check One)

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

Application Date: November 6, 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 Bradley S. Walker
Mailing Address: _____
City, State, ZIP: _____
Telephone #: _____ E-Mail _____

2. APPLICANT

Name Jonathan R. Giska
Mailing Address: _____
City, State, ZIP: _____
Telephone #: _____ E-Mail _____

3. AGENT (If Any)

Name: _____
Mailing Address: _____
City, State, ZIP: _____
Telephone # _____ E-Mail _____

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

We are seeking to obtain a Conditional Use Permit for siting of a single dwelling on this lot which is zoned "Forest Grazing". We are seeking this permit on behalf of the property owner as part of the diligence period for purchase of the property - this sale is contingent on obtaining a CUP.

5. PROPERTY INFORMATION

Assessor Map # 34S14W Tax Lot (s) 906
Zoning: Forest Grazing Total Acreage 167.24

RECEIVED
11/9/20

6. **PROPERTY LOCATION**

Address (if property has a situs address) _____

Description of how to locate the property Map Number 34S 14 W, Taxlot 906 ✓

The property is located ~1.0 mile off HWY 101, on Highlands Dr.,
which is located ~12 miles south of Port Orford. ✓

7. **EXISTING LAND USE** (briefly describe the present land use of the property)

Vacant Developed; Describe existing development

Proposed build site has been graded, along with gravel driveway to the site from Highlands Dr. ✓

8. **SURROUNDING LAND USES** (Briefly describe the land uses on adjacent property)

Multiple Forest Grazing lots (>160 acres) with home sites developed. ✓

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 On-site sewage/septic

Electrical Power Coos Curry Electric Coop

Telephone Service _____

Fire Department/District Coos Forest Protective Assc. - Gold Beach Unit North

School District Central Curry

10. **ROAD INFORMATION**

Nearest Public Road Highland Dr.

Private Roads Serving the Property Bureau of Land Management

Road Condition Graveled, good condition

Legal Status BLM owned - granted full access

Ownership: I own the road 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)

Gravel driveway to proposed build site developed.

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

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

The property consists of flat, rolling, and moderately sloping terrain.

The proposed build site is graded, flat on a ridge cleared for ocean views

Vegetation (Briefly describe the vegetation on the property)

Forest (old growth and young, dense) and pasture.

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) _____ ;
Jonathan Giska _____ ;
_____ ;
_____ ; have filed this application for
Bradley S. Walker _____

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.

G) The undersigned are the owner (s) of record for the property described as:

Assessor Map(s) 34S14W-00 _____
 and Tax Lot(s) 90 6 _____
 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 Bradley S. Walker (See Authorization Form) _____
- (2) Signature _____
 Print Name _____
- (3) Signature _____
 Print Name _____
- (4) Signature _____
 Print Name _____

CONDITIONAL USE PERMIT APPLICATION – REPRESENTATIVE AUTHORIZATION

PROPERTY IDENTIFICATION:

No current address.

(Property Situs or Road Address)

And described in the records of Curry County as:

Township 34 Range 14 Section 00 Map ID R26769 Tax Lot # 906

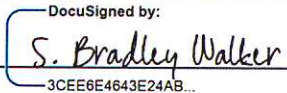
PROPERTY OWNER:

Printed Name: Bradley S. Walker

Address: _____

City, State, Zip: _____

Phone: _____ Email: _____

Signature:  _____

AUTHORIZED REPRESENTATIVE:

Printed Name: Jonathan Giska

Address: _____

City, State, Zip: _____

Phone: _____ Email: _____


Signature:  _____

Figure 5 - Detailed drawing of proposed home site.

