

File Number : ACU-24-011, DR-24-046



**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: 4/21/24 Receipt #: 248079 Amount: \$ 1833.00 Received by: C. Carr

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) Sukhee Anderson, Yong Suk KO  
Mailing address: 53498 Morrison Rd Bandon, Or. 97411  
Phone: 541-551-5246 Email: richsingh200@yahoo.com

Township: 29S Range: 14W Section: 09 1/4 Section: 1/16 Section: Tax lots: 100  
Select Select Select Select Select  
Select Select Select Select Select

Tax Account Number(s): 1209400 Zone: Select Zone Please Select F  
Tax Account Number(s): \_\_\_\_\_ Please Select

**B. Special Districts and Services**

Water Select type of Water Service Well Sewage Disposal Select type of Sewage System ONSITE SEPTIC  
School Coos Bay Fire District Select Fire District Bandon Rural Protection Fire district

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

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

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

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

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

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

1. Project summary and details including timelines.
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).

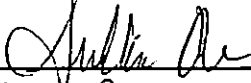
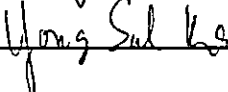
II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:

- 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**

  
 \_\_\_\_\_ May 20, 2024  
  
 \_\_\_\_\_ May 20, 24

**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: 53498 Morrison Rd, Bandon, Or. 97411

Type of Access: County Gravel Road Name of Access: Morrison Rd.

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

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- 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 Onsite Well

Sewage Disposal Type: Select Onsite Septic System

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 Health Division to make an appointment.

Additional Comments:

Coos County Planning Department

60 E. Second St.

To whom it may concern:

I Sukhee Anderson the applicant is seeking approval to site a template dwelling at my property located at 53498 Morrison rd. Bandon. Or. 97411. Also known as Township 29S, Range 14W, Section 09, Tax lot 100. I am wanting to break ground this year and get the proposed dwelling completely in the dry before winter, so that can finish it up through winter doing the interior finishes. The template dwelling in which I am seeking approval will be in compliance, per the (NRCS) soil map, where it shows the lot is less then 10% slope and contains 60% soil type C (Bandon Blacklock Complex) and the remaining 40% being 8E (Bullards Sandy Loam). Based on the 100 year site curve, the mean index for Douglas Fir on the Bandon Sandy Loam, is 137 and has a growth rate of 140 cubic feet per acre per year which is a class III soil. The mean index for Shorepine on the Blacklock soil is 90 and has a growth rate of 79 cubic feet per acre per year, which is a class IV soil. The mean index for Douglas Fir on Bullards sandy loam soil is 132 and has a growth rate of 133 cubic feet per acre per year, which is a class III soil. Because of the growth rates, the said property will support both agriculture and forest production, which would comply with the Forest and farm mixed used classification.

Second is that the tract based upon a 160 acre rectangular centered on said property cuz it abuts a road, and the predominate use prior 1993 had or exceeds 11 units of land required and within those properties there are a minimum of 3 dwellings sited on or before January 1, 1993. There are a minimum of 20 parcels within the 160 acre rectangular ranging from 1.43 acres to 108.12 acres of which are zoned F and EFU. Five of these parcels have pre-1993 dwellings. By allowing the siting of a dwelling unit on the said property, the parcel would conform to what already exists within the area.

Since there is no deed restrictions, its not located within a Urban growth Boundry, as long as it follows the Forest Template Dwelling criteria. We are utilizing a already cleared area , which was done by previous owner to minimize impact of forest land, as well as clustering the new proposed dwelling near the existing structures. The new roof will be a standing seam metal roof, and no fireplace is proposed to meet fire siting safety standards. I acknowledge as a condition of approval if "EXHIBIT A" is not sufficient for approval, I will submit from a water purveyor that the existing well is not from a class II stream. Also enclosed as "EXHIBIT B" is the approved septic system that is existing. I acknowledge that maintaining the primary and secondary fuel breaks will be my responsibility. Also as conditions of approval I agree to submit a stocking report to the assessor office that meets the forestry department stocking requirements, as well as a Forest Management Covenant which recognizes the right of adjacent and nearby landowners to conduct forest operations consistent with the forest practices act and rules, and will be filed on deed records of Coos County

Respectfully submitted,

*Sukhee Anderson* May 20, 2024

*Sukhee Anderson* May 20, 24



DEPARTMENT OF ENVIRONMENTAL QUALITY, 1860 Virginia, Suite 4, North Bend, Oregon 97459  
Telephone: 756-4244 and 756-6401

SEWAGE PERMIT NO. 277536.3 Twp 29 Range 14 Section 9 Tax Lot 2

OWNER Robert Davison Code 5401 Serial No. 12094 Acreage 20Ac

DIRECTIONS TO SITE OR MAILING ADDRESS OF PROPERTY: 2.9 miles past end of pavement on Morrison Road on right side of road

Use of Property: Residential Number of Bedrooms: 2 (1 Bedroom Cabin)  
(Include Den, Sewing Room, etc.)

Zoning Restrictions: \_\_\_\_\_

Property (is) (is not) affected by yearly flooding.

Site Evaluation Filing Fee  
\$75.00 per site: \_\_\_\_\_

I certify that the information given is correct to the best of my knowledge.

Sewage Disposal Application Fee  
\$25.00 per system \_\_\_\_\_

Robert M. Davison 7-8-75  
Signature of Owner/Agent Date

Connection, Alteration and Repair  
\$25.00 Permit Fee JUL 10 REC'D  
Prior Approval 6-25-1975

16862 Lynn St Apt B  
Address Huntington Beach Calif Phone Number \_\_\_\_\_

Site Evaluation: requirements of prior approval rule (site conformed to standards in effect at the time of permit). All the work was done by Sept 1, 1976 to qualify as prior approval.

*Final 12-11-75 JTB*

Scale Drawn Site Plan Checked: \_\_\_\_\_ Date \_\_\_\_\_ Sanitarian: \_\_\_\_\_

Comments: See attached

SEWAGE PERMIT: Installation Specifications: minimum 750 Gallon septic tank.

Square Feet of drainfield 300 Comments: 2.75 ft drainholes 24" wide 30" deep 11x2 10ft apart on centers. Drainfield must be installed with 12" x 6" (6' dia) 4" perf pipe 2" above pipe-unheated building paper over rock prior to backfill.

PERMIT: Approved XXX Not Approved \_\_\_\_\_ Sanitarian: John L. Smith

(Date) 7-10-75 (Expires) 7-10-76

dp 7/1/75

Building & Plumbing permits required from the dept. of Commerce 455 Elrod St. Covs Bay Ore

29-14-4-100

NAME Robert W. Dawidson DATE 10/13/76  
ADD Rt2 Box 324 Bandon, Or 97411 PHONE: no

PROPERTY IDENTIFICATION:

SEC. 9 TWP. 29 RANGE 14 SN 12094  
APPROVED SUBDIVISION NAME n/a  
DATE APPROVED n/a LOT        BLK         
ZONING 1.-20 ACREAGE 20 FIRE ZONE none  
EXISTING STRUCTURES OR OTHER IMPROVEMENTS: septic tank

PRE-EXISTING PARCEL yes NEWLY CREATED no  
APPROVED BY COUNTY no SUFFICIENT ACREAGE yes

APPLICANT HAS RECEIVED COUNTY CLEARANCE FOR THE FOLLOWING:

1. DEQ SITE EVALUATION ONLY n/a
2. DEQ SITE EVALUATION & PERMIT yes, hookup
3. BUILDING PERMIT PURPOSES: yes
  - A. RESIDENTIAL STRUCTURE no
  - B. ACCESSORY BLDGS/RES. STRUCT no
  - C. MOBILE HOME SITING siting permit
  - D. OTHER (EXPLAIN) no

\*EXPLANATORY NOTES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ZONING REQUIREMENTS:

*Any building or structure shall be located a minimum of 20 ft from the boundary or 80 ft from the centerline of an existing or proposed public right of way.*

FLOOD PLAIN OR GEOLOGIC HAZARD COMMENT:

*No known potential hazard.*

*The evaluation of the land parcels outlined above is based on the information presented at this time and as shown on the interim zoning maps. The use and building proposed and land division, if any, are not now in violation of any applicable county ordinance.*

Patrick J. George (Signature)  
PATRICK J. GEORGE, DIRECTOR

COOS COUNTY PLANNING DEPARTMENT, COOS COUNTY COURTHOUSE, COQUILLE, OREGON  
TELEPHONE: 396-3121 OR 267-7009, EXT 252

*Robert Davison*

5-28-74

*John L. Smith*

Permit # \_\_\_\_\_

FIELD INSPECTION SHEET  
Completed By Sanitarian

Location: Sect. 9 T. 29 R. 14 Tax Lot or Acct. No. \_\_\_\_\_

Are public sewers available or nearby? (Distance) \_\_\_\_\_

Are there zoning or environmental considerations? \_\_\_\_\_

Size of property: 20 ac.

Are other systems in area malfunctioning? Not known

Is there room for future expansion? no acceptable soil

Surface feature considerations: (Explain)

Slope: 3-7%  
Flood plain: -  
Plants: \_\_\_\_\_  
Rocks: \_\_\_\_\_  
Low area: \_\_\_\_\_  
Drainage way: \_\_\_\_\_  
Streams: \_\_\_\_\_

Water supply and utilities:

Community water: \_\_\_\_\_  
Private water: \_\_\_\_\_ Location: \_\_\_\_\_  
Water lines: \_\_\_\_\_  
Gas lines: \_\_\_\_\_  
Wells on adjacent properties: \_\_\_\_\_

TEST HOLE RESULTS

#1 Test Hole		#2 Test Hole		#3 Test Hole	
0" - 4"	<i>Black wet sand</i>	0" - 4"	<i>Black Wet Sand</i>	0" -	
4" - 20"	<i>white wet sand</i>	4" - 20"	<i>White Wet Sand</i>	-	
20"	<i>Sandstone</i>	20"	<i>Sandstone</i>	-	
-		-		-	
-		-		-	
-		-		-	

Soil Classification (if known): Blacklock

Is curtain drain required? \_\_\_\_\_

REMARKS: Not acceptable soil on this parcel.



Health Department

COURT HOUSE
COQUILLE, OREGON 97423
Telephone 396-3121, Extension 320

FEASIBILITY STATEMENT FOR SUBSURFACE SEWAGE DISPOSAL

TO: John Richert
Box 232
Bandon, Oregon 97411

LAND DESCRIPTION:

Sec. 9, T. 29 S., R. 14 W.M, Coos County, Oregon
NE 1/4 of the NE 1/4 of the NE 1/4 of Sec. 9. South of highway 42 near top of Bear
Creek hill on Morrison Road Approx 3 mi. S. of Leland Smith Place. New road
cut on north line.

RECOMMENDATIONS:

[XX] The above parcel of land is feasible for a subsurface sewage disposal
system for a single family residence. This parcel is subject to the
following limiting factors:

An approved septic system permit must be obtained from the Coos County Health
Department prior to beginning any construction or placement of mobile home.

[ ] The above parcel of land is not feasible for a subsurface sewage dis-
posal system for a single family residence because:

DATE: June 25, 1973

INSPECTING SANITARIAN: [Signature]



STATE OF OREGON

DEPARTMENT OF ENVIRONMENTAL QUALITY

# CERTIFICATE OF SATISFACTORY COMPLETION

SUBSURFACE OR ALTERNATIVE SEWAGE SYSTEM

OWNER WILSON, JAMES (installed by permit) Columbia, Oregon PERMIT NO. 10073

LOCATION 20-14-0 Tax lot 2 Social No. 17021 Public

In accordance with Oregon Revised Statute 454.665 this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

John L. Bell  
Sanitarian

December 11, 1975  
Date

Clatsop County

RECORDING REQUESTED BY:



105 E 2nd Street  
Coquille, OR 97423

**GRANTOR'S NAME:**  
Luke B. Lillie

**GRANTEE'S NAME:**  
Sukhee Anderson and Yong Suk Ko

**AFTER RECORDING RETURN TO:**  
**Order No.:** 360620033701-TT  
Sukhee Anderson and Yong Suk Ko, not as tenants in common,  
but with the rights of survivorship  
PO Box 866  
Bandon, OR 97411

**SEND TAX STATEMENTS TO:**  
Sukhee Anderson and Yong Suk Ko  
PO Box 866  
Bandon, OR 97411

APN: 1209400  
Map: 29S 14W 09 00100 00  
53498 Morrison Rd, Bandon, OR 97411

Coos County, Oregon	<b>2021-03849</b>	
<b>\$96.00</b>	<b>Pgs=3</b>	<b>04/06/2021 03:47 PM</b>
eRecorded by: TICOR TITLE COQUILLE - 105 E. 2ND ST. OR 97423		
Debbie Heller, CCC, Coos County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Luke B. Lillie, Grantor, conveys and warrants to Sukhee Anderson and Yong Suk Ko, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

The N 1/2 of the NE 1/4 of the NE 1/4 of Section 9, Township 29 South, Range 14 West, Willamette Meridian, Coos County, Oregon.

SAVE AND EXCEPT that property conveyed to Coos County by Warranty Deed recorded November 14, 1975 bearing Microfilm Reel No. 75-11-121313, Records of Coos County, Oregon.

ALSO EXCEPTING therefrom that property conveyed by Bargain and Sale Deed recorded December 12, 2019 as Microfilm Reel No. 2019-11287, Records of Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$260,000.00). (See ORS 93.030).

**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4-3-2021

Luke B. Lillie  
Luke B. Lillie

State of Virginia  
County of Stafford

This instrument was acknowledged before me on April 3, 2021 by Luke B. Lillie.

Carol Bernadette Wright  
Notary Public - State of Virginia

My Commission Expires: 04-30-2023

CAROL BERNADETTE WRIGHT  
NOTARY PUBLIC  
REGISTRATION # 7665116  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
APRIL 30, 2023

Unofficial Copy

**EXHIBIT "A"**  
Exceptions

**Subject to:**

1. The Land has been classified as Forest, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.
3. Any interest in any oil, gas and/or minerals, as disclosed by document  
Entitled: Deed  
Recording Date: December 11, 1962  
Recording No: Book 297 Page 617 Deed Records
4. The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document  
Entitled: Deed  
Recording Date: December 11, 1962  
Recording No: Book 297 Page 617 Deed Records
5. Easement(s) and rights incidental thereto as set forth in a document:  
In favor of: Pacific Power & Light Company  
Recording Date: October 15, 1976  
Recording No: 76-10-15153
6. Removal of certain lands from Reforestation Classification Order No. 77-15A  
Recording Date: August 8, 1977  
Recording No.: 77-08-12765-A

Unofficial  
Copy

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
<b>Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.</b>		
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<sup>1</sup> 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.

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

- (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)**

Questions to Answer:

1. Has your property been involved in a property line adjustment? NOT SINCE I HAVE OWNED it.

2. Was your property part of a tract on January 1, 2019? Tract means same ownership as an abutting property. NO, I OWN ONLY SUBJECT PROPERTY,

3. Was your property part of a tract on January 1, 2021? - NO. - AND NO OTHER dwelling is ON SUBJECT PROPERTY

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. I OWN ONLY SUBJECT PROPERTY

5. Do you have a current template map completed? YES. ENCLOSED AS (EXHIBIT A)

a. Which template did you apply and why? (See Section I & II) USED A 160 Acre RECTANGULAR because it abuts a road + at center of subject tract meets or exceeds the required 11 units of land. AND within those there are a minimum of 3 dwellings on same side of road. that was sited prior Jan. 1<sup>ST</sup> 1993

b. How many lots and/or parcels were all or part within the template prior to January 1, 1993? Please list all properties There are a min. of 20 parcels within the 160 acre rectangular. ranging from 1.43-108.12 Acres + Are zoned either For EFU

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. 3 where as well as same side OF ROAD as SUBJECT PROPERTY.

53310 MORRISON Rd. 8.72 acres built 1993  
53264 MORRISON. Rd. 9.38 acres built 1992  
53136 MORRISON Rd. 7.92 acres built 1981

- 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.

As long as a Forest Management covenant is filed with the deed-before zoning approval & the proposed dwelling conforms to the guidelines of building a template dwelling in Forest zone. And Coos County Comprehensive Plan ~~the~~.

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<sup>2</sup> 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: Per "Exhibit B" ATTACHED it reflects

us utilizing the existing driveway to access COUNTY ROAD & using a existing cleared area that was done by previous owner. Neighbor to North of us is about 1,000 feet away. The lot was logged by prior owner so wildfire is very minimized. And per Exhibit B we are clustering the structures to minimize use of valued forest land. Also we will have metal roof, no fire replace, & will maintain the primary & secondary fire breaks

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

(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:** The source of water is from well & NOT CLASS II STREAM. ATTACHED well Report #004251 for review. If condition of approval applicant will get verification from A WATER PURVEYOR

(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.**

We access the county maintained gravel Road which is Morrison Rd. by our existing private gravel driveway.

(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 trees be replanted?

Yes, in July of last year we had the forestry department out to the property to see if previous owner re-planted after logging it. Forestry department said yes, there is sufficient amount of trees replanted. But will submit the required Stocking Survey Report to the county assessor to verify & relay back to Forestry dept.

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. Yes it is 17.46 acres. & I will ensure a Stocking Survey report is filed with county assessors

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 we will sign & have a Forestry Covenant submitted & Filed on deed through county assessors office

**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<sup>3</sup> will also determine additional firebreak in Section 8 Firebreak.

---

<sup>3</sup> Slope calculations must include the primary and additional fuel-free breaks. Staff will use the slopes from the soil data found in the Soil Survey of Coos County Oregon<sup>3</sup> published by United States Department of Agriculture, Soil Conservation Service, in cooperation with Oregon

- 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.

---

Agricultural Experiment Station. Staff will accept an on ground study for slope from an Registered Surveyor or other Registered Professional that is able to make calculations based on the profession licensing requirements.

- 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

was created pursuant to 6-1.125 d.e by deed or land sales contract

1. Is the property a legal unit of land? Please provide reference to how it was created. **Yes** on OCT. 13th 1976 verification letter (zoning compliance letter) was issued authorizing to site a mobile home.
2. Will the applicant meet the road setback (shall be shown on plot plan)? **Yes**. as shown on the enclosed Plot Plan
3. Will a Fence, Hedge and/or Wall be developed at this time? If so will it comply with the vision triangle? - **NONE** is proposed, but would comply if choose at a later date
4. Has a driveway/access/parking permit been requested at the time of the application? **No** the private driveway has been in place to access the County road of Morrison Rd
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** we will file the Covenant as soon as conditional use is approved, but before Zoning clearance letter
6. Has the applicant shown any waterways that require a 50 feet setback and if so will the setback be met? **No** waterways are near the proposed structure.

7. Fire related questions:

- a. The proposed dwelling shall use non-combustible or fire resistant roofing materials.

Describe the materials that will be used. Yes we are proposing a standing METAL STEAM roof; existing structure has metal/asphalt composition. The exterior walls will be fiber cement.

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

Property is a range from 0% - 7% + where proposed dwelling is located its no more than 1%

- 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?

Enclosed is copy of the Well Report from existing well. But if condition of approval we would be willing to get a water purveyor to submit report of findings

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

- YES, BANDON Rural 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.

- Well could call 911 + they will come to site, but can call to see if its required to get a form including we want to be included.

- 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.

- 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.

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

No chimney is being proposed in the new sited dwelling when approved.

**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 property has been mostly cleared. so maintaining the required fire breaks is easily managed. And we purchased a new backhoe/loader to assist in the property maintenance*

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. *Yes, we will be installing hose bibs on all 4 sides of structure with a 100' hose attached @ each one. And shown on Plot Plan as well.*

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 slope is less than 8%*

**Additional evidence and responses to address the criteria?**

SECTION 9 T29S R14W W.M.  
COOS COUNTY

29S 14W 09

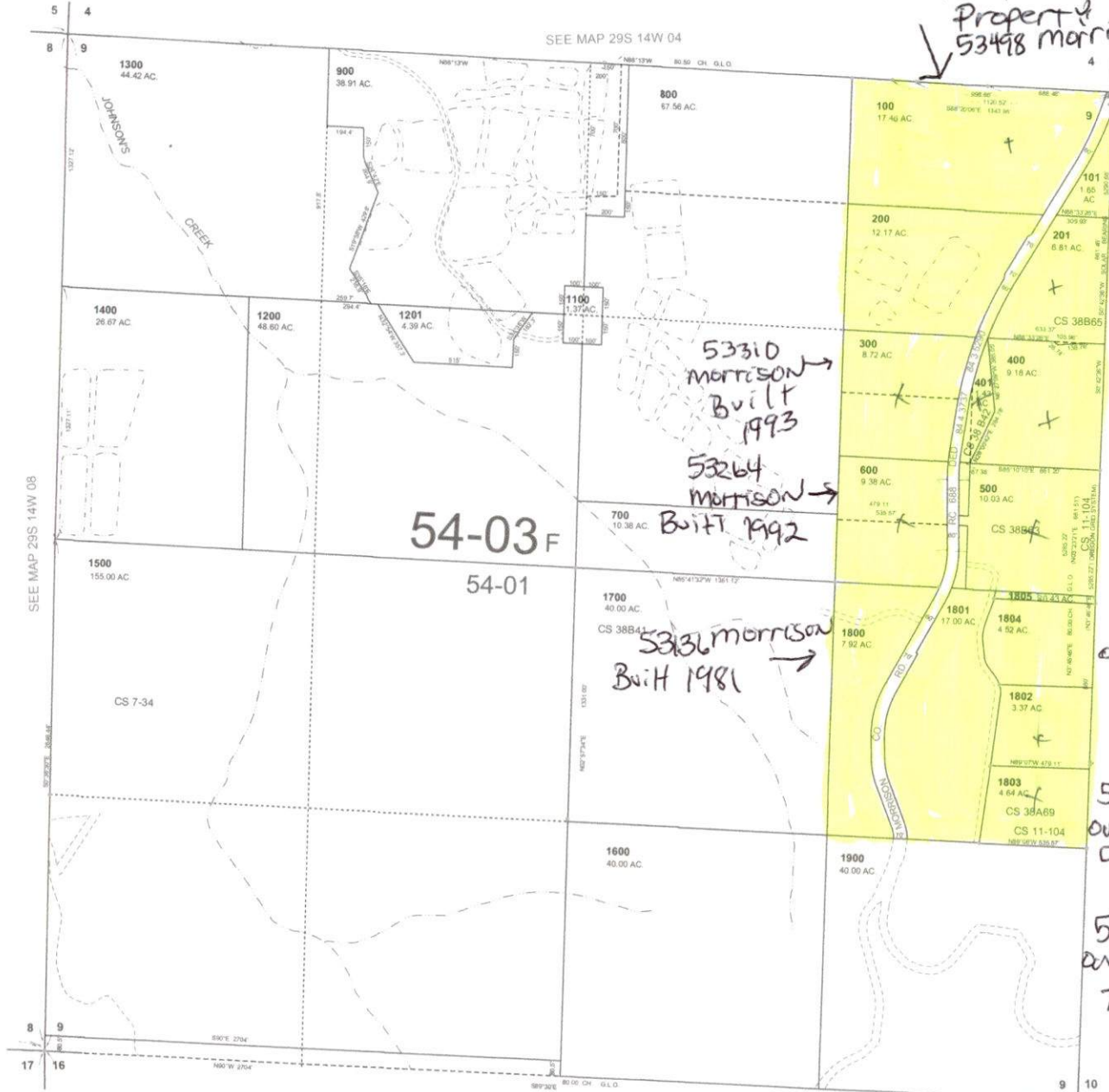
THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

1" = 400'

SUBJECT  
Property of  
53498 Morrison

CANCELLED NO.

- 301
- 302
- 1000
- 901
- 902
- 799M1
- 304
- 305
- 903
- 402
- 701
- 1501



53310 - Built 1993  
53264 - Built 1992  
53136 - Built 1981

53310 Morrison,  
owner Edward Urlacher,  
8.72 Acres.

53264 Morrison  
owner: GARY SMITH,  
9.38 acres.

53136 Morrison  
owner: WANNE THORNTON  
7.92 ACRES

SEE MAP 29S 14W 16

02-03-2020  
29S 14W 09

# Sukhee Anderson Plat Plan

T.L. 100 - 29-14-9 - ACCT.# 1209400 - 17.46 AC.

POLE + TRANSFORMER

UTILITY EASEMENT

