

October 28, 2024  
Revised January 26, 2025  
FOREST TEMPLATE DWELLING  
0 Seven Devils Road  
Bandon, OR 97411  
27-14-05D TL 400  
Tax Account 756101

PROPERTY OWNER  
Johannaber Family 2021 Trust  
13220 W Saddlebow Dr  
Reno, NV 89511

APPLICANT  
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#### PROJECT NARRATIVE

The subject property is located north of the City of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 400 on the Coos County Tax Assessor's Map 27-14-05D and is located in the Forest Zoning District (F). The property is 19.13 acres in size, and does not currently have an address. Seven Devils Road divides the parcel and all development will be on the West side of the road.

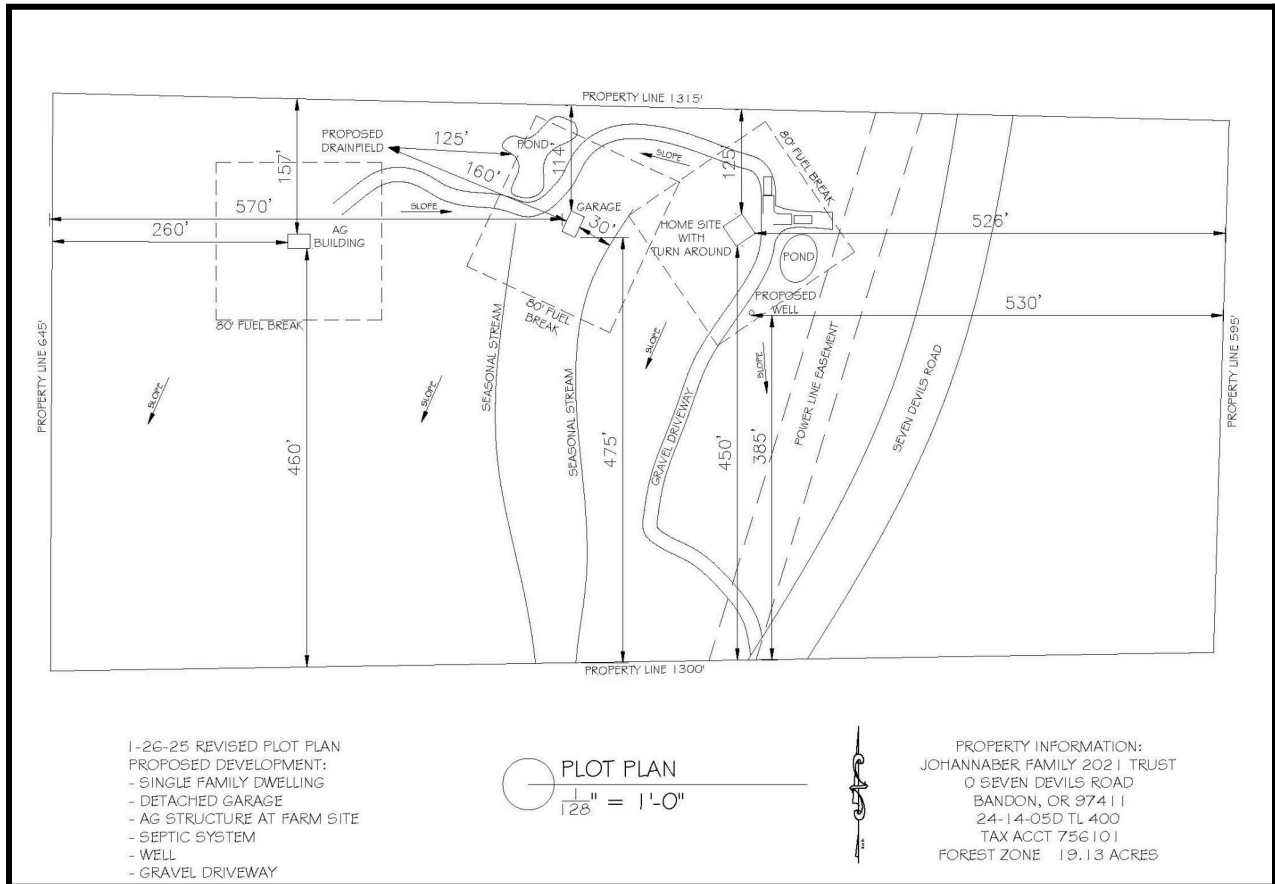
The property owner is requesting clearance to site a Forest Template Dwelling on the subject tract along with related improvements. The proposed development includes a two bedroom stick framed home, septic system, well and a detached garage, barn/greenhouse agricultural structure. The property is not used for farming or forest practices at this time, though the owners plan on having a small farm at the site. They have begun to plant an orchard and are planning for a barn to store the crops and other farm equipment. The greenhouse is proposed to be attached or near the barn. The property was logged by a previous owner and a logging road was developed for that purpose. The logging road is the only access point and is being utilized as the driveway.

Vegetation consists of a variety of trees, low lying grasses and native shrubs. There are two ponds located on the parcel and two seasonal streams that have been identified on site. Water was a slow trickle at the time site work was performed. The site has topography challenges that limit the areas for development. For this reason, the structures will be small and in three locations which indicate the flat areas on the site.

Enclosed are findings that support the request and address the criteria in the Coos County Zoning and Land Development Ordinances (CCZLDO). The applicant is confident that the criteria for approval have been met, and all conditions for approval can be met with exception to

Johannaber Narrative

the driveway grade which is addressed below.



**PLOT PLAN**

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

2.1.200            Accessory Use: A use, building or structure that is (1) customarily incidental and subordinate to the principal use, main building or structure, and (2) subordinate in extent, area and purpose to the principal use. A use that constitutes, in effect, conversion to a use not permitted in the district is not an accessory use.

**Applicant’s Response: The owner is requesting clearance for a detached garage with parking. One parking space will be located within the garage and one parking space will be located next to the garage. There is a turn around at this location as well.**

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

**Applicant’s Response: The owner has started an orchard at the site, and is planning for a garden area on the West side of the property as depicted on the plot plan. They will be requesting clearance for an Ag Exempt Structure that will be a barn and greenhouse.**

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

**Applicant’s Response: The proposed use is a single family dwelling that will be one-two bedrooms in size. The site cannot support a structure larger than this size due to topography and limited areas to build on slopes less than 40%.**

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

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

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

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

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

**Applicant’s Response: A portion of the property is located in a geological hazard area for Landslide Susceptibility; however, no proposed development is within the overlay. All proposed sites are flat and intentionally chosen for that reason.**

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

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

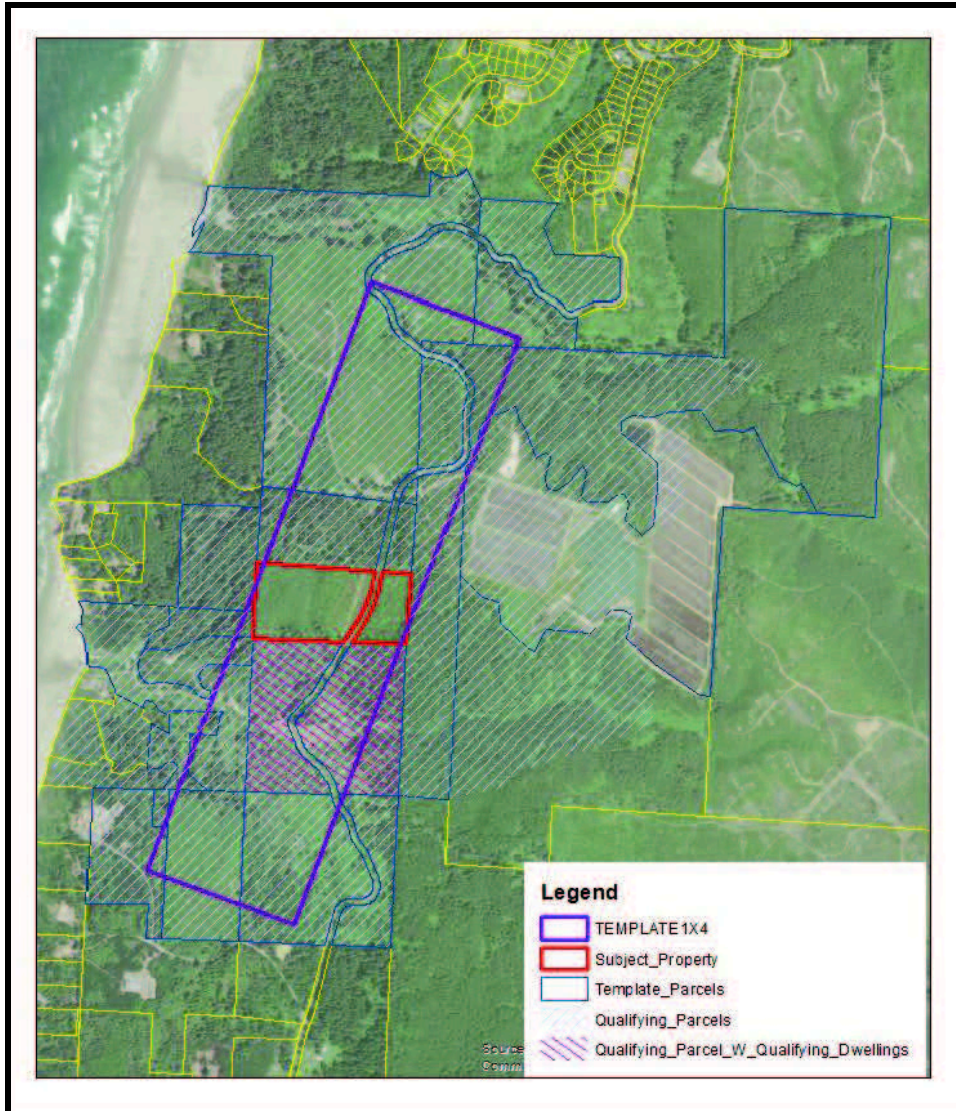
Zoning District is defined as, “a zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.”

**Applicant’s Response: The property is zoned Forest and the owner is applying for a Forest Template Dwelling with associated improvements.**

4.6.110

Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Development shall also comply with Section 4.6.130 Siting Standards for Dwellings and Structures in the Forest Zones, Section 4.6.140 Development and Siting Standards. Land Divisions that apply to Forest Zones are found in Section 4.6.145 Land Division, and exceptions to minimum lot and parcel size is found in Section 4.6.150 Exceptions to Minimum Parcel Size. Properties that are located in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

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



**TEMPLATE TEST**

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

This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property associated with new development and substantial improvements. The determination of whether a property is located in one of the above referenced

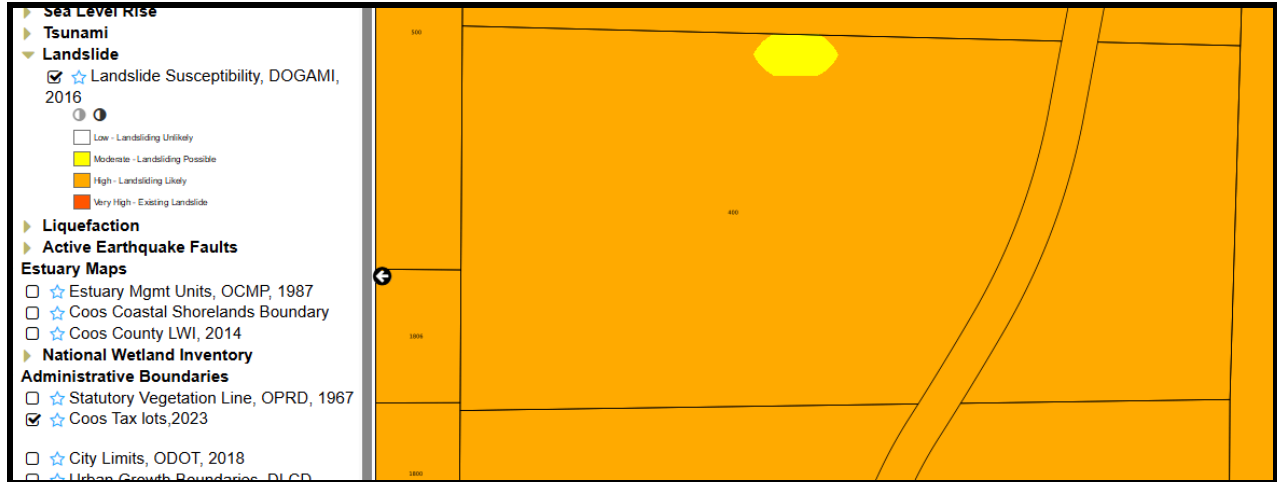
potentially hazardous areas shall be made by the reviewing body (Planning Director, Planning Commission, Board of Commissioners, or any designee based upon adopted inventory mapping). A specific site may not include the characteristics for which it is mapped. In these circumstances staff shall apply § 4.11.132.ii.2m.

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

**Applicant’s Response: The county uses the mapping by DOGAMI to determine the presence of a geological hazard. DOGAMI shows the property in a Moderate designation as shown on the map below. Coastal Atlas shows the property in a High designation as shown on the map below. There are no parts of the property are mapped in the Very High susceptibility.**



**DOGAMI LANDSLIDE OVERLAY: MODERATE**



**COASTAL ATLAS LANDSLIDE OVERLAY: HIGH**

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

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

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

**Applicant's Response:** The driveway and access are required to be inspected by the Coos County Road Department for all new development permits. (2) parking spaces will be located within and next to the detached garage. A turn around is provided at the garage site and the homesite.