



**Coos County Land Use Permit 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](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

FILE NUMBER: ACU-22-034

Date Received: 8/4/20 Receipt #: 235441 Received by: MB

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

**LAND INFORMATION**

**A. Land Owner(s)** JCB Holdings LLC

Mailing address: PO Box 1941, Bandon, OR 97411-1941

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>29S</u>	<u>14W</u>	<u>4</u>	<u>0</u>	<u>0</u>	<u>101</u>
Select	Select	Select	Select	Select	

Tax Account Number(s): 1202101 Zone: Select Zone Forest (F)  
 Tax Account Number(s) \_\_\_\_\_ Please Select \_\_\_\_\_

**B. Applicant(s)** Coos Curry Consulting

Mailing address: PO Box 1548, Bandon, OR 97411

Phone: 541-982-9631 cooscurry@gmail.com

**C. Consultant or Agent:** Sheri McGrath

Mailing Address Same as above

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**Type of Application Requested**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU | <input type="checkbox"/> Land Division - P, SUB or PUD    |
| <input type="checkbox"/> Text Amendment      | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU            | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone        | <input type="checkbox"/> Variance - V   | <input type="checkbox"/> Home Occupation/Cottage Industry |

**Special Districts and Services**

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

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

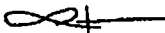
D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County 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.  A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
  - 1.  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.
  - 2.  A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
  - 3.  A complete description of the request, including any new structures proposed.
  - 4.  If applicable, documentation from sewer and water district showing availability for connection.
- II.  A plot plan (map) of the property. Please indicate the following on your plot plan:
  - 1.  Location of all existing and proposed buildings and structures
  - 2.  Existing County Road, public right-of-way or other means of legal access
  - 3.  Location of any existing septic systems and designated repair areas
  - 4.  Limits of 100-year floodplain elevation (if applicable)
  - 5.  Vegetation on the property
  - 6.  Location of any outstanding physical features
  - 7.  Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III.  A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

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 the application is signed by an agent, the owner's written authorization must be attached.

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. Signatures required below for application processing.



**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: \_\_\_\_\_

Type of Access: County Road Name of Access: Bills Creek Road off of Morrison Road

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.

- 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-21-



ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR  
NEW DRIVEWAY: 53672 Morrison Road

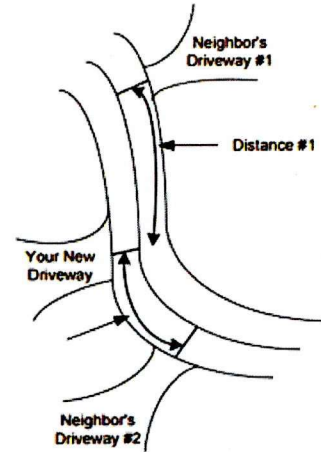
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW  
DRIVEWAY: approx 1300'

Is this driveway on the same side of the road as your  
Driveway: Yes

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR  
NEW DRIVEWAY: 53670 Morrison road

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW  
DRIVEWAY: approx 1300'

Is this driveway on the same side of the road as your  
Driveway: Yes



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

Bills Creek Road is dedicated per 2007-7893 and proposed to be opened to access the subject site. Access is ultimately from Morrison Road.

This application is not required.



## SANITATION INFORMATION

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

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

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

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

Please check  if the request is for a land division.

### Coos County Environmental Health Use Only:

Staff Reviewing Application: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

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

Additional Comments:

These are proposed systems, and no development exists to date. A site evaluation for on site septic has not been applied for.

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

**CONSENT FOR REPRESENTATION**

I, Chris Butler agent for JCB Holdings, LLC of P.O. Box 1941, Bandon, OR 97411  
give permission to Coos Curry Consulting to represent me on all design, permit and consulting  
matters concerning the property located on Coos County Tax Assessor's Map 29-14-04 TL 101  
. The tax account for this property is 1202101.

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

Contact information for Sheri McGrath is:

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

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

DATED: 8-1- \_\_\_\_\_, 2022

COOS CURRY CONSULTING

  
\_\_\_\_\_  
By: SHERI MCGRATH

CLIENT

  
\_\_\_\_\_  
By: CHRISTOPHER BUTLER

# COOS County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

January 27, 2021 11:41:06 am

Account # 1202101	Tax Status ASSESSABLE
Map # 29S14040000101	Acct Status ACTIVE
Code - Tax # 5401-1202101	Subtype NORMAL
Legal Descr See Record	
Mailing Name JCB HOLDINGS LLC	Deed Reference # 2020-2894
Agent	Sales Date/Price 01-21-2019 / \$0.00
In Care Of BUTLER, CHRISTOPHER REGISTERED AGENT	Appraiser
Mailing Address PO BOX 1941	
BANDON, OR 97411-1941	
Prop Class 640 MA SA NH Unit	
RMV Class 600 06 27 RRL 21193-1	

Situs Address(s)	Situs City
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		Value Summary					RMV Exception	CPR %
Code Area		RMV	MAV	AV	SAV	MSAV		
5401	Land	16,781					Land	
	Impr.	0					Impr.	
	Code Area Total	16,781	0	10,649	16,781	10,649		
	Grand Total	16,781	0	10,649	16,781	10,649		

		Land Breakdown									
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
5401	10		<input checked="" type="checkbox"/>	F	Designated Forest Land	100	A	37.03	E	006*	16,781
Grand Total								37.03			16,781

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

Code Area	Type
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Exemptions/Special Assessments/Potential Liability

NOTATION(S):

- FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST

5401

FIRE PATROL:

- FIRE PATROL TIMBER

	Amount	62.42	Acres	37.03	Year	2021
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SECTION 4 T29S R14W W.M.  
COOS COUNTY

29S 14W 04

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

1" = 400'

CANCELLED NO.

401  
701  
801



SEE MAP 29S 14W 09

3-30-2012

29S 14W 04

TAX LOT 1500  
CITY OF BANDON

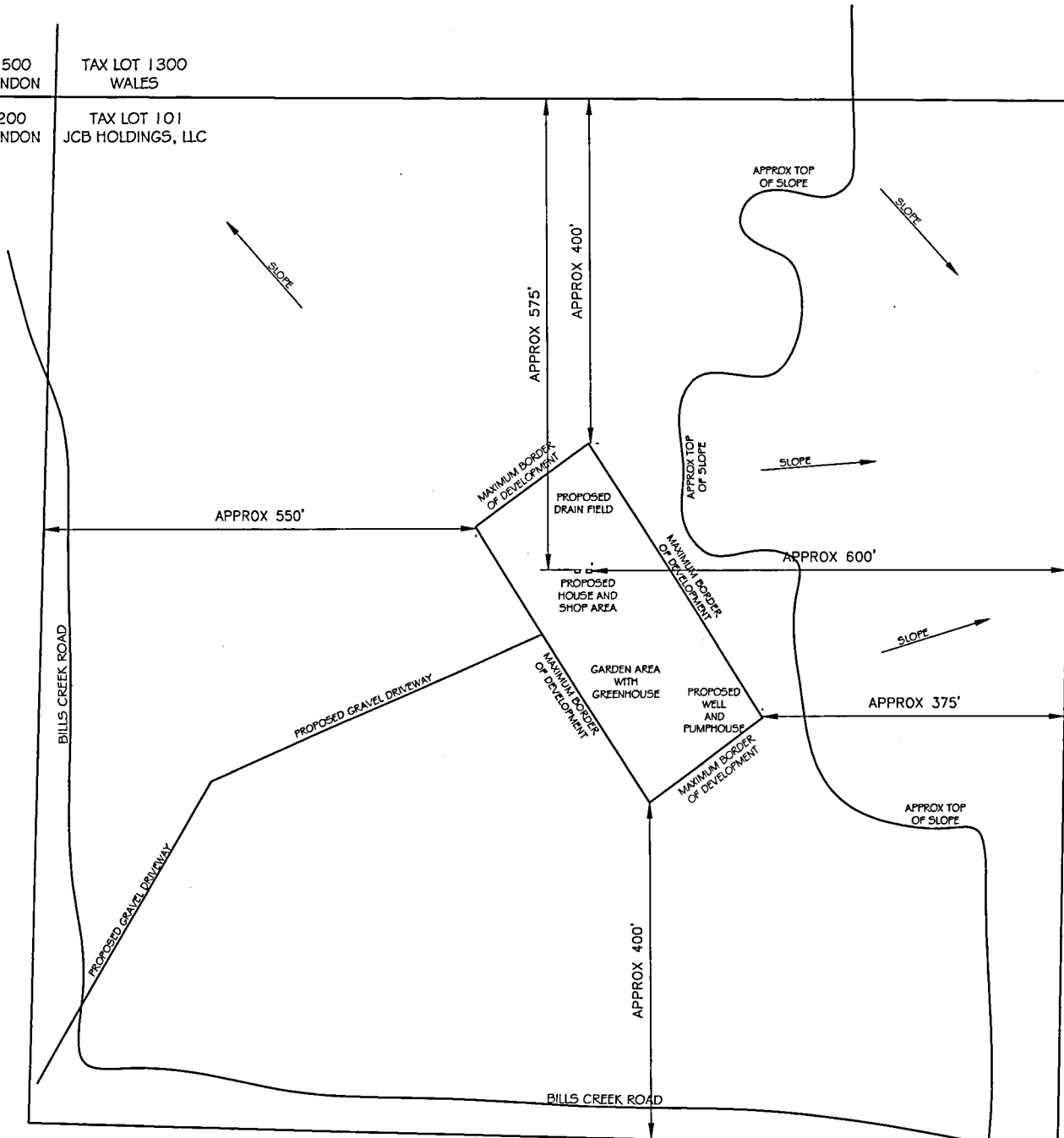
TAX LOT 1300  
WALES

TAX LOT 1403  
THOMAS

TAX LOT 200  
CITY OF BANDON

TAX LOT 101  
JCB HOLDINGS, LLC

TAX LOT 102  
MALLOY









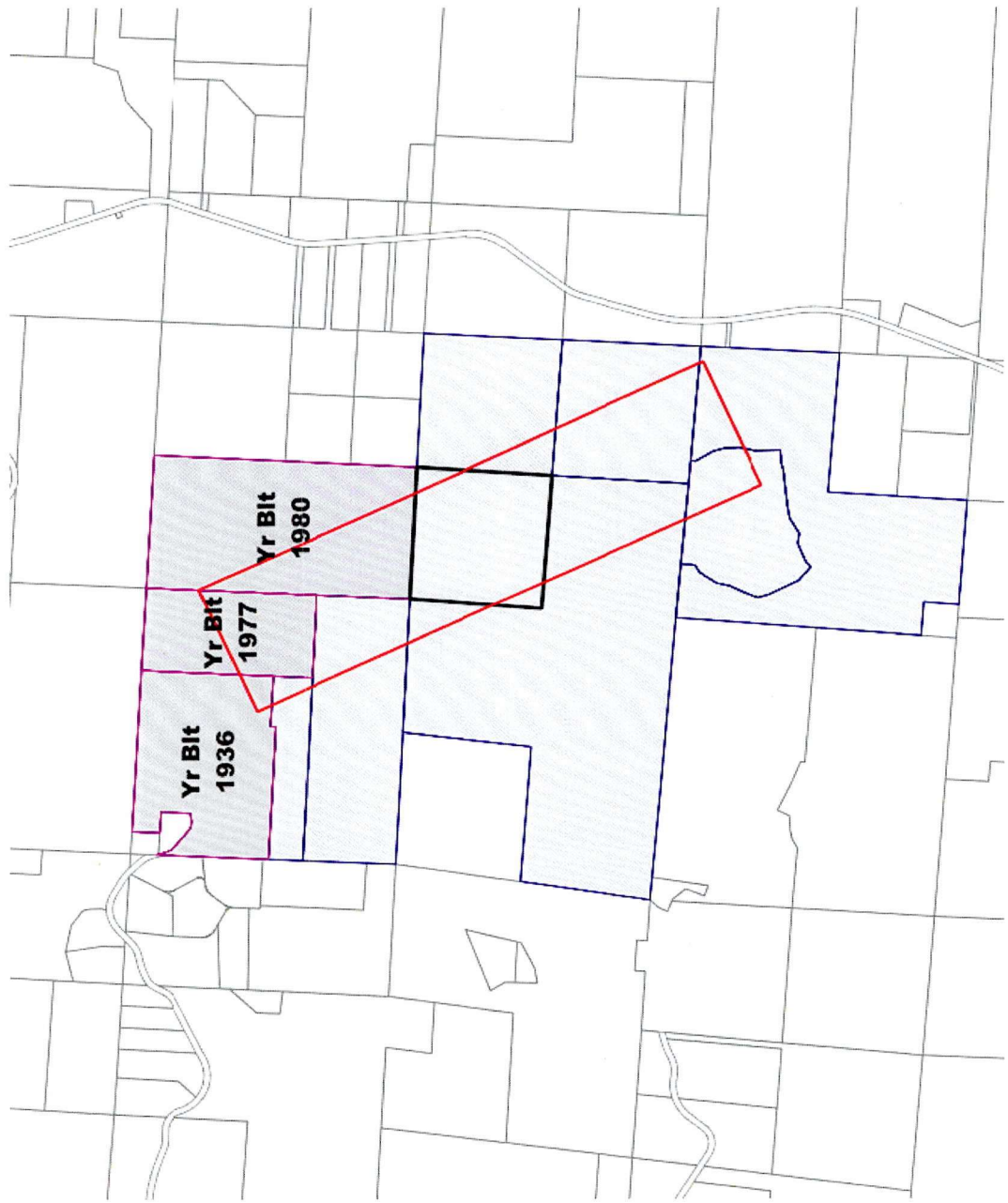
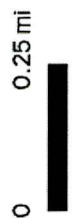
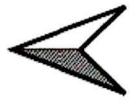
MAP PREPARED BY:  
OWNER AND SHERI MCGRATH  
ON AUGUST 2, 2022  
MAP WAS CREATED USING A PLOT PLAN CREATED  
BY THE OWNER ALONG WITH GIS, OVERLAY  
MAPS AND ASSESSOR MAPS.  
THIS IS NOT A PROFESSIONAL LAND SURVEY.  
HOMEOWNER TO VERIFY PRIOR TO CONSTRUCTION.  
CONTACT THE PLANNING DEPARTMENT WITH ANY  
VARIATIONS FROM THIS PLAN.

PROPERTY INFORMATION:  
JCB HOLDINGS, LLC  
P.O. BOX 1941  
BANDON, OR 97411  
29-14-04 TL 101  
TAX ACCOUNT 1202101  
37.03 ACRES

○ PLOT PLAN  
SCALED TO FIT LETTER SIZE

TAX LOT 100  
CLARK

-  Template Rectangle
-  Template Centroid
-  Subject Property
-  Qualifying Parcels w/ Dwellings
-  Template Qualifying Parcels
-  Tax Lots





August 2, 2022  
APPLICATION FOR A FOREST TEMPLATE DWELLING  
29-14-04 TL 101  
Tax Account #1202101

PROPERTY OWNER

JCB Holdings, LLC  
P.O. Box 1941  
Bandon, OR 97411

APPLICANT

Coos Curry Consulting  
P.O. Box 1548  
Bandon, OR 97411

Office Contact:

Sheri McGrath  
[cooscurry@gmail.com](mailto:cooscurry@gmail.com)  
541-982-9531

NARRATIVE

The landowner is seeking clearance from the county planning department for the construction of a Forest Template Dwelling and associated improvements. Proposed development includes a gravel driveway, a septic system, a well and electricity. Proposed structures include a single family dwelling, a detached shop, a green house and a pump house. Limited vegetation will be removed for development, and the proposed area as shown on the plot plan is large enough for all utilities, all structures and a 180' fire safety area around the structures.

The subject property is located east of the city limits of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 101 on the Coos County Tax Assessor's Map 29-14-04. The property is located in the Forest zoning district and is 37.03 acres in size. There is not a situs address for this property. No development has taken place on this property, and it is not being used for farm or forestry purposes.

The property is accessed from Bill's Creek Road, a gravel road originating at Morrison Road and improved eastward for approximately 1500'. Bills Creek Road becomes a dirt road and crosses over the subject property both in the east/west direction and in the north/south direction along the western side of the property. No other roads or driveways are developed on the site.

Vegetation along the southern lower elevations consists of smaller sized pine trees, rhododendron, huckleberries and a variety of wild weeds. Soils are poor in this area and not conducive to farming or forestry. Parts of the property have Douglas Fir and have potential for

selective harvesting. The topography of the site varies, but is mostly slightly to moderately sloped.

Enclosed are findings that support the request and address the criteria in the Coos County Zoning and Land Development Ordinances. The applicant is confident that the criteria for approval have been met, and all conditions for approval can be met without a need for a variance or exception.

**ENCLOSED DOCUMENTS**

Findings for the Proposed Use

Land Use Application and Fee

Template Test

NRCS Soils Report

Coos County Tax Assessor's Map 29-14-04

Coos County Tax Assessor's Summary Report

Consent Form

Proposed Plot Plan

Road Easement Documents

Warranty Deed

**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.

**Applicant Response: The subject property consists of the Bandon-Blacklock Complex-2C, Bullards sandy loam-8C, and Bullards sandy loam-8E Based on the ODF Letter below, dated August 18, 2001, the subject property is capable of producing 80 cubic feet per acre per year of wood fiber.**

**Based on this information, the subject property needs to comply with 1(b), which is a minimum of 7 discrete parcels, with 3 dwellings, created and sited prior to January 1, 1993 with the template test. The template test centroid was calculated using QGIS geographic information system software.**



Oregon

John A. Kitzhaber, M.D., Governor

Department of Forestry

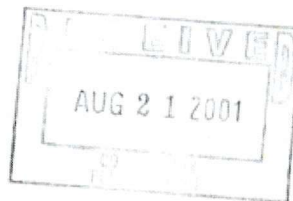
Coos District  
300 Fifth Street, Bay Park  
Coos Bay, OR 97420-3899  
(541) 267-4136  
FAX (541) 269-2027

29-14-4-101  
pl  
file



"STEWARDSHIP IN  
FORESTRY"

18 August, 2001



Mr. Bruce Manicke  
97559 Seven Devils Road  
Bandon OR., 97411

Dear Mr. Manicke;

This letter contains the Forest Site Information that you requested for a Conditional Use Permit with the Coos County Planning Department. A copy of this letter has also been sent to the Planning Director for inclusion in your Application file.

Site Class data for this letter has been gathered from various sources and each will be documented where appropriate.

The Oregon Department of Revenue has determined site conditions for much of Western Oregon's forestland. Field checking has proven their determinations to be generally accurate. For the 37.03 acre parcel, Tax Lot 101, located in Section 04 of Township 29 South, Range 14 West, W.M. in Coos County, the DOR has determined the Site Condition to be FF. This generally equates to a Forest Site Index of 100, which is the approximate height of a dominant tree at age 100 years on the parcel.

Using Site Class information from USDA Technical Bulletin No. 201, an estimation of the site productivity for forestland can be made. Each acre of forestland on the Applicant's property can be expected to yield approximately 7800 BF at the end of a sixty year rotation if proper stocking levels are maintained. Cubic foot growth estimates for the site are 80 cubic feet per acre per year.

Gary J. Schulz, Acting Service Forester

cc: Patty Evernden, County Planning Director

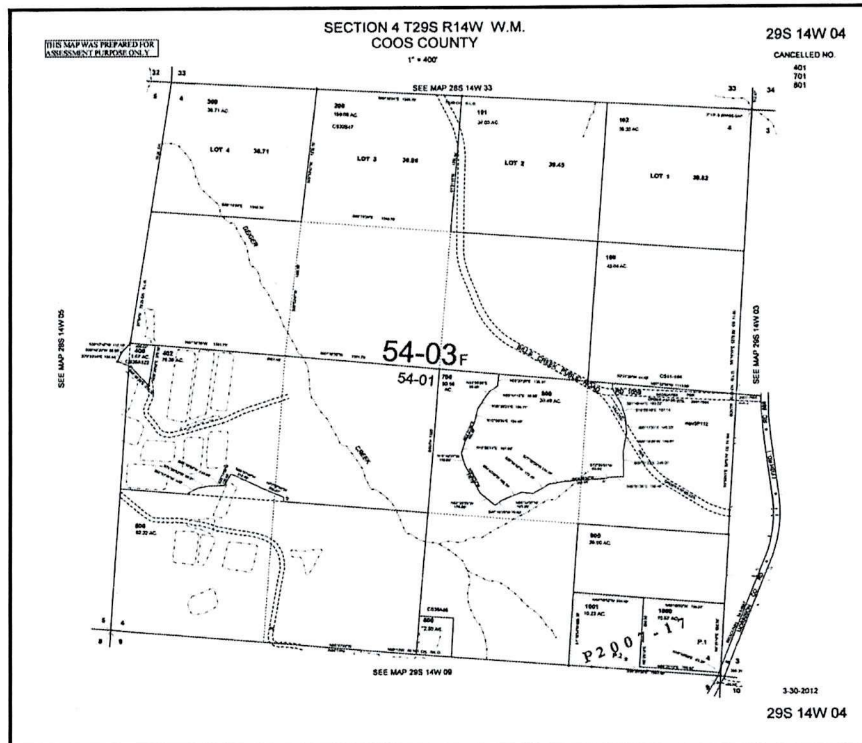
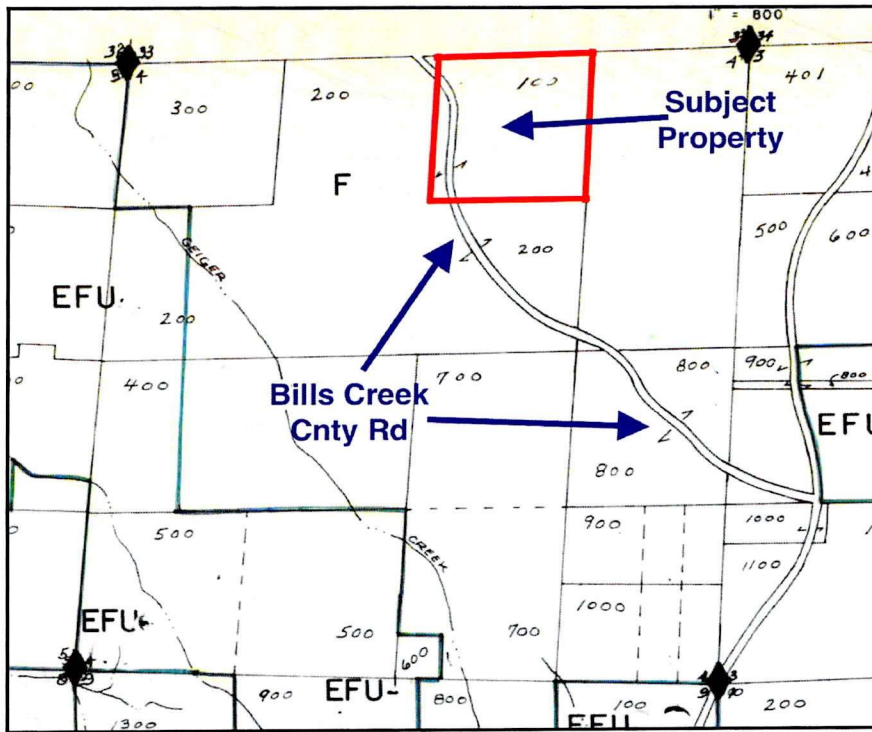
- (2) The following review standards apply to “template” dwellings approved under this rule:
- (a) Lots or parcels within urban growth boundaries may not be used to satisfy the eligibility requirements under this rule.
  - (b) Except as provided by subsection (c) of this section, if the tract under section (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.

**Applicant Response: There are no UGB parcels used to meet the 7 parcels requirement. There is a publicly dedicated non-County maintained road that crosses the subject property, which is identified as Bills Creek Public Road RD 1059. This road was created prior to Jan 1, 1993.**

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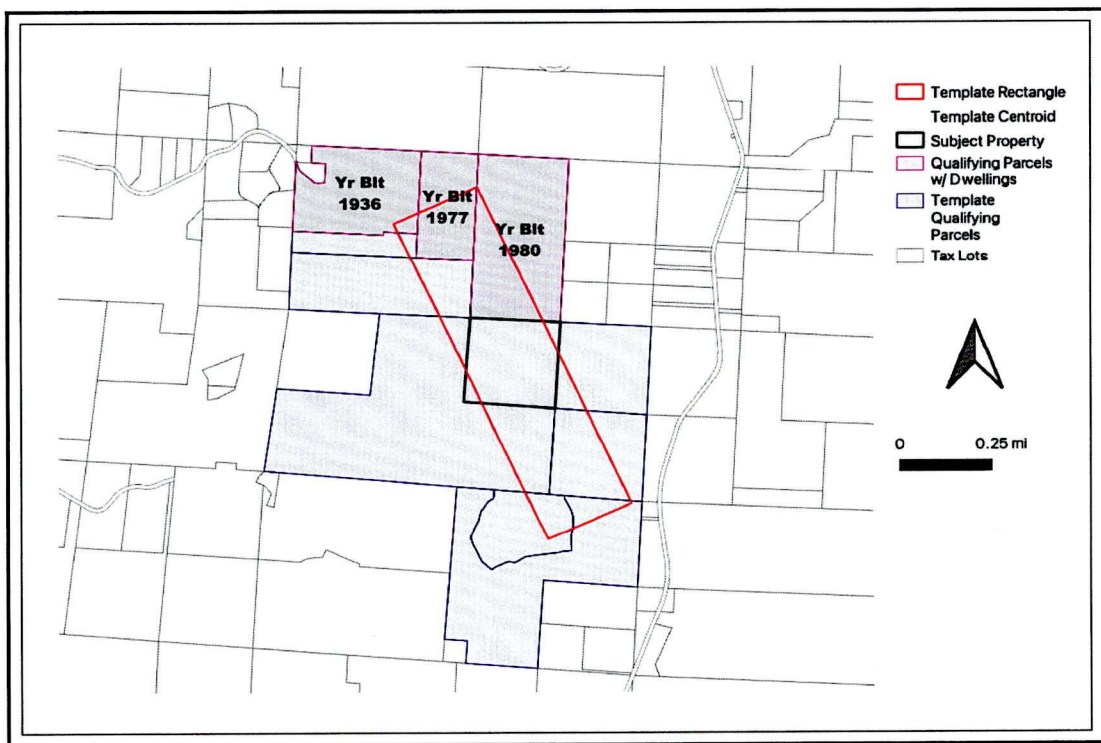
<sup>1</sup> The statutory definition of “public road” at ORS 368.001(5) is not applicable to approval of a forest template dwelling required by ORS 215.750(5) to be located on a tract that abuts a “road.” Interpretation of a local code requirement that such dwellings be located on a “public road” is 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.





The subject property is less than 60 acres in size. The applicant chooses to utilize the 1 mile X ¼ mile rectangle. The rectangle must be aligned with the maximum extent possible of the Bills Creek Road. The rectangle is aligned with the direction of the road as it proceeds through section 4. A portion of Bills Creek Road was vacated and realigned in 2007. The applicant aligned the rectangle with the 1993 configuration of Bills Creek County Road.

There is no requirement under Coos County Zoning and Land Development Ordinance that the required template test dwellings must be located within the 160-acre rectangle. There are 10 discrete parcels with 3 dwellings created prior to 1993. Please see the map below indicating these parcels with the age of the dwelling.



Parcels, with dwellings, creating before Jan 1, 1993 are:

- T28S-R14W-S33-TL1100 – 1936 SFD
- T28S-R14W-S33-TL1200 – 1977 SFD
- T28S-R14W-S33-TL1300 – 1980 MH
- T28S-R14W-S33-TL1500
- T28S-R14W-S33-TL1501
- T29S-R14W-S4-TL100
- T29S-R14W-S4-TL102
- T29S-R14W-S4-TL200
- T29S-R14W-S4-TL700
- T29S-R14W-S4-TL800

- (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.

**Applicant Response: The proposed single-family dwelling will comply with the Coos County Comprehensive Plan, as template dwellings are allowed thru an administrative conditional use application. There are no other adjacent parcels under the same ownership, thus there is no tract. There have not been any property line adjustments on the subject property, at least since January 1, 2019.**

**There have not been any property line adjustments on the subject property, thus there was no effect on the centroid of the template test for qualifying the subject property. Based on Assessor records, the subject property was not part of a tract on January 1, 2019; therefore, there are no dwellings or approvals on adjacent parcels that disqualify the subject property.**

- (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.

**Applicant Response: The subject property is within Coos County. Based on Coos County Assessor records, the subject property was not part of a tract on January 1, 2019;**

**therefore, there are no dwellings or approvals on adjacent parcels that disqualify the subject property.**

- (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.

**Applicant Response: The subject property is not part of a tract; therefore, these criteria are not applicable.**

<b>SECTION 4.6.130 SITING STANDARDS FOR DWELLING AND STRUCTURES IN FOREST ZONES</b>
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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:

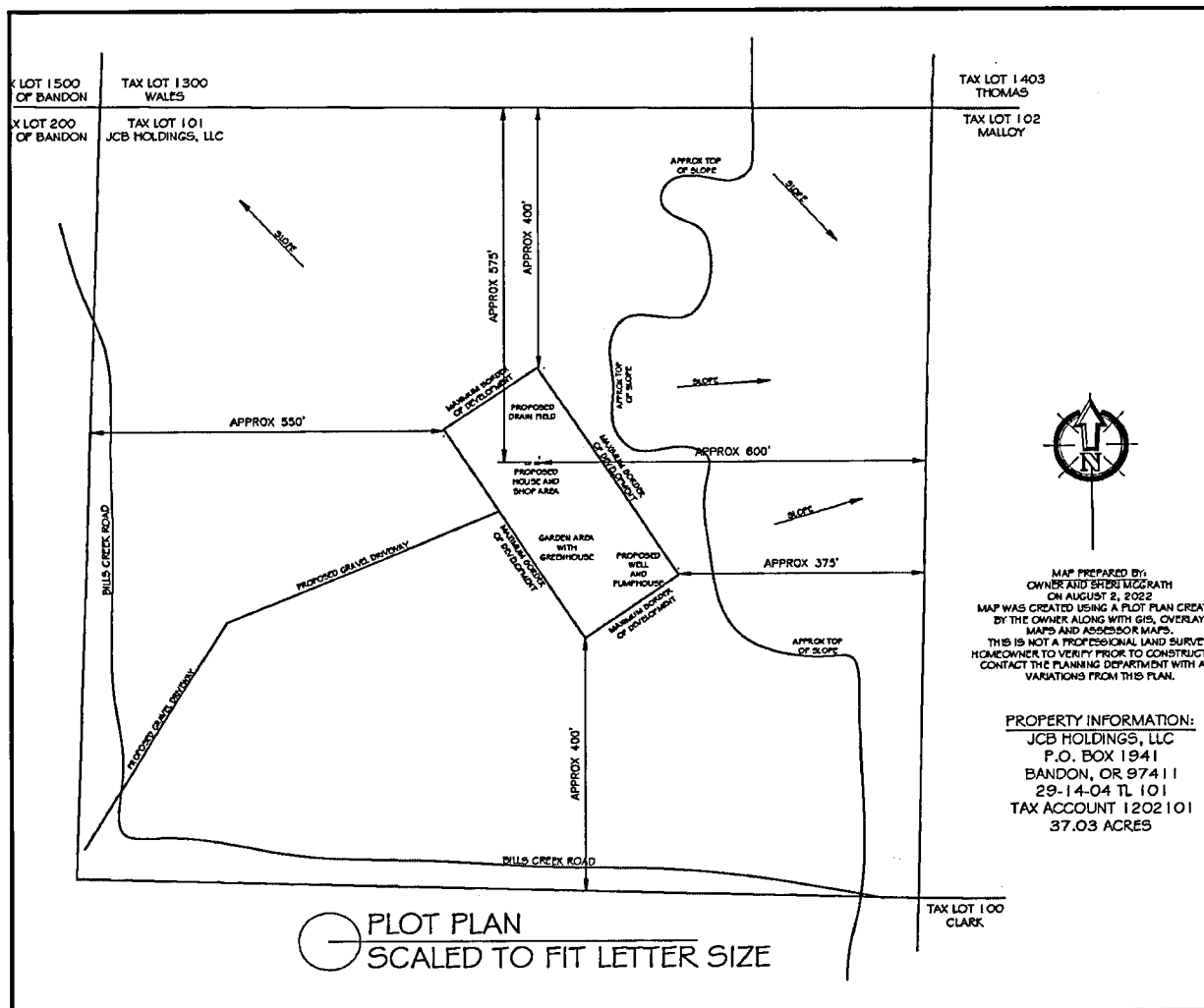
- (1) Dwellings and structures shall be sited on the parcel so that:
  - (a) They have the least impact on nearby<sup>2</sup> or adjoining forest or agricultural lands;
  - (b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
  - (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.

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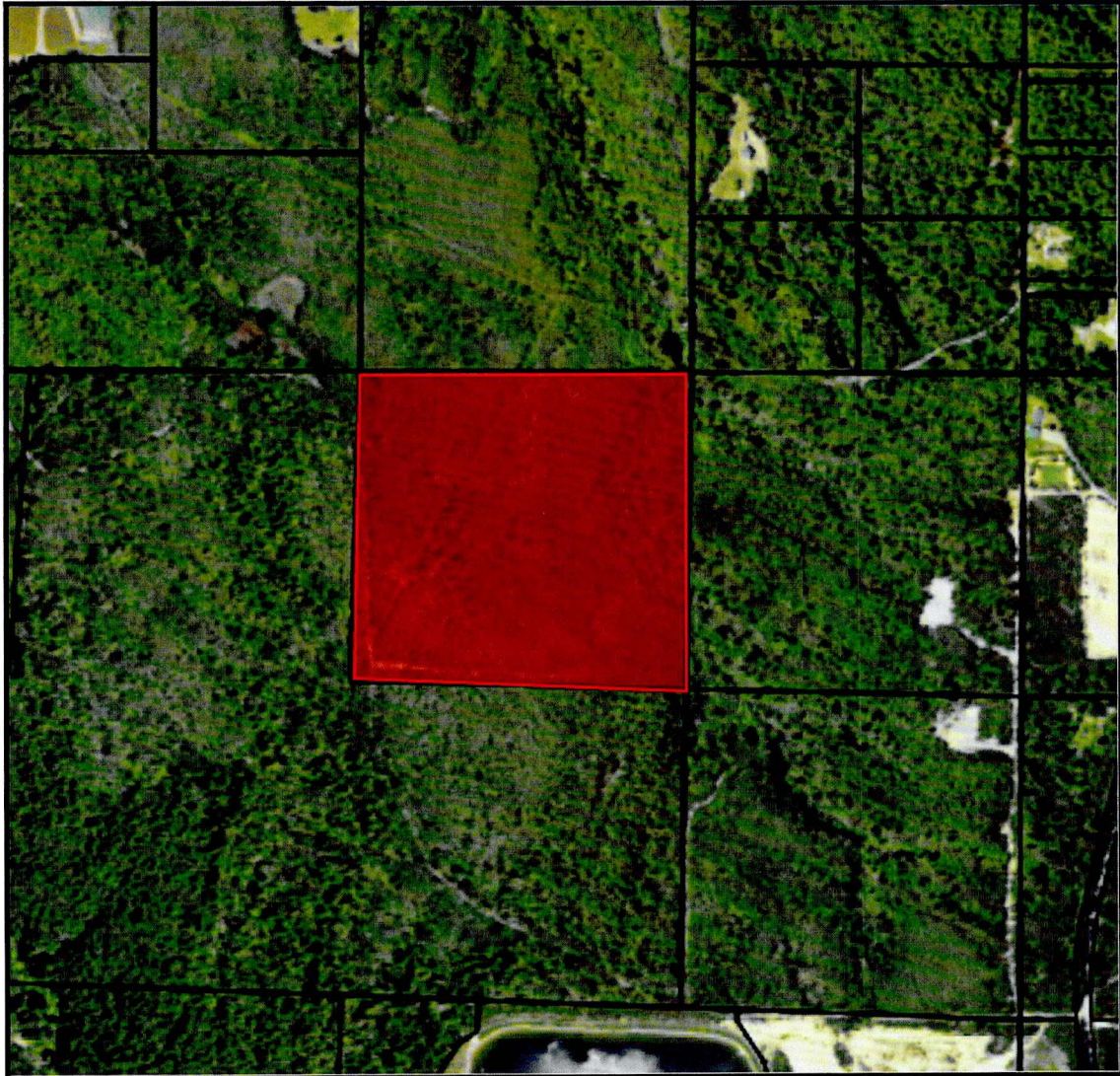
<sup>2</sup>

(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.

**Applicant Response:** Section 4.6.130(1)(a) and Section 4.6.130(1)(b) require proof of adverse impacts to the subject property and nearby farm and forest operations. The proposed homesite, septic, and well are located approximately in the center of the subject property, as shown on the plot plan. The proposed development site is approximately 400 feet from the property lines and is therefore at least 400 feet away from the forestlands that may be harvested for commercial timber. Based on aerial imagery, this adjacent property appears to be mostly covered with 'reprod' stage timber.





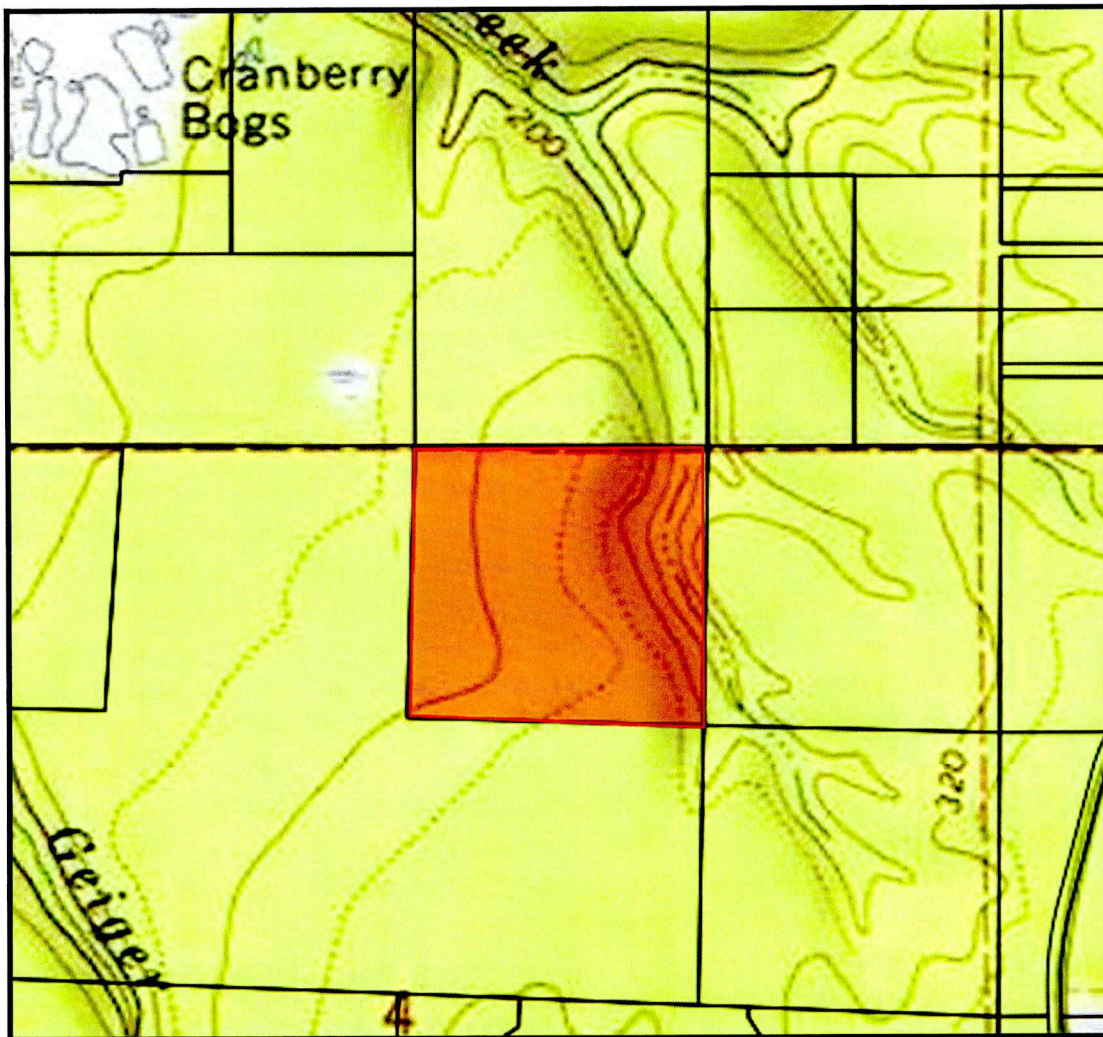


Forest operations generally include the following types of forest practices:

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



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



**2. Disposal of forest slash typically involves both broadcast and piling burning of logging slash. The applicant will create fuel breaks around the proposed dwelling. The fuel breaks will reduce the chances of embers from neighboring slash burns igniting dead trees next to the proposed dwelling leading to a crown fire. Neighboring slash burns, and burning relating to cranberry bogs, will produce a significant amount of smoke.**

**3. When looking for the effects of new forest dwellings on nearby pesticide practices, the parcel size is more important than whether the land is classified as non-industrial or industrial timberlands. Senate Bill 1602 increased the helicopter spray distance buffer from 60 feet to 300 feet of an inhabitable dwelling starting January 1, 2021. The Anderson v. Coos County, 51 Or LUBA 454 (2006) case established an important factor. According to the LUBA case, a reasonable assumption could conclude that herbicides would be applied to land less than 40 acres using ground application methods. Spraying herbicides using ground spraying applications is permitted up to the property line. Herbicide application by aerial spraying is preferred for lands over 40 acres.**

**There are active forestlands on the adjacent lands. The applicant finds that it is reasonable to conclude ground-based herbicide treatments could be utilized on these timber stands that are within 300 feet from any constructed dwelling. This will only result in a couple of acres on the parcel located to the south requiring ground-based herbicide treatments. The treatment area is located close to the Bills Creek Road allowing easy access for ground crews.**

**The rest of this parcel is capable of utilizing aerial herbicide treatments. The parcel to the east is also within 160 feet of the development site. However, that parcel is approximately 40 acres so it is likely that parcel would utilize ground based herbicide treatments.**

**4) Reforestation, or planting trees, of recently logged, relatively flat timberlands typically has little effect on nearby dwellings. Other forest practices, like pesticide spraying or slash burning that complement reforestation, usually have a more significant impact on nearby dwellings. The nearby timber stands range from 40-acre reprod units to a 160-acre parcel with multiple harvest units. This practice is relatively short-term, lasting about a week or two, depending on crew size, over the life of the stand.**

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

**6) To successfully manage nearby timberlands, the adjacent owners will need to maintain their timber stands. Maintenance of these stands will include practices such as pre-**

commercial thinning and the use of pesticides. Please see the responses above in those applicable sections.

7) To minimize the effects of road and maintenance on nearby forest parcels. The applicant plans on using the existing Bill's Creek Road and will only need to construct a new aggregate driveway to the proposed dwelling.

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

#### Nearby Agricultural Lands

Based on aerial imagery overlay with the tax lot data, there are no nearby lands (within 750 feet) being utilized for commercial agricultural uses. There are cranberry farming operations located ½ mile away, outside the scope of nearby lands.

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

d) Section 4.6.130(1)(d) requires that the proposal minimize wildfire risks. Slope is the first factor to consider when assessing wildfire risk. The proposed dwelling will be located on a ridge at a slope of 10-20%. A tributary of Bills Creek can be found downslope east of the proposed dwelling location. There is a 50 feet wide strip of commercial timber before reaching the riparian management area. Please see the attached plot plan and topo map. Most of the slopes on this parcel are less than 40 percent. There are steep slopes throughout the riparian management areas (RMAs) along the northeast and east edges of the parcel. The second consideration for wildfire is access to the parcel. The road will be constructed with an aggregate surface and have a relatively flat slope based on the contours of the land. During wildfire events, these roads are often used as anchor points for fire trails. The applicant will install an adequate turnaround at the end of the driveway for fire truck operations. In order to get the final driveway permit, the applicants will need to construct this driveway and emergency vehicle turnaround. A third consideration will be managing fuel near the proposed dwellings. Based on the attached NRCS web soil survey. The proposed development site will be located in Bullards sandy loam soil type, which has slopes between 7 to 12%.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Area In AOI	Percent of AOI
2C	Bandon-Blacklock complex, 0 to 12 percent slopes	15.0	39.1%
8C	Bullards sandy loam, 7 to 12 percent slopes	13.8	36.1%
8E	Bullards sandy loam, 30 to 50 percent slopes	9.5	24.9%
<b>Totals for Area of Interest</b>		<b>38.4</b>	<b>100.0%</b>

Therefore, there are 10-20 percent slopes in the proposed location of the dwelling for the primary and secondary fuel breaks. The requirement is for the dwellings to have at least an 80 ft primary fuel break, with a 100 ft secondary fuel break. The applicant will need to install a septic tank, a primary drain field, and a reserve drain field. These will be installed adjacent to the proposed dwelling. The physical size of this area will help create the primary fuel break required by the 80 foot primary fuel break requirement. Moreover, the drain fields will reduce the effects of any wildfire burning upslope toward the dwelling. A secondary fuel break will be maintained by the applicant. It will extend 100 feet beyond the primary fuel break. Trees in this area will be limb up to 8 ft, and no tree canopies will touch. A water storage tank capable of storing 5000 gallons or as determined by the county will be placed on site and contain a hose adapter for fire fighting personnel.

A 50 feet riparian management area will be required along the Bills Creek tributary. Because of the perennial stream, the vegetation buffer will remain moist throughout the year, reducing the chance of fire spreading. The applicant believes that primary or secondary fuel breaks should not be required in the 50 ft riparian management area, since the riparian vegetation buffer provides a sufficient natural barrier against the spread of fire (applicable LUBA opinion *Lovinger v. Lane County 51 OR LUBA 29*).

In locating the dwelling in the middle of the parcel, the dwelling is set back from the Forest zoned lands on all sides of the parcel. The proposed dwelling location exceeds the required setback distance to all property lines. A vegetation easement is not required on any surrounding forested parcels, nor does the applicant have any easements to control vegetation. The applicant's proposed location is the closest nearest distance to the existing Bill's Creek road while maintaining a reasonable setback distance. In order to reduce conflict with neighboring resources, the applicant will only construct a distance of a new residential driveway in order to connect to Bills Creek Road. It is typically recommended to cluster dwelling units. The location of the proposed dwelling is the closest location to the dwellings located at S04-TL102 and S04-100 for being built in the Forest zoned portion of the property, utilizing the existing Bills Creek road, and providing a setback from the property lines. There are three different soil types on the subject property, and they all have the same potential for growing Douglas-fir.



- (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.

**Applicant Response: The applicant is proposing to construct a well. Domestic wells do not require a permit under Oregon Water Resources Department regulations. Before requesting a Zoning Compliance Letter, the Applicants will submit a Water Verification Letter from the Oregon Water Resources Department verifying the rights to the water. Domestic wells are exempt under ORS 537.545 for water use permits; the applicant will submit a well report to the County Planning Department upon completion of the well.**

- (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.

**Applicant Response: The applicant plans on using the existing Bills Creek Road, which is a publicly dedicated non-County maintained road.**

- (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

- (c) 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.

**Applicant Response: The parcel is over 10 acres in size and has been reforested. The applicant will submit a stocking survey to the Coos County Assessor's Office. The applicant understands that deferred taxes may be collected by the Assessor's office.**

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

#### **SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:**

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

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

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

**Applicant Response: This application is for a forest template dwelling only. The parcel is a legally created pre-existing parcel. No new parcels will be created.**

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

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

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

**Applicant Response: There are no fences, hedges, or walls proposed by the Applicants. The parcel is approximately 37 acres in size. Any future fences constructed on the perimeter of the parcel will be for management purposes of resource land.**

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

**Applicant Response: Per section 7.5.175, the applicant will create two parking spaces for the proposed dwelling. Each parking space will be a minimum of 9 ft X 20 ft and 4 in of rock surface.**

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.

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

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

than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".

- h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
- i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.

**Applicant Response: The proposed dwelling, shop, greenhouse, well, pumphouse, driveway, septic, drainfield, and associated utilities will be greater than 50 feet from any wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps.**

- 7. All new and replacement dwellings and permanent structures shall, at a minimum, meet the following standards.
  - a. The dwelling has a fire retardant roof.

**Applicant's Response: The proposed structures will have a fire retardant roof. The building plans will clearly mark the type of roofing material to be used.**

- 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.

**Applicant's Response: No structures will be placed on a slope greater than 10%.**

- 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.

**Applicant's Response: A well log will be provided at the time of installation. Water will not be taken from a Class II Stream.**

- 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.

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<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 published by United States Department of Agriculture, Soil Conservation Service, in cooperation with Oregon Agricultural Experiment Station. Staff will accept an on ground study for slope from an Registered Surveyor or other Registered Professional that is able to make calculations based on the profession licensing requirements.

- e. For dwellings and structures outside of a fire protection district alternative forms of fire protections will apply to the development 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.

**Applicant's Response: The parcel is located within the Bandon Rural Fire Protection District. 4000 gallons of on site water storage will also be provided.**

- f. If the dwelling has a chimney or chimneys, each chimney has a spark arrester.

**Applicant's Response: All chimneys will have a spark arrester, and the building plans will clearly mark this requirement.**

- 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.

**Applicant's Response: Based on the attached NRCS web soil survey. The proposed development site will be located in Bullards sandy loam soil type, which has slopes between 7 to 12%. Therefore, there are 10-20 percent slopes in the proposed location of the dwelling for the primary and secondary fuel breaks. The requirement is for the dwellings to have at least an 80 ft primary fuel break, with a 100 ft secondary fuel break. The plot plan shows an area that exceeds the minimum fire protection area.**

**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

**Applicant Response:** Based on the attached NRCS web soil survey. The proposed development site will be in Bullards sandy loam soil type, which has slopes between 7 to 12%. Therefore, there are 10-20 percent slopes in the proposed location of the dwelling for the primary and secondary fuel breaks. The requirement is for the dwellings to have at least a 80 ft primary fuel break, with a 100 ft secondary fuel break.

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

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

**Applicant Response:** The applicant will install a fire-retardant roof on all structures. The applicant will clearly list this criteria on the building plans.

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

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

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



Special Considerations:

4.11.127 Water Resources (Balance of County Policy 5.8) The water resources maps have inventoried the following:

- Existing municipal watersheds;
- Watersheds for potential reservoir sites;
- Dam & Reservoir sites considered suitable by the Water Resources Department;
- Possible Future Reservoir sites suggested by Coos Bay-North Bend Water Board (April 4, 1985);
- Existing wells in the Dunes Aquifer;
- Approximate extent of Dunes Aquifer; and
- Existing Water District Withdrawal Points.

a. Coos County shall not permit further new residential and commercial development in rural areas where the Oregon State Water Resources Department (OSWRD), the Oregon State Environmental Quality Commission (EQC), or the Coos County Health Department has submitted compelling evidence to Coos County that water resources within that area would be irreversibly degraded by new consumptive withdrawal or by additional septic tank or other waste discharges. Implementation measures in such areas may include a moratorium on construction permits for new residences or new commercial uses in the identified area. If an adequate solution to resolve the problem cannot be reached, such as extension of public water to the area in conformance with this plan, the County shall initiate a process to redesignate any undeveloped land within the area to a resource designation, and shall reallocate any other plan designations on such undeveloped land to other rural areas of the County on an acreage-by-acreage basis.

b. Coos County shall protect the following dam sites identified by the Oregon Water Policy Review Board for possible future water resource development or until alternative methods of meeting water needs are developed:

- West Fork of the Millicoma River, site 223.
- South Fork of Coquille River at Eden Ridge, Site 430.
- North Fork Coquille River, Site 146A.
- Rock Creek at Rasler Creek, Site 201.
- Catching Creek, Site 101.
- Fourmile Creek, Site 158.
- Joe Ney Slough, (no site number)
- North Fork Floras Creek at Oakietown, Site 435.

(Source: Oregon State Water Resources Department) Implementation shall occur through appropriate designation on the Water Resource Map, which is an implementation measure." Interim uses shall be limited to farm and forest uses, as these do not materially interfere with the possible use of these sites for dams. This strategy recognizes: (1) the responsibility of the State Water Policy Board under ORS 536.300 to study and formulate programs for the use and control of water resources in the state, and (2) the responsibility of the county to protect potential water resources consistent with Oregon Statewide Planning Goal #5 provisions.

**Applicant Response: The applicant could not find any compelling evidence from Oregon State Water Resources Department, Oregon State Environmental Quality Commission, or**

**Coos County Health Department that this area would be irreversibly damaged by allowing new consumptive withdrawal or by additional septic tank or other waste discharge.**

**There were two recent decisions (ACU-21-064 and ACU-21-065) in which Coos County Planning Staff met with City of Bandon Public Works Director Timothy Lakey on December 22, 2021. Mr. Lakey indicated that the City of Bandon Public Works had no concerns with those applicant's proposals at the time. These proposals were forest template dwellings which are located downstream closer to the City of Bandon water intake points of diversion.**



United States  
Department of  
Agriculture

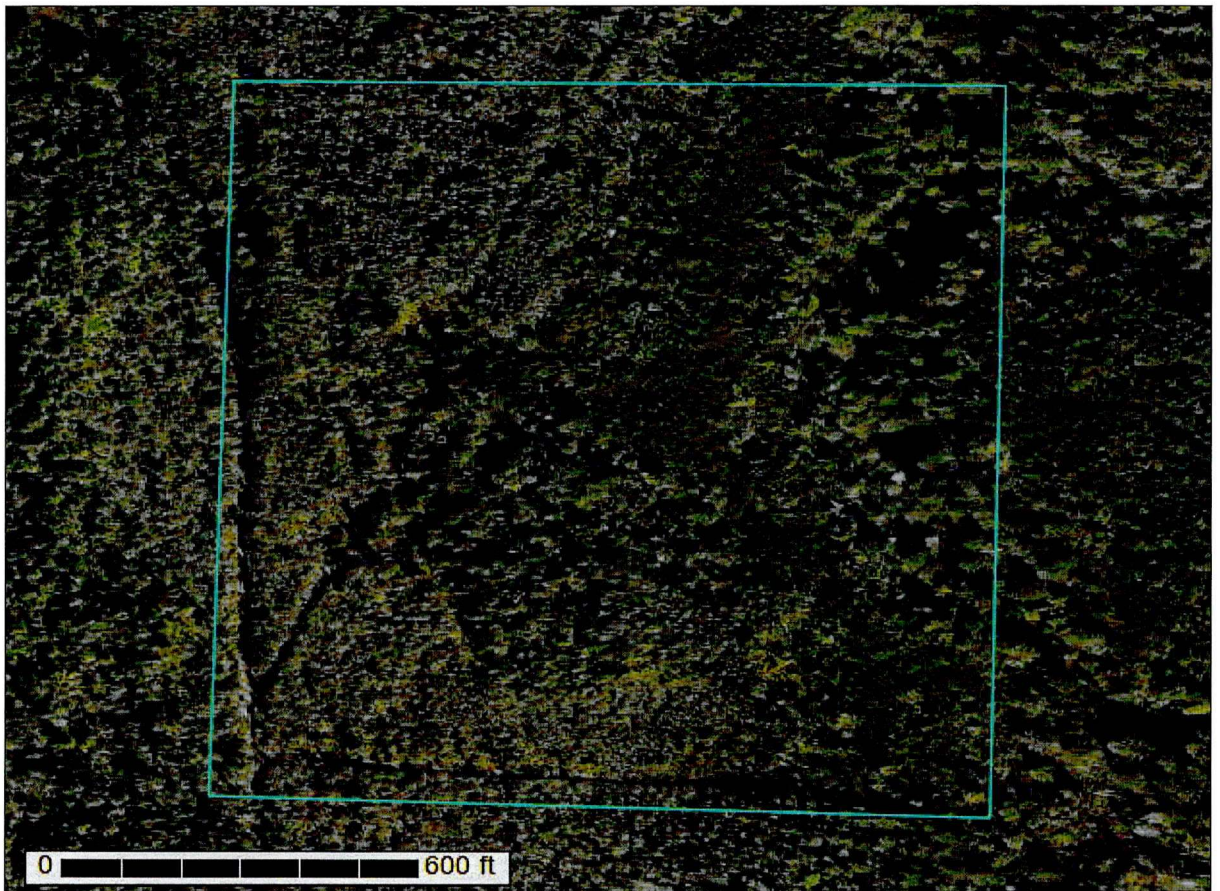
**NRCS**

Natural  
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Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for **Coos County, Oregon**

## Butler-Morrison Rd Parcel



# Preface

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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](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

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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

## Custom Soil Resource Report

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

## Custom Soil Resource Report

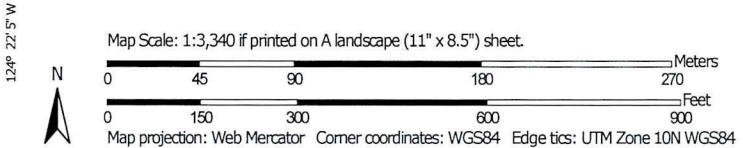
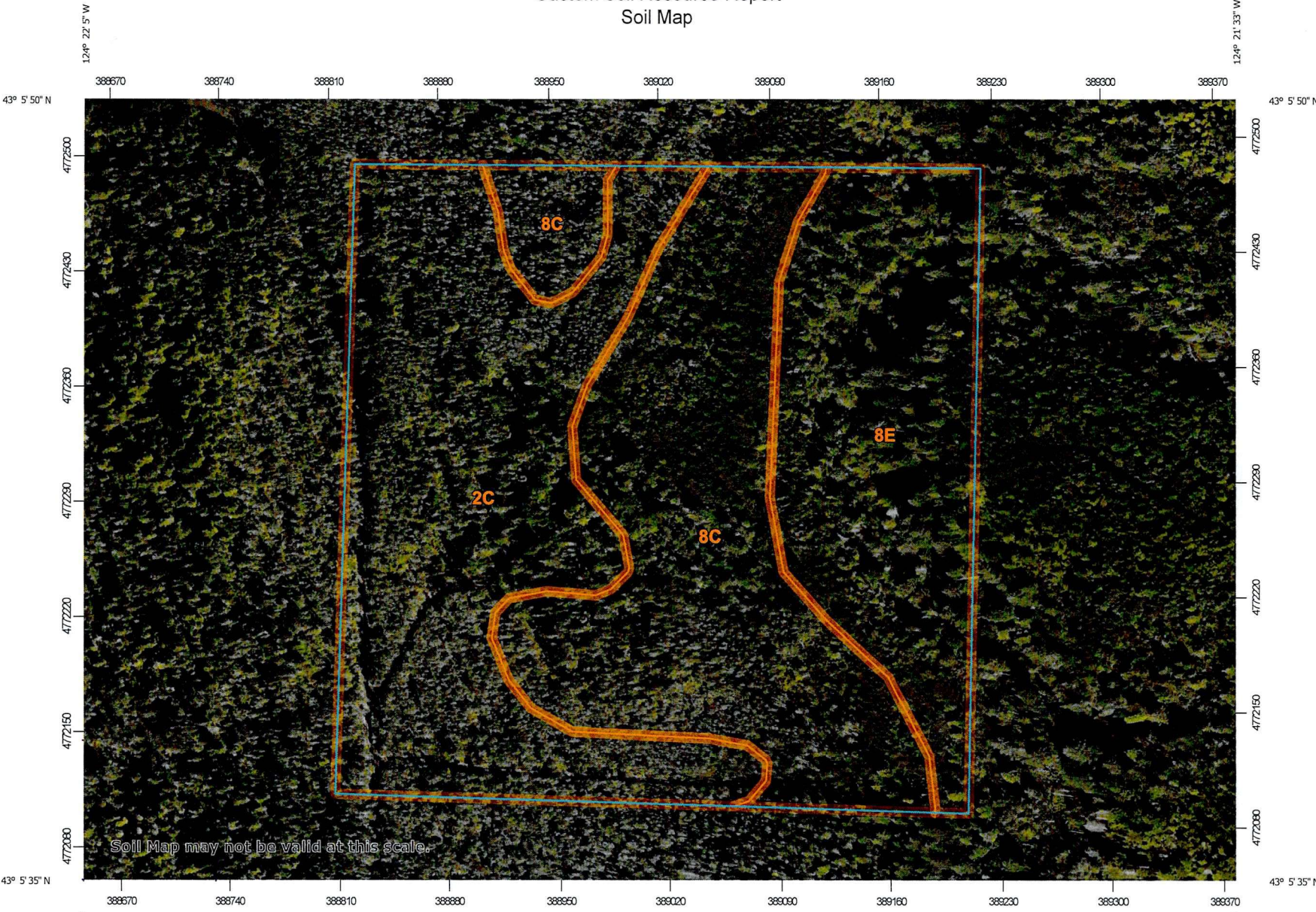
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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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 LEGEND

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

### 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 17, Oct 27, 2021

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

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

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



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2C	Bandon-Blacklock complex, 0 to 12 percent slopes	15.0	39.1%
8C	Bullards sandy loam, 7 to 12 percent slopes	13.8	36.1%
8E	Bullards sandy loam, 30 to 50 percent slopes	9.5	24.9%
<b>Totals for Area of Interest</b>		<b>38.4</b>	<b>100.0%</b>

## 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

## Custom Soil Resource Report

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, 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

### 2C—Bandon-Blacklock complex, 0 to 12 percent slopes

#### Map Unit Setting

*National map unit symbol:* 21nb  
*Elevation:* 0 to 300 feet  
*Mean annual precipitation:* 50 to 75 inches  
*Mean annual air temperature:* 52 to 54 degrees F  
*Frost-free period:* 200 to 240 days  
*Farmland classification:* Farmland of unique importance

#### Map Unit Composition

*Bandon and similar soils:* 60 percent  
*Blacklock and similar soils:* 20 percent  
*Minor components:* 13 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Bandon

##### Setting

*Landform:* Marine terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Sandy marine deposits

##### Typical profile

*Oe - 0 to 1 inches:* moderately decomposed plant material  
*H1 - 1 to 6 inches:* sandy loam  
*H2 - 6 to 31 inches:* loam  
*H3 - 31 to 44 inches:* cemented  
*H4 - 44 to 61 inches:* loam

##### Properties and qualities

*Slope:* 0 to 12 percent  
*Depth to restrictive feature:* 20 to 36 inches to ortstein  
*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:* Low (about 4.9 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 3e  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* C  
*Ecological site:* F004AC409OR - Coastal Upland Cool Forest  
*Forage suitability group:* Well Drained <15% Slopes (G004AY014OR)  
*Other vegetative classification:* Well Drained <15% Slopes (G004AY014OR)  
*Hydric soil rating:* No

## Custom Soil Resource Report

### Description of Blacklock

#### Setting

*Landform:* Depressions on marine terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Parent material:* Sandy marine deposits

#### Typical profile

*Oi - 0 to 1 inches:* slightly decomposed plant material  
*H1 - 1 to 4 inches:* fine sandy loam  
*H2 - 4 to 16 inches:* loamy fine sand  
*H3 - 16 to 53 inches:* cemented  
*H4 - 53 to 76 inches:* sand

#### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* 12 to 20 inches to ortstein  
*Drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)  
*Depth to water table:* About 0 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Very low (about 2.6 inches)

#### Interpretive groups

*Land capability classification (irrigated):* 4w  
*Land capability classification (nonirrigated):* 6w  
*Hydrologic Soil Group:* C/D  
*Ecological site:* F004AC015OR - Aquic Forest  
*Hydric soil rating:* Yes

### Minor Components

#### Heceta

*Percent of map unit:* 7 percent  
*Landform:* Deflation basins on dunes  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Poorly Drained (G004AY018OR)  
*Hydric soil rating:* Yes

#### Yaquina

*Percent of map unit:* 6 percent  
*Landform:* Marine terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Somewhat Poorly Drained (G004AY017OR)  
*Hydric soil rating:* Yes

## 8C—Bullards sandy loam, 7 to 12 percent slopes

### Map Unit Setting

*National map unit symbol:* 21rd  
*Elevation:* 30 to 600 feet  
*Mean annual precipitation:* 55 to 75 inches  
*Mean annual air temperature:* 52 to 54 degrees F  
*Frost-free period:* 200 to 240 days  
*Farmland classification:* Farmland of statewide importance

### Map Unit Composition

*Bullards and similar soils:* 75 percent  
*Minor components:* 8 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Bullards

#### Setting

*Landform:* Marine terraces  
*Landform position (three-dimensional):* Riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Mixed eolian and marine deposits

#### Typical profile

*Oi - 0 to 3 inches:* slightly decomposed plant material  
*H1 - 3 to 10 inches:* sandy loam  
*H2 - 10 to 44 inches:* gravelly sandy loam  
*H3 - 44 to 63 inches:* sand

#### Properties and qualities

*Slope:* 7 to 12 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 5.9 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 3e  
*Hydrologic Soil Group:* B  
*Ecological site:* F004AC410OR - Coastal Upland Warm Forest  
*Forage suitability group:* Well Drained <15% Slopes (G004AY014OR)  
*Other vegetative classification:* Well Drained <15% Slopes (G004AY014OR)  
*Hydric soil rating:* No

## Custom Soil Resource Report

### Minor Components

#### Blacklock

*Percent of map unit:* 8 percent  
*Landform:* Depressions on marine terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* Yes

### 8E—Bullards sandy loam, 30 to 50 percent slopes

#### Map Unit Setting

*National map unit symbol:* 21rg  
*Elevation:* 50 to 600 feet  
*Mean annual precipitation:* 55 to 75 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

*Bullards and similar soils:* 80 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Bullards

##### Setting

*Landform:* Marine terraces  
*Landform position (three-dimensional):* Riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Mixed eolian and marine deposits

##### Typical profile

*Oi - 0 to 3 inches:* slightly decomposed plant material  
*H1 - 3 to 10 inches:* sandy loam  
*H2 - 10 to 44 inches:* gravelly sandy loam  
*H3 - 44 to 63 inches:* sand

##### Properties and qualities

*Slope:* 30 to 50 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately high to high  
(0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 5.9 inches)

## Custom Soil Resource Report

### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 6e

*Hydrologic Soil Group:* B

*Ecological site:* F004AC410OR - Coastal Upland Warm Forest

*Hydric soil rating:* No



# Soil Information for All Uses

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## Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

## Vegetative Productivity

This folder contains a collection of tabular reports that present vegetative productivity data. The reports (tables) include all selected map units and components for each map unit. Vegetative productivity includes estimates of potential vegetative production for a variety of land uses, including cropland, forestland, hayland, pastureland, horticulture and rangeland. In the underlying database, some states maintain crop yield data by individual map unit component. Other states maintain the data at the map unit level. Attributes are included for both, although only one or the other is likely to contain data for any given geographic area. For other land uses, productivity data is shown only at the map unit component level. Examples include potential crop yields under irrigated and nonirrigated conditions, forest productivity, forest site index, and total rangeland production under of normal, favorable and unfavorable conditions.

## Forestland Productivity

This table can help forestland owners or managers plan the use of soils for wood crops. It shows the potential productivity of the soils for wood crops.

*Potential productivity* of merchantable or *common trees* on a soil is expressed as a site index and as a volume number. The *site index* is the average height, in feet, that dominant and codominant trees of a given species attain in a specified number of years. The site index applies to fully stocked, even-aged, unmanaged stands. Commonly grown trees are those that forestland managers generally favor in intermediate or improvement cuttings. They are selected on the basis of growth rate, quality, value, and marketability. More detailed information regarding site index is available in the "National Forestry Manual," which is available in local offices of the Natural Resources Conservation Service or on the Internet.

## Custom Soil Resource Report

The *volume of wood fiber*, a number, is the yield likely to be produced by the most important tree species. This number, expressed as cubic feet per acre per year and calculated at the age of culmination of the mean annual increment (CMAI), indicates the amount of fiber produced in a fully stocked, even-aged, unmanaged stand.

*Trees to manage* are those that are preferred for planting, seeding, or natural regeneration and those that remain in the stand after thinning or partial harvest.

Reference:

United States Department of Agriculture, Natural Resources Conservation Service, National Forestry Manual.

### Report—Forestland Productivity

Forestland Productivity—Coos County, Oregon				
Map unit symbol and soil name	Potential productivity			Trees to manage
	Common trees	Site Index	Volume of wood fiber	
			<i>Cu ft/ac/yr</i>	
2C—Bandon-Blacklock complex, 0 to 12 percent slopes				
Bandon	Douglas-fir	104	143.00	Douglas-fir, Sitka spruce, Western hemlock
	Pacific madrone	—	—	
	Port orford cedar	—	—	
	Red alder	—	—	
	Shore pine	94	86.00	
	Sitka spruce	142	200.00	
	Western hemlock	134	200.00	
	Western redcedar	—	—	
Blacklock	Port orford cedar	—	—	Port orford cedar, Shore pine, Sitka spruce, Western hemlock
	Shore pine	90	72.00	
	Sitka spruce	—	—	
	Western hemlock	—	—	
8C—Bullards sandy loam, 7 to 12 percent slopes				
Bullards	Douglas-fir	104	143.00	Douglas-fir, Sitka spruce, Western hemlock
	Pacific madrone	—	—	
	Red alder	—	—	
	Shore pine	—	—	
	Sitka spruce	157	229.00	
	Western hemlock	—	—	
	Western redcedar	—	—	

Custom Soil Resource Report

Forestland Productivity—Coos County, Oregon				
Map unit symbol and soil name	Potential productivity			Trees to manage
	Common trees	Site Index	Volume of wood fiber	
			<i>Cu ft/ac/yr</i>	
8E—Bullards sandy loam, 30 to 50 percent slopes				
Bullards	Douglas-fir	104	143.00	Douglas-fir, Sitka spruce, Western hemlock
	Pacific madrone	—	—	
	Red alder	—	—	
	Shore pine	—	—	
	Sitka spruce	157	229.00	
	Western hemlock	—	—	
	Western redcedar	—	—	

## References

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American Association of State Highway and Transportation Officials (AASHTO). 2004. Standard specifications for transportation materials and methods of sampling and testing. 24th edition.

American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.

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United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)

United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

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United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)

After Recording Return to:  
Carleton Law Office  
P.O. Box 38  
Bandon, Oregon 97411



Debbie Heller, CCC, Coos County Clerk

Mail all Tax Statements to:  
Christopher E. Butler, Registered Agent  
P.O. Box 1941  
Bandon OR 97411

Consideration: \$0 – not of monetary value, but of other consideration

**BARGAIN AND SALE DEED**

Grantor: BONNIE IVERSON

Grantee: JCB HOLDINGS, LLC, an Oregon Limited Liability Company

Consideration: \$0 – not of monetary value, but of other consideration

Description of property:

**Government Lot 2 of Section 4, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, together with Easement for ingress and egress as set forth in instrument recorded May 4, 2016 bearing Microfilm Reel No. 2016-03549, Records Coos County, Oregon.**

For the above stated consideration, the above Grantor does hereby convey unto the above Grantees the described real property.

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 21.010 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.

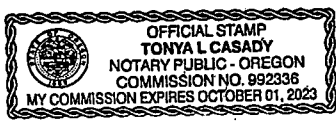
Witness my hand this 21<sup>st</sup> day of January, 2019.

State of Oregon )  
                          ) ss.  
County of Coos )

*Bonnie Iverson*  
BONNIE IVERSON

On the 21<sup>st</sup> day of January, 2019 there appeared before me BONNIE IVERSON, who personally acknowledged to me that she executed the foregoing instrument freely and voluntarily for the uses and purposes therein set forth.

WITNESS my hand and seal the day and year last above written.



*Tonya L Casady*  
Notary Public for Oregon



After recording, return to:  
Coos County Clerk

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BOARD OF COMMISSIONERS  
COUNTY OF COOS  
STATE OF OREGON

In the Matter of the Dedication ) ORDER ACCEPTING DEDICATION OF  
and Vacation (Realignment) of ) PUBLIC ROAD AND VACATING  
Bills Creek Road (Local Access ) EXISTING ROAD (Realignment)  
Road) )  
 ) 07-05-223L

NOW BEFORE THE BOARD of Commissioners sitting for the  
transaction of business on the 23rd day of May, 2007, is the  
matter of accepting the dedication of certain land owned by Ronny  
O. and Gloria R. Haga, including the realigned portion of Bills  
Creek Road (local access road) for public road purposes, pursuant  
to Oregon Revised Statutes (ORS) 368.073 to 368.126;

AND IT APPEARING to the Board that ORS 368.073(2) authorizes  
the Board to initiate proceedings to acquire title or a lesser  
interest in real property for public road purposes if a person  
files with the Board a written proposal to dedicate land owned by  
that person for public road purposes;

AND IT FURTHER APPEARING to the Board that on January 18,  
2001, the Board received a written proposal from Ronny O. and  
Gloria R. Haga ('Haga') to dedicate land owned by Haga ('subject  
road'), to Coos County for public road purposes, which land is  
more particularly described in Exhibit 'A', attached hereto and  
incorporated herein by reference;

AND IT FURTHER APPEARING to the Board that ORS 368.096(1) (a)  
authorizes the Board to acquire the subject road by acceptance of  
a dedication of such road;

AND IT FURTHER APPEARING to the Board that ORS 93.808

Order 07-05-223L

1 prohibits an instrument conveying title or interest to the County  
2 from being recorded unless it carries an indication of approval  
3 of the conveyance by the County accepting title or interest;

4 AND IT FURTHER APPEARING to the Board that ORS 368.106  
5 requires that the Board shall cause:

6 (a) Any order or resolution enacted and deed or other  
7 document establishing an interest in the property for  
8 public road purposes to be recorded,

9 (b) The road right of way to be surveyed and monumented,

10 (c) The survey to be prepared in compliance with ORS  
11 209.250, and

12 (d) The survey to be recorded with the county surveyor;

13 AND IT FURTHER APPEARING to the Board that Haga has  
14 completed the construction of the subject roads;

15 AND IT FURTHER APPEARING to the Board that the Highway  
16 Department has viewed and approves of the construction of the  
17 subject roads;

18 AND IT FURTHER APPEARING to the Board that Haga has caused  
19 the subject road right of way to be surveyed and monumented in  
20 compliance with ORS 209.250, and has caused said survey to be  
21 recorded with the County Surveyor;

22 AND IT FURTHER APPEARING to the Board that the subject road  
23 follows the general alignment of the existing Bills Creek Road  
24 (local access road) from the point where the existing road  
25 intersects with the west boundary of the right-of-way for  
26 Morrison Road (County Road #162G), to a point approximately 1550  
27 feet west of the new intersection, which is more particularly  
28 described in County Survey 38B84;

Order 07-05-223L

1 AND IT FURTHER APPEARING to the Board that ORS 368.126  
2 requires that the Board identify in the final order establishing  
3 a new public road following the general alignment of an existing  
4 public road, all parts of any existing road that are to be  
5 vacated;

6 AND IT FURTHER APPEARING to the Board that ORS 368.126  
7 establishes that such vacation shall be effective without any  
8 further proceedings and that the vacated road shall not be closed  
9 to public use until the road laid out to replace it is actually  
10 opened to travel;

11 AND IT FURTHER APPEARING to the Board that the County has  
12 incurred certain costs and will incur future costs associated  
13 with this dedication and vacation matter;

14 AND IT FURTHER APPEARING to the Board that ORS 368.111  
15 authorizes the County to assess costs incurred in the acquisition  
16 of property necessary for a public road from the person  
17 dedicating such land;

18 NOW, THEREFORE, IT IS HEREBY ORDERED that the Coos County  
19 Board of Commissioners accepts the subject road described in  
20 Exhibit 'A' for public road purposes by dedication and hereby  
21 declares such road to be open replacing that portion of the  
22 existing Bills Creek Road (local access road) described below;

23 AND IT IS FURTHER ORDERED that those portions of Bills Creek  
24 Road (local access road) described in Exhibit 'B' shall be  
25 vacated, with such vacation becoming effective immediately;

26 IT IS FURTHER ORDERED that the County Office of Legal  
27 Counsel shall cause this order together with the dedication deeds  
28 to be recorded, with costs assessed to Haga;

Order 07-05-223L

1 AND IT IS FURTHER ORDERED that the Coos County Treasurer  
2 shall make a partial refund of the petition fee, per Treasurer's  
3 receipt number 59250, in the amount of \$156 to Ronny O. and  
4 Gloria R. Haga, 88860 Haga Lane, Bandon, Oregon, 97411, and shall  
5 credit \$200 to the General Fund as petition fees, and shall  
6 forward to Counsel \$144, made payable to Coos County for  
7 recording fees.

8 Dated this 30th day of May, 2007.

9 Approved as to form: BOARD OF COMMISSIONERS  
10 [Signature] [Signature]  
11 Office of Legal Counsel Chair

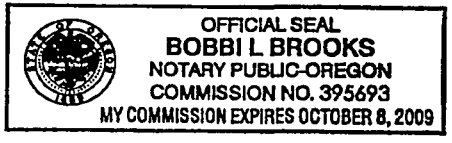
12 [Signature]  
13 Commissioner

14 [Signature]  
15 Commissioner

Unofficial Copy

16 STATE OF OREGON )  
17 ) ss.  
18 COUNTY OF COOS

18 This instrument was acknowledged before me this 30th day of  
19 May, 2007, by JOHN GRIFFITH KEVIN  
20 STUFFLEBEAN NIKKI WHITTY as Commissioners of Coos County.



21 [Signature]  
22 Notary Public for Oregon  
23 My Commission Expires: 10/08/09

A parcel of land lying in the NW¼ of the SW¼ of Section 3 and the NE¼ of the SE¼ of Section 4, all in T29S,R14WWM, Coos County, Oregon, said parcel being a strip of land 60 feet in width and 30 feet on each side of the following described centerline:

Beginning at a point 30 feet West of, and perpendicular to engineers station 174+17.11 on the West right of way line of Morrison County Road, said point bearing S82°33'58"E, 232.00 feet from the West ¼ corner of said Section 3, T29S,R14W, said point of beginning also bearing N6°56'53"W, 266.83 feet from a 5/8" iron rod marking the West right of way line of said Morrison County Road at engineers station 176+79.91; thence N89°59'46"W, 230.69 feet; thence N87°32'34"W, 972.00 feet to the beginning of a 539.86 foot radius curve left; thence 75.00 feet along said curve through a central angle of 7°57'35" (the long chord of which bears S88°29'01"W, 74.94 feet); thence S84°30'13"W, 68.47 feet to the beginning of a 240.00 foot radius curve right; thence 129.78 feet along said curve through a central angle of 30°59'02" (the long chord of which bears N80°00'16"W, 128.21 feet); thence N64°30'30"W, 71.17 feet more or less to the East-West center section line of Section 4, said T29S,R14WWM, Coos County, Oregon, to a point on the existing centerline of Bill Creek County Road. The sidelines of the above described strip being shortened or extended to meet said East-West centerline of Section 4:

Unofficial  
Copy  
Exhibit "A"

A public right-of-way 60 feet in width, 30 feet each side of the following centerline:

Beginning at a 5/8" iron rod on the centerline (point on curve) of Morrison County Road which bears South 86° 42' 26" West 6.81 feet from a boat spike, point on semi tangent of said Morrison County Road in Section 3 of Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon;  
thence along the centerline of Bill Creek County Road South 86° 42' 26" West 322.06 feet to the point of a 572.958 foot radius curve right;  
thence 351.76 feet along said curve through a central angle of 35° 10' 33" (the long chord of which bears North 75° 42' 17" West 346.26 feet), said curve crossing the common Section line of Section 3 and Section 4, said Township 29 South, Range 14 West;  
thence North 58° 07' 01" West 415.67 feet to the point of a 477.465 foot curve right;  
thence 230.07 feet along said curve through a central angle of 27° 36' 28" (the long chord of which bears North 44° 18' 47" West 277.85 feet);  
thence North 30° 30' 33" West 659.62 feet to the point of a 358.099 foot radius curve left;  
thence 195.86 feet, more or less, along said curve through a central angle of 31° 20' 15" (the long chord of which bears North 46° 10' 41" West 193.43 feet; Thence North 61° 50' 48" West 37.34 feet, more or less, to the East/West Center Section Line of said Section 4 and the end of the hereby vacated right-of-way.

The sidelines of the above described strip being extended or shortened to meet said East/West Center Section Line of said Section 4.

EXHIBIT "B"

COOS COUNTY CLERK, OREGON TOTAL \$51.00  
TERRI L. TURI, CCC, COUNTY CLERK

06/19/2007 #2007-7893  
02:41PM 6 OF 6



EASEMENT

THE CITY OF BANDON, an Oregon Municipal Corporation, Grantor, for good and valuable consideration hereby grant to the ERNEST A. BUSSMANN, Grantee, a non-exclusive perpetual easement for ingress, egress and utilities over and across Grantors' property described as:

An easement for running in a northwesterly direction, 60 feet in width, the centerline being described as follows:

Beginning at a point on the East line of the SW¼ of the NE¼ of Section 4, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said point being N1°06'55"E 35.00 feet from the Southeast corner of said SW¼ NE¼ of Section 4; thence N63°34'50"W, 94.42 feet; thence N87°30'27" W, 91.78 feet; thence N64°48'12"W, 87.80 feet; thence N56°41'12"W, 181.28 feet; thence N66°54'52"W, 213.30 feet; thence N60°53'35", 255.68 feet; thence N48°34'25"W, 204.03 feet; thence N24°04'53"W, 275.47 feet; thence N26°26'46"W, 191.50 feet; thence N19°10'19"W, 120.34 feet; thence N2°50'42"W, 241.13 feet to the North line of said SW¼ NE¼, said point being S88°19'24"E, 65.78 feet from the Northwest corner of said SW¼ NE¼ of Section 4, Twp. 29S., Rge. 14, West, W.M.

The cost of periodic maintenance and necessary repairs and improvements shall be shared by the parties in relation to their use.

The purpose of this easement is to allow utilities to be constructed to service grantee's property described as that property contained in document recording No. 2007-9768 of Coos County Records. The parties agree that no structures will be placed within less than 10 feet of any electrical facilities if underground and that no structure, foundation, pad driveway and the like be constructed over the facilities, and, in the event of an overhead system, the utility provider has the right to remove trees and brush within 20 feet of electrical facilities and to remove all dead, weak, leaning and other dangerous trees beyond that distance which are tall enough to strike the facilities in falling. The utility provider is also given the right to require that no fence or structure be constructed within 10 feet of the base of any pole or no closer than 5 feet from the centerline of any underground system.

The easement granted hereunder shall run with the land as to all property burdened and benefited by the easement, including any division or partition of such property. The rights, covenants and obligations contained in this agreement shall bind, burden and benefit each party's successors and assigns, lessees, mortgagees (or beneficiaries under a deed of trust).

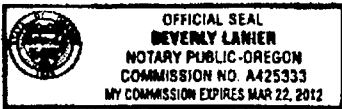
Dated this 7<sup>th</sup> of April, 2009

*Ernest A. Bussmann*  
Ernest A. Bussmann

City of Bandon  
*Matt Winkel*  
Matt Winkel, City Manager

STATE OF OREGON )  
                          ) ss  
County of Coos    )

The foregoing EASEMENT instrument was acknowledged before me this 17 day of April, 2009 by ERNEST A. BUSSMANN.



*Beverly Lanier*  
Notary Public for the State of Oregon  
My Commission Expires: 3/22/12

STATE OF OREGON )  
                          ) ss  
County of Coos    )

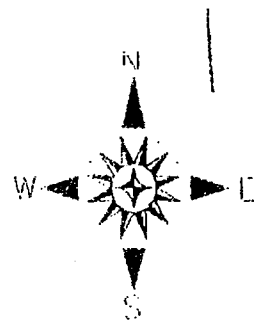
On this 7<sup>th</sup> day of April, 2009, before me personally appeared MATT WINKEL, personally known to me to be the person who executed the foregoing EASEMENT instrument as City Manager on behalf of the CITY OF BANDON, the municipal corporation therein named, and acknowledged to me that the corporation executed it.



*Beverly Lanier*  
Notary Public for the State of Oregon  
My Commission Expires: 3/22/12

AFTER RECORDING RETURN TO:  
City of Bandon  
PO Box 67  
Bandon, OR 97411

**EASEMENT LOCATION MAP FOR:  
 ERNEST A. BUSSMAN AND JAMES A. BUSSMAN  
 EASEMENTS LOCATED IN THE NE 1/4 OF SECTION 4, TOWNSHIP 29 SOUTH  
 RANGE 14 WEST OF THE WILLAMETTE MERIDIAN, COOS COUNTY, OR  
 TAX MAP DESIGNATION 29S-14W-01 TAX LOTS 100, 101 & 102**



ERNEST A. BUSSMAN  
 DEED INST. # 2007-9768  
 TAX LOT 101

JAMES A. BUSSMAN  
 DEED INST. # 2000-1529  
 TAX LOT 102

ERNEST A. BUSSMAN  
 DEED INST. # 2007-9768  
 TAX LOT 100

**LEGEND**

- CALCULATED POSITION PER CS 32B46
- RECORD DIMENSION PER CS 32B47
- 60' WIDE EASEMENT AREA FOR ENROLLS, FORESE AND UTILITIES
- APPROXIMATE LOCATION OF UNDERGROUND POWERLINE EASEMENT POWERLINE WILL BE LOCATED AT THE CENTERLINE OF THE RECORDS 60' WIDE

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR



( IN FEET )  
 1 inch = 500 feet

OREGON  
 MAY 10, 2011  
 GENERAL ALBERT CAMPBELL  
 45800  
 RENEWS 12/31/2017

*Gate*

