



COOS COUNTY CONDITIONAL USE LAND USE APPLICATION
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: 8/14/23 Receipt #: _____ Amount: \$1680.00 Received by: P.O.M

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) Casey and Amanda McIntosh

Mailing address: 1783 Grant Street, North Bend, OR 97459

Phone: 541-297-5544 Email: amanda76mac@aol.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>26S</u>	<u>14W</u>	<u>33</u>	<u>C</u>	<u>C</u>	<u>2400</u>
Select	Select	Select	Select	Select	

Tax Account Number(s): 7503300 Zone: Select Zone Forest (F)
Tax Account Number(s) Forest Mixed Use (FMU)

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 Sansaria
- 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.

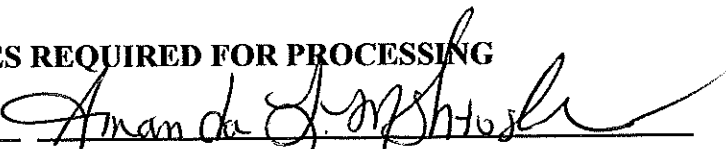
III. DEED: A copy of the current deed, including the legal description, of the subject property.

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



Casey McIntosh



Amanda McIntosh

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: 88580 Pacific Surf Lane, Bandon, OR 97411

Type of Access: Public Road Name of Access: Pacific Surf Lane

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: Select *Well - already constructed* Sewage Disposal Type: Select *septic - need approval*

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: _____

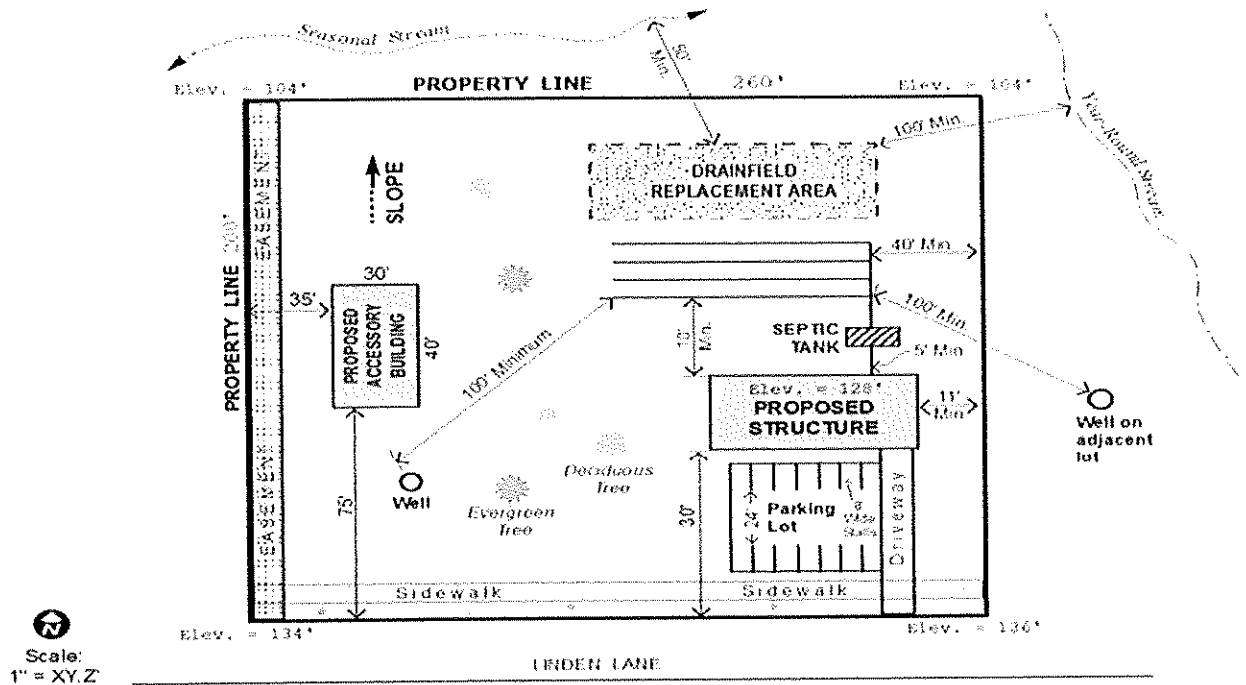
Staff Signature: _____

- 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:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.

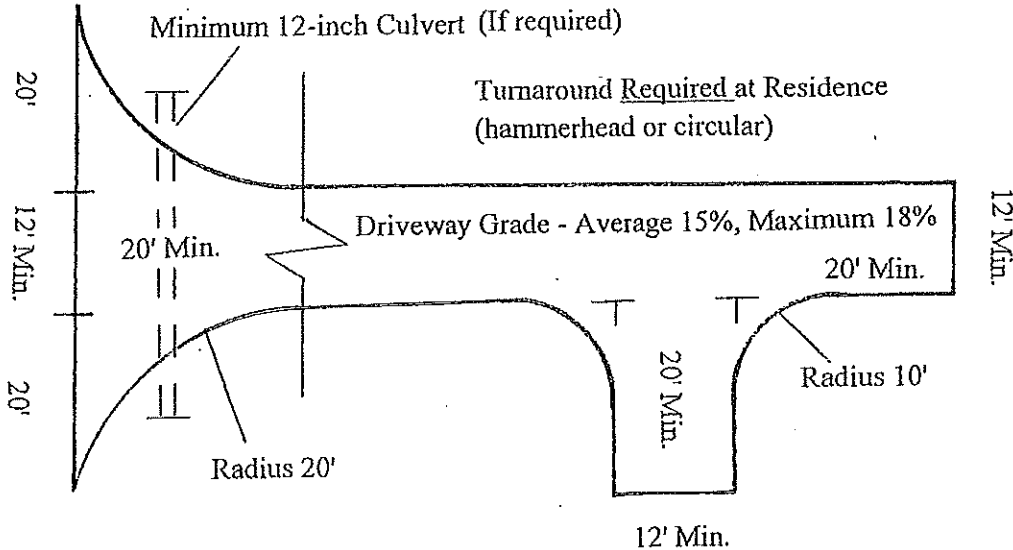
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



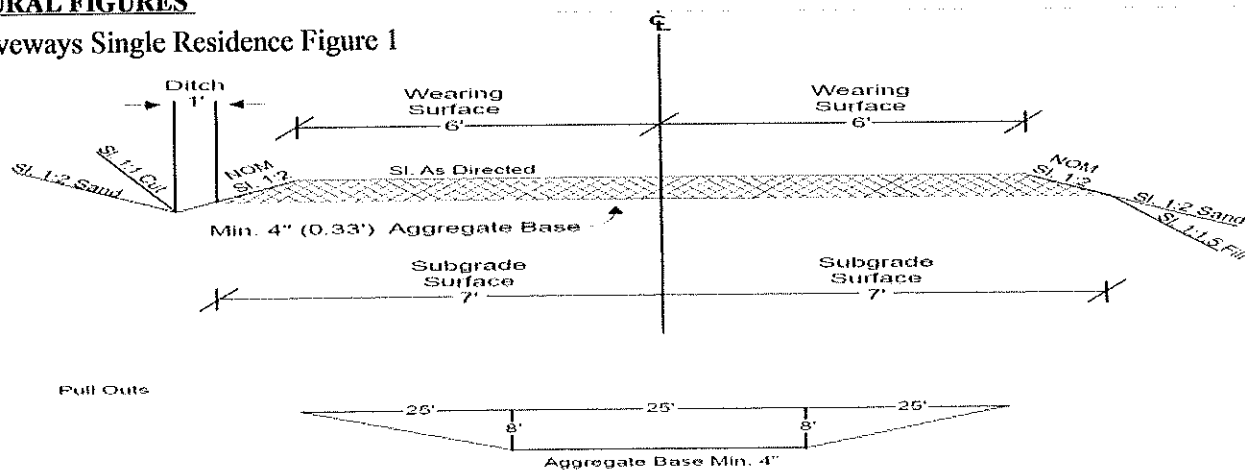
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

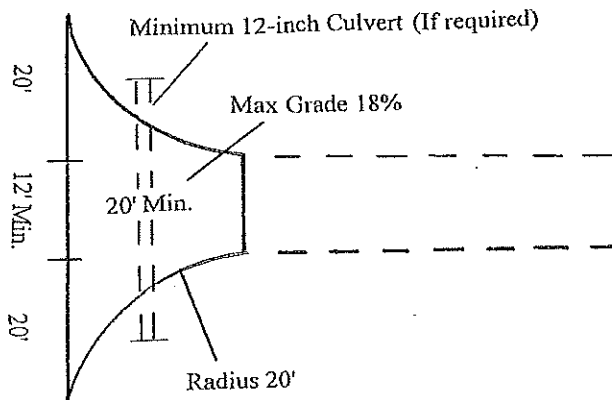
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
 The access will be developed from the edge of the developed road.

Figure 7.1.450

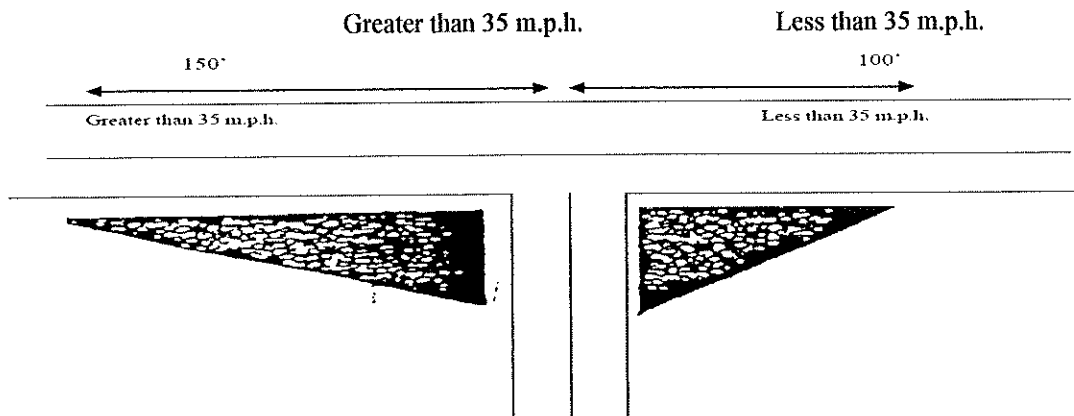


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi-family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

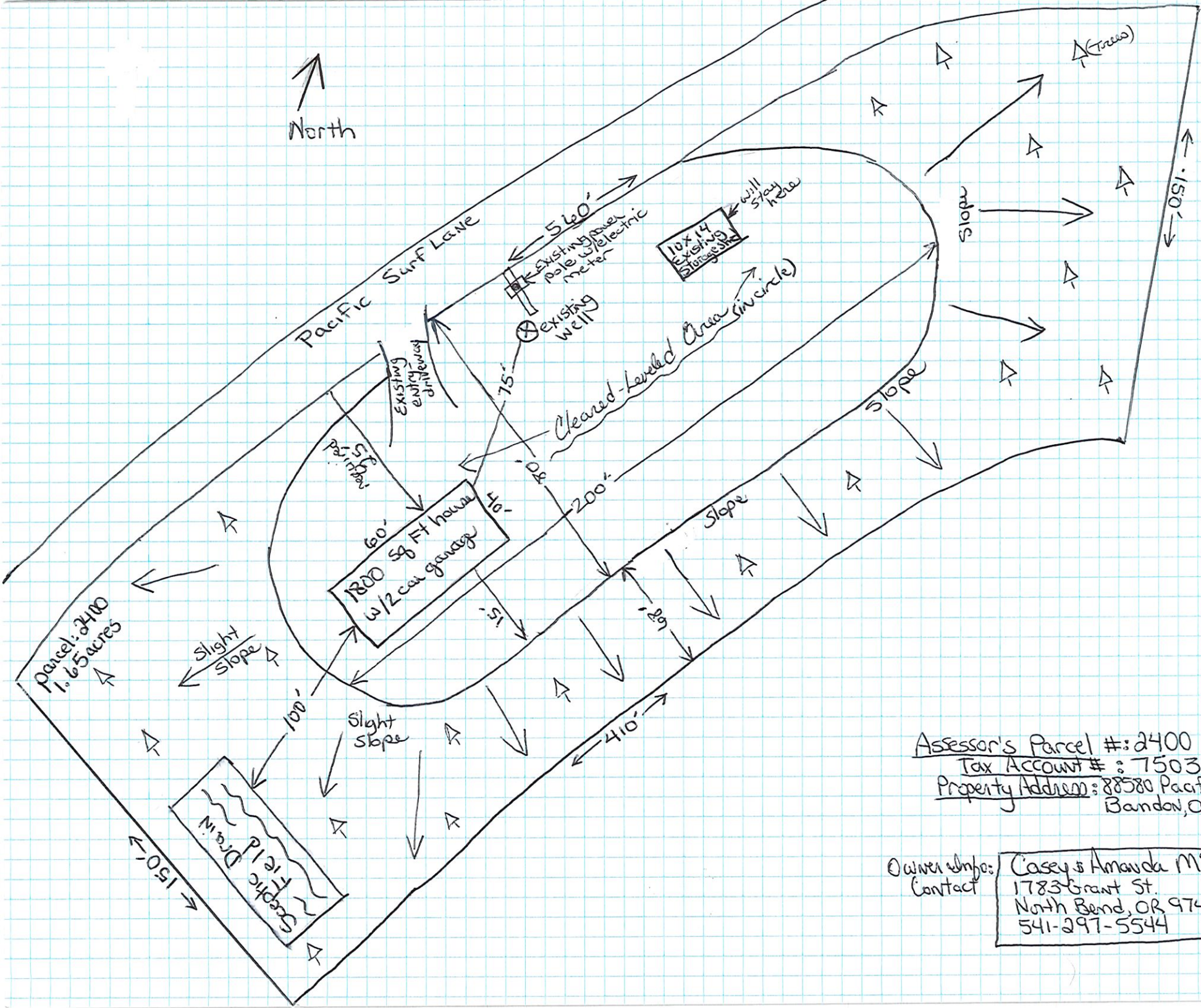
Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s					
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

North



Assessor's Parcel #: 2400
Tax Account #: 7503300
Property Address: 88580 Pacific Surf Lw.
Bandon, OR 97411

Owner Info: Casey & Amanda McIntosh
Contact: 1783 Grant St.
North Bend, OR 97459
541-297-5544

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2023

NOT OFFICIAL VALUE

July 24, 2023 4:41:33 pm

Account # 7503300
 Map # 26S1433CC02400
 Code - Tax # 0904-7503300

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Desor See Record

Mailing Name MCINTOSH CASEY & AMANDA

Dead Reference # 2023-4447

Agent

Sales Date/Price 06-08-2023 / \$189,000.00

In Care Of

Appraiser

Mailing Address 1783 GRANT ST
 NORTH BEND, OR 97459-1921

Prop Class 100 MA SA NH Unit
 RMV Class 100 01 03 CHA 42904-1

Situs Address(s)	Situs City
ID# 10 88580 PACIFIC SURF LN	BANDON

		Value Summary						
Code Area	RMV	MAV	AV	SAV	MSAV	RMV Exception	CPR %	
0904 Land	106,260	101,060	101,060	0	0	Land	0	
Impr.	0	0	0	0	0	Impr.	0	
Code Area Total	106,260	101,060	101,060	0	0		0	
Grand Total	106,260	101,060	101,060	0	0		0	

		Land Breakdown						Trended		
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD% LS	Size	Land Class	LUC	RMV
0904	10	<input checked="" type="checkbox"/>		F	Market	100 A	1.65	MV	001	106,260
Grand Total							1.65			106,260

		Improvement Breakdown				Total			Trended
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Sq. Ft.	Ex% MS Acct #	RMV	
Grand Total						0		0	

Exemptions / Special Assessments / Potential Liability

NOTATIONS:

- COMBINED 2+ ACCTS IN BASE YR ADDED 2023
 7/6/23 Consolidation w/0.22 ac from cancelled TL2000, 0.23 ac from TL2100; & 0.24 ac from cancelled TL2200, 2300, 2500 & 2600. Now 1.65 acres bare land. MJS

Code Area 0904

FIRE PATROL:

- FIRE PATROL TIMBER

Amount 18.75 Acres 1.65 Year 2023

Appr Maint: 2023 - COMBINATION - TO

I. Proposal and Criteria:

Proposal and Timeline: We propose to build an 1800 - 2000 sq. foot one-story single family home with attached 2 car garage on our 1.65 acre property located at 88580 Pacific Surf Lane in the Sansaria subdivision located in Bandon, Oregon - Coos County.

The property already has an approximately 16,000 Sq. Ft. cleared and leveled building site as well and has a pre-drilled and functioning well that has been recently quality & flow tested and sufficient to support a single family home of this size. The property also already has electric on site with a meter installed that is connected and operating.

We plan to apply for a DEQ approved septic system upon approval of our Conditional Use Land application. Our plan is to begin construction of our home in 2024.

There are no known geological hazards on our property and the lowest point of our property is above the tsunami hazard zone.

The property contains no wetlands or streams. There are trees across the uncleared sloped areas of the property consisting of mixed Douglas fir, Hemlock and Spruce. Trees on the west side of the property will be cleared as needed to install the septic drain field as required once the DEQ site survey is completed.

There are no sidewalks or curbs on the public access road, Pacific Surf Lane, to our property and it is a gravel road.

Subject Property:

Casey & Amanda McIntosh
88580 Pacific Surf Lane
Bandon, OR 97411

PARCEL: 2400
Tax Lot: 7503300

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.
- (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 road 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:
 - (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.
- (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.
- (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.
- (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 to SECTION 4.6.110(9)(B)(II)

Our property meets the requirements above, and is eligible for a dwelling according to HB 22 Section 2. Prior to November 1, 2023, a 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;

- (1) **No more than one other dwelling exists or has been approved on another lot or parcel that was part of the tract (none have been); and**
- (2) **The lot or parcel qualifies, notwithstanding ORS 215.750 (5)(h), for a dwelling under ORS 215.750.**

Questions to Answer:

- 1. **Has your property been involved in a property line adjustment?**

NO

- 2. **Was your property part of a tract on January 1, 2019? Tract means same ownership as an abutting property.**

YES

- 3. **Was your property part of a tract on January 1, 2021?**

YES

- 4. **Did you own abutting property as of January 1, 2021 that contained another dwelling or dwelling authorization? Please list all properties within your ownership that were abutting.**

NO

- 5. **Do you have a current template map completed?**

SEE ATTACHED. A template map WAS done on this property in 2006 (see included complete file/paperwork) and approved to meet the required criteria to move forward to submit a conditional use application for dwelling approval at that time.

- a. **Which template did you apply and why? (See Section I & II)**

File: PE-06-09 from 2006 (previously approved template)

I used this template for the following reasons:

Section II - B (1) (a): Capable of producing zero to 49 cubic feet per acre per year of wood fiber if 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 At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.

Section II – B (2) The following review standards apply to “template” dwellings approved under this rule. (b) Except as provided by subsection (c) of this section, if the tract under section (1) of this rule abuts a road 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.

b. How many lots and/or parcels were all or part within the template prior to January 1, 1993? Please list all properties

See list of parcels on included 2006 template report paperwork.

c. How many dwellings are located within lots and parcels described above that were sited prior to January 1, 1993? Please list all properties that contain the qualifying dwellings.

THREE:

27S14W05-100

26S14W33CD-500

4W33CA-600

d. Are there any covenants, conditions and restrictions on this property and if so do they specifically prohibit a dwelling? Please provide the restrictions if apply.

The Sansaria CC&R's does not prohibit a dwelling.

Additional evidence and responses to address the criteria?

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 nearby 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 shall explain how or why, providing a yes or no will not satisfy the criteria and will result in an incomplete application:

Sansaria subdivision is located within a forest zone that was always planned for residential development. There are over 100 lots of approximately 1 acre in size or less. This property is along side other pre-existing homes and properties with approved conditional use permits to build or in the process of currently building. Sansaria is a gated and privately accessed community and logging roads do not pass thru the community therefore not

disturbing the forest or wildlife.

All removed trees and brush during our home build will be removed from the property and remaining trees will be limbed up to 10'. Primary fire break distance will be set around all proposed buildings and all setbacks will be followed.

The property already has a clean and functioning well that has been recently flow and quality tested at the close of escrow in June 2023 and I have included this paperwork to show the results. A water storage tank will be maintained on property.

- (3) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a 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.

Water Resource Department Information: <https://www.oregon.gov/owrd/pages/index.aspx>

Response shall include the source of water and how it is permitted:

- (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 shall include what road the property is accessing, maintenance agreements and easements that pertain to the road. This information may be included in your deed.

The property is accessed from Pacific Surf Lane which is maintained privately by the Sansaria Club/HOA.

- (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.

1. Will sufficient tress be replanted?

Any mature harvested trees that are removed for building purposes from the property – we will replant one for every tree we remove.

- 2. Is the property more than 10 acres in size? If so, the applicant shall acknowledge a stocking survey will be filed with the County Assessor's Office as a condition of approval.**

NO, the property is a total of 1.65 acres

- 3. Upon receiving approval, will the applicant/property owner 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 injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.**

YES

Additional Response Information:

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.

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.

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

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

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.
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.
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. Slope 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.

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 proof 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

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.

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

RESPONSE TO SECTION 4.6.140

1. Is the property a legal unit of land? Please provide reference to how it was created.

Yes. The subject property is a legal lot of land described as follows: Lots 20 through 26, inclusive, Block 7, First Addition to Sansaria, Coos County, OR

2. Will the applicant meet the road setback (shall be shown on plot plan)?

YES

3. Will a Fence, Hedge and/or Wall be developed at this time? If so will it comply with the vision triangle?

NO

4. Has a driveway/access/parking permit been requested at the time of the application?

NO - request to be condition of approval

5. Has the applicant acknowledged that they will file in the deed record of Coos County, a Forest Management Covenant prior to receiving a zoning compliance letter? (This shall be done after the conditional use is approved, but before a zoning clearance letter is issued. A Forest Management Covenant cannot be filed if the conditional use has not been approved

but a draft may be submitted with the application.)

YES

6. Has the applicant shown any waterways that require a 50 feet setback and if so will the setback be met?

Not Applicable on property

7. Fire related questions:

- a. The proposed dwelling shall use non-combustible or fire resistant roofing materials. Describe the materials that will be used.

Roofing materials used in construction of the home will be non-combustible or fire resistant.

- b. What is the slope of the property on average and where the dwelling will be located?

The primary building site is flat and leveled.
The land slopes average 15% down from the building site on the west end, where if approved from DEQ, the septic drain field will be located.

- c. What 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?

We already have an installed and functioning well on the property that has been flow and quality tested that will service the single family home to be built on site. There is no stream on or near the property.

- d. Is the property within a Fire District and if so which Fire District.

- i. If the property is within a Fire District you shall explain how you have requested to be included in the Fire District with a copy of the request.

Yes. See attached request letter mailed to Bandon RFD.

- ii. If the property is outside of a Fire District and cannot be served by a Fire District you are required to provide the contract with a private fire protection company.

N/A

- iii. 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. Include on the plot plan water storage and access to meet the following standards:

1. 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.
2. 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.

N/A

- e. Does the proposed dwelling have a chimney and if so will a spark arrester be

installed?

Currently, No proposed fireplace/chimney will be in the home. If we do decide to install one a spark arrester will be installed.

8. Firebreak Safety:

- 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. This information shall be included on the plot plan and described how you intend to maintain this firebreak.**

The building site is already cleared and leveled to dirt. There are no trees located within 20 feet of the homesite and the surrounding trees will be maintained per the recommended Fire Siting Standards for Dwellings & Structures.

- b. **On the plot plan provide a diagram of where the garden hose will be located and describe the length that will allow it to reach the perimeter of the primary safety zone shall be available at all times.**

A 100'- 150' heavy duty garden hose will be attached to a large holding tank by the well that can reach the entire perimeter of all structures.

- c. **Additional Primary Safety Zone Down Slope will be required based on the slope of the property. What is the slope of the property? If the slope differs from the soil report explain and provide evidence to show how the slope was determined. If additional safety zones are required based on the slope table you will need to show them on the plot plan.**

The soil map shows that 74.5% (1.2 acres) of the property is 54B, Templeton silt loam 0-7% slope and 25.2% (.4 acres) of the property is 54D which is Templeton silt loam 7-30% slope. Placement of the house will be in the 54B area well within the primary safety zone away from the sloping areas.

Additional evidence and responses to address the criteria?

Soil map from USDA is attached for review.

WRIGHTS BUSINESS ENTERPRISES,
INC.

PO Box 1140
COOS BAY, OR 97420
CCB#85085 LIC#1736

Invoice

Date	Invoice #
6/8/23	49408

<i>Bill To</i>
AMANDA MCINTOSH 1783 GRANT STREET NORTH BEND, OR 97459

<i>Ship To</i>

<i>P.O. No.</i>
AMANDA

<i>Terms</i>
Due on receipt

<i>Due Date</i>
6/8/23

<i>PROJECT</i>

Qty	Description	Amount
1	<p>WELL TESTING LOCATION: 88580 PACIFIC SURF LN</p> <p>WELL FLOW 4 HR WATER TEST WITH WELL HEAD REASSEMBLY TEST WAS 4:34 MIN</p> <p>FLOW TEST RESULTS START METER READING 199526 199845 34 MIN PUMPING TIME UNTIL WELL WAS OUT OF WATER 319 GALLONS PUMPED 9.38 GPM 199971 60 MIN PUMPING TIME 126 TOTAL GALLONS PUMPED 2.1 GPM 200098 60 MIN PUMPING TIME 127 TOTAL GALLONS PUMPED 2.11 GPM 200224.5 60 MIN PUMPING TIME 126.5 TOTAL GALLONS PUMPED 2.1 GPM 200372.5 60 MIN PUMPING TIME 127 TOTAL GALLONS PUMPED 2.11 GPM</p>	██████████

ANY QUESTIONS PLEASE CALL 541-269-1048

Total	██████████
Payments/Credits	USD 0.00
Balance Due	USD ██████████
Web Site	

<i>Phone #</i>
1-541-269-5343



Neilson Research Corporation
 245 S Grape St
 Medford, OR 97501
 TEL: (541) 770-5678 FAX: (541) 770-2901
 Website: www.nrclabs.com

Analytical Report

WO#: 23051277
 Date Reported: 6/6/2023

CLIENT:	McCowan Clinical Laboratory	Collection Date:	5/30/2023 10:30:00 AM
Lab ID:	23051277-01	Received Date:	5/31/2023 10:10:00 AM
Client Sample ID:	Wright Well Drilling	Matrix:	DRINKING WATER
Project:	88580 Pacific Surf	PWS #:	
Sample Location:	Wellhead	Source ID:	WELL-RAW
Sample Address:	88580 Pacific Surf Bandon, OR 97411	Sample Collector:	JOHN WRIGHT
		Residual Chlorine	

Analyses	Method	NELAP Status	Result Qual	DF	RL Units	EPA Date Limit Analyzed	Analyst
Nitrogen, Nitrate	E300.0	A	ND	1	0.200 mg/L	10.0 05/31/23 18:53	KN
Arsenic	E200.8	A	ND	1	0.00100 mg/L	0.0100 06/01/23 20:05	CBB

QUALIFIERS

CI	Sample container temperature is out of limit as specified at testcode	H	Holding times for preparation or analysis exceeded
MI	Recovery outside control limits due to Matrix Interference	ND	Not Detected at the Reporting Limit
PL	Permit Limit		

Original

NELAP A Accredited in accordance with NELAP ORELAP 100016, OR-028



State of Oregon - Drinking Water Program - Version: dt 2021-01
 Microbiological Analysis (Coliform) Reporting Form for PRIVATE Water Supplies

Client Name (optional): _____
 City, County: Bandon / Coos

ORELAP#: OR100026
 Lab Name: McCOWAN CLINICAL LABORATORY, INC
 Address: 178 W COMMERCIAL
 COOS BAY, OR 97420
 Phone/Fax: 541-267-7853 / 541-267-4025
 Email: mccowanlab@gmail.com
 IDEXX Bottle Lot#: RWJLV
 Lab Sample ID#: 20230697

Return to : please choose ONLY one method of return

Name: Wright's Well Drilling
 Mailing: _____
 Email: WRIGHTSARTESIA@YOUTHOUS.COM
 Phone: _____ Fax: _____

Sample Collected Date/Time: 05/30/2023 10:30 AM PM
 Chlorinated: No Yes
 Collected By: John Wright Free Chlorine: _____ mg/L

DISTRIBUTION Sample Type: Special *Repeat
 *Date of Initial Positive: 05/30/2023 *Original Positive ID#: _____
 Address: 88580 Pacific Surf Sampled Point: 12H (SW)

SOURCE Sample Type: Special _____
 Source Type: Well Spring Other _____

SAMPLE NOTES:
88580 Pacific Surf

LAB USE ONLY
 Sample Received Date/Time: 05/30/2023 12:35 AM PM
 Initials: LP Temp: 2 °C
 Evidence of cooling? Yes No

Analysis Start Date/Time: 05/30/2023 14:00 AM PM
 Initials: LT

ORELAP Method(s): Colilert® Colilert-18® SM 9223 SM 20th Ed.

Sample Results do not meet NELAC Standards because (check all that apply):
 Not received in lab-supplied bottle
 Not incubated at proper temperature
 Not received at proper temperature (below 10°C)
 Other reason:
 Sample Invalidation:
 Over 30 hours
 Leak
 Heavy Non-Coliform growth

Test Results:
 Total Coliforms: Present Absent
 E. Coli: Present Absent
 Analysis Complete Date/Time: 05/31/2023 14:10 AM PM
 Analyst: Kay Jroyer

Reviewed by: Kay Jroyer
 Quality Assurance Officer Technical Director
05/31/2023
 MM / DD / YYYY

Positive Results called to: _____
 MM / DD / YYYY

OHA USE ONLY

Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of NELAC unless otherwise noted. This report shall not be reproduced except in full, without written consent of this laboratory. Send results to DHS-DWP P.O. Box 14350, Portland, OR 97293-0350 Phone 971-673-0416

Bandon Fire Department
555 Oregon Ave.
P.O. Box 1168
Bandon, OR 97411

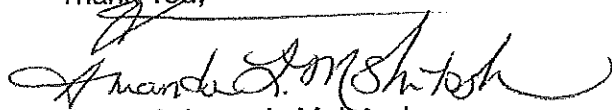
July 31, 2023

To Whom It May Concern,

We are the new property owners of 88580 Pacific Surf Lane, Bandon, OR (tax lot# 2400, 1.65 acres) located in the Sansaria subdivision north of Bandon off Seven Devils Rd.

Our property is currently in the land zoned F, and we would like to request that it be included in the Bandon RFD.

Thank You,

A handwritten signature in cursive script, appearing to read "Amanda McIntosh". The signature is written in black ink and is positioned above the printed name and address.

Casey & Amanda McIntosh
1783 Grant St.
North Bend, OR 97459
(541) 297-5544



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423

(541) 396-3121 Ext.210

FAX (541) 396-2690 / TDD (800) 735-2900

PATTY EVERNDEN

PLANNING DIRECTOR

August 2, 2006

Steve Stalcup
3682 Tremont
North Bend, OR 97459

RE: Template Dwelling
Pre-Eligibility Application
(PE-06-09) T.26, R.14, S.33CC, TL#2200, 2300, 2400, 2500, & 2600

Dear Mr. Stalcup:

The Planning Department has reviewed the submitted pre-eligibility application to determine if the property meets the criteria set forth in Article 4.8 of the Coos County Zoning and Land Development Ordinance (CCZLDO) for a template dwelling.

Section 4.8.525(B)(3) of the CCZLDO states a lot or parcel on which the dwelling would be located is predominantly composed of soils that are capable of producing the following cubic feet per acre per year:

	Cf/Ac/Yr of Growth		
	0-49	50-85	+85
Required minimum number of lots or parcels or portions thereof existing on January 1, 1993 with a 160-acre square centered on the subject tract.	3	7	11
Required minimum number of dwellings existing on January 1, 1993 on the lots or parcels.	3	3	3

NOTE: Lots or parcels within urban growth boundaries shall not be used to satisfy the above requirements.

The cubic foot per acre per year of growth has been determined by the Planning Department to be 152. Article 4.8 of the CCZLDO requires 11 parcels and 3 dwellings within a 160-acre template established prior to January 1, 1993. There are 44 parcels and 32 dwellings within the 160-acre template established prior to January 1, 1993. Therefore, in this case, it appears the property qualifies for a template dwelling based on the criteria set forth in Article 4.8 of the CCZLDO. Attached you will find the "Template" map implementing the above identified method.

Pursuant to the CCZLDO, Section 4.8.700 requires the following for newly proposed dwellings:

- a. All dwellings to maintain a 130-foot fuel free firebreak setback,
- b. New structures shall use a non-combustible or fire resistant roofing material,
- c. A water supply exceeding 4,000 gallons suitable and available for fire suppression,
- d. The dwelling shall not be sited on a slope of greater than 40 percent,
- e. If a chimney is proposed it shall have a spark arrester,
- f. Adequate road access for fire personnel

CONCLUSION: The above referenced property qualifies for a first dwelling in a Forest (F) zone. You may now submit a conditional use permit application for the dwelling approval.

If you have any questions please do not hesitate to contact the Planning Department at (541) 396-3121 ext. 210 or by email at cfrancis@co.coos.or.us. The Coos County Planning Department is open to the public Monday through Thursday from 8 a.m. to 5 p.m. (closed for lunch). For your information, you can access all permit application forms as well as other information pertaining to the Coos County Planning Department online at www.co.coos.or.us/planning/.

Sincerely,
Coos County Planning Department
Chris Francis, Planning Tech

C: Patty Evernden, Coos County Planning Director
Fralen Properties, Property Owners

**FIRST DWELLING IN THE FOREST ZONE
PLANNING AIDES CHECK LIST**

File Number: PE-06-09

Applicant Name: STEVE STALCP

Date Received: _____

Date Completed: 7-31-06 By Initial: DS

Parcel Description: T 26 R. 14 S. 33⁰⁰ TL#¹⁵ 2200, 2300, 2400, 2500, 2600

List all lots or parcels that the current owner owns or is purchasing which have a common boundary with the subject property.

T. _____ R. _____ S. _____ TL# _____ Dwelling

T. _____ R. _____ S. _____ TL# _____ Dwelling

Is there a dwelling (or mobile home) on any of the lots or parcels listed above? _____

If so, which lots or parcels? _____

Please list any additional parcels.

DWELLINGS PER HB 3661:

Please indicate which option applicant has chosen by checking the appropriate box.

Lot of Record Dwelling

160/200 Acre Dwelling

Template Dwelling

1. **TEMPLATE DWELLING:** A single family dwelling on a lot or parcel located within a forest zone may be allowed as a conditional use if:

- a. The lot or parcel on which the dwelling is to be located is predominantly composed of soils that are capable of producing the following cubic feet per acre per year:

	Cf/Ac/Yr of growth		
	0 - 49	50 - 85	+ 85
Required minimum number of lots or parcels or portions thereof existing on January 1, 1993, within a 160-acre square centered on the subject tract.	3	7	11
Required minimum number of dwellings existing on January 1, 1993, on the lots or parcels.	3	3	3

NOTE: Lots or parcels within the urban growth boundaries shall not be used to satisfy the above requirements.

1.20 AC.

Information Based from U.S. Conservation Service (Soil Survey of Coos County, Oregon) & (Productivity Mapping of Forestlands).

Soils		Area		Productivity	
A.	B.	C.	D.	E.	F.
Soil Type	Site Index	Grid Squares Per Soil Type	Acres Per Soil Type	Cu.Ft. Per Acre Per Year	Cu.Ft. Per Acre Per Year
54B, 54D	137	10070	1.20	204	245
G.TOTAL		1. 10070	2. 1.20	204	3. 245

- A. From "Soil Survey of Coos County, Oregon" Map.
- B. From "Soil Survey of Coos County, Oregon" Woodland Management and Productivity Table.
- C. Using Grid Overlay and Counting Grid Squares of each Soil Type within Parcel.
- D. $[(\text{Number of Grid Squares Per Soil Type}) \times (\text{Total Acres})] \text{ Divided by Total Grid Squares} = \text{Acres Per Soil Type}.$
- E. From "U.S. Soil Conservation Service Publication" "Productivity Mapping of Forestland" Site Index Yield Chart.
- F. $\text{Multiply III.E.} \times \text{III.D.} = \text{Cubic Foot Production Per Acre Per Year}.$

- G. 1. Sum of column III.C.
- G. 2. Sum of column III.D.
- G. 3. Sum of column III.F.

H. Parcel's Cubic Foot Yield Per Year = III.F.3.

I. Parcel's Average Cubic Foot Yield Per Acre Per Year III.F.3. divided by III.D.2.=

	Required	Actual
Number of Parcels:	11	152
Number of Dwellings:	3	3

Site Source and Date: 1992 Assessor Files & most recent
Soils data provided by U.S.D.A.

Initial: DS

- 2. If the tract on which the dwelling is to be sited is less than 60 acres and abuts a road that exists on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to maximum extent possible, aligned with the road.

Number of Parcels: _____

Number of Dwellings: _____

Site Source and Date: _____

Initial: _____

Provide Map with Rectangle outlined and indicate parcel with dwellings by use of symbols.

Site Source and Date: _____

Initial: _____

- G. 1. Sum of column III.C.
- G. 2. Sum of column III.D.
- G. 3. Sum of column III.F.

H. Parcel's Cubic Foot Yield Per Year = III.F.3.

I. Parcel's Average Cubic Foot Yield Per Acre Per Year III.F.3. divided by III.D.2. =

	Required	Actual
Number of Parcels:	11	152
Number of Dwellings:	3	3

Site Source and Date: 1992 Assessor Files & most recent
Soils data provided by U.S.D.A.

Initial: DS

- 2. If the tract on which the dwelling is to be sited is less than 60 acres and abuts a road that exists on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to maximum extent possible, aligned with the road.

Number of Parcels: _____

Number of Dwellings: _____

Site Source and Date: _____

Initial: _____

Provide Map with Rectangle outlined and indicate parcel with dwellings by use of symbols.

Site Source and Date: _____

Initial: _____

3. If a tract is 60 acres or larger and abuts a road that exists on January 1, 1993, or a perennial stream, the measurement shall be made in accordance with #2 above; and one of the three required dwellings shall be on the same side of the road or stream as the tract; and either:
- a. Be located within a 160-acre rectangle that is one mile long and one-fourth 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
 - b. 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.

Total Acres: _____

Abuts Road? _____

Road Name: _____

Abuts Stream? _____

Stream Name: _____

Site Source and Date: _____

4. If a 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.

Road Name: _____

Provided map with rectangle outlined and indicated parcels with dwellings by use of symbols. _____

Site Source and Date: _____

Initial: _____

5. Is parcel within a Rural Fire Protection District?

a. Yes _____

District Code Number 9-64 Name BANDON RFD

b. No _____

District Code Number _____

1" = 400'



Template Test

DWELLING LIST & PARCEL LIST OF QUALIFIERS WITHIN TEMPLATE
ACKNOWLEDGED BY ASSESSOR FILES IN 1992

160 ACRE TEMPLATE

SQUARE= Yes

1/4 X ONE MILE = No

FILE: PE-06-09

NAME: Steve Stalcup

DATE 7/31/06

DESCRIPTION

SUBJECT PROP.

WITHIN TEMPLATE

T R S

PARCEL DWELLING

26	14	33CC	2200
			2300
			2400
			2500
			2600

TOTAL

SEE ATTACHMENT

152 3

Parcels within template

Map_No	Parcel_No
26S14W32	100
26S14W32	101
26S14W32	
26S14W32	
26S14W32	
26S14W32	
26S14W32	200
26S14W32	404
26S14W33CA	400
26S14W33CA	500
26S14W33CA	600
26S14W33CA	1500
26S14W33CB	100
26S14W33CB	200
26S14W33CB	300
26S14W33CB	400
26S14W33CB	500
26S14W33CB	600
26S14W33CB	700
26S14W33CB	800
26S14W33CB	900
26S14W33CB	1000
26S14W33CB	1100
26S14W33CB	1700
26S14W33CB	1800
26S14W33CB	1900
26S14W33CB	2000
26S14W33CB	2100
26S14W33CB	2200
26S14W33CB	2300
26S14W33CB	2400
26S14W33CB	2500
26S14W33CB	2600
26S14W33CB	2700
26S14W33CB	2800
26S14W33CB	2900
26S14W33CB	3000
26S14W33CB	3100
26S14W33CB	3200
26S14W33CB	3300
26S14W33CC	100
26S14W33CC	200
26S14W33CC	300
26S14W33CC	400
26S14W33CC	500

Parcels within template

Map_No	Parcel_No
26S14W33CC	600
26S14W33CC	700
26S14W33CC	800
26S14W33CC	900
26S14W33CC	1000
26S14W33CC	1100
26S14W33CC	1200
26S14W33CC	1300
26S14W33CC	1400
26S14W33CC	1500
26S14W33CC	1600
26S14W33CC	1700
26S14W33CC	1800
26S14W33CC	1900
26S14W33CC	2000
26S14W33CC	2100
26S14W33CC	2200
26S14W33CC	2300
26S14W33CC	2400
26S14W33CC	2500
26S14W33CC	2600
26S14W33CC	2700
26S14W33CC	2800
26S14W33CC	2900
26S14W33CC	3000
26S14W33CC	3100
26S14W33CC	3200
26S14W33CC	3300
26S14W33CC	3400
26S14W33CC	3500
26S14W33CC	3600
26S14W33CC	3700
26S14W33CC	3800
26S14W33CC	3900
26S14W33CC	4000
26S14W33CC	4100
26S14W33CC	4200
26S14W33CC	4300
26S14W33CC	4400
26S14W33CC	4500
26S14W33CC	4600
26S14W33CC	4700
26S14W33CC	4800
26S14W33CC	4900
26S14W33CC	5000

subject prop.

Parcels within template

Map_No	Parcel_No
26S14W33CC	5100
26S14W33CC	5200
26S14W33CC	5300
26S14W33CC	5400
26S14W33CC	5500
26S14W33CC	5600
26S14W33CC	5700
26S14W33CC	5800
26S14W33CC	5900
26S14W33CC	6000
26S14W33CC	6100
26S14W33CC	6200
26S14W33CC	6300
26S14W33CC	6400
26S14W33CC	6500
26S14W33CC	6600
26S14W33CC	6700
26S14W33CC	6800
26S14W33CC	6900
26S14W33CD	100
26S14W33CD	200
26S14W33CD	300
26S14W33CD	400
26S14W33CD	500
26S14W33CD	600
26S14W33CD	700
26S14W33CD	800
26S14W33CD	900
26S14W33CD	1000
26S14W33CD	1100
26S14W33CD	1800
26S14W33CD	2000
26S14W33CD	2100
26S14W33CD	2200
26S14W33CD	2300
26S14W33CD	2400
26S14W33CD	2500
26S14W33CD	2600
26S14W33CD	2700
26S14W33CD	2800
26S14W33CD	2900
26S14W33CD	3000
26S14W33CD	3100
26S14W33CD	3300
26S14W33CD	3400

Parcels within template

Map_No	Parcel_No
26S14W33CD	3500
26S14W33CD	3600
26S14W33CD	3700
26S14W33CD	3800
26S14W33CD	3900
26S14W33CD	4000
26S14W33CD	4100
26S14W33CD	4200
26S14W33CD	4300
26S14W33CD	4400
26S14W33CD	4500
26S14W33CD	4600
26S14W33CD	4700
26S14W33CD	4800
26S14W33CD	4900
26S14W33CD	5000
26S14W33CD	5100
26S14W33CD	5200
26S14W33CD	5300
26S14W33CD	5400
26S14W33CD	5500
26S14W33CD	5600
26S14W33	500
26S14W33	
26S14W33	
27S14W04	302
27S14W04	
27S14W04	400
27S14W05	100

Parcels

152

Dwellings

3

Coos County Planning Department
 Mail: Coos County Courthouse, Coquille, Oregon 97423
 Location: 290 N. Central, Coquille, Oregon 97423
 Phone: (541) 396-3121 ext. 210
 Fax: (541) 396-2690

File No. PE-06-09

PRE-ELIGIBILITY REVIEW
FOR FIRST DWELLING IN THE FOREST ZONE

The \$270.00 fee for this review is non-refundable. Should you decide to apply for a first dwelling in a forest zone \$100.00 will be credited toward the conditional use application fee, which is \$420.00.

NOTE: The following must be completed in full. Incomplete requests will not be accepted and will be returned.

A. PROPOSED DWELLING TYPE: (check one)
 _____ Lot-of-Record* Template

B. LEGAL DESCRIPTION OF PROPERTY:
 Township 26 Range 14 Section 33 CC Tax Lot 2200, 2300, 2400, 2500
75034.00 75035.00
 Tax Account 75031.00 75032.00 75033.00 Acres 1.20

C. List all lots or parcels that the current owner owns or is purchasing which have a common boundary with the subject property. Attach additional pages if necessary.
2100

D. ZONING: [] Forest Forest/Mixed Use

E. INDIVIDUAL REQUESTING REVIEW:
 Name: Steve Stalcup Phone: 751-9515
 Address: 3682 Troemont
 City: North Bend State: OR Zip Code: 97459

F. PROPERTY OWNER:
 Name: Fralen Properties Phone: 751-9515
 Address: 331 Camino Del Cielo
 City: South Pasadena State: CA Zip Code: 91030

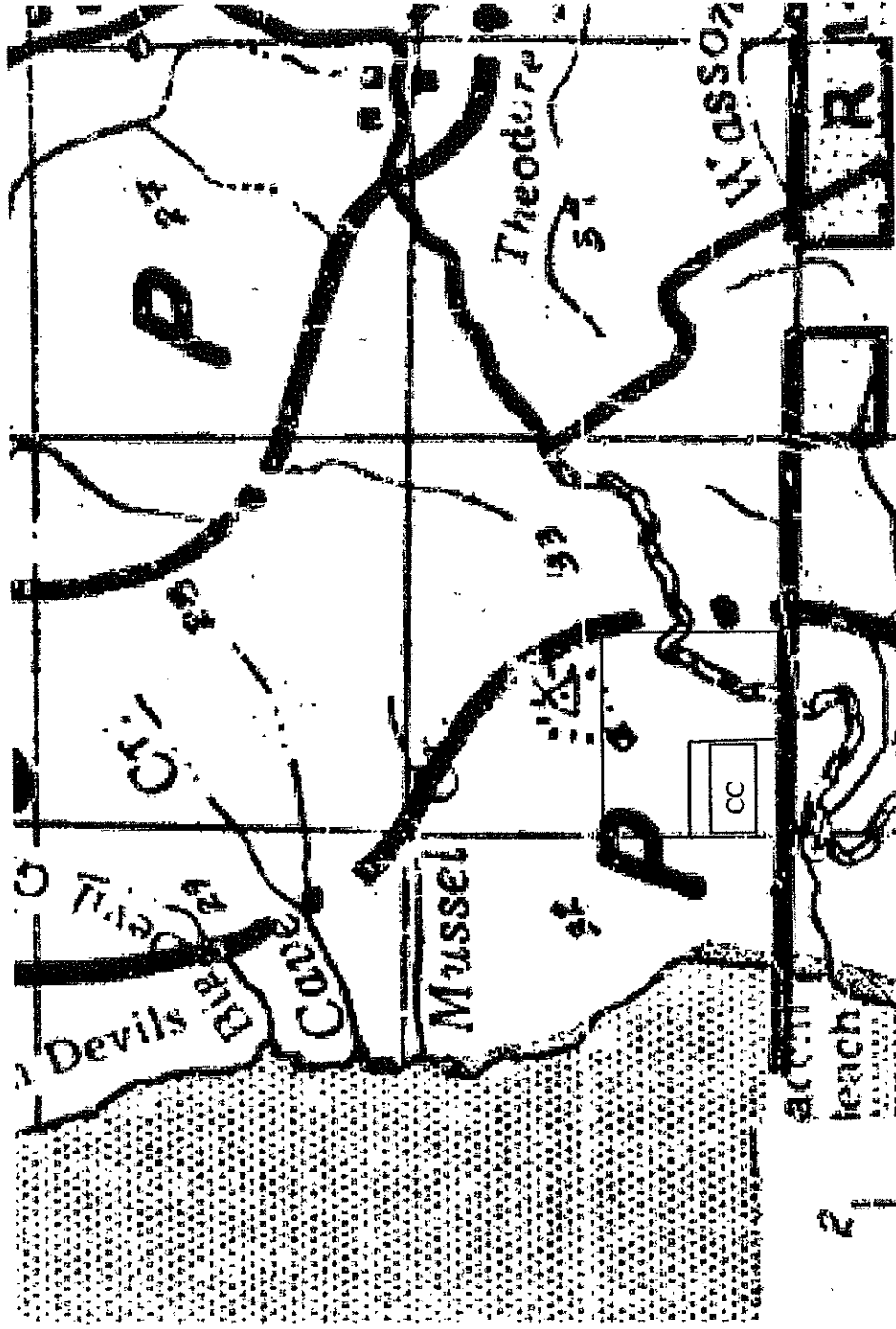
Signature: [Signature] Date: 7-10-2006

*NOTE: Evidence must be submitted in support of item #1 and item #2 of the first dwelling in the forest zone application (as quoted below) with this pre-application for Lot-of-Record only:

1. The parcel on which the dwelling will be sited was lawfully created before January 1, 1985;
 2. The parcel has been owned by the same person (or person's heir) since January 1, 1985;
- (For the purpose here, "owner" includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, aunt, uncle, niece, nephew, stepparent, stepchild, grandparent or grandchild or the owner of a business entity owned by any one or combination of these family members.)"

OFFICE USE ONLY
 Fee: \$270.00 Receipt No. 070369 Check # 4943 #4949 for \$142
 Received By: DD Date: 7/10/06

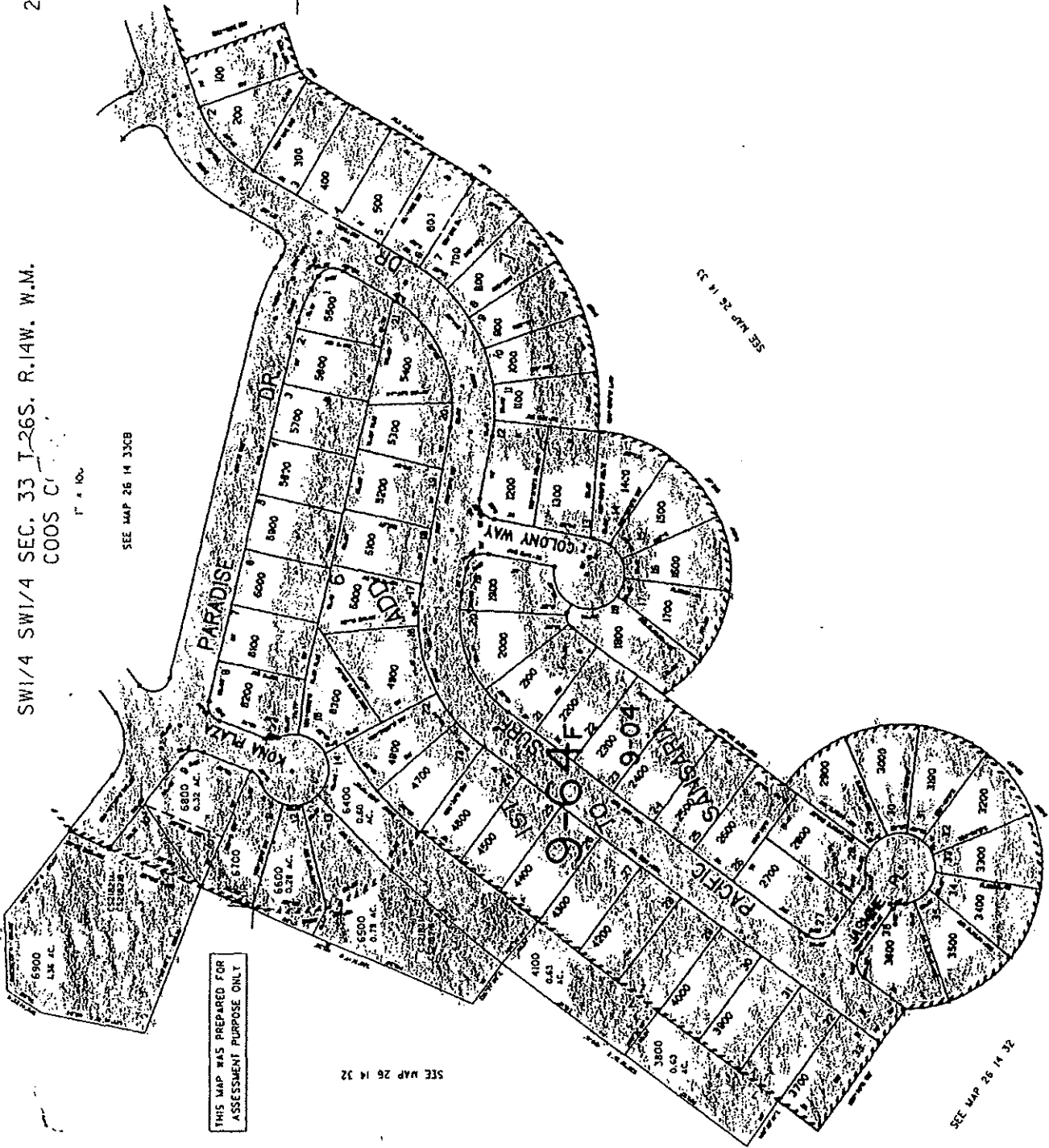
Fish & Wildlife II



26 14 33CC

CANCELLED
6901
3801
3802
3803
3804

SW1/4 SW1/4 SEC. 33 T.26S. R.14W. W.M.
COOS C



SEE MAP 26 14 33CB

SEE MAP 26 14 32

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

RECEIVED
JAN - 8 2001

02-JAN-2001

26 14 33CC

1/16 COR.

SEE MAP 27 14 4

C226643
C226643



SEE MAP 26 14 32

ACCOUNT #: 75031.00

OWNER FRALEN PROPERTIES, LLC

MAP: 26S 14W 33CC 2200

CLASS: 140 CODE: 9.04 ACRES: .24 SITUS:

ZONE CODES F PLAN CODES CON/SEG ACT

OPTIONS: D=Delete I=Insert Line Before FLAGS EXIST

? PLANNING COMMENT

F1=Prt Rcpt F3=End F5=Flags F6=Zone Cds F10=Toggle F12=Asmt Inq F15=Menu
 F20=Previous F21=Next F22=Zoning Compliance Letter

ACCOUNT # 75031.00 2006 OWNER FRALEN PROPERTIES, LLC

COMMENTS

MAP # 26 S 14 W 33 CC 2200 NAME @ PEKNY, FRANK P.
 CODE AREA 9.04 ZONING F ADDRESS 331 CAMINO DEL CIELO
 MA 1 VALUE AREA CHA CLASS 140 ADDRESS
 SUB/BL/LT SPLIT ADDRESS SOUTH PASADENA CA 91030
 G.I.S. x SD# 0 CON/SEG JV # 0
 SITUS # ZIP
 DOC # 2000-2860 ACRES .240 FP ACRES .240 SPLIT CODE
 POTTAXLIAB FOREST OC
 26S14W33CCTL0220000 RMV MAV SAV MSAV/M50 TAXABLE AV
 LAND VALUE 44 44
 IMPROVEMENTS
 MFG STRUCTURE
 SUB TOTAL/BASE 44 44 28
 EXCEPTIONS
 SUB TOTAL 44 44 28 28
 EXEMPTIONS
 2006 TOTALS 44 44 28 28

M/H X-NUMBER

F1=LN 2=IM 3=EN 4=OW 5=SA 6=EX 7=OH 8=ET 10=LG 11=FL 12=CM
 13=MS 14=SI 15=XC 16=DT 17=TX 18=SL 19=QP 20=PR 21=NX 22=AP 24=DL

ACCOUNT #: 75032.00

OWNER FRALEN PROPERTIES, LLC

MAP: 26S 14W 33CC 2300

CLASS: 140 CODE: 9.04 ACRES: .24 SITUS:

ZONE CODES F PLAN CODES CON/SEG ACT

OPTIONS: D=Delete I=Insert Line Before FLAGS EXIST

? PLANNING COMMENT

F1=Prt Rcpt F3=End F5=Flags F6=Zone Cds F10=Toggle F12=Asmt Inq F15=Menu
 F20=Previous F21=Next F22=Zoning Compliance Letter

ASACDIR7 PLANDEBBY
ACCOUNT # 75032.00 2006

DISPLAY REAL ACCOUNTS

DISPLAY 7/10/06

OWNER FRALEN PROPERTIES, LLC
C/O

COMMENTS

MAP # 26 S 14 W 33 CC 2300

NAME @ PEKNY, FRANK P.

CODE AREA 9.04 ZONING F

ADDRESS 331 CAMINO DEL CIELO

MA 1 VALUE AREA CHA CLASS 140

ADDRESS

SUB/BL/LT SPLIT

ADDRESS SOUTH PASADENA CA 91030

G.I.S. x SD#

0 CON/SEG JV # 0

SITUS #

ZIP

DOC # 2000-2860 ACRES .240 FP ACRES .240 SPLIT CODE

POTTAXLIAB FOREST OC

26S14W33CCTL0230000 RMV MAV SAV MSAV/M50 TAXABLE AV

LAND VALUE 44 44

IMPROVEMENTS

MFG STRUCTURE

SUB TOTAL/BASE 44 44 28

EXCEPTIONS

SUB TOTAL 44 44 28 28

EXEMPTIONS

2006 TOTALS 44 44 28 28

M/H X-NUMBER

F1=LN 2=IM 3=EN 4=OW 5=SA 6=EX 7=OH 8=ET 10=LG 11=FL 12=CM
13=MS 14=SI 15=XC 16=DT 17=TX 18=SL 19=QP 20=PR 21=NX 22=AP 24=DL

ACCOUNT #: 75033.00

OWNER FRALEN PROPERTIES, LLC

MAP: 26S 14W 33CC 2400

CLASS: 140 CODE: 9.04 ACRES: .24 SITUS:

ZONE CODES F PLAN CODES CON/SEG ACT

OPTIONS: D=Delete I=Insert Line Before FLAGS EXIST

? PLANNING COMMENT

F1=Prt Rcpt F3=End F5=Flags F6=Zone Cds F10=Toggle F12=Asmt Inq F15=Menu
 F20=Previous F21=Next F22=Zoning Compliance Letter

ACCOUNT # 75033.00 2006 OWNER FRALEN PROPERTIES, INC

COMMENTS

MAP # 26 S 14 W 33 CC 2400 NAME @ PEKNY, FRANK P.
CODE AREA 9.04 ZONING F ADDRESS 331 CAMINO DEL CIELO
MA 1 VALUE AREA CHA CLASS 140 ADDRESS
SUB/BL/LT SPLIT ADDRESS SOUTH PASADENA CA 91030
G.I.S. x SD# 0 CON/SEG JV # 0
SITUS # ZIP

DOC # 2000-2860 ACRES .240 FP ACRES .240 SPLIT CODE

POTTAXLIAB FOREST OC	RMV	MAV	SAV	MSAV/M50	TAXABLE AV
26S14W33CCTL0240000	44		44		
LAND VALUE	44		44		
IMPROVEMENTS					
MFG STRUCTURE					
SUB TOTAL/BASE	44		44	28	
EXCEPTIONS					
SUB TOTAL	44		44	28	28
EXEMPTIONS					
2006 TOTALS	44		44	28	28

M/H X-NUMBER

- F1=LN 2=IM 3=EN 4=OW 5=SA 6=EX 7=OH 8=ET 10=LG 11=FL 12=CM
- 13=MS 14=SI 15=XC 16=DT 17=TX 18=SL 19=QP 20=PR 21=NX 22=AP 24=DL

ACCOUNT #: 75034.00

OWNER FRALEN PROPERTIES, LLC

MAP: 26S 14W 33CC 2500

CLASS: 140 CODE: 9.04 ACRES: .24 SITUS:

ZONE CODES F PLAN CODES CON/SEG ACT

OPTIONS: D=Delete I=Insert Line Before FLAGS EXIST

? PLANNING COMMENT

F1=Prt Rcpt F3=End F5=Flags F6=Zone Cds F10=Toggle F12=Asmt Inq F15=Menu
 F20=Previous F21=Next F22=Zoning Compliance Letter

ASACD1R7 PLANDEBBY
ACCOUNT # 75034.00 2006

DISPLAY REAL ACCOUNTS
OWNER FRALEN PROPERTIES, LC
C/O

DISPLAY 7/10/06

COMMENTS

MAP # 26 S 14 W 33 CC 2500

NAME @ PEKNY, FRANK P.

CODE AREA 9.04 ZONING F

ADDRESS 331 CAMINO DEL CIELO

MA 1 VALUE AREA CHA CLASS 140

ADDRESS

SUB/BL/LT SPLIT

ADDRESS SOUTH PASADENA CA 91030

G.I.S. x SD#

0 CON/SEG JV # 0

SITUS #

ZIP

DOC # 2000-2860 ACRES .240 FP ACRES .240 SPLIT CODE

POTTAXLIAB FOREST OC

26S14W33CCTL0250000 RMV MAV SAV MSAV/M50 TAXABLE AV

LAND VALUE 44 44

IMPROVEMENTS

MFG STRUCTURE

SUB TOTAL/BASE 44 44 28

EXCEPTIONS

SUB TOTAL 44 44 28 28

EXEMPTIONS

2006 TOTALS 44 44 28 28

M/H X-NUMBER

F1=LN 2=IM 3=EN 4=OW 5=SA 6=EX 7=OH 8=ET 10=LG 11=FL 12=CM
13=MS 14=SI 15=XC 16=DT 17=TX 18=SL 19=QP 20=PR 21=NX 22=AP 24=DL

ASDLETR PLANDEBBY

EDIT PLANNING COMMENTS

HANGE 7/10/06

10:12:46

ACCOUNT #: 75035.00

OWNER FRALEN PROPERTIES, LLC

MAP: 26S 14W 33CC 2600

CLASS: 140 CODE: 9.04 ACRES: .24 SITUS:

ZONE CODES F PLAN CODES CON/SEG ACT

OPTIONS: D=Delete I=Insert Line Before FLAGS EXIST

? PLANNING COMMENT

F1=Prt Rcpt F3=End F5=Flags F6=Zone Cds F10=Toggle F12=Asmt Inq F15=Menu
 F20=Previous F21=Next F22=Zoning Compliance Letter

ACCOUNT # 75035.00 2006 OWNER FRALEN PROPERTIES, LLC
 COMMENTS C/O

MAP # 26 S 14 W 33 CC 2600 NAME @ PEKNY, FRANK P.
 CODE AREA 9.04 ZONING F ADDRESS 331 CAMINO DEL CIELO
 MA 1 VALUE AREA CHA CLASS 140 ADDRESS
 SUB/BL/LT SPLIT ADDRESS SOUTH PASADENA CA 91030
 G.I.S. x SD# 0 CON/SEG JV # 0
 SITUS # ZIP

DOC # 2000-2860 ACRES .240 FP ACRES .240 SPLIT CODE
 POTTAXLIAB FOREST OC
 26S14W33CCTL0260000 RMV MAV SAV MSAV/M50 TAXABLE AV
 LAND VALUE 44 44
 IMPROVEMENTS
 MFG STRUCTURE
 SUB TOTAL/BASE 44 44 28
 EXCEPTIONS
 SUB TOTAL 44 44 28 28
 EXEMPTIONS
 2006 TOTALS 44 44 28 28

M/H X-NUMBER
 F1=LN 2=IM 3=EN 4=OW 5=SA 6=EX 7=OH 8=ET 10=LG 11=FL 12=CM
 13=MS 14=SI 15=XC 16=DT 17=TX 18=SL 19=QP 20=PR 21=NX 22=AP 24=DL

3-98 11-2

Coos County, Oregon
250 No. Baxter St.
Coquille, OR 97423

CASH RECEIPT

Date 7/20/06 070411

Received From Sea Winds Realty

Address One hundred forty two of NW 100 Dollars \$ 142.00

For PE - 06.09 remaining fee for PE
26.04 - 33cc 22cc, 13cc, 24cc, 25cc, 26cc
OK 4449

ACCOUNT		HOW PAID	
AMT OF ACCOUNT	142 -	CASH	
AMT PAID	142 -	CHECK	142 -
BALANCE DUE	0	MONEY ORDER	
		DEBIT CARD	

By Darlene



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**

**88580 Pacific Surf Lane Bandon,
OR**



August 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.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

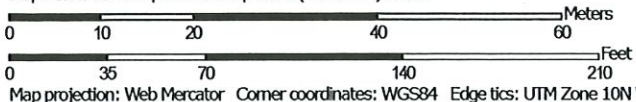
Soil Map

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



Map Scale: 1:822 if printed on A portrait (8.5" x 11") sheet.



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

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 LEGEND

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
54B	Templeton silt loam, 0 to 7 percent slopes	1.2	74.8%
54D	Templeton silt loam, 7 to 30 percent slopes	0.4	25.2%
Totals for Area of Interest		1.6	100.0%

Map Unit Descriptions

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 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,

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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

54B—Templeton silt loam, 0 to 7 percent slopes

Map Unit Setting

National map unit symbol: 21pz
Elevation: 50 to 450 feet
Mean annual precipitation: 60 to 70 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Templeton

Setting

Landform: Rotational slides, mountain slopes
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Mountaintop, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 42 inches: silt loam
H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

Slope: 0 to 7 percent
Depth to restrictive feature: 40 to 60 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
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F004AB404WA - Coastal Upland Warm Forest
Forage suitability group: Well Drained <15% Slopes (G004AY014OR)
Other vegetative classification: Well Drained <15% Slopes (G004AY014OR)
Hydric soil rating: No

54D—Templeton silt loam, 7 to 30 percent slopes

Map Unit Setting

National map unit symbol: 21q0
Elevation: 50 to 800 feet
Mean annual precipitation: 60 to 70 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

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

Description of Templeton

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 and residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 42 inches: silt loam
H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

Slope: 7 to 30 percent
Depth to restrictive feature: 40 to 60 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
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F004AB404WA - Coastal Upland Warm Forest
Forage suitability group: Well Drained >15% Slopes (G004AY013OR)
Other vegetative classification: Well Drained >15% Slopes (G004AY013OR)
Hydric soil rating: No

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