



# Coos County Planning Department Plan/Ordinance Text Amendment

AM-14-09/ACU-14-17  
FD-14-03

Receipt #: 162726  
Check #/Cash 0654900988  
Date 6/27/14  
Received by A. Dibble  
Fee

The following application is to be completed in full. An application cannot be accepted for a Plan/Ordinance Text Amendment without this information.

A. APPLICANT: ORC Properties LLC  
Mailing Address: PO Box 1350 Coos Bay, OR 97420  
Telephone: (541)266-0875

B. DOCUMENT TO BE AMENDED:  
Comprehensive Plan X CCZLDO X

C. IDENTIFY THE TEXT TO BE AMENDED BY SECTION OR OTHER REFERENCE  
CCZLDO: 4.5.696  
Coos County Comprehensive Plan: Volume II, Part 1, § 5 (Page 218)

D. LIST APPLICABLE STATEWIDE OR LOCAL PLANNING GOALS OR OTHER CRITERIA: (please use additional page if necessary)  
Statewide Planning Goal 16: Estuarine Resources

E. PLEASE SUBMIT UNDER SEPARATE COVER THE PROPOSED TEXT AMENDMENT LANGUAGE

F. APPLICANT'S STATEMENT

I, Aaron Powell, have filed an application for a TEXT Amendment with the Coos County Planning Department to be reviewed and processed according to state and county requirements. I hereby acknowledge the following disclosures (please initial all statements below):

AP I understand that any representations, conclusions or opinions expressed by staff in the pre-application review of this request do not constitute final authority or approval and that I am not entitled to rely upon any such expressions in the place of final approval.

AP I understand I may ask questions and receive input from planning staff, but acknowledge that I am ultimately responsible for all information and documentation submitted with this application. I further understand planning staff cannot legally bind the County to any fact or circumstance that conflicts with state or local laws and, in the event a conflict occurs, all such statements and agreements are void.

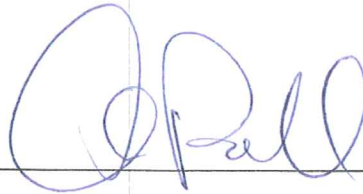
AP I understand I have the burden of demonstrating my application meets all of the applicable criteria. The criteria for approving or denying my request have been furnished to me as part of this application and I acknowledge receipt.

AP I understand planning staff is entitled to ask for additional information or documentation any time after the submission of this application if it is determined such information is needed for the review of my application.

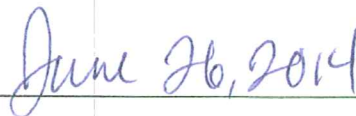
AP I understand my application may be reviewed by the Oregon Department of Land Conservation and Development (DLCD). If this happens, and DLCD comments on the application, I understand DLCD has the authority to appeal the County's decision to the Oregon Land Use Board of Appeals, if it chooses to do so.

AP I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bare the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

AP **ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing.** (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are response to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.



Applicant's Signature



Date

Oregon Resources Corporation  
PO Box 1350  
Coos Bay, Oregon 97420

Coos County Planning Department  
250 N. Baxter  
Coquille, Oregon 97423

June 23, 2014

Dear Jill Rolfe

The following is intended to supplement the attached Coos County Planning Department Plan/Ordinance Text Amendment application. This letter is intended to satisfy Section E of the application.

Oregon Resources Corporation (ORC) respectfully proposes that the Coos County Zoning and Land Development Ordinance (CCZLDO) and the Coos County Comprehensive Plan be amended to allow for log storage within the Coos Bay Estuary Management Plan, Segment 38-UD. ORC requests that the following language be used for the proposed Text Amendment.

The following includes excerpts from the CCZLDO for reference. Text proposed for removal is crossed out and added text is shown in bold italics.

A. Uses

- |                                    |                              |
|------------------------------------|------------------------------|
| 1. Agriculture                     | N/A                          |
| 2. Airports                        | N                            |
| 3. Aquaculture                     | ACU-S, G                     |
| 4. Commercial                      | ACU-S, G                     |
| 5. Dryland moorage                 | P-G                          |
| 6. Industrial & port facilities    | ACU-S, G                     |
| 7. Land transportation facilities  | P-G                          |
| 8. Log storage/sorting yard (land) | <del>N</del> <b>ACU-S, G</b> |

SPECIAL CONDITIONS

Uses:

3. Aquaculture is allowed whether dredging or fill or other alteration of the estuary is required for harvest of benthic species or removable in-water structures such as stakes or racks (commercial, not archaeological stakes and racks.) is subject to Policy #4a.
- 4.,6. Commercial and industrial uses within the urban unincorporated communities are subject to Policy #16a.
8. ***Industrial uses within this segment are subject to Policy #16b(I).***

Regards,

Aaron Powell



**Coos County Planning Department**  
Coos County Courthouse Annex, Coquille, Oregon 97423  
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-7770  
FAX (541) 396-1022 / TDD (800) 735-2900

Jill Rolfe Planning Director

## CONSENT

On this 25<sup>th</sup> day of JUNE, 2014,

I, ORC PROPERTIES LLC  
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 25<sup>s</sup>, Range 13<sup>w</sup>,

Section 35<sup>DB</sup>, Tax Lot 300, Deed Reference 2008-12377

hereby grant permission to AARON POWELL so that a(n)  
(Print Name)

PLAN/ORDINANCE TEXT AMENDMENT application can be submitted to the Coos  
(Print Application Type)

County Planning Department.

Owners Signature/s

Brianna Hanson