



Curry County Community Development – Planning Division

94235 MOORE STREET, SUITE 113

GOLD BEACH, OREGON 97444

(541) 247-3304

APPLICATION: AD-2104

May 19, 2022

Applicant	Property Owners	Application Date
Coos Curry Electric Cooperative Inc. 43050 Hwy 101 Port Orford, OR 97465	Madelyn D Jackson, Floyd Foster, Carl Foster, Marla Hedman, and Mary Torres	March 1, 2022

Land Use Request: Applicant requests approval to relocate an existing radio communication facility and construct a 180 ft transmission tower on a 701.59-acre parcel with a zoning designation of Forestry Grazing (FG) to avoid an approved expansion of the Stone Butte Quarry. Attached Exhibit A locates the parcel on a Vicinity Map, whereas Exhibit B identifies the existing and proposed relocation sites.

Property Description: Township 31 South, Range 15 West W.M., Index, Tax Lot 2302

Location: The parcel is 2.6 miles east of US Highway 101 (mile post 291.7) on a private haul road.

Lot Size: 701.59 acres, approximately

Land Use Zone: Forestry Grazing (FG)

BACKGROUND

The subject property is approximately 8 miles north of Port Orford, near Stonecypher Rd. The parcel is approximately 701.59 acres, zoned Forestry-Grazing (FG) and encompasses Stone Butte. Development on the property includes Stone Butte Quarry, Coos Curry Electric Cooperative's (CCEC's) radio communications facility and two cell phone transmission towers. Approval was recently granted to expand the quarry's mining operation and stockpiling areas by amendment of the existing conditional use approval. This expansion results in the need to relocate the CCEC's radio communication facility, but the two transmission towers (approved at 150 ft and 330 ft) have already been dismantled for relocation to other properties. CCEC's tower placement is very site specific since the facility is needed to maintain existing critical link communication paths for CCEC utility operations and the proposed relocation on this parcel meets those requirements.

CCEC's existing radio communication facility was built about 1976 and reportedly updated in 2006. The existing facility includes a steel tower, a concrete block shed, perimeter fencing and auxiliary equipment. With this application, the Applicant requests approval to relocate the facility to a new 100' x 100' leased area about 1000 ft to the southeast of the existing facility, at approximately 1410 ft above mean sea level (AMSL). The new facility will consist of a 180 ft self-supporting steel tower within a 60' x 60' fenced compound, along with an equipment shelter and related accessories. Electrical service will be routed



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underground from the existing tower location and a new drive, about 200 ft long, will be developed from an existing private access road near the site. The Applicant submitted a current lease, a Cultural Resources Survey, and a Geotechnical Site Evaluation as support for the application.

The Community Development Department has duly accepted the application filed in accordance with Curry County Zoning Ordinance (CCZO) Section 7.020 for an application requesting conditional use approval and has given notice of this matter to affected property owners as set forth in CCZO Section 2.070(2). Approval of this application is contingent on the Planning Director's review for compliance with the following sections of the Curry County Zoning Ordinance (CCZO).

APPLICABLE CRITERIA

Curry County Zoning Ordinance

Section 3.050. Forestry Grazing Zone (FG).

Section 3.052. Conditional Uses Subject to Administrative Approval by the Director.

3. Television, microwave, and radio communications facilities and transmission antenna towers (1, 5, 17)

Section 3.055. Fire Fighting Standards for Dwellings and Structures.

2. Fire Safety Area.

Section 3.056. Fire Safety Standards for Roads.

Section 7.010. Authorization to Grant or Deny Conditional Use.

Section 7.040. Standards Governing Conditional Uses.

1. Conditional Uses Generally
5. Utility Facilities Necessary for Public Services
17. Uses on Resource Land

FINDINGS

CCZO Section 3.050. Forestry Grazing Zone (FG).

Purpose of Classification: The Forestry Grazing Zone is applied to resource areas of the county where the primary land use is commercial forestry with some intermixed agricultural uses for livestock uses. The purpose of the Forestry Grazing Zone is:

- (a) to implement the forest land policies of the Curry County Comprehensive Plan;*
- (b) to implement Statewide Planning Goal 4 with respect to forest lands in the county;*
- (c) to implement the agricultural land policies of the Curry County Comprehensive Plan with respect to livestock grazing and related farm uses which are intermixed with forest land in some parts of the county; and*



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(d) to implement Statewide Planning Goal 3 with respect to intermixed farm and forest land in the county.

Section 3.052. Conditional Uses Subject to Administrative Approval by the Director.

The following uses may be allowed provided a land use application is submitted pursuant to Section 2.060 of the Curry County Zoning Ordinance and the Planning Director approves the proposed use based upon relevant standards for review in this ordinance. Numbers in parenthesis following the uses indicate the standards described in Section 7.040 that must be met to approve the use.

3. Television, microwave, and radio communication facilities and transmission antenna towers. (1,5,17)

Applicant's Response: The proposed (relocated) Stone Butte Communication site is a critical microwave and radio communication facility for CCEC. This radio site provides system communications between several power substations and the CCEC northern electric service area. With the upcoming, fast-tracked mining activities in place for Stone Butte Quarry, CCEC has been directed to relocate to a new site about 1000 ft to the east within the existing property. CCEC requests conditional use approval of the proposed relocation and subsequent building permit in a timely manner to meet quarry construction schedule and minimize radio service disruptions.

Finding/Conclusion: The Applicant has been required by the property owner to relocate their radio tower and communication facility. This radio communications facility provides system communications between several power substations and the CCEC northern electric service area. The proposed relocated site is a critical microwave and radio communication facility for CCEC. Radio communication facilities and transmission towers are allowed conditionally within the Forestry-Grazing (FG) zone. The applicant has submitted the appropriate application for conditional use approval. Applicable conditional use standards and criteria will be reviewed in subsequent sections of this report, and if these applicable standards and criteria are met, the Planning Director may approve the proposed use.

Section 3.055. Fire Fighting Standards for Dwellings and Structures.

2. Fire Safety Area.

Owners of new dwellings and structures shall comply with the following requirements.

- a) A primary fire safety area of at least thirty (30) feet width shall be maintained around all structures; NOTE: For purposes of this ordinance a primary fire safety area shall be defined as follows:*

An area in which the vegetation shall be limited to mowed grasses, low shrubs (less than two (2) feet high, and trees that are spaced with more than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath the trees.

- b) A secondary fire safety area of at least one hundred (100) feet width shall be cleared and maintained around the primary fire safety area. NOTE: For purposes of this ordinance a secondary fire safety area shall be defined as follows:*



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An area in which the vegetation shall be limited to mowed grasses, low shrubs (less than two (2) feet high, and trees that are spaced with more than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet from the ground) branches.

Finding/Conclusion: This property is not within a Curry County designated Rural Fire Protection District. The proposed communication facility is a non-habitable structure, consisting of the 180 ft self-supporting steel tower and a communication building (Fibrebond Equipment Shelter). The communication building (vacated by US Cellular) will be moved from its current location adjacent to the CCEC's existing radio facility and it has a Fire Rating of FS Class 1, Class A (a class 1 fire rating is the best fire rating of materials that can be achieved. Class A fire ratings indicate a flame spread rating somewhere between zero and 25).

The Applicant proposes to place the communication building within the fenced compound and that the concrete pad and graveled landscape will provide fire break. Under the signed lease, CCEC is allowed to keep communication paths clear of vegetation for the purpose of operating a microwave communication system, but other removal of trees and vegetation requires prior approval from the property owners. Nevertheless, adherence to fire safety areas is assumed as condition of approval. As conditioned, this requirement will be met.

Section 3.056. Fire Safety Standards for Roads.

The following special road standards shall apply within the Forestry Grazing (FG) zoning designation. These special road standards shall not apply to private roads accessing only commercial forest uses that do not include permanent dwellings or structures. The purpose of the rule is to provide adequate access for fire-fighting equipment.

- 1. Roads and driveways shall have a drivable surface width of sixteen (16) feet.*
- 2. Roads and driveways shall have an all-weather drivable surface of gravel or rock.*
- 3. Roads and driveways shall have an unobstructed horizontal clearance of not less than sixteen (16) feet and an unobstructed vertical clearance of not less than twelve (12) feet.*
- 4. Average grade for a road or driveway shall not exceed thirteen and one-half (13.5%) percent for any one mile of road length; or exceed twenty (20%) percent for any four hundred (400) consecutive feet of road length.*
- 5. Roads and driveways shall have a drivable surfaced turnaround which has either a thirty-five (35) foot radius cul-de-sac, or a sixty (60) foot "T-shaped" design for the turning of fire-fighting equipment.*
- 6. Roads, driveways, bridges, and culverts shall be designed and maintained to support a minimum gross weight (GVW) of 50,000 pounds for the passage of fire fighting vehicles or equipment.*
- 7. Bridges or culverts which are part of the construction of the road or driveway to the dwelling or structure shall have written verification from a Professional Engineer, licensed in the State of Oregon, that the structure can meet the 50,000-pound construction standard.*
- 8. All bridges shall be inspected and certified as to compliance with the 50,000-pound construction standard at an interval not greater than once every two years from the date of this ordinance. The inspection report shall be filed with the Curry County Road Department.*
- 9. Variations from these standards may be granted through the provisions of Article VIII of this ordinance. The applicant shall provide a written statement from the governing board of the fire protection district having responsibility for structural fire protection in the area where the new*



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dwelling or structure is to be located which states that their fire-fighting vehicles and equipment can negotiate the proposed road and driveway.

Finding/Conclusion: This property is not within a Curry County designated Rural Fire Protection District. According to the Applicant, access to the site is over private property and ingress/egress is granted by the landowner with special permission. The private access roads are currently use for the quarry operation and may already meet the Fire Safety Standards for Roads, but a 200 ft drive will be extended about 200 ft to the relocation site. Adherence to Fire Safety Standards for Roads is assumed as a condition of approval. As conditioned, this requirement will be met.

CCZO Section 7.010. Authorization to Grant or Deny Conditional Uses.

Uses designated in this ordinance as conditional uses and permitted uses may be permitted, enlarged, or altered in accordance with the requirements of Sections 7.020 through 7.050. In permitting a conditional or permitted use the County may impose conditions in addition to the provisions set for uses within each zone to protect the best interests of the surrounding property, the neighborhood, or the County as a whole.

CCZO Section 7.040. Standards Governing Conditional Uses.

1. **Conditional and Permitted Uses Generally.** *In addition to the standards of the zone in which the conditional and permitted use is located and the other standards in this ordinance, conditional permitted uses must meet the following standards: (criteria e, f and g are not pertinent herein)*

- a) *Setbacks and building height. The County may require property line setbacks or building height restrictions other than those specified in this Ordinance in order to render the proposed conditional use compatible with surrounding land uses.*

Applicant's Response: CCEC will comply with set-back and building height restrictions. The communication building will be a one story at 12 ft maximum height and the tower height will be 180 ft. The new communication site is located at the interior of the property and therefore avoids property line set-back issues.

Finding/Conclusion: The relocation site is nearly 1000 ft distant of the closest property boundary. The Applicant states that the communication building will be less than 12 ft high, and the transmission tower will be 180 ft. Per Section 5.050, transmission towers are exempt from building height limitations. The proposed relocation site has good separation from adjacent properties and exceeds the setback requirements (Section 4.010). This requirement is met.

- b) *Off-street parking, additional lot area and buffering. The County may require access to the property, off-street parking, additional lot area, or buffering requirements other than those specified in in this Ordinance to render the proposed conditional or permitted use compatible with surrounding land uses.*

Applicant's Response: Access to the site is over private property. Ingress/egress is granted by the landowner with special permission. The structure foundation and tower location are very site specific and critical to CCEC communication paths. CCEC will comply with this item.



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Finding/Conclusion: There is no public access to the relocated facility site and employee access to the site will be infrequent once construction is completed. Additional off-street parking, additional lot area, and buffering are not needed for the proposed use to be compatible with surrounding land uses. This requirement is met.

- c) *More restrictive construction standards. The County may require that the development be constructed to standards more restrictive than the Uniform Building Code or the general codes to comply with the Comprehensive Plan and specific standards established and conditions imposed in granting the Conditional Use Permit for the proposed use.*

Applicant's Response: CCEC will comply with the Curry County construction standards.

Finding/Conclusion: Although the proposed site is not identified as a geological hazard area on the Provisional Maps of Rapidly Moving Landslides, the Applicant submitted a Geological Site Evaluation (Cascadia GeoServices Inc., dated 2/25/2021) with the Application. The engineering geologist (Eric Oberbeck, RG, CEG) determined that the proposed site is suitable for siting the radio communications building and transmission tower, provided that the site is prepared in accordance with CGS's recommendations. The recommendations include 1) removal of organic topsoil and a minimum of 2.0 ft "of the upper medium-dense, clayey, subrounded pebbles and cobbles under both the radio communication building and the transmission tower," and 2) follow the General Construction Considerations attached to the Site Evaluation Report.

A Cultural Resources Survey (Archaeological Services LLC, Report No. 22170, dated 2/4/2022) was also prepared for the proposed relocation site. The report states that "a finding of ***no historic properties affected*** and recommends no further cultural resources work."

A Planning Clearance Application for a building permit is required to relocate the radio communication facility, construct the transmission tower, and make other improvements. Engineered foundation plans for the transmission tower will be reviewed for compliance with construction requirements. The Applicant has provided a Planning Clearance Application with hard copied building plans and engineering for the proposed construction. Compliance with the geotechnical site evaluation's recommendations is assumed as a condition of approval. As conditioned, this requirement is met.

- d) *Utility statement requirements. If the proposed conditional or permitted use involves development that will use utility services, the applicant shall provide statements from the affected utilities that they have reviewed the applicants' proposed plans. These statements shall explicitly set forth the utilities' requirements, terms, and conditions for providing or expanding service to the proposed development and shall be adopted by the Commission or Director as part of the Conditional or Permitted Use Permit.*

Applicant's Response: The proposed conditional use will require extending the underground power 1200 ft from the existing Stone Butte terminus to the new communication site. CCEC is the electric service provider and facility approval is granted by easement.



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Finding/Conclusion: The only utility service to the relocation site is electricity. CCEC is the electric service provider and facility approval is granted by easement. This requirement is met.

CCZO Section 7.040. Standards Governing Conditional Uses.

5. Utility Facilities Necessary for Public Services.

- a) *In any residential zone, all equipment storage on the site shall be within an enclosed building.*

Applicant's Response: New communication site is not in a residential zone. However, CCEC will comply with equipment storage in the enclosed communications building.

Finding/Conclusion: The parcel for the relocation site has FG zoning, which is a resource zone and not a residential land use zone. Nevertheless, the Applicant has agreed to store equipment within the proposed enclosed communications building. As proposed, this requirement will be met.

- b) *The use shall be fenced and provided with landscaping if there is to be outside storage at the site.*

Applicant's Response: The communication site will be located on private property and closed to public access. No storage will be needed at this site. CCEC will install perimeter fence surrounding the compound to provide animal (grazing) protection, and tower security.

Finding/Conclusion: The Applicant states that no outside storage will be needed at this site and that the relocated radio communications facility and proposed transmission tower will have perimeter fencing for protection. As proposed, this requirement is met.

- c) *The minimum lot size for a public utility facility may be waived on finding that the waiver will not result in noise or other detrimental effect to adjacent property.*

Applicant's Response: Noise or other detrimental effects to adjacent properties is not anticipated. The radio tower will operate passively and will not have moving parts.

Finding/Conclusion: The Applicant states that the facility will operate passively without any moving parts. The relocated site is a 100'x100' area of a 701.59-acre property with good separation (nearly 1000 ft) from the nearest property line. There is no need for a lot size waiver. As proposed, this requirement is met.

- d) *As far as possible, transmission tower, poles, overhead wires, pumping stations, and similar gear shall be so located, designed, and installed as to minimize their conflict with adjacent uses.*

Applicant's Response: The proposed communication site is located and designed to minimize conflict with the property owner's adjacent uses. CCEC does not anticipate any conflicts with surrounding properties.



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Finding/Conclusion: The relocated site is a 100'x100' area of a 701.59-acre property with good separation (nearly 1000 ft) from the nearest property line. The Applicant states that relocation site is located and designed to minimize conflict with the property owner's adjacent uses, and that they do not anticipate conflicts with surrounding properties. There were two prior approvals (AD-9529 and AD-9914) for 150 ft and 330 ft cell phone transmission towers on this property adjacent to the existing CCEC radio communication facility and those towers have just recently be dismantled. A review of those files indicates no complaints have been received regarding the use of this radio communication facility or transmission towers. As proposed, this requirement is met.

- e) *A power generation facility shall not preclude more than 12 acres from use as a commercial agricultural enterprise on high value farmland or 20 acres from use as a commercial agricultural enterprise on other farmland unless an exception to Statewide Planning Goal 3 is approved.*

Finding/Conclusion: The proposed relocation project is for a radio communication facility and a transmission tower, not a power generation facility. This criterion is not applicable to this proposal.

CCZO Section 7.040. Standards Governing Conditional Uses.

17. Uses on Resource Land.

- a) *The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agricultural or forest land.*

Applicant's Response: CCEC does not foresee a significant change or increase cost of accepted farming or forest practices on the agricultural or forest land.

Finding/Conclusion: The existing radio communication facility was built in 1976 and the adjacent cellular transmission towers (150 ft and 330 ft) were built in the 1990s. A review of aerial photos under Google Earth shows ongoing timber logging and replanting on nearby lands under commercial timber production. The radio communication facility and transmission towers have not forced a significant change, or significantly increased the cost of, accepted farming and forest practices on forest land. The proposed relocation site is also not anticipated to force a significant change, or significantly increase the cost of, accepted farming and forest practices on forest land. As proposed, this requirement is met.

- b) *The proposed use will not significantly increase fire suppression costs or significantly increase the risks to fire suppression personnel.*

Applicant's Response: The communication site tower is constructed of metal and will operate as a standalone passive structure. The communication building will be located within the fenced compound, providing a fire break around the shelter. The site will consist of concrete pads and graveled landscape providing fire break. The proposed use will not significantly increase fire suppression costs or significantly increase the risks to fire personnel.

Finding/Conclusion: This property is not within a Curry County designated Rural Fire Protection District. According to the Advanced Oregon Wildfire Risk Explorer, the Floras Creek Sub-Watershed has LOW Overall Wildfire Risk and LOW Burn Probability. The proposed communication facility is a non-habitable structure, consisting of the 180 ft steel tower, concrete pad, perimeter fencing, and a 12'x19'



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communication building (Fibrebond Equipment Shelter). The communication building (vacated by US Cellular) will be moved from its current location adjacent to the CCEC's existing radio facility and it has a Fire Rating of FS Class 1, Class A (a class 1 fire rating is the best fire rating of materials that can be achieved. Class A fire ratings indicate a flame spread rating somewhere between zero and 25). The graveled fire breaks will assist with reducing fire suppression costs and limit risks to fire personal. Also, as a condition of approval, the Applicant is required to comply with Fire Safety Areas (Section 3.055 of CCZO). As conditioned, this requirement is met.

- c) *Uses listed authorized in Section 3.041 or Section 3.051 are also subject to this section. A written statement be recorded with the deed or written contract with the County or its equivalent shall be obtained from the land owner which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Oregon Forest Practices Act and related Oregon Administrative Rules.*

Applicant's Response: The proposed use should not conflict with nearby landowners' ability to conduct forest operations. CCEC has arranged with the landowner to construct and operate the communication site in concurrence with the owner's land use requirements.

Finding/Conclusion: The intent of this CCZO requirement is to have the Applicant requesting conditional use approval recognize the rights of adjacent and nearby landowners to conduct forest operations consistent with the Oregon Forest Practices Act by providing a recorded "Waiver of Right" to remonstrate against commonly accepted farm and forestry practices. When the Applicant is the property owner, provision of this waiver as a recorded deed is applicable. However, in this case, the Applicant is not the property owner, so provision of a waiver by the landowner is not in keeping with the intent of this requirement since the landowner has no position in the conditional use request. Therefore, this requirement is not applicable in this case.

Section 7.050. Time Limit on a Permit for Conditional Uses.

Section 7.050 (4) states that a discretionary decision approving development on agricultural or forest outside an Urban Growth Boundary (UGB) is void two years from the date of the final decision if the development is not initiated in that period.

Section 7.050 (5) states that the County may grant one extension period of up to 24 months if:

- a) An applicant makes a written request for an extension of the development approval period;*
- b) The request is submitted to the County prior to the expiration of the approval period;*
- c) The applicant states reasons that prevented the applicant from beginning development within the approval period; and*
- d) The County determines that the applicant was unable to begin development during the approval period for reasons for which the applicant was not responsible.*

Finding/Conclusion: Approval of this conditional use request to relocate CCEC's radio communication facility and install a 180 ft transmission tower shall be valid for a period of two (2) years unless an extension of the conditional use has been granted under the provisions of CCZO Section 7.050 (5).



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COMMENTS

Notification of Application was sent on 4/20/2022 to nearby property owners and other interested parties. Micah Horowitz, AICP, Senior Transportation Planner, ODOT Region 3, responded that the proposal should not significantly impact ODOT facilities. No other comments were received within the 20-business day comment period.

CONCLUSION AND ADMINISTRATIVE DECISION

The Planning Director finds that the Applicant has met the burden of proof to show that the proposed request to relocate the Coos Curry Electric Cooperative radio communications facility and construct a 180 ft transmission tower fully can comply with the relevant criteria of the Curry County Zoning Ordinance.

The request to relocate the Coos Curry Electric Cooperative radio communications facility and construct a 180 ft transmission tower on a 100'x100' portion of a property located in the Forestry Grazing (FG) zone, located on Assessor's Map 3115-00 Tax Lot 2302, is hereby **APPROVED** subject to the following conditions:

1. This permit shall be valid for a period of **TWO (2)** years from the date of this decision subject to compliance with the conditions listed in this order. Prior to expiration of the approval period (**May 19, 2025**) the Applicant may request extension of the permit as authorized in CCZO Section 7.050, provided the applicable criteria for this decision remains unchanged.
2. Applicant shall obtain all building permits required by the county and comply with all applicable state and federal agency requirements for permits, fees, construction, and development standards.
3. Site development must comply with the recommendations of the Geotechnical Site Evaluation.
4. Prior to the issuance of building permits, the Applicant shall submit to the Planning Department evidence of compliance with, but not limited to, the Oregon Department of Aviation, the Federal Aviation Administration (FAA), and the Federal Communications Commission (FCC).
5. Prior to issuance of Certificate of Satisfactory Completion from the Building Inspector, Applicant shall submit a signed statement from the project engineer stating that the relocated site complies, and will be maintained in accordance, with the primary and secondary Fire Safety Areas (Section 3.055(2)) of the Curry Co. Zoning Ordinance.

- a. A **primary fire safety area** of at least thirty (30) feet width shall be maintained around all structures; a primary fire safety area shall be defined as follows:

An area in which the vegetation shall be limited to mowed grasses, low shrubs (less than two (2) feet high, and trees that are spaced with more than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet from the ground) branches.



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Accumulated needles, limbs and other dead vegetation should be removed from beneath the trees.

- b. A **secondary fire safety area** of at least one hundred (100) feet width shall be cleared and maintained around the primary fire safety area. NOTE: For purposes of this ordinance a secondary fire safety area shall be defined as follows:

An area in which the vegetation shall be limited to mowed grasses, low shrubs (less than two (2) feet high, and trees that are spaced with more than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet from the ground) branches.

6. Prior to issuance of Certificate of Satisfactory Completion from the Building Inspector, Applicant shall submit a signed statement from the project engineer stating that the access to the property as authorized by the Conditional Use Permit constructed in compliance with the Fire Safety Standards for Roads (Section 3.056) of the Curry Co. Zoning Ordinance.

This decision is limited to the Planning Director's review of applicable zoning rules and land use law, as outlined in the Curry County Comprehensive Plan and CCZO. Other county, state and federal agencies may have regulatory review authority for development projects. The decision rendered herein neither implies nor guarantees compliance with the requirements of any other regulatory agency. It is the property owner's responsibility to ensure that the development complies with the requirements of any other regulatory agency or provisions of law prior to initiating the development. Notice of this decision is being sent to property owners in the vicinity of this property.

Appeal Rights

The Planning Director's decision on this matter will be final unless appealed to the Curry County Planning Commission within 15 days following the date of the mailing of the notice of appeal (postmarked date). Any appeal must meet the provisions of CCZO Sections 2.120, 2.170 and 2.180.

Becky Crockett
Curry County Planning Director

Date

Attachments:

Exhibit A – Vicinity Map

Exhibit B – Map of Relocated Site

Exhibit C – Proposed Site Plan

Exhibit D – Proposed Transmission Tower



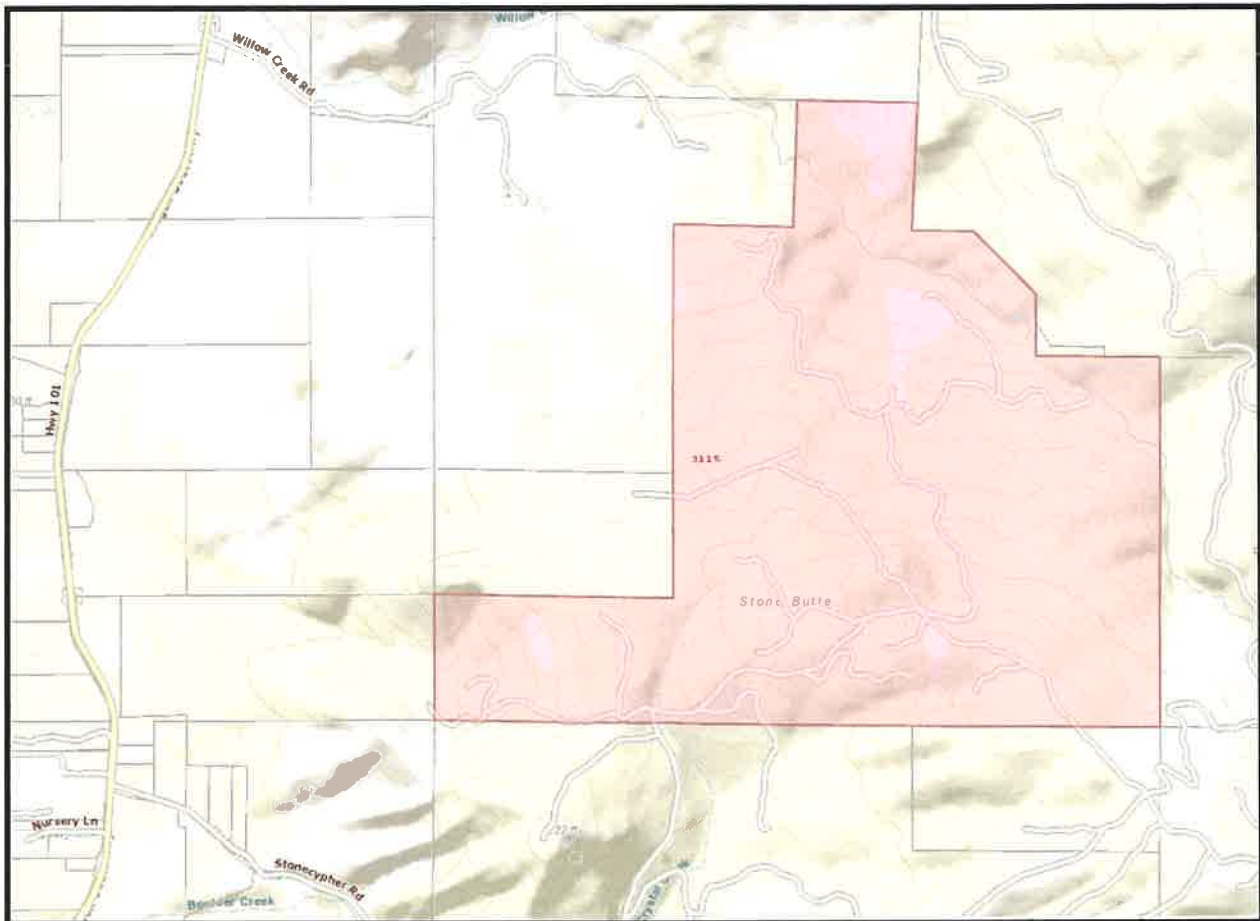
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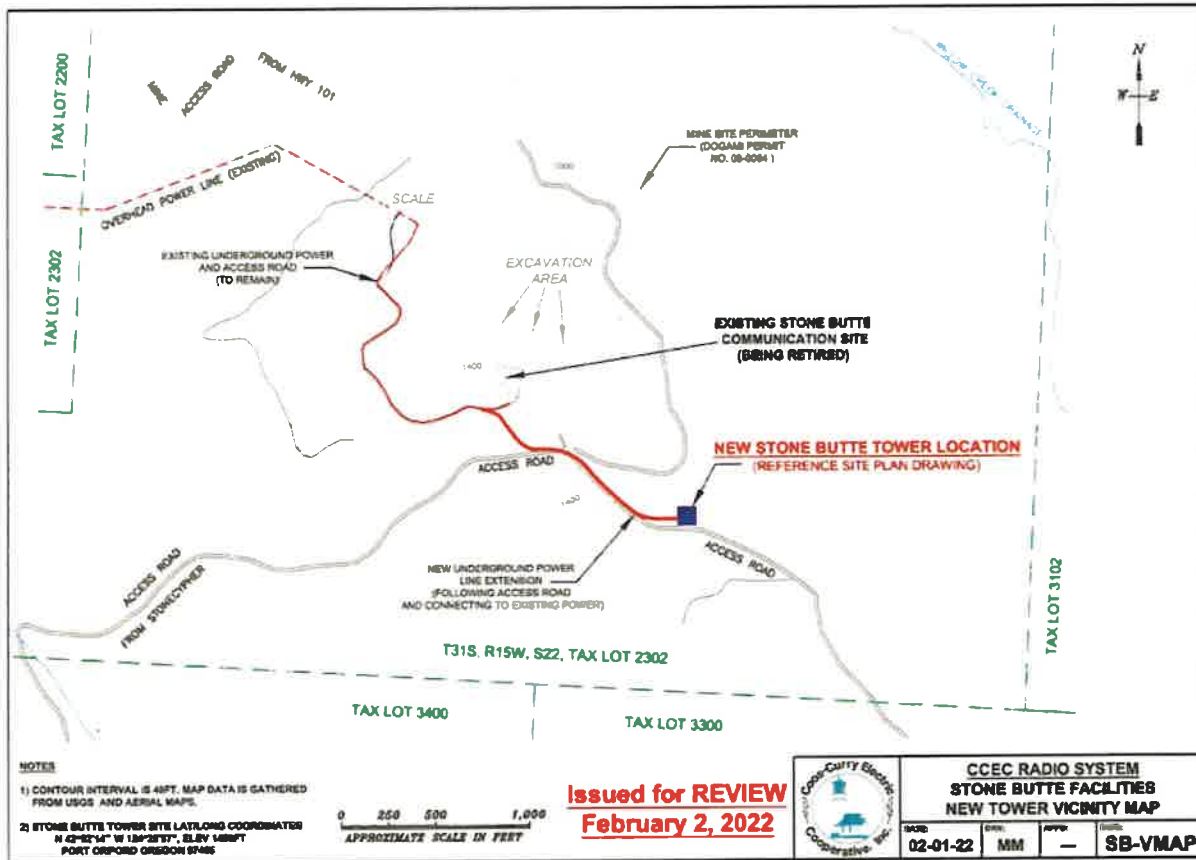
EXHIBIT A: VICINITY MAP





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EXHIBIT B: MAP OF PROPOSED RELOCATED SITE





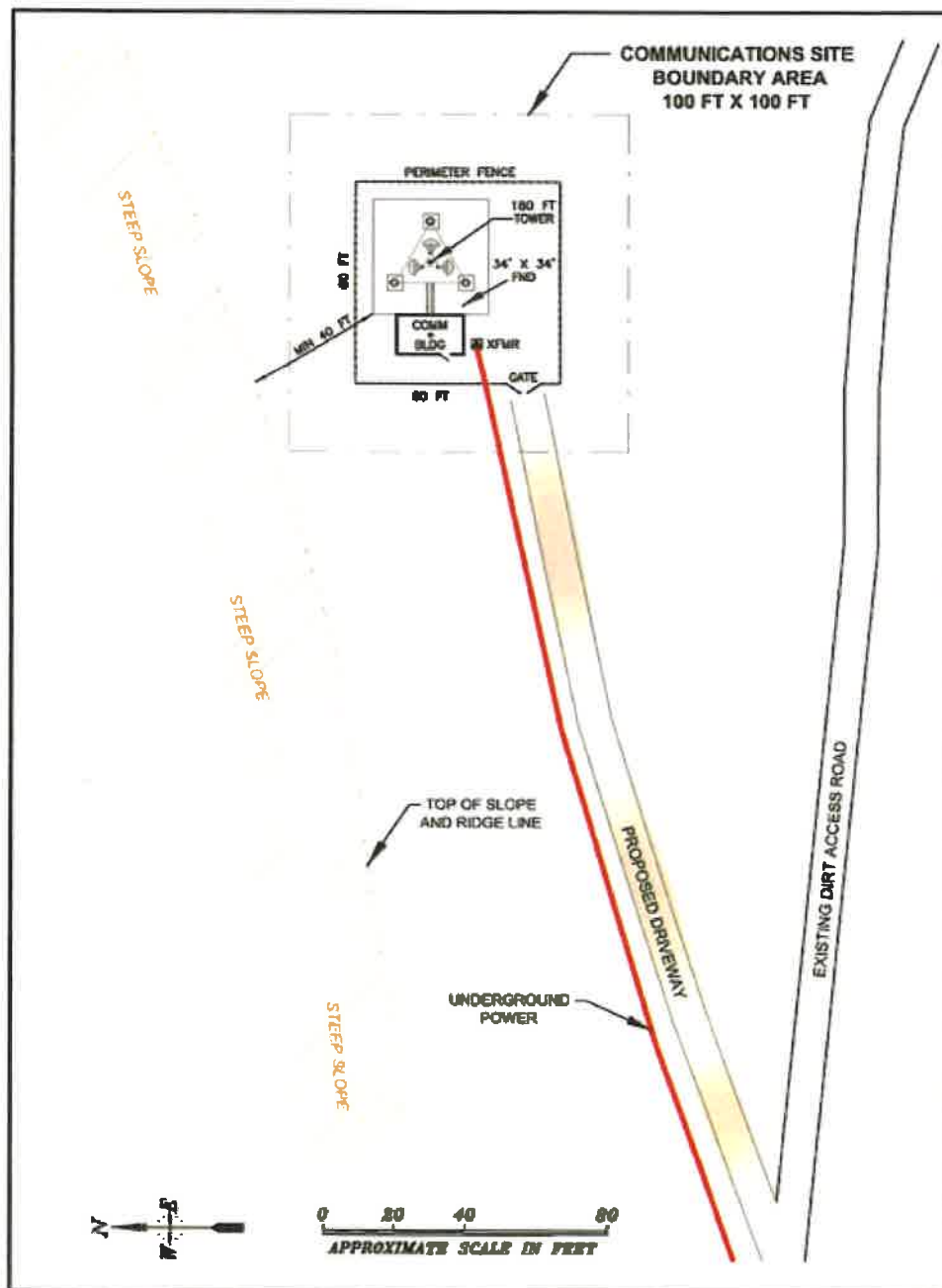
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EXHIBIT C: PROPOSED SITE PLAN





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EXHIBIT C: PROPOSED TRANSMISSION TOWER CONSTRUCTION

