

File Number: ACU-23-050

DR-23-095



COOS COUNTY CONDITIONAL USE LAND USE APPLCIATION

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL

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

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

If the fee is not included the application will not be processed

(If payment is received on line a file number is required prior to submittal)

Date Received: 9/25/23 Receipt #: 243862 Amount: \$1833.00 Received by: C. Orr

This application shall be filled out electronically. If you need assistance please contact staff.

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s) 52566 Knoll Road, LLC 52569 Knoll Road, Bandon, OR 97411

Mailing address: Applicant: Sheri McGrath P.O. Box 1548, Bandon, OR 97411

Phone: q/o Applicant 541-982-9531 Email: c/o Applicant cooscurry@gmail.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
29S	14W	20	Select	Select	1200
Select	Select	Select	Select	Select	

Tax Account Number(s): 1220600 Zone: Select Zone Forest (F)
 Tax Account Number(s): _____ Please Select

B. Special Districts and Services

Water On-Site (Well or Spring) Sewage Disposal On-Site Septic
 School Bandon Fire District Bandon RFPD

C. Type of Application (s) please consult with staff to determine prior to submittal

- Administrative Conditional Use for Forest Template Dwelling
- Hearings Body Conditional Use for _____
- Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
- Beaches and Dunes
- Non-Estuarine Shoreland Boundary
- Significant Wildlife Habitat
- Natural Hazards
 - Flood
 - Landslide
 - Liquefaction
 - Erosion
 - Wildfires
- Airport Surfaces Overlay
- Variance to which standard _____

Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page at the following links: [Map Information](#) Or [Account Information](#)

D. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

I. PROPOSAL AND CRITERIA: A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including time limes.
2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).

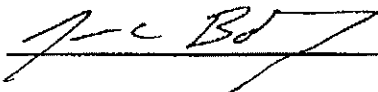
II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
- All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
- Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.

III. DEED: A copy of the current deed, including the legal description, of the subject property.

IV. CERTIFICATION: I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING



JASON C BODKEWICZ

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 52566 Knoll Road, Bandon, OR 97411

Type of Access: Private Easement - Provide Easement Name of Access: Knoll Road easement 2010-4951

Is this property in the Urban Growth Boundary? No
Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Spring

Sewage Disposal Type: On-site septic

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

Sheri McGrath, Inc
Coos Curry Consulting
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Jason Bodewig of 52569 Knoll Road, Bandon, OR 97411 give
permission to Coos Curry Consulting to represent me on all design, permit and consulting
matters concerning the property located on Coos County Tax Assessor's Map 29-14-20
TL 1402 and 1200. The tax accounts for these properties are 1220704 and 1220600.
The situs address is 52566 Knoll Road, Bandon, OR 97411.

Sheri McGrath is the direct contact for all permit application questions, plan review
comments, concerns or questions, and any other information related to the above
property.

Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires 18 months from the date below, without
requirement of notice.

DATED: January 27, 2023

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT


By: JASON BODEWIG

Coos County
2023 Real Property Assessment Report
 Account 1220600
 NOT OFFICIAL VALUE

Map 29S1420-00-01200
 Code - Tax ID 5403 - 1220600

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing 52566 KNOLL ROAD LLC
 52569 KNOLL RD
 BANDON OR 97411-7268

Deed Reference # 2023-4608
 Sales Date/Price 06-28-2023 / \$0
 Appraiser

Property Class 641 MA SA NH
 RMV Class 601 06 27 RRL

Site	Situs Address	City
10	52566 KNOLL RD	BANDON

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5403	Land	96,135					Land 0
	Impr	127,490					Impr 0
Code Area Total		223,625	145,120	151,960	12,345	6,840	0
Grand Total		223,625	145,120	151,960	12,345	6,840	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10			F	Designated Forest Land	100	8.67 AC	C	006*	8,448
	30	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	4.00 AC	C	006*	3,897
	20	<input checked="" type="checkbox"/>		F	Rural Site	133	1.00 AC	HS	003	83,790
Code Area Total							13.67 AC			96,135

Improvement Breakdown								
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
5403	1	2010	135	Garage-Class 3	133	0		127,490
Code Area Total							0	127,490

Exemptions / Special Assessments / Notations			
Notations			
<ul style="list-style-type: none"> ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST ■ COMBINED 2+ ACCTS IN BASE YR ADDED 2023 6/13/23 Consolidation w/0.30 ac DFL from cancelled TK1402. Now 13.67 acres w/ DFL & imps. MJS 			
Code Area 5403			
Fire Patrol		Amount	Acres Year
■ FIRE PATROL SRCHG		47.50	2023
■ FIRE PATROL TIMBER		34.95	13.67 2023

Coos County, Oregon

2023-04608

\$91.00

06/30/2023 02:05 PM

Page=2



Julia A. Brecke, Coos County Clerk

After recording return to: Jason Bodewig
52566 KNOLL ROAD, LLC
52569 Knoll Road
Bandon, OR 97411

Consideration: \$0.00 -- purpose is to change vesting

Until a change is requested, all tax statements are to be sent to the following address:

Jason Bodewig
52566 KNOLL ROAD, LLC
52569 Knoll Road
Bandon, OR 97411

**CORRECTION DEED
BARGAIN AND SALE DEED**
(Corrects Scrivener Errors in Instrument No. 2023-02986)

Known all men by these presents that Jason C Bodewig, Grantor, conveys to 52566 KNOLL ROAD, LLC, an Oregon Limited Liability company, Grantee, the following described real property situated in the County of Coos, State of Oregon;

A tract of land in the NW1/4 of the SE1/4 of Section 20, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; Beginning at a point on the West line of the NW1/4 of the SE1/4 of Section 20, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said point being 1342.00 feet North of the South quarter corner of said Section 20; thence North along the West line of said NW1/4 of the SE1/4 939.5 feet, more or less, to the most Northerly Southwest corner of that tract conveyed to Thomas H. Taylor, et ux, by deed bearing Microfilm Reel No. 72-11-78534, Records of Coos County, Oregon; thence East along the South boundary of said Taylor tract 165 feet; thence South 54.45 feet to the most Southerly Southwest corner of said Taylor tract; thence East along the South boundary of said Taylor tract to a point which is 664 feet West of the Southeast corner thereof; thence South, parallel to the East line of the NW1/4 of the SE1/4 of Section 20, to a point which is due East of the point of beginning; thence West to the point of beginning.

SAVE AND EXCEPT that property conveyed by Property Line Adjustment Deed recorded June 25, 2014 as Instrument No. 2014-04948, Records of Coos County, Oregon, more particularly described as follows: Beginning at a 5/8" rebar on the North-South centerline of said Section 20 and at the Northwest corner of that parcel described in Instrument No. 2008-5857, Coos County Deed Records from which the S1/4 corner of said Section 20 bears South 0°39'15" East a distance of 1342.00 feet; thence North 0°39'15" West along said North-South centerline a distance of 110.00 feet to a point; thence South 71°00'00" East a distance of 280.00 feet to a point; thence South 85°00'05" East a distance of 216.15 feet to a 5/8" rebar on the North line of that parcel described in Instrument No. 2008-5857, Coos County Deed Records; thence West a distance of 478.82 feet to the point of beginning.

Also:

Beginning at the Southeast corner of that tract of land set forth in Memo of Agreement to Sell, between Milton C. Petersen, et ux, sellers, and Chris M. Percival, et ux, buyers, by Instrument recorded February 10, 1977 as Microfilm No. 77-2-02103, Records of Coos County, Oregon; thence West along the South boundary of said tract a distance of 165 feet; thence South, parallel with the East boundary of the NW1/4 of the SE1/4 of Section

20, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, a distance of 79 feet; thence East a distance of 165 feet to a point 79 feet South of the point of beginning; thence North 79 feet to the point of beginning. Being a portion of the SE1/4 of Section 20, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

Subject to the Exceptions listed in Instrument No. 2016-006792, Deed Records of Coos County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301, 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND TO SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 and SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28th day of June, 2023.

GRANTOR:

Jason C Bodewig
Jason C Bodewig

STATE OF OREGON)
) ss.
County of Coos)

The foregoing instrument was acknowledged before me this 28th day of June, 2023 by Jason C Bodewig.

Ellen Marie Breiter
Notary Public for Oregon



EA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



EASEMENT

Between _____
Jason Badewig

Bandon, OR 97411
 And
Abraham Rhone
52566 Knoll Road
Bandon, OR 97411
 After recording, return to (Name, Address, Zip):
Same as above

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Coos } ss.

I certify that the within instrument was received for recording on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

Witness my hand and seal of County affixed.

By _____, Deputy.

THIS AGREEMENT made and entered into on 6-2-10, by and between Jason Badewig hereinafter called the first party, and Abraham Rhone hereinafter called the second party, WITNESSETH:

WHEREAS: The first party is the record owner of the following described real property in Coos County, State of Oregon, to-wit: Located in the SE1/4 Section 20. T. 29S.. R.14W. W.M.. INST. No. 2007-14257 (14.18 acres). Tax lot 1300
N 89°00'26"W, N 1°09'43"W, S 89°32'56"E, S 1°09'43"E

and has the unrestricted right to grant the easement hereinafter described relative to the real estate; and the second party is the record owner of the following described real property in that county and state, to-wit:
Located in the S 1/4 Section 20. T. 29S. R. 14 W. W.M..
INST. No. 2007-14252 (13.81 Acres). Tax lot 1200

N 89°00'26"W, S 1°09'43"E, S 89°32'56"E, N 0°39'16"W

NOW, THEREFORE, in view of the premises and in consideration of \$ No by the second party to the first party paid, the receipt of which is acknowledged by the first party, it is agreed:

The first party hereby grants, assigns and sets over to the second party an easement, to-wit:
Driveway easement along existing driveway centerline as described in exhibit A.

(INSERT A FULL DESCRIPTION OF THE NATURE AND TYPE OF EASEMENT GRANTED BY THE FIRST PARTY TO THE SECOND PARTY.)





The second party shall have all rights of ingress and egress to and from the real estate (including the right from time to time, except as hereinafter provided, to cut, trim and remove trees, brush, overhanging branches and other obstructions) necessary for the second party's use, enjoyment, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

Except as to the rights herein granted, the first party shall have the full use and control of the above described real estate.

The second party agrees to save and hold the first party harmless from any and all claims of third parties arising from the second party's use of the rights herein granted.

The period of this easement shall be permanent, always subject, however, to the following specific conditions, restrictions and considerations: No restrictions.

If this easement is for a right of way over or across the real estate, the center line of the easement is described as follows:

See attached exhibit 'A'

and the second party's right of way shall be parallel with the center line and not more than fifteen feet distant from either side thereof.

During the existence of this easement, maintenance of the easement and costs of repair of the easement, if damaged by natural disasters or other events for which all holders of an interest in the easement are blameless, shall be the responsibility of (check one): the first party; the second party; both parties, share and share alike; both parties, with the first party responsible for _____% and the second party responsible for _____%. (If the last alternative is selected, the percentages allocated to each party should total 100.)

During the existence of this easement, holders of an interest in the easement who are responsible for damage to the easement because of negligence or abnormal use shall repair the damage at their sole expense.

This agreement shall bind and inure to the benefit of, as the circumstances may require, not only the parties hereto but also their respective heirs, executors, administrators, assigns, and successors in interest.

In construing this agreement, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this agreement shall apply equally to individuals and to corporations. If the undersigned is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by its board of directors.

IN WITNESS WHEREOF, the parties have hereunto set their hands in duplicate on the day and year first written above.

[Signature]

FIRST PARTY



STATE OF OREGON, County of COOS ss.

This instrument was acknowledged before me on June 1, 2010

by Jason C Bodewig

This instrument was acknowledged before me on _____

by _____

as _____

of _____

[Signature]
Notary Public for Oregon
My commission expires 2-18-14

[Signature]

SECOND PARTY

STATE OF OREGON, County of COOS ss.

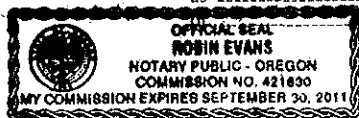
This instrument was acknowledged before me on 6-2-2010

by Abraham Rhoads

This instrument was acknowledged before me on _____

by _____

as _____



[Signature]
Notary Public for Oregon
My commission expires 9-30-2011

" Exhibit A "

EASEMENT CENTERLINE DESCRIPTION

Beginning on the East - West centerline of the SE1/4 of Section 20, Township 29 South, Range 14 West, Willamette Meridian, Coos County, Oregon from which the Southwest corner of that parcel described in Instrument No. 2007-14257 Coos County Deed Records bears N89°32'56"W a distance of 332.61 feet; thence along the existing road centerline N8°36'47"E a distance of 16.50 feet; thence along a 65.00 ft. radius curve right through a central angle of 45°26'16" an arc distance of 51.55 feet; thence N54°03'03"E a distance of 18.11 feet; thence along a 70.00 ft. radius curve left through a central angle of 47°52'10" an arc distance of 58.48 feet; thence N6°10'53"E a distance of 119.17 feet; thence along a 40.00 ft. radius curve left through a central angle of 112°33'46" an arc distance of 78.58 feet; thence S73°37'06"W a distance of 178.87 feet; thence along a 70.00 ft. radius curve left through a central angle of 26°11'12" an arc distance of 31.99 feet; thence S47°25'54"W a distance of 138.74 feet; thence along a 65.00 ft. radius curve right through a central angle of 57°44'41" an arc distance of 65.51 feet; thence N74°49'25"W a distance of 6.05 feet, more or less, to the common boundary of those parcels of land described in Instrument No.'s 2007-14252 and 2007-14257 recorded in the Coos County Clerk's Office.



September 23, 2023
FOREST TEMPLATE DWELLING
52566 Knoll Road
Bandon, OR 97411
29-14-20 TL 1200
Tax Accounts 1220600

PROPERTY OWNER
52566 Knoll Road, LLC
52569 Knoll Road
Bandon, OR 97411

APPLICANT
Sheri McGrath
Coos Curry Consulting
P.O. Box 1548
Bandon, OR 97411
541-982-9531
cooscurry@gmail.com

PROJECT NARRATIVE

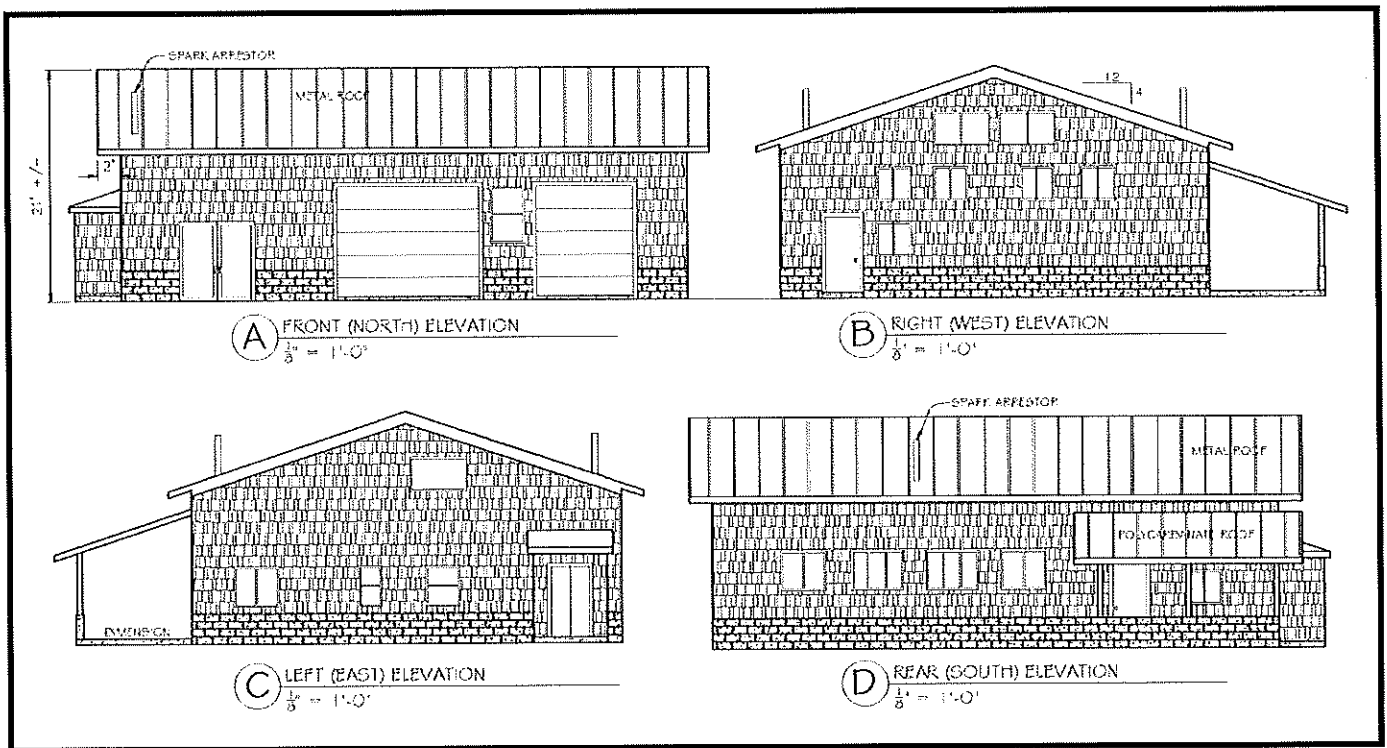
The subject property is located off of Two Mile Lane in the Bandon area, found in Coos County, Oregon. The property is known as Tax Lot 1200 on the Coos County Tax Assessor's Map 29-14-20 and is located in the Forest zoning district (F). The property is 13.67 acres in size, and the situs address is 52566 Knoll Road. The topography of the site varies, and there is an approximate slope of less than 10% at the developed site. Slopes do not exceed 30%.

Existing development includes a gravel driveway, septic system, small shed, lean-to structure and a shop. Planning Clearance was issued on May 22, 2008 and updated on October 9, 2008 to include an Agricultural Exempt Structure. The Department of Environmental Quality issued a Certificate of Satisfactory Completion for the septic system on October 17, 2008. The existing shop structure appears to have been built as an Ag Exempt Structure, though the previous owner may not have finished the permit process. The property is not used for farming or forest practices and is not suitable for these uses due to the size, slope and close proximity to neighboring residential development. Vegetation consists of a variety of trees, low lying grasses and native shrubs.

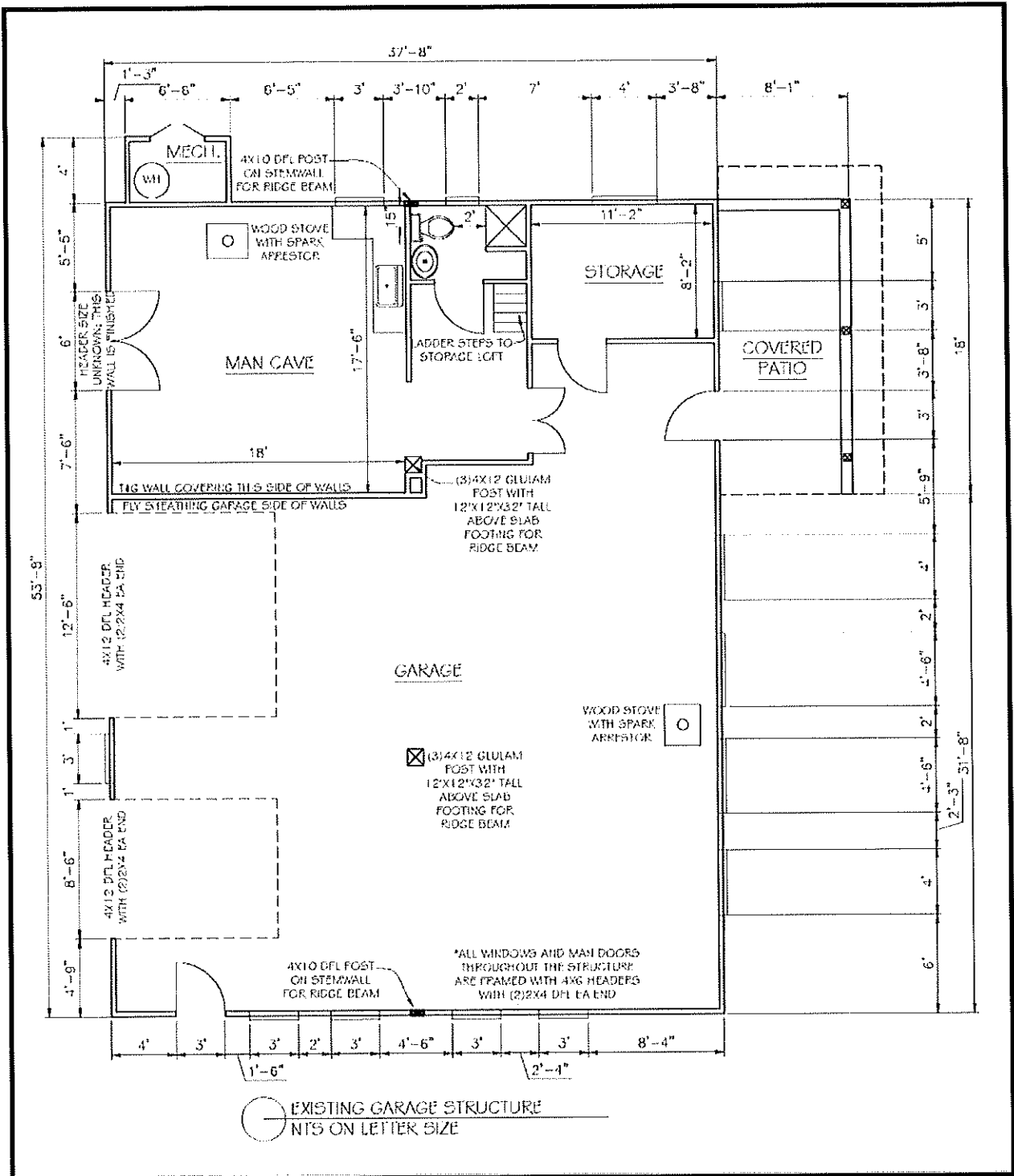
The property owner is requesting clearance to site a Forest Template Dwelling on the subject tract. Previous approval has expired and was known as ACU-07-49. The enclosed Plot Plan shows a "future" homesite where the previous owner had cleared and prepared for development. This site is ideally located to capture the views of the mountains, valleys and a far ocean view. That future dwelling will be required to apply for a Replacement Dwelling as the current proposal is to convert the existing shop structure to a residential dwelling unit.

The existing shop structure can be converted to a residential dwelling with little work required and estimated to cost \$28,500 to complete. The structure is a wood framed structure consisting of 2x6 Douglas Fir Studs spaced 16" o.c. and sheathed with 1/2" plywood, water proofed and sided. The interior studs remain uncovered, so an inspection of the structure by a professional engineer was simple to conduct and proved that the structure is well built and structurally sound. Interior work will include hanging drywall to finish the walls and constructing a fire door between the proposed garage and the proposed living area. The proposed living area is currently separated from the garage with a firewall and used as a "man cave." Plumbing and electrical are already installed along with a bathroom. A small kitchen can be added without the expense normally associated with plumbing for a new structure. Building Permits will be required for the conversion as will calculations by a professional engineer to sign off on the structure as built. A contractor's proposal is included that shows a cost breakdown of the work that is required. The appliances will be the responsibility of the owner to purchase, and those have been estimated to be less than \$5,000. The applicant is detailing to this extent to prove that the proposed conversion from a shop to a residence is possible for less than 50% of the assessed value of the structure; therefore, a geological investigation and review of the site is not required.

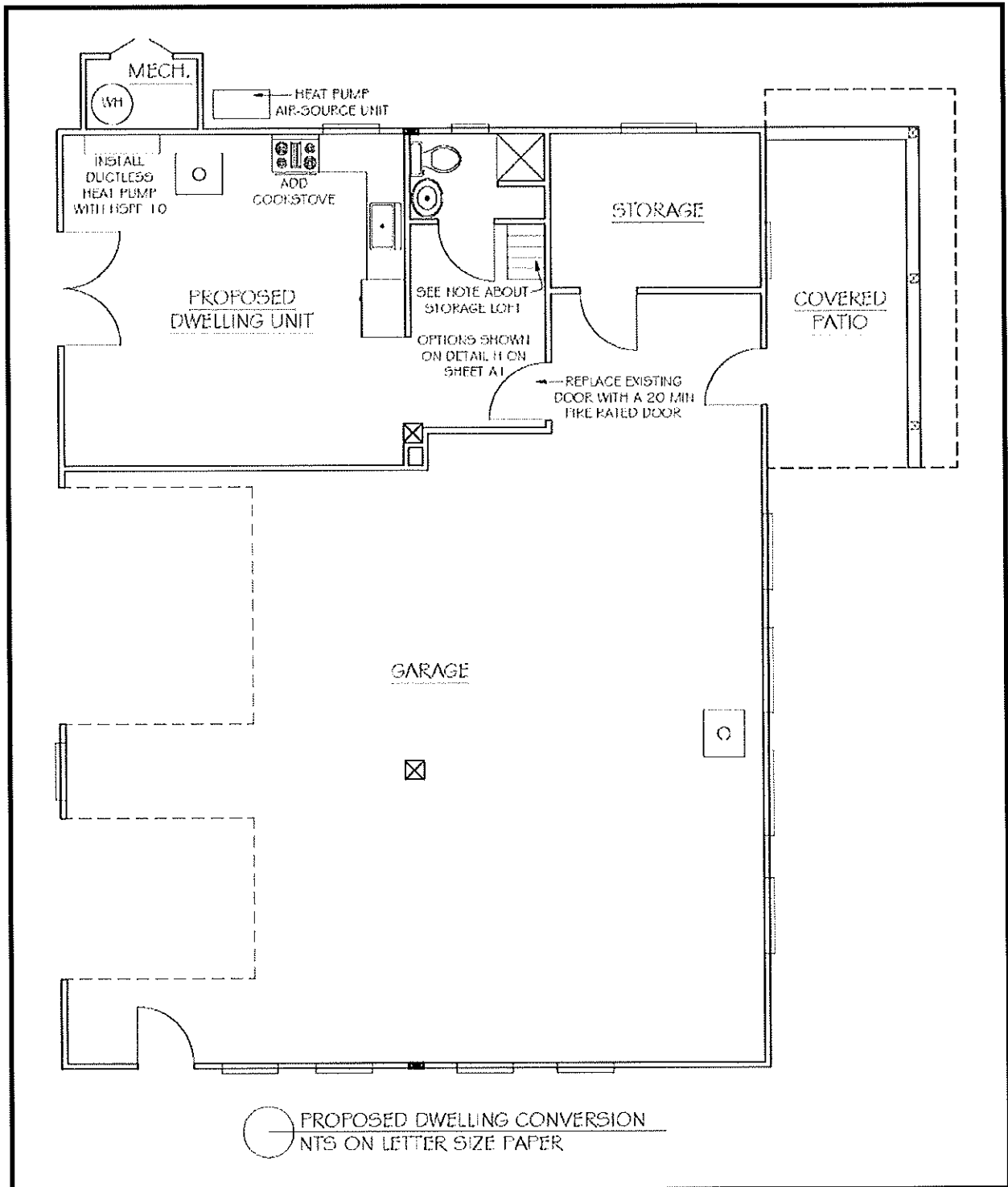
Findings of compliance with the Coos County Zoning and Land Development Ordinance are included with this narrative. A land use application and associated fees have been paid and additional supporting documentation is enclosed for the public record and for staff review of the Administrative Conditional Use.



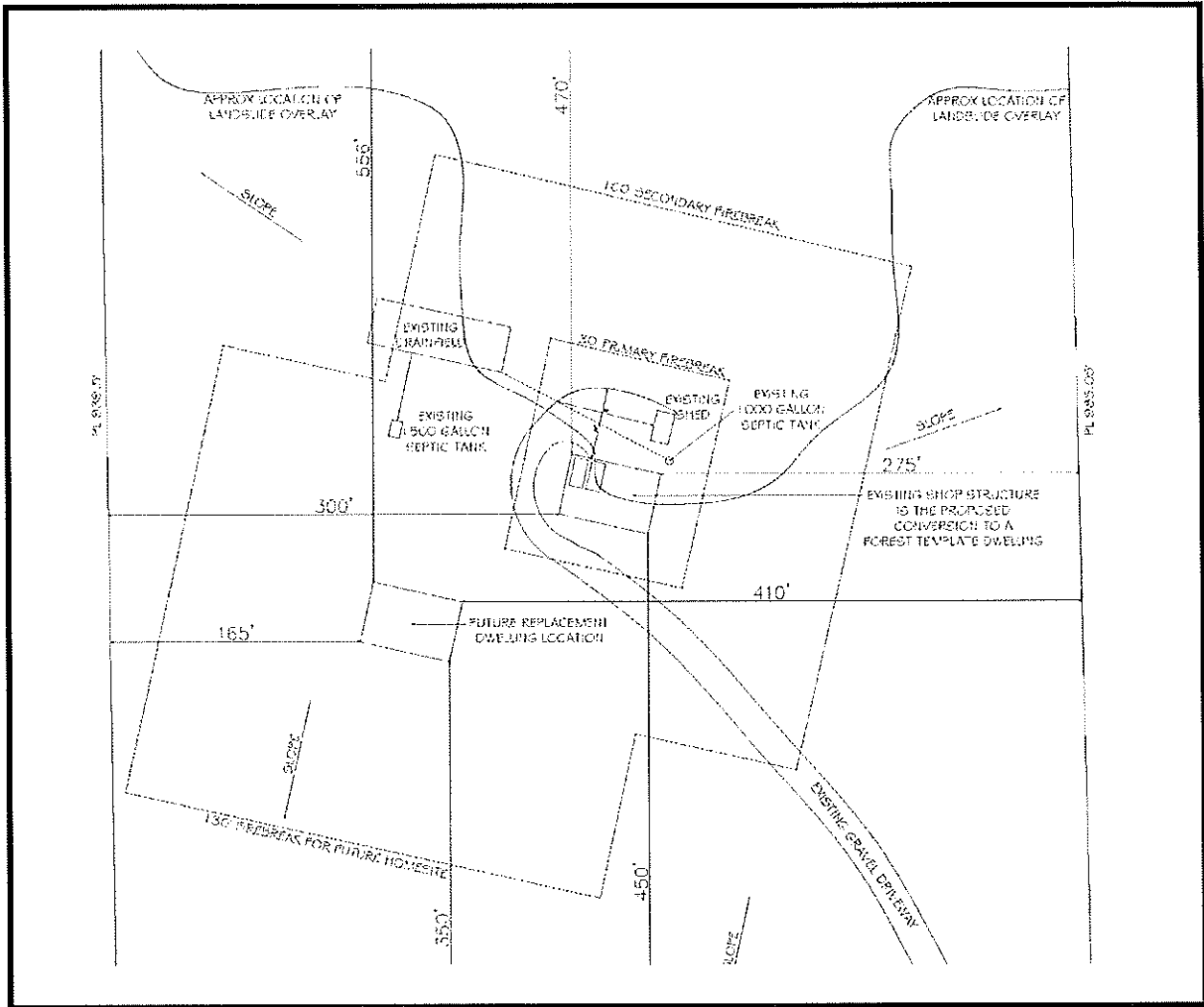
AS BUILT ELEVATIONS OF EXISTING SHOP STRUCTURE



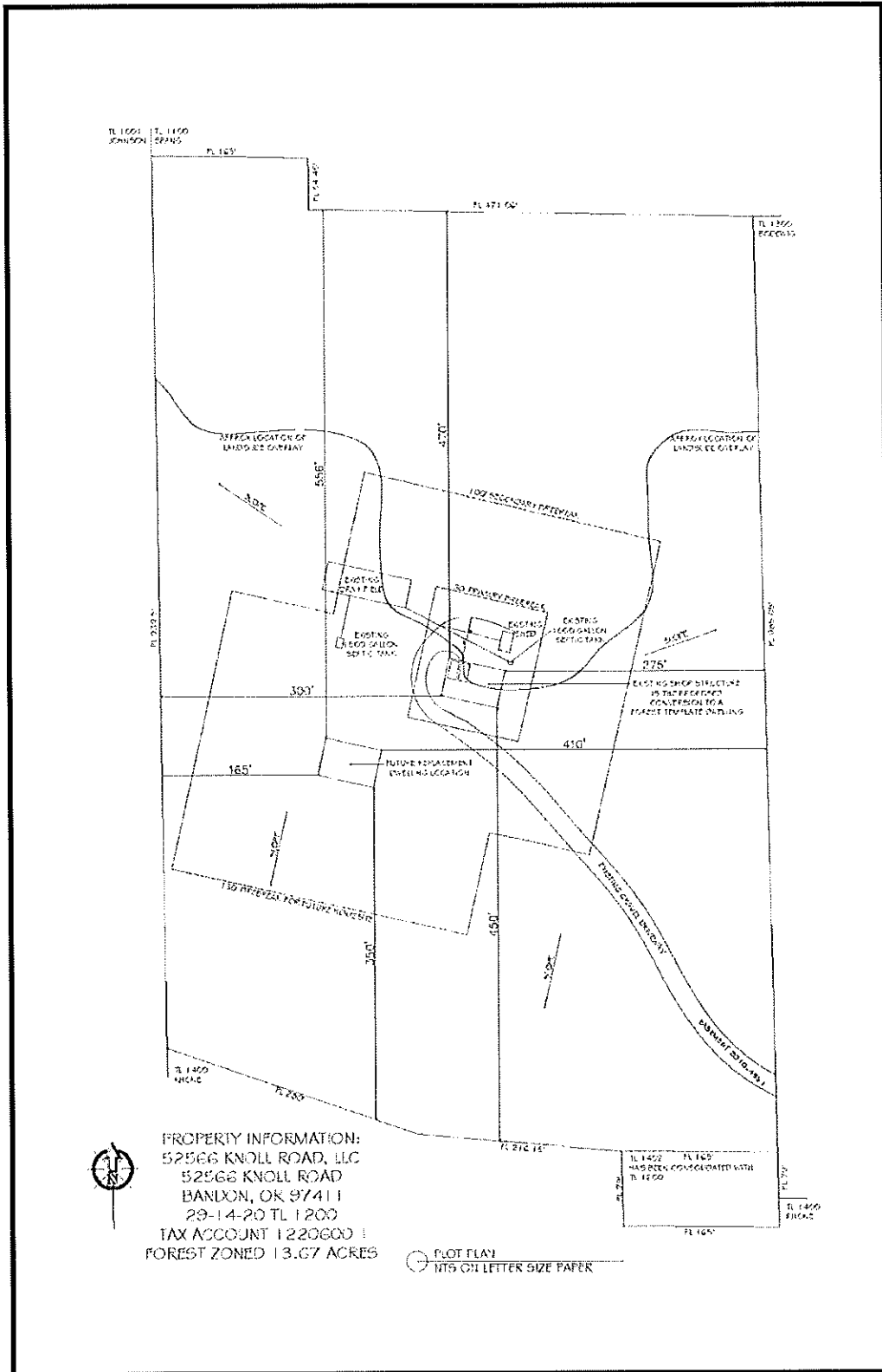
AS BUILT GARAGE FLOOR PLAN



PROPOSED DWELLING UNIT CONVERSION



ENLARGED PLOT PLAN



PROPERTY INFORMATION:
 52566 KNOLL ROAD, LLC
 52568 KNOLL ROAD
 BANDON, OK 97411
 29-14-20 TL 1200
 TAX ACCOUNT 1220600 |
 FOREST ZONED | 3.67 ACRES

○ PLOT PLAN
 MTS ON LETTER SIZE PAPER

PLOT PLAN OF EXISTING AND PROPOSED CONDITIONS

Coos County
2023 Real Property Assessment Report
 Account 1220600
 NOT OFFICIAL VALUE

Map	29S1420-00-01200	Tax Status	Assessable
Code - Tax ID	5403 - 1220600	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	52566 KNOLL ROAD LLC 52569 KNOLL RD BANDON OR 97411-7268	Deed Reference #	2023-4608
		Sales Date/Price	06-28-2023 / \$0
		Appraiser	
Property Class	641 MA SA NH		
RMV Class	601 06 27 RRL		

Site	Situs Address	City
10	52566 KNOLL RD	BANDON

Value Summary							
Code Area	RMV	MAV	AV	SAV	MSAV	RMV Exception	CPR%
5403	Land	96,135				Land	0
	Impr	127,490				Impr	0
Code Area Total		223,625	145,120	151,960	12,345	6,840	0
Grand Total		223,625	145,120	151,960	12,345	6,840	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10			F	Designated Forest Land	100	8.67 AC	C	006*	8,448
	30	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	4.00 AC	C	006*	3,897
	20	<input checked="" type="checkbox"/>		F	Rural Site	133	1.00 AC	HS	003	83,790
Code Area Total							13.67 AC			96,135

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	2010	135	Garage-Class 3	133	0			127,490
Code Area Total						0			127,490

Exemptions / Special Assessments / Notations			
Notations			
<ul style="list-style-type: none"> ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST ■ COMBINED 2+ ACCTS IN BASE YR ADDED 2023 6/13/23 Consolidation w/0.30 ac DFL from cancelled TK1402. Now 13.67 acres w/ DFL & imps. MJS 			
Code Area 5403			
Fire Patrol		Amount	Acres
■ FIRE PATROL SRCHG		47.50	2023
■ FIRE PATROL TIMBER		34.95	13.67

CURRENT TAX ASSESSMENT REPORT

COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO) FINDINGS OF FACT

2.1.200 Agricultural Building, as provided in ORS 455.315, means “a structure customarily provided in conjunction with farm use or forest use for: a. Storage, maintenance or repair of farm or forestry machinery and equipment...”

Applicant’s Response: The existing structure appears to have been constructed as an agricultural building for the storage of forestry equipment. The application process was conducted by a prior owner and exact details are unknown.

Change is defined as “any alteration, expansion, restoration, construction, remodeling or renovation of a structure or use.”

Applicant’s Response: The proposed use is a conversion of the shop structure to a single family dwelling which is considered a change of use.

Change in Use means “change in tenant or activity occupying a parcel of land, a premise or structure, which creates a change in vehicular trip generation activities, changes the parking classification as set forth in Article 7.5 Parking Standards.”

Applicant’s Response: The existing driveway was approved for the development of a single family residence. The shop structure has adequate parking and a fire around. There are no proposed changes to the existing driveway, parking or trips per day. It is understood that the Coos County Road Department will conduct a site visit to confirm continued compliance with the road and parking standards.

Dwelling Types: Single Family Dwelling is defined as, “a single household unit of which construction is characterized by no common wall or ceiling with another unit, including a mobile home unless otherwise prohibited.”

Applicant’s Response: The proposed use is a conversion of the shop structure to a single family dwelling.

Conditional Use is “applied to a use which may be permitted by the issuance of a conditional use permit.”

Applicant’s Response: The proposed use is considered permitted as an Administrative Conditional Use and known as a Forest Template Dwelling.

Evidence is defined as, "Facts, documents, data or other information offered to demonstrate compliance or noncompliance with the standards believed by the proponent to be relevant to the decision.

Applicant's Response: The enclosed information and findings are provided as evidence that compliance with the county, state and licensing offices can be met and upheld.

Geologic is defined as "relating to the occurrence and properties of earth. Geologic hazards include faults, land and mudslides, and earthquakes."

Applicant's Response: A portion of the property is located in a geological hazard area that is considered Very High for Landslide Susceptibility.

Overlay Zone is a "zone designation which overlays a primary zoning district. A floating zone may restrict the uses of a primary zoning district or may include additional standards required of a use within the primary zoning district."

Applicant's Response: A portion of the property is located in the Natural Hazard overlay zone.

Substantial Improvement is "any repair, reconstruction, or improvement of an existing structure, the total cost of which exceeds 50 percent of the real market value of the structure. When applying this definition, the cumulative impact of all development work completed within the previous five (5) year period shall be considered."

Applicant's Response: The current real market value of the structure is \$127,490. There have been no improvements over the last five years. The structure was built by a previous property owner between the years of 2008-2010. It appeared on the tax role in 2010 as a garage.

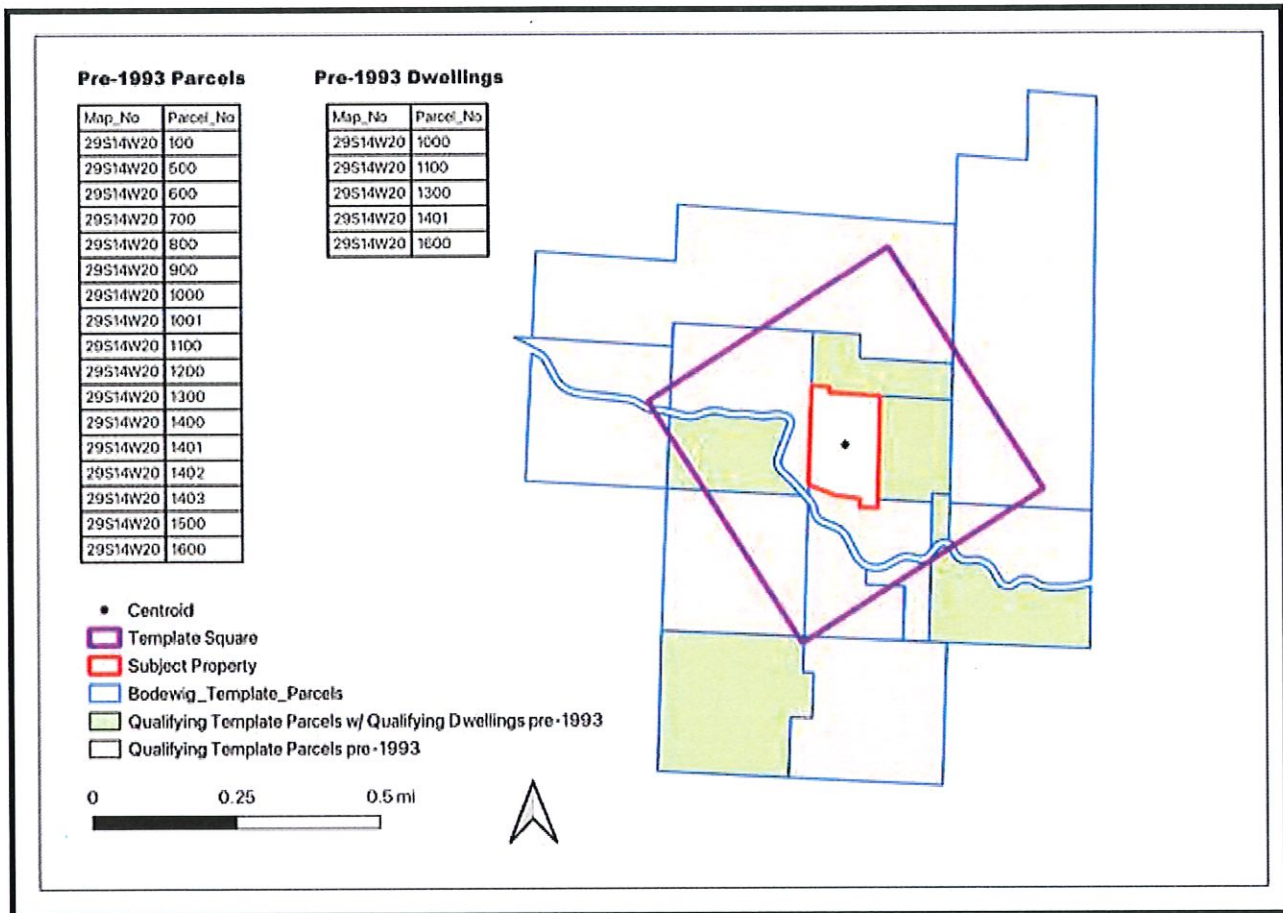
Zoning District is defined as, "a zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed."

Applicant's Response: The property is zoned Forest and the owner is applying for a Forest Template Dwelling and a Change of Use for an existing shop structure to be converted to the Forest Template Dwelling.

4.6.110 Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Development shall also comply with Section 4.6.130 Siting Standards for Dwellings and Structures in the Forest Zones, Section 4.6.140 Development

and Siting Standards. Land Divisions that apply to Forest Zones are found in Section 4.6.145 Land Division, and exceptions to minimum lot and parcel size is found in Section 4.6.150 Exceptions to Minimum Parcel Size. Properties that are located in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

Applicant's Response: Forest Template Dwellings are listed as a conditionally permitted use and subject to meet the criteria for a Template Test as provided. Findings for Section 4.6 are enclosed as a secondary set of Findings of Fact. This document focuses on the additional Sections related to land use, hazard overlays and overall compliance with the CCZLDO.

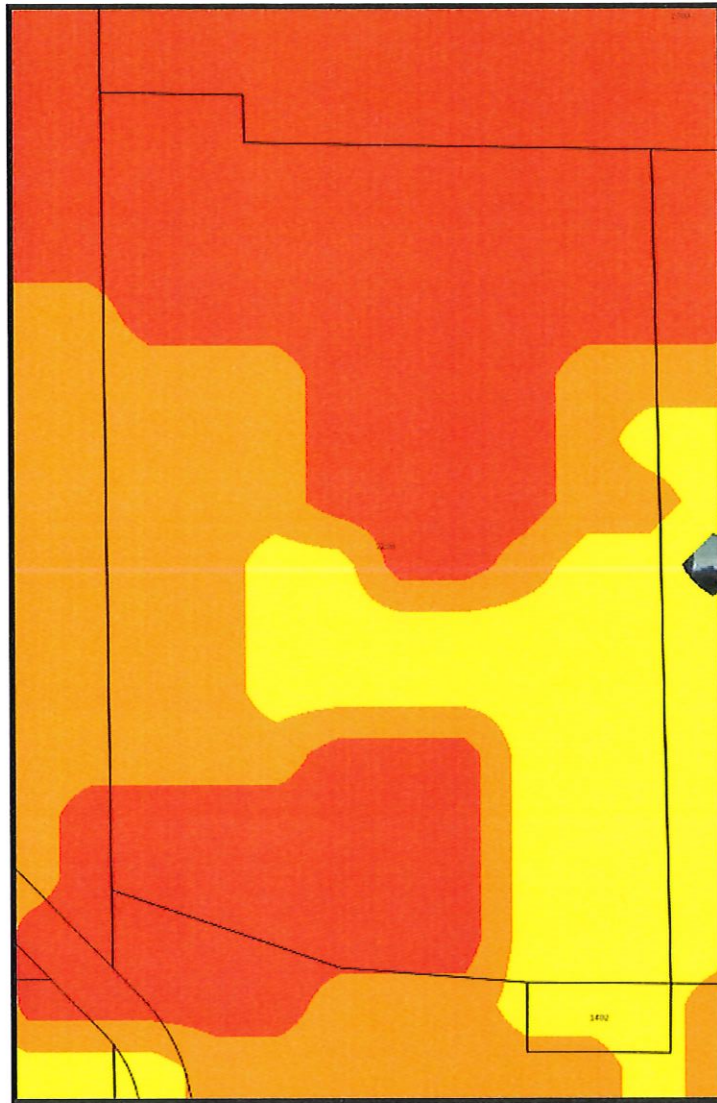


TEMPLATE TEST

4.11.00

The purpose of this Article is to prescribe special regulations for the use and development of lands situated within resource or hazard areas identified on the Plan Maps for Volume I (Balance of County 6).

Applicant's Response: The county uses the mapping by DOGAMI to determine the presence of a geological hazard.



LANDSLIDE OVERLAY

4.11.110

Priority of Restrictions: When the restrictions imposed by the provisions of an overlay or special development consideration pertaining to a property is found to be in conflict with the primary zone the more restrictive provisions shall govern.

Applicant's Response: The hazard overlay restrictions are not in conflict with the underlying zone, but the requirements are more restrictive.

4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed in the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site.

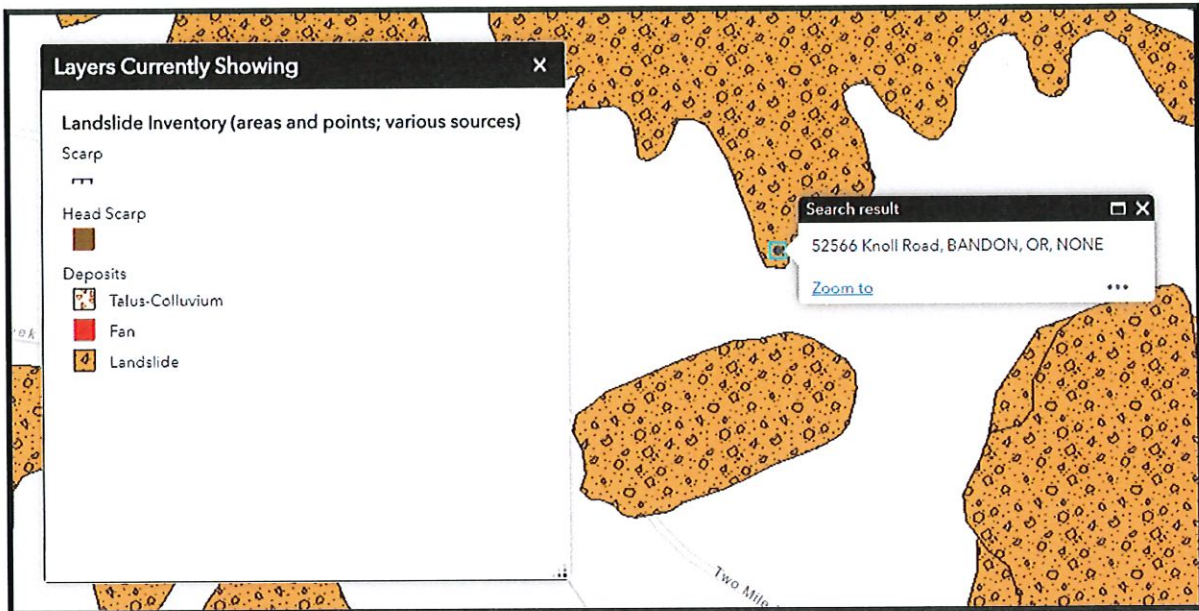
Applicant's Response: The county uses the mapping by DOGAMI to determine the presence of a geological hazard.

4.11.132 Coos County shall regulate development in known areas potentially subject to natural disasters and hazards, so as to minimize possible risks to life and property. Coos County considers natural disasters and hazards to include river and coastal flooding, landslides, liquefaction potential due to earthquakes, fault lines, tsunamis, river bank erosion, coastal erosion along shorelines and headlands, coastal erosion due to wind, and wildfires, including those areas affected by gorse.

This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property associated with new development and substantial improvements. The determination of whether a property is located in one of the above referenced potentially hazardous areas shall be made by the reviewing body (Planning Director, Planning Commission, Board of Commissioners, or any designee based upon adopted inventory mapping). A specific site may not include the characteristics for which it is mapped. In these circumstances staff shall apply § 4.11.132.ii.2m.

b. Landslides and Earthquakes Landslides: Coos County shall promote protection to life and property in areas potentially subject to landslides. New development or substantial improvements proposed in such areas shall be subject to geologic assessment review in accordance with section 4.11.150. Potential landslide areas subject to geologic assessment review shall include all lands partially or completely within "very high" landslide susceptibility areas as mapped in DOGAMI Open File Report O-16-02, "Landslide susceptibility map of Oregon."

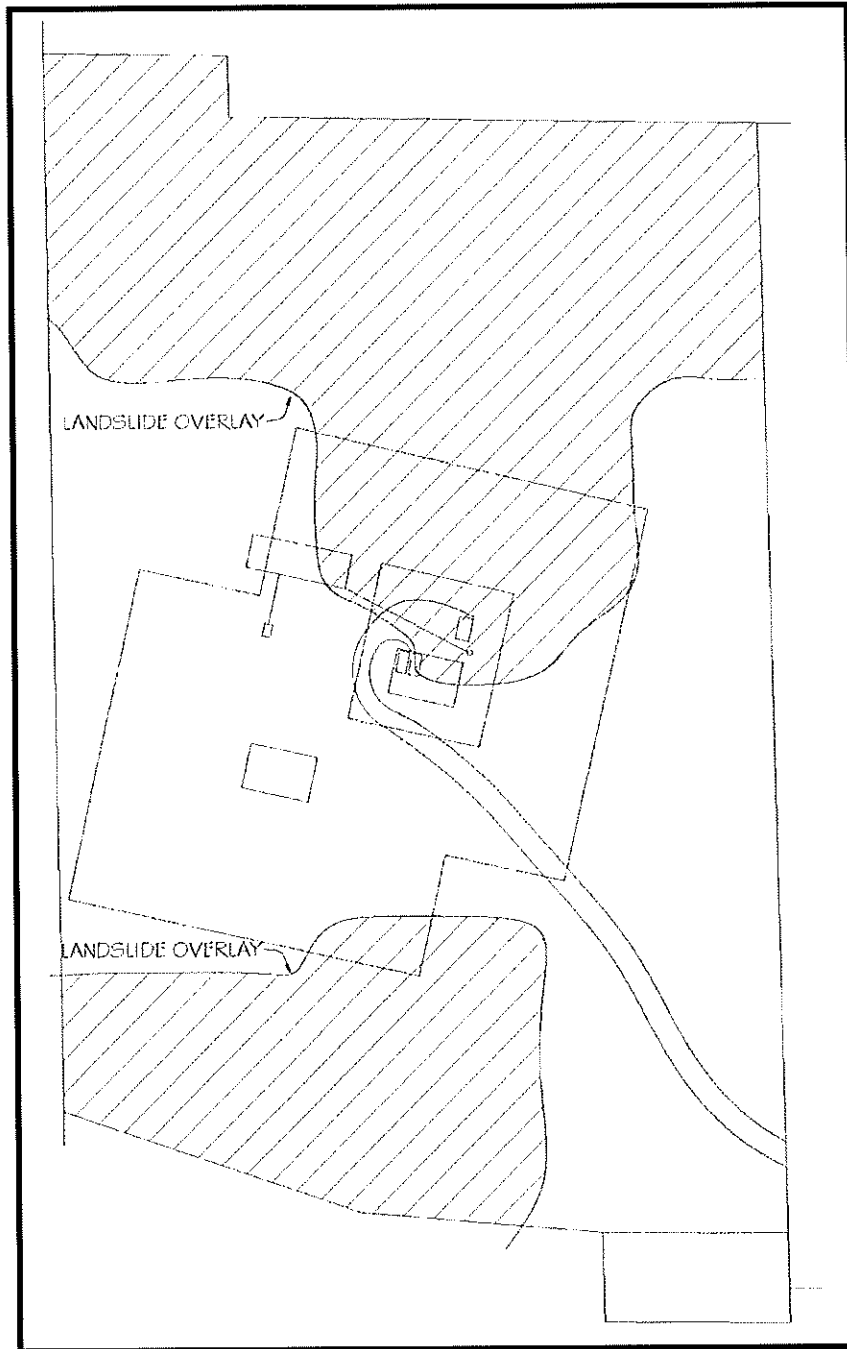
Applicant's Response: The county uses the mapping by DOGAMI to determine the presence of a geological hazard. DOGAMI shows the property in a High designation as shown on the map below.



DOGAMI LANDSLIDE MAP <https://gis.dogami.oregon.gov/maps/slido/>

4.11.150 Applications for a geologic hazard review may be made concurrently with any other type of application required for the proposed use or activity. A review of the property must be conducted prior to any ground disturbance. All geologic hazard assessment reports shall include a description of the qualification of the licensed professional or professionals that prepared the assessment.

Applicant's Response: The property is located in a landslide designation and contains an existing structure.



HIGH LANDSLIDE HAZARD OVERLAY

4.11.155 Geologic Assessment Review: The applicant(s) shall complete the following review to determine compliance with this section. This type of review requires a conditional use application and shall follow the administrative procedures for conditional uses found in Article 5 of the CCZLDO.

1. Except for activities identified in Subsection 2 of this section, as exempt, any new development or substantial improvement in an area subject to the provisions of this section shall require a Geologic Assessment Review.

2. The following development activities are exempt from the requirement for a Geologic Assessment Review:

a. Maintenance, repair, or alterations to existing structures that do not alter the building footprint or foundation and do not constitute substantial improvement as defined in Chapter II.

Applicant's Response: The current real market value of the structure is \$127,490. There have been no improvements over the last five years. The total cost of improvements for the conversion of the shop structure to a single family dwelling is estimated to be \$28,500. That allows for a contingency of \$35,245 without the work being considered substantial.

JE Builders Inc CCR 191171 Proposal for: Jason Bodewig Shop Conversion
Install exterior foam Insulation around the perimeter of foundation around living space and cover with aluminum panels to hide. 6,000.00
Build wall and install pull down ladder access to the loft for storage. Provide drywall and insulate. 6,000.00
Install ductless heat pump. 4,500.00
Make sure all fire alarms and CO2 detectors are up to date. Update switches and overall electrical changes. 2,000.00
Paint new drywall. 1,500.00
Add fire door to shop; replace door that is not already fire rated. 1,500.00
Profit and Overhead 2,000.00
Total: 23,500.00
Owner to Provide: Appliances Permits

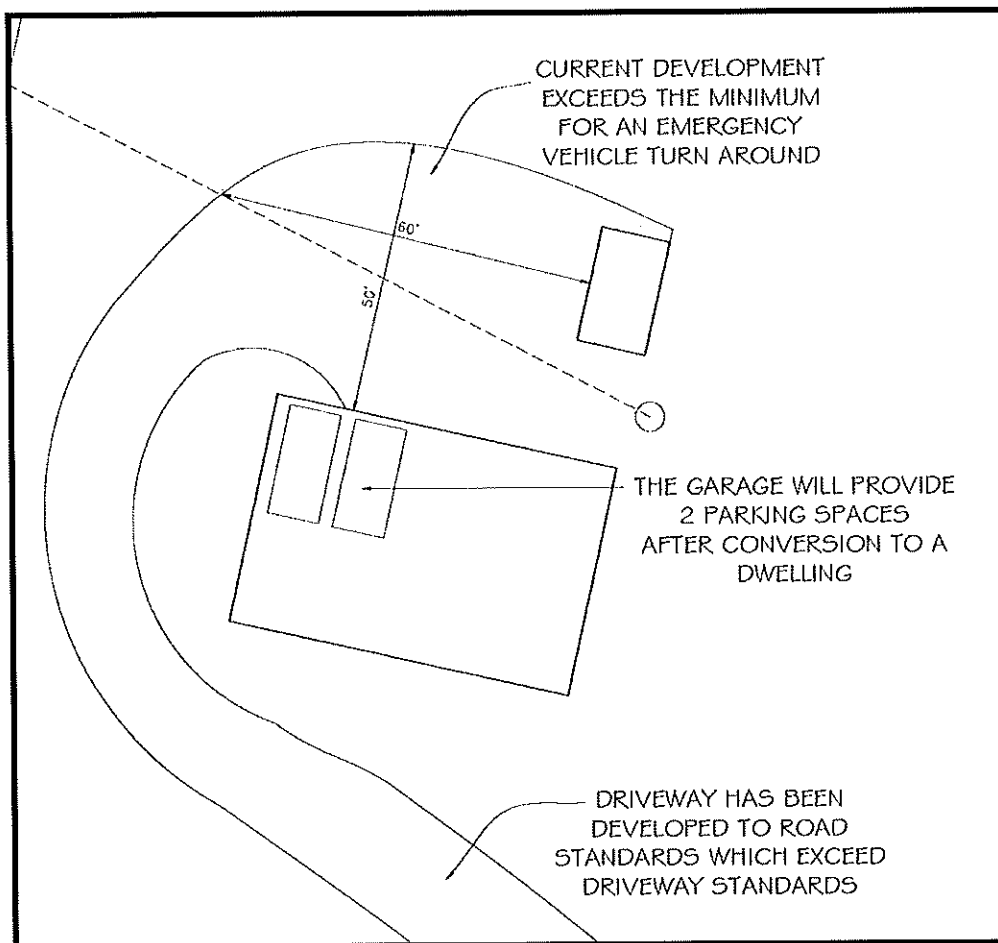
CONTRACTOR ESTIMATE FOR SHOP CONVERSION

5.2.100 Conditional Uses are discretionary reviews that involve judgment or discretion in determining compliance with the ordinance.

Applicant's Response: The applicant has provided an application for an Administrative Conditional Use Permit for a Forest Template Dwelling. It is understood that discretion can be made when approving this use and that additional conditions may be placed on the permit.

7.5.175 Parking, driveway and access shall comply with Section 7.

Applicant's Response: The driveway and access are required to be inspected by the Coos County Road Department for all new development permits. The road department approved the existing driveway, parking and fire turn around area in 2008.



PARKING PLAN

This is the criteria and supplemental questions designed to help address the required criteria. The applicant may provide any justification to meet the burden of proof.

**Forest Template Dwelling Supplemental Application:
Coos County Zoning and Land Development Ordinance (CCZLDO)**

SECTION 4.6.100 FOREST AND FOREST MIXED USE – USE TABLES Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Development shall also comply with Section 4.6.140 Development and Siting Standards. All dwellings and structures are subject to the siting standards found in Section 4.6.130. Exceptions to minimum lot and parcel sizes for the purpose of land division may apply as set out in Section 4.6.145 Land Division for Open Space and Special Assessment, and Section 4.6.145 Exceptions to Minimum Parcel Size. Properties that are located in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

If a use specifically states Forest Mixed Use only it is not permitted in the Forest Zone. If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993.

SECTION 4.6.110 (OAR 660-006-0025) Uses Authorized in Forest Zones (1) Goal 4 requires that forest land be conserved. Forest lands are conserved by adopting and applying comprehensive plan provisions and zoning regulations consistent with the goals and this rule. In addition to forest practices and operations and uses auxiliary to forest practices, as set forth in ORS 527.722, the Commission has determined that five general types of uses, as set forth in the goal, may be allowed in the forest environment, subject to the standards in the goal and in this rule. These general types of uses are: (a) Uses related to and in support of forest operations; (b) Uses to conserve soil, air and water quality and to provide for fish and wildlife resources, agriculture and recreational opportunities appropriate in a forest environment; (c) Locationally dependent uses, such as communication towers, mineral and aggregate resources, etc.; (d) Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.

Use	TR	Subject to
Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.		
63. Template Dwelling (Alternative forestland dwellings ORS 215.750)	ACU	(9)(B)(II), (9)(C)

(9)(B) DWELLING ON FOREST AND FOREST MIXED USE ZONES -

(II) Template Dwelling - 215.750 Alternative forestland dwellings; criteria.

- (1) In western Oregon, a governing body of a county or its designate may allow the establishment of a single family “template” dwelling authorized under ORS 215.750 on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:
- (a) Capable of producing zero to 49 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (b) Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (c) Capable of producing more than 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (d) As used in this section, “center of the subject tract” means the mathematical centroid of the tract.

RESPONSE: There are two soil types on the subject property based on a custom NRCS soils report. These would be 49E and 49F remote loam soil types.

Map Unit Legend

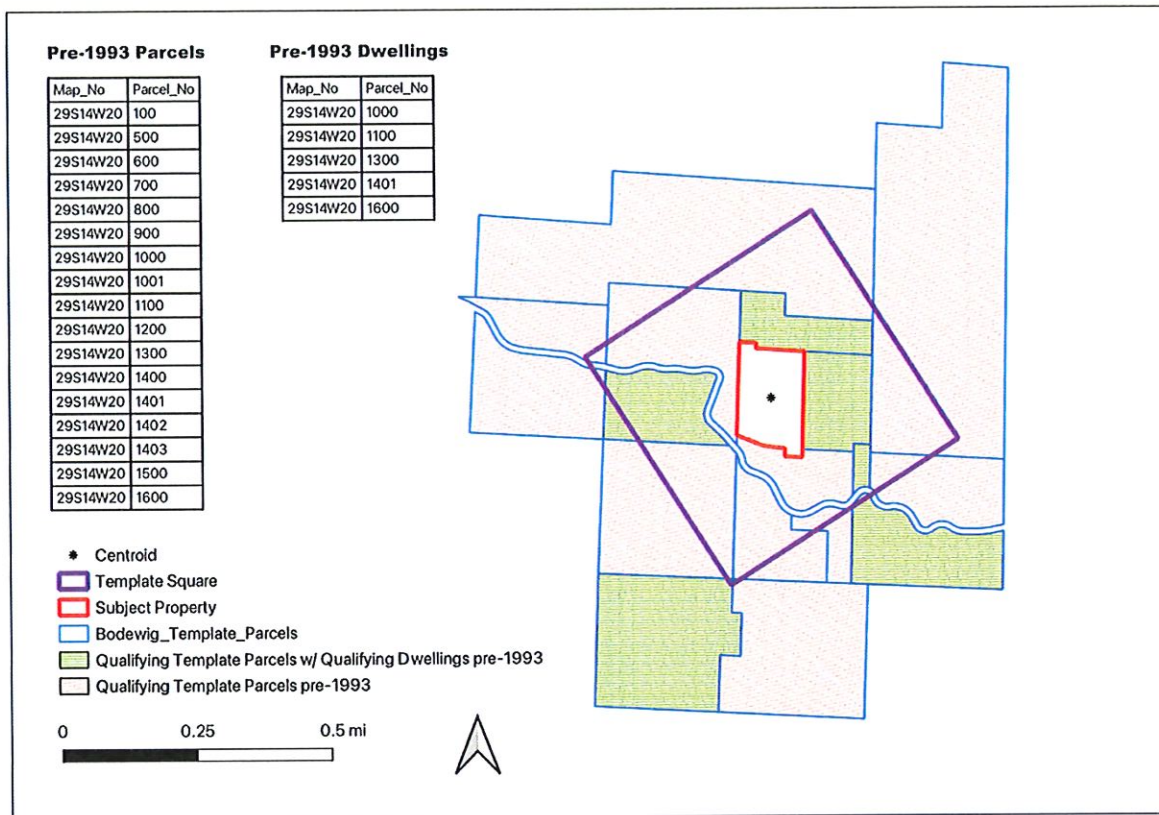
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
49E	Remote loam, 30 to 50 percent slopes	10.6	75.0%
49F	Remote loam, 50 to 75 percent slopes	3.5	25.0%
Totals for Area of Interest		14.1	100.0%

Report—Forestland Productivity

Forestland Productivity—Coos County, Oregon				
Map unit symbol and soil name	Potential productivity			Trees to manage
	Common trees	Site Index	Volume of wood fiber	
			<i>Cu ft/ac/yr</i>	
49E—Remote loam, 30 to 50 percent slopes				
Remote	Douglas-fir	102	143.00	Douglas-fir
	Grand fir	—	—	
49F—Remote loam, 50 to 75 percent slopes				
Remote	Douglas-fir	102	143.00	Douglas-fir
	Grand fir	—	—	

The subject property is capable of producing greater than 85 cubic feet of volume per year per acre of wood fiber. This property will need to meet the criteria of (1)(c), which is eleven parcels with three dwellings created prior to January 1, 1993.

The centroid of subject property was calculated using QGIS software. The square template was utilized and centered on top of the calculated centroid. There are 17 parcels created before 1993, with five dwellings sited prior to Jan. 1, 1993 with the template square.



- (2) The following review standards apply to “template” dwellings approved under this rule:
- (a) Lots or parcels within urban growth boundaries may not be used to satisfy the eligibility requirements under this rule.
 - (b) Except as provided by subsection (c) of this section, if the tract under section (1) of this rule abuts a road¹ that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road.
 - (c) If the:
 - (A) Tract 60 acres or larger described under section (1) of this rule abuts a road or perennial stream, the measurement shall be made in accordance with subsection (b) of this section. However, one of the three required dwellings must be on the same side of the road or stream as the tract, and:

¹ The statutory definition of “public road” at ORS 368.001(5) is not applicable to approval of a forest template dwelling required by ORS 215.750(5) to be located on a tract that abuts a “road.” Interpretation of a local code requirement that such dwellings be located on a “public road” is controlled by local legislative intent rather than by statute. *Petersen v. Yamhill County*, 33 Or LUBA 584 (1997). The road may be public or private as long as it has been existence and continued to be in existence since January 1, 1993 and meets the following local definition: A public or private way created or intended to provide ingress or egress for persons to one or more lots, parcels, areas, or tracts of land. A road does not include: (a) driveway located exclusively on the same lot, parcel or tract of land as the use it serves; (b) a private way that is created or intended to provide ingress or egress to such land in conjunction with the use of such land exclusively for forestry, mining, or agricultural purposes.

- (i) Be located within a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream; or
 - (ii) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.
- (B) Road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling.
- (d) Notwithstanding subsection (6)(a) of this rule, if the acknowledged comprehensive plan and land use regulations of a county require that a dwelling be located in a 160-acre square or rectangle described in sections (3) and (4) of this rule or subsections (b) or (c) of this section, a dwelling is in the 160-acre square or rectangle if any part of the dwelling is in the 160-acre square or rectangle.

RESPONSE: There were no parcels within the urban growth boundary used for qualifying for the template test. The ½ mile by ½ mile square was utilized for the template test.

- (3) A proposed “template” dwelling under this rule is allowed only if:
- (a) It will comply with the requirements of an acknowledged comprehensive plan, acknowledged land use regulations, and other provisions of law;
 - (b) It complies with the requirements of OAR 660-006-0029 and 660-006-0035;
 - (c) No dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under section (5) of this rule for the other lots or parcels that make up the tract are met;
 - (d) The tract on which the dwelling will be sited does not include a dwelling.
 - (e) The lot or parcel on which the dwelling will be sited was lawfully established.
 - (f) Any property line adjustment to the lot or parcel complied with the applicable property line adjustment provisions in ORS 92.192.
 - (g) Any property line adjustment to the lot or parcel after January 1, 2019, did not have the effect of qualifying the lot or parcel for a dwelling under this section; and
 - (h) If the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract.

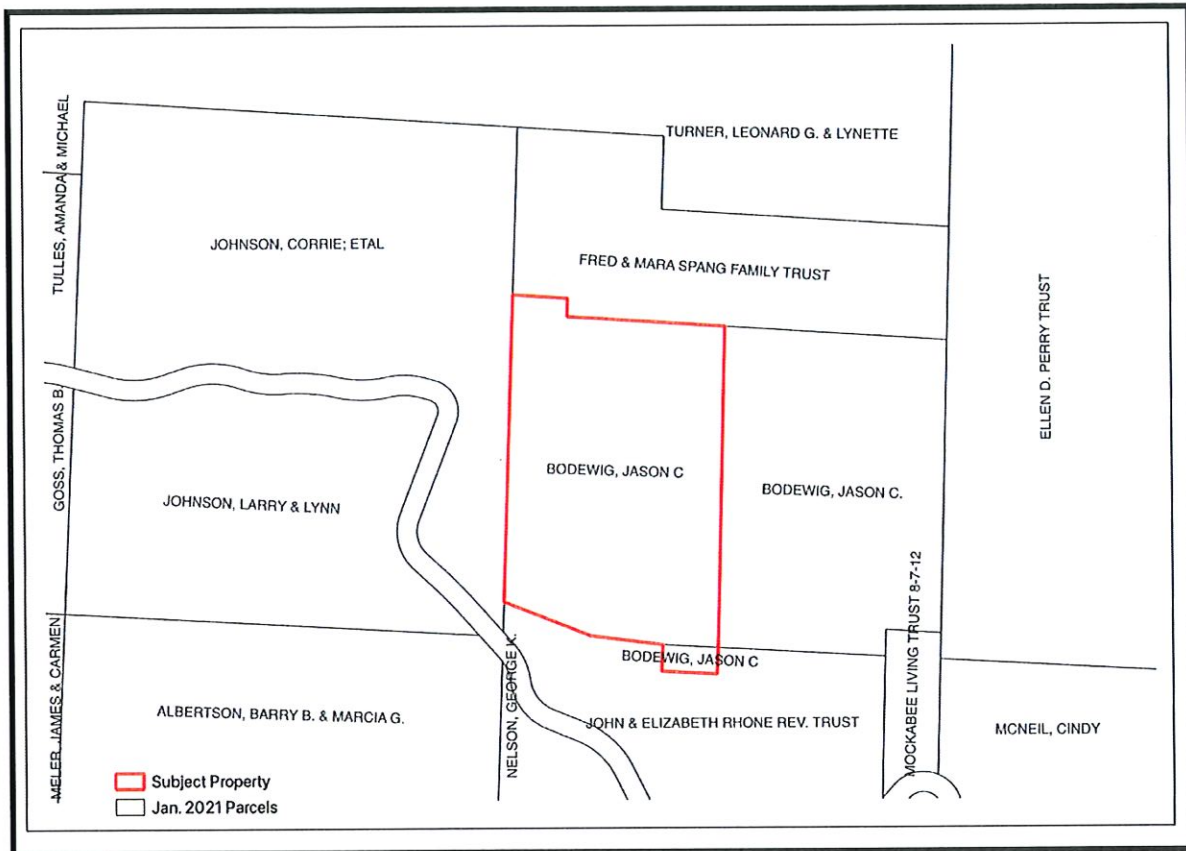
RESPONSE: The subject property is part of a tract. The subject property does not currently have a dwelling. There were previous property line adjustments on the subject property. However, that property line adjustment was approved in 2014, and has no effect on the template test passing after Jan. 1, 2019.

- (4) Subsection (1)(d) and (3)(e) through (4) of Section (II) TEMPLATE DWELLING applies:
- (a) On and after November 1, 2021 in Columbia, Coos, Curry, Deschutes, Douglas, Josephine, Linn, Marion, Washington, and Yamhill Counties with following limited exception:
 - (A) Prior to November 1, 2023, the county may allow the establishment of a single-family dwelling on a lot or parcel that was part of a tract on January 1, 2021, if;
 - (i) No more than one other dwelling exists or has been approved on another lot or parcel that was part of the tract; and
 - (ii) The lot or parcel qualifies, notwithstanding subsection (3)(h), for a dwelling under section (1) of this rule.

RESPONSE: The subject property was part of a tract that contained only one other dwelling on January 1, 2019 and January 1, 2021. The subject property has been deeded out prior to the submission of this application.



PROPERTY CONFIGURATION IN 2019



PROPERTY CONFIGURATION IN 2021

- (5) When the lot or parcel on which the dwelling will be located is part of a tract, the remaining portions of the tract shall be consolidated into a single lot or parcel and a deed restriction using the form provided in OAR 660-06-027(6), "Exhibit A," shall be completed and recorded with Coos County Clerk. The covenants, conditions and restrictions in the deed restriction:
- (a) The covenants, conditions and restrictions are irrevocable, unless a statement of release is signed by an authorized representative of the county or counties where the property subject to the covenants, conditions and restrictions is located.
 - (b) Enforcement of the covenants, conditions and restrictions may be undertaken by the department or by the county or counties where the property subject to the covenants, conditions and restrictions is located.
 - (c) The failure to follow the requirements of this section shall not affect the validity of the transfer of property or the legal remedies available to the buyers of property that is subject to the covenants, conditions and restrictions required by this section.

The county planning director shall maintain a copy of the covenants, conditions and restrictions filed in the county deed records pursuant to this section and a map or other record depicting tracts do not qualify for the siting of a dwelling under the covenants, conditions and restrictions filed in the county deed records pursuant to this section. The map or other record required by this subsection shall be readily available to the public in the county planning office.

RESPONSE: There are no deed covenants or conditions that restrict the subject property from siting a dwelling. Please see the attached deed.

SECTION 4.6.130 SITING STANDARDS FOR DWELLING AND STRUCTURES IN FOREST ZONES

The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest and agriculture/forest zones. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. A governing body shall consider the criteria in this rule together with the requirements OAR 660-0060-0035 to identify the building site:

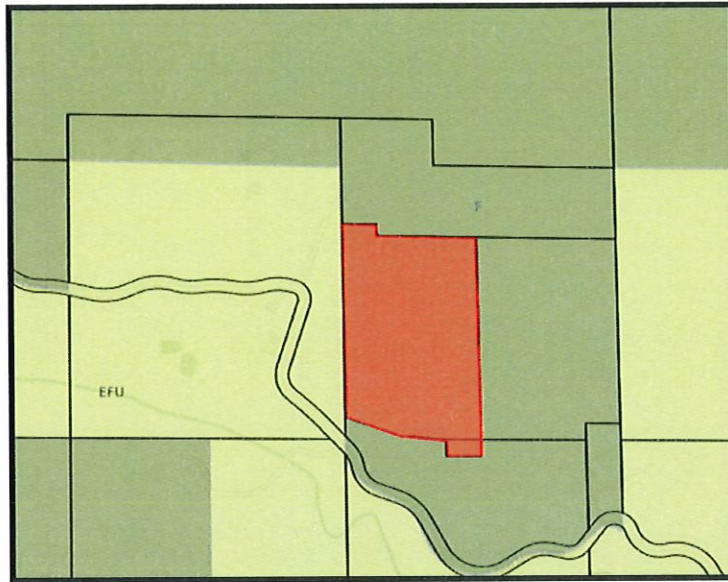
- (1) Dwellings and structures shall be sited on the parcel so that:
 - (a) They have the least impact on nearby² or adjoining forest or agricultural lands;
 - (b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
 - (c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and
 - (d) The risks associated with wildfire are minimized.

- (2) Siting criteria satisfying section (1) of this section may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

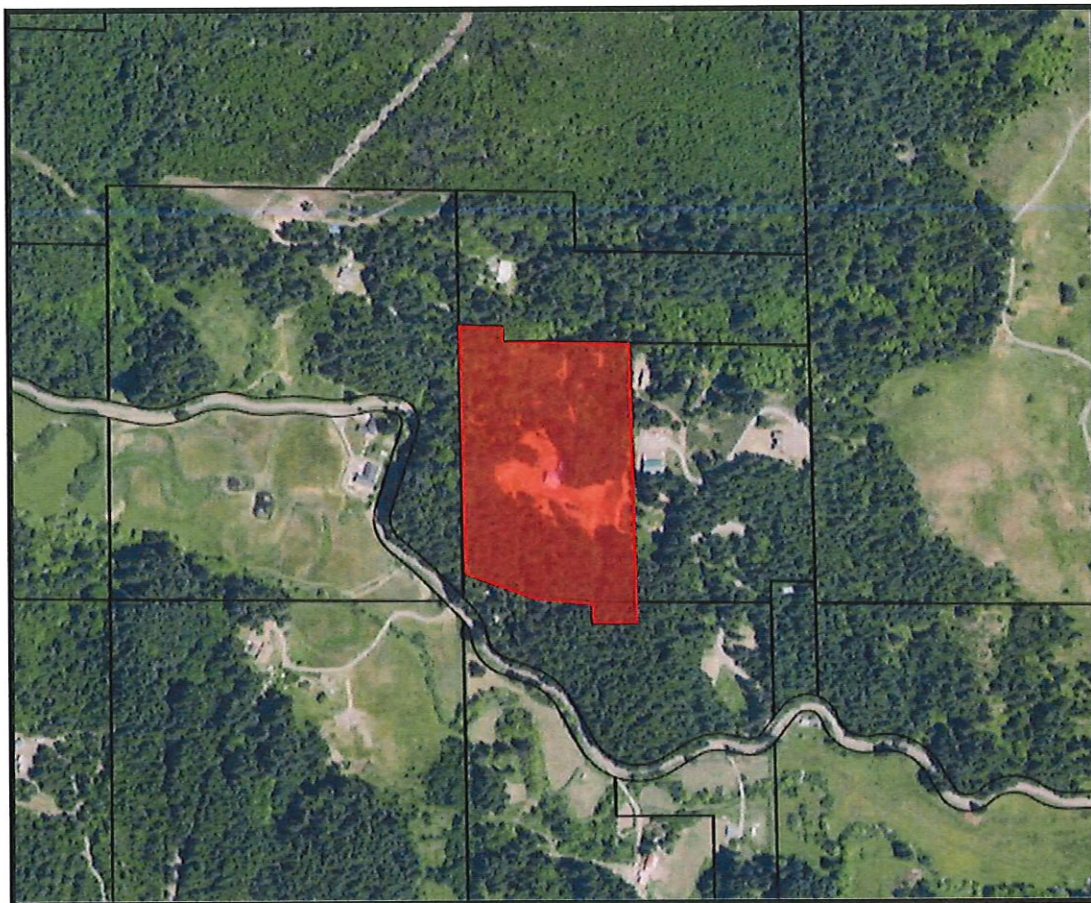
RESPONSE: (a) and (b). The subject property is located approximately 6 miles southeast of the City of Bandon. The property is accessed off a private easement that connects to Two Mile Lane. The subject property is surrounded by a combination of Forest and Exclusive Farm Use zoning districts. Section 4.6.130(1)(a) and Section 4.6.130(1)(b) require proof of adverse impacts to the subject property and nearby farm and forest operations.

² For the purpose of this section "Nearby" is defined as within the decision notification area as defined in Section 5.0.900(2) for farm zoned property.

- Commercial
- Controlled Development 10
- Controlled Development 5
- City Zoning
- City Estuary Plan - Aquatic
- City Estuary Plan - Shoreland
- Coos Bay Estuary Plan - Aquatic
- Coos Bay Estuary Plan - Shoreland
- Coquille River Estuary Plan - Aquatic
- Coquille River Estuary Plan - Shoreland
- Exclusive Farm Use
- Forest
- Industrial
- Minor Estuary and Shorelands
- Rural Center
- Recreation
- Rural Residential 2
- Rural Residential 5
- South Slough
- Urban Residential 1
- Urban Residential 2
- Urban Residential M



PROPERTY ZONING: FOREST



AERIAL MAP WITH SURROUNDING LAND USES

Based on the aerial imagery of the surrounding properties, there are active agricultural lands located west and south of the subject property. These lands are being utilized for either livestock ranching or grass hay production. These types of agricultural uses involve either the growing of grass which is then cut and baled for hay, or running livestock on said land. In order to minimize impact on nearby haying operations. The applicant proposed to install and maintain the required primary and secondary fuel breaks. The applicant also promises to install and maintain the required ¾ hose to reach the primary fuel break. In order to minimize impacts to nearby livestock operations, the applicant proposes to site the house in the center of the subject property. The noise and other ancillary disturbances created from the proposed dwelling should be the same as other dwellings located on the adjacent subject properties.

There are forest zoned properties located north and east of the subject property. There are primarily two types of forest lands in the Bandon area, either non-industrial or industrial. There are a few scattered government timber lands located in the rural Bandon area. There are significant blocks of industrial timberlands located approximately 2 miles east of the subject property. The nearby properties are utilizing their lands for non-industrial timber lands.

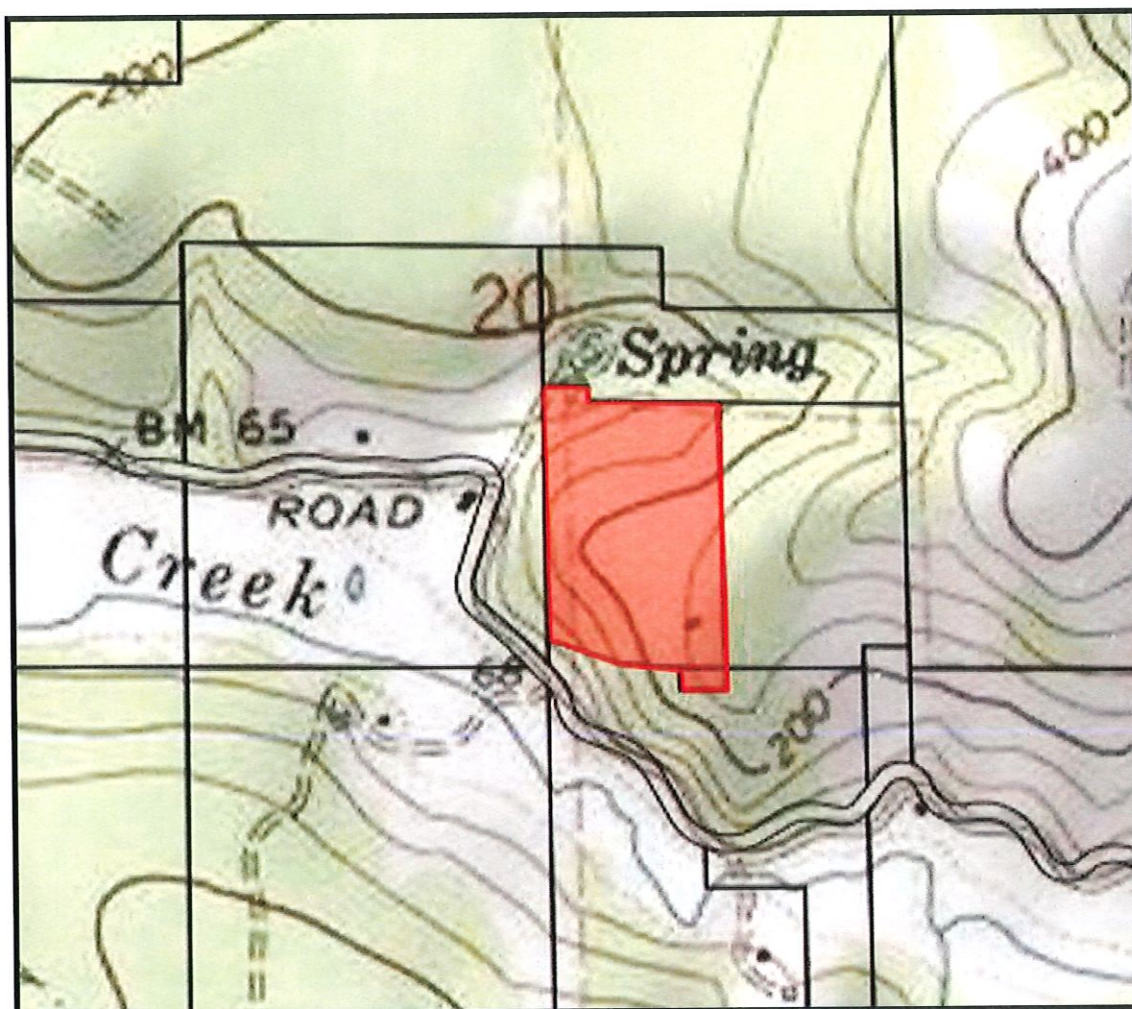
Forest operations generally include the following types of forest practices:

1. Harvesting (final harvests and commercial thinnings)
2. Disposal or treatment of slash (including prescribed burning)
3. Site preparation (including application of herbicides)
4. Reforestation
5. Pre-commercial thinning
6. Stand maintenance (including herbicide and chemical applications for insect and disease control, competing vegetation control, and fertilization)
 - Senate Bill 1602
7. Road construction and maintenance
8. High Landslide Hazard Locations

Based on the County's Comprehensive Plan, the primary difference between industrial and non-industrial forest practices is that non-industrial practices tend to grow longer rotations and utilize herbicides and pre-commercial thinning at a lower intensity.

1. The adjacent parcels appear to have a slope below 35% according to the topographic map below. Groundside harvesting methods would be preferred based on Oregon Department of Forestry Land Use Note #2. Ground-side timber harvesting involves machines that cut, delimb, and buck the trees into logs. It is designed to transport these machines via public roads via standard commercial truck and lowboy trailers, even though they are pretty large. Unlike cable harvesting methods, ground-side harvesting methods are mostly self-contained within the harvest unit. Forest dwellings should have a setback distance of at least 300 feet from ground-side harvest and 500 feet from cable logging operations, according to ODF's Considerations for Dwellings on Forest Land. The location of the dwelling should not adversely affect commercial timber harvesting on adjacent

parcels. The adjacent property owners could harvest their properties within 300 feet of a dwelling. They just need to use caution.



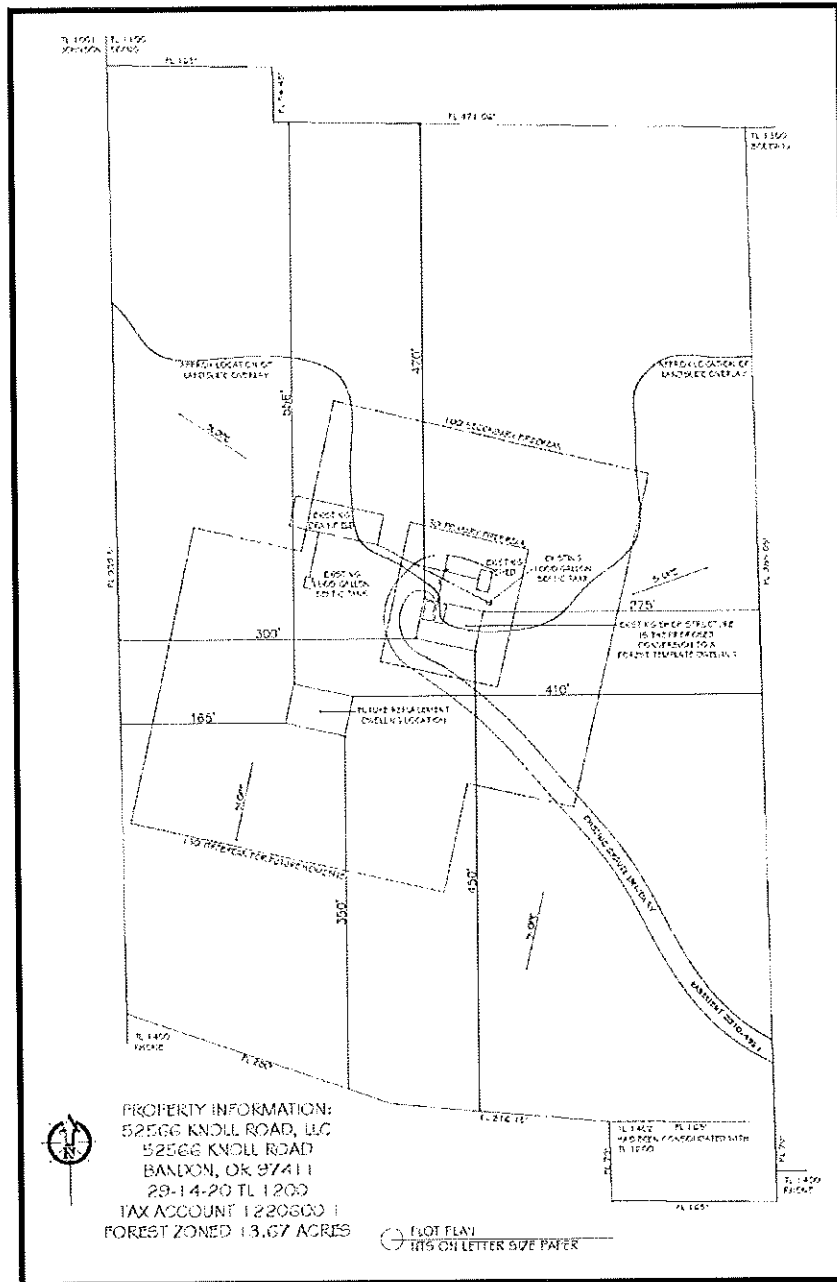
TOPOGRAPHIC DATA FROM INTERNET

2. Disposal of forest slash typically involves both broadcast and piling burning of logging slash. The applicant will create fuel breaks around the proposed dwelling. The fuel breaks will reduce the chances of embers from neighboring slash burns igniting dead trees next to the proposed dwelling leading to a crown fire. Vice versa, the fuel breaks will minimize the impact of a spreading forest fire if the dwelling is burning.

3. When looking for the effects of new forest dwellings on nearby pesticide practices, the parcel size is more important than whether the land is classified as non-industrial or industrial timberlands. Senate Bill 1602 increased the helicopter spray distance buffer from 60 feet to 300 feet of a habitable dwelling starting January 1, 2021. The Anderson v. Coos County, 51 Or LUBA 454 (2006) case established an important factor. According to the LUBA case, a reasonable assumption could conclude that herbicides would be applied to

land less than 40 acres using ground application methods. Spraying herbicides using ground spraying applications is permitted up to the property line. Herbicide application by aerial spraying is preferred for lands over 40 acres.

There are active forestlands on the adjacent lands. The proposed dwelling is located approximately 470 from the northern property. There is a timber parcel larger than 40 acres that is located north of the subject property. The proposed dwelling is located over 300 feet from this parcel, so the effects of the proposed dwelling on the adjacent herbicide-related forest practices will be minimized. The dwelling is only 275 feet from the eastern property line which abuts a parcel under 40 acres. The applicant finds it reasonable to assume that since the parcel is under 40 acres, that it is likely that parcel would utilize ground based herbicide treatments.



PLOT PLAN FOR EXISTING, PROPOSED AND FUTURE DEVELOPMENT

4) Reforestation, or planting trees, of recently logged, relatively flat timberlands typically has little effect on nearby dwellings. Other forest practices, like pesticide spraying or slash burning that complement reforestation, usually have a more significant impact on nearby dwellings. The nearby timber stands range from a 12-acre parcel with a dwelling to a 95+ acre tract with multiple harvest units. This practice is relatively short-term, lasting about a week or two, depending on crew size, over the life of the stand.

5) Pre-commercial thinning involves the selective cutting and leaving of mid-stage trees to increase the ability of the forest stand to grow in height and volume. These practices involve hand crews selecting cutting the forest stand to pre-determine stand prescription. Close to reforestation, this practice is relatively short-term (approximately a couple of weeks) over the life of the stand. In comparison, this practice does create an increase in fire hazard. The risk to forest-dwelling is reduced when active measures like fuel breaks are designed to minimize risks by wildfire.

6) To successfully manage nearby timberlands, the adjacent owners will need to maintain their timber stands. Maintenance of these stands will include practices such as pre-commercial thinning and the use of pesticides. Please see the responses above in those applicable sections.

7) To minimize the effects of road and maintenance on nearby forest parcels. The applicant plans on using the existing private easement, known as Knoll Road, and the driveway to the proposed dwelling is already installed.

8) Pursuant to OAR 629-623-0000, the Oregon Department of Forestry's HLHL regulations affects and restricts timber harvest restrictions when high landslide hazard locations within the operation area and if there may be structures or roads in the path of a potential shallow, rapidly moving landslide below the operation area. While a complicated set of rules and guidelines. The first factor to check is if slopes above 60% are upslope of 300 ft of the dwelling. Based on the topo map, there are no slopes meeting this criterion within 300 ft. The nearby forestlands are not affected by this proposal.

(c) Section 4.6.130(1)(c) requires the amount of forest lands used to site access roads, service corridors, the dwelling and structures to be minimized. The proposed dwelling will be located in the center portion of the parcel. The proposed dwelling's location minimizes the distance of the non-resource use roads while maintaining the farthest reasonable distance from adjacent non-industrial forestlands and nearby farmland.

(d) Section 4.6.130(1)(d) requires that the proposal minimize wildfire risks. Slope is the first factor to consider when assessing wildfire risk. The proposed dwelling will be located in the center of the subject property where there is a slope less than 10%. Based on the NRCS soil type, there are 30 to 50% slopes generally in this soil type. There are sloped areas of the site. The second consideration for wildfire is access to the parcel. The road will be constructed with an aggregate surface and have a relatively flat slope based on the contours of the land. During wildfire events, these roads are often used as anchor points for fire trails. The applicant will install an adequate turnaround at the end of the driveway for fire truck operations. In order to get the final driveway permit, the applicants will need to construct this driveway and emergency vehicle turnaround. A third consideration will be managing fuel near the proposed dwellings. Based on the attached NRCS web soil survey. The proposed development site will be located in Remote loam soil type, which has slopes between 30 to 50%.

Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:

- (a) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;
- (b) A water use permit issued by the Water Resources Department for the use described in the application; or
- (c) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

RESPONSE: The existing shop and proposed dwelling are served by an on site spring.

- (4) As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management, or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement which could include an easement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

RESPONSE: The subject property is accessed via Knoll Road, which is a private easement. The property owner currently owns and maintains the easement therefore a maintenance agreement is not required. The Easement document is recorded as 2010-4951 and is enclosed.

- (5) Approval of a dwelling shall be subject to the following requirements:
 - (a) Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in department of Forestry administrative rules;
 - (b) The planning department shall notify the county assessor of the above condition at the time the dwelling is approved;
 - (c) If the lot or parcel is more than 10 acres in western Oregon or more than 30 acres in eastern Oregon, the property owner shall submit a stocking survey report to the county assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules;
 - (d) Upon notification by the assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If that department determines that the tract does not meet those requirements, that department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax; and
 - (e) The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or

otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

RESPONSE:

(a) The parcel is already reforested. The applicant will submit a stocking survey report to the County Assessor's Office as required.

(b) Not applicable to the applicant.

(c) The parcel is over 10 acres in size. The applicant will submit a stocking survey to the Coos County Assessor's Office.

(d) The Department of Forestry is responsible for this criterion. The applicant understands that deferred taxes may be collected by the Assessor's office.

(e) The applicant will record a Farm Forest Management Covenant with the Coos County Clerk's office and then submit a copy of the recorded form to Coos County Planning Department before requesting a Zoning Compliance Letter.

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:

This section contains all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

1. Except as provided in subsection 4.6.145 of this ordinance, the following minimum lot or parcel sizes apply for land designated forestland, is at least 80 acres.

Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.

RESPONSE: This application is for a Forest Template Dwelling only. The parcel is a legally created pre-existing parcel. No new parcels will be created.

2. Setbacks: All Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.

RESPONSE: Based on the submitted plot plan, all development is farther than 35 feet from any road right-of-way centerline and five feet from any right-of-way line.

3. Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.

RESPONSE: There are no fences, hedges, or walls proposed by the Applicant. The parcel is approximately 13 acres in size. Any future fences constructed on the perimeter of the parcel will be for management purposes of resource land.

4. Off-Street Parking and Loading: See Chapter VII.

RESPONSE: Per section 7.5.175, the applicant has created two parking spaces for the proposed dwelling. Each parking space exceeds the minimum dimension of 9 ft X 20 ft. The driveway and turn around area have at least 4 in of rock surface. The parking is currently located and proposed to remain within the garage.

5. Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.

RESPONSE: As a condition of approval, the applicant will file a Forest Management Covenant on the deed of record with the Coos County Clerk's office. The applicant acknowledges this must be completed before the issuance of a Zoning Compliance Letter.

6. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:
- a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - b. Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;
 - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;
 - d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;
 - e. Riparian vegetation may be removed to site or properly maintain public utilities and road rights-of-way;
 - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or
 - g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
 - h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.

- i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.

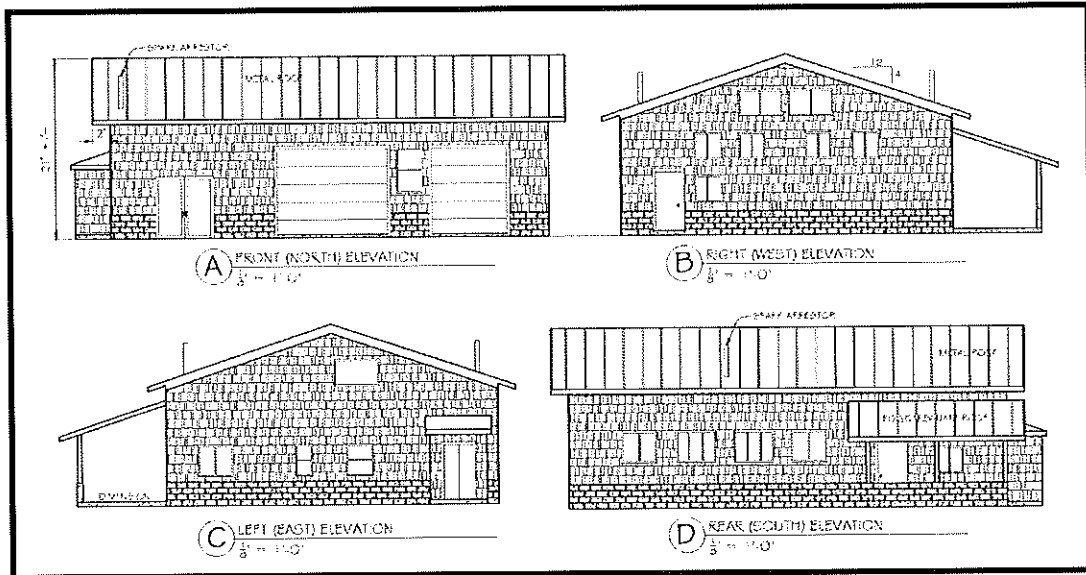
RESPONSE: The existing structures, driveway, septic components, and proposed dwelling are located further than 50 feet away from any wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps.

7. All new and replacement dwellings and permanent structures shall, at a minimum, meet the following standards.
 - a. The dwelling has a fire retardant roof.
 - b. The dwelling will not be sited on a slope of greater than 40 percent. Slope³ will also determine additional firebreak in Section 8 Firebreak.
 - c. Evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry.
 - d. The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant provides evidence that the applicant has asked to be included in the nearest such district or contract with a private fire protection company.
 - e. For dwellings and structures outside of a fire protection district alternative forms of fire protections will apply to the develop including fire sprinkling system, on-site equipment and water storage.
 - i. Water storage shall be a swimming pool, pond, lake or similar body of water that at all times contains at least 4,000 gallons or a stream that has a minimum flow of at least one cubic foot per second. Road access shall be provided to within 15 feet of the water's edge for fire-fighting pumping units, and the road access shall accommodate a turnaround for fire-fighting equipment. The access to the water source shall be marked with signs for fire water sources.
 - f. If the dwelling has a chimney or chimneys, each chimney has a spark arrester.
 - g. The owner provides and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner and complies with Section 8 Firebreak.

RESPONSE:

³ Slope calculations must include the primary and additional fuel-free breaks. Staff will use the slopes from the soil data found in the Soil Survey of Coos County Oregon published by United States Department of Agriculture, Soil Conservation Service, in cooperation with Oregon Agricultural Experiment Station. Staff will accept an on ground study for slope from an Registered Surveyor or other Registered Professional that is able to make calculations based on the profession licensing requirements.

(a) The existing structure/proposed dwelling has a fire retardant roof constructed from metal. The applicant has provided a copy of the building plan indicating the metal roof and fire arrestors.



AS-BUILT ELEVATIONS

(b) Based on the attached NRCS web soil survey. The proposed development site will be located in Remote loam soil type, which has slopes between 30 to 50%. Therefore, there are less than 40% percent slopes in the proposed location of the dwelling location.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in ADI	Percent of ADI
49E	Remote loam, 30 to 80 percent slopes	10.6	78.0%
49F	Remote loam, 50 to 75 percent slopes	3.5	25.6%
Totals for Area of Interest		14.1	100.0%

(c) The existing shop/proposed dwelling are served by a spring that originates on the subject property.

(d) The parcel is located within the Bandon Rural Fire Protection District.

(e) The parcel is located within the Bandon Rural Fire Protection District; this criterion is not applicable.

(f) The existing shop/proposed dwelling contains two wood burning pot belly stoves. One is located in the garage and one is located in the “man cave” ie: proposed dwelling unit. Both contain fire arrestors.

(g) Based on the attached NRCS web soil survey. The proposed development site will be located in Remote soil type, which has slopes between 30 to 50%. Therefore, there are 25 to 40 percent slopes in the proposed location of the dwelling for the primary and secondary fuel breaks. The requirement is for the dwellings to have at least an 130 ft primary fuel break, with a 100 ft secondary fuel break.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in ADI	Percent of ADI
49E	Remote loam, 30 to 50 percent slopes	10.6	75.0%
49F	Remote loam, 50 to 75 percent slopes	3.5	25.0%
Totals for Area of Interest		14.1	100.0%

8. Firebreak:

- a. The property owner shall maintain a primary firebreak safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.
- b. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
- c. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.
- d. Proof that all of these items will be met include poof of the slope to determine additional firebreak setbacks is required.

Table 1 – Minimum Primary Safety Zone

Slope	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

RESPONSE: Based on the attached NRCS web soil survey. The proposed development site will be in Remote loam soil type, which has slopes between 30 to 50%. Therefore, there are 25 to 40 percent slopes in the proposed location of the dwelling for the primary and secondary fuel breaks. The requirement is for the dwellings to have at least 130 ft primary fuel break, with a 100 ft secondary fuel break.

The applicant will maintain a ¾ inch 50 PSI garden hose with sufficient length to reach the primary safety zone.

9. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.

RESPONSE: The applicant will install a fire-retardant roof on all new structures. The existing structure has a Class A fire-rated roof already installed.

10. Access to new dwellings shall meet road and driveway standards in Chapter VII.

Applicant Response: Table 7.2A in Section 7.2.200 identifies the minimum standards for new rural roads and driveways constructed to access new dwellings. The applicant will use the existing Knoll Road to access the subject property. The subject property is zoned Forest with Mixed Use Overlay. The driveway standards for the Forest zoning district require all new driveways be a minimum of 14 ft sub-grade, 12 ft surface, 4-inch aggregate all-weather surface, with a maximum grade of 18%. If the driveway is over 1,000 ft., a pullout is required every 600 ft. The existing driveway meets the County standards.

Section 7.1.400 relates to the criteria for private bridge standards; the driveway does not cross any private bridges.

The applicant will acquire a Coos County Driveway Access Permit from the Coos County Road Department before requesting a Zoning Compliance Letter.



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Coos County, Oregon

BODEWIG



June 6, 2023

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotope, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface.....	2
Soil Map.....	5
Soil Map (BODEWIG).....	6
Legend.....	7
Map Unit Legend (BODEWIG).....	8
Map Unit Descriptions (BODEWIG).....	8
Coos County, Oregon.....	10
40—Nehalem silt loam.....	10
49E—Remote loam, 30 to 50 percent slopes.....	11
49F—Remote loam, 50 to 75 percent slopes.....	12
References.....	14

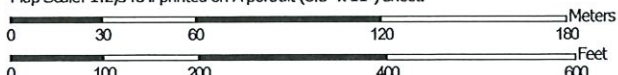
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (BODEWIG)








































Map Scale: 1:2,340 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

-  Area of Interest (AOI)
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Coos County, Oregon
 Survey Area Data: Version 18, Sep 8, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 5, 2019—Oct 10, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (BODEWIG)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
40	Nehalem silt loam	0.2	0.7%
49E	Remote loam, 30 to 50 percent slopes	17.3	65.9%
49F	Remote loam, 50 to 75 percent slopes	8.7	33.4%
Totals for Area of Interest		26.2	100.0%

Map Unit Descriptions (BODEWIG)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The

Custom Soil Resource Report

delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Coos County, Oregon

40—Nehalem silt loam

Map Unit Setting

National map unit symbol: 21p0
Elevation: 0 to 40 feet
Mean annual precipitation: 50 to 80 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Nehalem and similar soils: 80 percent
Minor components: 13 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Nehalem

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium

Typical profile

H1 - 0 to 12 inches: silt loam
H2 - 12 to 29 inches: silt loam
H3 - 29 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 36 to 72 inches
Frequency of flooding: NoneFrequent
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B
Ecological site: F004AB006OR - Udic Flood Plain Forest
Forage suitability group: Well Drained <15% Slopes (G004AY014OR)
Other vegetative classification: Well Drained <15% Slopes (G004AY014OR)
Hydric soil rating: No

Minor Components

Coquille

Percent of map unit: 7 percent
Landform: Flood plains

Custom Soil Resource Report

Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Very Poorly Drained (G004AY019OR)
Hydric soil rating: Yes

Langlois

Percent of map unit: 6 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Very Poorly Drained (G004AY019OR)
Hydric soil rating: Yes

49E—Remote loam, 30 to 50 percent slopes

Map Unit Setting

National map unit symbol: 21pf
Elevation: 50 to 1,800 feet
Mean annual precipitation: 60 to 80 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Not prime farmland

Map Unit Composition

Remote and similar soils: 75 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Remote

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Colluvium derived from sandstone

Typical profile

H1 - 0 to 5 inches: loam
H2 - 5 to 14 inches: gravelly clay loam
H3 - 14 to 45 inches: very gravelly clay loam
H4 - 45 to 68 inches: extremely gravelly loam
H5 - 68 to 78 inches: weathered bedrock

Properties and qualities

Slope: 30 to 50 percent
Depth to restrictive feature: 60 to 80 inches to paralithic bedrock
Drainage class: Well drained

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: F001XD410OR - Mesic Udic Forest

Hydric soil rating: No

49F—Remote loam, 50 to 75 percent slopes

Map Unit Setting

National map unit symbol: 21pg

Elevation: 50 to 1,800 feet

Mean annual precipitation: 60 to 80 inches

Mean annual air temperature: 50 to 54 degrees F

Frost-free period: 180 to 220 days

Farmland classification: Not prime farmland

Map Unit Composition

Remote and similar soils: 75 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Remote

Setting

Landform: Mountain slopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Mountainflank

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Colluvium derived from sandstone

Typical profile

H1 - 0 to 5 inches: loam

H2 - 5 to 14 inches: gravelly clay loam

H3 - 14 to 45 inches: very gravelly clay loam

H4 - 45 to 68 inches: extremely gravelly loam

H5 - 68 to 78 inches: weathered bedrock

Properties and qualities

Slope: 50 to 75 percent

Depth to restrictive feature: 60 to 80 inches to paralithic bedrock

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Custom Soil Resource Report

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: B

Ecological site: F001XD410OR - Mesic Udic Forest

Hydric soil rating: No

References

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Custom Soil Resource Report

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THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY.

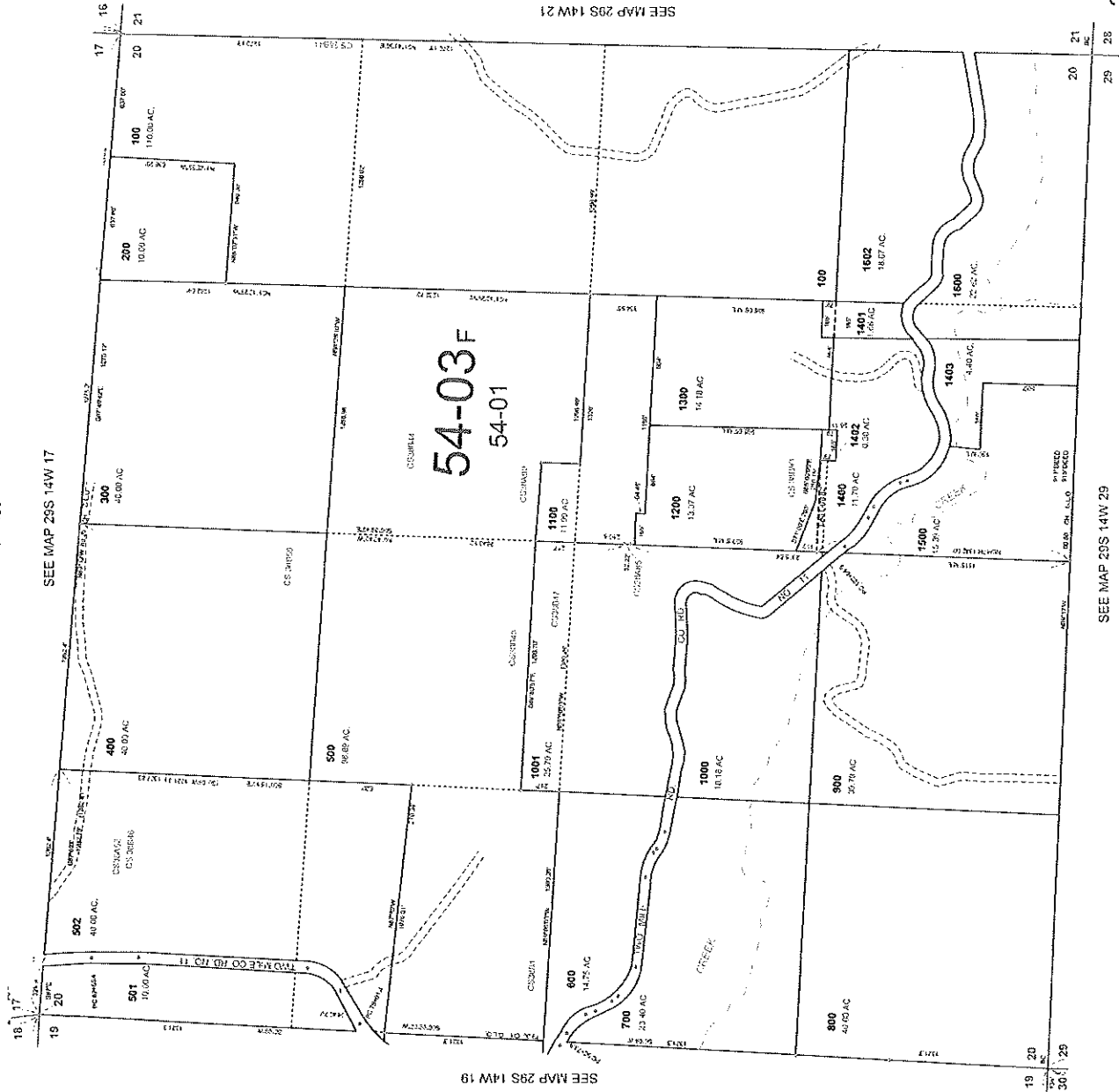
SECTION 20 T29S R14W W.M.
COOS COUNTY

1" = 400'

29S 14W 20

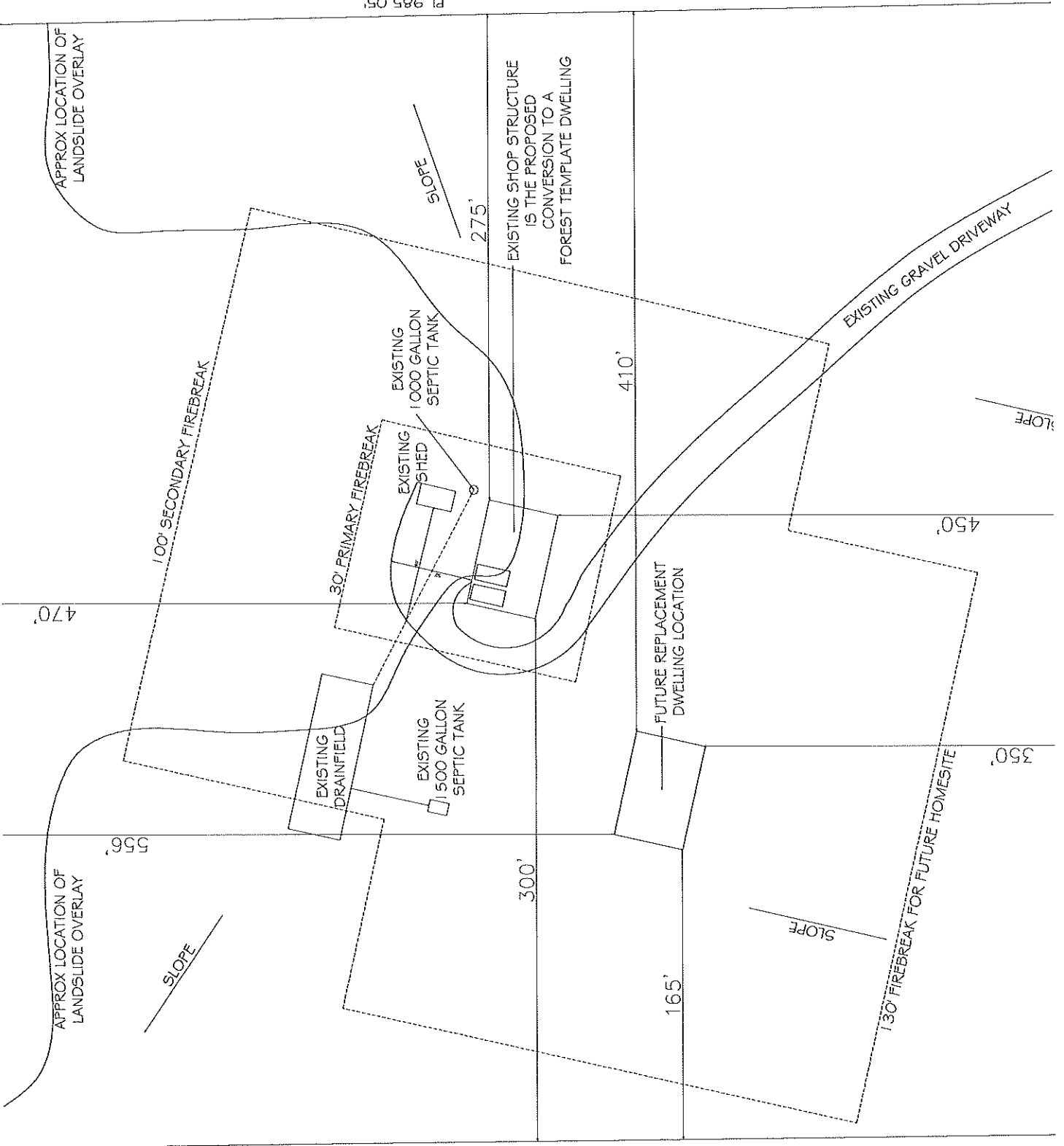
CANCELLED NO.

- 1601
- 1301
- 903
- 504
- 1201

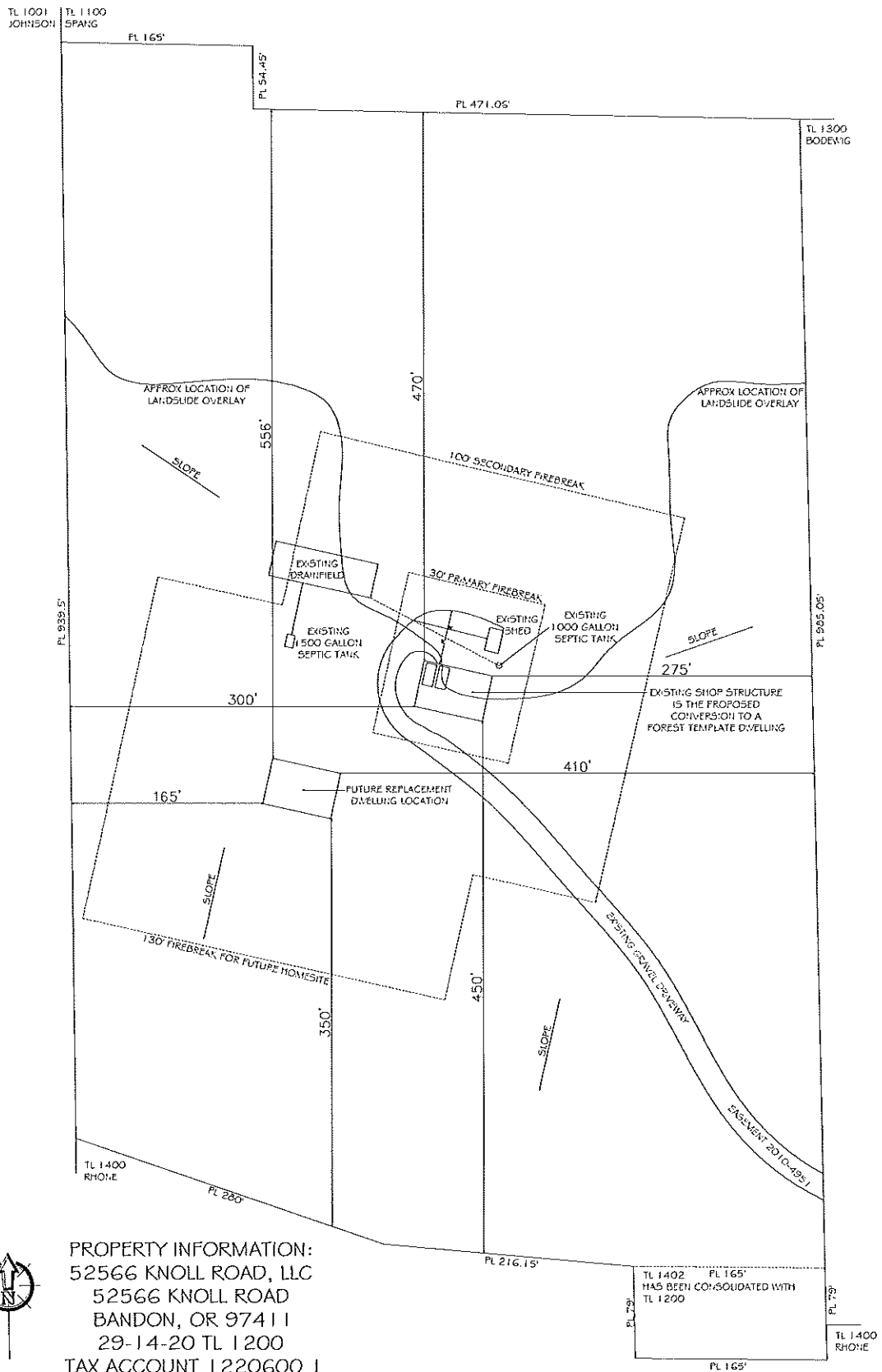


8-19-2014
29S 14W 20

PL 985.05



PL 939.5



PROPERTY INFORMATION:
 52566 KNOLL ROAD, LLC
 52566 KNOLL ROAD
 BANDON, OR 97411
 29-14-20 TL 1200
 TAX ACCOUNT 1220600 1
 FOREST ZONED 13.67 ACRES



PLOT PLAN
 NTS ON LETTER SIZE PAPER

JE Builders Inc

CCB 191171

Proposal for: Jason Bodewig Shop Conversion

Install exterior foam Insulation around the perimeter of foundation
around living space and cover with aluminum panels to hide.

6,000.00

Build wall and install pull down ladder access to the loft for storage.
Provide drywall and insulate.

6,000.00

Install ductless heat pump.

4,500.00

Make sure all fire alarms and CO2 detectors are up to date.

Update switches and overall electrical changes.

2,000.00

Paint new drywall.

1,500.00

Add fire door to shop; replace door that is not already fire rated.

1,500.00

Profit and Overhead

2,000.00

Total:

23,500.00

Owner to Provide:

Appliances

Permits