



EXTENSION OF A LAND USE APPROVAL

SUBMIT TO: COOS COUNTY PLANNING DEPARTMENT AT 225 N. ADAMS ST. COQUILLE

MAIL TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423

EMAIL PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

Date Received: 9/18/20 Fee Received pd. by invoice Receipt #: _____ Received by: MB

File # EXT - 20-008 Prior Application # ACU-17-024 Expiration Date: October 6, 2020

Please be aware if the fees are not included with the application will not be processed. If payment is received on line a file number is required prior to submittal.

Please type or clearly print all of the requested information below. Please read all the criteria that apply as found on pages 2 and 3 of this application.

Applicant(s) (print name): ODOT - Dept. of Transportation, Janell Stradtner

Mailing address: 3500 NW Stewart Parkway, Roseburg, OR 97470

Phone: 541.957.3521

Email: janell.stradtner@odot.state.or.us

PROPERTY - If multiple properties are part of this review please check here and attached a separate sheet with property information.

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lot:
26S	13W	27			1200 and 1300

Tax Account Number(s): 539300 and 539301 Zoning: Forest (F)

Please answer the following questions:

- How many extensions have been requested prior to this one? This is the 2nd EXT-19-007
- The original application request was for? Non-Residential
- Have you secured or applied for any other permits? No
 - I have obtained the following permits: DEQ Building DSL COE Other _____
 - I have applied for the following but not received approval: DEQ Building DSL COE Other _____
- Have you received approval for a rezone, land division or property line adjustment on this property after obtaining the land use approval that is subject of this extension request? Choose an item.
- Please explain the reasons that prevented you from beginning or continuing development within the approval period. (Attach additional pages if needed)

Please see the full Status Report dated September 14, 2020 (6 pages). Funding for the project was approved by the 2015 Legislature and has been phased over 3 bienniums, beginning in 2015-17 biennium with \$4.5M; 2019-21 biennium with \$12M; and 2021-23 biennium with \$16.2M. The project is on schedule with 60% completion of Civil Engineering. Civil Design is expected to be completed by Dec. 31, 2020 and Architectural Design by February of 2022.

Applicable Coos County Zoning and Land Development Ordinance Sections:

SECTION 5.2.600 EXPIRATION AND EXTENSION OF CONDITIONAL USES

- (1) Permits approved under ORS 215.416 for a proposed residential development on agricultural or forest land outside of an urban growth boundary under ORS 215.010 to 215.293 or 215.317 to 215.438 or under county legislation or regulation, the permit is valid for four years.
- a. Extensions for Residential Development as provided for under ORS 215.213 (3) and (4), 215.284, 215.317, 215.705 (1) to (3), 215.720, 215.740, 215.750 and 215.755 (1) and (3) shall be granted as follows:
 - i. First Extension - An extension of a permit for "residential development" as described in Subsection (1) above is valid for two (2) years.
 1. The applicant shall submit an application requesting an extension to the County Planning Department prior to expiration of the final decision. See Section 5.0.250 for time lines for final decisions. Untimely extension requests will not be processed.
 2. Upon the Planning Department receiving the applicable application and fee, staff shall verify that the application was received within the deadline and if so issue an extension.
 3. An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.
 - ii. Additional Extensions - A county may approve no more than five additional one-year extensions of a permit if:
 1. The applicant submits an application requesting the additional extension prior to the expiration of a previous extension;
 2. The applicable residential development statute has not been amended following the approval of the permit; and
 3. An applicable rule or land use regulation has not been amended following the issuance of the permit, unless allowed by the county, which may require that the applicant comply with the amended rule or land use regulation.
 4. An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.
- (2) Permits approved under ORS 215.416, except for a land division and permits described in Subsection (1)(a) of this section, for agricultural or forest land outside an urban growth boundary under ORS 215.010 to 215.293 and 215.317 to 215.438, or under county legislation or regulation adopted pursuant thereto, are void two years from the date of the final decision if the development action is not initiated in that period.
- a. Extensions for Non-Residential Development as described in Subsection (2) above may be granted if:
 - i. The applicant submits an application requesting an extension to the County Planning Department prior to expiration of the final decision. See Section 5.0.250 for time lines for final decisions.
 - ii. The Planning Department receives the applicable application and fee, and staff verifies that it has been submitted within the deadline;
 - iii. The applicant states reasons that prevented the applicant from beginning or continuing development within the approval period; and
 - iv. The county determines that the applicant was unable to begin or continue development during the approval period for reasons for which the applicant was not responsible.
 - b. An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.

- c. Additional one-year extensions may be authorized where applicable criteria for the original decision have not changed, unless otherwise permitted by the local government.

(3) On lands not zoned Exclusive Farm, Forest and Forest Mixed Use:

- a. All conditional uses for residential development including overlays shall not expire once they have received approval.
- b. All conditional uses for nonresidential development including overlays shall be valid for period of five (5) years from the date of final approval.
- c. Extension Requests:
 - i. All conditional uses subject to an expiration date of five (5) years are eligible for extensions so long as the subject property has not been:
 - 1. Reconfigured through a property line adjustment that reduces the size of the property or land division; or
 - 2. Rezoned to another zoning district in which the use is no longer allowed.
- d. Extensions shall be applied for on an official Coos County Planning Department Extension Request Form with the fee.
- e. There shall be no limit on the number of extensions that may be applied for and approved pursuant to this section.
- f. An extension application shall be received prior the expiration date of the conditional use or the prior extension. See section 5.0.250 for calculation of time.

- (4) Changes or amendments to areas subject to natural hazards^[2] do not void the original authorization for a use or uses, as they do not determine if a use can or cannot be sited, but how it can be sited with the least amount of risk possible. Overlays and Special Development Considerations may have to be addressed to ensure the use can be sited with an acceptable level risk as established by Coos County.

^[2] Natural hazards are: floods (coastal and riverine), landslides, earthquakes and related hazards, tsunamis, coastal erosion, and wildfires.



Coos County Maintenance Station

Oregon Department of Transportation

Facilities Services Branch

September 14, 2020

FILE # CCMS09142020

Project Status Summary

Background

The 2015 Legislature approved the design and construction of a new Oregon Department of Transportation (ODOT) Maintenance Station to replace the current Davis Slough and Coos Bay Maintenance Stations and the Coquille Construction Office. ODOT identified the project as one of three Seismic Resiliency Facilities to be constructed on the coast.

A formal property search began in 2015 and was completed June 2018 when ODOT purchase the present site. We are currently negotiating with FIA for the purchase of an additional 41 acres.

Phased Budget Allocations

The project is funded through multi-phases starting in the 15-17 biennium with (\$4.5M), 19-21 biennium (\$12.0M) and pending future funding 21-23 biennium (\$16.2M).

Design Summary

STEELE Associates Architects, LLC (STEELE) and their consultants were contracted to provide Civil and Architectural design for the project.

Over the past year ODOT and its Consultant has performed three separate geotechnical drilling studies of the property and are scheduled to perform additional geotechnical work in October as part of the design effort for the project.

ODOT environment is providing support and working closely with our A&E Steele Architectural on culvert and wetland permits as required.

In July of this year a well was drilled that produced 45 gallons per minute. This will be one of two wells that will eventually provide potable water to the site.

The Civil design includes construction of an access road to the site from highway 101, mass grading of the site and utilities to the site. ODOT has scheduled this phase of the project to go to bid in February 2021 with construction starting April 2021 with a December 2021 completion of the civil work. The generator building will also be completed during this phase of work.

The Architectural design includes the construction of an office building, maintenance building, vehicle wash, deicer, herbicide, and fueling building, storage building, and radio/wireless support building. This phase is tentatively scheduled to start June of 2022.

STATUS SUMMARY CCMS-09142020

Status Summary

- Project is currently on schedule
- Steele Architectural is 60% complete with Civil.
- 60% design will be presented to the District 7 crews July 27, 2020 for review and comment. I have received comments back from the Coquille construction team and awaiting pending reviews from D7.
- ODOT Environmental section is working with our A&E Steele on minimizing our Wetland impacts.
- ODOT Traffic Section will be providing review services for the highway shoulder widening and restriping designs to the A&E.
- ODOT wireless has provided technical support for radio communication design.
- ODOT Right of Way is working with FIA on amending our Right of Entry with them.
- ODOT Right of Way is working with our A&E survey sub-consultant on legal description and lot line adjustments.
- ODOT Right of Way is continuing to work on the purchase of the additional FIA property purchase.
- Steele Architects is scheduling site evaluation for septic approval with the DEQ.
- A water well was drilled that provided 45 Gallons per minute for four hours.
- Shannon and Wilson will be performing additional geotechnical drilling and test pits explorations during the month of October.
- Because of Fire Danger Levels site work that was scheduled to start September 9 has been rescheduled for September 21 pending lower fire levels.

CONSULTANT AND SCOPE OF PHASE TWO

- Project design consultant issued NTP
 - Steele Associates Architecture LLC.
 - Steele Architecture will produce documents in 3 phases.
 1. Phase 1 will include up to Task 3 level of effort (30%)
 2. Phase 2 will produce 100 % Civil design through 100% Civil construction and 60% Architectural design
 3. Phase 3 will produce 100% Architectural design through 100% Architectural construction.
 - Final report outlining the following:
 1. Executive Summary
 2. Confirm Program requirements
 3. Concept Site Plan
 - Investigate three potential access points and order of magnitude cost for each access point.
 - Concept Site Plan with all elements presented.
 4. Concept Floor Plan
 5. Concept Elevations
 6. Concept Sections

7. Technical Memos

- Site Civil to include roadways, utilities, water tank, Sewer, Radio Antenna, Buildings Etc.
- Architectural to include systems description plus alternatives systems such as tilt-up concrete.
- Structural to include systems in support of architectural with a focus on foundations systems (piles vs. spread footings).
- Mechanical to include proposed systems plus alternate systems
- Electrical systems proposed
- Communications
- Cost Estimates
- SEED to include potential impacts on “Carbon Neutral.”

8. Concept Estimate in support of proposed and alternative architectural systems

9. Geotechnical

10. Survey Data

11. Deliverables in hard copies and electronic.

12. Schedule for reports

- Civil Design Final – December 31, 2020
- Architectural design final – February 2022

PROJECT OVERVIEW

TASK	% DONE	DUE DATE	DRIVER	NOTES
FIA Timber Property	100	July 1, 2018	ROW	Complete
FIA Timber Property Additional Acres	25	Dec. 31, 2020	ROW/FIA /Cooper	On-going
Primary Environmental Review	100	July 30, 2018	Dunnivant	Complete
Lidar Survey	100	July 9, 2018	Doughton	Complete
Wireless Tower, Addition Survey	100	August 25, 2020	Muir	Complete
A&E Contract with Steele	100	July 19, 2018	Cooper	Complete
Preliminary Report	100	September 15, 2018	Steele	Complete
Present 60% Civil & Architectural Draft Final Report to Facilities Management	100	June 30, 2020	Steele	Complete



Present 60% Civil and Architectural Report to Region 3 Management and response from crews	75	July 27, 2020	Steele	On-going
Present Final Civil 100% Plans and Specs to Facilities Management	0	12.1.20	Steele	Pending
Present Final Civil 100% Plans and Specs to Region 3 Management	0	12.30.20	Steele	Pending
Complete of Phase (1, 2, 3) Design	60	December ,2020	Steele	On-going
Negotiate Addendum 3 W/Steele	50	September 30, 2020	Cooper/Spond/Steele/OPO	On-going
Civil package to bid	0	February 2021	Cooper/Steele	Pending
Architectural package to bid	0	April 2022	Cooper/Steele	Pending

BUDGET OVERVIEW

CATEGORY	SPENT	% OF TOTAL	ON TRACK?	NOTES
Hard Cost	\$46,095	0	Yes	On-going
Soft Cost	\$2,622,416	30%	Yes	On-going
Capital Cost	\$683,273	45%	Yes	On-going
Contingency	0	0		

VALUE ENGINEERING OVERVIEW \$7,457,908

CATEGORY	SUB - TOTAL	TOTAL	DATE	NOTES
Total Value Engineering		\$7,457,908	9.14.20	On-going
Relocate access point on Hwy 101 to FIA access road	\$2,500,000		2.3.20	Complete
Replace 200,000 gallon water storage tank with filtered water source from fire pond for fire sprinklers.	\$1,00,000		8.4.20	Complete
Relocate Radio tower after confirmation of signal conductivity	\$750,000		9.14.20	Complete
Other previous VE savings	\$3,207,908		9.1.18 thru 9.1.19	Complete

CONCLUSIONS/RECOMMENDATIONS

Project is currently on schedule:

- Civil construction work is schedule to begin April 2021 with completion of estimated to be December 2021.
- Architectural work is projected to start June 2022 with completion the spring of November 2023
- Work schedule is based on project funding being available throughout the Covid-19 pandemic.
- See page 6 for the 50% Updated Draft Access Road, Site Plan and revised location for wireless tower (see below).

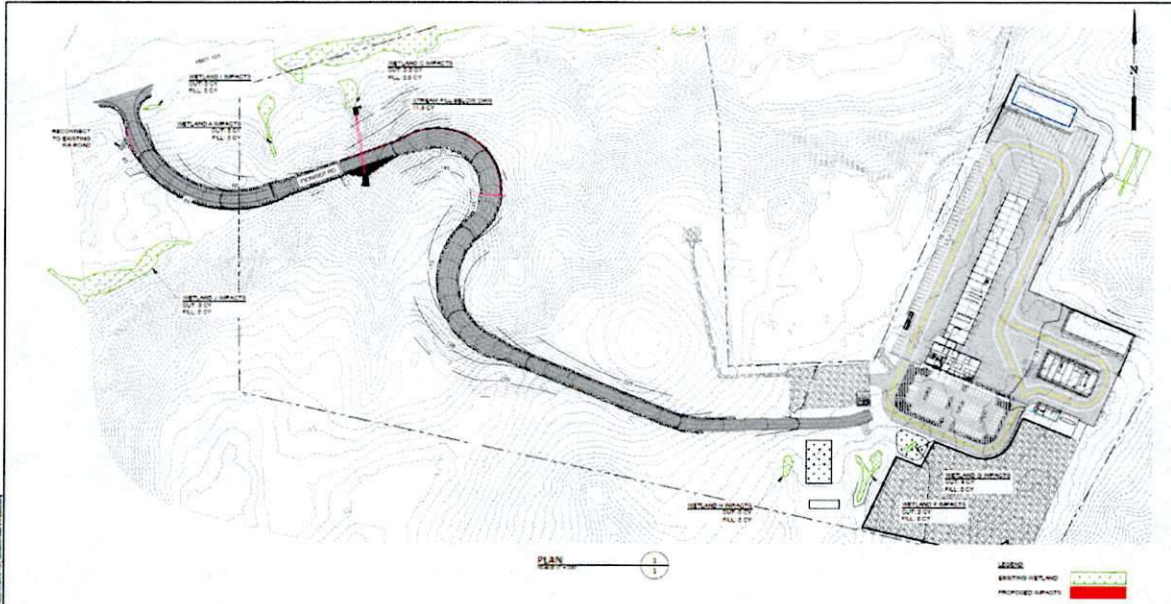
Raymond F. Cooper

Facilities Construction Project Manager 3
Oregon Department of Transportation
Facilities Construction & Special Projects Region 2 & 3
Roseburg, Oregon 97470
Phone: 541.957.3585
Cell: 541.643.0211




Support Services Division

"Partners in Service Excellence"



50% PLANS - NOT FOR CONSTRUCTION

PRELIMINARY	 SCALE 1"=50'	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES.	NO. DATE BY APPROVED		 FLAGLINE ENGINEERS 1000 N. W. 10th St. Gresham, OR 97030 PHONE: 503-665-1100 FAX: 503-665-1101	PROJECT: 0007 GOOD COUNTY MAINTENANCE STATION	SHEET NO.: 1
			DATE: JULY 2020	DRAWN BY: [blank] CHECKED BY: [blank]		WETLAND IMPACTS	1 OF 1



Oregon

Kate Brown, Governor

Department of Transportation
Region 3 Planning and Programming
3500 NW Stewart Parkway
Roseburg, Oregon, 97470
Phone: (541) 957-3500

September 16, 2020

COOS COUNTY PLANNING DEPARTMENT
250 N. BAXTER STREET
COQUILLE, OR 97423

RE: ODOT MAINTENANCE STATION IN COOS COUNTY

Enclosed is the second extension application to file # ACU-17-024 for the ODOT Maintenance Station. The application expires on October 6, 2020. The file number for last year's extension application is EXT-19-007. Please send confirmation that the invoice was processed prior to the October 6 expiration date.

Last year the invoice was sent to ODOT in Salem. That is fine, but could you please also send a copy of the invoice to:

Janell Stradtner
ODOT, Region 3 Headquarters
3500 NW Stewart Parkway
Roseburg, OR 97470

Please note the EA number on the invoice: **F40618-502-F05**

If you need additional information, please call me at (541) 957-3521.

Thank you.

Sincerely,

Janell Stradtner
Transportation Planner

Enclosures