

20-000142



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-2011 Fee \$ 500 Receipt # _____ Accepted by WCO

LAND USE DECISION APPLICATION FORM

Application Type (Check One)

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

Application Date: 6/1/2020 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. Pl tion cannot be reviewed or processed until all the required items have been provided.

1. PROPERTY OWNER OF RECORD

Name Matthew Flescher

Mailing Address: _____

City, State, ZIP: Brookings OR 97415

Telephone #: _____ E-Mail _____

2. APPLICANT

Name same as above

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)

I will be living on the property while I build a house. I have already paid for my building permit

5. PROPERTY INFORMATION

Assessor Map # Lot #300 Tax Lot (s) 405-14-W-15-NE

Zoning: R2S Total Acreage 8.67 2.65 Ac

404-15A-00300



6.

PROPERTY LOCATIONAddress (if property has a situs address) 95748 Cape Fervelo RdDescription of how to locate the property Drive up Cape Fervel 1/3
of a mile, on the right side of the rd
lies my property. It is on the corner of
Cape Fervelo & House rock Rd

7.

EXISTING LAND USE (briefly describe the present land use of the property)☐ Vacant☒ Developed; Describe existing developmentReady for construction, utilities are in, electric
& well.

8.

SURROUNDING LAND USES (Briefly describe the land uses on adjacent property)Residential

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 wellSewage Disposal Do to Rooter OutghouseElectrical Power Coos Curry Electric

Telephone Service _____

Fire Department/District Cape Fervelo Fire DeptSchool District Curry / Brookings

10.

ROAD INFORMATIONNearest Public Road Cape Fervelo

Private Roads Serving the Property _____

Road Condition Asphalt / gravel

Legal Status _____

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)

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

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

5 acres are basically flat. The back 3 acres
are in a canyon or ridge line

Vegetation (Briefly describe the vegetation on the property)

~~Tree~~ Pine & spruce trees, some older



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)  ;
 ;
_____ ; 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:

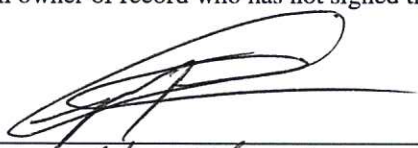

- (a) I (we are stating all information and documentation submitted with this application is true and correct to the best of my (our) knowledge.
- (b) I (we) understand that if false information and documentation has been submitted and the decision is based on that evidence, the decision may be nullified 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. (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) 4105-14W-155E
and Tax Lot(s) 300
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 Matt Flescher
- (2) Signature 
Print Name Rachel Flescher
- (3) Signature _____
Print Name _____
- (4) Signature _____
Print Name _____

ADDITIONAL NOTES:

All fees must be paid at the time your application is filed. Staff will examine the application when filed to check for completeness and will not accept it if required items are missing. A final completeness check will be made prior to doing public notice regarding the pending decision. If it is determined to be incomplete or the findings are insufficient you will be notified and you must provide the required information in a timely manner to avoid denial of the request.

ORS 215.427 required the county to take final action on a land use application (except for plan/zone changes) including all local appeals within 120 days if inside an Urban Growth Boundary (UGB) or 150 days if outside a UGB once the application is deemed complete.

PLOT PLANS:

All applications require that a plot plan of the subject property be included with the application form. The plot plan is an understandable map of your property and its relationship to adjacent properties. The plot plan must show certain essential information that is needed for the staff and the decision makers in the evaluation of your request. The plot plan is also incorporated into the public notice sent to adjacent property owners and affected agencies. The plot plan should be prepared on a single sheet of paper (preferable 8 ½ x 11") so copies can easily be reproduced for review.

An example plot plan is attached to this form to give you an idea of what information should be included on your plan and how it should be drawn. The plot plan **does not** have to be prepared by a surveyor or engineer, and can generally be prepared by the applicant from the Assessor map of the property. The dimensional information included on the plot plan must be accurate and drawn to scale so that the plot plan reasonably represents the subject property and any development therein. If your application is for a land partition or subdivision Oregon Statute required that plat maps must be prepared by a surveyor licensed by the state.

Hors Rock Cr.

197.5 536°33'W

UGD A

203.5N 512°20'W

1149°46'E 512.2N

227°36'E 276.2N

260.0N

545°21'E

House Rock Rd

Cape Royal Rd

Boundary

176.6N

533°36'E

Gravel Mine

Traveler
Satellite
Road

Well
1500
Water Slope
Slopes

Work

Soil
stacking

178.0N

60.4

House

Along Fencing
6150 ft

large front will be added
to the existing ground.
Construction entrance is
already built. Construction
will be done during old season
and once finished is complete
all disturbed soil will be
reseeded with grass before sell

AVAILABILITY OF POWER - ELECTRIC COORDINATION



1. THE SUBJECT PROPERTY IS WITHIN THE SERVICE TERRITORY OF COOS CURRY ELECTRIC AND CAN BE PROVIDED ELECTRIC POWER ONCE THE ROUTE HAS BEEN DETERMINED, EASEMENTS AND/OR PERMITS OBTAINED, AND ALL FEES PAID.
2. UTILITY NOTIFICATION CENTER SHOULD BE CALLED BEFORE ANY TRENCHING OR EXCAVATION.
3. STRUCTURES ARE NOT ALLOWED UNDERNEATH OR ON TOP OF ANY COOS CURRY FACILITIES.
4. NATIONAL ELECTRIC SAFETY CODE CLEARANCE REQUIREMENTS SHALL BE FOLLOWED

Situs address – 95748 Cape Ferrello Rd

Township CURRY County

Range 40S-14W-15NE

Section

Taxlot (s) 300

CCEC Representative Walt Jankus Date 6/1/2020

Owner/ Representative [Signature] Date 4/1/2020

Mailing Address for all Coos-Curry Electric Co-op offices: P.O. Box 1268, Port Orford OR 97465-1268

Port Orford Office: 43050 Hwy 101 Port Orford OR 97465 · Phone: 541-332-3931 Fax: 541-332-3501

Brookings Office: 815 Railroad St Brookings OR 97415 · Phone: 541-469-2103 Fax: 541-469-3193

Gold Beach Office: 29439 Ellensburg Gold Beach OR 97444 · Phone: 541-247-6638 Fax: 541-247-6630

Coquille Office: 220 S Mill Ave Coquille OR 97423 · Phone: 541-396-3118 Fax: 541-396-3119

www.ccec.coop


After Hours Outage Number 866-352-9044

FIRE DISTRICT SIGN-OFF FORM

This form must be taken to the local Fire Department with the Plot Plan that must be turned in when applying for a building permit. Please discuss your proposed development with the Fire Department to ensure fire safety and get the signature of the Fire Department. Return the Permit Clearance and this form with your plans to Curry County Department of Community Development.



Signature of Fire Department Representative



Signature of Permit Applicant

Fire/District Department	Contact	Phone Number
Agness Fire	Bill Scherbarth	541 247-7987
Brookings Fire	Jim Watson	541 469-1142
Brooking Rural	Jim Watson	541 469-1142
Cape Ferrelo Fire	Aaron Johnson	541 661-2128
Cedar Valley Fire	Wade Hooey	541 698-6237
Gold Beach Fire	Tyson Krieger	541 247-6204
Harbor Fire	Thomas Sorrentino	541 469-5301
Langlois Fire	Mike Murphy	541 348-2304 541 253-6191
Ophir Fire	Adam Brotton	541 698-6110
Pistol River Fire	Rocky Carpenter	541 247-2886
Port Orford Fire	David Duncan	541 332-3681
Sixes Fire	Wayne Moore	541 348-9927 541 253-6028
Upper Chetco Fire	Jim Watson	541 469-1142
Wedderburn Rural	Tyson Krieger	541 247-6204
Winchuck Fire	Brad Stepanek	541 602-4545

APPLICATION CHECKLIST

Please bring this form with your completed application

SPECIFIC TYPE OF APPLICATION : RV DURING CONSTRUCTION

If the item is checked or circled on the left you are required to provide that information.
All applications require the following information:

- ☒ Completed application form and fee
- ☒ Current deed of the subject parcel(s)
- ☒ Vicinity map and detailed plot plan drawn to scale (see example) if your plot plan is not adequate it will delay processing of your application
- ☐ Service letter from agencies
Please provide letters from the following agencies regarding your application:
 - ☒ Fire District
 - ☒ Electric Service
 - ☐ OTHER: _____
 - ☐ Water District (if located within a district)
 - ☐ Sewer District (if located within a district)

☒ Proposed source of water if not in district: DRIED WELL - ON BUDG PERMIT

- ☐ Sanitation coordination form (if not in a sewer district) DEQ - PERMIT ISSUED.
- ☐ Erosion prevention and sediment control plan
- ☐ Storm and surface water management plan

☐ Documentation of proposed or existing access to parcel (county, state, federal or private road, or easement)

☐ MOST IMPORTANT: FINDINGS. Depending on your application you will be required to provide specific facts and findings to support your application. Please provide the following: _____

- FOR STRUCTURES IN NATURAL HAZARD AREAS:
- ☐ Geohazard report prepared by a licensed geologist
 - ☐ Elevation certificate and/or other flood ordinance requirements

OTHER REQUIRED ITEMS: HAVE A PORTA-TOILET. PLANNING ON
TAKING RV TO RV STATION DUMP.
SEPTIC NOT YET INSTALLED

FOR PARTITIONS AND SUBDIVISIONS:

You must provide a plat or map of survey prepared by a licensed surveyor with your application. Partitions and subdivisions require an erosion prevention and sediment control plan as well as a storm and surface water management plan.