



COOS COUNTY CONDITIONAL USE LAND USE APPLICATION

**SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL TO:
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770**

If the fee is not included the application will not be processed
(If payment is received on line a file number is required prior to submittal)

Date Received: _____ Receipt #: _____ Amount: _____ Received by: _____

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)

Mailing address:

Phone:

Email:

Township: _____ Range: _____ Section: _____ ¼ Section: _____ 1/16 Section: _____ Tax lots: _____

Tax Account Number(s):

Zone: Select Zone

Tax Account Number(s)

B. Special Districts and Services

Water

Sewage Disposal

Portable Toilet

School

Fire District

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

Administrative Conditional Use for

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

Frank Maestas

Frank Maestas

Kelly Finley

Kelly Finley

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: _____

Type of Access: _____ Name of Access: _____

Is this property in the Urban Growth Boundary? _____

Is a new road created as part of this request? _____

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.

City of Lakeside

N/A Portable Toilet

Water Service Type: Choose a Service-Type.

Sewage Disposal Type: Choose a Type.

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? | Total of 19 parking spaces |
| • Will food be offered as part of the an on-site business? | No |
| • Will overnight accommodations be offered as part of an on-site business? | Yes, by reservation only as a primitive campground |
| • What will be the hours of operation of the business? | By reservation only |

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

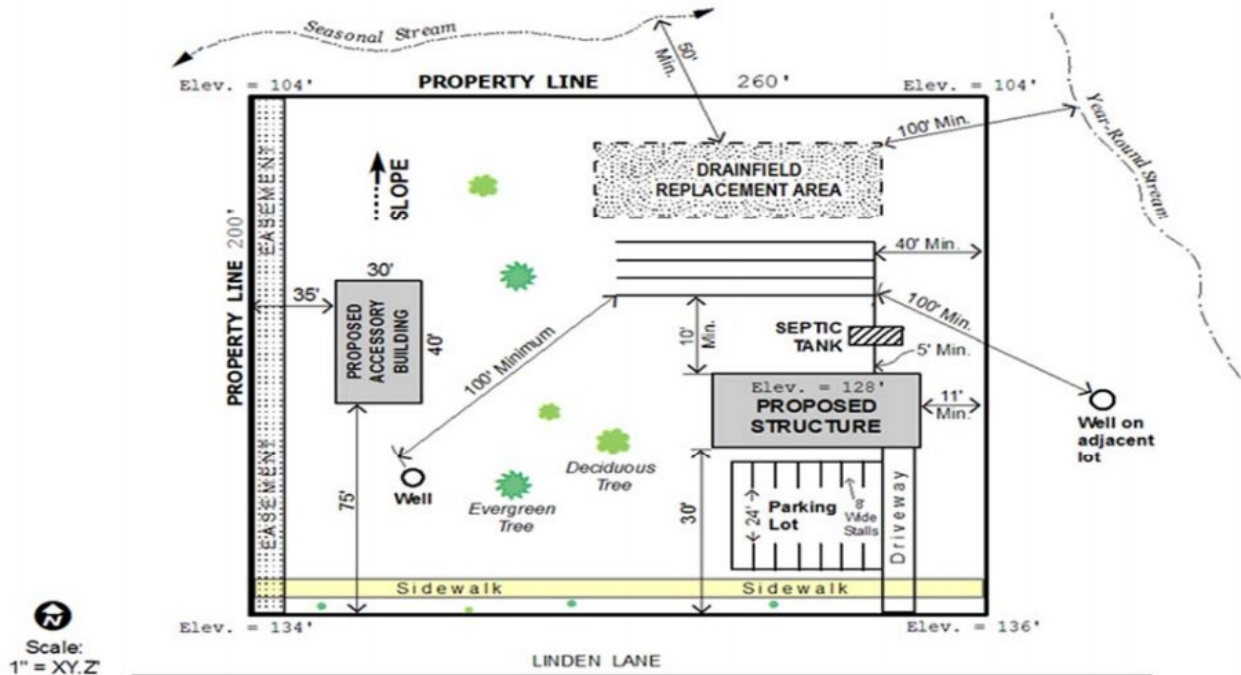
Staff Signature: _____

- 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:

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

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

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

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

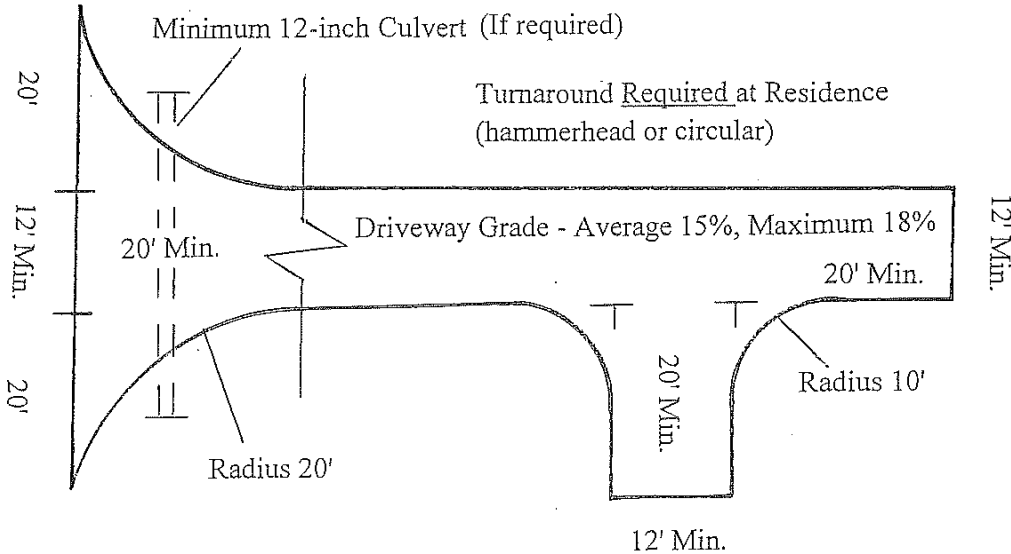
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

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

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

Figure 7.1.425



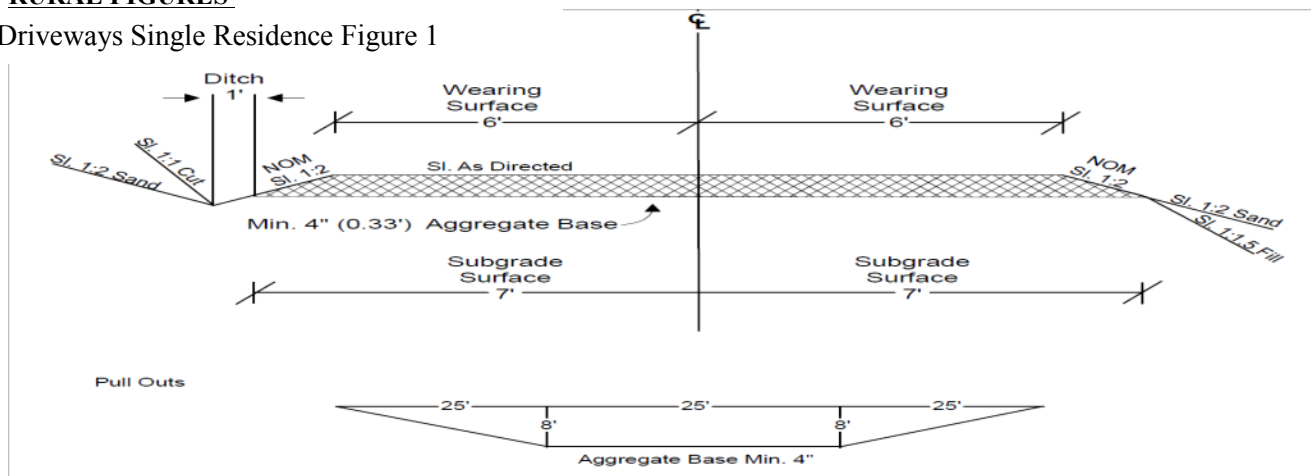
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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

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

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

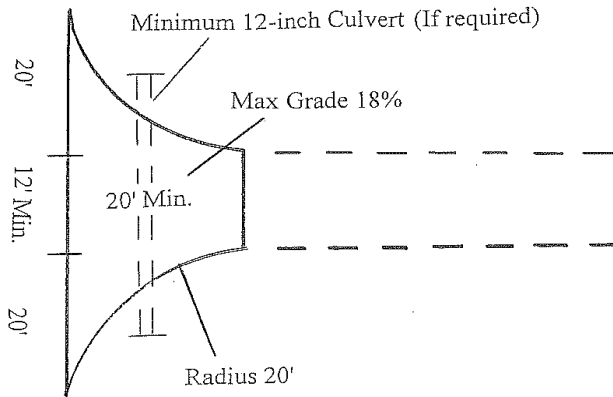
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

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

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

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

Figure 7.1.450

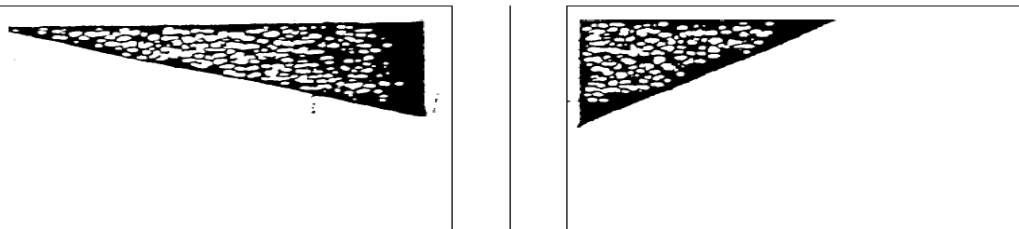
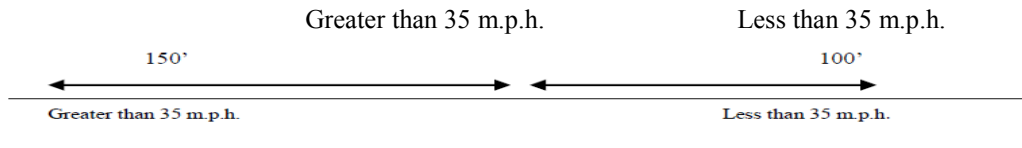


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

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

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



PARKING STANDARDS

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

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

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

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

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

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

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

CONSENT FOR REPRESENTATION

I, Frank Maestas and Kelly Finley of 7216 Mississippi Dr, Vancouver, WA 98664
give permission to Coos Curry Consulting to represent me on all design, permit and consulting
matters concerning the properties located on the Coos County Tax Assessor's Map 23-13-13C
TL 1200. The tax account for this property is 50306.

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

Contact information for Sheri McGrath is:

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

This consent automatically expires 18 months from the date below, without requirement of
notice.

DATED: 12/17, 2023

COOS CURRY CONSULTING

By: SHERI MCGRATH

CLIENT

By: FRANK MAESTAS AND/OR KELLY FINLEY

RECORDING REQUESTED BY:



201 Central Avenue, PO Box 1075
Coos Bay, OR 97420

GRANTOR'S NAME:

Geoffery E. Neff and Peggy Neff

GRANTEE'S NAME:

Frank Maestas and Kelly Finley

AFTER RECORDING RETURN TO:

Order No.: 360622039440-TT
Frank Maestas and Kelly Finley, not as tenants in common, but
with the rights of survivorship
7216 Mississippi Dr
Vancouver, WA 98664

SEND TAX STATEMENTS TO:

Frank Maestas and Kelly Finley
7216 Mississippi Dr
Vancouver, WA 98664

APN: 50306
Map: 25S-13W-13C TL 1200
67071 Spinreel Road, North Bend, OR 97459

Coos County, Oregon **2022-02802**
\$91.00 Pgs=2 03/28/2022 10:35 AM
eRecorded by: TICOR TITLE COQUILLE - 105 E. 2ND
ST. OR 97423
Diris D. Murphy, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Geoffery E. Neff and Peggy Neff, as tenants by the entirety, Grantor, conveys and warrants to Frank Maestas and Kelly Finley, not as tenants in common, but with the rights of survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

That part of the Southwest quarter of the Southwest quarter of Section 13, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, lying South of the Oregon Coast Highway and North of the Southern Pacific right of way, being just East of the West boundary of said Southwest quarter of the Southwest quarter of Section 13, and being 127.4 feet in length along the West side.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$150,000.00). (See ORS 93.030).

Subject to:

1. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.
2. Easement(s) and rights incidental thereto, as granted in a document:
 - Granted to: Central Lincoln People's Utility District
 - Recording Date: July 11, 1958
 - Recording No: Book 266, Page 178
3. Boundary as disclosed by General Judgment, including the terms and provisions thereof,
 - Recording Date: December 6, 2011
 - Recording No.: 2011-9722

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: 03/24/2022

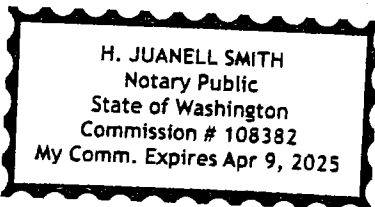
[Signature]
Geoffery E. Neff

[Signature]
Peggy Neff

State of Washington
County of Snohomish

This instrument was acknowledged before me on March 24, 2022 by Geoffery E. Neff and Peggy Neff.

[Signature]
Notary Public - State of WA
H. Juanelle Smith
My Commission Expires: 4-9-2025



Unofficial Copy

December 5, 2023

PRIVATE CAMPGROUND APPLICATION

Spinreel Ridge Campground
67071 Spinreel Rd.
North Bend, OR 97459
23-13-13C TL 1200
Tax Acct #50306

PROPERTY OWNER

Frank Maestas and Kelly Finley
7216 Mississippi Dr.
Vancouver, WA 98664-1536

PROJECT NARRATIVE

The subject property is located north of the North Bend city limits, and immediately west of Lakeside, in Coos County, Oregon. The property is identified as Coos County Tax Assessor's Map 23-13-13C Tax Lot 1200. The parcel is located in the Forest Zoning District and is 0.58 acres in size. The situs address is 67071 Spinreel Rd, North Bend, OR 97459.

Vegetation has been cleared from the majority of the site which has exposed the sandy soils. The sloped side of the property that abuts Spinreel Road is vegetated with trees and native shrubs which act as erosion control. No slope vegetation is proposed to be removed at this time. The site does not contain any structural development.

The property is located in the Beaches and Dunes Overlay with a classification of "limited development suitability." Otherwise, the property has a "low" liquefaction factor; does not contain a classification for "very high" landslide; is not located within the 100-year floodplain; and contains no wetlands or riparian areas per the National and Statewide inventories. A Geological Reconnaissance Report was developed by EvrenNW and is included in this application. Findings for the Beaches and Dunes are included below and reference their document.

Due to the limited property size, the Applicant is requesting Planning Clearance to develop and utilize the property as a Private Campground with one Group Campsite and one Individual Campsite for a total of 19 campsites. The intention is to provide camping accommodations for a group including friends, family reunions, church camps, etc. and leave one space for the owner or caretaker. The minimum requirement for a Campground is to provide (2) campsites. The property is located adjacent to the Spinreel Campground, Ten Mile Lake and sand dune recreational areas making this an ideal location for recreation. It is anticipated that the campground will be specifically used by Dune enthusiasts and Fishing Persons.

In order to determine the occupant load for the proposed Group Site, the Applicant visited Bullards Beach State Park and took long-tape measurements of the Group Sites they provide. The Park allows (2) Vehicles per site. The average site size of the (7) sites measured is 580sf. The minimum parking space for a campsite is 10'x30' which is 600sf minimum per site. Based on the average square footage of the site, and the minimum parking space criteria, the enclosed

proposal shows a maximum occupant load of 18 Campsites in the Group Campsite area when using 600sf per site. In addition to the Group Site, one Single Campsite with a parking space of 10'x30' minimum will be provided. The total Site Count is 19.

Portable toilet facilities and trash receptacles will be provided as required by the Oregon Revised Statutes, Oregon Administrative Rule and Oregon Health Authority. Campsites ranging from 16-30 sites required (1) restroom facility. The proposal shows the proposed location of an ADA Unisex portable toilet with hand washing station that is located within 500' of all campsites.

The proposed driveway access points will be improved to the Coos County Road Standards and will utilize a One-Way ingress/egress looped driveway. This will provide the site with the required Emergency Vehicle access as well as meeting the required campground road standards. The water storage will be located directly next to the proposed driveway for ease of connection. There will also be a small 8'x10' storage shed to store maintenance items including landscaping materials and equipment.

The proposed findings in support of this request follow below. The required application and fees have been submitted with this request. The Applicant is confident that compliance with the County and State codes can be met and upheld during the use of the approved Conditional Use Permit to operate as a Private Campground in the Forest Zone.

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

1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions.

Applicant's Response: The proposed development is consistent with the Comprehensive Plan and Ordinance provisions for a Private Campground in the Forest Zone.

2.1.200 Campground is "a lot, tract or parcel of land under single ownership where two or more campsites are located which provide facilities for living other than a permanent dwelling or recreational vehicle.

Applicant's Response: The proposed campground contains two campsites which will be transient in nature.

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

Applicant's Response: The proposed use is considered an Administrative Conditional Use in the Forest Zone. No variances or exceptions are required to meet the criteria set forth in the County Codes. All campgrounds are subject to ORS, OAR and OHA criteria. All campgrounds are required to obtain a permit from the Building Department which ensures compliance with all State criteria. The Planning Department reviews only the proposed use as it pertains to zoning and development standards.

Compatibility means "the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses, and not potential or future uses in the surrounding area. The surrounding area consists of the notification area for the project as set out in § 5.0.900"

Applicant's Response: The proposed campground is considered compatible with the existing and potential future uses due to the recreational nature of the proposal. The property directly south is the location of Spinreel Dune Buggy and ATV Rentals, a commercial use that specializes in sand dune recreation. The Spinreel Campground is located adjacent from the subject property on the West side.

Erosion Hazard means that the "Likelihood of soil becoming unstable and subsequently being transported by flooding, surface runoff or channel velocities."

Applicant's Response: The subject property has a high probability of erosion hazard due to the amount of sand that is exposed on the site because Coos County is located in a High Wind location.

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

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

Forest Land are "Those lands designated in the Coos County Comprehensive Plan (Volume I- "Balance of County") for inclusion in a Forest Lands zone. These areas include: (1) lands composed of existing and potential forest lands which are suitable for commercial forest uses, (2) other forested lands needed for watershed protection, wildlife and fisheries habitat and recreation, (3) lands where extreme conditions of climate, soil and topography require the maintenance of vegetative cover irrespective of use, and (4) other forested lands which provide urban buffers, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use."

Applicant's Response: The subject site is conducive for forest or farming purposes due to the size; however, the recreational value is extremely high. The site has scenic views of the sand dunes to the South and West and of the forest to the North and East. The proposed use as a primitive campground protects scenic corridors and provides space for recreational experiences.

Geologic means "Relating to the occurrence and properties of earth. Geologic hazards include faults, land and mudslides, and earthquakes."

Applicant's Response: The subject property does not contain any geological hazards as defined. The issue of Erosion is what is specifically addressed in the enclosed Geological Assessment.

Recreation is defined as "Any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derives satisfaction: (1) Coastal Recreation: occurs in offshore ocean waters, estuaries, and streams, along beaches and bluffs, and in adjacent shorelands. It includes a variety of activities from swimming, scuba diving, boating, fishing, hunting, and use of dune buggies, shell collecting, painting, wildlife observation, and sightseeing, to coastal resorts and water-oriented restaurants;

(2) Low-Intensity Recreation: does not require developed facilities and can be accommodated without change to the area or resource. For example, boating hunting, hiking, wildlife photography, and beach or shore activities can be low intensity recreation;

(3) High-Intensity Recreation: uses specially built facilities, or occurs in such density or form that it requires or results in a modification of the area or resource. Campgrounds, golf courses, public beaches, and marinas are examples of high intensity recreation.

Applicant's Response: The proposed use is considered Recreation and further defined as a Campground. The proposed campground is primitive and will be minimally developed.

Special Considerations Map is "A map, or series of maps, or map overlays identifying areas in Coos County which may have an impact on development. The phenomena identified on the Special Considerations Map which may have an impact include: mineral resources, water resources, archaeological and historical resources, dunes and non-estuarine coastal shorelands, significant wildlife habitat and natural hazards."

Applicant's Response: The subject property is located within the Beaches and Dunes overlay and geological findings are specific to erosion caused by wind.

4.6.110(26) Private campgrounds are allowed as an Administrative Conditional Use in the Forest Zone subject to the review criteria 4,e and 5.

Applicant's Response: This application includes findings illustrating compliance with the Administrative Conditional Use Permit requirements.

4.6.120(4,e) Campgrounds in private parks shall only be allowed by this subsection. The area is devoted to overnight temporary use for vacation, recreation or emergency purposes, but not for residential purposes.

(A) Campgrounds in private parks shall only be those allowed by this subsection. Except on a lot or parcel contiguous to a lake or reservoir, campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4. A campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes and is established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground. A campground shall be designed and integrated into the rural agricultural

and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural IV- 96 features between campsites. Campsites may be occupied by a tent, travel trailer or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites. Campgrounds authorized by this rule shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive six-month period.

Applicant's Response: The proposed campground will contain two areas devoted to overnight accommodations. The surrounding area contains forest and dune recreational opportunities- immediately to the West is the Oregon Dunes National Recreation Area, Spinreel Campground, and the Pacific Ocean. The contiguous parcel to the south houses the Spinreel Dune Buggy and ATV Rentals. The site is not being developed for residential purposes and will not contain utility hook ups to the sites. The overall use will not exceed 30 days per 6 month period per camper.

As shown on the attached Plot Plan, the Campground will be situated on the property in a manner that best preserves the existing trees and native vegetation. No vegetation clearing is required to develop the proposed campground. Vegetation will be planted for erosion control after the development of the drive surfaces.

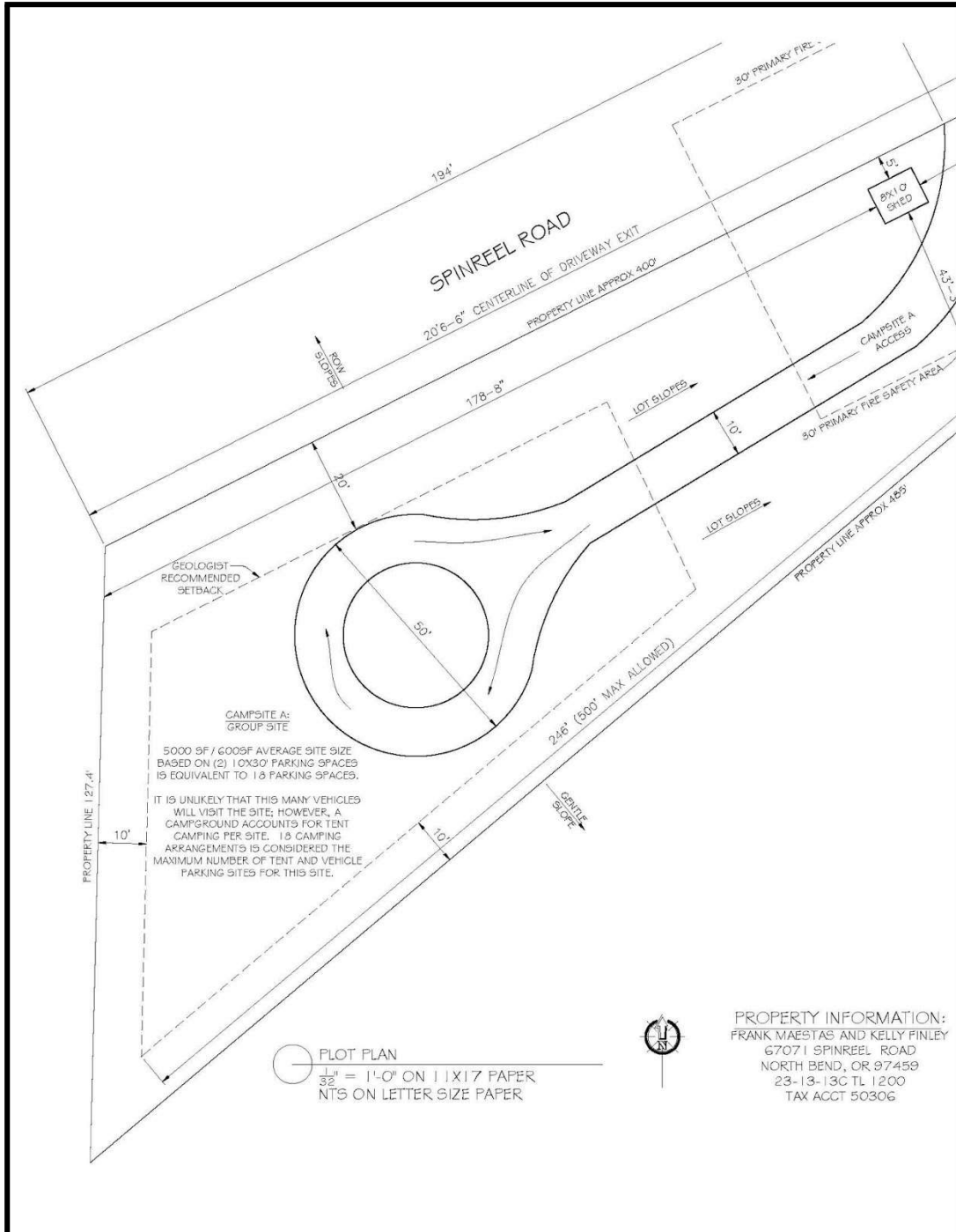
(B) Campsites may be occupied by a tent, travel trailer, yurt or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites except that electrical service may be provided to yurts allowed for by paragraph (4)(e)(C) of this rule.

Applicant's Response: The proposed campground will contain two areas devoted to overnight accommodations. The site is not being developed for residential purposes and will not contain utility hook ups to the sites. No yurts are currently proposed.

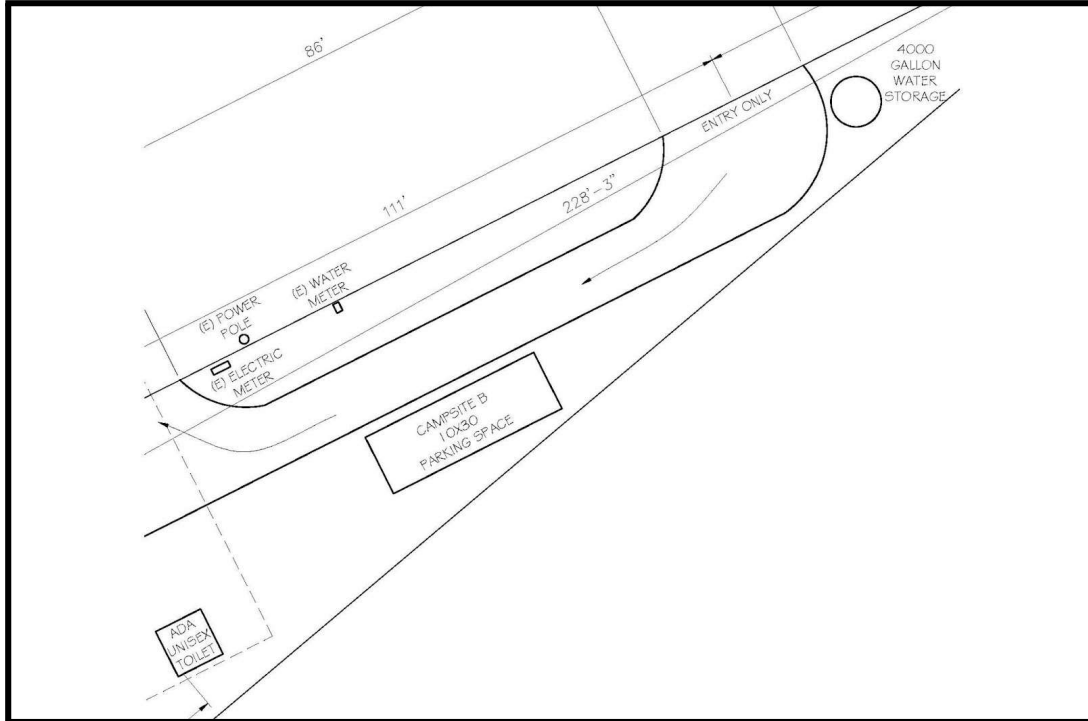
(C) Subject to the approval of the county governing body or its designee, a private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. Upon request of a county governing body, the Commission may provide by rule for an increase in the number of yurts allowed on all or a portion of the campgrounds in a county if the Commission determines that the increase will comply with the standards described in ORS 215.296(1). As used in this rule, "yurt" means a round,

domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.

Applicant's Response: No yurts are proposed at this time.



ENLARGED VIEW OF THE PROPOSED GROUP SITE A



ENLARGED VIEW OF THE PROPOSED GROUP SITE B

4.6.120(5) Review Criteria For Conditional Uses: A use authorized by section (4) of this rule may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands:

(A) The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;

Applicant's Response: The proposed campground will not negatively impact the existing farming or forest practices on any agricultural or forest lands because there are no such uses within the vicinity. The subject and surrounding properties are not suited for these uses due to topography, site size, proximity to the recreational dune areas and the railroad.

(B) The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and

Applicant's Response: The proposed campground will have less negative impacts on fire safety than many other permitted uses in the Forest Zone. As shown on the included project description and attached Plot Plan, the

project will feature a 4,000 gallon fire suppression water tank and hose, the required fire safety setbacks, and improved fire suppression equipment. The site is bordered by Spinreel Road on the West and the Railroad on the East. There is limited vegetation which further reduces the chance of wildfire. The proposed storage building will be built with fire retardant materials to further reduce concern of fire.

(C) A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby landowners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in subsections (4)(e), (m), (s), (t) and (w) of this rule.

Applicant's Response: The land owner will sign the required written statement as provided by the Planning Department as a condition of approval. However, the surrounding properties are zoned C-1, RR-2 and REC. There are no surrounding uses that can conduct forest operations due to the size of the properties, topography and soil types.

(D) All uses must comply with applicable development standards and fire siting and safety standards.

Applicant's Response: As shown on the attached Plot Plan, the required 30' Primary Fire Safety Setback will be maintained around the small 8'x10' storage shed.

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.

Applicant's Response: As shown on the attached Plot Plan, the required 30' Primary Fire Safety Setback will be maintained around the small 8'x10' storage shed. No other development is proposed at this time.

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. The minimum lot size for the creation of new parcels will be 80 acres minimum. The size of the parcel does not prohibit development as long as it was lawfully created. Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.

Applicant's Response: No new parcels will be created. The parcel is non-conforming as a lawfully created .58 acre lot. The proposed use is not prohibited or required to have a specific size to qualify.

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

Applicant's Response: The proposed 8x10 shed will be setback a minimum of 35' from the centerline of Spinreel Road and 5' from the western property line.

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

Applicant's Response: The existing and proposed fence is chain link fencing which provides absolute visibility for vision clearance.

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

Applicant's Response: Section 7.5.175 requires 1.5 spaces per site at 9'x30' in size. The proposal shows a 10'x30' parking area for the single campsite and the Group Site has open and available parking. The maximum number of campsites in the Group Site is 18.

5. Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.

Applicant's Response: A Single Family Dwelling is not proposed.

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...

Applicant's Response: The subject site does not contain a Riparian area.

7. All new and replacement dwellings and permanent structures shall, at a minimum, meet the following standards.

- a. The dwelling has a fire retardant roof.

Applicant's Response: The only permanent structure proposed is an 8x10 shed that will be constructed with fire retardant materials.

b. The dwelling will not be sited on a slope of greater than 40 percent. Slope5 will also determine additional firebreak in Section 8 Firebreak. Evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry.

Applicant's Response: The proposed shed is not located on a slope greater than 40%.

c. 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.

Applicant's Response: The site is protected by the Lakeside Rural Fire District.

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

Applicant's Response: A 4000 gallon water storage tank is proposed as shown on the attached Plot Plan.

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

Applicant's Response: The only permanent structure proposed is an 8x10 shed which does not contain a chimney.

f. The owner provides and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner and complies with Section 8 Firebreak.

Applicant's Response: A primary fire break area is shown on the proposed plot plan.

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.

Applicant's Response: Vegetation is limited on the site, yet planted and maintained vegetation will meet or exceed the minimum criteria for firebreak requirements.

b. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.

Applicant's Response: A garden hose will be provided that reaches the perimeter of the primary safety zone.

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.

Applicant's Response: A primary fire break area is shown on the proposed plot plan.

d. Proof that all of these items will be met includes proof of the slope to determine additional firebreak setbacks is required

Applicant's Response: The location of the proposed shed will be located on a slope that is less than 10%.

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

Applicant's Response: The shed will have fire resistant roof and siding.

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

Applicant's Response: No dwellings are proposed; therefore, the driveway standards will meet the criteria for a Private Campground in Oregon, ie: 10' wide.

4.11.128 Historical, Cultural and Archaeological Resources, Natural Areas and Wilderness (Balance of County Policy 5.7)

Purpose Statement:

Coos County shall manage its historical, cultural and archaeological areas, sites, structures and objects so as to preserve their original resource value. This strategy recognizes that preservation of significant historical, cultural and archaeological resources is necessary to sustain the County's cultural heritage.

b. Areas of Archaeological Concern: Coos County shall continue to refrain from widespread dissemination of site-specific inventory information concerning identified archaeological sites. Rather, Coos County shall manage development in these areas so as to preserve their value as archaeological resources.

i. This strategy shall be implemented by requiring development proposals to be accompanied by documentation that the proposed project would not adversely impact the historical and archaeological values of the project's site. "Sufficient documentation" shall be a letter from a qualified archaeologist/historian and/or a duly authorized representative of a local Indian tribe(s).

ii. Properties which have been determined to have an "archaeological site" location must comply with the following steps prior to issuance of a "Zoning compliance Letter" for building and/or septic permits.

1) The County Planning Department shall make initial contact with the Tribe(s) for determination of an archaeological site(s). The following information shall be provided by the property owner/agent:

a) Plot plan showing exact location of excavation, clearing, and development, and where the access to the property is located;

b) Township, range, section and tax lot(s) numbers; and

c) Specific directions to the property.

2) The Planning Department will forward the above information including a request for response to the appropriate tribe(s).

3) The Tribe(s) will review the proposal and respond in writing within 30 days to the Planning Department with a copy to the property owner/agent.

4) It is the responsibility of the property owner/agent to contact the Planning Department in order to proceed in obtaining a "Zoning Compliance Letter" (ZCL) or to obtain further instruction on other issues pertaining to their request.

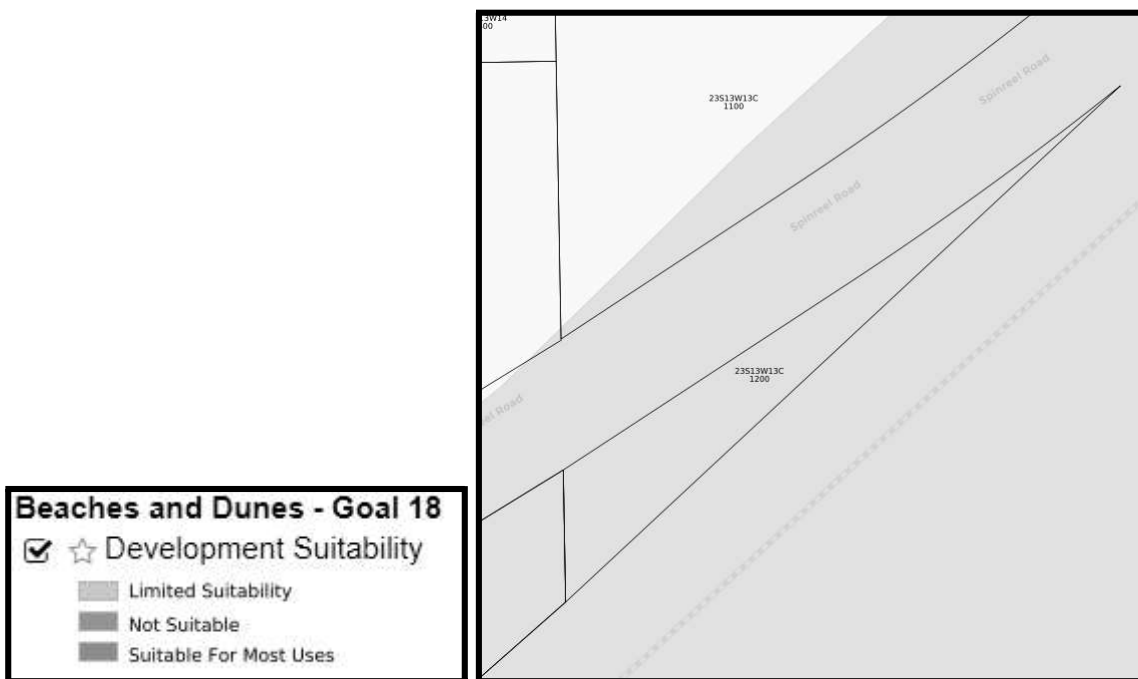
Applicant's Response: The subject property is located in the ARC overlay and notification to the Tribal offices will be made during the application process. Comments previously received stated that on site monitoring of groundbreaking activities be requested. The applicant anticipates a similar response given. There are no known archeological sites or historical structures on the subject site.

4.11.129 Beaches and Dunes (Policy 5.10).

The Beaches and Dunes map has inventoried the following:

- Beaches and Dunes
 - o Suitable for most uses; few or no constraints (Does not require a review)
 - o Limited Suitability; special measures required for most development
 - o Not Suitable for Residential, commercial or Industrial Structures

Applicant's Response: The subject site is inventoried in the Limited Suitability category.



COASTALATLAS.NET MAP OVERLAY

Coos County shall base policy decisions for dunes on the boundaries for these areas as identified on the plan map titled "Development Potential within Ocean Shorelands and Dunes" and the boundaries delineates following specific areas "Suitable", "Limited Suitability" and "Not Suitable" areas of development potential.

a. Limited Suitability: "Beach and Dune Areas with Limited Development Suitability" includes all dune forms except older stabilized dunes, active foredunes, conditionally stable foredunes that are subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) subject to ocean flooding.

Applicant's Response: The subject site is inventoried in the Limited Suitability category; however, the dunes are not subject to ocean flooding or undercutting. The property is located approximately 1.5 miles from the Pacific Ocean. Geology consists of Quaternary Marine Terrace Deposits which consist of unconsolidated to semi-consolidated marine deposits of sand, silt, clay and gravel. The exposed surface soil consists of loose, medium grained sand over the semi-consolidated sands. The dune is considered Stable.

The measures prescribed in this policy are specifically required by Statewide Planning Goal #18 for the above-referenced dune forms; and that this strategy recognizes that designated mitigation sites must be protected from other uses.

Implementation shall occur through an Administrative Conditional Use process, which shall include submission of a site investigation report that addresses this subsection, by a qualified registered and licensed geologist or engineer.

Applicant's Response: An investigation was conducted by EvrenNW and the enclosed report addresses the criteria listed below. A Conditional Use Permit has been applied for as a secondary ACU to the proposed campground.

i. Coos County shall permit development within areas designated as "Beach and Dune Areas with Limited Development Suitability" only upon the establishment of findings that consider at least:

a) The type of use proposed and the adverse effects it might have on the site and adjacent areas;

Applicant's Response: The proposed use results in little development which is specific to a gravel driveway and open campsites. An 8'x10' shed is proposed to be located on a relatively flat portion of the property.

According to page 9 of the geology report, the proposed use will not have an adverse effect on the site or adjacent areas.

b) The need for temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;

Applicant's Response: The site contains exposed sand that will become graveled or vegetated to an extent that provides erosion control from wind. The slopes will not have vegetation removal which are the areas of specific concern.

c) The need for methods for protecting the surrounding area from any adverse effects of the development; and

Applicant's Response: The proposed driveway will be located a minimum of 20' from the top of bank on the West side where the Spinreel right of way becomes quite steep. This recommendation is found on page 9 of the enclosed report and shown on the proposed plot plan.

d) Hazards to life, public and private property, and the natural environment which may be caused by the proposed use.

Applicant's Response: It is the professional opinion of EvrenNW that the proposed campground does not pose any hazards to life, public and private property, and the natural environment. In fact, the proposed use will assist with erosion control by suppressing the loose sand.

6.1 Adverse Effects on Site and Adjacent Area

It is ENW's opinion that the proposed primitive campground should have little to no impact on the site or the adjacent area. The only permanent structures on the site include an 8-foot by 10-foot storage shed and a 4,000-gallon water tank. These proposed structures are not located near Slopes 1 or 2, and therefore, will not be affected by slope issues. The only other improvement is a gravel road. The road will enter at the northeast corner of the property, loop up to the south end, and exit at the center of the property. The road shall have a 20-foot offset from the top of the slope.

6.2 Temporary/Permanent Stabilization/ Maintenance of Vegetation

As noted above, the site was previously cleared of vegetation and exposed loose sand. The removal of vegetation has increased the risk for wind erosion to high on the property. ENW recommends that the vegetation be established around the site. The areas to be revegetated shall include the bare sand and the over-steepened Slopes 1 and 2 (see Figure 5).

6.3 Protecting Surrounding Area from Adverse Effects

Primitive campsites are proposed for the site. The only site improvement is a gravel road that extends across the property. ENW recommends that the proposed gravel road be offset a minimum of 20 feet from the top of the slope in the southern portion of the property and that there be no parking or camping along the top of the slope. If the wedge of sand needs to be excavated, then ENW recommends that a retaining wall of EcoBlocks, or equivalent, should be designed for the toe of the slope.

6.4 Hazard to Life, Public/Private Property, Natural Environment

It is ENW's opinion that the proposed campsite will not cause hazard to life, public, and private property, or the natural environment.

PAGE 9 OF THE GEOLOGY REPORT

ii. Further, Coos County shall cooperate with affected local, state and federal agencies to protect the groundwater from drawdown, which would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies. Coos County shall cooperate with state and federal agencies in regulating the following actions in the beach and dune areas with limited development potential:

a) Destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage);

Applicant's Response: The site contains desirable vegetation along the sloped areas. No vegetation removal is proposed.

b) The exposure of stable and conditionally stable areas to erosion;

Applicant's Response: The site is subject to Wind activity that can cause the loose sand to erode. The site has remained stable for several years, and the proposed use will provide ground cover (gravel and vegetation) to limit exposure of the site to erosion.

c) Construction of shore structures which modify current air wave patterns leading to beach erosion; and

Applicant's Response: The subject site is not located near the beach.

d) Any other development actions with potential adverse impacts.

Applicant's Response: It is the professional opinion of EvrenNW that the proposed use does not propose adverse impacts. Recommendations have been made for slope vegetation. The slopes are not owned by the property owner; however, it is understood that vegetation is an important component to the site's stability. The owner will take good care in communicating with the Coos County Road Department and the Railroad regarding existing and future vegetation and any issues that arise from falling trees, etc.

5.1 Landslide Hazards

During our reconnaissance-level site evaluation, we did observe two slopes that were marginally stable. As a result, we recommend the following:

- Slope 1 (see Figure 5) – If sand wedge encroaching onto the property it is to be excavated, ENW recommends that Eco-Blocks, or similar retaining system, be designed to support the toe of the slope.
- Slope 2 (see Figure 5)- ENW recommends that the proposed gravel road and campsites should have a 20-foot-offset from the top of the slope. In addition, dangerous trees leaning into Spinreel Road should be removed.

5.2 Erosion Hazards

The risk for wind erosion of the exposed sand is high. ENW recommends the following:

- Areas of exposed soil should be stabilized with vegetation or other means.
 - Areas of exposed sand shall immediately be vegetated as following USDA guidance⁴, summarized below:
 - Obtain commercial beachgrass stock from local nursery.
 - Beachgrasses need to be planted to a depth of 12 inches and the sand compacted by hand around the planting to remove air around the roots and stem nodes with the top of the plan upright and extending at least a foot above the ground.
 - Spacing should be 18-inch on center for each beachgrass plant.
 - Planted area should be fertilized with coarse-particle ammonium sulfate commercial fertilizer (N-P-K 21-0-0). This formulation should be applied at a rate of 0.5 pounds per 100 square feet during light wind and irrigation. Irrigation is needed to thoroughly dissolve the fertilizer and can be stopped once the granular of fertilizer has dissolved.
 - Follow-up fertilization should be applied annually between March 1 and April 1, with 0.5 pounds per 100 square feet of ammonium sulfate commercial fertilizer (N-P-K 21-0-0) and should be applied during light wind and irrigation. Irrigation is needed to thoroughly dissolve the fertilizer and can be stopped once the granular of fertilizer has dissolved.
 - Some maintenance may be necessary. Prompt replanting of any plant that did not survive should be done during the winter.

PAGE 8 OF THE GEOLOGY REPORT

- 4.11.300 The purpose of the Airport Surface Floating zone is to protect public health, safety and welfare. It is recognized that obstructions to aviation have potential for endangering the lives and property of users of selected airports, and property of occupancy of land in the airport's vicinity. An obstruction may affect future instrument approach minimums and obstructions may reduce the area available for the landing, take-off and maneuvering of aircraft, thus tending to destroy or impair the utility of the airport and the public investment therein.

Applicant's Response: The subject site is located within the Airport Surface Floating zone for the Lakeside Airport. The proposal does not contain development that would impact this zone and is found to be compliant with this section.

7.1.250 Materials Required For An Application: A traffic plan (item 1) will be required for all rezones, recreational vehicle parks, campgrounds, mobile home parks, land divisions, industrial developments, commercial developments and high intensity development plans. The Roadmaster in consultation with the Planning Director will have discretion to waive items 2 through 4 based on the findings that the increase in development is de minimis to the existing development.

1. Traffic Plan - A parking/traffic plan shall be submitted to address all of the following:

a. Property boundaries;

Applicant's Response: The enclosed Plot Plan shows the property boundaries.

b. Location of all structures on the subject property;

Applicant's Response: The enclosed Plot Plan shows the proposed 8x10 shed and 4000 gallon water tank.

c. Required parking spaces;

Applicant's Response: The enclosed Plot Plan shows the 10x30 parking space for the individual site and occupancy calculation for the Group Site accounting for a maximum of 18 campsites.

d. Current utilities and proposed utilities;

Applicant's Response: The enclosed Plot Plan shows the existing water and electrical utilities. No utilities will be provided to the campsites. The 8x10 shed will contain electricity.

e. Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition);

Applicant's Response: The proposed driving surfaces will meet or exceed Chapter 7 of the CCZLDO; however, the applicant recognizes that additional specifications may be required as a condition of approval.

f. The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if applicable;

Applicant's Response: The proposed use does not require bicycle and pedestrian facilities.

g. 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;

Applicant's Response: The proposed use does not require pedestrian facilities or additional landscaping. The proposed use is Commercial in nature, but is not considered a "Commercial Use" as referenced in this section.

h. 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;

Applicant's Response: The proposed use does not require bicycle and pedestrian facilities.

i. Location of existing and proposed access point(s) on both sides of the road where applicable;

Applicant's Response: The Ingress and Egress access points are located on Spinreel Road as shown on the Plot Plan. The closest access point to the South is approximately 300' from the proposed egress point of the proposed campground. The closest driveway on the West side of Spinreel is approximately 120' from the proposed egress point of the proposed campground.

j. 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;

Applicant's Response: As noted above, the closest access points exceed 100' from the proposed Ingress and Egress points for the proposed campground. There are no medians or traffic signals in the vicinity.

k. Number and direction of lanes to be constructed on the road plus striping plans;

Applicant's Response: Spinreel Road is a platted 80' Right of Way and contains two lanes- one lane per direction.

l. All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and

Applicant's Response: There are no planned sidewalks, bikeways, signals, etc. These items are not required or needed for the proposed use as a low intensity, primitive and private campground.

m. Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Applicant's Response: There are no planned walkways, bikeways, signals, etc. These items are not required or needed for the proposed use as a low intensity, primitive and private campground.

2. Traffic Study completed by a registered traffic engineer.

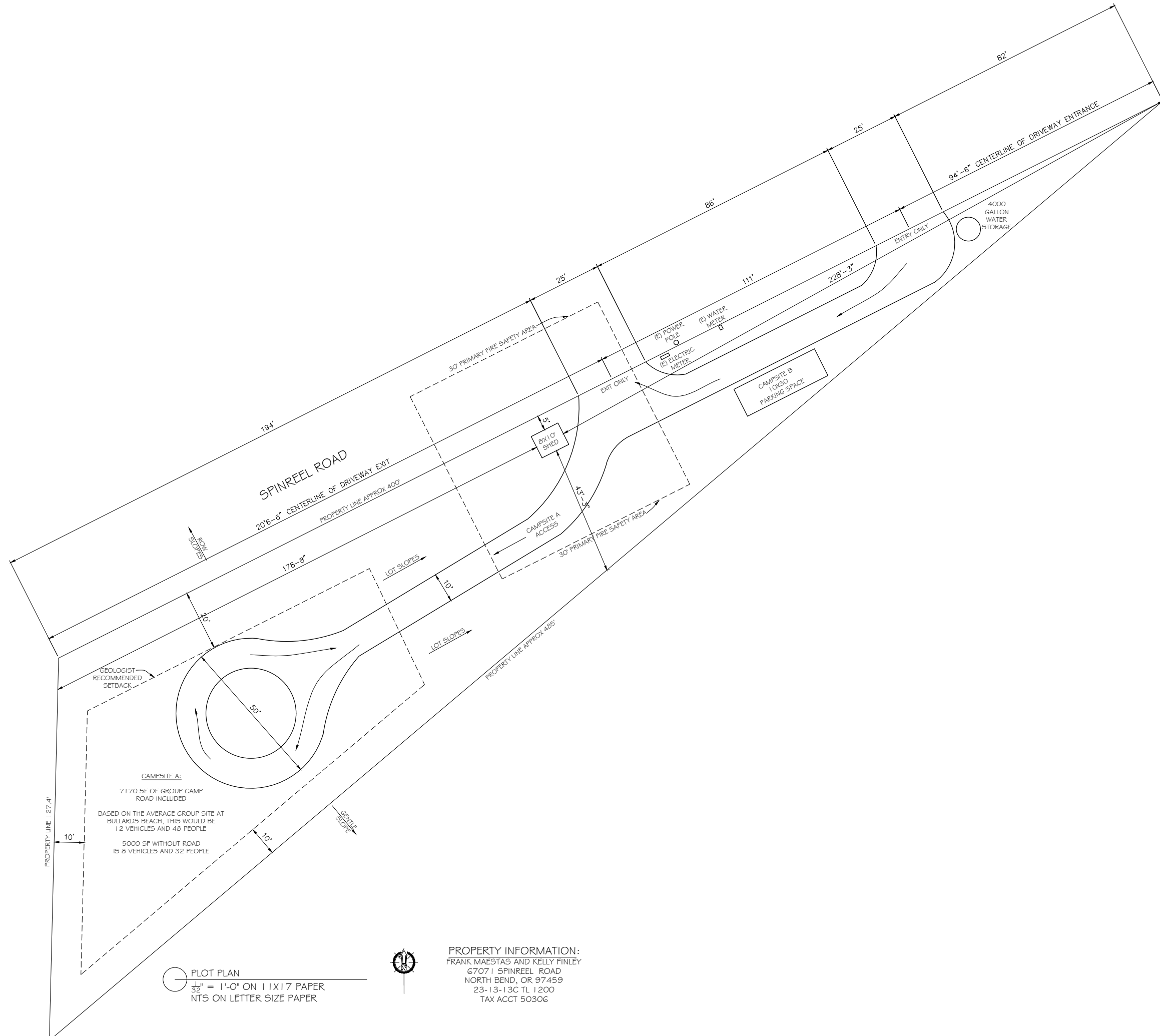
Applicant's Response: The Road Master has the right to waive the requirement for a Traffic Study. The proposed use will produce a relatively small number of trips per day given the recreational use of this specific area and of Spinreel Road. A traffic study is not warranted for the proposed use with a total trailer/camp site load of 9 vehicles.

3. Access Analysis completed by a registered traffic engineer

Applicant's Response: The Road Master has the right to waive the requirement for a Traffic Study. The proposed use will produce a relatively small number of trips per day given the recreational use of this specific area and of Spinreel Road. A traffic study is not warranted for the proposed use with a total trailer/camp site load of 9 vehicles.

4. Sight Distance Certification from a registered traffic engineer.

Applicant's Response: The Road Master has the right to waive the requirement for a Traffic Study. The existing and proposed access points have a sight distance of at least 600' in both directions.




 PLOT PLAN
 $\frac{3}{32}" = 1'-0"$ ON 11X17 PAPER
 NTS ON LETTER SIZE PAPER

PROPERTY INFORMATION:
 FRANK MAESTAS AND KELLY FINLEY
 67071 SPINREEL ROAD
 NORTH BEND, OR 97459
 23-13-13C TL 1200
 TAX ACCT 50306

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

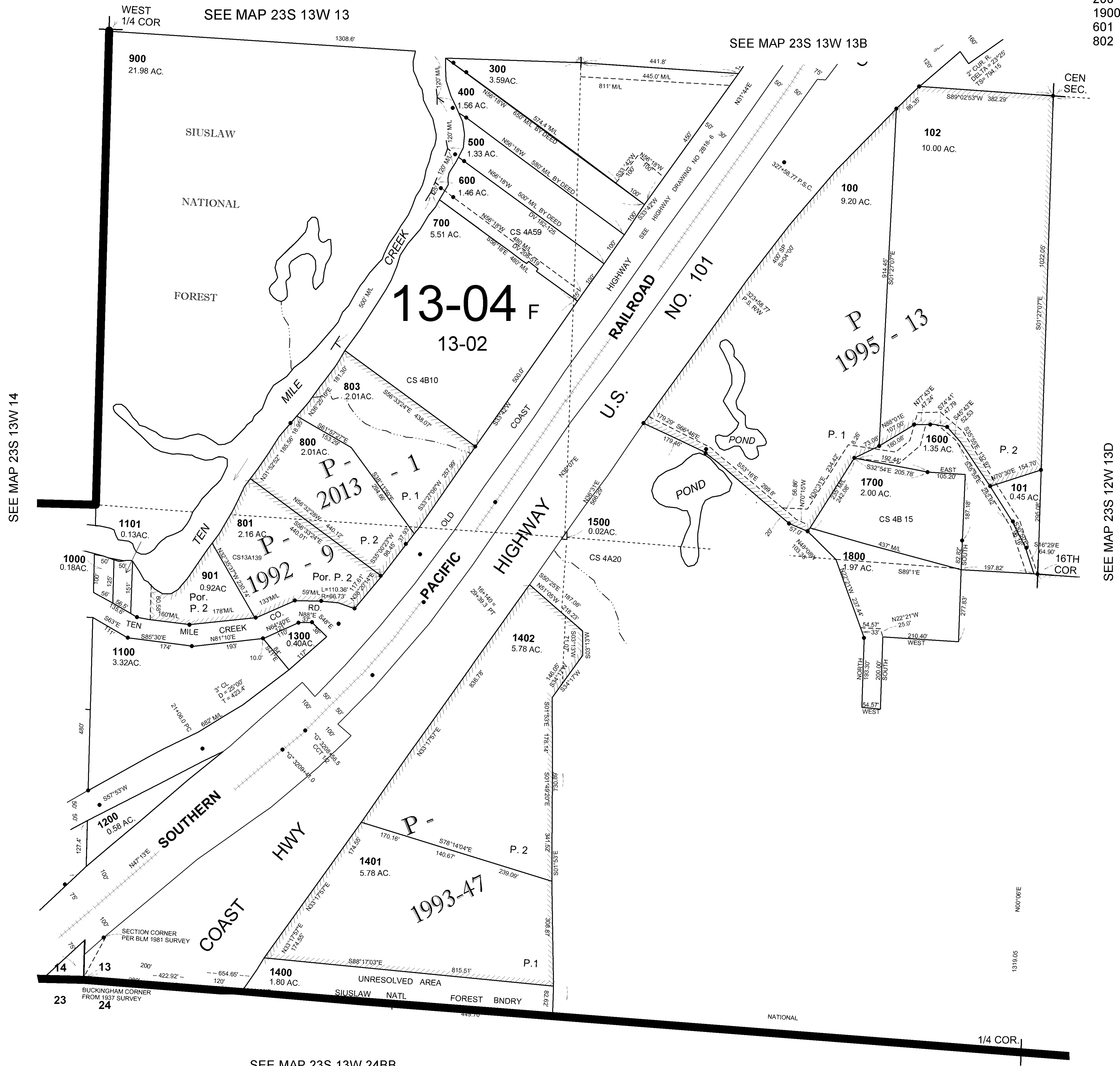
SW1/4 SEC.13 T23S R13W W.M. COOS COUNTY

23S 13W 13C

1" = 200'

CANCELLED NO.

200
1900
601
802



7-1-2013

23S 13W 13C

Coos County
2023 Real Property Assessment Report
 Account 50306
 NOT OFFICIAL VALUE

Map	23S1313-C0-01200	Tax Status	Assessable
Code - Tax ID	1302 - 50306	Account Status	Active
		Subtype	NORMAL
Legal Descr	See Record		
Mailing	MAESTAS, FRANK & FINLEY, KELLY 7216 MISSISSIPPI DR VANCOUVER WA 98664-1536	Deed Reference #	2022-2802
		Sales Date/Price	03-24-2022 / \$150,000
		Appraiser	

Property Class	100	MA	SA	NH
RMV Class	100	01	05	DAA

Site	Situs Address	City
10	67071 SPINREEL RD	NORTH BEND

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
1302	Land	16,020		Land	0
	Impr	0		Impr	0
Code Area Total		16,020	7,450	7,450	0
Grand Total		16,020	7,450	7,450	0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1302	10	<input checked="" type="checkbox"/>		F	Market	100	0.58 AC	MV	001	16,020
Code Area Total							0.58			16,020

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

Exemptions / Special Assessments / Notations					
Code Area	1302	Fire Patrol	Amount	Acres	Year
		■ FIRE PATROL TIMBER	18.75	0.58	2023
		■ FIRE PATROL SRCHG	0.00		2023