Landowner: Peppermill LLC
File Num: AM-26-002/RZ-26-001
Date: 11/4/2026

Re: Response to Carla Faganello's letter, dated Nov. 1, 2026

Opposition Claim 1): Violation of Goal 3 (Agricultural Lands) & Goal 4 (Forest Lands): Failure to Demonstrate Non-Viability

Applicant Response: The application provides sufficient information to demonstrate that the subject properties are 'irrevocably committed' lands. The opposition letter did not identify any issues with the specific findings presented in the application.

Opposition Claim 2): Critical Riparian and Wildlife Concerns: Requirement for ODFW Research

Applicant Response: The letter indicated that "*a significant environmental hazard exists regarding localized water systems, specifically China Creek and Two Mile Creek, which flow near or through the proposed rezoning area."* There are no environmental hazards identified in the Coos County Comprehensive Plan. Additionally, there are no "*ODFW comprehensive on-site research*" studies to include in a rezone process.

Additionally, it is noteworthy to mention that upstream of the subject property are already zoned Rural Residential-2, and Hwy 101 runs along its western edge. The highway already generates more runoff than any proposed residential driveways would.

Opposition Claim 3): Violation of Goal 11 (Public Facilities and Services): Septic and Aquifer Risks

Applicant Response: Goal 11 does not apply to this specific application. Given the density of existing RR-2 development in the immediate surrounding area, the subject properties can logically support development with wells and septic systems.

Opposition Claim 4): Violation of Goal 12 (Transportation): Unmitigated Traffic Safety Hazards on Two Mile Lane

Applicant Response: The application included a Traffic Impact Study. Please see the supplemental letter from Sandow Engineering.

Opposition Claim 5): Violation of Goal 14 (Urbanization): Unjustified Proliferation of Rural Density

Applicant Response: The request is for a Rural Residential zoning district, not an Urban Residential zoning district. An RR-2 or RR-5 zoning district meets the acreage density standards for rural areas. There are RR-2-zoned parcels located east and south of the subject properties. The request for a commercial zoning district also meets rural standards, as C-1 zoning is already used in rural areas. C-1-zoned parcels are located south, west, and north of the subject properties.