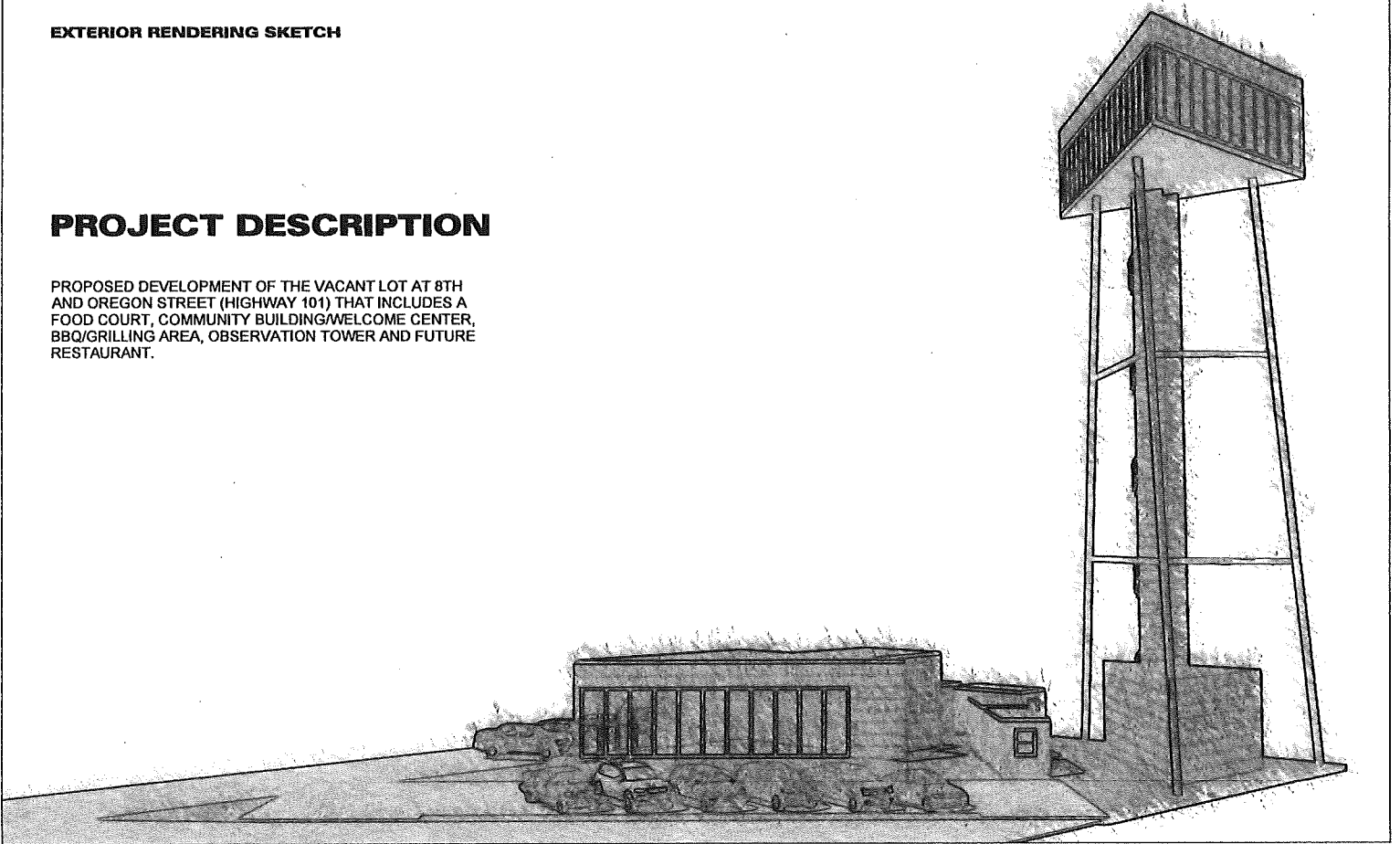


8TH STREET COMMUNITY CORNER

EXTERIOR RENDERING SKETCH

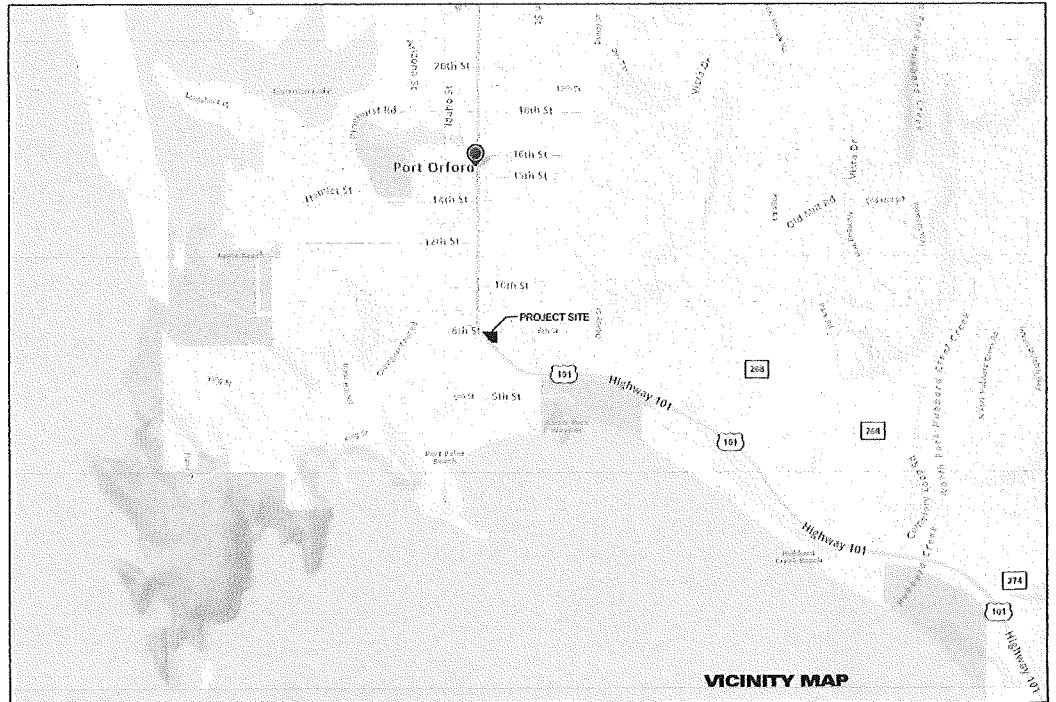
PROJECT DESCRIPTION

PROPOSED DEVELOPMENT OF THE VACANT LOT AT 8TH AND OREGON STREET (HIGHWAY 101) THAT INCLUDES A FOOD COURT, COMMUNITY BUILDING/WELCOME CENTER, BBQ/GRILLING AREA, OBSERVATION TOWER AND FUTURE RESTAURANT.



PROJECT DATA

1. SITE LOCATION:
740 OREGON STREET
PORT ORFORD, OREGON 97465
2. LEGAL DESCRIPTION:
33S.15W.05DA
TAX LOT 2200 / .28 ACRE
3. OWNER:
DAVID BASSETT, PE, CBO, FPFO
PORT ORFORD, OREGON 97465
PHONE: 541.660.3131



City of Port Orford

555 W. 20th St, PO Box 310, Port Orford, OR 97465. 541.332.3681 or 877.281.5307 FX

PLANNING CLEARANCE APPLICATION

Date Received: Nov 2nd 2021 Planning Clearance Date: _____

Project Address: 740 Oregon^{*} Street, Port Orford Assessor's Parcel No. 335-15W-05DA 722200

Project Description, including all accessory uses and/or structures. Aka 8th St. Community Corner.

4 Unit Food Court, Community Pavillion/BBQ Bagebo,
Future Restaurant^(Diner) and Observation Tower aka Tsunami
evacuation structure open and available to the Public.

Residential Commercial Parcel Zone 10MLL

Required: Three copies of a Site Plan, floor plans and elevations (requirements attached) or three copies of the building plans that will be used to submit a building permit to the Curry County Building Department.

Required Coos-Curry Electric Coop authorizing power. Blank form is attached. *Contract signed and underway w Janna.*

Port Orford Fire Depart Authorization form. Blank form is attached.

Erosion control form and plan if required. \$ 91 Planning Clearance fee - *PA 10-31-21 OK #4413*

Identification of how water is made available to the property. *City water meter and sewer in place since 1970. Rechecked and new meter in 2020.*

This application will not be accepted without the required information and \$ 91 application fee.

Applicant/Agent or Contractor Name David A. Bassett owner, Gary Robertson agent.

Mailing Address: 42,292 Garrison Lake Rd,

City, State and Zip Code Port Orford, Oregon 97465

Phone: 541.660.3131 Fax: ~ Email: dabpe@peak.org

Property Owner: David A. Bassett

Mailing Address including City, State and Zip code: 42,292 Garrison Lake Rd, P.O. OR 97465

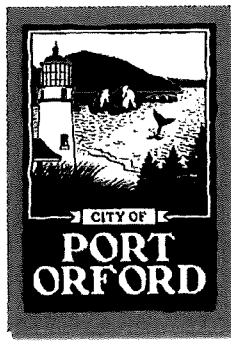
Phone: 541.660.3131 Fax: ~ Email: dabpe@peak.org

APPLICANT/OWNER CERTIFICATION: I certify that I am the owner, or have the owner's consent/authorization to apply for a permit(s) on the above referenced property. By my signature I certify that the information provided herein is correct and all the provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. I acknowledge that granting of a permit by the City does not authorize or presume to give authority to me to violate or cancel the provisions of any other local, state, or federal laws that may be applicable to this development proposal. Additionally, by signing this application form I acknowledge that I am granting the City of Port Orford staff or their agent(s) authorization to enter onto the subject property for the purposes related to this application proposal.

SIGNATURE OF OWNER(S) OF THE PROPERTY REQUIRED

David A. Bassett
Owner Signature

10.31.2021
Date



CITY OF PORT ORFORD PLANNING CLEARANCE CHART
Battle Rock Mixed Use Zone (10-MU)

Item	Permitted or /Required Code reference	Complies?
Outright permitted Land Uses <i>Food Court, Community BBQ pavillion/bazoo, Tsunami evacuation structure and future Diner observation Tower. PFO 140'agl.</i>	17.12.090(b) 1. Single-family dwelling or duplex; 2. Manufactured home, in accordance with Section 17.16.040; 3. Multiple-family dwellings; 4. Home occupations; 5. Hotel, motel or other lodging; 6. Restaurants; ✓ 7. Club or lodge hall; 8. Emergency care facilities, medical or dental clinic; 9. Retail use, professional office or service use, including galleries; 10. Light manufacturing; 11. Park playground, fire station, library or museum; 12. Childcare facility; 13. Residential care home or residential care facility. ¹	
Other Applicable Use Standards. <i>N/A</i> <i>N/A</i> <i>NA</i>	17.12.090(d) 1. Outdoor sales and/or service areas over 200 square feet in size are not permitted in this zone, except for restaurants, farmers markets, plant nurseries, sculpture gardens. 2. Outdoor storage areas will be enclosed and screened from view by suitable hedges, fencing or walls and will not exceed 200 square feet in size. 3. Indoor storage will not be the principal use of property.	
Manufactured Home <i>NA</i>	17.16.040 A. The manufactured home shall be multi-sectional and enclose a space of not less than one thousand (1,000) square feet. B. The manufactured home shall have the hitch, wheels and axles removed and be placed on an excavated and backfilled foundation and enclosed at the perimeter such that the manufactured home is not more than twelve (12) inches above grade. C. The manufactured home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings. D. The manufactured home shall be certified by the manufacturer to have an exterior thermal envelope meeting performance standards which reduce heat loss to levels equivalent to the performance standards required of single-family dwellings constructed under the state building code. Evidence demonstrating that the manufactured home meets	

¹ 14. Any permitted use where building footprint exceeds 6,000 square feet, shall be subject to site plan review to comply with the provisions set forth in Chapter 17.33, Site Plan Review.

15. Any permitted use where building length exceeds 125 feet shall be subject to site plan review to comply with the provisions set forth in Chapter 17.33, Site Plan Review.

CITY OF PORT ORFORD PLANNING CLEARANCE CHART Battle Rock Mixed Use Zone (10-MU)

Item	Permitted or /Required Code reference	Complies?
	"Super Good Cents" energy efficiency standards is deemed to satisfy the external thermal envelope certification requirement.	
Water Source	___ well ___ spring <u>X</u> City water <i>meter since 1970s</i> If a well or a spring is to be utilized, documentation of water source and quality is to be provided. - <i>NA</i>	<i>new meter in 2020.</i>
Connection to City water and/or sewer? Must comply with Zoning Ordinance sections <i>Both City</i> 17.10.010(D) for 1-R property and 17.10.020(D) for 2-R property. <i>water & sewer are in place.</i>		
Setbacks (17.10.010(F) for 1-R zone and 17.10.121(F) for 2-R zone and 17.12.080(E) for Shoreland Overlay zone)		
Front	0'	
Side	0' <i>see site plans.</i>	
Rear	0'	
Riparian Setback <i>NA</i>	Except as necessary for water-dependent uses, all developmental mineral extraction activities shall be set back fifty (50) feet from the stream bank of all perennial streams to protect riparian vegetation as identified in the comprehensive plan. A lesser distance may be approved based on a specific site investigation as part of the permit application process and concurrence with the lesser distance by the Oregon Department of Fish and Wildlife and Division of State Lands.	
Exceptions to setbacks 17.20.101 <i>NA</i>	Cornices, eaves, canopies, sunshades, gutters, chimneys, flues, belt courses, leaders, sills, pilasters, lintels, ornamental features, and similar architectural features may project into a required yard not more than two feet. Roadside stands, fences, hedges, walls and signs may be located within a required yard.	
Height 17.12.090(H)	Except as provided in Section 17.20.050 in a 10-MU zone, no building shall exceed thirty-five (35) feet in height. <i>None that high except</i>	
Exceptions to height 17.20.050	The following type of structure or structural parts are not subject to the building height limitations of this title: chimney, tank, church spire, belfry, dome, monument, fire and hose towers, <u>observation tower</u> , mast, aerial, cooling tower, <u>elevator shaft</u> , transmission tower, smokestack, flagpole, radio or television towers, and other similar projections. <i>*Public Tsunami evacuation structure.</i>	
Design standards 17.12.090 (E) <i>NA</i>	All new structures and substantial improvements in a 10-MU zone shall conform to the following design standards: 1. <u>Building Size</u> . Any building more than 125 feet in length, ^{<i>NO</i>} or exceeding 35 feet in height or with a footprint greater than 6,000 ^{<i>NA</i>} square feet shall be considered a large structure requiring site plan review in compliance with standards set forth in Chapter 17.33. 2. <u>Building Articulation</u> . All new commercial structures shall utilize at least six of the following design features; all new residential structures shall utilize three: a. Dormers. <i>NA</i> b. Recessed entries. <i>yes</i> c. Cupolas or tower. <i>yes</i> d. Bay or bow windows. <i>yes</i> e. Attached garage. <i>NA</i> f. Roof with a pitch greater than nominal 3/12. g. Offsets on building face or roof that are a minimum of twelve (12) inches. <i>yes</i> h. Covered porch entry. <i>yes</i> i. Pillars or posts. <i>yes</i> j. Eaves that are a minimum of six (6) inches. <i>yes</i> k. Roof of tile, composition, shake, standing seam metal, or other <i>yes</i>	<i>Deck @ Tower level is: 50 x 50 = 2 # 1250 sq. ft Welcome Center & Gazebo/Pavilion ~ 1,000 sq. ft.</i>

CITY OF PORT ORFORD PLANNING CLEARANCE CHART
Battle Rock Mixed Use Zone (10-MU)

Item	Permitted or /Required Code reference	Complies?
	<p>metal roofing simulating traditional roofing materials such as slate and tiles. <i>yes</i></p> <p>l. Horizontal lap siding.</p> <p>m. Shingle siding.</p> <p>n. Parapets. <i>yes</i></p> <p>o. Other design features may be considered subject to approval by the City's designated design specialist, the City Planning Commission, or the City Council as applicable to the approval process. <i>NA</i></p> <p>3. <u>Highway 101 Ground Floor Façade</u>. All new structures and substantial improvements, fronting Highway 101, shall provide at least 25% of the ground floor facade facing the highway with windows or building entrances. <i>yes</i></p> <p>4. <u>Off-Street Parking for Properties with Frontage on Highway 101 and for New Commercial Structures throughout the Battle Rock Mixed Use Zone (10-MU)</u>. All off-street parking areas shall be located behind, under, or to the side of a building, and shall incorporate a landscaped buffer from adjacent property as well as from any sidewalk abutting the parking area. <i>yes</i></p> <p>5. <u>Mechanical Equipment</u>. All mechanical equipment shall be concealed from view of public streets and neighboring properties. <i>yes</i></p> <p>6. <u>Landscaping</u>. All new structures and substantial improvements shall have lot design to conform to the following landscaping requirements: <i>yes</i></p> <p>a. All areas abutting a street that are not occupied by structures or driveway shall be landscaped or provide public space such as walking path, sidewalk, or bench area. <i>yes</i></p> <p>b. Lots with footprint area for new structure or combined new structures exceeding 3,000 square feet shall provide landscaping coverage for at least 5% of lot area. <i>yes</i></p> <p>7. <u>Drive-Through/Drive-In Facilities</u>. Drive-through/drive-in facilities shall conform to the following placement standards:</p> <p>a. The drive-through/drive-in use shall orient to an alley, driveway, or interior parking area, and not a street; <i>yes</i></p> <p>b. The drive-through/drive-in facilities shall not be located within twenty (20) feet of a street and shall not be oriented to a street corner; <i>OK</i></p> <p>c. Drive-through/drive-in queuing areas shall be designed so that vehicles do not obstruct a driveway, fire access lane, walkway, or public right-of-way. <i>OK, agreed</i> NA</p> <p>8. <u>Manufactured Home Park</u>. When manufactured homes within the manufactured home park are oriented with their back or side yards facing a public right-of-way, the Planning Commission may require installation of fencing and planting of a ten (10)-foot wide landscape buffer between the right-of-way and the manufactured home park for the privacy and security of residents and the aesthetics of the streetscape. NA</p> <p><u>Commercial-Residential Overlay (CRO)</u> The CRO is intended to combine residential household living with public and commercial services at an appropriate neighborhood scale.</p> <p>a) New commercial structures shall be a maximum of 1,750 sq. ft. <i>OK</i></p> <p>b) Commercial conversions and remodels shall have a maximum of 1,750 sq. ft. designated for commercial use.</p> <p>c) Except as provided in Sections 17.20.010 and 17.20.020, in the CRO setbacks shall be as follows:</p> <p>1) The front yard shall be a minimum of ten feet. <i>✓</i></p>	

**CITY OF PORT ORFORD PLANNING CLEARANCE CHART
Battle Rock Mixed Use Zone (10-MU)**

Item	Permitted or /Required Code reference	Complies?
	2) The side yard shall be a minimum of five feet. 3) The rear yard shall be a minimum of five feet.	
17.12.090 (F) Sewer and Water Line Hookups.	1. <u>Provision of Sewer and Water.</u> Sewer and water shall be provided by the City of Port Orford, and distribution systems shall be built to City and State specifications. <i>Yes, in place since 1970 & updated 2020.</i> 2. <u>Sewer Line Hookups.</u> Sewer lines shall be installed to City standards to connect sites for new development to existing mains. In areas where a sewer main is not adjacent to a proposed lot or an existing lot proposed for development, the developer will pay the cost of extending the main line and any lift necessary to provide adequate sewage disposal to the parameter of the lot. At the request of the developer, the City shall consider sharing in the cost of the main line extension or lift station, but the City is under no obligation to participate. 3. <u>Water Line Hookups.</u> Adequate water lines shall be installed to City standards to connect sites for new development to existing mains. In areas where a water main is not adjacent to the individual lot that is proposed to be developed, the developer will pay the cost of extending the main to the parameter of the lot. At the request of the developer, the City shall consider sharing in the cost of the main line extension, but the City is under no obligation to participate.	<i>- on site & inspected.</i> <i>NA</i> <i>Water Meter on site & inspected.</i> <i>NA</i>
Erosion control 17.17.050	Development with excavation of 800 square feet or more of soil surface or development with mud, soil, rock, vegetative material or any products of erosion or other depositional material onto, deposited upon or transported to the property of another are subject to the requirements of Zoning Ordinance 17.17.050. <i>Minimal, see forms.</i>	
Other Zoning Ordinance requirements	Flood zone 17.19 <i>NA</i> Storm/Surface Water Management 17.18 <i>In place, catch basin, straw bales & culverts.</i> Historic Preservation 17.15 <i>NA</i>	required <input type="checkbox"/> not required. <input checked="" type="checkbox"/> required <input type="checkbox"/> not required. <input checked="" type="checkbox"/> <i>Done</i> required <input type="checkbox"/> not required. <input checked="" type="checkbox"/>

CITY PLANNING CLEARANCE: Planning clearance is granted for the uses and accessory uses specified on the Nov 1st, 2021 Planning Clearance application form submitted by David Bassett for the property located at 740 Oregon St. Authorization of said uses and accessory uses are subject to the requirements referenced on the City of Port Orford Development Standards noted on the Port Orford Planning Clearance chart above and water and sewer are available for this property. Additional requirements for compliance with the Port Orford Zoning Ordinance are / are not attached. An Erosion Control plan for the property was / was not required. The Erosion Control Plan is / is not attached. If an Erosion Control Plan is required, all requirements of the Plan shall be met.

This Planning Clearance is valid until _____, 20____. This Planning Clearance does not constitute a permit to construct any structure. You must secure a Building Permit from the Curry County Building Department prior to construction. The Building Department will require a copy of this Planning Clearance and two sets of Plans stamped by the City of Port Orford noting that the plans have received a Planning Clearance.

Planning
John [Signature]

Water Meter on site

David Duncan

Fire Department
John [Signature]

Sewer lateral on site 4"

APPLICANT/OWNER AGREEMENT: By my signature, I certify that I am the owner and that I have received, accepted and will comply with the conditions specified in this Planning Clearance. I understand that this Planning Clearance does not constitute a building permit and I must apply to the Curry County Building Department for a building permit to construct my project at _____ in Port Orford and any other permit required for compliance other local, state, or federal laws.

SIGNATURE OF OWNER(S) OF THE PROPERTY REQUIRED

David A. Bassett
Owner Signature
David A. Bassett P.E. C.B.O.

Oct 31st, 2021
Date

DEVELOPMENT APPLICATION AND REVIEW PROCESS

1. APPLICANT SUBMITS APPLICATION.

Applicant submits completed planning clearance application, erosion control application and if required, an erosion control plan, plot plan, application fee and any other required information.

2. PORT ORFORD PLANNER REVIEWS APPLICATION AT THE COUNTER AND CHECKS TO SEE IF ALL REQUIRED INFORMATION IS SUBMITTED.

If all required information is submitted, the application and all required materials are date stamped received.

3. PORT ORFORD PLANNER REVIEWS THE APPLICATION & GOES THROUGH THE APPLICATION CHECKLIST IDENTIFYING COMPLIANCE OR NON COMPLIANCE.

If the application material shows non-compliance, the applicant is notified of deficiencies in the application. If the Plot plan indicates information that is non-compliant, the applicant will be required to re-draw the plans to show compliance prior to the Planning Clearance approval.

4. UPON PLANNING CLEARANCE APPROVAL – PORT ORFORD PLANNER WILL:

Date stamp approval of each page of the Planning Clearance and project plans.

Scan and email a copy of the Planning Clearance and all related conditions to the Curry County Building Department.

Retain a copy of the Planning Clearance and project plans for the Port Orford Planning Department.

Give two copies of the Planning Clearance and two copies of the plans to the applicant.

5. UPON PLANNING CLEARANCE APPROVAL – APPLICANT WILL:

Submit the Planning Clearance to the Curry County Building Department.



CITY OF PORT ORFORD

◆ 555 W. 20th St. ◆ P.O. Box 310, Port Orford, OR 97465 ◆ Ph: 541-366-4568 ◆ Fx: 877-281-5307 ◆

I, the undersigned, hereby agree to comply with all ordinances, ^{*}rules and requirements of the City of Port Orford, Curry County and the State of Oregon.
** As they exist now and as shown in the 10 MUA application forms.*

Dail A. Bassett

Signature

10.31.2021

Date

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 - *740 Oregon Street, Port Orford, OR, 97465*

Township *33S*

Range *15W*

Section *05DA*

Taxlot (s) *2200, 28 acres = 12,197 sq. ft.*

CCEC Representative *X Jenna L. Fraser* Date *11/1/2021*
Owner/ Representative *David A. Bassett* Date *10/31/2021*
Under contract for service on Oct 20, 21 & all fees paid.

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

740 Oregon Street.
(8th St & 101, SE corner)

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.

Paul Duncan

Signature of Fire Department Representative

David A. Bassett

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 Hooley	541 425-5185
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	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

MANDATORY EROSION CONTROL APPLICATION
FAILURE TO PROVIDE THE REQUESTED INFORMATION WITH YOUR PLANNING CLEARANCE APPLICATION WILL DELAY THE REVIEW OF YOUR APPLICATION.

EPSC SITE PLAN REQUIREMENTS

- All property lines and adjacent roadways
- Location of all existing and proposed buildings
- Location of proposed or existing on-site septic areas
- Location of all natural and artificial water features (rivers, streams, drainage, wetlands, etc)
- Location of access road or driveway
- Location and area of site disturbance associated with your project
- Direction of slopes on site; sectors within the area of land disturbance shall be labeled in ranges:
 - Less than 15% slope
 - 15% to 20% slope
 - 20% or greater slope (SEE EXAMPLE BELOW FOR ASSISTANCE)
- Existing (pre-development) drainage pattern
- Location of proposed erosion control measures:
 - Access points: (construction entrance, existing paved driveway or access protected with alternative measures such as wood chips, plywood, etc)
 - Perimeter containment measures: (sediment fence, compost filter berm, existing structures, etc)
 - Inlet protection if located in an area with storm drainage system
 - Riparian protection
- Stockpile or staging areas of disturbed material
- North arrow
- Scale (1" = X') of site plan—please use even scale numbers such as: 10', 20' 50' or 100' use engineering scale NOT architectural

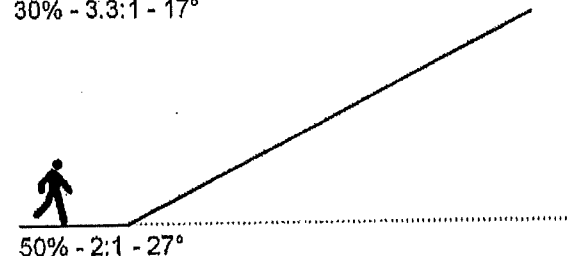
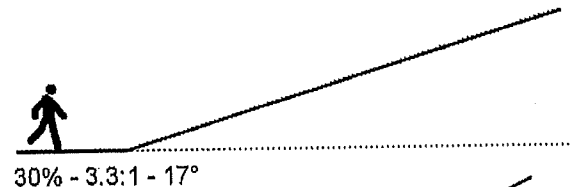
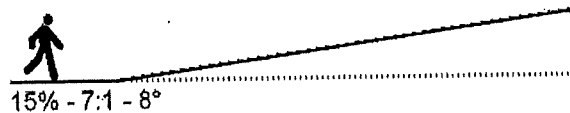
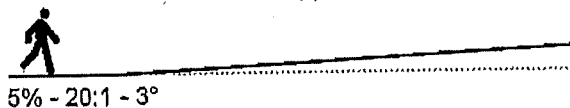
See Site plan. Almost flat, slight slope $\ll 1\%$ toward 8th Street.

Lot is much less than 1% slope and toward 8th St. until the ROW that slopes to 8th St, straw bales and catch Basin / culvert system to ODOT Catch Basin on 101.

FAILURE TO PROVIDE THE REQUESTED INFORMATION WITH YOUR PLANNING CLEARANCE APPLICATION WILL DELAY THE REVIEW THE APPLICATION.

Visual Examples of Slope

Numbers are approximate



If you have questions regarding completing this form correctly, please contact the Curry County Planning Department at 541-247-3304.

EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN REVIEW APPLICATION

PROPERTY OWNER INFO: NAME: <i>David A. Bassett P.E.</i> PHONE: <i>541.660.8131</i>	
RESPONSIBLE PARTY FOR INSTALLATION & MAINTENANCE OF EROSION CONTROL MEASURES:	
NAME: <i>David A. Bassett</i>	PHONE: <i>541.660.8131</i>
ADDRESS: <i>42,292 Garrison Lake Rd</i> ACREAGE: <i>.28 = 12,197 ft²</i>	
CITY/STATE/ZIP: <i>Port Orford, Oregon 97465</i>	
PROPERTY DESCRIPTION: ASSESSOR MAP/TAXLOT: <i>33S, 15W, 05DA TL 2200</i>	
PROPOSED DEVELOPMENT: <i>4 unit Food Court, Community Pavilion/BBA Gazebo, Tsunami evacuation structure/ Public use Observation Tower and Future Andy Mo's Diner/ Restaurant</i>	
<input type="checkbox"/> SFD <input checked="" 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 type="checkbox"/> NO <input checked="" type="checkbox"/>	
2. WILL 2,000 SQUARE FEET OF IMPERVIOUS SURFACE BE CREATED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> <small>(IMPERVIOUS MEANS WATER CAN'T GET THROUGH IT TO THE GROUND—LIKE PAVEMENT, CONCRETE, ROOFS OR BUILDINGS—WATER THEN SHEETS OFF OF THESE SURFACES)</small>	
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>2,000 SQ FT</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: <i>-NA</i>	

PLEASE SUBMIT THE FOLLOWING ITEMS FOR EPSC PLAN REVIEW:

1. DETAILED SITE PLAN-REQUIRED ELEMENTS ON THE BACK OF THIS FORM *-see Site Plan*
2. BEST-MANAGEMENT PRACTICES (BMP'S) TO BE UTILIZED TO PREVENT EROSION—SUCH AS *Inflow* STRAW BALES, SILT FENCES, *Inflow* SEEDING/SODDING, GRAVELING EXPOSED AREAS ETC
3. STRATEGY TO MINIMIZE THE REMOVAL OF VEGETATION COVER, PARTICULARLY TREE COVER
All existing now except hydroseeding as soon as final grading by gannon style beraper box.

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.

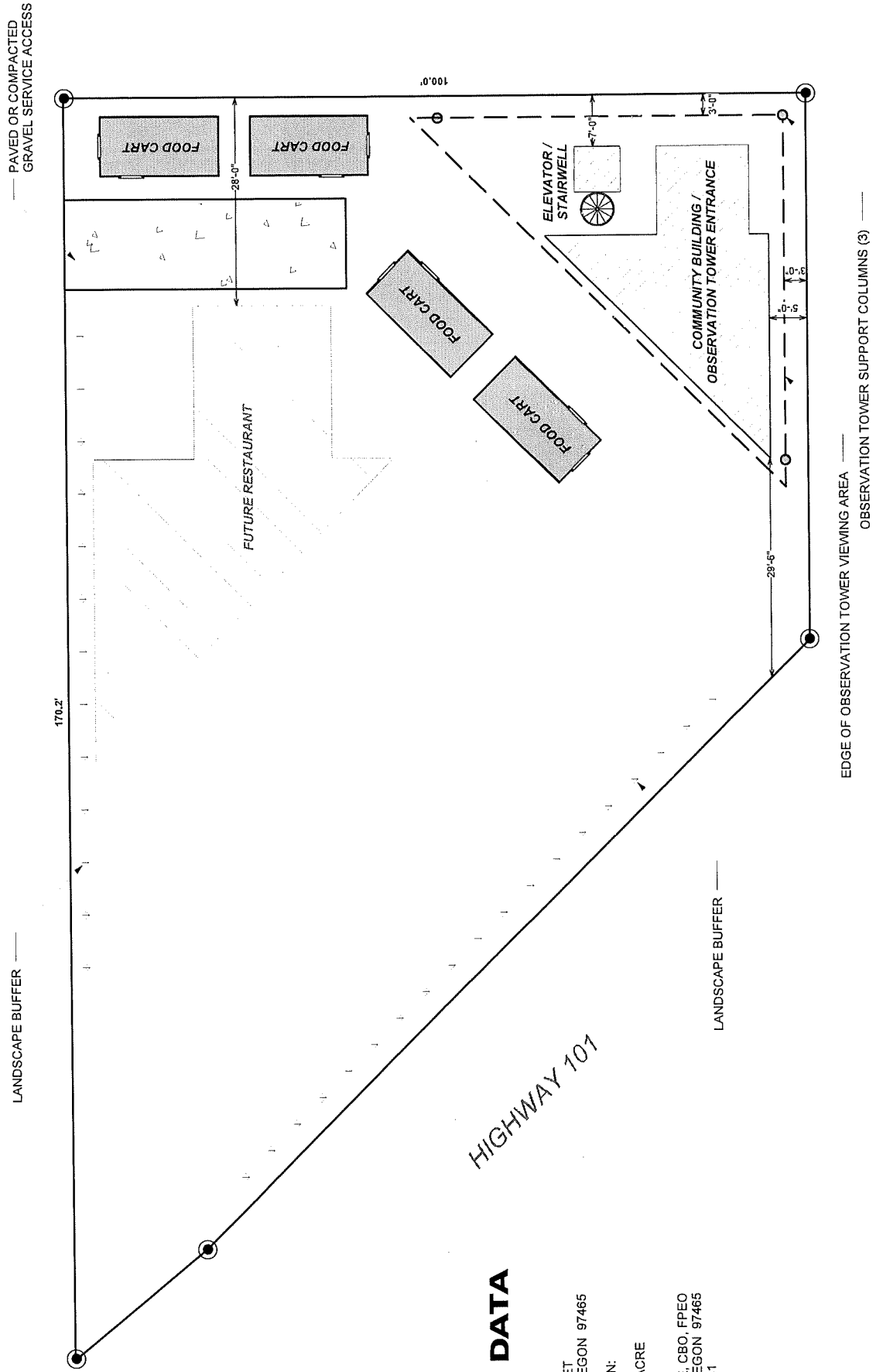
Signature of Applicant: *David A. Bassett* Date *10.31.2021*

TURN OVER TO COMPLETE

PLOT PLAN

SCALE: 1" = 20'

EIGHTH STREET



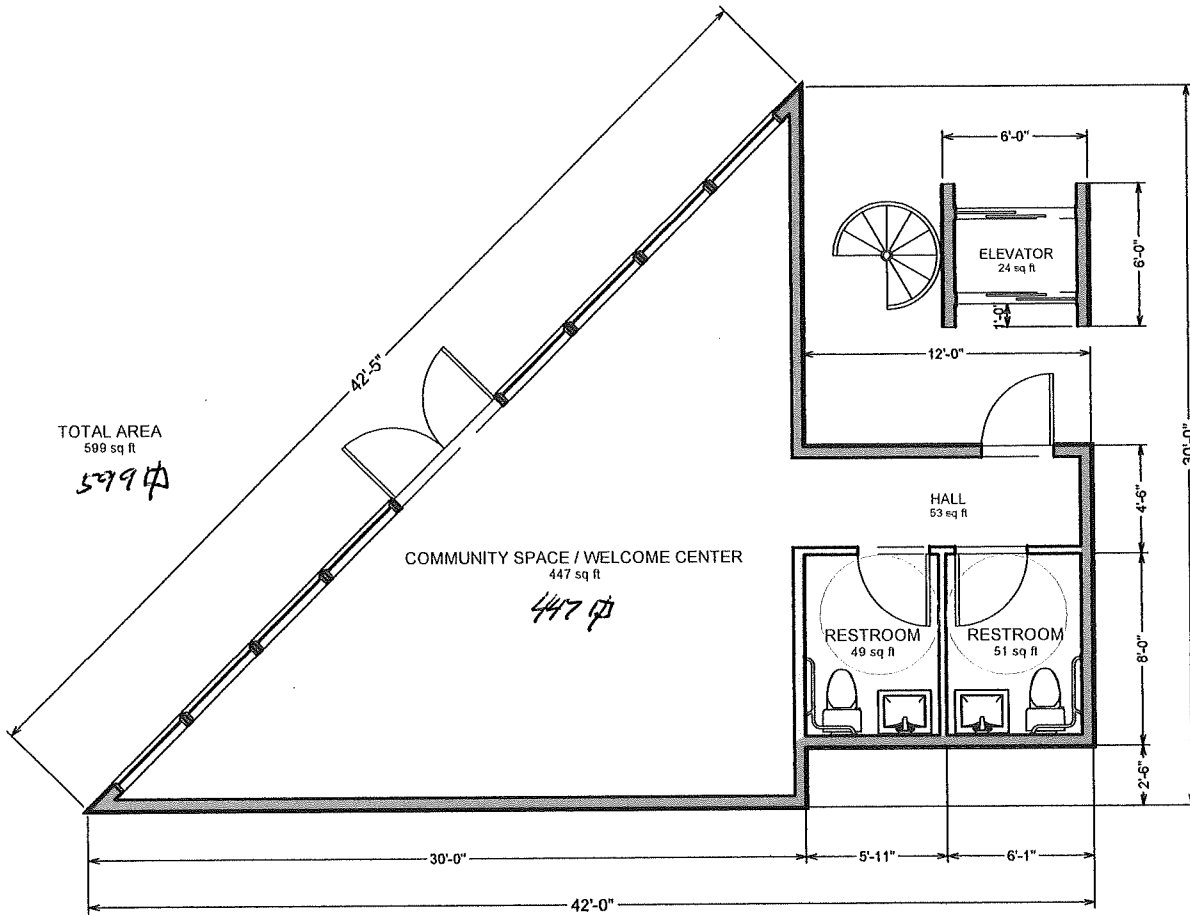
PROJECT DATA

1. SITE LOCATION:
740 OREGON STREET
PORT ORFORD, OREGON 97465
2. LEGAL DESCRIPTION:
33S.15W.05DA
TAX LOT 2200 / 28 ACRE
3. OWNER:
DAVID BASSETT, PE, CBO, FPEO
PORT ORFORD, OREGON 97465
PHONE: 541.660.3131



FLOOR PLAN | COMMUNITY/WELCOME

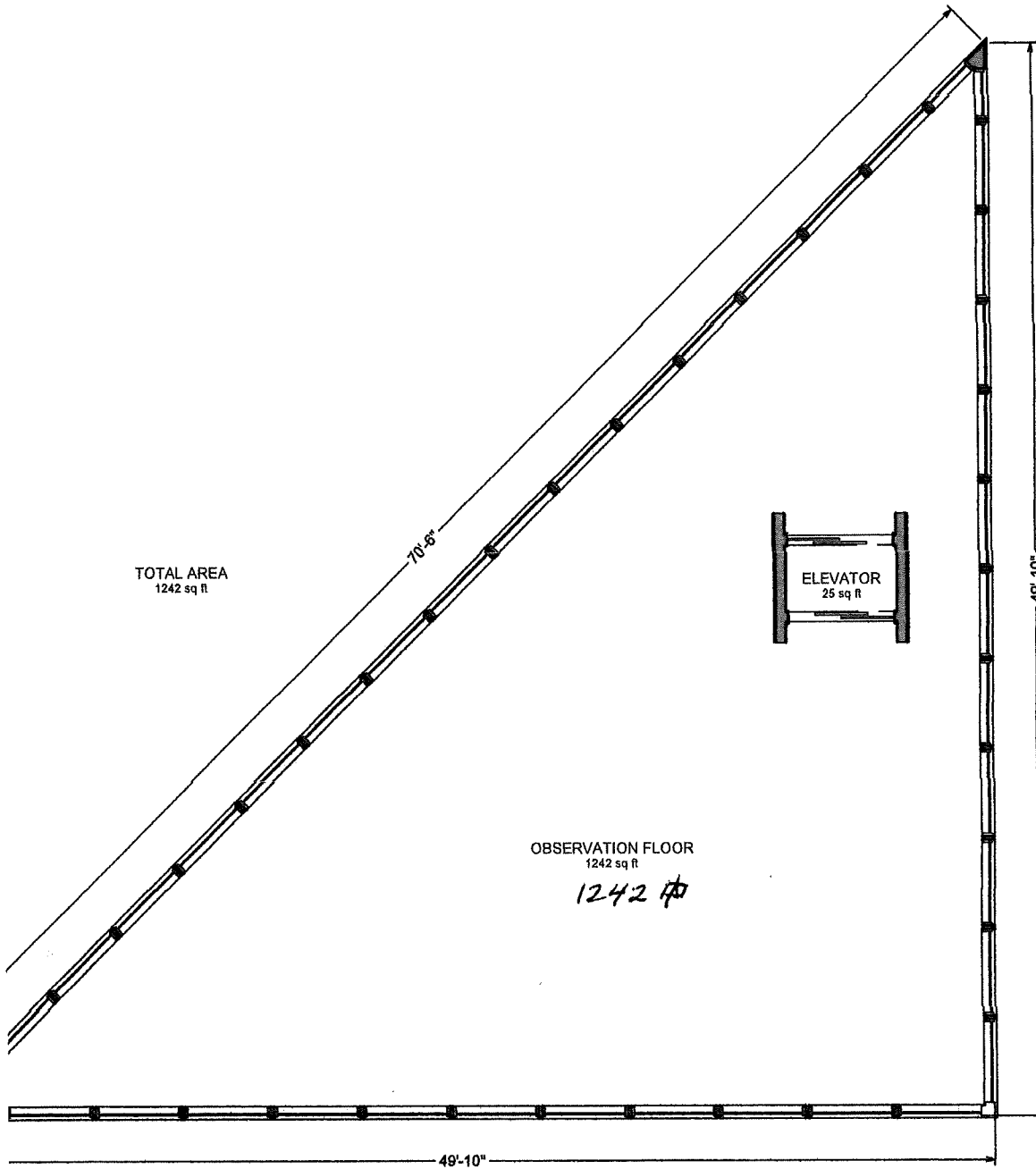
SCALE: 1/8" = 1'



Corner

FLOOR PLAN | OBSERVATION FLOOR

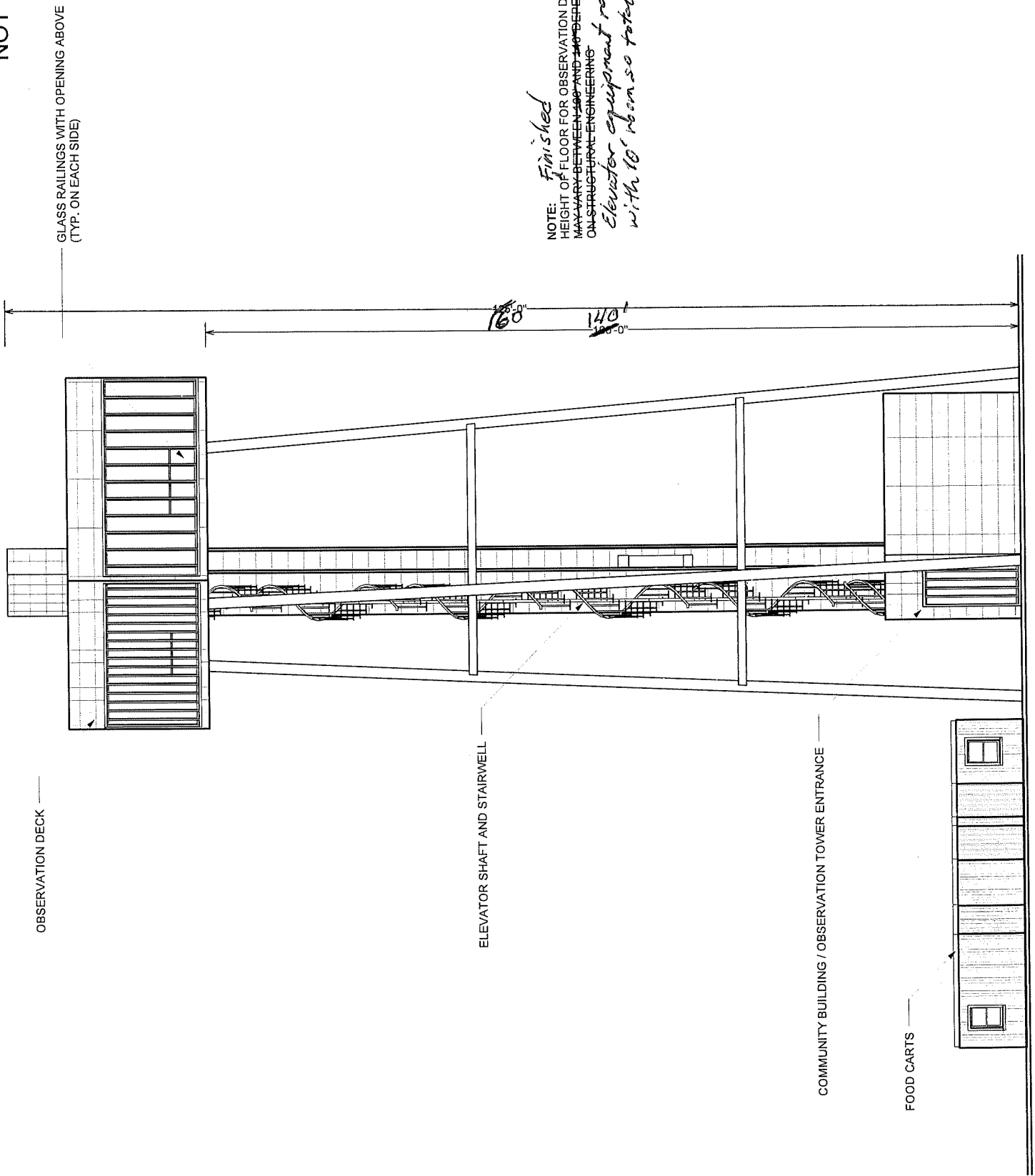
SCALE: 1/8" = 1'



Corner

SW ELEVATION

NOT TO SCALE



OBSERVATION DECK

GLASS RAILINGS WITH OPENING ABOVE
(TYP. ON EACH SIDE)

ELEVATOR SHAFT AND STAIRWELL

COMMUNITY BUILDING / OBSERVATION TOWER ENTRANCE

FOOD CARTS

160'
140'
100'

NOTE: *Finished*
HEIGHT OF FLOOR FOR OBSERVATION DECK @ 140'
MAY VARY BETWEEN 100' AND 140' DEPENDING
ON STRUCTURAL ENGINEERING
*Elevator equipment room approx 10' high
with 16' clear so total to top = 160'*

Rec'd 11.3.21 Delivered 11.3.2021 to
 from Gary Robertson City Hall + call to Peck
 to Peck
 11.3.2021 DAB

PC FEE: CURRY COUNTY - \$250.00 Pay at County when applying there per Penny on 11.3.2021

PC#: _____ ZONING: _____ FORTHCOMING _____ IN DRAWER _____ ATTACHED _____ PLANS: _____



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 City of Port Orford

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 _____
 - Building Permit COMM SFD #Bedrooms _____
 Type and Size Comm BBA 600 sq ft, Tower 1250 sq ft
 - Letter of approval signed by Deputy State Fire Marshal (Required for Commercial) Signed by Fire Chief Dercan

CONTRACTOR INFORMATION

- Owner Built Partial by Owner & Food Court + BBA
- Contractor Name West Coast Contractors Reg #: on file
- Manf. Home Installer: NA Reg# _____

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

2. **EXISTING DEVELOPMENT:** Vacant Lot @ 740
- Dwellings (stick built) how many? Oregon St.
 - Mobile Homes how many? (Hwy 101)
 - Other Buildings how many? _____

3. WATER SOURCE:

- Well Spring Other: City water meter in place since 1970, updated to new in 2020
 - 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.
- X NA
 SIGNATURE OF WATER DISTRICT REPRESENTATIVE _____

Farmland Special Assessment NA
 Signature of County Assessor _____
 Forestland Special Assessment NA
 Signature of County Assessor _____

3A. **SANITARY DISTRICTS:** NA City of P.O. Sewer since 1970.
 SIGNATURE OF WEDDERBURN, HARBOR, PORT ORFORD or GOLD BEACH SANITARY REPRESENTATIVE: NA
 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 Signed by CCEC Janna Frazer

4. **PROPERTY DESCRIPTION:**
 Assessor Map # 335.15W. OSDA Tax Lot# 2200
 Acreage .28 Street address or location: 740 Oregon St. (Hwy 101)

5. **PROPERTY OWNER INFORMATION:**
 Property Owner: David A. Bassett
 Mailing Address: 42,292 Garrison Lake Rd
 City Port Orford St. OR Zip 97465 Phone# 541.660.3131

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 # ODOT Driveways in place since 1970
 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. Attached to application

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 David A. Bassett
 Signature David A. Bassett
 Mailing address 42,292 Garrison Lake Rd.
 City Port Orford ST OR ZIP 97465 PH 541.660.3131
 Date: 11.3.2021

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: dabpea@peak.org

(FOR OFFICIAL USE ONLY)
PLANNING STANDARDS AND REQUIREMENTS

Land Use Zone: 10 M U

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
- SIDE:**
- 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 _____
- 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 _____
- 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 *Observation Tower aka Tsunami Evacuation Structure exempt*

Lot Origin and Previous Land Use Action:

- Pre-existing Land use approved
- Previous Land Use Actions: _____

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

- 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
- No requirement

Special Requirements or Considerations:

100 year flood plain
 FIRM or Floodway Panel# _____
 Geologic Hazard as identified on DOGAMI maps
 Wetland or potential wetland as identified by
 Wetland Inventory Maps: Map# _____
 Scenic Waterway
 USFS approval _____ ODP approval _____
 Historic structure/cultural site/historic-archeological
 overlay

CONDITIONS OF APPROVAL:

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

County Planning Staff Reviewer:

Signature _____

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 _____

Kathy

From: dabpe <dabpe@peak.org>
Sent: Thursday, November 18, 2021 8:37 PM
To: coastalkathy@peak.org
Subject: Fwd: RE: Plans submitted on 11/03. 8th St COMMUNITY CORNER, aka 740 Oregon Street. Port Orford.

----- Original message -----

From: dabpe <dabpe@peak.org>
Date: 11/9/2021 2:35 AM (GMT-08:00)
To: Jessica Ginsburg <jginsburg@portorford.org>
Cc: 'Patty Clark' <patty@portorford.org>, 'Crystal Shoji' <crystal@shojiplanning.com>, Gary Robertson <g.robertson@edoba-design.com>
Subject: RE: Plans submitted on 11/03. 8th St COMMUNITY CORNER, aka 740 Oregon Street. Port Orford.

Friday, Nov 19th at 1pm is workable. That day at noon by zoom, I have a Prof Engrs Of Oregon Edu Fdn (scholarships) meeting but will be at City Hall with Tablet and file by 1pm. Gary Robertson has it on his calendar as well.

Question #1 is answered on pages 10 and 11 of my submittal. Janna Frazer signed the Coos Curry Electric form and provided the map showing how they will provide service. I also have a several page service contract with CCEC and have paid all their fees, but was assured that is not part of the city planning clearance submittal. I will have it in my file if you have a need to see the contract.

Q#2. Page 17 of the submittal shows a 1242 sq ft isosceles right triangular room with an elevator / stair location and is an observation tower for 49 persons MAX occupant load per OSSC. I have no plans for it to be anything but an observation tower..... which I may choose to build to a Tsunami Evacuation standard as outlined in Q#4 below. Why would you be opposed to me saving lives when the seismic subduction event could occur at any time? Running up Coast Guard Hill with the flood coming from your fractured water tank is unrealistic.

Q#3. The drone footage shows the best views at approx 150 ft agl. Planning the finished floor level at 140 ft utilizes standard cell tower technology like the site I own in Josephine County with a 140 ft galvanized steel lattice tower with AT&T, USCellular and T-Mobile cell services. Before West Coast contractors built it in the 90's, I was concerned about the appearance on the easterly ridge of my ranch, but soon learned from vIsiting every cell site in S Oregon that you have to know exactly where to look for the tower to even be seen against the sky at all hours of the day. Today, if you really work at seeing it coming down Hayes Hill, you might catch a quick qlimpse and then it is not at all visable. On the 8TH ST COMMUNITY CORNER, the open tower, with the small room at the top will not be very noticeable from 101..... or anywhere else.... except to the kids, who will want to go up and see the sights. My first trip to the space needle in Seattle was in 1962 for the

Worlds Fair. It was projected to be gone in 5 years, but has proven so popular and Iconic that it is still there 60+ years later, been refurbished and will remain as a valued attraction.

The soil bearing bore hole tests our Geo Tech team will perform soon will firm up the projected height and that is why the height was not yet specifically shown on the elevations.

Q#4. I have a long term Professional Engineering relationship with several seismic, structural and Tsunami Evacuation experts who will be advisors and consultants on the project as we progress to the structural design stage soon. That work will be submitted for the qualified review of the County Building Official and is not a part of the city planning clearance approval process.

Q#5. My neighbor has been talking and sharing about his Dark Sky ordinance, Kelvin lighting standards and all aspects of proper hooded lighting, less than 2700 Kelvin and much more for nearly all 20 years I have been here. Every light on the property will be 100% dark sky compliant.

Lastly, paying additional fees feels unwarranted and unjust as the application form clearly stated a \$91 fee for the planning clearance form which I submitted with the plans on Nov 3rd. If you insist, and provide a written statement, I will discuss payment of additional costs with legal counsel, but see no reason why the planning clearance form should not be signed off per your checklist criteria and package provided to me for the 10MU zone. Fishing expeditions, conjecture, guesses by unqualified persons and moving the goal posts will not be tolerated.

Thank you, Dab.

David A. Bassett, PE, CBO, FPEO. Sent from my U.S. Cellular® Tablet, Cell is 541 660 3131.

----- Original message -----

From: Jessica Ginsburg <jginsburg@portorford.org>

Date: 11/8/2021 3:35 PM (GMT-08:00)

To: David Bassett <dabpe@peak.org>

Cc: 'Patty Clark' <patty@portorford.org>, 'Crystal Shoji' <crystal@shojiplanning.com>

Subject: Plans submitted on 11/04

Dave-

We have received your plans for the address on the corner of 8th Street and Hwy 101. However we have a few questions that we feel like need to be addressed. Would you be available for a meeting at City Hall on November 19th at 1pm? Crystal, myself and Patty will be there.

A few of the questions that we need answered before the meeting to better help us prepare are:

- 1) We need the sign off from Coos Curry Electric
- 2) The definition of a building is a structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind. On the forms we received the "tower" fits all the

definition of Building. Need Clarification on it being an Observation Tower. And if It is an observation tower than it possibly could NOT be a restaurant in the future.

- 3) Need to know what the height of the tower is. The height is not referenced on your plans that were submitted to us.
- 4) Tsunami Evacuation Tower can NOT be listed as a use. There is another set of laws set forth by the State of how Tsunami Evacuation Towers need to be constructed.
- 5) We also do not see any lights on the plans and we want to make sure that it sticks to the new Dark Sky's Ordinance that was passed.

We need to know as soon as possible if you can attend so we can confirm the meeting with Crystal. This is a pre application meeting which means that this will be at your cost with Crystal which is \$106.50 per hour including travel.

Please let us know if you have any additional questions and let us know if the 19th at 1pm works for you.

Sincerely,

Jessica Ginsburg

City Administrator

City of Port Orford

Phone: Office: 541-366-4568

Cell: 541-655-0044

Fax: 877-281-5307