

File Number: ACU-22-053 + DR-22-138



COOS COUNTY CONDITIONAL USE LAND USE APPLCIATION

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL

TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL

PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

If the fee is not included the application will not be processed

(If payment is received on line a file number is required prior to submittal)

Date Received: 11/14/22 Receipt #: 235564 Amount: 1753.⁰⁰ Received by: JMB

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

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s) Adam R Kleist JR

Mailing address: 148050 Highway 97, La Pine OR 07739-9195

Phone: (541) 815-7407

Email: arkjrbend@gmail.com

Township: 29S Range: 14W Section: 3 1/4 Section: 1100 1/16 Section: 1100 Tax lots: 1100

Tax Account Number(s): 1201900
Tax Account Number(s):

Zone: Select Zone Forest (F)

B. Special Districts and Services

Water On-Site (Well or Spring)

Sewage Disposal On-Site Septic

School Bandon

Fire District Bandon RFPD

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

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

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

[Map Information](#) Or [Account Information](#)

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

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

- I. **PROPOSAL AND CRITERIA:** A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. Project summary and details including time limes.
 2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).
- II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:
- Owner's name, address, and phone number, map and Tax lot number
 - North Arrow and Scale - using standard engineering scale.
 - Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
 - Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
 - All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
 - Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.
- III. **DEED:** A copy of the current deed, including the legal description, of the subject property.
- IV. **CERTIFICATION:** I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING



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: N/A. Near 53636 Morrison Rd, Bandon

Type of Access: County Road Name of Access: 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.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance CCZLDO Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-

SANITATION INFORMATION

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

Water Service Type: 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 Health Division to make an appointment.

Additional Comments:



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423
(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
Jill Rolfe, Planning Director

CONSENT

On this 2nd day of November, 2022,

I, Adam R Kleist, Jr
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 29S, Range 14W,

Section 3, Tax Lot 1100, Deed Reference 2021-01157

Hereby grant permission to Halley Sheldon so that a(n)
(Print Name)

Land Use application can be submitted to the Coos
(Print Application Type)

County Planning Department.

Owners Signature/s
[Handwritten Signature]

ATTACHMENT 1

Forest Template Dwelling Supplemental Application

Administrative Conditional Use Permit Application for Forest Template Dwelling

Adam R. Kleist, Jr.

Morrison Road, Bandon: 29S14W03 1100

November 2022



This is the criteria and supplemental questions designed to help address the required criteria. The applicant may provide any justification to meet the burden of proof.

**Forest Template Dwelling Supplemental Application:
Coos County Zoning and Land Development Ordinance (CCZLDO)**

SECTION 4.6.100 FOREST AND FOREST MIXED USE – USE TABLES Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Development shall also comply with Section 4.6.140 Development and Siting Standards. All dwellings and structures are subject to the siting standards found in Section 4.6.130. Exceptions to minimum lot and parcel sizes for the purpose of land division may apply as set out in Section 4.6.145 Land Division for Open Space and Special Assessment, and Section 4.6.145 Exceptions to Minimum Parcel Size. Properties that are located in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

If a use specifically states Forest Mixed Use only it is not permitted in the Forest Zone. If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993.

SECTION 4.6.110 (OAR 660-006-0025) Uses Authorized in Forest Zones (1) Goal 4 requires that forest land be conserved. Forest lands are conserved by adopting and applying comprehensive plan provisions and zoning regulations consistent with the goals and this rule. In addition to forest practices and operations and uses auxiliary to forest practices, as set forth in ORS 527.722, the Commission has determined that five general types of uses, as set forth in the goal, may be allowed in the forest environment, subject to the standards in the goal and in this rule. These general types of uses are: (a) Uses related to and in support of forest operations; (b) Uses to conserve soil, air and water quality and to provide for fish and wildlife resources, agriculture and recreational opportunities appropriate in a forest environment; (c) Locationally dependent uses, such as communication towers, mineral and aggregate resources, etc.; (d) Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.

Use	TR	Subject to
Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.		
63. Template Dwelling (Alternative forestland dwellings ORS 215.750)	ACU	(9)(B)(II), (9)(C)

(9)(B) DWELLING ON FOREST AND FOREST MIXED USE ZONES -

(II) Template Dwelling - 215.750 Alternative forestland dwellings; criteria.

- (1) In western Oregon, a governing body of a county or its designate may allow the establishment of a single family "template" dwelling authorized under ORS 215.750 on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:
 - (a) Capable of producing zero to 49 cubic feet per acre per year of wood fiber if:

- (A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
- (b) Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:
- (A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
- (c) Capable of producing more than 85 cubic feet per acre per year of wood fiber if:
- (A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
- (d) As used in this section, "center of the subject tract" means the mathematical centroid of the tract.
- (2) The following review standards apply to "template" dwellings approved under this rule:
- (a) Lots or parcels within urban growth boundaries may not be used to satisfy the eligibility requirements under this rule.
 - (b) Except as provided by subsection (c) of this section, if the tract under section (1) of this rule abuts a road¹ 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.

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

- (3) A proposed "template" dwelling under this rule is allowed only if:
- (a) It will comply with the requirements of an acknowledged comprehensive plan, acknowledged land use regulations, and other provisions of law;
 - (b) It complies with the requirements of OAR 660-006-0029 and 660-006-0035;
 - (c) No dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under section (5) of this rule for the other lots or parcels that make up the tract are met;
 - (d) The tract on which the dwelling will be sited does not include a dwelling.
 - (e) The lot or parcel on which the dwelling will be sited was lawfully established.
 - (f) Any property line adjustment to the lot or parcel complied with the applicable property line adjustment provisions in ORS 92.192.
 - (g) Any property line adjustment to the lot or parcel after January 1, 2019, did not have the effect of qualifying the lot or parcel for a dwelling under this section; and
 - (h) If the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract.
- (4) Subsection (1)(d) and (3)(e) through (4) of Section (II) **TEMPLATE DWELLING** applies:
- (a) On and after November 1, 2021 in Columbia, Coos, Curry, Deschutes, Douglas, Josephine, Linn, Marion, Washington, and Yamhill Counties with following limited exception:
 - (A) Prior to November 1, 2023, the county may allow the establishment of a single-family dwelling on a lot or parcel that was part of a tract on January 1, 2021, if;
 - (i) No more than one other dwelling exists or has been approved on another lot or parcel that was part of the tract; and
 - (ii) The lot or parcel qualifies, notwithstanding subsection (3)(h), for a dwelling under section (1) of this rule.
- (5) When the lot or parcel on which the dwelling will be located is part of a tract, the remaining portions of the tract shall be consolidated into a single lot or parcel and a deed restriction using the form provided in OAR 660-06-027(6), "Exhibit A," shall be completed and recorded with Coos County Clerk. The covenants, conditions and restrictions in the deed restriction:
- (a) The covenants, conditions and restrictions are irrevocable, unless a statement of release is signed by an authorized representative of the county or counties where the property subject to the covenants, conditions and restrictions is located.
 - (b) Enforcement of the covenants, conditions and restrictions may be undertaken by the department or by the county or counties where the property subject to the covenants, conditions and restrictions is located.
 - (c) The failure to follow the requirements of this section shall not affect the validity of the transfer of property or the legal remedies available to the buyers of property that is subject to the covenants, conditions and restrictions required by this section.

The county planning director shall maintain a copy of the covenants, conditions and restrictions filed in the county deed records pursuant to this section and a map or other record depicting tracts do not qualify for the siting of a dwelling under the covenants, conditions and restrictions filed in the county deed records pursuant to this section. The map or other record required by this subsection shall be readily available to the public in the county planning office.

Response to SECTION 4.6.110(9)(B)(II)

Questions to Answer:

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

No.

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

No. Subject property was owned by Mary Janice Wallace Revocable Trust in 2019; none of the adjoining lots were owned by her at that time.

Adjacent Properties Ownership in 2019	
1201702	Haga
1201704	Rogge Forest Products / Kistner, Doug
1201901	Strader
1202702	Davies
1202700	Ingram
1201902	Lone Rock Timber

Subject property's description was corrected by Ticor Title in 2022; it did not change between 1963 and 2021. Both 1201902 and 1201901 have this notation on their ledgers: "Ref only: Wallace Trust to Kleist Error in legal, does not own, corrected 2021-1157.

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

No. Applicant purchased December 2020 from Mary Janice Wallace Revocable Trust.

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

No.

5. Do you have a current template map completed?

Yes.

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

160-acre rectangle. Subject property is likely capable of producing greater than 85 cubic feet per acre per year of wood fiber.

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

At least 11. See attached list and map.

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

At least 3. See attached list and map.

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

No.

Additional evidence and responses to address the criteria?

SECTION 4.6.130 SITING STANDARDS FOR DWELLING AND STRUCTURES IN FOREST ZONES

The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest and agriculture/forest zones. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. A governing body shall consider the criteria in this rule together with the requirements OAR 660-0060-0035 to identify the building site:

- (1) Dwellings and structures shall be sited on the parcel so that:
 - (a) They have the least impact on nearby² or adjoining forest or agricultural lands;
 - (b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
 - (c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and
 - (d) The risks associated with wildfire are minimized.
- (2) Siting criteria satisfying section (1) of this section may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

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

Attachment 2 includes a table which depicts and lists the properties within 750' of subject property; the list includes the property class of each. Attachment 4 contains the assessor's summary of each. The nearby properties are used for residential, forest (Designated Forestland and Small Tract Forestland), and farm use.

The applicant's proposed site plan was drawn in order to have the least impact on nearby forest and farm lands, minimize adverse impacts on forest operations and accepted farming practices, minimize the amount of forest land used for non-forest-related purposes, and minimize the risk of wildfire. Alternative site plans were considered. The narrative below describes why the proposed site plan is the least impactful alternative.

The proposed dwelling, shop, and driveway are proposed to be:

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

1) Clustered near or among existing structures: the proposed dwelling and shop are (a) clustered together on subject property and (b) clustered with existing dwellings on adjoining properties TL 903 (~ 75' to the north) and TL 900 (~500' to the west).

2) Sited close to existing roads: the proposed dwelling and shop are located within 70 feet of Morrison Rd.

3) Setback from adjoining properties: the proposed dwelling and shop meet the applicable setback requirements: (a) at least 35 feet from the centerline of Morrison Rd, (b) at least 30 feet from property lines, to maintain firebreak (subject property contains no slopes greater than 10%), (c) septic drain field set back a minimum of 100 feet from wells and livestock areas (on subject property and adjacent properties), and (d) well setback minimum of 5 feet from structures and 50 feet from septic tanks and storm drain systems (on subject property and adjacent properties).

4) Sited on that portion of the parcel least suited for growing trees. The circular driveway depicted on the proposed site plan is existing (see Attachment 9 Site Photos). The proposed development is clustered around that existing driveway. The remainder of the trees on subject property will remain, as a visual buffer from surrounding dwellings.

As such, the applicant's proposed site plan meets all siting criteria described under 4.6.130(2), and therefore satisfies 4.6.130(1).

Moreover, per Coos County's requirements, to minimize the impact of dwellings in forest lands, the property owner will (1) file in the deed record of Coos County, a Forest Management Covenant per CCZLDO 4.6.140(5) Minimizing Impacts, (2) maintain a fire break per CCZLDO 4.6.140(10) Firebreak, and (3) maintain a water tank and hose per 4.6.140(9) Fire Siting Standards for New Dwellings.

(3) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:

- (a) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;**
- (b) A water use permit issued by the Water Resources Department for the use described in the application; or**
- (c) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.**

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

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

Domestic water supply will be from a well, used for (1) single or group domestic purposes in an amount not exceeding 15,000 gallons a day and (2) watering any lawn or noncommercial garden not exceeding one-half acre in area.

ORS 537.545 Exempt Uses serves as verification that a water use permit is not required for the use described in this application.

ORS 537.545: "No registration, certificate of registration, application for a permit, permit, certificate of completion or ground water right certificate under ORS 537.505 (Short title) to 537.795 (ORS 537.505 to 537.795 supplementary) and 537.992 (Civil penalties) is required for the use of ground water for [...] (d) Single or group domestic purposes in an amount not exceeding 15,000 gallons a day"

The applicant's plan therefore meets the standards of 4.6.130(3), above, given the applicant submits a well constructor's report to the county 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.

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

Access via Morrison Road. Morrison Road is a public right of way (County - Local).

- (5) Approval of a dwelling shall be subject to the following requirements:
- (d) 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;
 - (e) The planning department shall notify the county assessor of the above condition at the time the dwelling is approved;
 - (f) 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;
 - (g) 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
 - (h) The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or

otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

1. Will sufficient tress be replanted?

Yes

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

No

3. Upon receiving approval, will the applicant/property owner record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937 injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

Yes

Additional Response Information:

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:

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

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

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

2. Setbacks: All Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.
3. Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.
4. Off-Street Parking and Loading: See Chapter VII.

5. **Minimizing Impacts:** In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.
6. **Riparian Vegetation Protection.** Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:
 - a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - b. Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;
 - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;
 - d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;
 - e. Riparian vegetation may be removed to site or properly maintain public utilities and road rights-of-way;
 - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or
 - g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
 - h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
 - i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.
7. All new and replacement dwellings and permanent structures shall, at a minimum, meet the following standards.
 - a. The dwelling has a fire retardant roof.
 - b. The dwelling will not be sited on a slope of greater than 40 percent. Slope³ will also determine additional firebreak in Section 8 Firebreak.

³ 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 Oregon³ 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

- c. Evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry.
- d. The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant provides evidence that the applicant has asked to be included in the nearest such district or contract with a private fire protection company.
- e. For dwellings and structures outside of a fire protection district alternative forms of fire protections will apply to the develop including fire sprinkling system, on-site equipment and water storage.
 - i. Water storage shall be a swimming pool, pond, lake or similar body of water that at all times contains at least 4,000 gallons or a stream that has a minimum flow of at least one cubic foot per second. Road access shall be provided to within 15 feet of the water's edge for fire-fighting pumping units, and the road access shall accommodate a turnaround for fire-fighting equipment. The access to the water source shall be marked with signs for fire water sources.
- f. If the dwelling has a chimney or chimneys, each chimney has a spark arrester.
- g. The owner provides and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner and complies with Section 8 Firebreak.

8. Firebreak:

- a. The property owner shall maintain a primary firebreak safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.
- b. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
- c. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.
- d. Proof that all of these items will be met include poof of the slope to determine additional firebreak setbacks is required.

Surveyor or other Registered Professional that is able to make calculations based on the profession licensing requirements.

Table 1 – Minimum Primary Safety Zone

Slope	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

9. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.
10. Access to new dwellings shall meet road and driveway standards in Chapter VII.

RESPONSE TO SECTION 4.6.140

1. **Is the property a legal unit of land? Please provide reference to how it was created.**
Yes. Created by deed recorded May 8, 1963, Book 301, Page 15 Deed Records Coos County, Oregon.
2. **Will the applicant meet the road setback (shall be shown on plot plan)?**
Yes. See Attachment 7 Site Plan. Development is setback 35' from centerline of Morrison Rd.
3. **Will a Fence, Hedge and/or Wall be developed at this time? If so will it comply with the vision triangle?**
No.
4. **Has a driveway/access/parking permit been requested at the time of the application?**
Yes
5. **Has the applicant acknowledged that they will file in the deed record of Coos County, a Forest Management Covenant prior to receiving a zoning compliance letter? (This shall be done after the conditional use is approved, but before a zoning clearance letter is issued. A Forest Management Covenant cannot be filed if the conditional use has not been approved but a draft may be submitted with the application.)**
Yes
6. **Has the applicant shown any waterways that require a 50 feet setback and if so will the setback be met?**
No. No waterways that require a 50 foot setback are present.
7. **Fire related questions:**
 - a. **The proposed dwelling shall use non-combustible or fire resistant roofing materials. Describe the materials that will be used.**
Non-combustible or fire resistant roofing materials

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

0-10%. Subject property is located on a plateau. See Attachment 7 Site Plan.

c. What evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry?

The dwelling will be served by a water well; no Class II stream water is available or proposed for use.

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

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

Bandon Rural Fire Protection District

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

N/A

iii. For dwellings and structures outside of a fire protection district alternative forms of fire protections will apply to the develop including fire sprinkling system, on-site equipment and water storage. Include on the plot plan water storage and access to meet the following standards:

1. water storage shall be a swimming pool, pond, lake or similar body of water that at all times contains at least 4,000 gallons or a stream that has a minimum flow of at least one cubic foot per second.
2. Road access shall be provided to within 15 feet of the water's edge for fire-fighting pumping units, and the road access shall accommodate a turnaround for fire-fighting equipment. The access to the water source shall be marked with signs for fire water sources.

N/A

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

A spark arrester will be installed on the proposed dwelling.

8. Firebreak Safety:

- a. **The property owner shall maintain a primary firebreak safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees. This information shall be included on the plot plan and described how you intend to maintain this firebreak.**

The property owner will maintain a primary fire break consistent with the attached Recommended Fire Siting Standards for Dwellings and Structures.

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

See attached plot plan, which depicts the placement of this water tank and hose. The property owner agrees to provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient 3/4 inch garden hose to reach the perimeter of the primary fuel-free (30 feet) building setback.

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

0-10%. See Attachment 7 Site Plan for a contour map and Attachment 10 Soil Report for a soils map.

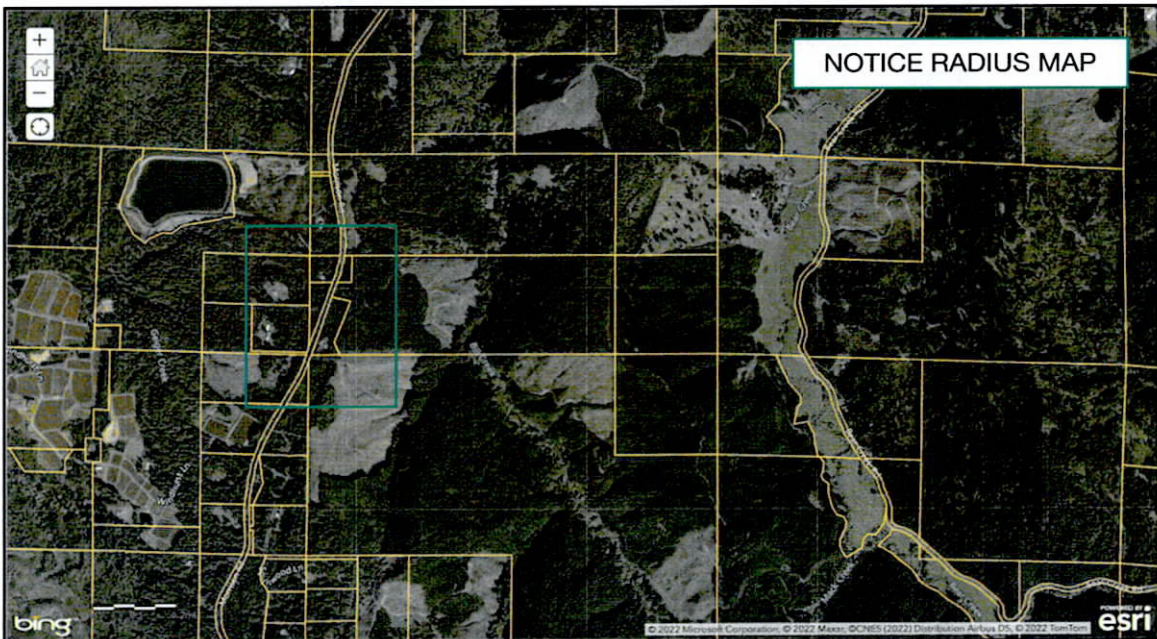
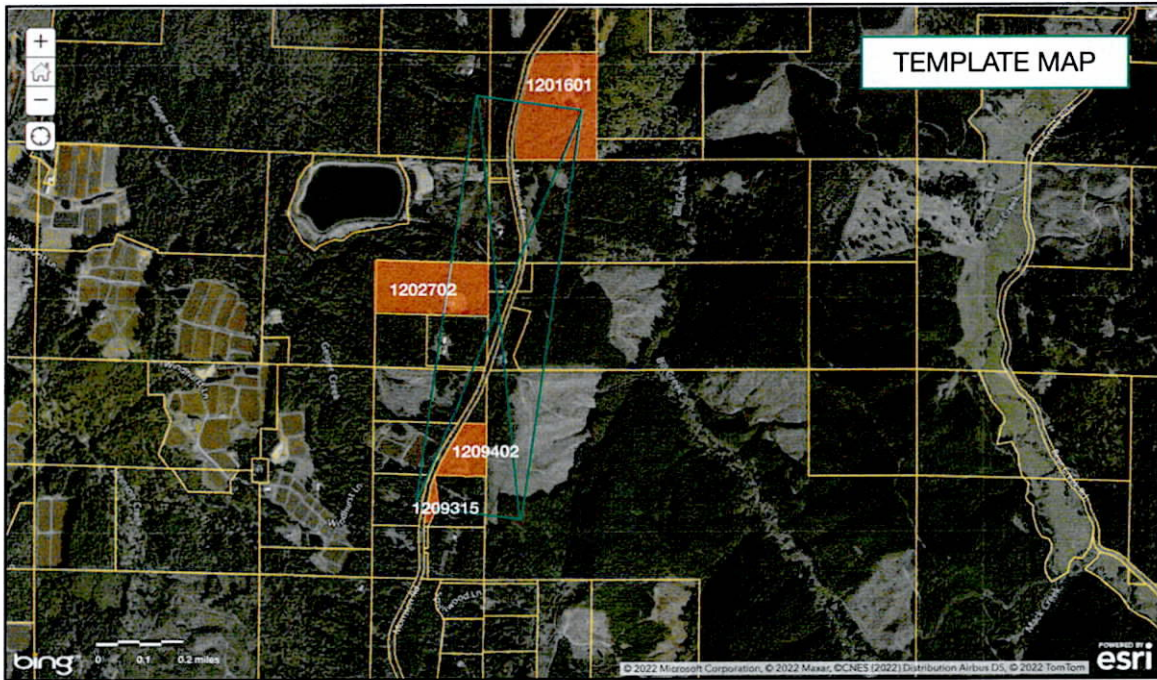
Additional evidence and responses to address the criteria?

ATTACHMENT 2

Template and Notice Area Map & Property List

**Administrative Conditional Use Permit Application for Forest Template Dwelling
Adam R. Kleist, Jr.
Morrison Road, Bandon: 29S14W03 1100
November 2022**



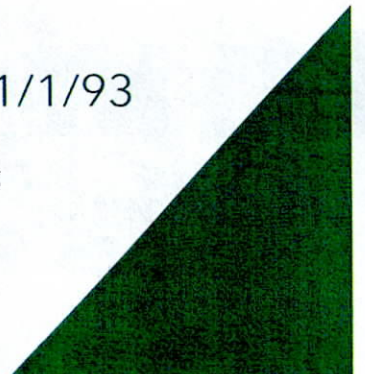


TEMPLATE					
Parcels Within 160-Acre Rectangle	Account #	Owner	Dwelling Sited Prior to 1/1/93?	"Nearby" / Within Notification Area	Property Class
29S14W04 100	1202100	CLARK, RICH A & STACEY L			
29S14W03 500	1201602	WILLIAM & MARY SECHLER REV TRUST			
29S14W03 600	1201601	HORTENSE M. JOYCE TRUST	Yes - 1966		
29S14W04 700	1202400	FIVE J CRANBERRY FARMS LP		Yes	641 - IMP HIGHEST/ BEST USE F
29S14W03 901	1201702	RONNY O. HAGA TRUST		Yes	649 - IMPRVD TRACT- FOREST DFL W/MHS
29S14W03 905	1201705	RONNY O. HAGA TRUST			
29S14W03 900	1201700	FIVE J CRANBERRY FARMS LP		Yes	641 - IMP HIGHEST/ BEST USE F
29S14W04 900	1202702	DAVIES, ROBERT EARLE	Yes - 1975	Yes	661 - IMPRVD TRACT- FOREST STFL
29S14W04 1001	1202701	THE DONALD & JEANNE SMITH REVOCABLE FAMI		Yes	640 - HIGHEST/BEST USE FOREST
29S14W04 1000	1202700	THE DONALD & JEANNE SMITH REVOCABLE FAMI		Yes	641 - IMP HIGHEST/ BEST USE F
29S14W03 903	1201704	KISTNER, DOUG & IVA		Yes	101 - RESIDENTIAL - IMPROVED
29S14W03 1100	1201900	KLEIST, ADAM R JR			
29S14W03 1200	1201901	STRADER, PAUL A & VICKI L		Yes	141 - IMPROVED RESIDENTIAL W/ FOREST
29S14W03 1201	1201902	LONE ROCK TIMBER INVESTMENTS MDB-LAND CO		Yes	650 - H & B USE FOREST Q
29S14W09 100	1209400	ANDERSON, SUKHEE ET AL		Yes	649 - IMPRVD TRACT- FOREST DFL W/MHS
29S14W09 101	99920225	PORTER, MICHAEL L & BERNADETTE M		Yes	100 - RESIDENTIAL - UNIMPROVED
29S14W10 200	1210200	BAVARIAN OLYMPUS TIMBER LLC		Yes	650 - H & B USE FOREST Q
29S14W09 200	1209401	RICHERT, DOUG & TIFFANY			
29S14W09 201	1209402	ENDERLE, DENNIS WAYNE & ROSEMARY	Yes - 1989		
29S14W09 300	1209301	URLACHER, EDWARD & ROSALIE			
29S14W09 401	1209315	ORDONEZ, JOHN L. & ANNA R.	Yes - 1953		
29S14W09 400	1209304	MOUNT, SUZANNE			

ATTACHMENT 3

Assessor's Records for Dwellings Sited Pre 1/1/93

Administrative Conditional Use Permit Application for Forest Template Dwelling
Adam R. Kleist, Jr.
Morrison Road, Bandon: 29S14W03 1100
November 2022



Coos County
2022 Real Property Assessment Report
 Account 1201601
 NOT OFFICIAL VALUE

Map	29S1403-00-00600	Tax Status	Assessable
Code - Tax ID	5403 - 1201601	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	HORTENSE M. JOYCE TRUST JOYCE, HORTENSE M., TRUSTEE 53935 MORRISON RD BANDON OR 97411-8384	Deed Reference #	See Record
		Sales Date/Price	See Record
		Appraiser	
Property Class	661 MA SA NH		
RMV Class	601 06 27 RRL		

Site	Situs Address	City
10	53935 MORRISON RD	BANDON

Value Summary							
Code Area	RMV	MAV	AV	SAV	MSAV	RMV Exception	CPR%
5403	Land	53,819				Land	0
	Impr	313,830				Impr	0
Code Area Total		367,649	289,290	300,240	11,809	10,950	0
Grand Total		367,649	289,290	300,240	11,809	10,950	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	30	<input checked="" type="checkbox"/>		F	Forest Site	100	1.00 AC	AVF	006*	5,610
	40	<input checked="" type="checkbox"/>		F	Market	100	4.00 AC	MV	003	42,010
					SITE AMENTIES	100				4,000
	10			F	Small Tract Forest land	100	23.20 AC	STF-E	006*	2,199
Code Area Total							28.20			53,819

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	1966	144	Two story with basement-Class 4	100	3,073			304,660
	2		316	FEEDER BARN	100	512			3,940
	3		341	HAY COVER	100	768			5,230
Code Area Total						4,353			313,830

Coos County
2022 Real Property Assessment Report
 Account 1201601
 NOT OFFICIAL VALUE

Exemptions / Special Assessments / Notations			
Code Area 5403			
Exemptions (AV)		Amount	
■ VETERANS EXEMPTION NON-SERVICE		24,071	
Fire Patrol		Amount	Acres
■ FIRE PATROL TIMBER		50.43	27.20
■ FIRE PATROL SRCHG		47.50	2022
Notations			
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST			
■ EXEMPT- VET SURVIVING SPOUSE ADDED 2008			
■ FOREST HOMESITE			

Coos County
2022 Real Property Assessment Report
 Account 1202702
 NOT OFFICIAL VALUE

Map 29S1404-00-00900

Code - Tax ID 5403 - 1202702

Tax Status Assessable

Account Status Active

Subtype NORMAL

Legal Descr See Record

Mailing DAVIES, ROBERT EARLE
 PO BOX 185
 BANDON OR 97411-0185

Deed Reference # See Record

Sales Date/Price See Record

Appraiser

Property Class 661 MA SA NH

RMV Class 601 06 27 RRL

Site	Situs Address	City
10	53564 MORRISON RD	BANDON

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5403	Land	34,541					Land 0
	Impr	88,920					Impr 0
Code Area Total		123,461	49,910	60,059	17,381	10,149	0
Grand Total		123,461	49,910	60,059	17,381	10,149	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	30	<input checked="" type="checkbox"/>		F	Forest Site	100	1.00 AC	AVF	006*	10,844
	40	<input checked="" type="checkbox"/>		F	Market	100	1.25 AC	MV	003	17,160
					SITE AMENTIES	100				4,000
	10			F	Small Tract Forest land	100	15.00 AC	STF-D	006*	2,144
	50	<input checked="" type="checkbox"/>		F	Small Tract Forest land	100	2.75 AC	STF-D	006*	393
Code Area Total							20.00			34,541

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
5403	1	1975	131	One story-Class 3	100	619		58,510	
	2		303	General Purpose Building	100	1,200		30,410	
Code Area Total						1,819		88,920	

Exemptions / Special Assessments / Notations			
Notations			
<ul style="list-style-type: none"> ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST ■ FOREST HOMESITE 			
Code Area 5403			
Fire Patrol			
		Amount	Acres Year
<ul style="list-style-type: none"> ■ FIRE PATROL SRCHG ■ FIRE PATROL TIMBER 		47.50	2022
		35.23	19.00 2022

Coos County
2022 Real Property Assessment Report
 Account 1209402
 NOT OFFICIAL VALUE

Map 29S1409-00-00201
 Code - Tax ID 5403 - 1209402

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing ENDERLE, DENNIS WAYNE & ROSEMARY
 53403 MORRISON RD
 BANDON OR 97411-8393

Deed Reference # 2013-3993
 Sales Date/Price 04-26-2013 / \$340,000
 Appraiser

Property Class 641 MA SA NH
 RMV Class 601 06 27 RRL

Site	Situs Address	City
20	53403 MORRISON RD	BANDON

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5403	Land	74,354					Land 0
	Impr	376,410					Impr 0
Code Area Total		450,764	346,660	348,380	2,754	1,720	0
Grand Total		450,764	346,660	348,380	2,754	1,720	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	20			EFU	Designated Forest Land	100	1.81 AC	E	006*	858
	30	<input checked="" type="checkbox"/>		EFU	Designated Forest Land	100	4.00 AC	E	006*	1,896
	40	<input checked="" type="checkbox"/>		EFU	Market	100	1.00 AC	HS	003	71,600
Code Area Total							6.81			74,354

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	0	153	Two story-Class 5	100	2,208			347,300
	2	1987	303	General Purpose Building	100	1,200			29,110
Code Area Total						3,408			376,410

Exemptions / Special Assessments / Notations			
Notations			
■ FARM/FOREST POT'L ADD'L TAX LIABILITY			
■ FOREST			
Code Area	5403		
Fire Patrol		Amount	Acres Year
■ FIRE PATROL SRCHG		47.50	2022
■ FIRE PATROL TIMBER		18.75	5.81 2022

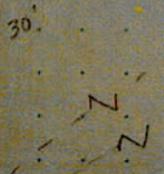
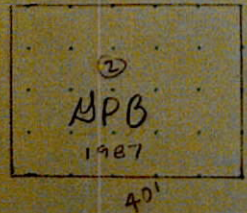
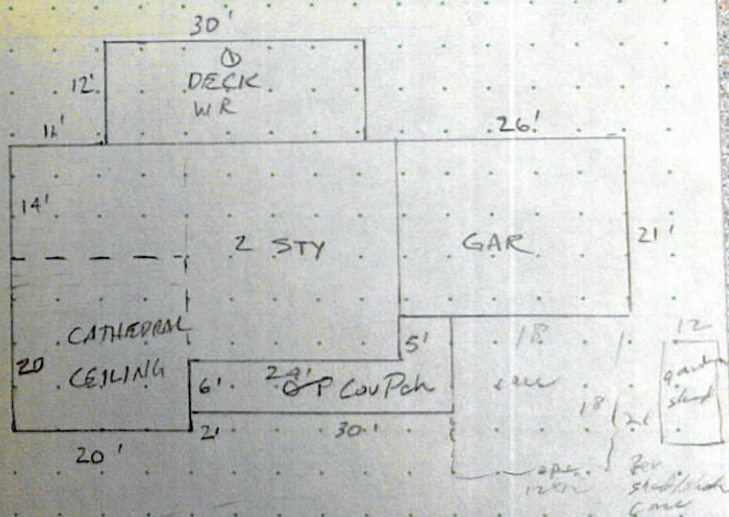
BUILDING DIAGRAM

AP NO. 29 14 9 7L 201
 CODE NO. 54.03

ACCT. NO. 12094.92



20 x 34 = 680
 24 x 26 = 624
 1304#



SCALE (H.S) 1" = 20'
 5-8-90
 G. DAVIS

MORRISON RD

1000 COUNTY RESIDENTIAL CAPP CARD

OWNER NAME Brown, Robert R. Thyl SITUS Pl 2 Box 492 Appraiser ADH

MAP NO. 29-14-09 TL 201 ACCOUNT NO. 1209492 DATE INSP. 11/10/09 INSPECTED 0

BASE APPR. YR. 1996 FACTOR BOOK 1993 YR. BLT. 1989 REMODL YR. _____ EFF. AGE _____ CONDITION G

SQ. FT CLASS LIV BED BATH KIT DIN UTIL OTH FRP

1ST FL. 1304 5 1 1 1 1 1 1 _____

2ND FL. 904 5 3 2 _____ _____ _____

ATTIC _____ _____ _____ 2/2/0

BASEMENT _____ _____ _____

FOUNDATION 10 Conc/Blk 01 Frame 02 Pier/Piling 03 Other 99

EXT. DBL 22 Vert T-111 01 Vert Wd 02 Hvy Wd 03 Bev Vinyl 04 Bev Al 05 Bev Lp 06 Diag 07

SGL 21 Rustic 08 Pan/Sheet 09 Shngl/Comp/Wd 10 Wd Shk 11 Asb Shk 12 Conc Blk 13 Brick 14

Stone 15 Stucco 16 Masonry 17 1sty Brick Veneer 18 2sty Brick Veneer 19 Other 99

ROOF Gable 31 Hip 32 Shed 33 Flat 34 Gambrel 35 Mansard 36 Gable/Hip 37 Clerestry 38 Other 39

Lt. Comp 01 Med Comp 02 Hvy Comp 03 Cedar Shgl 04 Med Shk 05 Hvy Shk 06 Roll 07

Fbrgl 08 Bltup 09 Conc Tile 10 Al/Steel V Crimp bkd enam 11 Shk Panl 12 Other 99

Skylight 2' 13 Skylight 3' 14 Skylight 4' 15

1ST FLOOR 40 Carpet/Vinyl 01 Hrdwd 02 Fir 03 Lino/Vinyl 04 Ply 05 Conc 06 Ceramic Tile 07 Other 99

PARTITIONS 50 Wall 01 Plas 02 Comp 03 Cl/Papr 04 TAG 05 Ply 06 Panl 07 MatWd 08 FirTrim 09 HrdTrim 10 Oth99

Built-ins: Min 01 Fair 02 Ave 03 Good 04 Custom 05

INTERIOR 60 Counter tops: Lino 06 Plastic 07 Ceramic Tile 08

COMPONENTS Appliances: Basic Set 09 Single Oven 10 Dbl Oven 11 Drop-In Range 12 Cook-top 13 Jennaire 14

Dis Range 15 Bl Micro 16 Garbage Comp 17 DW 18 Wet Bar 19 GDisp 20 Other 99

SPECIALTY 70 Security system 01 Intercon 02 Central Vac 03 Other 99

PLUMBING 80 3 Full Bath 01 1/2 Bath 02 Tub/shwr 03 Lev 04 Shwr 05 Toilet 06

Garden Tub 07 Jet Tub 08 Bidet 09 Shwrdoor 10 Kit Sink 11 Wtr Htr 12

Aux Wtr Htr 13 Bar Sink 14 Laundry Tub 15 Laundry Hookup 16 Hot Tub 17 Sauna 18 Other 99

HEATING 90 Ebb/wall/coil 01 Fa wall gas 02 Fa 03 Fa heat/cool 04 Heat pump 05 Hot water bb 06

Hot water rad 07 Wood stove lc 08 Wood stove cl 09 Pellet stove 10 Gas stove cl 11

Oil stove 12 Super good cents 13 Total Area heated 22.08 Other 99

FIREPLACE 91 Dir vent gas 01 Prefab Mtl 02 Mason Sgl 03 Mason See-thru 04 Mason backed 05 Mason stacked 06

Raised hearth 07 1sty brick 08 2sty brick 09 Insert 10 Other 99

BASEMENT 11 Fin [/] _____ LC fin [/] _____ Unfin [/] _____

Wall fin _____ Ceiling fin _____ Floor fin _____ Heat _____ Bath _____

Garage 01 Basement apt. 02 Dirt floor 03 Other 99

ATTIC 92 Fin [/] 904 LC fin [/] _____ Unfin [/] _____

UPPER STY Wall fin _____ Ceiling fin _____ Floor fin _____ Heat _____ Bath _____

3'Dorm 16 A'Dorm 17 6'Dorm 18 12'Dorm 19 16'Dorm 20 Dorm w[/] 21 Other 99

SPECIAL 93 Cov porch 01 Open porch no roof 02 Enc porch 03 Sun porch pre fab 04 Sun porch stick 05

Not in class porch 06 Wd rail plain 07 Wd rail ornam 08 Mtl plain 09 Mtl ornam 10 Oth 99

Size: x Type: _____

RATING PHYSICAL P F A G FUNCTIONAL P F A G APPEARANCE P F A G

REMARKS: Well maintained

GARAGE (S) YR: 1 AT DT BSHT FIN LCF UFIN Class 5 21 X 26 = 546 SF X _____ X _____

CPORT (C) YR _____ AT DT BSHT FIN LCF UFIN Class _____ X _____ X _____ X _____

SHOP (S) YR _____ Class _____ X _____ X _____ X _____

FOUNDATION 10 Conc blk 01 Frame 02 Pier/Piling 03 Other 99

EXT. 68 22 Vert T-111 01 Vert Wd 02 Bev Wd 03 Bev Vinyl 04 Bev Al 05 Bev Lp 06 Diag 07
 SGL 21 Rustic 08 Pan/Sheet 09 Shngl/Comp/Wd 10 Wd Shk 11 Asb Shk 12 Conc Blk 13 Brick 14
 Stone 15 Stucco 16 Masonry 17 1sty Brick Veneer 18 2sty Brick Veneer 19 Other 99

ROOF Gable 3 Hip 32 Shed 33 Flat 34 Gambrel 35 Mansard 36 Gable/Hip 37 Clsty 38 Other 39
 Lt. Comp 01 Med Comp 02 Hvy Comp 03 Cedar Shgl 04 Wd Shk 05 Hvy Shk 06 Roll 07
 Fbrgl 08 Bltup 09 Conc Tile 10 Al/Steel V Crimp bkd enam 11 Shk Panl 12 Other 99
 Skylight 2' 13 Skylight 3' 14 Skylight 4' 15

FLOOR 40 Concrete 01 Wood 02 Gravel 03 Dirt 04 Asphalt 05 Misc. 06 Other 99

ACCESSORY 50 Wd OHD 01 Metal OHD 02 Fbrgl OHD 03 Slider 04 Auto Opener 05 No Door 06 Tool Stor 07
 Attic 08 Wd Stove 09 110 Elec 10 220 Elec. 11 Other 99

DECKS 01 Untred Flr 01 ^{12x30 = 360 SF} Trtd or Cedar 02 Redwd 03 Rail Plain 04 ^{50 LF} Rail Ornate 05 8'stairs 06
 3'stairs 07 Benches 08 Misc 99 Deck [/] Lin ft Rail Lin ft Bench
 SIZE: _____ X _____ X _____ X _____

PATIOS 02 Conc 01 Conc Ag 02 Brk/Stn w/grt 03 Brk/Stn w/sd 04 BBQ 05 BBQ av 06 BBQ elab 07 Other 99
 Total Square Feet _____

ROOF COVER 03 Alum 01 Fbrgl 02 Mtl Awl w/frame 03 Roof ext 04 Other 99 Tot [/] _____

SPAS/SAUNA 04 7x6x2.5 Spa 01 7x7x3 Spa 02 8x8x3 Spa 03 4x5 Hot Tub 04 4x6 Hot Tub 05
 Sauna 3x5.06 4x6 Sauna 07 6x6 Sauna 08 6x8 Sauna 09

PAVING 05 Conc Drive 01 ^{18x18 = 324 SF} Conc Drive Exp Ag 02 Conc Drive Epoxied Gravel 03 Asphalt drive 04
 Drive [/] Sports Court [/] Lin ft other
 Curb 05 Curb & Gutter 06 Walks 07 Walks (Extra) 08 Sports Carpet 09 Other 99

OUTBLDGS 06 Shed Conv 01 ^{12x21 (12x12 open)} Shed Prefab 02 LT 03 Paphse 04 Gazebo 05 Greenhse conv 06 Greenhse Hfg 07 oth 99
 SIZE: _____ X _____ X _____ X _____

POOL 07 In-grnd 01 Abv grnd 02 Wading 03 Slide 04 Diving Bd 05 Pump w/filter 06 Heater elec 07
 Heater gas 08 Motorized Pool Cover 09 Deck-conc on grade 10 Other 99

SPRINKLER 08 In ground automatic 01 In ground manual 02 Other 99

FENCING 09 Wood () height _____ Chain link (3.5') 10 (5') 11 Conc blk () x _____ Other 99

LIGHTING 10 Wall single 01 Wall dbl 02 Pole Mercury 03 Coach 7'plain 04 Coach 7'elab 05 Elec. eye 06

COMMENTS: GPR C15
30x40
01-01
02-01
03-01
04-02
05-04

Coos County
2022 Real Property Assessment Report
 Account 1209315
 NOT OFFICIAL VALUE

Map 29S1409-00-00401
 Code - Tax ID 5403 - 1209315

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing ORDONEZ, JOHN L. & ANNA R.
 PO BOX 745
 BANDON OR 97411-0745

Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser DANNY R. STEELE

Property Class 101 MA SA NH
 RMV Class 101 06 27 RRL

Site	Situs Address	City
10	53329 MORRISON RD	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	230,880			Land	0
	Impr	179,110			Impr	0
Code Area Total		409,990	162,950	162,950		0
Grand Total		409,990	162,950	162,950		0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10	<input checked="" type="checkbox"/>		F, EFU	Market	132	1.43 AC	HS	002	230,880
Code Area Total							1.43			230,880

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
5403	1	1953	141	One story-Class 4	123	1,434		179,110	
Code Area Total						1,434		179,110	

Exemptions / Special Assessments / Notations						
Code Area				Amount	Acres	Year
5403	Fire Patrol					
	■ FIRE PATROL SRCHG			47.50		2022
	■ FIRE PATROL TIMBER			18.75	0.43	2022

ATTACHMENT 4

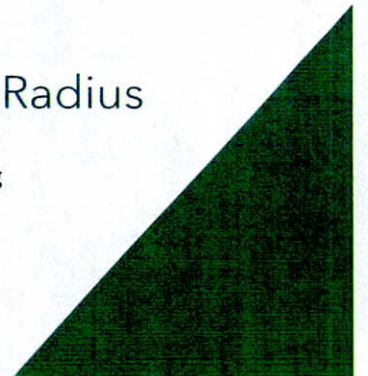
Assessor's Records for Properties in Notice Radius

Administrative Conditional Use Permit Application for Forest Template Dwelling

Adam R. Kleist, Jr.

Morrison Road, Bandon: 29S14W03 1100

November 2022



**Coos County
2022 Real Property Assessment Report
Account 1201700**

Map 29S1403-00-00900
Code - Tax ID 5403 - 1201700

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing FIVE J CRANBERRY FARMS LP
88860 WINDHURST LN
BANDON OR 97411-6200

Deed Reference # 2017-348
Sales Date/Price 01-04-2017 / \$0
Appraiser

Property Class 641 MA SA NH
RMV Class 601 06 27 RRL

Site	Situs Address	City
	53673 MORRISON RD	BANDON

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5403	Land	227,568					Land 0
	Impr	7,870					Impr 0
Code Area Total		235,438	103,240	158,767	88,828	55,527	0
Grand Total		235,438	103,240	158,767	88,828	55,527	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10			F, EFU	Designated Forest Land	100	40.00 AC	B	006*	39,970
	20			F, EFU	Designated Forest Land	100	35.00 AC	C	006*	29,358
	30			F, EFU	Designated Forest Land	100	27.28 AC	D	006*	19,500
	40			F, EFU	Market	100	0.84 AC	MV	001	5,730
	50	<input checked="" type="checkbox"/>		F, EFU	Market	100	4.00 AC	QURY	003	28,650
	60	<input checked="" type="checkbox"/>		F, EFU	Rural Site	100	1.00 AC	MHS	003	104,360
Code Area Total							108.12			227,568

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	0	316	FEEDER BARN	100	1,200			4,010
	3	2010	190	Deck	100	0			3,860
Code Area Total						1,200			7,870

Exemptions / Special Assessments / Notations			
Notations			
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST			
Code Area 5403			
Fire Patrol			
■ FIRE PATROL TIMBER	Amount	Acres	Year
■ FIRE PATROL SRCHG	200.49	108.12	2022
	47.50		2022

MS Accounts 5403 - P-99916081

**Coos County
2022 Real Property Assessment Report
Account 1201702**

Map 29S1403-00-00901
Code - Tax ID 5403 - 1201702

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing RONNY O. HAGA TRUST
88860 WINDHURST LN
BANDON OR 97411-6200

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 649 MA SA NH
RMV Class 600 06 27 RRL

Site	Situs Address	City
	53668 MORRISON RD	BANDON

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5403	Land	77,861					Land 0
	Impr	34,740					Impr 0
Code Area Total		112,601	74,590	78,490	6,261	3,900	0
Grand Total		112,601	74,590	78,490	6,261	3,900	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10			F	Designated Forest Land	100	4.76 AC	D	006*	3,402
	12	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	4.00 AC	D	006*	2,859
	11	<input checked="" type="checkbox"/>		F	Market	100	1.00 AC	MHS	003	71,600
Code Area Total							9.76			77,861

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	2002	319	GP SHED	100	1,728			34,740
Code Area Total						1,728			34,740

Exemptions / Special Assessments / Notations				
Notations				
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST				
Code Area 5403				
Fire Patrol				
■ FIRE PATROL SRCHG			Amount	Acres
			47.50	2022
■ FIRE PATROL TIMBER			18.75	2022
			8.76	

MS Accounts 5403 - P-206984

**Coos County
2022 Real Property Assessment Report
Account 1201704**

Map 29S1403-00-00903
Code - Tax ID 5403 - 1201704

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing KISTNER, DOUG & IVA
53636 MORRISON RD
BANDON OR 97411-8395

Deed Reference # See Record
Sales Date/Price See Record
Appraiser DANNY R. STEELE

Property Class 101 MA SA NH
RMV Class 101 06 27 RRL

Site	Situs Address	City
10	53636 MORRISON RD	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	294,530		Land	0	
	Impr	203,170		Impr	0	
Code Area Total		497,700	161,190	161,190	0	
Grand Total		497,700	161,190	161,190	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10	<input checked="" type="checkbox"/>		F	Market	132	1.00 AC	HS	001	127,370
	20	<input checked="" type="checkbox"/>		F	Market	132	2.93 AC	MV	002	167,160
Code Area Total							3.93			294,530

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	1994	463	MH REAL TRIPLE CLASS 6	123	1,303		E-271847	187,970
	2		110	Residential Other Improvements	123	0			15,200
Code Area Total						1,303			203,170

Exemptions / Special Assessments / Notations						
Code Area				Amount	Acres	Year
5403	Fire Patrol					
	■ FIRE PATROL SRCHG			47.50		2022
	■ FIRE PATROL TIMBER			18.75	2.93	2022

**Coos County
2022 Real Property Assessment Report
Account 1201901**

Map 29S1403-00-01200
Code - Tax ID 5403 - 1201901

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing STRADER, PAUL A & VICKI L
53487 MORRISON RD
BANDON OR 97411-8393

Deed Reference # 2015-10119
Sales Date/Price 11-10-2015 / \$212,500
Appraiser

Property Class 141 MA SA NH
RMV Class 101 06 27 RRL

Site	Situs Address	City
30	53487 MORRISON RD	BANDON

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5403	Land	129,736					Land 0
	Impr	210,190					Impr 0
Code Area Total		339,926	187,920	189,393	2,366	1,473	0
Grand Total		339,926	187,920	189,393	2,366	1,473	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	40	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	3.31 AC	D	006*	2,366
	30	<input checked="" type="checkbox"/>		F	Market	132	1.00 AC	HS	001	127,370
Code Area Total							4.31			129,736

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
5403	1	1998	135	Garage-Class 3	123	0		18,780	
	2	1998	463	MH REAL TRIPLE CLASS 6	123	1,863	E-247297	191,410	
Code Area Total						1,863	210,190		

Exemptions / Special Assessments / Notations				
Notations				
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST				
Code Area 5403				
Fire Patrol				
■ FIRE PATROL SRCHG		Amount	Acres	Year
■ FIRE PATROL TIMBER		47.50		2022
		18.75	3.31	2022

**Coos County
2022 Real Property Assessment Report
Account 1201902**

Map 29S1403-00-01201
Code - Tax ID 5401 - 1201902

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing LONE ROCK TIMBER INVESTMENTS MDB-LAND CO
PO BOX 1127
ROSEBURG OR 97470-0255

Deed Reference # 2012-749
Sales Date/Price 01-25-2012 / \$7,154,178
Appraiser

Property Class 650 MA SA NH
RMV Class 600 06 27 RRL

Site	Situs Address	City
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Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5401	Land	92,535				Land	0
	Impr	0				Impr	0
Code Area Total		92,535	0	57,847	92,535	57,847	0
Grand Total		92,535	0	57,847	92,535	57,847	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5401	10	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	40.00 AC	DB	006*	39,970
	20	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	40.00 AC	DC	006*	33,552
	30	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	26.60 AC	DD	006*	19,013
Code Area Total							106.60			92,535

Improvement Breakdown							
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

Exemptions / Special Assessments / Notations	
Notations ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST	

**Coos County
2022 Real Property Assessment Report
Account 1202400**

Map 29S1404-00-00700
Code - Tax ID 5403 - 1202400

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing FIVE J CRANBERRY FARMS LP
88860 WINDHURST LN
BANDON OR 97411-6200

Deed Reference # 2018-5557
Sales Date/Price 02-09-2018 / \$0
Appraiser

Property Class 641 MA SA NH
RMV Class 601 06 27 RRL

Site	Situs Address	City
	88860 WINDHURST LN	BANDON

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5403	Land	91,071					Land 0
	Impr	35,410					Impr 0
Code Area Total		126,481	67,420	95,253	44,661	27,833	0
Grand Total		126,481	67,420	95,253	44,661	27,833	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	20			F	Designated Forest Land	100	37.50 AC	D	006*	26,805
	10			F	Designated Forest Land	100	48.09 AC	F	006*	16,485
	50	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	4.00 AC	F	006*	1,371
	40	<input checked="" type="checkbox"/>		F	Market	100	1.00 AC	MISC	003	46,410
Code Area Total							90.59			91,071

Improvement Breakdown										
Code Area	Year	Stat	Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	2007	308		MACHINE SHED	100	5,500			35,410
Code Area Total							5,500			35,410

Exemptions / Special Assessments / Notations				
Notations				
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST				
Code Area 5403				
Fire Patrol				
■	FIRE PATROL TIMBER		Amount	Acres
			167.99	90.59
■	FIRE PATROL SRCHG		Amount	Year
			47.50	2022

**Coos County
2022 Real Property Assessment Report
Account 1202700**

Map 29S1404-00-01000
Code - Tax ID 5403 - 1202700

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PARTITION PLAT 2007-17
Parcel 1

Mailing THE DONALD & JEANNE SMITH REVOCABLE FAMI
PO BOX 389
BANDON OR 97411-0389

Deed Reference # 2015-9900
Sales Date/Price 11-03-2015 / \$0
Appraiser

Property Class 641 MA SA NH
RMV Class 601 06 27 RRL

Site	Situs Address	City
10	53562 MORRISON RD	BANDON

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5403	Land	73,736				Land	0
	Impr	206,980				Impr	0
Code Area Total		280,716	162,910	177,753	18,846	14,843	0
Grand Total		280,716	162,910	177,753	18,846	14,843	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10			F	Designated Forest Land	100	5.60 AC	D	006*	4,002
	30	<input checked="" type="checkbox"/>		F	Forest Site	100	1.00 AC	AVF	006*	10,844
	40	<input checked="" type="checkbox"/>		F	Market	100	3.97 AC	MV	003	54,890
					SITE AMENTIES	100				4,000
Code Area Total							10.57			73,736

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	1997	462	MH REAL DOUBLE CLASS 6	100	1,404		E-4281	135,620
	2	1990	303	General Purpose Building	100	1,920			37,060
	3	2004	136	Carport- Class 3	100	0			18,520
	4	2014	308	MACHINE SHED	100	1,344			15,780
Code Area Total						4,668			206,980

Exemptions / Special Assessments / Notations			
Notations			
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST			
■ FOREST HOMESITE			
Code Area 5403			
Fire Patrol		Amount	Acres Year
■ FIRE PATROL SRCHG		47.50	2022
■ FIRE PATROL TIMBER		18.75	9.57 2022

**Coos County
2022 Real Property Assessment Report
Account 1202701**

Map 29S1404-00-01001
Code - Tax ID 5401 - 1202701

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr PARTITION PLAT 2007-17
Parcel 2

Mailing THE DONALD & JEANNE SMITH REVOCABLE FAMI
PO BOX 389
BANDON OR 97411-0389

Deed Reference # 2015-9900
Sales Date/Price 11-03-2015 / \$0
Appraiser

Property Class 640 MA SA NH
RMV Class 600 06 27 RRL

Site Situs Address	City
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Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5401	Land	7,312					Land 0
	Impr	0					Impr 0
Code Area Total		7,312	0	4,555	7,312	4,555	0
Grand Total		7,312	0	4,555	7,312	4,555	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5401	10	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	10.23 AC	D	006*	7,312
Code Area Total							10.23			7,312

Improvement Breakdown									
Code Area	Year ID #	Stat Built	Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV

Exemptions / Special Assessments / Notations									
Notations									
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST									
Fire Patrol						Amount	Acres	Year	
■ FIRE PATROL SRCHG						0.00		2022	
Code Area 5401									
Fire Patrol						Amount	Acres	Year	
■ FIRE PATROL TIMBER						18.97	10.23	2022	

**Coos County
2022 Real Property Assessment Report
Account 1202702**

Map 29S1404-00-00900
Code - Tax ID 5403 - 1202702

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing DAVIES, ROBERT EARLE
PO BOX 185
BANDON OR 97411-0185

Deed Reference # See Record
Sales Date/Price See Record
Appraiser

Property Class 661 MA SA NH
RMV Class 601 06 27 RRL

Site	Situs Address	City
10	53564 MORRISON RD	BANDON

Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5403	Land	34,541					Land 0
	Impr	88,920					Impr 0
Code Area Total		123,461	49,910	60,059	17,381	10,149	0
Grand Total		123,461	49,910	60,059	17,381	10,149	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	30	<input checked="" type="checkbox"/>		F	Forest Site	100	1.00 AC	AVF	006*	10,844
	40	<input checked="" type="checkbox"/>		F	Market	100	1.25 AC	MV	003	17,160
					SITE AMENTIES	100				4,000
	10			F	Small Tract Forest land	100	15.00 AC	STF-D	006*	2,144
	50	<input checked="" type="checkbox"/>		F	Small Tract Forest land	100	2.75 AC	STF-D	006*	393
Code Area Total							20.00			34,541

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	1975	131	One story-Class 3	100	619			58,510
	2		303	General Purpose Building	100	1,200			30,410
Code Area Total						1,819			88,920

Exemptions / Special Assessments / Notations			
Notations			
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST			
■ FOREST HOMESITE			
Code Area 5403			
Fire Patrol			
		Amount	Acres
■ FIRE PATROL SRCHG		47.50	2022
■ FIRE PATROL TIMBER		35.23	19.00 2022

**Coos County
2022 Real Property Assessment Report
Account 1209400**

Map 29S1409-00-00100
Code - Tax ID 5403 - 1209400

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record
Mailing ANDERSON, SUKHEE ET AL
PO BOX 866
BANDON OR 97411-0866

Deed Reference # 2021-3849
Sales Date/Price 04-03-2021 / \$260,000
Appraiser

Property Class 649 MA SA NH
RMV Class 601 06 27 RRL

Site	Situs Address	City
	53498 MORRISON RD	BANDON

Value Summary								
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception	CPR%
5403	Land	26,982					Land	0
	Impr	27,560					Impr	0
Code Area Total		54,542	24,270	46,816	26,982	22,546		0
Grand Total		54,542	24,270	46,816	26,982	22,546		0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	30			EFU	Designated Forest Land	100	12.46 AC	D	006*	8,906
	60	<input checked="" type="checkbox"/>		EFU	Designated Forest Land	100	4.00 AC	D	006*	2,859
	50	<input checked="" type="checkbox"/>		EFU	Forest Site	100	1.00 AC	AVMF	006*	11,217
					SITE AMENTIES	100				4,000
Code Area Total							17.46			26,982

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	0	136	Carport- Class 3	100	0			9,330
	2		303	General Purpose Building	100	880			18,230
Code Area Total						880			27,560

Exemptions / Special Assessments / Notations			
Notations			
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST			
Code Area 5403			
Fire Patrol			
		Amount	Acres
■	FIRE PATROL SRCHG	47.50	2022
■	FIRE PATROL TIMBER	30.52	16.46 2022

Contig Accts 99920225

Coos County
2022 Real Property Assessment Report
 Account 1210200

Map 29S1410-00-00200
 Code - Tax ID 5401 - 1210200

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing BAVARIAN OLYMPUS TIMBER LLC
 PO BOX 1288
 MOBILE AL 36633-1288

Deed Reference # 2016-5704
 Sales Date/Price 05-06-2016 / \$47,665,200
 Appraiser

Property Class 650 MA SA NH
 RMV Class 600 06 27 RRL

Site	Situs Address	City
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Value Summary							
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception CPR%
5401	Land	392,997					Land 0
	Impr	0					Impr 0
Code Area Total		392,997	0	245,934	392,997	245,934	0
Grand Total		392,997	0	245,934	392,997	245,934	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5401	10	<input checked="" type="checkbox"/>		F, EFU	Designated Forest Land	100	240.00 AC	DB	006*	239,824
	20	<input checked="" type="checkbox"/>		F, EFU	Designated Forest Land	100	160.00 AC	DC	006*	134,209
	30	<input checked="" type="checkbox"/>		F, EFU	Designated Forest Land	100	40.00 AC	DE	006*	18,964
Code Area Total							440.00			392,997

Improvement Breakdown							
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV

Exemptions / Special Assessments / Notations
Notations ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST

Coos County
2022 Real Property Assessment Report
 Account 99920225

Map 29S1409-00-00101
 Code - Tax ID 5401 - 99920225

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing PORTER, MICHAEL L & BERNADETTE M
 53447 MORRISON RD
 BANDON OR 97411-8393

Deed Reference # 2022-7160
 Sales Date/Price 07-27-2022 / \$580,000
 Appraiser

Property Class 100 MA SA NH
 RMV Class 100 06 27 RRL

Site	Situs Address	City
	53447 MORRISON RD	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5401	Land	55,000		Land	0	
	Impr	0		Impr	0	
Code Area Total		55,000	35,290	35,290	0	
Grand Total		55,000	35,290	35,290	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5401	1	<input checked="" type="checkbox"/>		EFU	Market	100	1.65 AC	MV	002	55,000
Code Area Total							1.65			55,000

Improvement Breakdown									
Code Area	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	

Exemptions / Special Assessments / Notations										
Notations										
■ FARM/FOREST POT'L ADD'L TAX LIABILITY ADDED 2020										
Fire Patrol										
■ FIRE PATROL SRCHG										
					Amount		Acres	Year		
					0.00			2022		
Code Area 5401										
Fire Patrol										
■ FIRE PATROL TIMBER										
					Amount		Acres	Year		
					18.75		1.65	2022		

Contig Accts 1209400

Appraisal Maint 2022-NEW CONSTRUCTION - RESIDENTIAL (SINGLE FAMILY DWELLING), 2023-NEW CONSTRUCTION - RESIDENTIAL (SINGLE FAMILY DWELLING)

ATTACHMENT 5

Title Report

**Administrative Conditional Use Permit Application for Forest Template Dwelling
Adam R. Kleist, Jr.
Morrison Road, Bandon: 29S14W03 1100
November 2022**



Ticor Title Company of Oregon
Order No. 360622041185



201 Central Avenue
(541)269-5127

OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LIENS
Informational Report of Ownership and Monetary and Non-Monetary Encumbrances

To ("Customer"): Sheldon Planning
444 N 4th Street
Coos Bay, OR 97420

Customer Ref.: _____
Order No.: 360622041185
Effective Date: October 4, 2022 at 08:00 AM
Charge: \$300.00

The information contained in this report is furnished by Ticor Title Company of Oregon (the "Company") as a real property information service based on the records and indices maintained by the Company for the county identified below. THIS IS NOT TITLE INSURANCE OR A PRELIMINARY TITLE REPORT FOR, OR COMMITMENT FOR, TITLE INSURANCE. No examination has been made of the title to the herein described property, other than as specifically set forth herein. Liability for any loss arising from errors and/or omissions is limited to the lesser of the charge or the actual loss, and the Company will have no greater liability by reason of this report. THIS REPORT IS SUBJECT TO THE LIMITATIONS OF LIABILITY STATED BELOW, WHICH LIMITATIONS OF LIABILITY ARE A PART OF THIS REPORT.

THIS REPORT INCLUDES MONETARY AND NON-MONETARY ENCUMBRANCES.

Part One - Ownership and Property Description

Owner. The apparent vested owner of property ("the Property") as of the Effective Date is:

Adam R. Kleist, Jr.

Premises. The Property is:

(a) Street Address:

No Address, Bandon, OR 97411

(b) Legal Description:

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

Part Two - Encumbrances

Encumbrances. As of the Effective Date, the Property appears subject to the following monetary and non-monetary encumbrances of record, not necessarily listed in order of priority, including liens specific to the subject property and general index liens (liens that are not property specific but affect any real property of the named person in the same county):

EXCEPTIONS

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.
2. Easement(s) for rights incidental thereto, as granted in a document:

Granted to: Randolph Lumber Co.
Recording Date: July 1, 1911
Recording No: Book 60, Page 230 Deed Records Coos County, Oregon
3. Mining Lease for rights incidental thereto, as granted in a document:

Granted to: J.T. Coy
Recording Date: April 27, 1953
Recording No: Book 226, Page 465 Deed Records Coos County, Oregon
4. Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: May 8, 1963
Recording No: Book 301, Page 15 Deed Records Coos County, Oregon

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.
5. Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: May 8, 1963
Recording No: Book 301, Page 18 Deed Records Coos County, Oregon

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.
6. Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: May 8, 1963
Recording No: Book 301, Page 21 Deed Records Coos County, Oregon

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.
7. Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: May 8, 1963
Recording No: Book 301, Page 24 Deed Records Coos County, Oregon

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

Ticor Title Company of Oregon
Order No. 360622041185

8. Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: The Mary Janice Wallace Revocable Trust
Recording Date: September 16, 2020
Recording No.: 2020-09102

Reference is hereby made to said document for full particulars.

9. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$52,000.00
Dated: December 1, 2020
Trustor/Grantor: Adam R. Kleist, Jr.
Trustee: Ticor Title Company of Oregon
Beneficiary: Mary Janice Wallace, Mary Jo Heher and William Heher, Co-Trustees of the Mary Janice Wallace Revocable Trust dated February 14, 1996, as amended ad completely restate on September 12, 2019
Recording Date: December 4, 2020
Recording No.: 2020-12185

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2021-2022
Amount: \$145.28
Levy Code: 5401
Account No.: 1201900
Map No.: 29S14030001100

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

End of Reported Information

There will be additional charges for additional information or copies. For questions or additional requests, contact:

Coos Bay Title

coosbaytitle@ticortitle.com

Ticor Title Company of Oregon
201 Central Avenue
Coos Bay, OR 97420

EXHIBIT "A"
Legal Description

That portion of the Southwest quarter of the Southwest quarter of Section 3, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon lying West of the County Road right-of-way.

EXCEPTING THEREFROM the following described property: Beginning on the section line 14 chains 42 links North of the section corner common to Sections 3, 4, 9, and 10, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North along the section line 5 chains 36 links; thence East 8 chains 10 links; thence South 5 chains 36 links; thence West 8 chains 10 links to the place of beginning.

ATTACHMENT 6

Deed (2020-12184)

**Administrative Conditional Use Permit Application for Forest Template Dwelling
Adam R. Kleist, Jr.
Morrison Road, Bandon: 29S14W03 1100
November 2022**



RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

Coos County, Oregon

2021-01157

\$116.00 Pgs=7 02/01/2021 09:31 AM

eRecorded by: TICOR TITLE COOS BAY

Debbie Heller, CCC, Coos County Clerk

AFTER RECORDING RETURN TO:

Ticor Title Company of Oregon
105 E 2nd Street
Coquille, OR 97423

1. TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Warranty Deed

2. DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Mary Janice Wallace, Mary Jo Heher, and William Heher, as co-Trustees of the Mary Janice Wallace Revocable Trust under an agreement dated February 14, 1996

3. INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Adam R. Kleist, Jr.

4. TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) - Amount in dollars or other

\$72,000.00 Other

5. SEND TAX STATEMENTS TO:

Adam R. Kleist, Jr.
148050 Highway 97
La Pine, OR 97739

**6. SATISFACTION of ORDER or WARRANT
ORS 204.125(1)(e)**

CHECK ONE: Full
(If applicable) Partial

**7. The amount of the monetary obligation imposed
by the order or warrant. ORS 205.125 (1)(c)**

\$ 0.00

8. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF TICOR TITLE TO CORRECT LEGAL DESCRIPTION WHICH HAS BEEN ATTACHED AS CORRECTED EXHIBIT "A" PREVIOUSLY RECORDED AS MICROFILM NUMBER 2020-12184."

RECORDING REQUESTED BY:



105 E 2nd Street
Coquille, OR 97423

Coos County, Oregon **2020-12184**
\$106.00 Pgs=5 12/04/2020 08:49 AM
eRecorded by: TICOR TITLE COQUILLE - 105 E. 2ND
ST. OR 97423
Debbie Heller, CCC, Coos County Clerk

GRANTOR'S NAME:

Mary Janice Wallace, Mary Jo Heher, and William Heher, as
co-Trustees of the Mary Janice Wallace Revocable Trust under an
agreement dated February 14, 1996

GRANTEE'S NAME:

Adam R. Kleist, Jr.

AFTER RECORDING RETURN TO:

Order No.: 360620033478-TT
Adam R. Kleist, Jr.
148050 Highway 97
La Pine, OR 97739

SEND TAX STATEMENTS TO:

Adam R. Kleist, Jr.
148050 Highway 97
La Pine, OR 97739

APN: 1201900

Map: 29S-14W-03 TL 1100

Vacant Land, 29S-14W-03 TL 1100, Bandon, OR 97411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mary Janice Wallace, Mary Jo Heher, and William Heher, as co-Trustees of the Mary Janice Wallace Revocable Trust under an agreement dated February 14, 1996, Grantor, conveys and warrants to Adam R. Kleist, Jr., Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVENTY-TWO THOUSAND AND NO/100 DOLLARS (\$72,000.00). (See ORS 93.030).

Subject to:

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

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



STATUTORY WARRANTY DEED
(continued)

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

Dated: 12-2-2020

Mary Janice Wallace Revocable Trust under an agreement dated February 14, 1996

BY: Mary Janice Wallace
Mary Janice Wallace
Co-Trustee Co-Trustee

BY: _____
Mary Jo Heher
Co-Trustee

BY: _____
William Heher
Co-Trustee

See attached signatures

State of CA
County of Orange

This instrument was acknowledged before me on December 2, 2020 by Mary Janice Wallace, as Co-Trustee for the Mary Janice Wallace Revocable Trust under an agreement dated February 14, 1996.

CA
Notary Public - State of CA

My Commission Expires: 3/5/22



State of _____
County of _____

This instrument was acknowledged before me on _____, 2020 by Mary Jo Heher, as Co-Trustee for the Mary Janice Wallace Revocable Trust under an agreement dated February 14, 1996.

Notary Public - State of _____

My Commission Expires: _____

State of _____
County of _____

This instrument was acknowledged before me on _____, 2020 by William Heher, as Co-Trustee for the Mary Janice Wallace Revocable Trust under an agreement dated February 14, 1996.

Notary Public - State of _____

My Commission Expires: _____



STATUTORY WARRANTY DEED
(continued)

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

Dated: _____

Mary Janice Wallace Revocable Trust under an agreement dated February 14, 1996

BY: _____
Mary Janice Wallace
Co-Trustee

BY: *Mary Jo Heher*
Mary Jo Heher
Co-Trustee

BY: *William Heher*
William Heher
Co-Trustee

State of _____
County of _____

This instrument was acknowledged before me on _____, 2020 by Mary Janice Wallace, as Co-Trustee for the Mary Janice Wallace Revocable Trust under an agreement dated February 14, 1996.

Notary Public - State of _____

My Commission Expires: _____

State of Arizona
County of Cocopine

This instrument was acknowledged before me on 12/1, 2020 by Mary Jo Heher, as Co-Trustee for the Mary Janice Wallace Revocable Trust under an agreement dated February 14, 1996.

Cathryn A. Anderson
Notary Public - State of Az

My Commission Expires: 6/21/23



State of Arizona
County of Cocopine

This instrument was acknowledged before me on 12/1, 2020 by William Heher, as Co-Trustee for the Mary Janice Wallace Revocable Trust under an agreement dated February 14, 1996.

Cathryn A. Anderson
Notary Public - State of Az

My Commission Expires: 6/21/23



EXHIBIT "A"
Legal Description

The Southwest quarter (SW 1/4) of the Southeast quarter (SE 1/4) and the South half (S 1/2) of the Southwest quarter (SW 1/4) except a tract of 4.34 acres in the Northwest corner of the 80 acre tract, which is more particularly described as follows, to-wit:

Beginning on the section line 14 chains 42 links North of corner of Sections Three (3), Four (4), Nine (9), and Ten (10), Township Twenty-nine (29) South, Range Fourteen (14) West of the Willamette Meridian, Coos County, Oregon; thence North along the section line 5 chains 36 links; thence East 8 chains 10 links; thence South 5 chains 36 links; thence West 8 chains 10 links to the place of beginning.

All being in Section Three (3), Township Twenty-nine (29) South, Range Fourteen (14) West of the Willamette Meridian, Coos County, Oregon.



EXHIBIT "B"
Exceptions

Subject to:

1. Easement(s) for rights incidental thereto, as granted in a document:

Granted to: Randolph Lumber Co.
Recording Date: July 1, 1911
Recording No: Book 80, Page 230 Deed Records Coos County, Oregon

2. Mining Lease for rights incidental thereto, as granted in a document:

Granted to: J.T. Coy
Recording Date: April 27, 1953
Recording No: Book 228, Page 465 Deed Records Coos County, Oregon

3. Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: May 8, 1963
Recording No: Book 301, Page 15 Deed Records Coos County, Oregon

4. The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.
Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: May 8, 1963
Recording No: Book 301, Page 18 Deed Records Coos County, Oregon

5. The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.
Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: May 8, 1963
Recording No: Book 301, Page 21 Deed Records Coos County, Oregon

6. The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.
Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: May 8, 1963
Recording No: Book 301, Page 24 Deed Records Coos County, Oregon

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

STATE OF OREGON
COUNTY OF COOS

I hereby certify that instrument #2020-12184,
recorded on 12/4/2020, consisting of 5 page(s), has
been compared with the original, and is a correct
and whole transcript as it appears on record at the
County Clerk's office in Coos County, Oregon.

Debbie Heller, CCC, County Clerk

12/23/2020

T Dalton

Tammy Dalton - Chief Deputy

CORRECTED EXHIBIT "A"
LEGAL DESCRIPTION

Order No.: 360620033478

For APN/Parcel ID(s): 1201900

For Tax Map ID(s): 29S-14W-03 TL 1100

That portion of the Southwest quarter of the Southwest quarter of Section 3, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon lying West of the County Road right-of-way.

EXCEPTING THEREFROM the following described property: Beginning on the section line 14 chains 42 links North of the section corner common to Sections 3, 4, 9, and 10, Township 29 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North along the section line 5 chains 36 links; thence East 8 chains 10 links; thence South 5 chains 36 links; thence West 8 chains 10 links to the place of beginning.

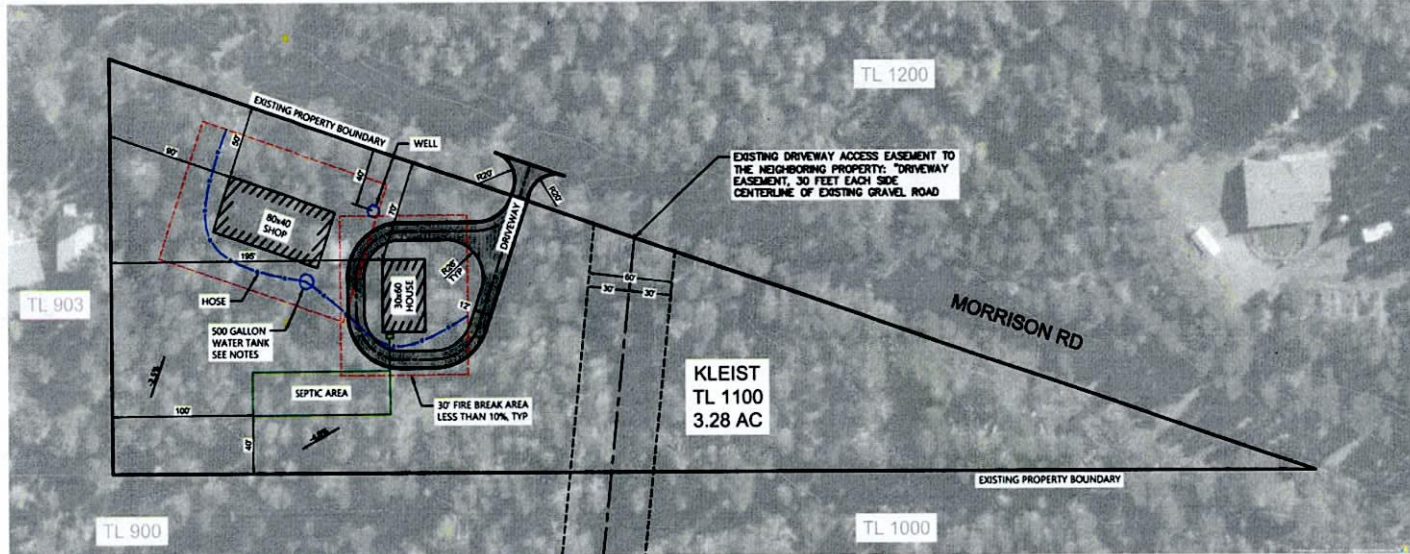
ATTACHMENT 7

Preliminary Site Plan

**Administrative Conditional Use Permit Application for Forest Template Dwelling
Adam R. Kleist, Jr.
Morrison Road, Bandon: 29S14W03 1100
November 2022**



PLOT PLAN
29S14W03 1100



NOTES:

- 500 GALLON WATER TANK
- OPERATING WATER PRESSURE OF AT LEAST 60 PS
- 160'-FOOT LONG, 3/4" BICH DIAMETER GARDEN HOSE
- THE LENGTH THE GARDEN HOSE WOULD NEED TO BE TO REACH FROM THE TANK TO THE EDGE OF THE FIRE BREAK (OF ALL OF THE STRUCTURES).

TOPOGRAPHIC NOTES:

1. EXISTING TOPOGRAPHIC SURFACE MODEL IS GENERATED FROM GEOSPATIAL DATA AND IS USED IN THIS PROJECT TO MODEL GROUND SLOPES AND DRAINAGE PATTERNS TO DETERMINE THE BEST STRATEGY FOR MITIGATING STORMWATER RUNOFF. THESE ELEVATIONS MAY DIFFER SLIGHTLY FROM ACTUAL TOPOGRAPHY.
2. PROPOSED SURFACE, CONTOURS, AND ELEVATIONS WERE GENERATED OFF OF TOPOGRAPHIC ELEVATIONS AS DESCRIBED ABOVE IN NOTE #1.

SITE PLAN
KLEIST SITE PLAN
LOCATION
CLIENT

DATE	11/12/14
SCALE	AS SHOWN
DESIGNED BY	DSR
DRAWN BY	DSR
CHECKED	HR
REVIEW	CITY

DSR DRAFTING & DESIGN, LLC
COOS BAY, OR 97420
DSRDRAFTING@GMAIL.COM
P: (541) 280-7142



SHEET
SP

C:\DSR\Projects\29S14W03\1100\1100.dwg Plot: 29S14W03 1100.dwg Date: 11/12/14 11:12 AM

ATTACHMENT 8

Location of Neighboring Wells & Septic Systems

Administrative Conditional Use Permit Application for Forest Template Dwelling

Adam R. Kleist, Jr.

Morrison Road, Bandon: 29S14W03 1100

November 2022



LAND PARTITION
BASE MAP

SECTION 4, T 29 S, R 14 W, W.M.
DEW COUNTY, OREGON
FEBRUARY, 2007

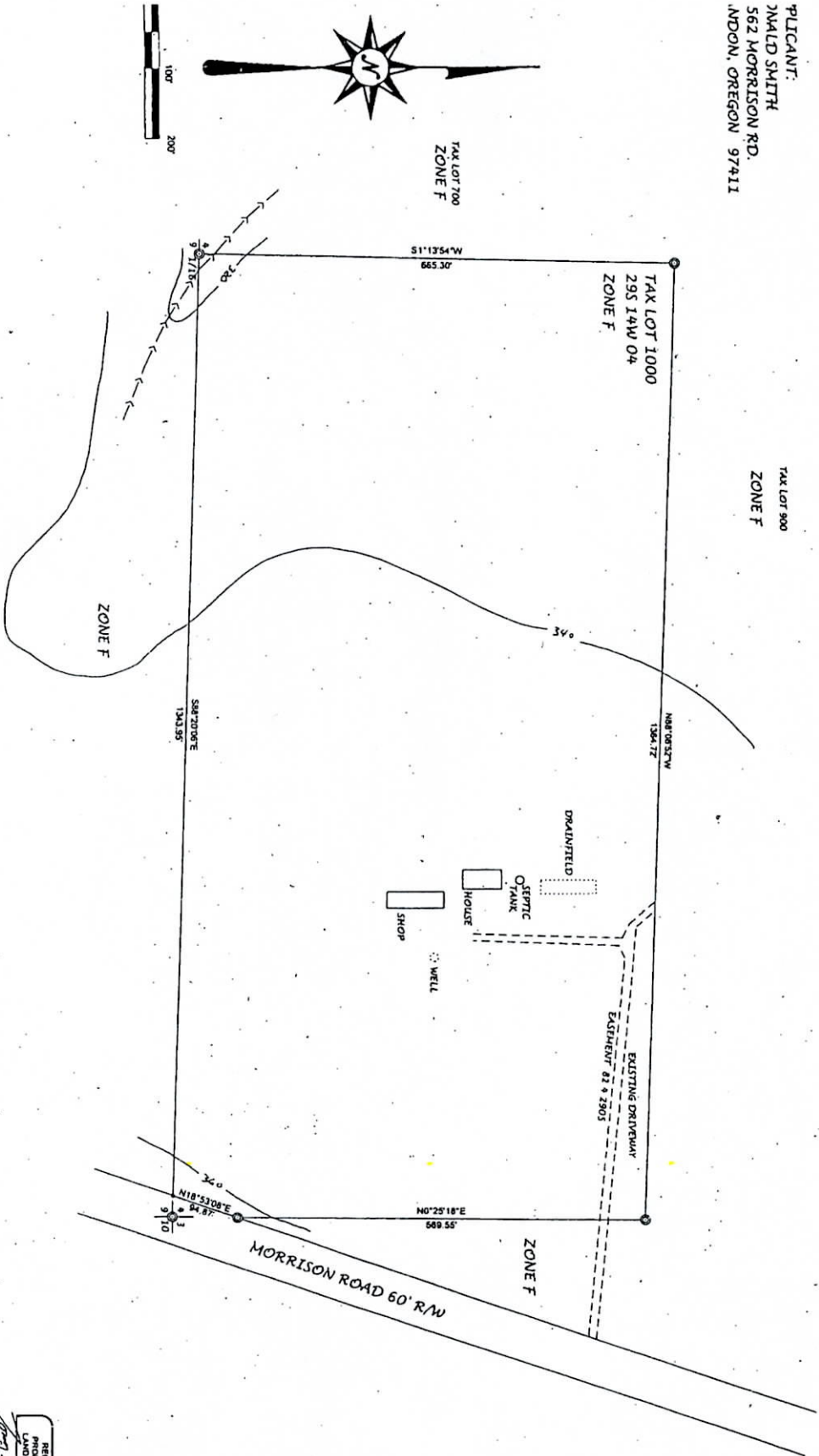
PREPARED BY:
DUSTY LAND SURVEYING
538 PINTAIL DR.
LOS BAY, OREGON 97420.

PLICANT:
MAYALD SMITH
562 MORRISON RD.
ANDON, OREGON 97411

SEWER STATEMENT:
SEWER SERVICE FACILITY
WILL BE PROVIDED TO THE
PURCHASER OF ANY PARCEL
IN THIS LAND DIVISION.

SETBACKS: PURSUANT TO ARTICLE
5 AND 6 OF THE ZONING AND
DEVELOPMENT ORDINANCE

WATER STATEMENT:
NO DOMESTIC WATER SUPPLY WILL BE PROVIDED
TO THE PURCHASER OF ANY PARCEL IN THIS LAND
DIVISION. THERE ARE NO WATER RIGHTS
APPURTENANT.



REGISTERED
PROFESSIONAL
LAND SURVEYOR
TERRY ROBERTS
EXPIRES 03/07

ATTACHMENT 9

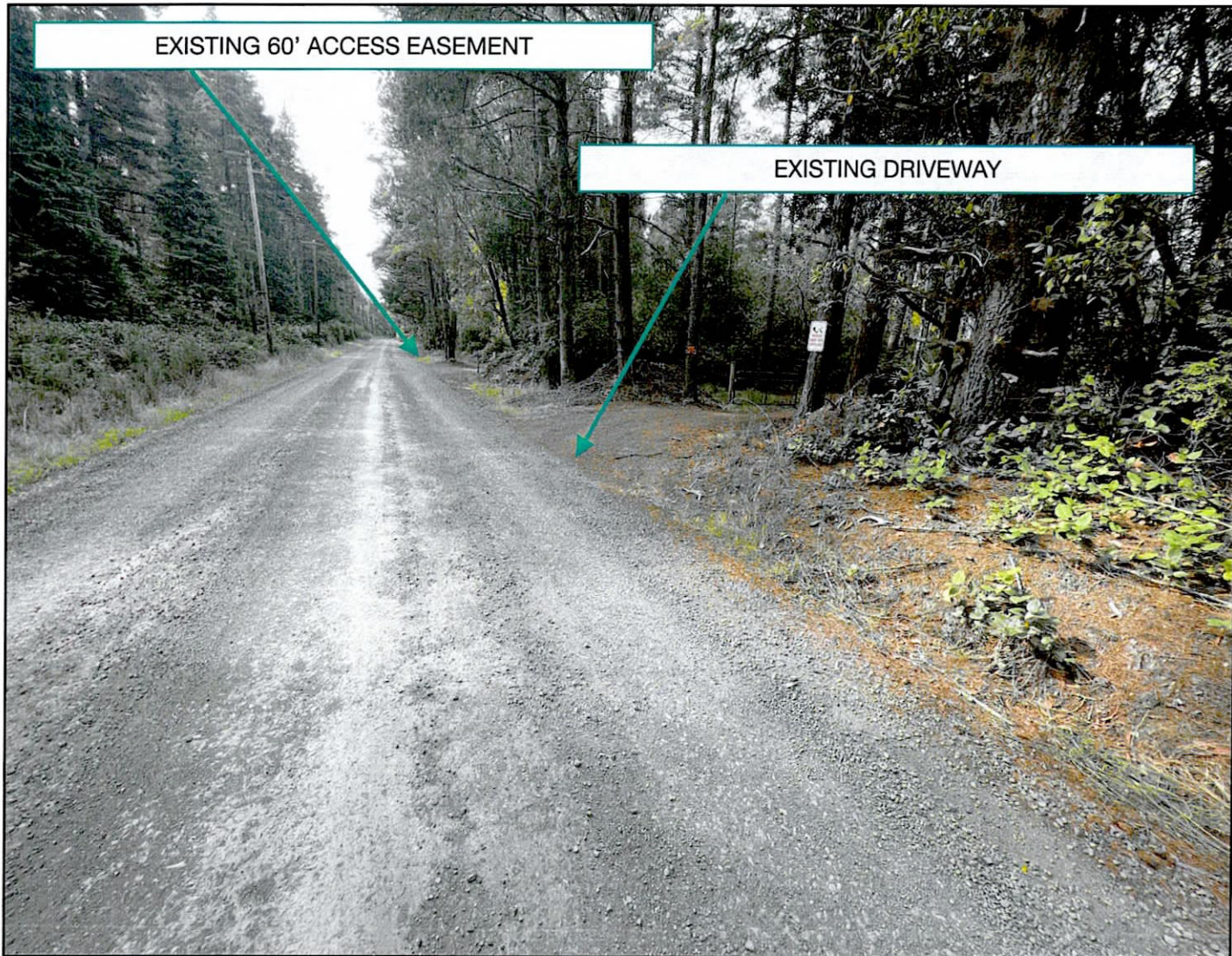
Site Photos

Administrative Conditional Use Permit Application for Forest Template Dwelling
Adam R. Kleist, Jr.
Morrison Road, Bandon: 29S14W03 1100
November 2022









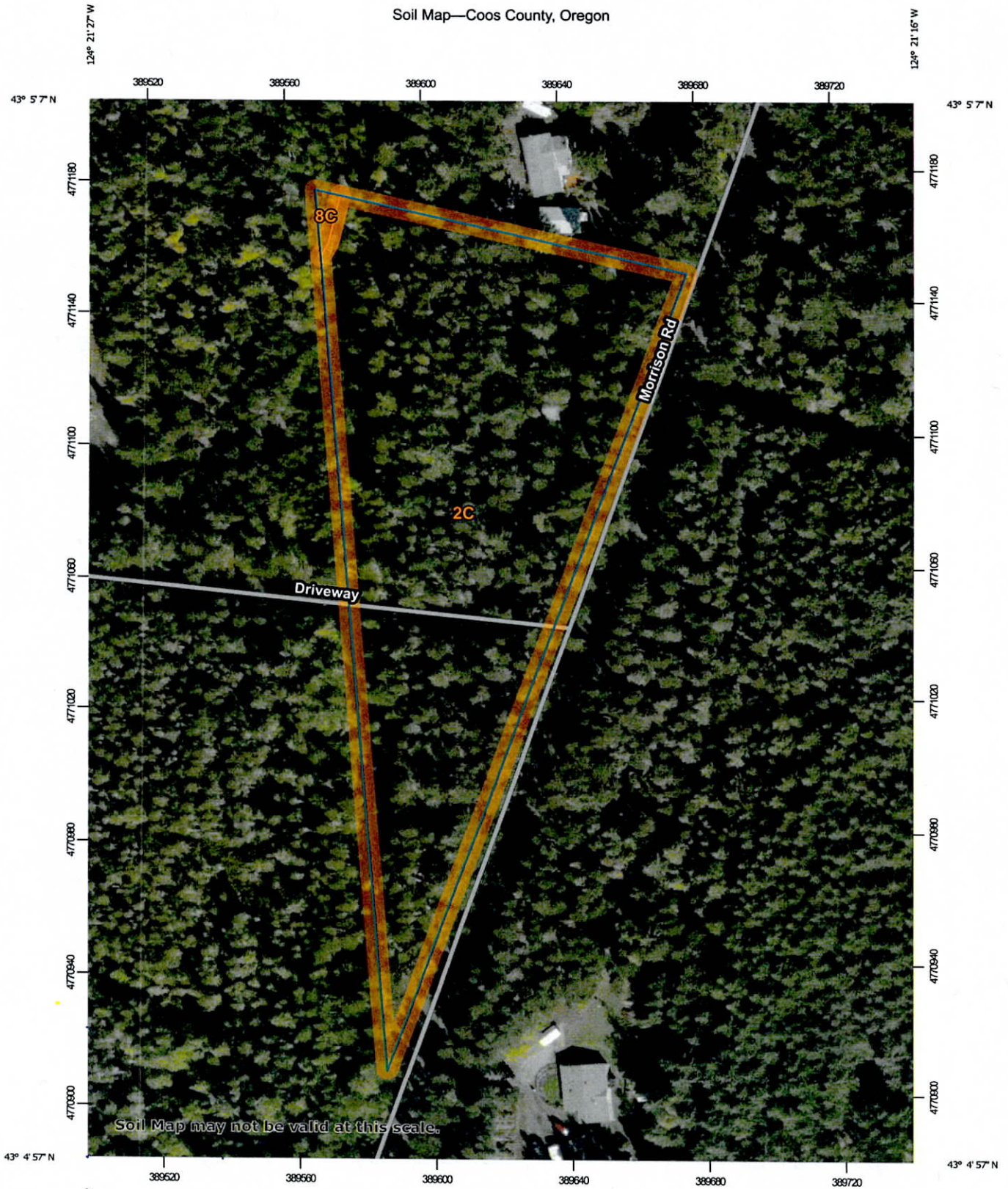
ATTACHMENT 10

Soil Map

Administrative Conditional Use Permit Application for Forest Template Dwelling
Adam R. Kleist, Jr.
Morrison Road, Bandon: 29S14W03 1100
November 2022

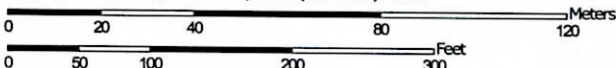


Soil Map—Coos County, Oregon



Soil Map may not be valid at this scale.

Map Scale: 1:1,560 if printed on A portrait (8.5" x 11") sheet.



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







































Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/3/2022
Page 1 of 3

MAP LEGEND

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

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Coos County, Oregon
 Survey Area Data: Version 18, Sep 8, 2022

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2C	Bandon-Blacklock complex, 0 to 12 percent slopes	3.5	99.4%
8C	Bullards sandy loam, 7 to 12 percent slopes	0.0	0.6%
Totals for Area of Interest		3.5	100.0%