

Planning Clearance PC#21-000034

Subject of Appeal

PLANS: ATTACHED IN DRAWER X FORTHCOMING ZONING: RR-5 PC#: ZI-000024



PLANNING CLEARANCE FORM

Planning/Building

Curry County Community Development
94235 Moore Street, Suite 113
Gold Beach, OR 97444
Phone 541-247-3304 Fax 541-247-4579

COUNTY

Applicant: read and complete items 1-8.

1. PLANNING CLEARANCE FOR: (check applicable items)

- Sewage Disposal Permit/Authorization Notice
Manufactured Home Permit Year Bedrooms
Width of Manf. Home at base feet
Pre-Fab New plans forthcoming
Building Permit COMM SFD #Bedrooms
Type and Size: RV/storage 32x60
Letter of approval signed by Deputy State Fire Marshal (Required for Commercial)

CONTRACTOR INFORMATION

- Owner Built
Contractor Name: Reg. #:
Manf. Home Installer: Reg#

\$200.00 ADDITIONAL FEE FOR NEW RURAL ADDRESS
New Rural Address - Address #
Replacement Plate - \$40.00

2. EXISTING DEVELOPMENT:

- Dwellings (stick built) how many? 1
Mobile Homes how many?
Other Buildings how many? 1
garden - 8x16 Tuffshed

3. WATER SOURCE:

- Well Spring Other:
If on Well / Spring:
Attach Well Log or Water Right documentation.
If in a Water District:
Verification (from an authorized district representative) is required prior to submission of this clearance form.

SIGNATURE OF WATER DISTRICT REPRESENTATIVE

Farmland Special Assessment

Signature of County Assessor

Forestland Special Assessment

Signature of County Assessor

3A. SANITARY DISTRICTS: SEPTIC CERTIFIED 6/11/07 # 08-089-04

SIGNATURE OF WEDDERBURN, HARBOR, PORT ORFORD or GOLD BEACH SANITARY REPRESENTATIVE.

SIGNATURE OF CITY OF BROOKINGS

3C. COOS-CURRY / BANDON ELECTRIC COORDINATION
This form must be signed off and turned in when the Permit Is applied for. See Attachment

4. PROPERTY DESCRIPTION:

Assessor Map # 3115-08013 Tax Lot# 1700
Acreage .38 Street address or location: F1800
47577 Leeward St., Langlois, OR 97450

5. PROPERTY OWNER INFORMATION:

Property Owner: John Little and Alberta Rose
Mailing Address: 47577 Leeward St.
City Langlois St. OR Zip 97450 Phone# 541-729-5476

6. ACCESS:

Does property access a county or state road? Yes No
IF YES, do you have an access permit? Yes No
State or County permit #
IF NO, an access permit from the county or state (contact appropriate agency depending on whether it is a state or county road) will be required before this form can be processed. County Rd. Dept. 541-247-7097

7. PLOT PLAN/EROSION CONTROL PLAN

An accurate plot plan and Erosion control plan is required for processing of this permit clearance. Please draw an accurate plot plan on the reverse side, and fill out and sign the enclosed erosion control plan.

8. APPLICANT SIGNATURE:

By my signature, I certify that I am the owner, or have the owner's consent to apply for a permit on the above referenced property and by my signature I also certify that the information provided by me is correct and hereby grant the staff of the Curry County Dept of Public Services permission to enter this property for purposes of this application.

Name John Little & Alberta Rose
Signature John Little
Mailing address 47577 Leeward St.
City Langlois ST OR ZIP 97450 PH

Date: 2/4/2021 541-729-5476
Note: This form is intended for county staff use in processing development permits and does NOT constitute a permit. Approval of this form authorizes only WHAT is applied for under NO. 1 at the time it is filed. Building plans MUST be turned in within one year of the Planning Department's approval, or Planning Clearance and fees will need to be re-submitted.

e-mail address: rosita327@aol.com

RECEIVED 2/8/21

(FOR OFFICIAL USE ONLY)
PLANNING STANDARDS AND REQUIREMENTS

Land Use Zone: Rural Residential, 5 acre minimum (RR-5)

Property Line Setbacks:

- Harbor Bench Farm District Setback
- FRONT:**
- 35 feet from the center of all roads OR 10 feet from any property line adjacent to a road--which ever is greater
- Vision clearance
- No requirement bldg ht = 25ft
- SIDE:** set back = 5 + 5 = 10ft
- 5 feet from property line for structures 15' and under
For structures exceeding 15'--add 6 inches (1/2 foot) for every foot over 15' height TOTAL SETBACK 10ft
- No requirement
- BACK:**
- 5 feet from property line for structures 15' and under
For structures exceeding 15'--add 6 inches (1/2 foot) for every foot over 15' height TOTAL SETBACK 10ft
- No requirement
- NOTE: Eaves, gutters, sunshades, and other similar architectural features may not project into required setbacks more than two (2) feet*

Off Street Parking:

- # of 9' x 18' parking spaces required
- parking lot plan required No requirement

Structure Height:

- 35' maximum 45' maximum
- Airport Overlay Zone requires _____ feet
- No requirement

Lot Origin and Previous Land Use Action:

- Pre-existing Land use approved
- Previous Land Use Actions: 221-20-000242 PLNG

**** No REMOVAL OR DISTURBANCE of Riparian Vegetation within:** No requirement

- 50 feet OR 75 feet
- of any streams, rivers, or lakes per county Riparian Buffer Overlay Zone requirements*

Fire Break:

- A firebreak of _____ feet must be maintained around all proposed structures
- However, 130ft fire break around all*
- No requirement *structures is recommended.*

Special Requirements or Considerations:

- no 100 year flood plain
FIRM or Floodway Panel# _____
- no Geologic Hazard as identified on DOGAMI maps
Wetland or potential wetland as identified by _____
- no Wetland Inventory Maps: Map# _____
Scenic Waterway _____
- USFS approval _____ ODP approval _____
Historic structure/cultural site/historic-archeological overlay

CONDITIONS OF APPROVAL:

Approval to construct RV garage/storage (40x60) as an accessory structure to an existing single-family dwelling. This structure is not to be used as living area. Also, this structure is not to be used for pickle ball courts without compliance with conditions of Planning Clearance #20-000242 (attached).

The above proposal has been reviewed and found compatible with the applicable LCDDC Acknowledged Plan; *provided the above referenced standards are maintained at the time of construction*

County Planning Staff Reviewer:

Becky Luskett
Signature

Planning Director 2/9/2021
Title *Date*

City Planning Staff Reviewer (if required):

- Outside Urban Growth Boundary
- Inside Urban Growth Boundary, outside city limits
- Inside city limits

Signature

Title *Date*

Sanitarian Reviewer:

- Permit # _____ Authorization Notice# _____
- System approved System denied

Comments:

Signature

Title *Date*

Conditions of Approval

John Little & Alberta Rose

Pickleball Court

Address: 47577 Leward St.

Property Description: T. 31, R. 15, Section 08DB Tax Lots 1700 & 1800

Acreage: 0.38 acres

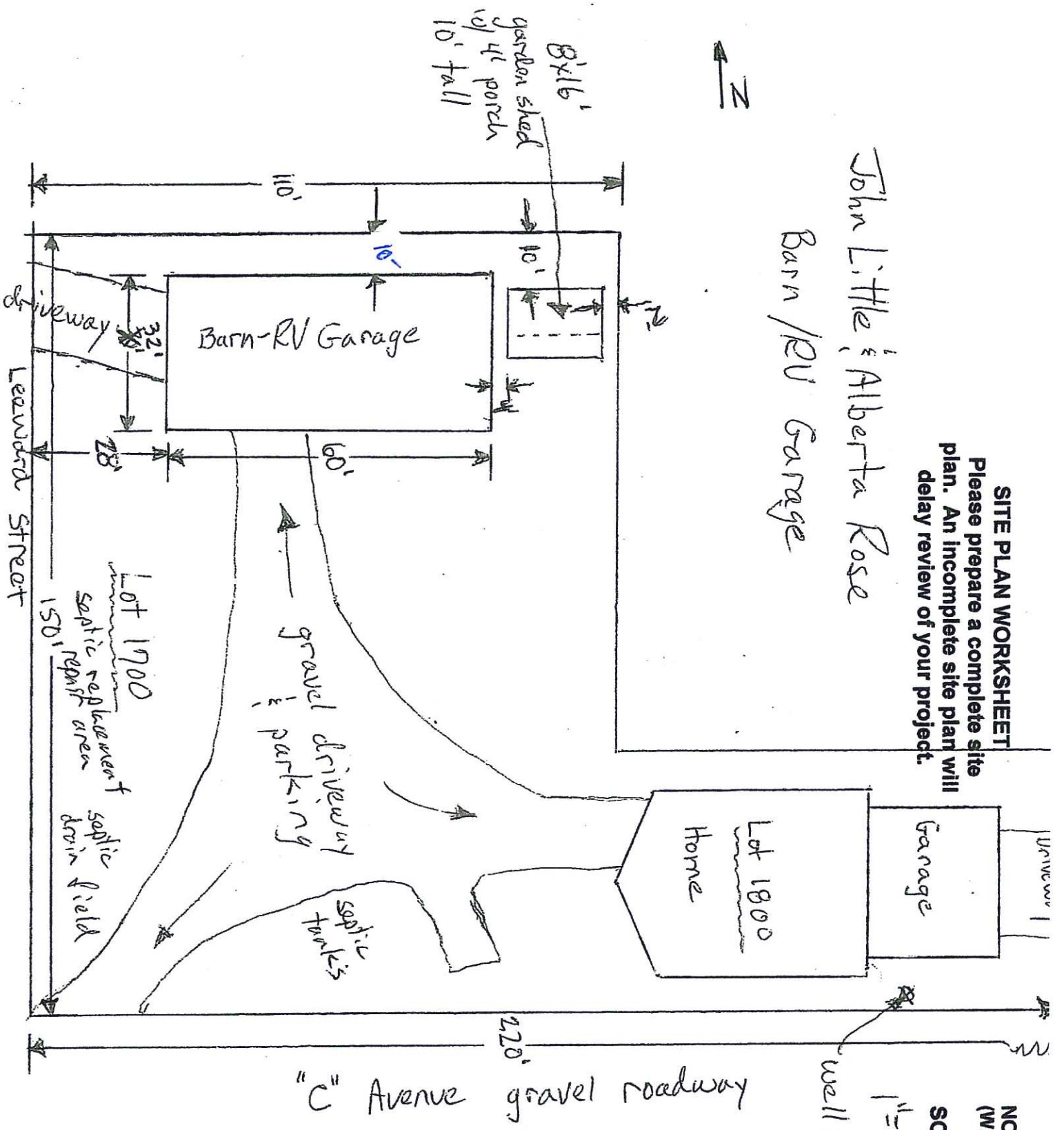
Pursuant to Section 2.060(1) 3, Director Authority of the Curry County Zoning Ordinance (CCZO) and specifically to Section 2.100 3 b)(2), Action on Administrative Permits of the Director to "*Maintain compatibility with the surrounding area and land uses*", the following conditions shall be applicable to the proposed pickleball court:

- The court shall be for personal use by the resident owners only.
- A drainage plan for the court shall be submitted for review and approval by the Planning Director.
- An Erosion and Sediment Control Plan (ESCP) shall be submitted for review and approval by the Planning Director.
- Only one (1) court shall be built on the site for personal use by the resident owners.
- No lights shall be constructed to allow night-time playing on the court.
- No tournaments shall be allowed.
- Hours of play on the court shall be restricted to 9:00 am until 5:00 pm.
- A sound abatement plan shall be developed by a licensed Acoustical Engineer for review and approval by the Planning Director. The development of the plan shall include input and consideration of concerns identified by the neighborhood. At a minimum, the plan shall include adequate acoustical walls or panels or a complete covering or enclosure and vegetative buffers to abate noise from the court.

Note: Recent news articles across the nation have identified compatibility issues with the location of pickleball courts adjacent to residential neighborhoods. Spendiarian & Willis Acoustics & Noise Control (2018) specifically identified that courts located within 350 feet of residential structures often require noise abatement measures. The proposed court is located less than 100 feet of one adjacent residence and less than 300 feet from seven (7) homes in the otherwise quiet neighborhood.

SITE PLAN WORKSHEET
 Please prepare a complete site plan. An incomplete site plan will delay review of your project.

John Little & Alberta Rose
 Barn /RV Garage

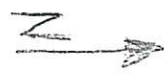


NORTH ARROW:
 (WHICH DIRECTION)

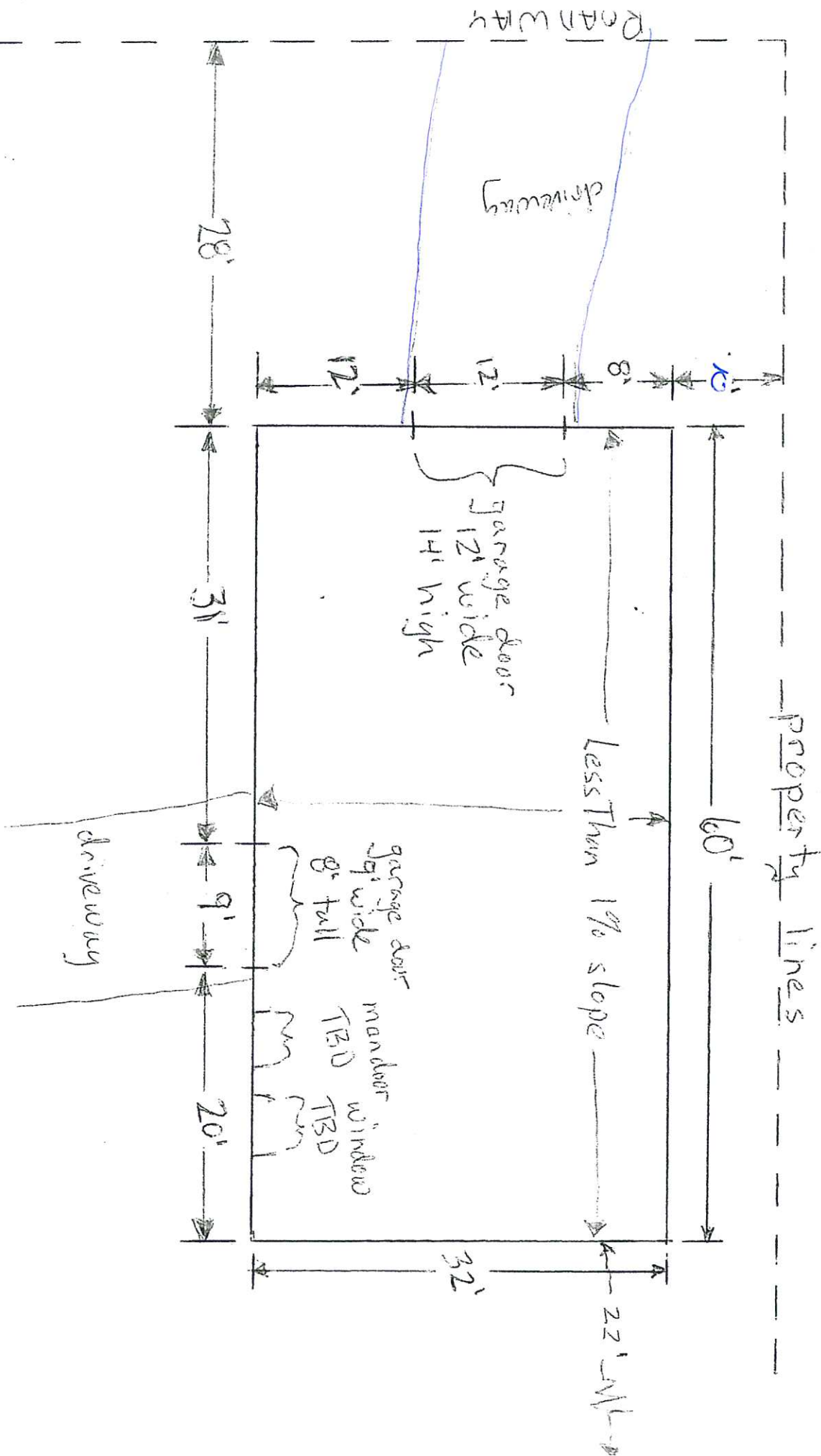
SCALE:
 1" = 25'

"C" Avenue gravel roadway

SITE PLAN WORKSHEET
 Please prepare a complete site plan. An incomplete site plan will delay review of your project.



NORTH ARROW:
 (WHICH DIRECTION)
SCALE: 1" = 10'



EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN REVIEW
APPLICATION

PROPERTY OWNER INFO: NAME: <i>John Little</i>		PHONE: <i>541-729-5476</i>
RESPONSIBLE PARTY FOR INSTALLATION & MAINTENANCE OF EROSION CONTROL MEASURES:		
NAME: <i>John Little</i>	PHONE: <i>541-729-5476</i>	
ADDRESS: <i>47577 Leeward St.</i>	ACREAGE: <i>.38</i>	
CITY/STATE/ZIP: <i>Langlois, Oregon 97450</i>		
PROPERTY DESCRIPTION: ASSESSOR MAP/TAXLOT: <i>3115-08DB-01700-00</i>		
PROPOSED DEVELOPMENT: <i>RV Garage & Storage</i>		
<input checked="" type="checkbox"/> SFD <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> MULTIFAMILY <input type="checkbox"/> LAND DIVISION <input type="checkbox"/> SITE WORK ONLY		
1. WILL 800 SQUARE FEET OR MORE OF SOIL SURFACE BE DISTURBED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
2. WILL 2,000 SQUARE FEET OF IMPERVIOUS SURFACE BE CREATED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <i>(IMPERVIOUS MEANS WATER CAN'T GET THROUGH IT TO THE GROUND—LIKE PAVEMENT, CONCRETE, ROOFS OR BUILDINGS—WATER THEN SHEETS OFF OF THESE SURFACES)</i>		
3. WILL IMPERVIOUS SURFACES COVER MORE THAN 25% OF THE LOT AREA? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
WHICH IS LESS: THE <u><i>2,000 SQ FT</i></u> OR THE 25% COVERAGE?: CIRCLE ONE		
IF YOU ANSWERED YES TO ANY OF THE 3 QUESTIONS ABOVE YOU MUST SUBMIT A EPSC PLAN SEE BELOW:		

see next page

PLEASE SUBMIT THE FOLLOWING ITEMS FOR EPSC PLAN REVIEW:

1. DETAILED SITE PLAN-REQUIRED ELEMENTS ON THE BACK OF THIS FORM
2. BEST MANAGEMENT PRACTICES (BMP'S) TO BE UTILIZED TO PREVENT EROSION—SUCH AS STRAW BALES, SILT FENCES, SEEDING/SODDING, GRAVELING EXPOSED AREAS ETC
3. STRATEGY TO MINIMIZE THE REMOVAL OF VEGETATION COVER, PARTICULARLY TREE COVER

Less than 1% slope - No Significant Erosion Control Measure Needed

APPLICANT CERTIFICATION; I hereby affirm, under penalty for perjury, that I am the owner or authorized representative of the owner and have full authority and responsibility to execute this erosion control application. I agree to abide by the requirements of the approved erosion control plan and/or the erosion control ordinances to the best of my ability. I am the party responsible for erecting and maintaining the erosion control best management practices (BMP) on this site until such time as the final occupancy permit is obtained or until a follow up permit is issued to another party. I understand that representatives of Curry County may enter the site to inspect the BMP's installed and that because of the uncertainty of construction practice, weather, topography and/or other conditions they may require additional practices beyond those shown on the approved plan to be installed.

Signature of Applicant:

John Little

Date

12-28-2020

Erosion prevention and sediment control plan

- * The building site is considered flat with less than 1% slope
- * The building eaves will have gutters and downspouts.
- * Bales of straw will be broken open and spread around the disturbed ground exterior of the footings

AVAILIBLTY 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 - 47577 Leeward St
Langlois, OR 97450

Township 31S

Range 15W

Section 08DB

Taxlot (s) 1800, 1700

CCEC Representative Janna L. Fraser Date 1/4/2021

Owner/ Representative John Little Date 12/28/2020

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

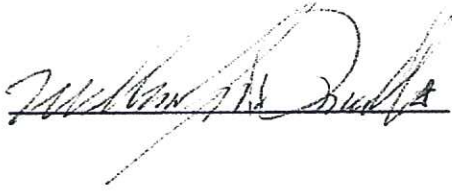
Coquille Office: 220 S Mill Ave Coquille OR 97423 · Phone: 541-396-3118 Fax: 541-396-3119

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

12/27/2020

47577 Leonard St.
Langlois, Oregon 97450

Fire/District Department	Contact	Phone Number
Agness Fire	Bill Scherbarth	541 247-7987
Brookings Fire	Jim Watson	541 469-1142
Cape Ferrello Fire	Aaron Johnson	541 661-2128
Cedar Valley Fire	Wade Hooey	541 425-5185
Gold Beach Fire	Tyson Krieger	541 247-6204
Harbor Fire	Steve McClintock	541 469-5301
Langlois Fire	Mike Murphy <i>William F McDonald</i>	541 348-2304 541 253-6191
Ophir Fire	Adam Brotton	541 698-6110
Pistol River Fire	Richard Little	541 373-0844
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

541-655-051

To: The Curry County Planning Department

Planning Clearance Information

Proposal: RV Storage/ Garage Building that is 32' X 60'. The walls will be 19' - 20' tall depending on final plans to be submitted with the building permit. There will be a 2' roof overhang on all sides. The roof pitch will be 3/12.

The engineered building plans will be forth coming.

There will be no doors, open venting or opening windows on the north side of the building that is closest to our neighbors.

Please email rosita327@aol.com or call 541-729-5476 to confirm that you have received this form.

Thank you,

John Litte and Bertie Rose

RECEIVED
R 2/8/21 D

Nancy O'Dwyer

From: John <rosita327@aol.com>
Sent: Tuesday, February 9, 2021 12:18 PM
To: Nancy O'Dwyer
Subject: Re: Planning Clearance

25' or less depending on the final plans.

Sent from my iPhone

On Feb 9, 2021, at 11:59 AM, Nancy O'Dwyer <odwyern@co.curry.or.us> wrote:

Yes - what is the highest point of the roof – 25ft?

Nancy O'Dwyer, Planner
Curry County Community Development – Planning Division
ODwyerN@co.curry.or.us
541-247-3284

From: John [<mailto:rosita327@aol.com>]
Sent: Tuesday, February 9, 2021 11:56 AM
To: Nancy O'Dwyer
Subject: Re: Planning Clearance

I just re-read your note. Do you mean the peak of the roof? At a 3/12 pitch over 16', It will be about 25' over the center of the barn.

I hope that helps.

John

Sent from my iPhone

On Feb 9, 2021, at 11:28 AM, Nancy O'Dwyer <odwyern@co.curry.or.us> wrote:

Hello John,
We received your new planning clearance application. What will the height of the RV/Storage bldg be?

Thanks,
Nancy O'Dwyer, Planner
Curry County Community Development – Planning Division
ODwyerN@co.curry.or.us
541-247-3284



Transaction Receipt
Record ID: 221-21-000034-PLNG
IVR Number: 221056059414

Receipt Number: 29854

Receipt Date: 2/10/21

www.co.curry.or.us

Worksite address: 47577 LEEWARD ST, LANGLOIS, OR 97450

Parcel: 311508DB0170000

Fees Paid					
Transaction date	Units	Description	Account code	Fee amount	Paid amount
2/10/21	1.00 Ea	Planning Clearance/Ag Building/Septic/Erosion Prevention Review	1.10-419-10-341.30-000-00	\$250.00	\$250.00
Payment Method: Check number: 566 Payer: LITTLE, JOHN / ROSE, ALBERTA					Payment Amount: \$250.00
Cashier: Penny Hudgens				Receipt Total:	\$250.00

Becky Crockett

From: John <rosita327@aol.com>
Sent: Thursday, February 11, 2021 8:37 AM
To: Becky Crockett
Subject: Re: Planning Clearance for RV Garage/Storage

Ok. Thx

Sent from my iPhone

On Feb 11, 2021, at 7:59 AM, Becky Crockett <crockettb@co.curry.or.us> wrote:

John: You cannot begin preparing the building site until you have a building permit.

From: john [<mailto:rosita327@aol.com>]
Sent: Wednesday, February 10, 2021 5:40 PM
To: Nancy O'Dwyer
Cc: Becky Crockett
Subject: Re: Planning Clearance for RV Garage/Storage

Hello Becky and Nancy,

Thank you for the approval information. Please note on the 2nd page under the conditions of approval section, it was mistakenly written that our barn is to be 40' x 60'. The barn is planned to be 32' x 60'.

If there are no appeals, may we start preparing the building site on March 2?

John and Bertie

-----Original Message-----

From: Nancy O'Dwyer <odwyern@co.curry.or.us>
To: John <rosita327@aol.com>
Cc: Becky Crockett <crockettb@co.curry.or.us>
Sent: Wed, Feb 10, 2021 3:58 pm
Subject: RE: Planning Clearance for RV Garage/Storage

Hello John,
I've attached a copy of your signed planning clearance.

Please note, any person who is adversely affected or aggrieved by this decision, or who is entitled to written notice under ORS 215.416 (11) (a) (C) of it, may appeal it to the Curry County Planning Commission. The appeal can only be initiated by filing a written appeal application together with a fee of **\$250.00** with the Curry County Community Development Department – Planning Division within twelve (12) business days of the mailing (Feb 10, 2021) of this notice, which is **5:00 pm, Monday, March 1, 2021**.

Appeals cannot be filed by fax or email correspondence. A person who is mailed written notice of this decision cannot appeal the decision directly to the Land Use Board of Appeals (LUBA) under ORS 197.830. Any appeal hearing before the Planning Commission will be a de novo or entirely new hearing and not on the record of the Planning Director's Decision.

Additional information can be obtained from:

Curry County Community Development Department - Planning Division
94235 Moore Street, Suite 113
Gold Beach, OR 97444

Nancy O'Dwyer, Planner

ODwyerN@co.curry.or.us

(541) 247-3284

Becky Crockett, Planning Director

CrockettB@co.curry.or.us

(541) 247-3228

Thank you,
Nancy O'Dwyer, Planner
Curry County Community Development – Planning Division
ODwyerN@co.curry.or.us
541-247-3284