



## NOTICE OF LAND USE DECISION

**You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.**

Coos County Planning  
60 E. Second  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770  
[planning@co.coos.or.us](mailto:planning@co.coos.or.us)

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

Date of Notice: **Monday, May 16, 2022**  
File No: ACU-22-006, ACU-22-007 & V-22-001

Proposal: Request for Single Family Dwelling in the Coastal Shoreland Boundary and Natural Hazards - Coastal Erosion Overlay Zones.

Applicant(s): Daniel Thomas Platt  
68 School Street  
Hingham, MA 02043

Staff Planner: Chris MacWhorter, Planning Staff

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Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Tuesday, May 31, 2022**. Appeals are based on the applicable land use criteria. *Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and Article 6.1 Lawfully Created Lots or Parcels. The Dwelling Review is subject to Article 4.3.200.30 Zoning Tables for Urban and Rural Residential, Mixed Commercial-Residential, Industrial, Minor Estuary and South Slough; Section 4.3.220 Additional Conditional Use Review Standards criteria. Properties that are 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. Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.*

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### Subject Property Information

Account Number: 756206  
Map Number: 27S1405D0-01801

Property Owner: PLATT, DANIEL THOMAS  
68 SCHOOL ST  
HINGHAM, MA 02043-2954

Situs Address: NONE  
Acreage: 5.52 Acres  
Zoning: RURAL RESIDENTIAL - 5 (RR-5)

Special Development Considerations and Overlays: ARCHAEOLOGICAL AREAS OF INTEREST (ARC)  
COASTAL SHORELAND BOUNDARY (CSB)  
FLOODPLAIN (FP)  
NATIONAL WETLAND INVENTORY SITE (NWI)  
NATURAL HAZARD - EARTHQUAKE - FAULT LINES (NHEQF)  
NATURAL HAZARD - EROSION - COASTAL EROSION (NHERC)  
NATURAL HAZARD - TSUNAMI (NHTHO)

This notice shall be posted from May 16, 2022 to May 31, 2022

NATURAL HAZARD - WILDFIRE (NHWF)  
WETLANDS (WET)

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The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 225 N. Adams, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. **NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

The application, staff report and any conditions can be found at the following link: <https://www.co.coos.or.us/planning/page/applications-2021-2>. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 60 E. Second, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Chris MacWhorter, Planning Staff and the telephone number where more information can be obtained is **(541) 396-7770**.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: *Chris MacWhorter* Date: Monday, May 16, 2022.  
Chris MacWhorter, Planning Staff

**This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, application and all evidenced associated as listed in the exhibits.**

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit C: Staff Report-Findings of Fact and Conclusions

Exhibit D: Application and Comments Received

## **EXHIBIT "A"**

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicant(s) and that the applicant(s) are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

### **CONDITIONS OF APPROVAL**

1. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity. If there were comments from any other agency were provided as part of this review, it is the responsibility of the property owner to comply.
2. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter shall be required prior to the commencement of construction of the proposed dwelling. This authorization is based on conditions of approval and the conditions that are required to be completed prior obtaining the ZCL are defined in this section. To show compliance with this section the applicant shall submit a letter with the following items to request that staff find the following conditions have been satisfied:
  - a. The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title. The statement needs to include language that the purchaser of the property has been provided a copy of the land use approval containing all conditions or restrictions understands the obligation and agrees to fulfill the conditions unless a modification is approved as provided in this ordinance. The property owner is responsible for ensuring compliance, and land use authorization. The recorded deed covenant shall be recorded with the County Clerk and copy provided to the Planning Department.
  - b. Section 4.11.132.4.4.a: Firebreak: a. This firebreak will be a primary 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 (30 feet) shall be available at all times. c. The owners of the dwelling shall maintain a primary fuel-free break (30 feet) 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 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. Table one is addressed in the staff report based on down slope. This can be shown on a plot plan.
  - c. Section 4.11.132.4.4.e: 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. If they are not available yet then this will be a condition of approval on the ZCL.
  - d. Section 4.11.132.4.4.h: If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester. A copy of the building plans shall be submitted. If they are not available, then this will be a condition of approval on the ZCL.
  - e. Access to new dwellings shall meet road and driveway standards in Chapter VII. Driveway/ Access Parking/Access permit application shall be signed off by the Coos County Road Department prior to issuance of a Zoning Compliance Letter.
  - f. Section 5.2.700 Development Transferability - Unless otherwise provided in the approval, a land use approval that was obtained through a conditional use process shall be transferable provided the transferor files a statement with the Planning Director signed by the transferee. This document

shall be recorded in the chain of title of the property, indicating that the transferee has been provided a copy of the land use approval containing all conditions or restrictions understands the obligation and agrees to fulfill the conditions, unless a modification is approved as provided in this ordinance. The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title to alert a purchaser that development was approved subject to conditions and possible restrictions.

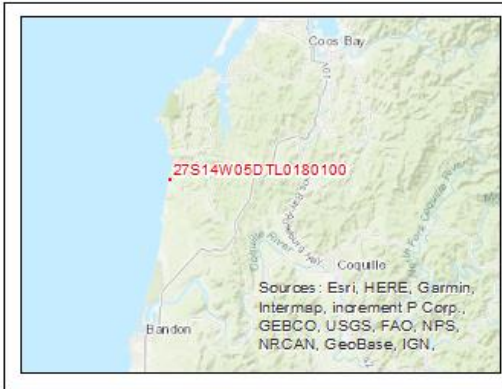
- g. Shall comply with the recommendations set forth in the Geologic Site Evaluation Report performed by North, LLC dba Geo Consultants Northwest.
- h. The applicant will be required to contact the Confederated Tribes of Coos, Lower Umpqua, & Siuslaw Indians to schedule a monitor a minimum of 72-hours prior to project start time.

**EXHIBIT "B"**  
**Vicinity Map**

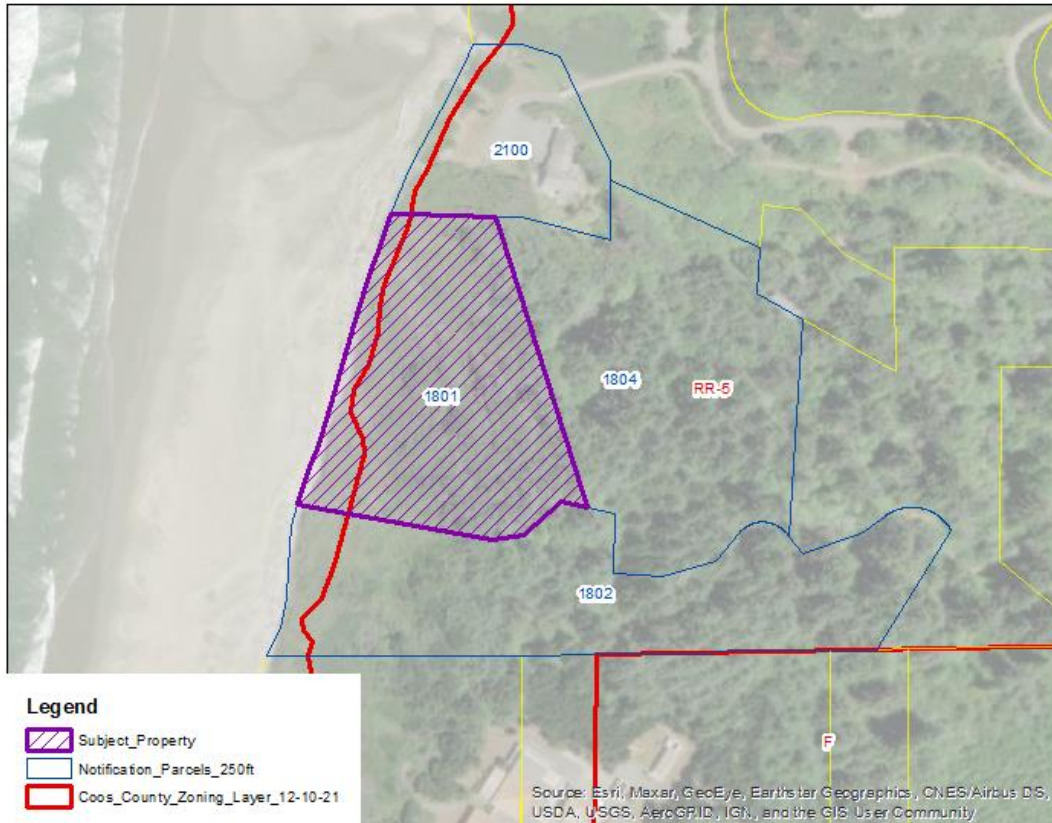


**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 225 N. Adams, Coquille, Oregon 97423  
Physical Address: 60 E. Second, Coquille Oregon  
Phone: (541) 396-7770  
TDD (800) 735-2900



File: ACU-22-006, ACU-22-007 & V-22-001  
Applicant/ Owner: Daniel Thomas Platt  
Date: May 3, 2022  
Location: Township 27S Range 14W  
Section 5D TL 1801  
Proposal: Two (2) Administrative Conditional Uses & Variance



**EXHIBIT “C”  
STAFF REPORT  
FINDINGS OF FACT AND CONCLUSIONS**

**I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION AND PRIOR COMPLIANCE:**

**A. PROPOSAL:** According to the application the property owner is seeking approval for a new Single-Family Dwelling and associated development in the Coastal Shoreland Boundary and Natural Hazards – Coastal Erosion Special Development Consideration. The original application included a request for creating a golf putting green within the Coastal Shoreland Boundary and Floodplain overlay zones. However, the applicant emailed on March 23, 2022 stating they wish to remove the golf putting green from the application. There is no indication that any other development is proposed at this time.

**B. BACKGROUND/PROPERTY HISTORY:**

Parcel 2 of Partition Plat 2003-021, then replated in Partition Plat 2005-012. On September 20, 2004, a property line adjustment was approved between tax lots T29SR15WS5D Tax Lots 1800 & 1801.

**C. LOCATION:** The subject property is located north of the City of Bandon near the Agate Beach area. Agate Lane is located off of Seven Devils Road. The subject property is located one mile north of Seven Devils State Recreation Site. The application references St. Andrews Lane as the road that accesses the property; however, this is not an official Road Name and would have to go through a road name process to be recognized. Often times through a plat process names will be placed on a plat but a separate county action is required to be recognized as an official road name. Therefore, this property is accessed via an unnamed private easement off of Agate Lane.

**D. ZONING:** - This property is zoned Rural Residential-5 (RR-5).

*Rural Residential (RR)*

*There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.*

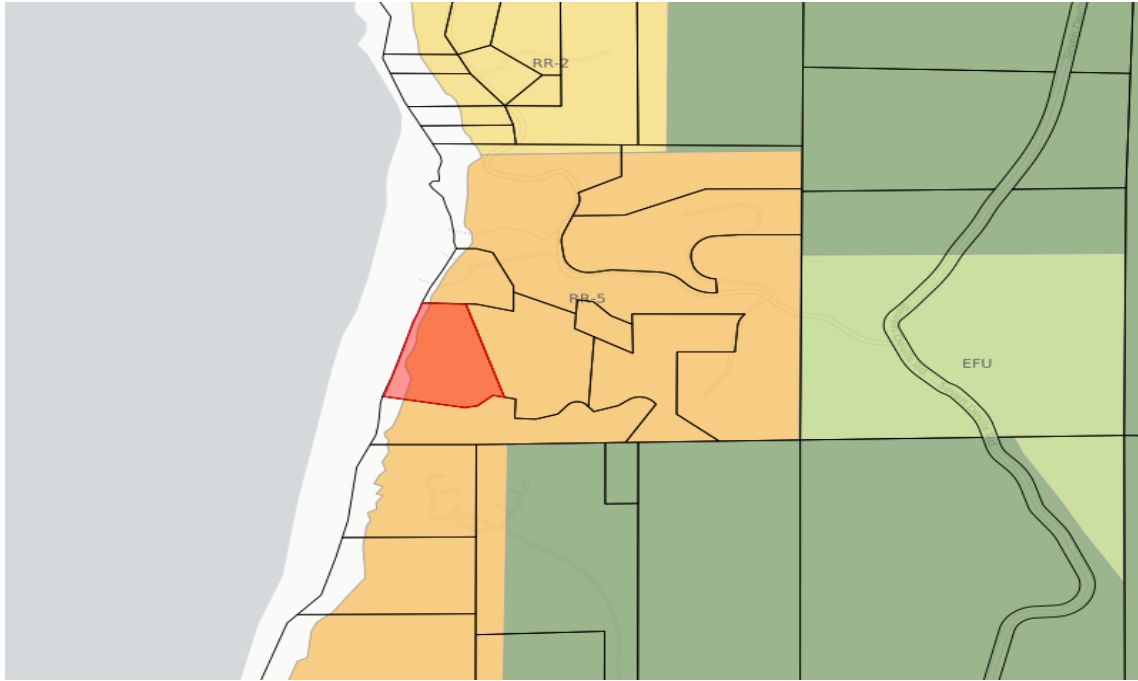
*The purpose of the “RR-2” and “RR-5” districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.*

*The “RR-5” district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.*

**E. SITE DESCRIPTION AND SURROUNDING USES:**

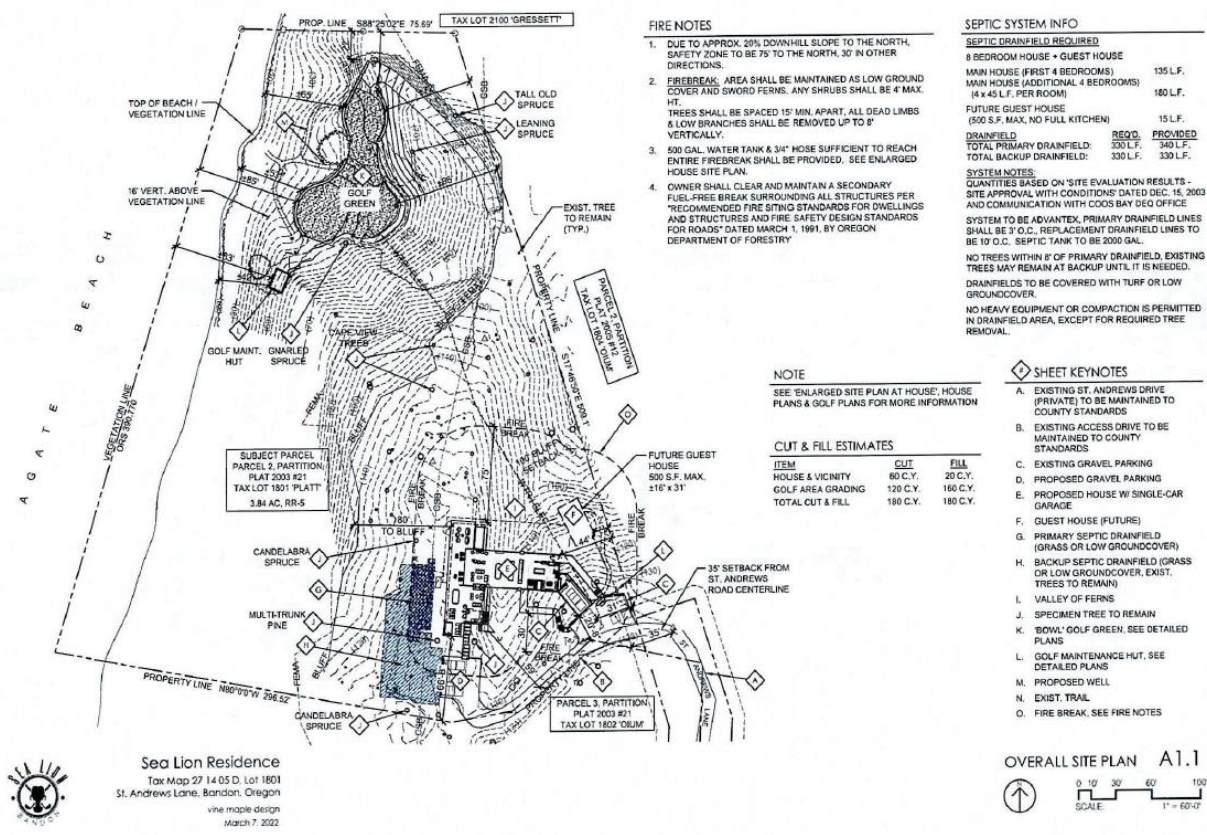
The subject property is Parcel 2 of Partition Plat 2003-21, then replatted through Partition Plat 2005-012. The general area of the subject property is located near the Agate Beach area. The subject property is located approximately nine miles north of the City of Bandon, off Seven Devils County Road. To the south, north, and east of the subdivision is lightly developed Rural Residential-5 properties. There is a fiber optics telecommunication facility located southeast of the subject property. The Pacific Ocean and State beaches are located to the west of the subject property. There is a public beach access point, known as Seven Devils State Recreation Site, located one mile south of the subject property.





ACU-22-006, ACU-22-007 & V-22-001





Maps are not to scale

**F. COMMENTS:**

**a. PUBLIC AGENCY:** This property required request for comments from the Oregon Department of State Lands prior to the release of the decision.

The Oregon Department of State Lands responded that *“based on review of available information and submitted site plan, proposed green and residence appear to avoid removal/fill impacts to jurisdictional wetlands and waters. Therefore, no state permit is needed”*.

**b. PUBLIC COMMENTS:** This property did not require any request for public comments prior to the release of the decision. However, the application was posted on the County website but no comments were received.

**LOCAL TRIBE COMMENTS:** This property required request for comments from the Tribes. The Coquille Indian Tribe sent response as follows:

The Coquille Indian Tribe’s response is as follows *“We highly recommend an archaeological survey of the project Area of Potential Effect, to include the construction area, staging, and disposal areas”*.

The Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians response is as follows “We further request to be given at least 72 hours' notice prior to any ground disturbing activities, and that a staff person or designated member of the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians be present during any ground disturbing activities”.

## **II. GENERAL PROPERTY COMPLIANCE:**

### **A. COMPLIANCE PURSUANT TO SECTION 1.1.300:**

*It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.*

**FINDING: Staff has reviewed the property history and available county records to determine this property is compliant at the time of this report. This does not mean that there is not additional information that was unavailable during this review that would make the properties non-complaint.**

### **B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:**

*“Lawfully established unit of land” means:*

#### *1. The unit of land was created:*

- a. Through an approved or pre-ordinance plat;*
- b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*
- c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*
- d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;*
- e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.*
- f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.*

**FINDING: The unit of land was created pursuant to 6.1.125.1.a, through an approved or pre-ordinance plat. The subject property is Parcel 2 of Partition Plat 2003-21, then replatted through partition plat 2005-012. The property has not been reconfigured since the original approval. Therefore, at the time of this report the unit of land are lawfully created.**

## **III. STAFF FINDINGS AND CONCLUSIONS:**

### **A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:**

The proposal is for Planning Director Approval of a new *Single-Family Conventional Dwelling* in Rural Residential-5 zoning subject to the Coastal Shoreland Boundary and Natural Hazards – Coastal Erosion Special Development Consideration.

**B. KEY DEFINITIONS:**

*ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.*

*COASTAL SHORELAND AREA: The lands lying between the Coastal Shorelands Boundary set forth elsewhere in this Plan and the line of nonaquatic vegetation, which is also known as the Section 404 Line.*

*DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.*

*DEVELOPMENT: The act, process or result of developing.*

*LOT, PARCEL, OR TRACT FRONT LOT LINE: In the case of an interior lot, parcel, or tract, a line separating the lot, parcel or tract from the street; in the case of a corner lot, parcel or tract, a line separating a lot, parcel or tract from the street on which the improvement or contemplated improvement will face.*

*USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.*

*ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.*

**C. CRITERIA AND STANDARDS**

- **SECTION 4.3.200 ZONING TABLES FOR URBAN AND RURAL RESIDENTIAL, MIXED COMMERCIAL-RESIDENTIAL, COMMERCIAL, INDUSTRIAL, MINOR ESTUARY AND SOUTH SLOUGH**

*The zoning table sets out Uses, Developments and Activities that may be listed in a zone and the type of review that is required within that zone. If there is a conflict between uses the more restrictive shall apply. Section 4.3.210 provides an explanation of the use category and the specific criteria that shall apply and if the use is identified as requiring a conditional use. Section 4.3.225 General Siting Standards apply to all regulated Uses, Developments, or Activities, but these are clear and objective standards that do not, in themselves, require a land use notice. Section 4.3.230 Specific Standards list specific siting standards by zones and 4.2.200 Additional Conditional Use Review and Standards for table 4.3.200 contains any additional criteria that applied to a Use, Development or Activity that has been identified by the following table as requiring.*

*Use # 30. Dwelling – Single Family Conventional – is a Compliance Determination Subject to Section 4.2.210(27)(k)*

- **SECTION 4.3.210 – CATEGORIES AND REVIEW STANDARDS**

*(27)(k) Single family dwelling- A single household unit. Construction is characterized by no common wall or ceiling with another unit, including a mobile home unless otherwise allowed by under this ordinance.*

**Finding:** According to the application the property owner is seeking approval for constructing a new *Single-Family Dwelling* on a lot in Rural Residential-5 Zoning District. The *Dwelling*—single family conventional is permitted in RR-5 zoning district as a compliance determination subject to Section 4.3.210.27 (k) in Section 4.3.210. A Conditional Use Application was required to be submitted because this proposal includes development within both the Coastal Shoreland Boundary and Natural Hazard – Coastal Erosion Special Development Consideration. The applicant further emailed removing the request for the proposed golf putting green from the original email. There is no indication that any other development is proposed at this time.

The applicant’s plot indicated they plan on a setback of approximately 44 feet from the eastern property line. The plot plan also indicated they intend to use private easement for their driveway access, which from the southeast property line. The plot plan also indicated the proposed dwelling will be 66 feet from southern property lines, and 80 feet from the bluff line. Staff estimated that the dwelling is approximately 350 feet from the northern property line. The bluff line is not the western property line.

According to both the written application and plot plan, the proposed dwelling meets the definition of single-family dwelling. Therefore, these criteria have been addressed.

- **SECTION 4.3.220 ADDITIONAL CONDITIONAL USE REVIEW STANDARDS FOR USES, DEVELOPMENT AND ACTIVITIES LISTED IN TABLE 4.3.200. THIS SECTION HAS SPECIFIC CRITERIA SET BY THE ZONING DISTRICT FOR USES, ACTIVITIES AND DEVELOPMENT:**

**FINDING:** While this property requires a discretionary review for the Special Development Consideration. The use proposed is permit and not subject to any special conditional use review. Therefore, this section is not applicable.

- **SECTION 4.3.225 GENERAL SITING STANDARDS**

*All new USES, activities and development are subject to the following siting standards:*

- (1) *Agricultural and Forest Covenant - Any applicant for a dwelling permit adjacent to a Forest or Exclusive Farm Zone shall sign a statement on the Compliance Determination or Zoning Clearance Letter acknowledging that: “the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowner’s enjoyment of his or her property.*
- (2) *Fences, Hedges, and Walls: No requirement, but vision clearance provisions of Section 7.1.525 apply.*
- (3) *Limitation on uses of manufactured dwellings/structures for commercial purposes pursuant to ORS 466 et seq. Manufactured dwellings shall not be used for commercial purposes except:*
  - (a) Where use of the manufactured dwelling for commercial purposes is authorized by the Building Codes Agency.*
  - (b) Where used as a temporary sales office for manufactured structures; or*
  - (c) As part of an approved home occupation. [OR-92-07-012PL]*
- (4) *New lots or parcels - Creation of lots or parcels, unless it meets the circumstances of § 5.6.130, shall meet the street frontage, lot width, lot depth and lot size. Minimum road frontage/lot width shall be met unless waived by the Planning Director in consultation with the County Surveyor and County Roadmaster due to creating an unsafe or irregular configuration:*
  - (a) Minimum Street frontage should be at least 30 feet; and*
  - (b) Minimum lot width and Minimum lot depth is 50 feet.*

*Minimum parcel/lot size cannot be waived or varied unless otherwise provided by a specific zoning regulation. Tax lot creation and consolidations do not change the legally created status of a lot or parcel.*

(5) *Parking - Off-street access, parking and loading requirements per Chapter VII apply.*

(6) *Riparian -*

(a) *Riparian vegetation setback within 50 feet of a estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except:*

- i. 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.*
- ii. Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;*
- iii. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;*
- iv. 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;*
- v. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;*
- vi. 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*
- vii. 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 is not more than 100% of the size of the existing structure's "footprint".*

(b) *Riparian removal within the Coastal Shoreland Boundary requires an Administrative Conditional Use application and review. See Special Development Considerations Coastal Shoreland Boundary.*

(c) *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) *Setbacks:*

(a) *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 the right-of-way line, whichever is greater. This setback may be greater under specific zoning siting requirements.*

(b) *Firebreak Setback - New or replacement dwellings on lots, parcels or tracts abutting the "Forest" zone shall establish and maintain a firebreak, for a distance of at least 30 feet in all directions. Vegetation within this firebreak 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.*

(8) *OUTDOOR STORAGE IN RESIDENTIAL ZONES (a) Boats and trailers, travel trailers, pick-up campers or coaches, motorized dwellings, and similar recreation equipment may be stored on a*

*lot but not used as an accessory use; (b) Automotive vehicles or trailers of any kind or type without current license plates, where required, and which are not in mechanical working order, shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings; (c) One operating truck may be stored on the lot of a truck driver provided it is accessory to the main use of the property. Additional trucks shall not be allowed.*

**FINDING: The application had a driveway and parking form included. This shall be signed off by the Road Access Manager prior to receiving a Zoning Compliance Letter. There is no riparian area that requires setbacks. The applicant shall comply with the outdoor storage in residential zones. The proposal meets the applicable requires with conditions of approval.**

• **SECTION 4.3.230 ADDITIONAL SITING STANDARDS**

*This section has specific siting standards and criteria set by the zoning district for USES, activities and development: \*\*\**

*(2) Rural Residential (RR) – The following siting standards apply to all USES, activities and development in the RR zoning districts:*

*(a) Minimum Lot/Parcel Size:*

*i. 5 acres in the RR-5 district*

*ii. 2 acres in the RR-2 district*

*iii. Exception to minimum lot sizes in Rural Residential:*

*1. Smaller parcels may be permitted in an approved residential planned unit development, provided the allowable density of the parent parcel is not exceeded.*

*2. Any lawfully created parcel or lot created prior to January 1, 1986 that is equal to*

*or greater than one acre. Multiple parcels or lots may be combined to equal one acre but then a restriction shall be placed on the deed and parcels and/or lots shall be combined into one tax lot.*

*3. Any lawfully created parcel or lot created prior to January 1, 1986 that does not*

*equal one acre and not served by a public sewer then Department of Environmental Quality, State Building Codes and Oregon Department of Water Resources should be consulted by the developer prior to seeking a land use authorization to construct a dwelling as there may be development limitations.*

*4. Creation of parcels less than the minimum lot size of the zoning district shall be*

*permitted provided the following circumstances exist:*

*a) The subject property is not zoned for resource use;*

*b) An existing dwelling (lawfully established, but not for temporary purposes) was sited prior to January 1, 1986, and will remain sited on each proposed parcel; and*

*c) A land division is submitted and approved by Coos County pursuant to the current standards with the exception on the minimum parcels size.*

*(b) Setbacks – No additional setback requirements.*

*(c) Building Height – No additional Requirements.*

*(d) Density or Size limits -*

*i. Dwelling density shall be no more than one dwelling per lawfully created parcel unless otherwise provided for by this ordinance.*

*ii. If lawfully created parcels are less than one acre in size and not served by a public sewer then Department of Environmental Quality, State Building Codes and Oregon*

*Department of Water Resources should be consulted by the developer prior to seeking a land use authorization to construct a dwelling as there may be development limitations.*

**FINDING:** There is only one Single Family Dwelling proposed. No new lot creation is proposed. The applicant's plot indicated they plan on a setback, greater than 40 feet from the eastern property line. The plot plan also indicated they intend to use St. Andrew Lane for their driveway access. The plot plan also indicated the proposed dwelling will be 20 feet from both the southeast corner and 66 feet from the southern property line, and 80 feet from the western bluff line. The bluff line is not the western property line. There is additional distance to the actual property line. Therefore, all additional setback distances have been complied with, and the applicable criteria have been addressed.

- **SECTION 4.11.125 SPECIAL DEVELOPMENT CONSIDERATIONS:**

*The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed in the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site.*

- **4.11.128 HISTORICAL, CULTURAL AND ARCHAEOLOGICAL RESOURCES, NATURAL AREAS AND WILDERNESS (BALANCE OF COUNTY POLICY 5.7)**

*The Historical/Archeological maps have inventoried the following:*

- *Historical;*
- *Area of Archaeological Concern;*
- *Botanical; and*
- *Geological Resources.*

***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 wide-spread 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.*

iii. *In cases where adverse impacts have been identified, then development shall only proceed if appropriate measures are taken to preserve the archaeological value of the site. "Appropriate measures" are deemed to be those which do not compromise the integrity of remains, such as:*

- 1) *Paving over the sites;*
- 2) *Incorporating cluster-type housing design to avoid the sensitive areas; or*
- 3) *Contracting with a qualified archaeologist to remove and re-inter the cultural remains or burial(s) at the developer's expense. If an archaeological site is encountered in the process of development, which previously had been unknown to exist, then, these three appropriate measures shall still apply. Land development activities found to violate the intent of this strategy shall be subject to penalties prescribed by ORS 97.745 (Source: Coos Bay Plan).*

iv. *This strategy is based on the recognition that preservation of such archaeologically sensitive areas is not only a community's social responsibility but is also a legal responsibility pursuant to Goal #5 and ORS 97.745. It also recognizes that historical and archaeological sites are non-renewable, cultural resources (Source: Coos Bay Plan).*

**Finding: This property required comments from the local Tribes prior to the release of this decision. The Coquille Indian Tribe responded that “we highly recommend an archaeological survey of the project Area of Potential Effect, to include the construction area, staging, and disposal areas”. The Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians requested that the landowner and/or contractor contact their office at (541) 888-9577 (Courtney Krossman, THPO) to schedule a Cultural Resource Monitor to be on site during all ground-disturbing activities. Please schedule the monitor a minimum of 72-hours in advance of anticipated project start time. Therefore, this criterion has been addressed.**

- ***4.11.130 NON-ESTUARINE SHORELAND BOUNDARY (BALANCE OF COUNTY POLICY 5.10)***

*The Coastal Shoreland Boundary map has inventoried the following:*

- *Coastal Shoreland Boundary*
- *Beach Erosion*
- *Coastal Recreation Areas*
- *Area of Water-Dependent Uses*
- *Riparian Vegetation*
- *Fore Dunes*
- *Head of Tide*
- *Steep Bluffs over 50% Slope*
- *Significant wetland wildlife habitats*



- *Wetlands under agricultural use*
- *Areas of Exceptional Aesthetic or Scenic Quality and Coastal Headlands*
- *Headland Erosion*

*Purpose Statement:*

*Protection of major marshes (wetlands), habitats, headlands, aesthetics, historical and archaeological sites: Coos County shall provide special protection to major marshes, significant wildlife habitat, coastal headlands, exceptional aesthetic resources, and historic and archaeological sites located within the Coastal Shorelands Boundary of the ocean, coastal lakes and minor estuaries. This strategy shall be implemented through plan designations and ordinance measures that limit uses in these special areas to those uses that are consistent with protection of natural values, such as propagation and selective harvesting of forest products, grazing, harvesting wild crops, and low intensity water-dependent recreation. This strategy recognizes that special protective consideration must be given to key resources in coastal shorelands over and above the protection afforded such resources elsewhere in this plan.*

- i. Uses allowed within the Coastal Shoreland Boundary: This strategy recognizes: (1) that Coos County's rural shorelands are a valuable resource and accordingly merit special consideration; and (2) that Statewide Planning Goal #17 places strict limitations on land divisions within coastal shorelands.\*\*\**
  - f) single family residences on existing lots, parcels, or units of land when compatible with the objectives and implementation standards of the Coastal Shorelands goal, and as otherwise permitted by the underlying zone; or*

**FINDING: The applicant is proposing a single-family dwelling within the RR-5 zone on an existing lot. The subject property has multiple other overlay zones, including the Coastal Shoreland Boundary. Additional findings for compatibility of the proposed dwelling and Coastal Shoreland Boundary are below.**

*ii. A site plan and design review is only necessary when required in Coos County Comprehensive Plan Volume I Part 3 § 3.5: Structures associated with the above uses, with the exception of farm and forest uses, shall only be permitted after an Administrative Conditional Use Review or higher review addressing the criteria and requirements of this subsection below and upon a finding that such uses do not otherwise conflict with the Special Development Considerations and Overlay Zones found in this Ordinance.*

*a) Site Review and Approval Criteria.*

*Construction, site development and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents as approved.*

*Nothing in this subsection shall be construed to prevent ordinary repair, maintenance and replacement of any part of the building or landscaping which does not involve a substantial change from the purpose and objectives of this section. Proposed "substantial changes" shall be submitted to the Planning Director for approval.*

*All variances from the site development criteria which are deemed necessary by the applicant shall be requested pursuant to ARTICLE 5.3.*

*These standards are intended to provide a frame of reference for the applicant to the development of a site and building plans as well as a method of review. These standards shall not be regarded as inflexible requirements, nor do they advocate any particular architectural style, for they are intended to encourage creativity, invention and innovation. The following standards shall be utilized in reviewing the plans, drawings, sketches and other documents required under for this review:*

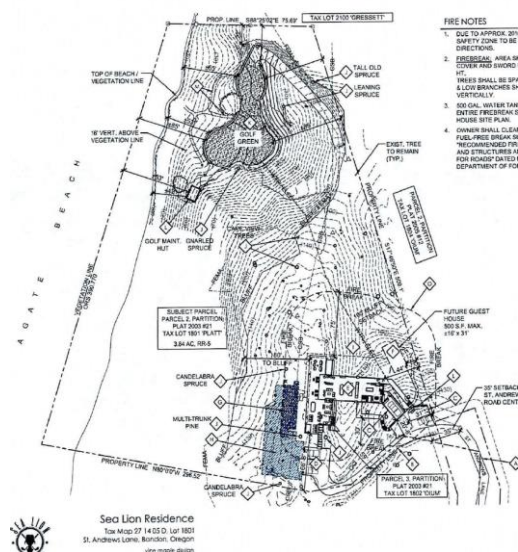
1. Landscaping

a. The landscape shall be such to minimize soil erosion and lessen the visual impact;

**FINDING:** The proposed primary and backup drain fields for the single-family dwelling will be placed in the coastal shoreland boundary. The applicant indicated this area will be revegetated with grasses. This will result in a low impact to the landscape. The replanting of this disturb area will promote a minimization of soil erosion.

b. Any grade changes shall be in keeping with the general appearance of neighboring developed areas.

**FINDING:** The subject property is located on a 5 acre rural residential lot. Based on Assessor records and aerial imagery, there appears to only be residential development on the parcel to the north. That existing dwelling is also built on their eastern property line, as is the proposed dwelling is being requested.



Therefore, this criterion has been addressed.

2. Structures

a. Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings;

**FINDING:** The subject property is located near Agate beach. Agate beach is a residential developed rural residential area approximately 8 miles north of the City of Bandon. Agate beach directly accesses Seven Devils Road, and Threemile Creek is running through this residential area. This area is serviced with onsite water and onsite septic systems. This area is zoned Rural Residential-5.

The subject property is a beachfront lot accessing off of a private easement that is directly off of Agate Lane. The subject property is located on a 5 acre Rural Residential parcel. Based on Assessor records and aerial imagery, there appears to only be residential development on the parcel to the north. That existing dwelling is also built on their eastern property line, as is the proposed dwelling is being requested.

The only proposed development within the Coastal Shoreland Boundary will be the primary and secondary drain fields for the onsite septic system. The drain fields will be revegetated with turf and be visually harmoniously with the existing area.



Overview

Staff finds that proposed development will occupy the usual amount of lot coverage as the existing adjacent residential properties.

*b. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.*

**FINDING:** There are no existing buildings on the subject property. The applicant's proposal is for a new *Single-Family Dwelling* with enclosed *Accessory Structure* (garage). Considering the shape and terrain of the subject property where development could be place, the need for onsite septic installation, and the distance between the drain field locations. Therefore, Staff determines there is no reasonable need for enclosure of any space in conjunction with existing or proposed buildings.

*3. Drives, Parking and Circulation*

*With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to the location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and must comply with the standards found in Chapter VII. The Roadmaster is responsible for determining compliance with this subsection.*

**FINDING:** The driveway access is from Agate Lane through a private easement that enters the property from the southeastern corner of the subject property. The developable portion of the subject property is limited to a specific access point given the need for placing the septic drain field on the northern portion of the subject property. The applicant will need to submit a signed off from the County Roadmaster prior to requesting a Zoning Compliance Letter. The County Road Department will verify this criterion is sufficient during this process.

4. *Surface Water Drainage*

*Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties, the public storm drainage system, or create environmental problems.*

**FINDING:** First, Staff has access to Coos County Public Works records regarding the type of roads and this particular area is served by a private access easements. Based on the fact the only development that is located within the CSB is limited to the drain fields for the onsite septic systems, and drain fields will be graded to allow the water to flow in away that will not impact any neighboring properties the proposal is consistent with the objectives of the criteria. The purpose of this development will be designed to provide proper surface drainage. DEQ will be the permitting agency responsible for ensuring the design of the drain field functions properly. Therefore, Staff finds that the criteria for surface water drainage has been met.

5. *Utility Service*

- a. *Whenever feasible, electric, telephone and other utility lines shall be underground;*
- b. *Any utility installations remaining above ground shall be located so as to have an harmonious relation to neighboring properties and the site;*
- c. *The proposed method of sanitary sewage disposal from all buildings shall be indicated.*

**FINDING:** The proposed development in the CSB is the drain fields for the subsurface sewage disposal. The applicant plot plan clearly indicates the location of the drain field and the proposed development will be revegetated with turf grasses. Therefore, Staff finds the applicant has addressed all applicable criteria.

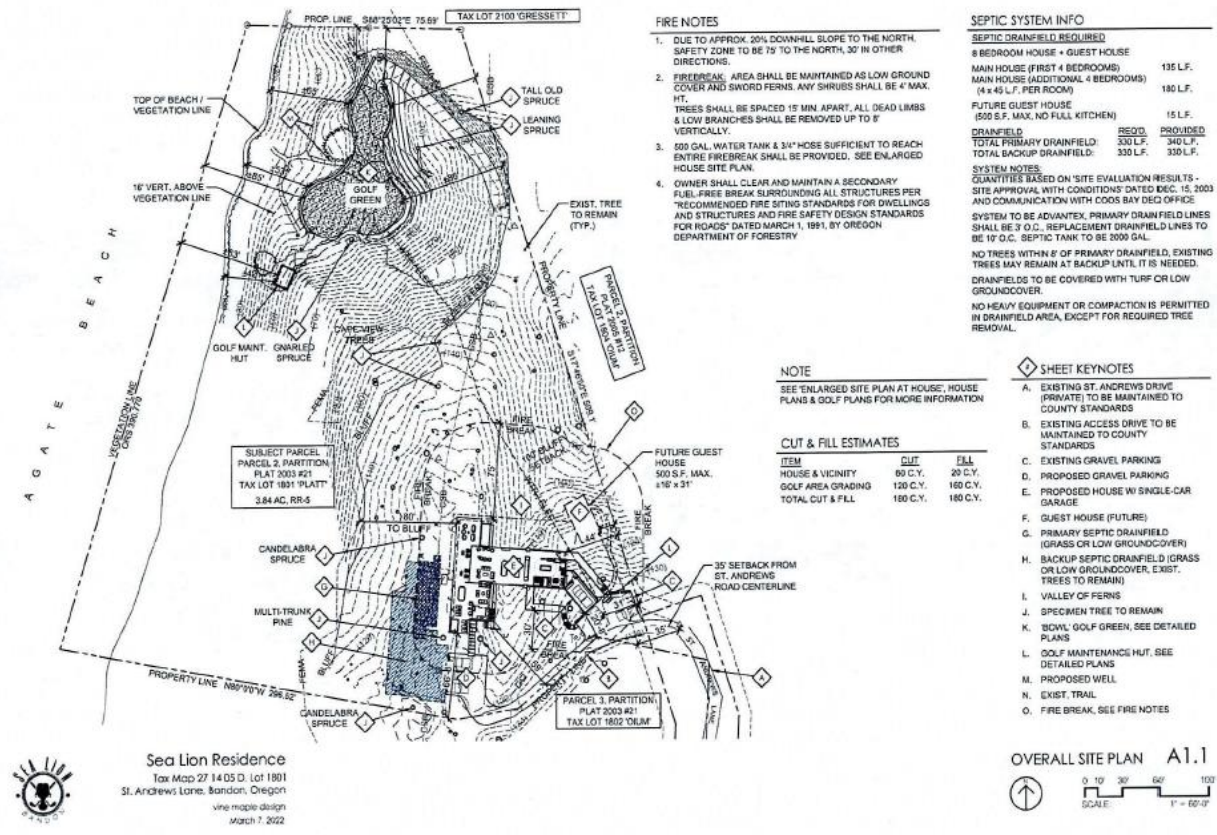
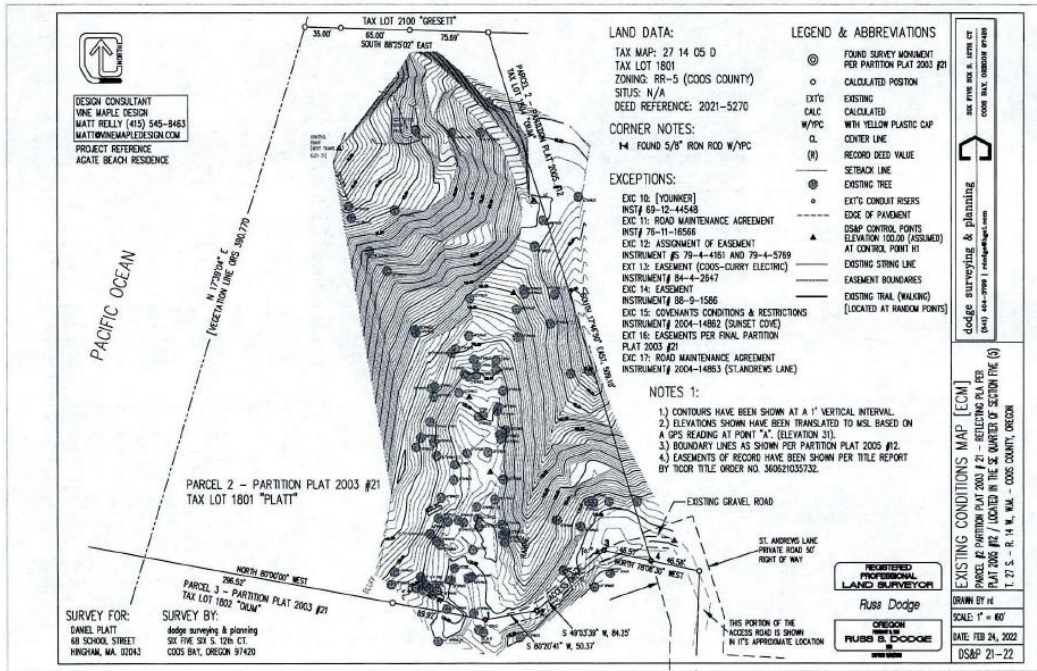
b) *Application Submittal and Review Procedure.*

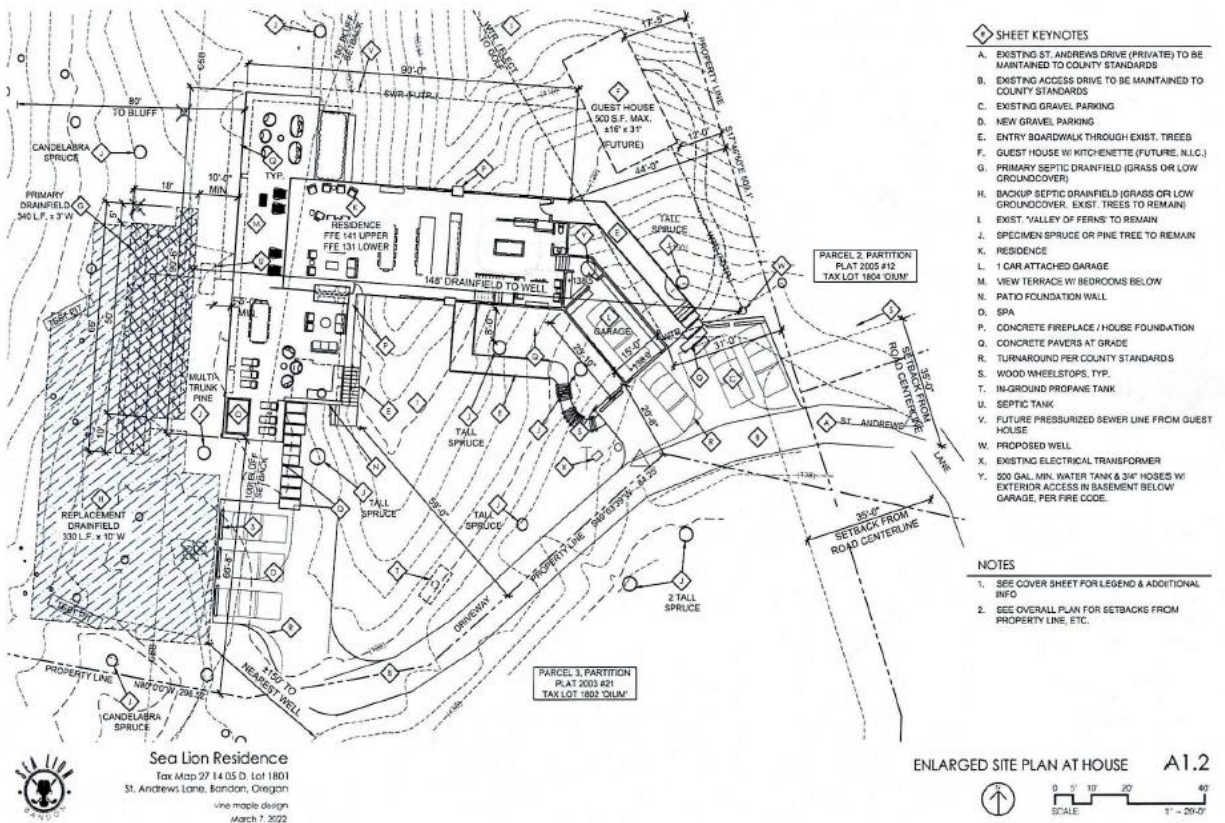
1. *Submission of Documents - A prospective applicant for a building or other permit who is subject to site design review shall submit the following to the County Planning Director:*

- a. *A site plan, drawn to scale, shows the proposed layout of all structures and other improvements;*
- b. *A landscape plan, drawn to scale, showing the location of existing trees proposed to be retained on the site, the location and design of landscaped areas, the varieties and sizes of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials;*
- c. *Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction;*
- d. *Specifications as to type, color and texture of exterior surfaces of proposed structures including reflective surfaces of solar collectors;*
- e. *An application request which shall include:*
  - 1) *Name and address of applicant;*

- 2) *Statement of applicant's legal interest in the property (owner, contract purchaser, lessee, renter, etc.) and a description of that interest, and in case the applicant is not the owner, verification of the owner's consent;*
- 3) *Address and legal description of the property;*
- 4) *Statement explaining the intended request;*
- 5) *The required fee; and*
- 6) *Any other materials or information as may be deemed necessary to assist in evaluation of the request. The request will be made prior to deeming the application complete. However, if this review is before the hearings body they may request for additional information to ensure compliance.*

**FINDING: The applicant indicated that the plan for “proposed landscaping is native coastal vegetation to fill in any construction-created bare areas”. The applicant providing detail maps showing the extent of the planned vegetation removal on the subject property. The applicant sent a further email stating there no longer is a request for golf putting green at this time.**





The applicant provided architectural sketches (please see below and these are for planning purposes only).





Sea Lion Residence  
 Tax Map 27 14 05 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 7, 2022

ELEVATIONS A3.1  
 0 10 20 30  
 SCALE 1" = 10'-0"



Sea Lion Residence  
 Tax Map 27 14 05 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 7, 2022

ELEVATIONS A3.2  
 0 10 20 30  
 SCALE 1" = 10'-0"

Therefore, these criteria have been addressed.



2. *Threshold Standard. The Planning Director has the discretion to waive part or all of the site plan requirements if, in the Director's judgment, the proposed development is "de minimis" in extent to the existing development.*

**FINDING: The applicant submitted architectural sketches and landscaping plans sufficient enough for Staff to determine the application meets the criteria for review of the Coastal Shoreland Boundary. Therefore, this criterion has been addressed.**

- **4.11.132 Natural Hazards (Balance of County Policy 5.11)**

*Coos County has inventoried the following hazards:*

- *Flood Hazard*
  - *Riverine floodig*
  - *Coastal flooding*
- *Landslides and Earthquakes*
  - *Landslide Susceptibility*
  - *Liquefaction potential*
- *Tsunamis*
- *Erosion*
  - *Riverine streambank erosion*
  - *Coastal*
    - *Shoreline and headlands*
    - *Wind*
- *Wildfire*

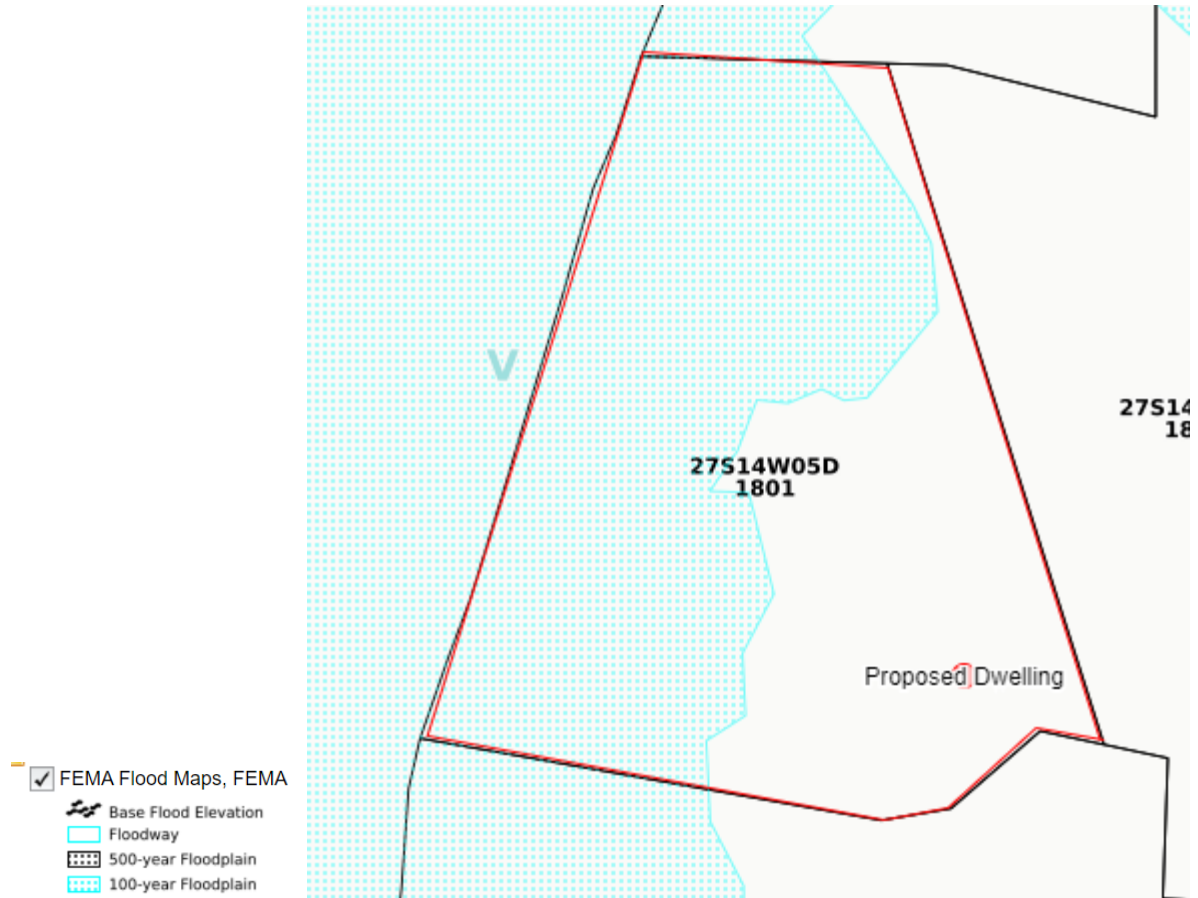
*Purpose Statements:*

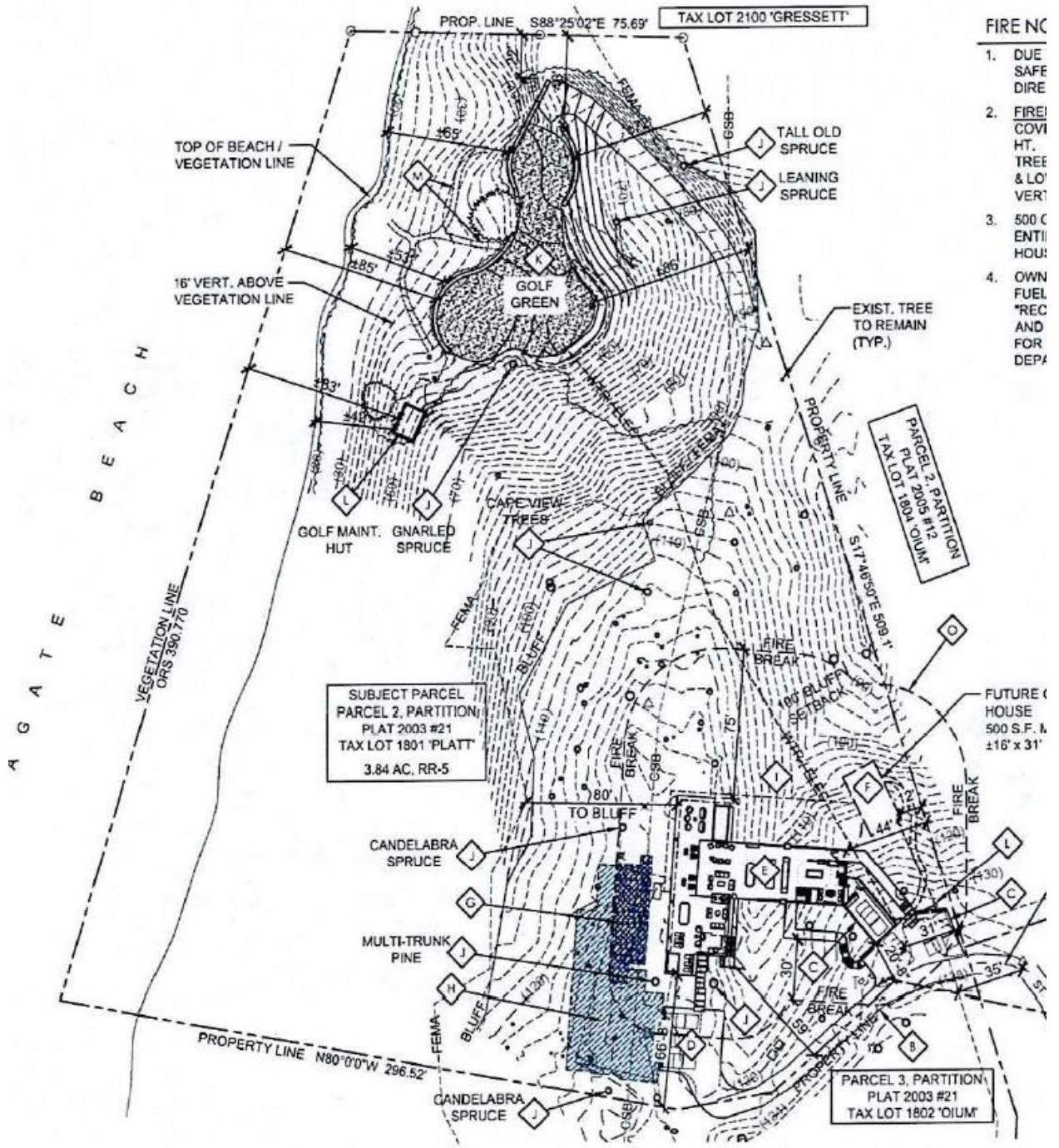
*Coos County shall regulate development in known areas potentially subject to natural disasters and hazards, so as to minimize possible risks to life and property. Coos County considers natural disasters and hazards to include river and coastal flooding, landslides, liquefaction potential due to earthquakes,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

*This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property associated with new development and substantial improvements. The determination of whether a property is located in one of the above referenced potentially hazardous areas shall be made by the reviewing body (Planning Director, Planning Commission, Board of Commissioners, or any designee based upon adopted inventory mapping). A specific site may not include the characteristics for which it is mapped. In these circumstances staff shall apply § 4.11.132.ii.2m.*

*a. Flooding: Coos County shall promote protection of valued property from risks associated with river and coastal flooding along waterways in the County through the establishment of a floodplain overlay zone (/FP) that conforms to the requirements for participation in the National Flood Insurance Program. See Sections 4.11.211-257 for the requirements of this overlay zone. See Sections 4.11.211-257 for the requirements of this overlay zone.*

**FINDING: There is mapped flood zone on the subject property. The floodplain zone is located along the western half of the subject property, and classified as V flood zone.**





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  2. FIRE COVERI HT. TREE & LO' VERI
  3. 500 C ENTI HOU
  4. OWN FUEL "REC AND FOR DEPA



Sea Lion Residence  
 Tax Map 27 14 05 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon

**The plot plan identifies the dwelling is proposed 44 feet from the eastern property line. Staff finds that the request residential development is outside of the mapped floodplain zone. The originally requested golf putting golf is no longer being requested at this time. Therefore, this criterion has been addressed.**

*b. Landslides and Earthquakes*

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

*Earthquakes: Coos County shall promote protection of life and property in areas potentially subject to earthquake hazards. New development or substantial improvements in mapped areas identified as potentially subject to earthquake induced liquefaction shall be subject to a geologic assessment review as set out in this section. Such areas shall include lands subject to “very high” and “high” liquefaction identified in DOGAMI Open File Report O-13-06, “Ground motion, ground deformation, tsunami inundation, co-seismic subsidence, and damage potential maps for the 2012 Oregon Resilience Plan for Cascadia Subduction Zone Earthquakes.”*

*Coos County shall continue to support Oregon State Building Codes to enforce any structural requirements related to landslide and earthquakes. Staff will notify Oregon State Building Codes by providing a copy of the geologic assessment report with the Zoning Compliance Letter.*

**FINDING: There is a mapped natural hazard – earthquake fault lines on the subject property. Coos County will rely on, and support, the building codes to enforce this requirement.**

*c. Tsunamis: Coos County shall promote increased resilience to a potentially catastrophic Cascadia Subduction Zone (CSZ) tsunami through the establishment of a Tsunami Hazard Overlay Zone (THO) in the Balance of County Zoning. See Sections 4.11.260-4.11.270 for the requirements of this overlay zone.*

- **TSUNAMI HAZARD OVERLAY ZONE:**

**4.11.260 Tsunami Hazard Overlay Zone (Background)**

*The Tsunami Hazard Overlay zone is designed to serve as the principal implementation mechanism for land use measures addressing tsunami risk. As the name indicates, it is designed to be applied in the form of an overlay zone, i.e. in combination with underlying base zones. The boundaries of the overlay would correspond to the area of the jurisdiction subject to inundation from a local source tsunami indicated in § 4.11.265 below.*

*Oregon Statewide Planning Goal 7 envisions a process whereby new hazard inventory information generated by federal and state agencies is first reviewed by the Department of Land Conservation and Development (DLCD). DLCD then notifies the County of the new information, and the County has three years to respond to the information by evaluating the risk, obtaining citizen input, and adopting or amending implementation measures to address the risk. The County has not received notice from DLCD but has taken the proactive role in working with DLCD to address tsunami hazards.*

*This section of the ordinance places restrictions and limitations on certain categories of uses.*

*These limitations apply primarily to uses which present a high potential for life safety risk, or to uses which provide an essential function during and after a disaster event. ORS 455, which is implemented through the state building code, currently prohibits certain facilities and structures in the tsunami inundation zone as defined by the Oregon Department of Geology and Mineral Industries as indicated in Section 4.11.245 below. The overlay incorporates the requirements that can be limited through the land use program. Nothing in this ordinance is meant to conflict with the State Building Code but will focus on integration of development and improvement of evacuation infrastructure into the land use and development review process.*

*Coos County does not house the building codes program and; therefore, Coos County lacks certain enforcement authority over the Oregon Structural Specialty Code as explained in OAR 632-005-0070 exemption responsibility. This section of the ordinance is not meant to obstruct the authority of the structural code.*

*These provisions establish requirements to incorporate appropriate evacuation measures and improvements in most new development, consistent with the Coos County Tsunami Evacuation Facility Improvement Plan. Coos County Planning has worked with Coos County Emergency Management in planning for emergency preparedness and developing hazard mitigation plans.*

*The maps that will be used to implement this section of the Coos County Zoning and Land Development ordinance are the 2012 [Tsunami Inundation Maps](#) produced by Oregon Department of Geology and Mineral Industries. The maps will be printed and filed as part of the Coos County Comprehensive Plan.*

*The series of maps consists of a Small (S), Medium (M), Large (L), Extra Large (XL) and Extra-Extra Large (XXL), with the XXL indicating the worst case scenario. When a size is identified in the section it includes all smaller sizes. For an example if a facility is regulated in an L tsunami inundation event then it includes all M and S tsunami inundation mapped areas.*

#### **4.11.265 Tsunami Hazard Overlay (THO) Zone (Definitions)**

*Definitions applicable to the tsunami hazard overlay zone.*

*As used in tsunami hazard overly zone Section 4.11.270:*

1. “Essential Facilities” means:
  - a. Hospitals and other medical facilities having surgery and emergency treatment areas;
  - b. Fire and police stations;
  - c. Tanks or other structures containing, housing or supporting water or fire-suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures;
  - d. Emergency vehicle shelters and garages;
  - e. Structures and equipment in emergency preparedness centers;
  - f. Standby power generating equipment for essential facilities; and
  - g. Structures and equipment in emergency preparedness centers.
2. “Hazardous facility” means structures housing, supporting or containing sufficient quantities of toxic or explosive substances to be of danger to the safety of the public if released.
3. “Special occupancy structures” means:
  - a. Covered structures whose primary occupancy is public assembly with a capacity greater than 300 persons;
  - b. Buildings with a capacity of greater than 250 individuals for every public, private or parochial school through secondary level or child care centers;

- c. *Buildings for colleges or adult education schools with a capacity of greater than 500 persons;*
- d. *Medical facilities with 50 or more resident, incapacitated persons not included subsection (a);*
- e. *Jails and detention facilities; and*
- f. *All structures and occupancies with a capacity of greater than 5,000 persons. See ORS 455.466*
- 4. *“Substantial improvement” means any repair, reconstruction, or improvement of a structure which exceeds 50 percent of the real market value of the structure.*
- 5. *“Tsunami vertical evacuation structure” means a building or constructed earthen mound that is accessible to evacuees, has sufficient height to place evacuees above the level of tsunami inundation, and is designed and constructed with the strength and resiliency needed to withstand the effects of tsunami waves.*
- 6. *“Tsunami Inundation Maps (TIMs)” means the map, or maps in the DOGAMI Tsunami Inundation Map (TIM) Series, published by the Oregon Department of Geology and Mineral Industries, which cover(s) the area within Coos County.*

**4.11.270 Tsunami Hazard Overlay Zone (Purpose, Applicability and Uses)**

**1. Purpose**

*The purpose of the Tsunami Hazard Overlay Zone is to increase the resilience of the community to a local source (Cascadia Subduction Zone) tsunami by establishing standards, requirements, incentives, and other measures to be applied in the review and authorization of land use and development activities in are as subject to tsunami hazards. The standards established by this section are intended to limit, direct and encourage the development of land uses within are as subject to tsunami hazards in a manner that will:*

- a. *Reduce loss of life;*
- b. *Reduce damage to private and public property;*
- c. *Reduce social, emotional, and economic disruptions; and*
- d. *Increase the ability of the community to respond and recover.*

*Significant public and private investment has been made in development in areas which are now known to be subject to tsunami hazards. It is not the intent or purpose of this section to require the relocation of or otherwise regulate existing development within the Tsunami Hazard Overlay Zone. However, it is the intent of this section to control, direct and encourage new development and redevelopment such that, overtime, the community’s exposure to tsunamis will be reduced.*

**2. Applicability of Tsunami Hazard Overlay Zone**

*The Tsunami Hazard Overlay is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary and Coquille Estuary Management Plans when the Estuary Policies directly reference this section. Areas of inundation depicted on the Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) are subject to the requirements of this section as follows:*

- a. *Except as provided in subsection (b), all lands identified as subject to inundation from the XXL magnitude local source tsunami event as set forth on the applicable Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) are subject to the requirements of this section.*
- b. *Lands within the area subject to inundation from the XXL magnitude local source*

*tsunami event as set forth on the applicable Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) that have a grade elevation, established by fill or other means, higher than the projected elevation of the XXL magnitude local source tsunami event are exempt from the requirements of this section. Grade elevations shall be established by an elevation survey performed by a Professional Land Surveyor licensed in Oregon.*

### *3. Uses*

*In the Tsunami Hazards Overlay Zone, except for the prohibited uses set forth in subsection 4 all uses permitted pursuant to the provisions of the underlying zone map may be permitted, subject to the additional requirements and limitations of this section. The Tsunami Hazard Overlay Zone does not establish any new or additional review processes. Application of the standards and requirements of the Tsunami Hazard Overlay Zone is accomplished through the applicable review processes of the underlying zone.*

### *4. Prohibited Uses*

*Unless authorized in accordance with subsection 6, the following uses are prohibited in the specified portions of the Tsunami Hazard Overlay Zone:*

- a. In areas identified as subject to inundation from the L magnitude local source tsunami events set forth on the TIM, the following uses are prohibited:*
  - i. Hospitals and other medical facilities having surgery and emergency treatments areas;*
  - ii. Fire and police stations;*
  - iii. Hospital and other medical facilities having surgery and emergency treatment areas;*
  - iv. Structures and equipment in government communication centers and other facilities required for emergency response;*
  - v. Building with a capacity greater than 250 individuals for every public, private or parochial school through secondary level or childcare centers;*
  - vi. Buildings for colleges or adult education schools with a capacity of greater than 500 persons; and*
  - vii. Jails and detention facilities*
- b. In areas identified as subject to inundation from the M magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:*
  - i. Tanks or other structures containing, housing or supporting water or fire-suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures;*
  - ii. Emergency vehicle shelters and garages;*
  - iii. Structures and equipment in emergency preparedness centers;*
  - iv. Standby power generating equipment for essential facilities;*
  - v. Covered structures whose primary occupancy is public assembly with a capacity of greater than 300 persons;*
  - vi. Medical facilities with 50 or more resident, in capacitated patients;*
  - vii. Manufactured home parks, of a density exceeding 10 units per acre; and*
  - viii. Hotels or motels with more than 50 units.*
- c. Notwithstanding the provisions of Article 5.6 of the Coos County Zoning and Land Development Ordinance, the requirements of this subsection shall not have the effect of rendering any lawfully established use or structure nonconforming. The Tsunami Hazard Overlay is, in general, not intended to apply to or regulate existing uses or development.*

5. *Use Exceptions*

*A use listed in subsection (4) of this section may be permitted upon authorization of a Use Exception in accordance with the following requirements:*

- a. *Public schools may be permitted upon findings that there is a need for the school to be within the boundaries of a school district and fulfilling that need cannot otherwise be accomplished.*
- b. *Fire or police stations may be permitted upon findings that there is a need for a strategic location.*
- c. *Other uses prohibited by subsection (4) of this section may be permitted upon the following findings:*
  - i. *There are no reasonable, lower-risk alternative sites available for the proposed use;*
  - ii. *Adequate evacuation measures will be provided such that life safety risk to building occupants is minimized;*
  - iii. *The buildings will be designed and constructed in accordance with the Oregon Structural Specialty Code to minimize the risk of structural failure during the design earthquake and tsunami event; and*
  - iv. *Developers of new essential facilities, hazardous facilities and major structures, and special occupancy structures that are located in an identified tsunami inundation zone, as described in subsection ORS 455.446. The provision of ORS 455.446 does not apply to water-dependent and water-related facilities, including but not limited to docks, wharves, piers and marinas. Decisions made under ORS 455.446 are not land use decisions.*

*Applications, reviews, decisions and appeals for Use Exceptions authorized by this subsection with the exclusion of subsections iii and iv shall be in accordance with the requirements for an administrative conditional use procedure as set forth in Article 5.2 – Conditional Uses.*

6. *Evacuation Route Improvement Requirements. Except single family dwellings on existing lots and parcels, all new development, substantial improvements and land divisions in the Tsunami Hazard Overlay Zone shall incorporate evacuation measures and improvements, including necessary vegetation management, which are consistent with and conform to the adopted Tsunami Evacuation Facilities Improvement Plan. Such measures may include:*
  - a. *On-site improvements:*
    - i. *Improvements necessary to ensure adequate pedestrian access from the development site to evacuation routes designated in the Tsunami Evacuation Facilities Improvement Plan in all weather and lighting conditions.*
    - ii. *Frontage improvements to designate evacuation routes that are located on or contiguous to the proposed development site, where such improvements are identified in the Tsunami Evacuation Facilities Improvement Plan. Such improvements shall be proportional to the evacuation needs created by the proposed development.*
    - iii. *Where identified in the Tsunami Evacuation Facilities Improvement Plan as the only practicable means of evacuation, tsunami evacuation structure(s) of sufficient capacity to accommodate the evacuation needs of the proposed development.*
  - b. *Off-site improvements: Improvements to portions of designated evacuation routes that are needed to serve, but are not contiguous to, the proposed development site, where such improvements are identified in the Tsunami Evacuation Facilities Improvement Plan. Such improvements shall be proportional to the evacuation needs created by the proposed development.*
  - c. *Evacuation route signage consistent with the standards set forth in the Tsunami*



*Evacuation Facilities Improvement Plan. Such signage shall be adequate to provide necessary evacuation information consistent with the proposed use of the site.*

- d. *Evacuation route improvements and measures required by this subsection may include the following:*
  - i. *Improved streets and/or all-weather surface paths of sufficient width and grade to ensure pedestrian access to designated evacuation routes in all lighting conditions;*
  - ii. *Improved streets and paths shall provide and maintain horizontal clearances sufficient to prevent the obstruction of such paths from downed trees and structure failures likely to occur during a Cascadia earthquake; and*
  - iii. *Such other improvements and measures identified in the Tsunami Evacuation Facilities Improvement Plan. See Volume I, Part 2 Section 3.9. 400 of the Coos County Comprehensive Plan*
  
- 7. *Tsunami Evacuation Structures*
  - a. *All tsunami evacuation structures shall be of sufficient height to place evacuees above the level of inundation for the XXL local source tsunami event.*
  - b. *Tsunami evacuation structures are not subject to the building height limitations of this chapter.*
  
- 8. *Flexible Development Option*
  - a. *The purpose of the Flexible Development Option is to provide incentives for, and to encourage and promote, site planning and development within the Tsunami Hazard Overlay Zone that results in lower risk exposure to tsunami hazard than would otherwise be achieved through the conventional application of the requirements of this chapter. The Flexible Development Option is intended to:*
    - i. *Allow for and encourage development designs that incorporate enhanced evacuation measures, appropriate building siting and design, and other features that reduce the risks to life and property from tsunami hazard; and*
    - ii. *Permit greater flexibility in the siting of buildings and other physical improvements and in the creation of new lots and parcels in order to allow the full realization of permitted development while reducing risks to life and property from tsunami hazard.*
  - b. *The Flexible Development Option may be applied to the development of any lot, parcel, or tract of land that is wholly or partially within the Tsunami Hazard Overlay Zone.*
  - c. *The Flexible Development Option may include any uses permitted outright or conditionally in any zone, except for those uses prohibited pursuant to subsection 5 of this section.*
  - d. *Overall residential density shall be as set forth in the underlying zone or zones. Density shall be computed based on total gross land area of the subject property, excluding street right-of-way.*
  - e. *Yards, setbacks, lot area, lot width and depth, lot coverage, building height and similar dimensional requirements may be reduced, adjusted or otherwise modified as necessary to achieve the design objectives of the development and fulfill the purposes of this section.*
  - f. *Applications, review, decisions, and appeals for the Flexible Development Option shall be in accordance with the requirements for an administrative conditional use procedure as set forth in Article 5 of the Coos County Zoning and Land Development Ordinance.*
  - g. *Approval of an application for a Flexible Development Option shall be based on findings that the following criteria are satisfied:*
    - i. *The applicable requirements of sub-paragraphs (b) and (d) of this subsection are met; and*

- ii. *The development will provide tsunami hazard mitigation and/ or other risk reduction measures at a level greater than would otherwise be provided under conventional land development procedures. Such measures may include, but are not limited to:*
  1. *Providing evacuation measures, improvements, evacuation way finding techniques and signage;*
  2. *Providing tsunami evacuation structure(s) which are accessible and provide capacity for evacuees from off-site;*
  3. *Incorporating building designs or techniques which exceed minimum structural specialty code requirements in a manner that increases the capacity of structures to withstand the forces of a local source tsunami; and*
  4. *Concentrating or clustering development in lower risk portions or areas of the subject property, and limiting or avoiding development in higher risk areas.*

**Finding: The proposal is for constructing a new residential dwelling. This use is not regulated as an essential facilities, hazardous facility, special occupancy structures, substantial improvement, or tsunami vertical evacuation structure. Therefore, the above criteria are not applicable to this request for land use approval.**

*e. Erosion: Coos County shall promote protection of property from risks associated with shoreline, headland, and wind erosion and deposition hazards.*

*Coos County shall promote protection of property from risks associated with bank erosion along rivers and streams through necessary erosion-control and stabilization measures, preferring nonstructural solutions when practical.*

*Any proposed structural development within a wind erosion/deposition area, within 100 feet of a designated bank erosion area, or on a parcel subject to wave attack, including all oceanfront lots, will be subject to a geologic assessment review as set out in Section 4.11.150. There is a setback of 100 feet from any rivers or streams that have been inventoried in the erosion layer. If a variance is requested, a geologic assessment will be required.*

**FINDING: The application included a geologic assessment review written by Geo Consultants Northwest and dated February 16, 2022. The report was written and stamped by David Rankin, CEG #858 and Timothy North, PE #85828. The authors of this report concluded that “it is our opinion that the use of the site “can be accomplished without measures to mitigate or control the risk of geologic hazard to the site””.**

*f. Wildfires: Coos County shall promote protection of property from risks associated with wildfires. New development or substantial improvements shall, at a minimum, meet the following standards, on parcels designated or partially designated as “High” or “Moderate” risk on the Oregon Department of Forestry 2013 Fire Threat Index Map for Coos County or as designated as at-risk of fire hazard on the 2015 Coos County Comprehensive Plan Natural Hazards Map:*

1. *The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district or is provided fire protection by contract.*

**FINDING: The subject property is located within the Bandon Rural Fire Protection District.**

2. *When it is determined that these standards are impractical the Planning Director may authorize alternative forms of fire protection that shall comply with the following:*
  - a. *The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions, as established by credible documentation approved in writing by the Director;*
  - b. *If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons per dwelling or a stream that has a continuous year-round flow of at least one cubic foot per second per dwelling;*
  - c. *The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits, or registrations are not required for the use; and*
  - d. *Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.*

**FINDING: The application is for a *Single Family Dwelling and Accessory Structure in a Rural Residential-5 Zone*. The surrounding area is under the structural fire protection of Bandon Rural Fire Protection District and wildland fire protection by Coos Forest Protective Association. There is Threemile Creek running through the nearby Agate Beach area which is the private access road to Agate Lane. The western side of the parcel has a natural fire break known as the Pacific Ocean. There is no water source on the subject property over 4000 gallons. Therefore, based on this information, the Planning Director is not requiring additional fire protection standards at this time.**

3. *Fire Siting Standards for New Dwellings:*
  - a. *The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.*
  - b. *If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.*

**FINDING: The applicant stated that “a 500 gal. tank with at least 50 PSI & hoses will be provided in an externally-accessed basement under the garage, see *Enlarged Site Plan at House*”. Therefore, this will be a condition of approval.**

4. *Firebreak:*
  - a. *A firebreak shall be established and maintained around all structures, including decks, on land owned or controlled by the applicant for a distance of at least 30 feet in all directions.*
  - b. *This firebreak will be a primary 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.*

- c. *Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.*
- d. *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 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.*

*Table 1 – Minimum Primary Safety Zone*

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

- e. *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.*
  - f. *If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).*
  - g. *The structure shall not be sited on a slope of greater than 40 percent.*
  - h. *If the structure has a chimney or chimneys, each chimney shall have a spark arrester.*
  - i. *Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads, and driveways shall be constructed so as to provide adequate access for firefighting equipment. Confirmation shall be provided from the Coos County Road Department or local fire protection district that these standards have been met.*
5. *Wildfires inside urban growth boundaries. Certain areas inside urban growth boundaries may present special risks and may be made subject to additional or different standards and requirements jointly adopted by a city and the county in the form of code requirements, master plans, annexation plans, or other means.*

**Finding: The proposed *Single Family Dwelling* will be located within the Bandon Rural Fire Protection district. Based on the submitted plot plan, the applicant plans on installing the required firebreaks around the proposed dwelling. The applicant stated that install a primary firebreak of 75’ downhill (north) and 30’ on all other sides. They also state they plan on installing the secondary fuel break. While the did provide additional information on while the 30’ fuel breaks were used on the west, south, and east sides. Staff is stating that fuel breaks are only require on lands own or control by the applicant under Coos County’s Zoning & Land Development Ordinance. The 130’**

of primary and secondary fuels are beyond the 44' and 66' setbacks from the eastern and southern property lines. The west side extends into the Coastal Shorelands Boundary and Natural Hazards – Coastal Erosion Special Development Considerations. Within the Coastal Shoreland Boundary, any removal of riparian vegetation requires a conditional use permit. Staff finds that primary or secondary fuel breaks will not be required in the CSB, since the riparian vegetation buffer provides a sufficient natural barrier against the spread of fire (applicable LUBA opinion *Lovinger v. Lane County 51 OR LUBA 29* allows this finding). Staff finds that these measures will mitigate the effects of the proposed dwelling on the riparian vegetation protection zone (CSB). Therefore, these criterions have been addressed.

#### **IV. DECISION**

In conclusion Staff finds that the applicant has address most of the relevant criteria and the ones that have not been address or cannot be completed until after the approval is obtained have been made conditions of approval. Therefore, the proposed dwelling in Beaches & Dunes and Coastal Shorelands Boundary meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit “A” of this report.

#### **V. NOTICE REQUIREMENTS:**

A notice of decision will be provided to property owners within 100 feet of the subject properties and the following agencies, special districts, or parties: City of Bandon, Bandon Rural Fire Protection District, and Southern Coos General Health District.

A Notice of Decision and Staff Report will be provided to the following:

Applicants/Owners, Department of Land Conservation and Development, Coos County Assessor’s Office and the Planning Commission and Board of Commissioners.

Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

## EXHIBIT "D"

### Application & Comments Received



#### Wetland Land Use Notice Response

### Response Page

**Department of State Lands (DSL) WN# \***

WN2022-0240

### Responsible Jurisdiction

<b>Staff Contact</b> Michelle Berglund	<b>Jurisdiction Type</b> County	<b>Municipality</b> Coos
<b>Local case file #</b> V-22-001/FP-22-003, ACU-2	<b>County</b> Coos	

### Activity Location

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>QQ section</b>	<b>Tax Lot(s)</b>
27S	14W	05	D	1801
Street Address				
Address Line 2				
City		State / Province / Region		
Postal / Zip Code		Country		
		Coos		
<b>Latitude</b>		<b>Longitude</b>		
43.253190		-124.386159		

### Wetland/Waterway/Other Water Features ⬆

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- The property includes or is adjacent to designated Essential Salmonid Habitat.
- The property includes or is adjacent to state-owned waters.

### Your Activity ⬆

- A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

### Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.
- A state permit is required for any amount of fill, removal, and/or other ground alteration in Essential Salmonid Habitat and within adjacent off-channel rearing or high-flow refugia habitat with a permanent or seasonal surface water connection to the stream.

### Closing Information

#### Additional Comments

Based on review of available information and submitted site plan, proposed green and residence appear to avoid removal/fill impacts to jurisdictional wetlands and waters. Therefore, no state permit is needed.

**This is a preliminary jurisdictional determination and is advisory only.**

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

#### Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

#### Response Date

4/14/2022

#### Response by:

Matthew Unitis

#### Response Phone:

503-986-5262



## COQUILLE INDIAN TRIBE

3050 Tremont Street, North Bend, OR 97549  
Telephone: (541) 756-0904 ~ Fax: (541) 756-0847  
[www.coquilletribe.org](http://www.coquilletribe.org)

March 18, 2022

Coos County Planning Department  
[mberglund@co.coos.or.us](mailto:mberglund@co.coos.or.us)  
[planning@co.coos.or.us](mailto:planning@co.coos.or.us)

Re: ACU-22-006, ACU-22-007, V-22-001, FP-22-003  
Project location: T27S R14W S5 tl1801

Thank you for the opportunity to comment on the proposal to site a single family dwelling and a golf course at the above referenced property. Our records show recorded cultural resources (35CS65) within extremely close proximity to the project area.

We highly recommend an archaeological survey of the project Area of Potential Effect, to include the construction area, staging, and disposal areas. You can find a list of more available contactors [here](#). Absent appropriate subsurface testing, a cultural resources monitor should be present for all ground disturbing activities and if archaeological materials are discovered, uncovered, or disturbed on the property, all project related ground disturbing activities must cease until appropriate testing and permitting is completed. Please have the landowner and/or contractor contact our office at (541) 808-5554 with an approximate project timeline to schedule a cultural resources monitor. If archaeological materials are discovered, uncovered, or disturbed on the property, we will discuss the appropriate actions with all necessary parties.

Please be aware that state statutes and federal law governs how archaeological sites are to be managed. 43 CFR 10 applies on tribal and federal lands, federal projects, federal agencies, as well as to federal actions and federally funded (directly or indirectly) projects. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or *private lands*. If archaeological materials are discovered, uncovered, or disturbed on the property, we will discuss the appropriate actions with all necessary parties. Additionally, ORS 192.345(11) exempts the public disclosure of any information concerning the location of archaeological sites or objects.

Shuenhalni,

Kassandra Rippee, M.A., M.L.S.  
Tribal Historic Preservation Officer

CRT22111

ACU-22-006, ACU-22-007 & V-22-001





**CONFEDERATED TRIBES OF  
COOS, LOWER UMPQUA & SIUSLAW INDIANS**

1245 Fulton Ave. Coos Bay, OR 97420  
Phone (541) 888-9577 or 1-888-280-0726  
Fax (541) 888-2853

SENT VIA EMAIL

11 April 2022

Coos County Planning Department  
250 N. Baxter  
Coquille, Oregon 97423

Re: V-22-001, Fp-22-003, ACU-22-006, ACU-22-007 Platt

Site Address: 27S14W05D TL1801

The Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians have no objections to the proposed project. Please be aware that the property is in proximity to known cultural resource sites and so may contain as yet unlocated cultural resources. **We further request to be given at least 72 hours' notice prior to any ground disturbing activities, and that a staff person or designated member of the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians be present during any ground disturbing activities.**

Please also be aware that federal and state laws prohibit intentional excavation of known or suspected cultural resources without an archaeological permit and require that we be notified immediately if resources are discovered, uncovered, or disturbed. 43 CFR 10 applies on tribal and federal lands, federal projects, federal agencies, as well as to federal actions and federally funded (directly or indirectly) projects. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of any native Indian. ORS 358.920 prohibits excavation injury, destruction, or alteration of an archaeological site or object or removal of an archaeological object from public or **private lands**.

Please feel free to contact me if I may be of any further assistance.

Sincerely,

Courtney Krossman  
Tribal Historic Preservation Officer



Coos County Land Use Permit Application

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

V-22-001/FP-22-003

FILE NUMBER: ACU-22-006/ACU-22-007

Date Received: 3/8/22 Receipt #: 110397819 Received by: MB
This application shall be filled out electronically. If you need assistance please contact staff.
If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Daniel Thomas Platt
Mailing address: 68 School Street, Hingham, MA 02043
Phone: (617) 417-0490 Email: danielthomasplatt@gmail.com
Township: 27S Range: 14W Section: 5 1/4 Section: D 1/16 Section: 0 Tax lots: 1801
Select Select Select Select Select
Tax Account Number(s): 756206 Zone: Select Zone Rural Residential-5 (RR-5)
Tax Account Number(s) Please Select

B. Applicant(s) Daniel Thomas Platt
Mailing address: 68 School Street, Hingham, MA 02043
Phone: (617) 417-0490 Email: danielthomasplatt@gmail.com

C. Consultant or Agent: Matthew James Reilly
Mailing Address 1130 Baltimore Avenue, Suite A-86
Phone #: (415) 545-8463 Email: matt@vinemapledesign.com

Type of Application Requested
[ ] Comp Plan Amendment [x] Administrative Conditional Use Review - ACU [ ] Land Division - P, SUB or PUD
[ ] Text Amendment [ ] Hearings Body Conditional Use Review - HBCU [ ] Family/Medical Hardship Dwelling
[ ] Map - Rezone [x] Variance - V [ ] Home Occupation/Cottage Industry

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

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or contulant.
Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: Map Information Or Account Information ARC, w
Coos County Land Use Application - Page 1

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

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

- I.  A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1.  A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
  2.  A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
  3.  A complete description of the request, including any new structures proposed.
  4.  If applicable, documentation from sewer and water district showing availability for connection.
- II.  A plot plan (map) of the property. Please indicate the following on your plot plan:
1.  Location of all existing and proposed buildings and structures
  2.  Existing County Road, public right-of-way or other means of legal access
  3.  Location of any existing septic systems and designated repair areas
  4.  Limits of 100-year floodplain elevation (if applicable)
  5.  Vegetation on the property
  6.  Location of any outstanding physical features
  7.  Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III.  A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.

*Mark J. Kelly*

Digitally signed by Mark J. Kelly  
Date: 2022.03.07 18:24:54 -0800

**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: NO ADDRESS, 27S14W5D LOT 1801, W. END OF ST. ANDREWS LANE

Type of Access: Private Easement - Provide Easement Name of Access: St. Andrews Lane

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-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR  
NEW DRIVEWAY: Tax Map 27S14W05D Lot 1802

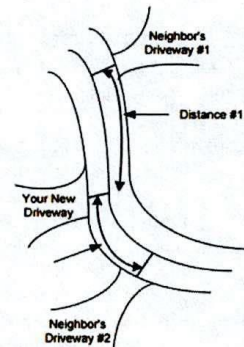
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW  
DRIVEWAY: 160 feet

Is this driveway on the same side of the road as your  
Driveway: No

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR  
NEW DRIVEWAY: N/A (Lot is at the end of the road)

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW  
DRIVEWAY: N/A

Is this driveway on the same side of the road as your  
Driveway: No



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

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

Additional Notes or directions:

Subject property is at west end of St. Andrews Lane. The property is to the north side of St. Andrews Lane.

This application is not required.

**SANITATION INFORMATION**

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

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

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

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

Please check  if the request is for a land division.

**Coos County Environmental Health Use Only:**

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

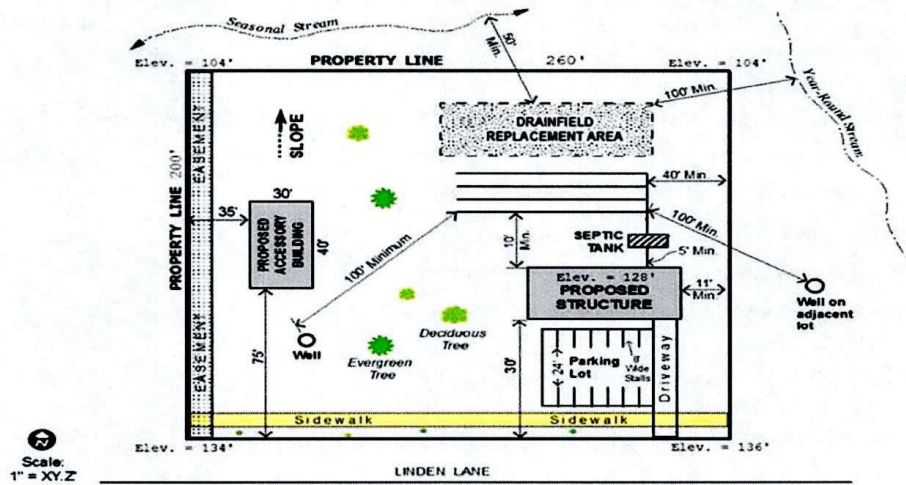
Staff Signature: \_\_\_\_\_

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

A large grid of graph paper, consisting of 20 columns and 30 rows of small squares, is centered on the page. The grid is enclosed within a double-line border. Below the grid, centered horizontally, is the text "Coos County Land Use Application - Page 7".

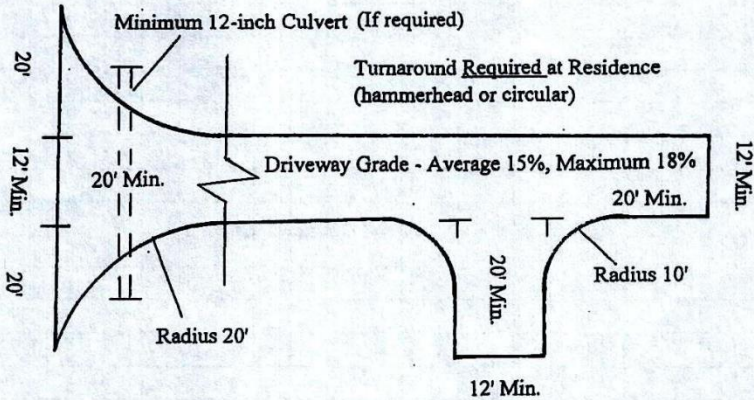
Coos County Land Use Application - Page 7



**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



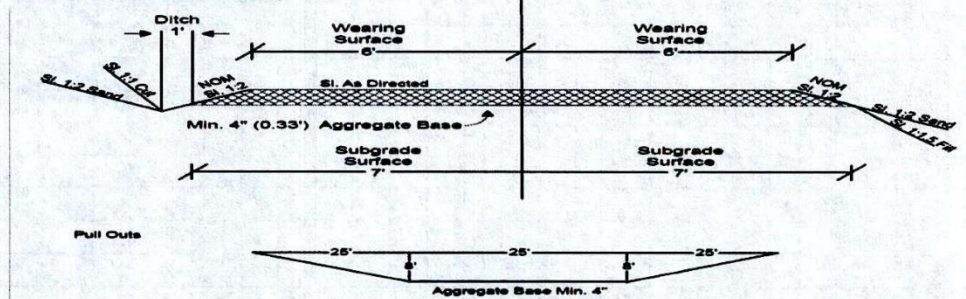
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:

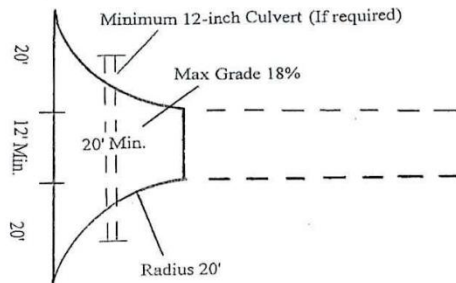
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways 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

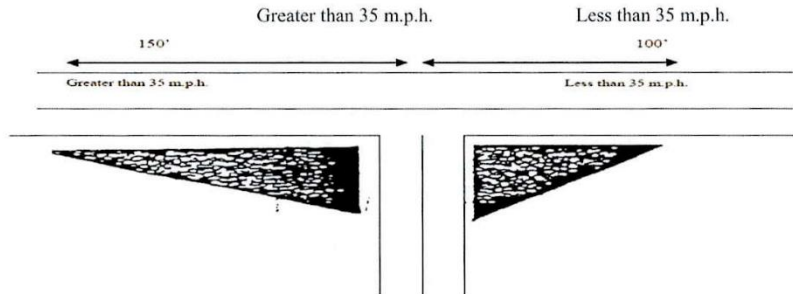


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

**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
<b>Figures</b>	A	B	C	D	E
<b>Single row of Parking</b>					
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'
<b>Figures #'s</b>					
	F	G	H	I	J
<b>Two Rows of Parking</b>					
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.**

RECORDING REQUESTED BY:



105 E 2nd Street  
Coquille, OR 97423

GRANTOR'S NAME:  
Jay Silverstein

GRANTEE'S NAME:  
Daniel Thomas Platt

AFTER RECORDING RETURN TO:  
Order No.: 360621035732-TT  
Daniel Thomas Platt  
68 School St  
Hingham, MA 02043

SEND TAX STATEMENTS TO:  
Daniel Thomas Platt  
68 School St  
Hingham, MA 02043

APN: 756206  
Map: 27-14-05D TL1801  
Vacant Land, Bandon, OR 97411

Coos County, Oregon **2021-05270**  
\$106.00 Pgs=5 05/11/2021 01:43 PM  
eRecorded by: TICOR TITLE COQUILLE - 105 E. 2ND  
ST. OR 97423  
Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Jay Silverstein, Grantor, conveys and warrants to Daniel Thomas Platt, 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:

Parcel 2 of Final Partition Plat 2003 #021, CAB C-393, Recorded November 26, 2003, as Microfilm No. 2003-18712, Records of Coos County, Oregon.

EXCEPTING that portion conveyed in Property Line Adjustment Deed Recorded December 27, 2004, as Microfilm No. 2004-18403, Records of Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$930,000.00). (See ORS 93.030).

Subject to:

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

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

**STATUTORY WARRANTY DEED**  
(continued)

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

Dated: 5.7.21

  
\_\_\_\_\_  
Jay Silverstein

State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Jay Silverstein.

See attached  
\_\_\_\_\_  
Notary Public - State of Oregon

My Commission Expires: \_\_\_\_\_

Unofficial  
Copy

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Santa Barbara )  
On May 7, 2021 before me, Randolph J. Langel, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Jay Silverstein  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Randolph J. Langel  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document  
Title or Type of Document: Statutory Warranty Deed Document Date: N/A  
Number of Pages: 4 Signer(s) Other Than Named Above: \_\_\_\_\_

Capacity(ies) Claimed by Signer(s)  
Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
Exceptions

**Subject to:**

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Pacific Ocean.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Pacific Ocean.

Rights of public and of governmental bodies in that portion of the subject land lying below the mean high water line of the Pacific Ocean and lying within the ocean shore and the dry sand area as declared under the provisions of ORS 390.805 through 390.770 and as found in Thomson v. Hay, 254 Or 584, 482 P2d 671 (1969).

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Robert I. Younker, et ux  
Recording Date: December 15, 1969  
Recording No: 69-12-44548

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

Executed by: Beasle E. Eryeart et ux  
Recording Date: November 12, 1976  
Recording No: 76-11-16586

Reference is hereby made to said document for full particulars.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Deseret-Pacific Inc.  
Recording Date: July 30, 1979  
Recording No: 79-4-4161

**Assignment of Easement for Roadway Purposes**

Recording Date: August 23, 1979  
Recording No.: 79-4-5769

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Coos-Curry Electric Cooperative, Inc.  
Recording Date: September 12, 1984  
Recording No: 84-4-2647

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners  
Recording Date: September 26, 1988  
Recording No: 88-9-1586

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 13, 2004  
Recording No: 2004-14862

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plot of Final Partition Plat 2003-#21.



**EXHIBIT "A"**  
Exceptions

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

Executed by: The Owners of Parcels 1, 2 and 3 of Final Partition Plat 2003 #021  
Recording Date: October 13, 2004  
Recording No: 2004-14863

Reference is hereby made to said document for full particulars.

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

Executed by: The Owners of Parcel 2 and 3 of Final Partition Plat 2003 #021  
Recording Date: October 13, 2004  
Recording No: 2004-14865

Reference is hereby made to said document for full particulars.

Unofficial  
Copy

## Coos County Hazard Disclosure Statement

Per Coos County Code 4.11.155 Geological Assessment review, Item C.2:

**Hazard Disclosure Statement:** All applications for new development or substantial improvements subject to Geologic Assessment Review shall provide a Hazard Disclosure Statement signed by the property owner that acknowledges:

- a. The property is subject to potential natural hazards and that development thereon is subject to risk of damage from such hazards;
- b. The property owner has commissioned an engineering geologic report for the subject property, a copy of which is on file with Coos County Planning Department, and that the property owner has reviewed the engineering geologic report and has thus been informed and is aware of the type and extent of hazards present and the risks associated with development on the subject property;
- c. The property owner accepts and assumes all risks of damage from natural hazards associated with the development of the subject property.

I agree to the above statements regarding my property at St. Andrews Lane, Map No. 27S14W05D, Tax Lot 1801.



Owner Name & Signature

02/01/2022

date

PLANNING DEPARTMENT SUBMITTAL  
SINGLE-FAMILY RESIDENCE & GOLF GREEN

APPLICATION NUMBERS:  
ACU-22-006/ACU-22-007/V-22-001/FP-22-003



PROJECT TEAM

**OWNER**  
Daniel Platt  
58 School Street  
Hingham, MA 02043  
(617) 417-0490

**HOME & SITE DESIGN**  
VINE MAPLE DESIGN  
Matt Reilly  
1130 Baltimore Ave, Suite A-86  
Bandon, OR 97411  
(413) 543-8453  
matt@vinemaple.com  
www.vinemaple.com

**GEOLOGY / GEOTECHNICAL**  
TRUE NORTH GEOTECHNICAL  
& GEO CONSULTANTS NW  
Tina Carlson  
202 E. Evergreen Blvd. Ste. B  
Vancouver, WA 98660  
(360) 984-6584  
tina@northgeo.com  
www.northgeo.com

**SITE SUPERVISOR**  
Kent Harper  
(541) 581-0332

**STRUCTURAL & CIVIL**  
VALAR ENGINEERING  
Norm Farris  
72042 SE Sunnyside Rd #357  
Clatsamas, OR 97015  
(503) 758-8092  
norm.farris@valarengineering.com  
www.valarengineering.com

**BUILDING CONTRACTOR**  
UPPER VALLEY BUILDERS  
Dan Horner  
(541) 290-9461  
uppervalleybuilders.com

LEGEND

---(7.5)--- EXIST. CONTOUR  
---(7.5)--- PROPOSED CONTOUR  
X EXIST. TREE TO BE REMOVED  
---CSB--- COASTAL SHORELAND BOUNDARY  
---FEMA--- FEMA 100 YEAR FLOODPLAIN - ZONE V  
---100' BLUFF SETBACK--- LINE 100' EAST OF STEEP BLUFF SLOPES  
---Sewer--- SEWER LINE TO SEPTIC SYSTEM  
---WTR--- PROPOSED WATER LINE  
(ROUTES TO AVOID TREE ROOTS)

NOTES

1. FLOODPLAIN & COASTAL SHORELAND BOUNDARY ZONES ARE WEST OF LINES SHOWN. DATA IS FROM COASTALATLAS.NET MAPS
2. BLUFF LINE IS FROM SITE TOPOGRAPHIC SURVEY
3. CONTOURS & GRADIES SHOWN ARE FROM MEAN SEA LEVEL PER TOPOGRAPHIC SURVEY & ON-SITE OBSERVATIONS

PROJECT INFO

MAP NO. 27814W05D  
TAX LOT 1801  
LOT AREA 3.84 AC.  
ZONING RR-5  
FIRE DISTRICT BANDON R.F.P.D.  
FIRE RISK TO STRUCTURES: LOW  
WILDLAND-URBAN INTERFACE: YES

**HOUSE (w/ BEDROOMS)**  
UPPER FLOOR AREA 2272 S.F.  
LOWER FLOOR AREA 3724 S.F.  
TOTAL HOUSE AREA 5996 S.F.  
GARAGE AREA 380 S.F.  
PARKING SPACES (2 REQ'D) 6 SPACES  
GOLF GREEN AREA 4995 S.F. (0.11 AC.)  
GOLF MAINT. BLDG. (UNCONDITIONED) 198 S.F.

SCOPE OF WORK

NEW SINGLE-FAMILY RESIDENCE W/ WELL, SEPTIC & GAS. NEW GOLF AREA W/ SMALL MAINTENANCE OUTBUILDING

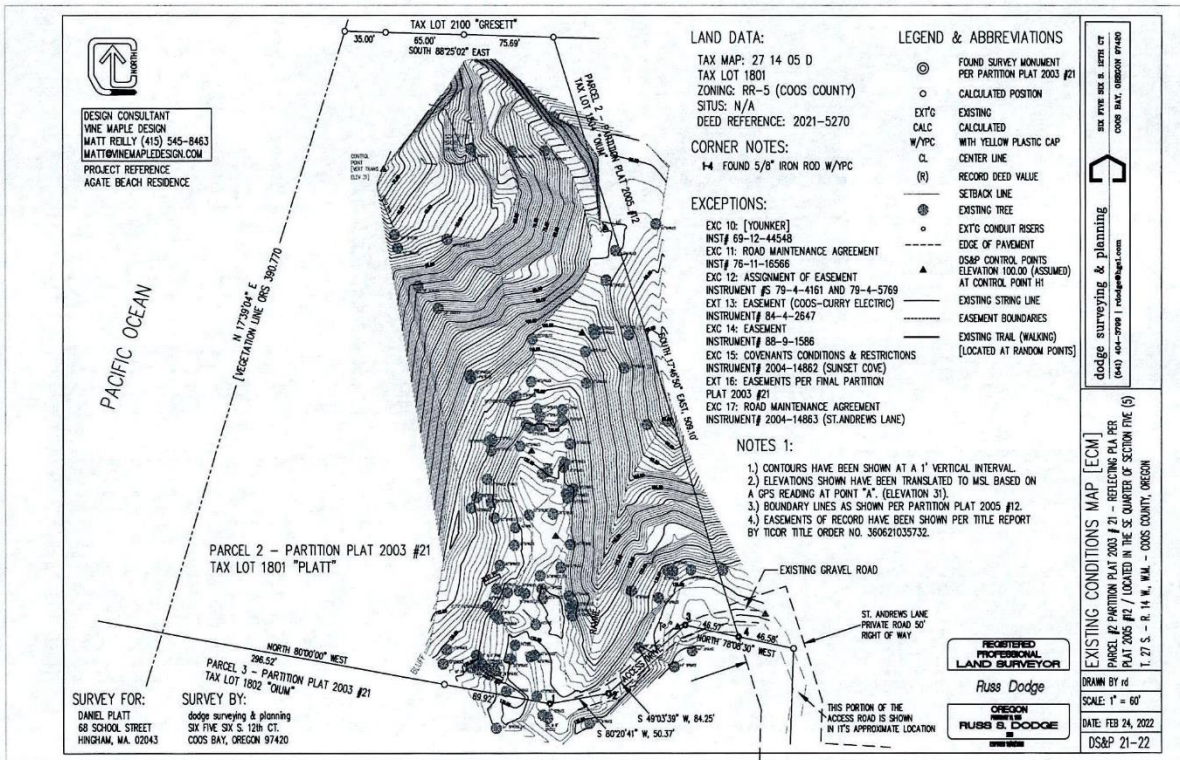
INDEX OF DRAWINGS

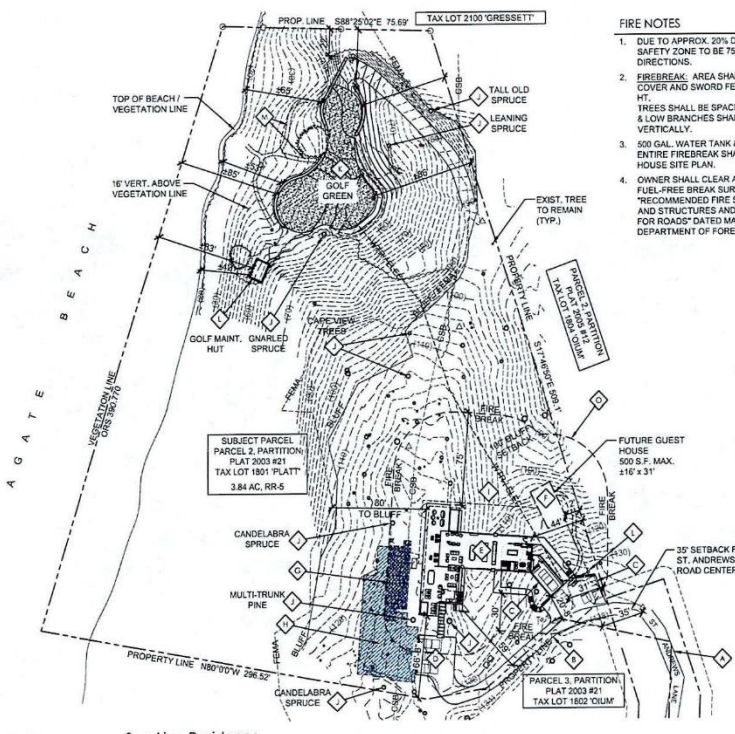
- A0.1 TITLE SHEET & NOTES (THIS SHEET)  
TOPOGRAPHIC SURVEY  
A1.1 OVERALL SITE PLAN  
A1.2 ENLARGED SITE PLAN AT HOUSE  
A1.3 GOLF PLAN  
A1.4 GOLF SECTION & ELEVATION  
A1.5 GOLF SHED & MATERIAL IMAGES  
A2.1 LOWER LEVEL FLOOR PLAN  
A2.2 UPPER LEVEL FLOOR PLAN  
A3.1 ELEVATIONS  
A3.2 ELEVATIONS  
A4.1 EXTERIOR VIEWS



Sea Lion Residence  
Tax Map 27 14 05 D, Lot 1801  
St. Andrews Lane, Bandon, Oregon  
vine maple design  
March 7, 2022

TITLE SHEET & NOTES A0.1





**FIRE NOTES**

1. DUE TO APPROX. 20% DOWNHILL SLOPE TO THE NORTH, SAFETY ZONE TO BE 75' TO THE NORTH, 30' IN OTHER DIRECTIONS.
2. FIREBREAK: AREA SHALL BE MAINTAINED AS LOW GROUND COVER AND SWORD FERNS. ANY SHRUBS SHALL BE 4' MAX. HT. TREES SHALL BE SPACED 15' MIN. APART. ALL DEAD LIMBS & LOW BRANCHES SHALL BE REMOVED UP TO 8' VERTICALLY.
3. 500 GAL. WATER TANK & 3/4" HOSE SUFFICIENT TO REACH ENTIRE FIREBREAK SHALL BE PROVIDED. SEE ENLARGED HOUSE SITE PLAN.
4. OWNER SHALL CLEAR AND MAINTAIN A SECONDARY FUEL-FREE BREAK SURROUNDING ALL STRUCTURES PER "RECOMMENDED FIRE SITING STANDARDS FOR DWELLINGS AND STRUCTURES AND FIRE SAFETY DESIGN STANDARDS FOR ROADS" DATED MARCH 1, 1991, BY OREGON DEPARTMENT OF FORESTRY.

**SEPTIC SYSTEM INFO**

**SEPTIC DRAINFIELD REQUIRED**  
 8 BEDROOM HOUSE + GUEST HOUSE  
 MAIN HOUSE (FIRST 4 BEDROOMS) 135 L.F.  
 (4+45 L.F. PER ROOM)  
 FUTURE GUEST HOUSE (500 S.F. MAX. NO FULL KITCHEN) 15 L.F.  
**DRAINFIELD REQ'D. PROVIDED**  
 TOTAL PRIMARY DRAINFIELD: 330 L.F. 340 L.F.  
 TOTAL BACKUP DRAINFIELD: 330 L.F. 330 L.F.

**SYSTEM NOTES:**  
 QUANTITIES BASED ON 'SITE EVALUATION RESULTS - SITE APPROVAL WITH CONDITIONS' DATED DEC. 15, 2003 AND COMMUNICATION WITH COOS BAY DEQ OFFICE. SYSTEM TO BE ADVANTECH, PRIMARY DRAINFIELD LINES SHALL BE 3" O.C., REPLACEMENT DRAINFIELD LINES TO BE 10" O.C. SEPTIC TANK TO BE 2000 GAL. NO TREES WITHIN 8' OF PRIMARY DRAINFIELD, EXISTING TREES MAY REMAIN AT BACKUP UNTIL IT IS NEEDED. DRAINFIELDS TO BE COVERED WITH TURF OR LOW GROUND COVER. NO HEAVY EQUIPMENT OR COMPACTION IS PERMITTED IN DRAINFIELD AREA, EXCEPT FOR REQUIRED TREE REMOVAL.

**NOTE**

SEE ENLARGED SITE PLAN AT HOUSE, HOUSE PLANS & GOLF PLANS FOR MORE INFORMATION

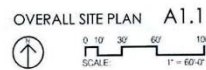
**CUT & FILL ESTIMATES**

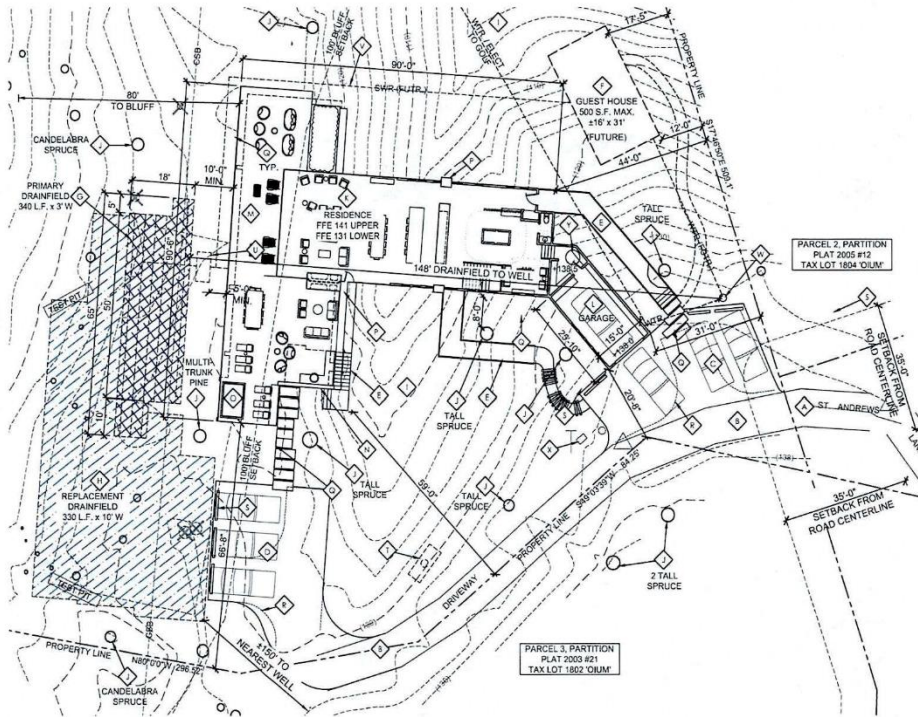
ITEM	CUT	FILL
HOUSE & VICINITY	60 C.Y.	20 C.Y.
GOLF AREA GRADING	129 C.Y.	160 C.Y.
TOTAL CUT & FILL	189 C.Y.	180 C.Y.

**SHEET KEYNOTES**

- EXISTING ST. ANDREWS DRIVE (PRIVATE) TO BE MAINTAINED TO COUNTY STANDARDS
- EXISTING ACCESS DRIVE TO BE MAINTAINED TO COUNTY STANDARDS
- EXISTING GRAVEL PARKING
- PROPOSED GRAVEL PARKING
- PROPOSED HOUSE W/ SINGLE-CAR GARAGE
- GUEST HOUSE (FUTURE)
- PRIMARY SEPTIC DRAINFIELD (GRASS OR LOW GROUND COVER)
- BACKUP SEPTIC DRAINFIELD (GRASS OR LOW GROUND COVER, EXIST. TREES TO REMAIN)
- VALLEY OF FERNS
- SPECIMEN TREE TO REMAIN
- 'BOWL' GOLF GREEN, SEE DETAILED PLANS
- GOLF MAINTENANCE HUT, SEE DETAILED PLANS
- PROPOSED WELL
- EXIST. TRAIL
- FIRE BREAK, SEE FIRE NOTES

**Sea Lion Residence**  
 Tax Map 27 14 05 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 7, 2022





**SHEET KEYNOTES**

- A. EXISTING ST. ANDREWS DRIVE (PRIVATE) TO BE MAINTAINED TO COUNTY STANDARDS
- B. EXISTING ACCESS DRIVE TO BE MAINTAINED TO COUNTY STANDARDS
- C. EXISTING GRAVEL PARKING
- D. NEW GRAVEL PARKING
- E. ENTRY BOARDWALK THROUGH EXIST. TREES
- F. GUEST HOUSE W/ KITCHENETTE (FUTURE, N.I.C.)
- G. PRIMARY SEPTIC DRAINFIELD (GRASS OR LOW GROUND COVER)
- H. BACKUP SEPTIC DRAINFIELD (GRASS OR LOW GROUND COVER, EXIST. TREES TO REMAIN)
- I. EXIST. VALLEY OF FERNS TO REMAIN
- J. SPECIMEN SPRUCE OR PINE TREE TO REMAIN
- K. RESIDENCE
- L. 1 CAR ATTACHED GARAGE
- M. VIEW TERRACE W/ BEDROOMS BELOW
- N. PATIO FOUNDATION WALL
- O. SPA
- P. CONCRETE FIREPLACE / HOUSE FOUNDATION
- Q. CONCRETE PAVERS AT GRADE
- R. TURNAROUND PER COUNTY STANDARDS
- S. WOOD WHEELSTOPS, TYP.
- T. IN-GROUND PROPANE TANK
- U. SEPTIC TANK
- V. FUTURE PRESSURIZED SEWER LINE FROM GUEST HOUSE
- W. PROPOSED WELL
- X. EXISTING ELECTRICAL TRANSFORMER
- Y. 500 GAL. MIN. WATER TANK & 3/4" HOSES W/ EXTERIOR ACCESS IN BASEMENT BELOW GARAGE, PER FIRE CODE.

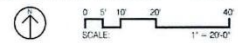
**NOTES**

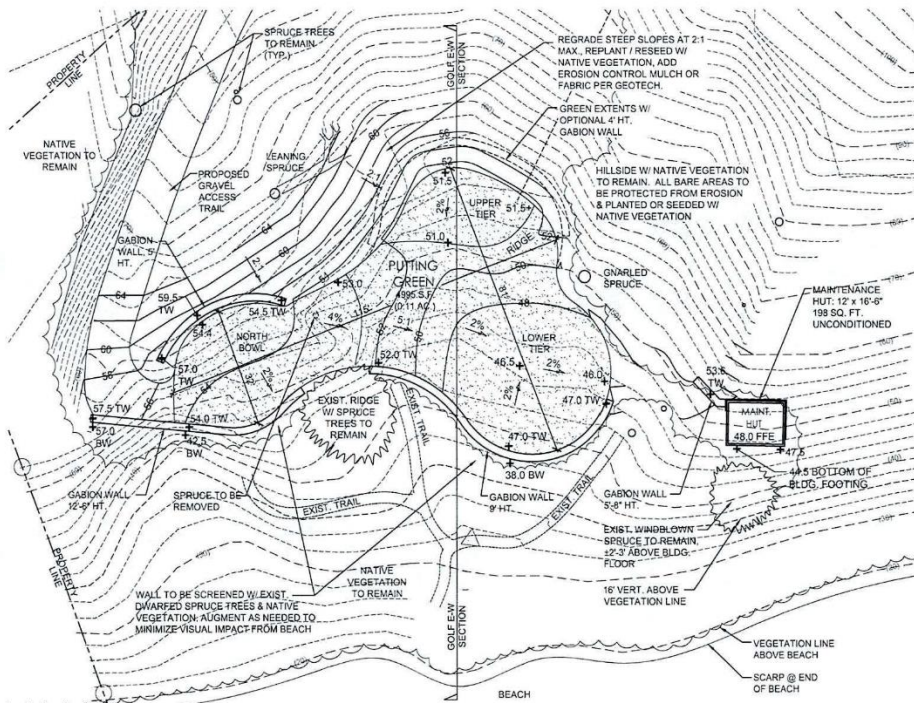
1. SEE COVER SHEET FOR LEGEND & ADDITIONAL INFO
2. SEE OVERALL PLAN FOR SETBACKS FROM PROPERTY LINE, ETC.



**Sea Lion Residence**  
 Tax Map 27 14 05 D, Lot 1801  
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 vine maple design  
 March 7, 2022

ENLARGED SITE PLAN AT HOUSE **A1.2**





**GOLF AREA OVERVIEW**

- THE 'BOWL' AREA ON WEST-FACING SLOPES IS THE ONLY FEASIBLE, RELATIVELY FLAT AREA TO BUILD A GOLF GREEN ON THE PROPERTY. FLAT AREAS AT TOP OF BLUFF ARE TOO GEOLOGICALLY UNSTABLE TO SUPPORT A GREEN AND COULD NEGATIVELY AFFECT VIEWS FROM THE BEACH.
- THE PROPOSED DESIGN USES GABION RETAINING W/ NATURAL STONE MOSTLY AT THE WEST FACE OF THE GREEN. WALLS CAN BE TUCKED BEHIND EXISTING SPRUCE THICKETS TO MINIMIZE VISUAL IMPACT. SEE ELEVATION VIEW.
- WALLS AT WEST SCREEN VIEWS OF THE GREEN IMPROVEMENTS FROM THE BEACH - SEE SIGHTLINE ON SECTION VIEW.
- LOCAL, DURABLE MATERIALS HAVE BEEN SELECTED TO PROVIDE A LONG LASTING RESILIENT STRUCTURE TO IMPROVE SLOPE STABILITY.
- ALL ITEMS TO BE APPROVED BY CIVIL STRUCTURAL ENGINEER, AND TO FOLLOW GEOLOGY/GEOTECHNICAL REPORT.

**NOTES**

1. SEE TITLE SHEET FOR LEGEND & ADDITIONAL INFO
2. SEE OVERALL PLAN FOR SETBACKS FROM PROPERTY LINE, ETC.
3. RETAINING WALLS, GRADING, DRAINAGE, FOOTINGS, ETC. TO CONFORM TO GEOLOGY / GEOTECHNICAL REPORT

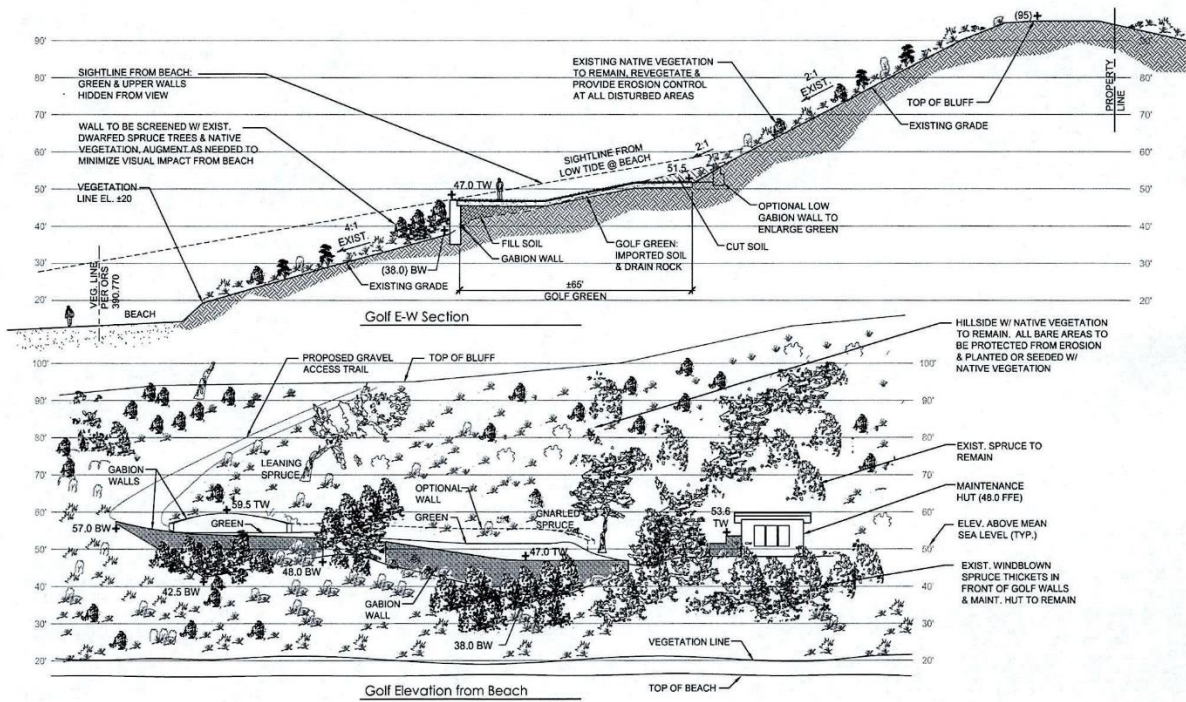
**ABBREVIATIONS**

- BW BOTTOM OF WALL
- TW TOP OF WALL
- FG FINISH GRADE
- FFE FINISH FLOOR ELEVATION



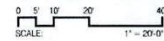
Sea Lion Residence  
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 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 7, 2022



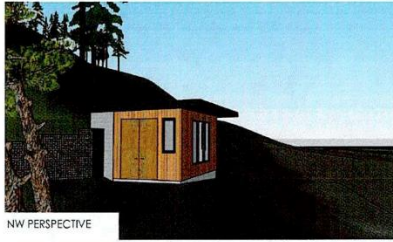


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 March 7, 2022

GOLF SECTION & ELEVATION A1.4



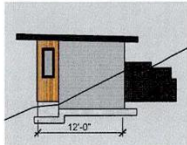




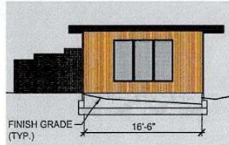
NW PERSPECTIVE

**GOLF MAINTENANCE SHED**

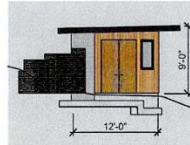
- SMALL 198 SQ. FT. SHED FOR STORAGE OF GOLF MAINTENANCE EQUIPMENT
- SET INTO THE HILLSIDE - ALL CUT PER 4.11.255 COASTAL HIGH HAZARD AREAS
- LOW-SLOPE, MODERN ROOF, CONCRETE WALLS AT EAST & WEST SIDING AT WEST TO MATCH HOUSE, OPTION FOR GREEN ROOF TO BLEND INTO HILLSIDE
- FOOTINGS & BUILDING STRUCTURAL TO BE BY STRUCTURAL / CIVIL ENGINEER & SHALL CONFORM TO GEOTECH REPORT
- RETAINING WALL TO MATCH GOLF AREA CREATES FLAT, ALL-CUT LANDING AT DOORS



SOUTH ELEVATION  
1" = 10'-0"



WEST ELEVATION  
1" = 10'-0"



NORTH ELEVATION  
1" = 10'-0"



STONE STEPS



NATIVE GREEN WALL & GREEN ROOF PLANTS



TIMBER STEPS



DRIFTWOOD DOOR HANDLE



GABION WALL



SNAP-TIE CONCRETE



BOARD-FORMED CONCRETE

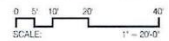


SEATING & ACCENT BOULDERS



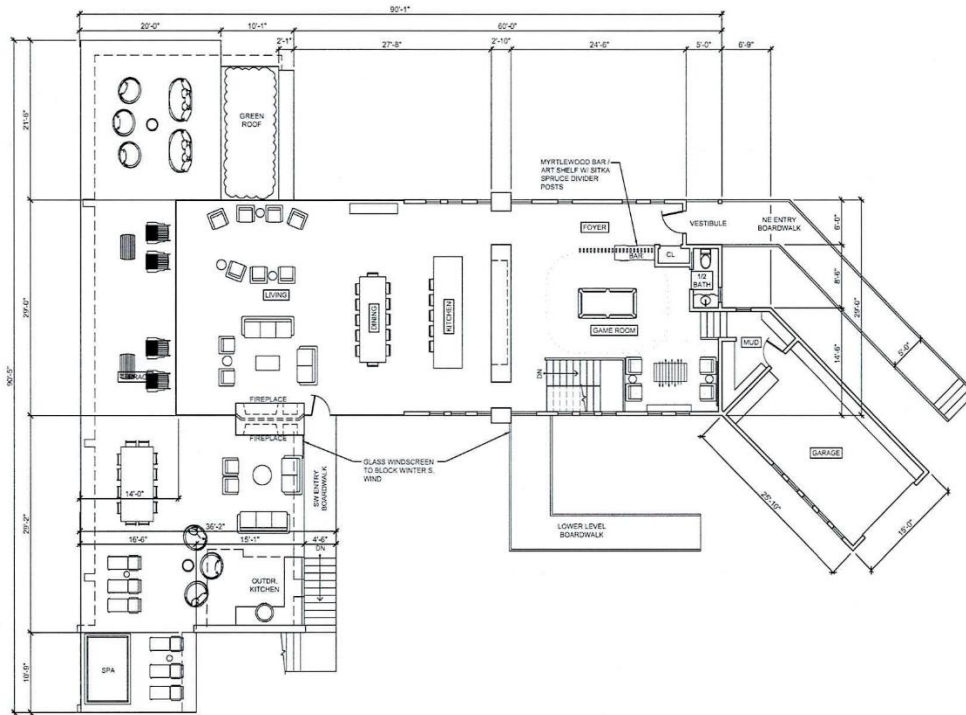
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March 7, 2022

GOLF SHED & MATERIAL IMAGES A1.5



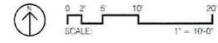






Sea Lion Residence  
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 March 7, 2022

UPPER LEVEL FLOOR PLAN A2.2







West Elevation



East Elevation



Sea Lion Residence  
 Tax Map 27 14 05 D, Lot 1601  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 7, 2022

ELEVATIONS A3.2  
 0 2' 5' 10' 20'  
 SCALE: 1" = 10'-0"



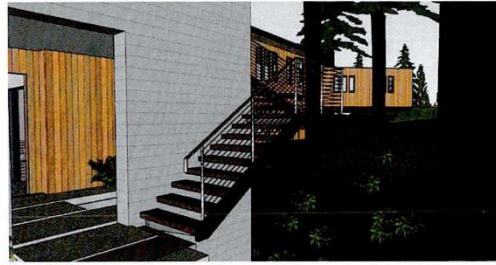
Overview



Southwest Entry



Ocean-View Patio Terrace



Lower SW Entry



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St. Andrews Lane, Bandon, Oregon  
vine maple design  
March 7, 2022

EXTERIOR VIEWS A4.1



March 7, 2022

Jill Rolfe, Planning Director  
Coos County Planning Department  
60 E. Second Street  
Coquille, Oregon

**Request for Administrative Conditional Use Review**  
*Tax Map 27 14 05 D, Lot 1801, St. Andrews Lane, Bandon*  
*Application numbers ACU-22-006/ACU-22-007/V-22-001/FP-22-003*

**Existing Conditions**

The 3.84 acre property sits on a ridge overlooking Agate Beach at the west end of the private St. Andrews Lane, and is accessed from the gated Agate Lane via Seven Devils Road. Zoning is RR-5.

Topography consists of a southeastern ridge and an ocean-facing western ridge separated by a small, steep fern-laden valley. The land slopes down to the north toward Three Mile Creek and to the west to Agate Beach. Most of the property is forested; Sitka spruce predominates with some shore pine and red alder with a low understory of sword ferns and false lily-of-the-valley. The lower, ocean-facing slopes consist of low shrubs, herbs & grasses and wind-sculpted spruce & pine.

St. Andrews Lane ends at the southeast corner; an access drive extends along the south edge of the property. Both St. Andrews and the drive are 12 feet wide with an 8" thick base of gravel. A Coos-Curry Electric transformer is at the southeast, north of the access drive. Two septic test pits are on the western ridge; the property has a Septic Site Evaluation & Approval with Conditions dated December 15, 2003.

Western portions of the property are in the Coastal Shoreland Boundary (CSB), FEMA Flood Zone 'V' for velocity tsunami/storm flooding, and the 100' bluff setback. The property is within the Bandon Rural Fire Protection District. Fire risk to structures is classified as 'Low' and within the Wildland Urban Interface zone per the Oregon Department of Forestry & USFS 'Wildfire Risk Explorer'.

**Project Description**

We are requesting an Administrative Conditional Use review for a proposed single-family residence with attached single-car garage and a golf green area with 198 sq. ft. maintenance shed.

The proposed house has 8 bedrooms and is around 6000 square feet, while a potential future guest house will be under 500 square feet without a full kitchen. The house sits about 80' from the coastal bluff line, thus it is partially within the 100' bluff setback. Both the house & guest house are outside of the Coastal Shoreland Boundary and the FEMA flood zone; the house sits about 13' east of the Coastal Shoreland Boundary. The house spans a small valley, from the ridge at the southeast corner extending

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to the ocean-facing ridge. The guest house will be northeast of the main house, lower on the slopes for privacy. We plan to install an on-site septic system and a well to service the main house & guest house. The proposed golf green is at the northwest of the property in a relatively flat area below the bluff facing the ocean. It is within the Coastal Shoreland Boundary, the bluff setback, and FEMA flood zone "V".

## Code Compliance

### 4.11.130 Non-Estuarine Shoreland Boundary

Note: The proposed golf area is within the CSB, the house is not. Our responses are for the golf area.

*i.a.i.g) Other uses within the Coastal Shoreland Boundary are allowed, provided that the Board of Commissioners determines that such uses:*

*a. Satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas;*

**Response:** There is not a suitable site that is level enough for a golf green elsewhere on the property. The terrain to the east is too steep. The only other sufficiently-sized flat area outside of the house & septic areas is along the top of the ocean-facing ridge. That has been determined by the geologist to be too unstable; shoring with huge retaining walls would be both more unsightly and expensive than at the proposed area. The spectacular setting of the proposed green cannot be found on more inland sites.

*b. Are compatible with the objectives of Statewide Planning Goal #17 to protect riparian vegetation and wildlife habitat;*

**Response:** The green has been designed to protect both vegetation & wildlife habitat.

*c. The "other" use complies with the implementation standard of the underlying zone designation; and*

**Response:** We believe that golf greens at residences are allowed in the RR-5 zone.

*d. In addition, the above uses shall only be permitted upon a finding that such uses do not otherwise conflict with the resource preservation and protection policies established elsewhere in this plan. Response:* Noted - see our responses to those sections.

#### ii. Site Plan and Design Review

*a) Site Review & Approval Criteria: Construction, site development and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents as approved. All variances from the site development criteria which are deemed necessary by the applicant shall be requested pursuant to ARTICLE 5.3.*

*The following standards shall be utilized in reviewing the plans, drawings, sketches and other documents required under for this review:*

##### 1. Landscaping:

*a. The landscape shall be such to minimize soil erosion and lessen the visual impact;*

*b. Any grade changes shall be in keeping with the general appearance of neighboring*

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*developed areas.*

**Response:** The golf area retaining walls & drainage system will help control erosion in this area. Walls are proposed to retain soil to make a relatively flat golf green, but grading around the green has been kept to a minimum to preserve the native hillsides.

## 2. Structures

*a. Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings;*

*b. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.*

**Response:** Proposed structures have been designed to relate harmoniously with the terrain. There are only a few existing houses visible near the site, we feel that our design is in keeping with these and the surroundings. The proposed maintenance hut is set into the hillside, with a modern design that complements the house & blends with its surroundings. We may consider a green roof so that it blends in more. The golf area entry experience will use several wind-sculpted old spruce trees as focal points, with the golf green framed by native coastal vegetation & ocean views. Lower walls completely hide the golf terrace improvements from the view from the beach; those walls will be screened by native spruce and other vegetation.

## 3. Drives, Parking and Circulation

*With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to the location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and must comply with the standards found in Chapter VII. The Roadmaster is responsible for determining compliance with this subsection.* **Response:** The main golf green approach will be from the north; an approximately 8' wide gravel path for pedestrians & small maintenance carts. We may construct a narrow natural hiking trail that winds down through the forest from the south. Regular full-sized vehicle access will not be provided to the golf area. See site plans for drive & parking near the house, outside of the CSB.

## 4. Surface Water Drainage

*Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties, the public storm drainage system, or create environmental problems.* **Response:** Good surface & subsurface drainage is critical both to successfully maintain a professional-level golf green and for the stability of the surrounding slopes. We will conform to the geologist's drainage recommendations.

## 5. Utility Service

*a. Whenever feasible, electric, telephone and other utility lines shall be underground;*  
*b. Any utility installations remaining above ground shall be located so as to have an*

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*harmonious relation to neighboring properties and the site;*

*c. The proposed method of sanitary sewage disposal from all buildings shall be indicated.*

**Response:** All utilities will be underground except transformers, etc. We will carefully screen any above-ground utilities with native vegetation. All golf-area utilities will be below grade. There is no restroom or sanitary sewer planned within the CSB.

**b) Application Submittal and Review Procedure.**

**1. Submission of Documents:**

*a. A site plan, drawn to scale, shows the proposed layout of all structures and other improvements;*

*b. A landscape plan, drawn to scale, showing the location of existing trees proposed to be retained on the site, the location and design of landscaped areas, the varieties and sizes of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials;*

*c. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction;*

*d. Specifications as to type, color and texture of exterior surfaces of proposed structures including reflective surfaces of solar collectors;*

*e. An application request which shall include:*

*1) Name and address of applicant;*

*2) Statement of applicant's legal interest in the property (owner, contract purchaser, lessee, renter, etc.) and a description of that interest, and in case the applicant is not the owner, verification of the owner's consent;*

*3) Address and legal description of the property;*

*4) Statement explaining the intended request;*

*5) The required fee; and*

*6) Any other materials or information as may be deemed necessary to assist in evaluation of the request. The request will be made prior to deeming the application complete. However, if this review is before the hearings body they may request for additional information to ensure compliance.*

**Response to 1 a-e:** All items have been included in this application. Proposed landscaping is native coastal vegetation to fill in any construction-created bare areas and provide vegetative screening as shown on the golf plan & sections, therefore no specific planting plan has been prepared. Temporary irrigation will be provided to plants until they're established. The golf green will be irrigated with water-efficient spray rotors.

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**4.11.132 Natural Hazards**

*e. Erosion: Any proposed structural development within 100 feet of a designated bank erosion area, or on a parcel subject to wave attack, including all oceanfront lots, will be subject to a geologic assessment review as set out in Section 4.11.150. If a variance is requested, a geologic assessment will be required.*

**Response:** A geology / geotechnical report has been created and included in this submittal.

**f. Wildfires:**

*1. The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract.*

**Response:** The property is within the Bandon Rural Fire Protection District.

**3. Fire standards for new dwellings:**

*a. The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.*

**Response:** A 500 gal. tank with at least 50 PSI & hoses will be provided in an externally-accessed basement under the garage, see Enlarged Site Plan at House.

**4. Firebreak:**

*a. A firebreak shall be established and maintained around all structures, including decks, on land owned or controlled by the applicant for a distance of at least 30 feet in all directions.*

*b. This firebreak will be a primary 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.*

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

*d. 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 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.*

**Response to a-d:** A primary firebreak of 75' downhill (north) and 30' on the other sides and the ODF secondary break will be maintained. A hose will be provided. The existing forest consists of low groundcover & sword ferns, with well limbed trees, we plan to leave this condition when the house is built. Notes for these items have been added to the overall site plan.

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*e. 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.*

**Response:** Roofing will be fire-resistant.

*f. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).*

**Response:** There is no nearby supply of this size.

*g. The structure shall not be sited on a slope of greater than 40 percent.*

**Response:** The structure sits on varied terrain. The average slope downhill to the north is around 20 percent. The other sides do not slope downhill.

*h. If the structure has a chimney or chimneys, each chimney shall have a spark arrester.*

**Response:** Spark arrestors will be added. They have been labeled on the elevations.

*i. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads, and driveways shall be constructed so as to provide adequate access for firefighting equipment. Confirmation shall be provided from the Coos County Road Department or local fire protection district that these standards have been met.*

**Response:** The driveway and St. Andrews Lane meet the standards and will be maintained.

#### **4.11.150 Geological Hazards special development Review Standards**

David Rankin, a Certified Engineering Geologist, has done fieldwork at the property and has prepared the attached Geohazard & Geotechnical Review. Per the report, this project falls under item 4.11.150.a: "the use and/or activity can be accomplished without measures to mitigate or control the risk of geologic hazard to the subject property resulting from the proposed use and/or activity,"

#### **4.11.155 Geological Assessment review**

*1 & 2. Except for activities identified in Subsection 2 of this section, as exempt, any new development or substantial improvement in an area subject to the provisions of this section shall require a Geologic Assessment Review.*

**Response:** We believe this project is not exempt and requires a geologic review due to its location within 100' of the bluff. The review has been included in this submittal.

*3. Application, review and appeals for a Geologic Assessment Review shall be in accordance with the requirements for administrative conditional use review as set forth in Article 5.2. Applications for a Geologic Assessment Review may be made prior to or concurrently with any other type of application required for the proposed use or activity. Geologic Assessment Review shall be completed prior to any ground disturbance.*

**Response:** See attached Geohazard & Geotechnical Review.

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4. All applications for Geologic Assessment Review shall be accompanied by an engineering geologic report prepared by a certified engineering geologist at the applicant's expense.

**Response:** The attached review has been prepared by a Certified Engineering Geologist.

**A. ENGINEERING GEOLOGIC REPORTS**

1. Engineering geologic reports required pursuant to this section shall be prepared by a certified engineering geologist licensed in the State of Oregon. Such reports shall be prepared consistent with standard geologic practices and employing generally accepted scientific and engineering principles. The content of such reports shall be generally consistent with the applicable provisions of "Guideline for Preparing Engineering Geologic Reports," 2nd Edition, 5/30/2014, published by the Oregon Board of Geologist Examiners.

**Response:** The Geohazard & Geotechnical Review we have had done for the site meets these standards.

2. Properties abutting the ocean shore that are located in a mapped regulated hazard area shall include the following additional information: ...

**Response:** The Geohazard & Geotechnical Review addresses all applicable items from this list.

3. Engineering geologic reports required by this section shall include a statement from the preparer of the report that all of the applicable content requirements of this subsection have been addressed or are not applicable to the review.

**Response:** The Geohazard report includes this statement.

4. Engineering geologic reports required by this section shall be valid for a period of five years from the date of preparation of such report. No extensions to this time line shall be granted.

**Response:** Noted. We anticipate the project will be completed well within 5 years.

**B. DECISIONS ON GEOLOGICAL ASSESSMENT REVIEWS**

A decision on a Geologic Assessment Review shall be based on the following standards:

1. The engineering geologic report shall meet the content standards set forth within this Section.

**Response:** We believe the report meets the content standards of this section.

2. In approving a Geologic Assessment Review, the decision maker may impose any conditions which are necessary to ensure compliance with the provisions of this section or with any other applicable provisions of the Coos County Zoning and Land Development Ordinance.

3. In the event the decision maker determines that additional review of the engineering geologic report by an appropriately licensed and/or certified professional is necessary to determine compliance with this section, Coos County may retain the services of such a professional for this purpose. The applicant shall be responsible for all costs associated with the additional review.

The results of that evaluation shall be considered in making a decision on the Geologic Assessment Review. **Response to 2 & 3:** Noted.

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**C. DEVELOPMENT STANDARDS FOR USES SUBJECT TO GEOLOGIC ASSESSMENT REVIEW**

*In addition to the conditions, requirements and limitations imposed by a required engineering geologic report, all uses subject to a geologic assessment review shall conform to the following requirements:*

*1. Historical, Cultural, and Archaeological Resources: All activities and uses subject to Geologic Assessment Reviews proposed for areas of historical, cultural, or archaeologically sensitive areas, as identified on the Coos County Comprehensive Plan Map, shall require consultation with the appropriate local Tribe prior to the commencement of any and all ground disturbing activity. Proof of this consultation shall be provided as a part of application submission.*

**Response:** We believe the site is not in a historical, cultural or archeologically sensitive area.

*2. Hazard Disclosure Statement: All applications for new development or substantial improvements subject to Geologic Assessment Review shall provide a Hazard Disclosure Statement signed by the property owner that acknowledges:*

*a. The property is subject to potential natural hazards and that development thereon is subject to risk of damage from such hazards;*

*b. The property owner has commissioned an engineering geologic report for the subject property, a copy of which is on file with Coos County Planning Department, and that the property owner has reviewed the engineering geologic report and has thus been informed and is aware of the type and extent of hazards present and the risks associated with development on the subject property;*

*c. The property owner accepts and assumes all risks of damage from natural hazards associated with the development of the subject property.*

**Response:** See attached signed statement.

*3. Mitigation measures: If on-site structural mitigation measures are required as a condition of approval, the applicant shall, prior to the issuance of a zoning compliance letter, record on the title to the subject property a notification that includes a description of the measures or improvements and that also specifies the obligation of the property owners to refrain from interfering with such measures or improvements and to maintain them.*

**Response:** Noted.

*4. Safest site requirement: All new structures shall be located within the area most suitable for development based on the least exposure to risk from hazards as determined by an engineering geologist as part of an engineering geologic report prepared in accordance with Section 4.11.150 through 4.11.155. Notwithstanding the provisions of the underlying zone, as necessary to comply with this requirement, any required yard or setback may be reduced by up to 50% without a variance.*

**Response:** The house is planned at the SE portion of the lot, this is the most suitable location based on the geologist's report. The proposed golf area retaining & drainage will help to stabilize slopes. There is no other suitable flat area on the site for a golf green; areas at the top of bluff outside of the house footprint are too unstable.

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March 24, 2022

Jill Rolfe, Planning Director  
Coos County Planning Department  
60 E. Second Street  
Coquille, Oregon

**Request for Administrative Conditional Use Review**

*Tax Map 27 14 05 D, Lot 1801, St. Andrews Lane, Bandon*  
*Application numbers ACU-22-006/ACU-22-007/V-22-001/FP-22-003*

Existing Conditions

The 3.84 acre property sits on a ridge overlooking Agate Beach at the west end of the private St. Andrews Lane, and is accessed from the gated Agate Lane via Seven Devils Road. Zoning is RR-5.

Topography consists of a southeastern ridge and an ocean-facing western ridge separated by a small, steep fern-laden valley. The land slopes down to the north toward Three Mile Creek and to the west to Agate Beach. Most of the property is forested; Sitka spruce predominates with some shore pine and red alder with a low understory of sword ferns and false lily-of-the-valley. The lower, ocean-facing slopes consist of low shrubs, herbs & grasses and wind-sculpted spruce & pine.

St. Andrews Lane ends at the southeast corner; an access drive extends along the south edge of the property. Both St. Andrews and the drive are 12 feet wide with an 8” thick base of gravel. A Coos-Curry Electric transformer is at the southeast, north of the access drive. Two septic test pits are on the western ridge; the property has a Septic Site Evaluation & Approval with Conditions dated December 15, 2003.

Western portions of the property are in the Coastal Shoreland Boundary (CSB), FEMA Flood Zone ‘V’ for velocity tsunami/storm flooding, and the 100’ bluff setback. The property is within the Bandon Rural Fire Protection District. Fire risk to structures is classified as ‘Low’ and is within the Wildland Urban Interface zone per the Oregon Department of Forestry & USFS ‘Wildfire Risk Explorer’.

Project Description

We are requesting an Administrative Conditional Use review for a proposed single-family residence with attached single-car garage.

The proposed house has 8 bedrooms and is around 6000 square feet, while a potential future guest house will be under 500 square feet without a full kitchen. The house sits about 80’ from the coastal bluff line, thus it is partially within the 100’ bluff setback. Both the house & guest house are outside of the Coastal Shoreland Boundary and the FEMA flood zone. The house sits about 13’ east of the CSB. The house spans a small valley, from the ridge at the southeast corner extending to the ocean-facing ridge.

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The guest house will be northeast of the main house, lower on the slopes for privacy. We plan to install an on-site septic system and a well to service the main house & guest house. Most of the approved septic drainfield area is within the CSB.

## Code Compliance

### 4.11.130 Non-Estuarine Shoreland Boundary

*i.a.i.g) Other uses within the Coastal Shoreland Boundary are allowed, provided that the Board of Commissioners determines that such uses:*

*a. Satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas;*

Response: Most of the approved septic area is within the CSB. Per conversations with the Coos Bay DEQ office, there is no other area on the property where we could obtain approval for the septic system.

*b. Are compatible with the objectives of Statewide Planning Goal #17 to protect riparian vegetation and wildlife habitat;*

Response: We plan to plant the drainfield area with shallow-rooted native groundcovers & ferns, similar to the property's condition before development. The area is not a riparian zone.

*c. The "other" use complies with the implementation standard of the underlying zone designation; and ...* Response: Septic systems comply with the underlying zone.

*d. In addition, the above uses shall only be permitted upon a finding that such uses do not otherwise conflict with the resource preservation and protection policies established elsewhere in this plan.* Response: Noted - see our responses to those sections.

#### *ii. Site Plan and Design Review*

*a) Site Review & Approval Criteria: Construction, site development and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents as approved. All variances from the site development criteria which are deemed necessary by the applicant shall be requested pursuant to ARTICLE 5.3.*

*The following standards shall be utilized in reviewing the plans, drawings, sketches and other documents required under for this review:*

##### *1. Landscaping:*

- a. The landscape shall be such to minimize soil erosion and lessen the visual impact;*
- b. Any grade changes shall be in keeping with the general appearance of neighboring developed areas.*

Response: The proposed landscape is native ferns & low groundcovers, with existing vegetation to remain where practical. Grades will be smoothed to create a septic field, but blended with the surrounding area.

##### *2. Structures*

- a. Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings;*

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*b. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.*

**Response:** There are no proposed structures within the CSB. The house, outside of the CSB, has been designed to sit within the forest, touching lightly on & floating over the land to highlight the natural beauty of the site. We feel the house harmonizes with neighboring houses, and will be hidden from their view. Focal points and multiple paths of approach culminating in the ocean view have been a driving force behind the design.

**3. Drives, Parking and Circulation**

*With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to the location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and must comply with the standards found in Chapter VII. The Roadmaster is responsible for determining compliance with this subsection.* **Response:** Parking, vehicular & pedestrian circulation are outside of the CSB. We have given a lot of attention to the safe, convenient, and dramatic arrangement of the experience of moving about the site.

**4. Surface Water Drainage**

*Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties, the public storm drainage system, or create environmental problems.* **Response:** A swale will be incorporated into the western side of the drainfield that directs surface water to the valley to the east, away from the bluff, per the geologist's drainage recommendations.

**5. Utility Service**

- a. Whenever feasible, electric, telephone and other utility lines shall be underground;*
- b. Any utility installations remaining above ground shall be located so as to have an harmonious relation to neighboring properties and the site;*
- c. The proposed method of sanitary sewage disposal from all buildings shall be indicated.*

**Response:** All utilities will be underground except transformers, etc. We will carefully screen any above-ground utilities with native vegetation. The septic tank, backup & primary septic drainfields have been shown on the plans.

**b) Application Submittal and Review Procedure.**

**1. Submission of Documents:**

- a. A site plan, drawn to scale, shows the proposed layout of all structures and other improvements;*
- b. A landscape plan, drawn to scale, showing the location of existing trees proposed to be retained on the site, the location and design of landscaped areas, the varieties and sizes of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials;*
- c. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient*

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detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction;

d. Specifications as to type, color and texture of exterior surfaces of proposed structures including reflective surfaces of solar collectors;

e. An application request which shall include:

- 1) Name and address of applicant;
- 2) Statement of applicant's legal interest in the property (owner, contract purchaser, lessee, renter, etc.) and a description of that interest, and in case the applicant is not the owner, verification of the owner's consent;
- 3) Address and legal description of the property;
- 4) Statement explaining the intended request;
- 5) The required fee; and
- 6) Any other materials or information as may be deemed necessary to assist in evaluation of the request. The request will be made prior to deeming the application complete. However, if this review is before the hearings body they may request for additional information to ensure compliance.

Response to 1 a-e: All items have been included in this application. Proposed landscaping is native coastal vegetation to fill in any construction-created bare areas, therefore no specific planting plan has been prepared. Temporary irrigation will be provided to plants until they're established.

#### 4.11.132 Natural Hazards

e. *Erosion: Any proposed structural development within 100 feet of a designated bank erosion area, or on a parcel subject to wave attack, including all oceanfront lots, will be subject to a geologic assessment review as set out in Section 4.11.150. If a variance is requested, a geologic assessment will be required.* Response: A geology / geotechnical report has been included in this submittal.

f. *Wildfires:*

1. *The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract.*

Response: The property is within the Bandon Rural Fire Protection District.

3. *Fire standards for new dwellings:*

a. *The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.*

Response: A 500 gal. tank with at least 50 PSI & hoses will be provided in an externally-accessed basement under the garage, see Enlarged Site Plan at House.

4. *Firebreak:*

a. *A firebreak shall be established and maintained around all structures, including decks, on land owned or controlled by the applicant for a distance of at least 30 feet in all directions.*

b. *This firebreak will be a primary safety zone around all structures. Vegetation within this*

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*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.*

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

*d. 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 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.*

Response to a-d: A primary firebreak of 75' downhill (north) and 30' on the other sides and the ODF secondary break will be maintained. A hose will be provided. The existing forest consists of low groundcover & sword ferns, with well limbed trees, we plan to leave this condition when the house is built. Notes for these items have been added to the overall site plan.

*e. 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.*

Response: Roofing will be fire-resistant.

*f. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).*

Response: There is no nearby supply of this size.

*g. The structure shall not be sited on a slope of greater than 40 percent.*

Response: The structure sits on varied terrain. The average slope downhill to the north is around 20 percent. The other sides do not slope downhill.

*h. If the structure has a chimney or chimneys, each chimney shall have a spark arrester.*

Response: Spark arrestors will be added. They have been labeled on the elevations.

*i. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads, and driveways shall be constructed so as to provide adequate access for firefighting equipment. Confirmation shall be provided from the Coos County Road Department or local fire protection district that these standards have been met.*

Response: The driveway and St. Andrews Lane meet the standards and will be maintained.

#### **4.11.150 Geological Hazards special development Review Standards**

David Rankin, a Certified Engineering Geologist, has done fieldwork at the property; he and his team have prepared the attached Geohazard & Geotechnical Review. This project falls under item 4.11.150.a: "the use and/or activity can be accomplished without measures to mitigate or control the

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*risk of geologic hazard to the subject property resulting from the proposed use and/or activity,”*

#### **4.11.155 Geological Assessment review**

*1 & 2. Except for activities identified in Subsection 2 of this section, as exempt, any new development or substantial improvement in an area subject to the provisions of this section shall require a Geologic Assessment Review.*

Response: We believe this project is not exempt and requires a geologic review due to its location within 100' of the bluff. The review has been included in this submittal.

*3. Application, review and appeals for a Geologic Assessment Review shall be in accordance with the requirements for administrative conditional use review as set forth in Article 5.2. Applications for a Geologic Assessment Review may be made prior to or concurrently with any other type of application required for the proposed use or activity. Geologic Assessment Review shall be completed prior to any ground disturbance.*

Response: See attached Geohazard & Geotechnical Review.

*4. All applications for Geologic Assessment Review shall be accompanied by an engineering geologic report prepared by a certified engineering geologist at the applicant's expense.*

Response: The attached review has been prepared by a Certified Engineering Geologist.

#### **A. ENGINEERING GEOLOGIC REPORTS**

*1. Engineering geologic reports required pursuant to this section shall be prepared by a certified engineering geologist licensed in the State of Oregon. Such reports shall be prepared consistent with standard geologic practices and employing generally accepted scientific and engineering principles. The content of such reports shall be generally consistent with the applicable provisions of "Guideline for Preparing Engineering Geologic Reports," 2nd Edition, 5/30/2014, published by the Oregon Board of Geologist Examiners.*

Response: The Geohazard & Geotechnical Review we have had done for the site meets these standards.

*2. Properties abutting the ocean shore that are located in a mapped regulated hazard area shall include the following additional information: ...*

Response: The Geohazard & Geotechnical Review addresses all applicable items from this list.

*3. Engineering geologic reports required by this section shall include a statement from the preparer of the report that all of the applicable content requirements of this subsection have been addressed or are not applicable to the review.*

Response: The Geohazard report includes this statement.

*4. Engineering geologic reports required by this section shall be valid for a period of five years from the date of preparation of such report. No extensions to this time line shall be granted.*

Response: Noted. We anticipate the project will be completed well within 5 years.

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**B. DECISIONS ON GEOLOGICAL ASSESSMENT REVIEWS**

*A decision on a Geologic Assessment Review shall be based on the following standards:*

*1. The engineering geologic report shall meet the content standards set forth within this Section.*

Response: We believe the report meets the content standards of this section.

*2. In approving a Geologic Assessment Review, the decision maker may impose any conditions which are necessary to ensure compliance with the provisions of this section or with any other applicable provisions of the Coos County Zoning and Land Development Ordinance.*

*3. In the event the decision maker determines that additional review of the engineering geologic report by an appropriately licensed and/or certified professional is necessary to determine compliance with this section, Coos County may retain the services of such a professional for this purpose. The applicant shall be responsible for all costs associated with the additional review. The results of that evaluation shall be considered in making a decision on the Geologic Assessment Review.*

Response to 2 & 3: Noted.

**C. DEVELOPMENT STANDARDS FOR USES SUBJECT TO GEOLOGIC ASSESSMENT REVIEW**

*In addition to the conditions, requirements and limitations imposed by a required engineering geologic report, all uses subject to a geologic assessment review shall conform to the following requirements:*

*1. Historical, Cultural, and Archaeological Resources: All activities and uses subject to Geologic Assessment Reviews proposed for areas of historical, cultural, or archaeologically sensitive areas, as identified on the Coos County Comprehensive Plan Map, shall require consultation with the appropriate local Tribe prior to the commencement of any and all ground disturbing activity. Proof of this consultation shall be provided as a part of application submission.*

Response: We have been informed that the project area is close to cultural resource. We plan to hire an archaeologist to investigate and consult with the local Tribe.

*2. Hazard Disclosure Statement: All applications for new development or substantial improvements subject to Geologic Assessment Review shall provide a Hazard Disclosure Statement signed by the property owner that acknowledges:*

*a. The property is subject to potential natural hazards and that development thereon is subject to risk of damage from such hazards;*

*b. The property owner has commissioned an engineering geologic report for the subject property, a copy of which is on file with Coos County Planning Department, and that the property owner has reviewed the engineering geologic report and has thus been informed and is aware of the type and extent of hazards present and the risks associated with development on the subject property;*

*c. The property owner accepts and assumes all risks of damage from natural hazards associated with the development of the subject property.*

Response: See attached signed statement.

*3. Mitigation measures: If on-site structural mitigation measures are required as a condition of approval, the applicant shall, prior to the issuance of a zoning compliance letter, record on the title to the subject property a notification that includes a description of the measures or*

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*improvements and that also specifies the obligation of the property owners to refrain from interfering with such measures or improvements and to maintain them.*

Response: Noted.

*4. Safest site requirement: All new structures shall be located within the area most suitable for development based on the least exposure to risk from hazards as determined by an engineering geologist as part of an engineering geologic report prepared in accordance with Section 4.11.150 through 4.11.155. Notwithstanding the provisions of the underlying zone, as necessary to comply with this requirement, any required yard or setback may be reduced by up to 50% without a variance.*

Response: The house is planned at the SE portion of the lot; this is the most suitable location based on the geology report.

*5. Certification of compliance: Permitted development shall comply with the recommendations in the required engineering geologic report. Certification of compliance shall be provided to the director by the applicant as follows:*

*a. Plan Review Compliance: Building, construction or other development plans shall be accompanied by a written statement from a certified engineering geologist stating that the plans comply with the recommendations contained in the engineering geologic report for the approved Geological Assessment Review.*

*b. Inspection Compliance: Upon the completion of any development activity for which the engineering geologic report recommends an inspection or observation by a certified engineering geologist, the applicant shall provide to the director a written statement from the certified engineering geologist indicating that the development activity has been completed in accordance with the applicable engineering geologic report recommendations.*

*c. Final Compliance: Upon completion of development requiring an engineering geologic report, the applicant shall submit to the director:*

*i. A written statement by a certified engineering geologist indicating that all performance, mitigation, and monitoring measures specified in the report have been satisfied; and,*

*ii. If mitigation measures incorporate engineering solutions designed by a licensed professional engineer, a written statement of compliance by the design engineer.*

Response to a-c: Compliance reviews & statements for plans, in-progress inspections and final inspection from the certified engineering geologist will be provided. Final compliance review & statements for any mitigation measures by licensed engineers will be provided.

### 5.3 Variances

#### SECTION 5.3.350 CRITERIA FOR APPROVAL OF VARIANCES:

*No variance may be granted by the Planning Director unless, on the basis of the application, investigation, and evidence submitted;*

*1. Both findings "a" and "b" below are made:*

*a. One of the following circumstances shall apply:*

*i. That a strict or literal interpretation and enforcement of the specified requirement would*

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*result in unnecessary physical hardship and would be inconsistent with the objectives of this Ordinance;*

*ii. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply to other properties in the same zoning district; or*

Response: The property is exceptional in that there is very little flat, buildable space. The house is designed as a bridge to work with the topography & geology of the site. We feel that pushing the house approximately 20' into the 100' bluff setback in a manner deemed safe by the geologist is a reasonable solution to the site's limitations.

*iii. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges legally enjoyed by the owners of other properties or classified in the same zoning district;*

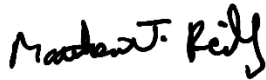
Response: We feel that without a variance, the property's constraints deprive us of a well-sited house. The proposed house minimizes impacts on the surroundings while creating an enjoyable experience for its residents.

*b. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.*

Response: The house is planned to minimize impact on nearby properties, and is set back from the neighbors as much as is practical given the site's limitations.

Please feel free to contact me should you have any comments or questions.

Sincerely,



Matthew J. Reilly

*Attachments:*

- Written Statement (this letter)
- Coos County Land Use Application
- Geohazard & Geotechnical Review
- Hazard Disclosure Statement
- Copy of Deed to Property
- Topographic Survey, Site & House Plans
- Online Payment Receipt

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# PLANNING DEPARTMENT SUBMITTAL SINGLE-FAMILY RESIDENCE & GOLF GREEN

APPLICATION NUMBERS:  
ACU-22-006/ACU-22-007/V-22-001/FP-22-003



**PROJECT TEAM**

**OWNER**  
David Platt  
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Hingham, MA 02043  
(617) 417-0490

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**SITE SUPERVISOR**  
Kent Hamer  
(541) 551-0332

**LEGEND**

---(75')--- EAST CONTOUR  
---(75')--- PROPOSED CONTOUR  
X EXIST. TREE TO BE REMOVED  
---G58--- COASTAL SHORELAND BOUNDARY  
---FEMA--- FEMA 100 YEAR FLOODPLAIN - ZONE V  
---LINE--- LINE 100' EAST OF STEEP BLUFF SLOPES  
---100' BLUFF SETBACK  
---SWR--- SEWER LINE TO SEPTIC SYSTEM  
---WFR--- PROPOSED WATER LINE (ROUTE TO AVOID TREE ROOTS)

**NOTES**

- FLOODPLAIN & COASTAL SHORELAND BOUNDARY ZONES ARE WEST OF LINES SHOWN. DATA IS FROM COASTAL TILAS NET MAPS
- BLUFF LINE IS FROM SITE TOPOGRAPHIC SURVEY
- CONTOURS & GRADES SHOWN ARE FROM MEAN SEA LEVEL PER TOPOGRAPHIC SURVEY & ON-SITE OBSERVATIONS

**Sea Lion Residence**  
Tax Map 27 14 05 D, Lot 1801  
St. Andrews Lane, Bandon, Oregon  
vine maple design  
March 24, 2022



**PROJECT INFO**

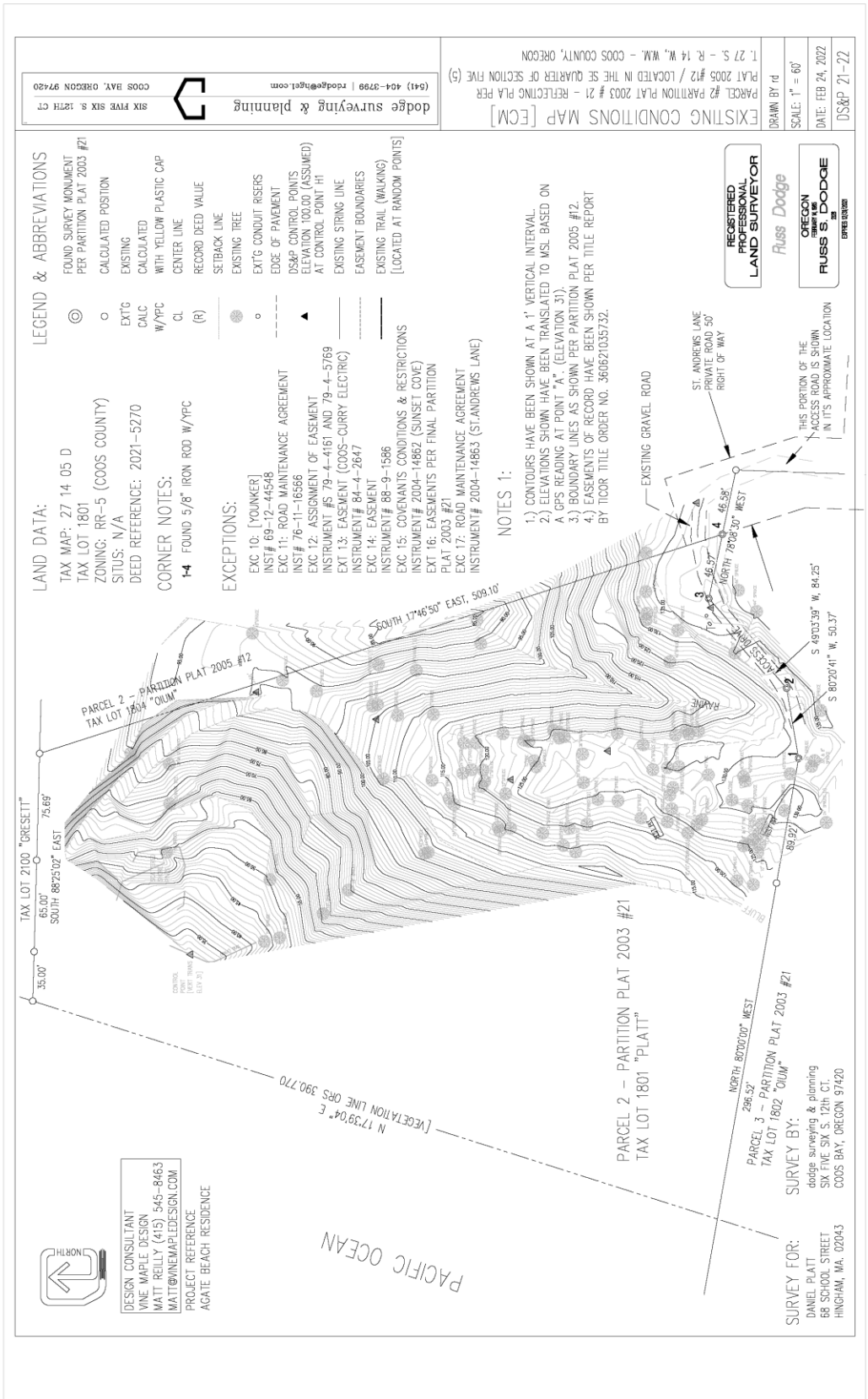
MAP NO. 27S14W05D  
TAX LOT 1801  
LOT AREA 3.84 AC.  
ZONING RR-5  
FIRE DISTRICT BANDON R.F.P.D.  
FIRE RISK TO STRUCTURES LOW  
WILDLAND-URBAN INTERFACE YES  
HOUSE (2 BEDROOMS) 2272 S.F.  
UPPER FLOOR AREA 3724 S.F.  
LOWER FLOOR AREA 3724 S.F.  
GARAGE AREA 580 S.F.  
PARKING SPACES (2 REQ'D) 6 SPACES

**SCOPE OF WORK**  
NEW SINGLE-FAMILY RESIDENCE WITH WELL & SEPTIC SYSTEM.

**INDEX OF DRAWINGS**

A01 TITLE SHEET & NOTES (THIS SHEET)  
TOPOGRAPHIC SURVEY  
A1.1 OVERALL SITE PLAN  
A1.2 ENLARGED SITE PLAN AT HOUSE  
A2.1 LOWER LEVEL FLOOR PLAN  
A2.2 UPPER LEVEL FLOOR PLAN  
A3.1 ELEVATIONS  
A3.2 ELEVATIONS  
A4.1 EXTERIOR VIEWS





LAND DATA:  
 TAX MAP: 27 14 05 D  
 TAX LOT 1801  
 ZONING: RRR-5 (COOS COUNTY)  
 SUTS: N/A  
 DEED REFERENCE: 2021-5270  
 CORNER NOTES:  
 1-4 FOUND 5/8" IRON ROD W/YPC

**LEGEND & ABBREVIATIONS**  
 FOUND SURVEY MONUMENT PER PARTITION PLAT 2003 #21  
 ○ CALCULATED POSITION  
 ○ EXISTING  
 ○ CALCULATED  
 ○ WITH YELLOW PLASTIC CAP  
 ○ CENTER LINE  
 ○ RECORD DEED VALUE  
 ○ SETBACK LINE  
 ○ EXISTING TREE  
 ○ EXC'S CONDUIT RISERS  
 ○ EDGE OF PAVEMENT  
 ○ DSAP CONTROL POINTS  
 ○ ELEVATION 100.00 (ASSUMED)  
 ○ AT CONTROL POINT HI  
 ○ EXISTING STRING LINE  
 ○ EASEMENT BOUNDARIES  
 ○ EXISTING TRAIL (WALKING)  
 ○ [LOCATED AT RANDOM POINTS]

**EXCEPTIONS:**  
 EXC 10: [YOUNKER]  
 INS# 69-12-44548  
 EXC 11: ROAD MAINTENANCE AGREEMENT  
 INS# 76-11-16566  
 EXC 12: ASSIGNMENT OF EASEMENT  
 INSTRUMENT #5 79-4-4161 AND 79-4-5769  
 EXC 13: EASEMENT (COOS-CURRY ELECTRIC)  
 INSTRUMENT# 84-4-2647  
 EXC 14: EASEMENT  
 INSTRUMENT# 88-9-1586  
 EXC 15: COVENANTS CONDITIONS & RESTRICTIONS  
 INSTRUMENT# 2004-14862 (SUNSET COVE)  
 EXC 16: EASEMENTS PER FINAL PARTITION  
 PLAT 2003 #21  
 EXC 17: ROAD MAINTENANCE AGREEMENT  
 INSTRUMENT# 2004-14863 (ST.ANDREWS LANE)

**NOTES 1:**  
 1.) CONTOURS HAVE BEEN SHOWN AT A 1' VERTICAL INTERVAL.  
 2.) ELEVATIONS SHOWN HAVE BEEN TRANSLATED TO MSL BASED ON A GPS READING AT POINT "A", (ELEVATION 31).  
 3.) BOUNDARY LINES AS SHOWN PER PARTITION PLAT 2005 #12.  
 4.) EASEMENTS OF RECORD HAVE BEEN SHOWN PER TITLE REPORT BY T00R TITLE ORDER NO. 360621035732.

DESIGN CONSULTANT  
 VINE MAPLE DESIGN  
 MATT REILLY (415) 545-8463  
 MATT@VINEMAPLEDESIGN.COM  
 PROJECT REFERENCE  
 AGATE BEACH RESIDENCE

EXISTING CONDITIONS MAP [ECM]  
 PLAT 2005 #12 / LOCATED IN THE SE QUARTER OF SECTION FIVE (5)  
 1.27 S. - R. 14 W., W.M. - COOS COUNTY, OREGON  
 DRAWN BY: d  
 SCALE: 1" = 60'  
 DATE: FEB 24, 2022  
 DS&P 21-22

**REGISTERED PROFESSIONAL LAND SURVEYOR**  
 Russ Dodge  
 OREGON  
**RUSS S. DODGE**  
 SUPERVISOR

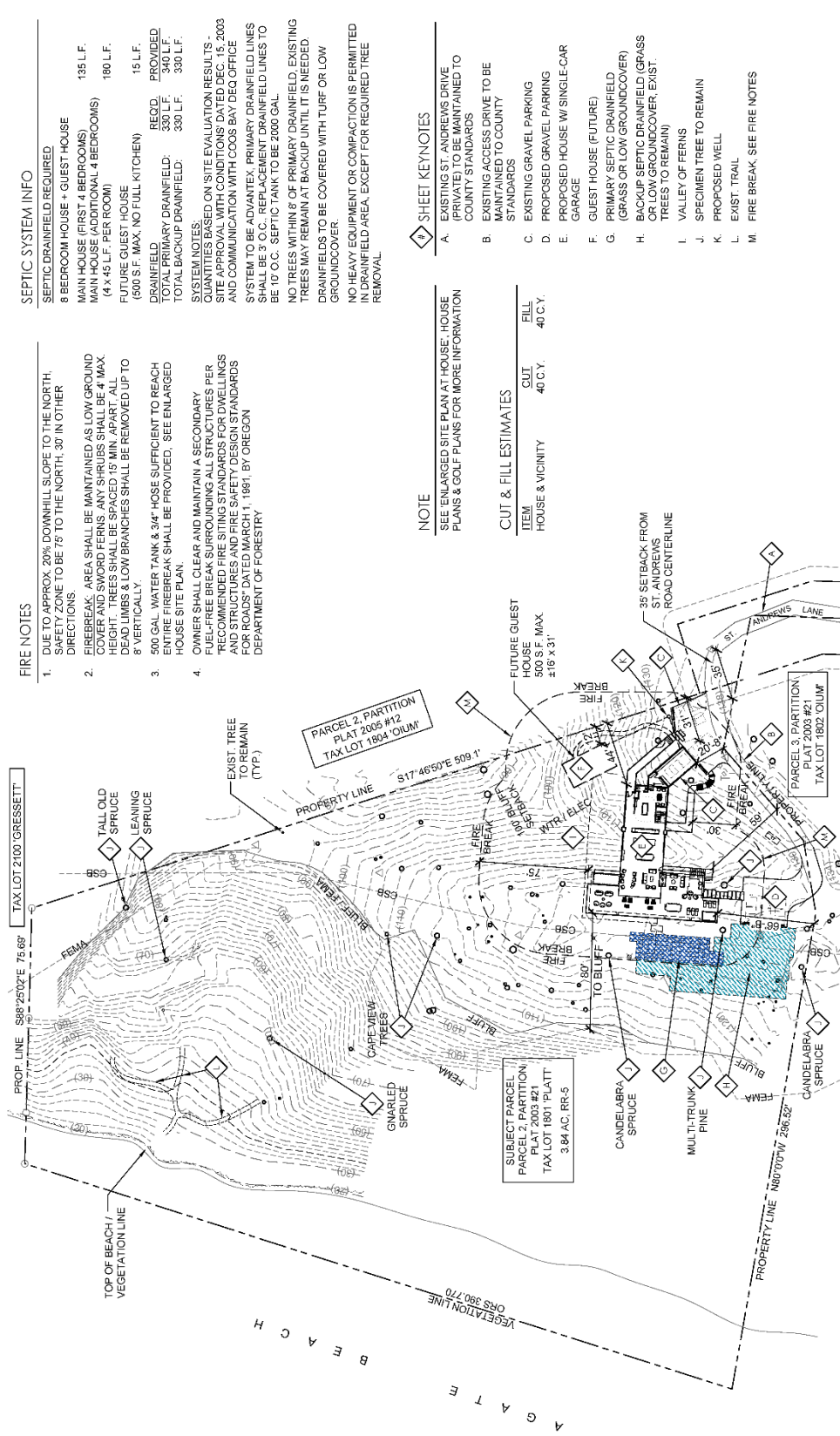
THIS PORTION OF THE ACCESS ROAD IS SHOWN IN ITS APPROXIMATE LOCATION

PARCEL 2 - PARTITION PLAT 2003 #21  
 TAX LOT 1801 "PLATT"  
 PARCEL 22 - PARTITION PLAT 2003 #21  
 TAX LOT 1802 "OUM"  
 PARCEL 23 - PARTITION PLAT 2003 #21  
 TAX LOT 1803 "OUM"

SURVEY FOR:  
 DANIEL PLATT  
 68 SCHOOL STREET  
 HINGHAM, MA. 02043

SURVEY BY:  
 dodge surveying & planning  
 SIX FIVE SIX S 12TH CT.  
 COOS BAY, OREGON 97420

TAX LOT 2100 "CRESETT"  
 65.05' SOUTH 88°25'02" EAST  
 75.69'  
 35.00'  
 SOUTH 17°46'50" EAST, 509.10'  
 NORTH 80°07'00" WEST  
 296.52'  
 NORTH 70°28'30" WEST  
 46.58'  
 46.57'  
 89.92'  
 SOUTH 49°53'39" W, 84.25'  
 SOUTH 80°20'41" W, 50.37'  
 ST. ANDREWS LANE - PRIVATE ROAD 50' RIGHT OF WAY  
 EXISTING GRAVEL ROAD  
 PACIFIC OCEAN



**SEPTIC SYSTEM INFO**

- SEPTIC DRAINFIELD REQUIRED
  - 8 BEDROOM HOUSE + GUEST HOUSE 135 L.F.
  - MAIN HOUSE (FIRST 4 BEDROOMS) 180 L.F.
  - MAIN HOUSE (ADDITIONAL 4 BEDROOMS) 180 L.F.
  - FUTURE GUEST HOUSE 15 L.F.
  - DRAINFIELD 15 L.F.
  - TOTAL PRIMARY DRAINFIELD: 330 L.F. PROVIDED
  - TOTAL BACKUP DRAINFIELD: 330 L.F. 340 L.F.
- SYSTEM NOTES:  
 QUANTITIES BASED ON SITE EVALUATION RESULTS  
 SITE APPROVAL WITH CONDITIONS DATED DEC. 15, 2003  
 AND COMMUNICATION WITH COOS BAY DEQ OFFICE  
 SYSTEM TO BE ADVANTEK. PRIMARY DRAINFIELD LINES  
 SHALL BE 3" O.C. REPLACEMENT DRAINFIELD LINES TO  
 BE 10" O.C. SEPTIC TANK TO BE 2000 GAL.  
 NO TREES WITHIN 8' OF PRIMARY DRAINFIELD. EXISTING  
 TREES MAY REMAIN AT BACKUP. UNTIL IT IS NEEDED.  
 DRAINFIELDS TO BE COVERED WITH TURF OR LOW  
 GROUND COVER.  
 NO HEAVY EQUIPMENT OR COMPACTION IS PERMITTED  
 IN DRAINFIELD AREA. EXCEPT FOR REQUIRED TREE  
 REMOVAL.

**FIRE NOTES**

- DUE TO APPROX. 20% DOWNHILL SLOPE TO THE NORTH, SAFETY ZONE TO BE 75 TO THE NORTH, 30' IN OTHER DIRECTIONS.
- FIREBREAK: AREA SHALL BE MAINTAINED AS LOW GROUND COVER AND SWORD FERNS. ANY SHRUBS SHALL BE 4' MAX. HEIGHT. TREES SHALL BE SPACED 15' MIN. APART. ALL DEAD LIMBS & LOW BRANCHES SHALL BE REMOVED UP TO 8' VERTICALLY.
- 500 GAL. WATER TANK & 3/4" HOSE SUFFICIENT TO REACH ENTIRE FIREBREAK SHALL BE PROVIDED. SEE ENLARGED HOUSE SITE PLAN.
- OWNER SHALL CLEAR AND MAINTAIN A SECONDARY FUEL-FREE BREAK SURROUNDING ALL STRUCTURES PER RECOMMENDED FIRE SITING STANDARDS FOR DWELLINGS IN UNINCORPORATED AREAS. SEE SHEET 1801 PLATT DESIGN STANDARDS FOR ROADS DATED MARCH 1, 1991, BY OREGON DEPARTMENT OF FORESTRY.

**NOTE**

SEE ENLARGED SITE PLAN AT HOUSE. HOUSE PLANS & GOLF PLANS FOR MORE INFORMATION

**CUT & FILL ESTIMATES**

ITEM	CUT	FILL
HOUSE & VICINITY	40 C.Y.	40 C.Y.

**SHEET KEYNOTES**

- A. EXISTING ST. ANDREWS DRIVE PRIVATE TO BE MAINTAINED TO COUNTY STANDARDS
- B. EXISTING ACCESS DRIVE TO BE MAINTAINED TO COUNTY STANDARDS
- C. EXISTING GRAVEL PARKING
- D. PROPOSED GRAVEL PARKING
- E. PROPOSED HOUSE W/ SINGLE CAR GARAGE
- F. GUEST HOUSE (FUTURE)
- G. PRIMARY SEPTIC DRAINFIELD (GRASS OR LOW GROUND COVER)
- H. BACKUP SEPTIC DRAINFIELD (GRASS OR LOW GROUND COVER, EXIST. TREES TO REMAIN)
- I. VALLEY OF FERNS
- J. SPECIMEN TREE TO REMAIN
- K. PROPOSED WELL
- L. EXIST. TRAIL
- M. FIRE BREAK. SEE FIRE NOTES



OVERALL SITE PLAN A1.1

Sea Lion Residence  
 Tax Map 27 14 05 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 24, 2022

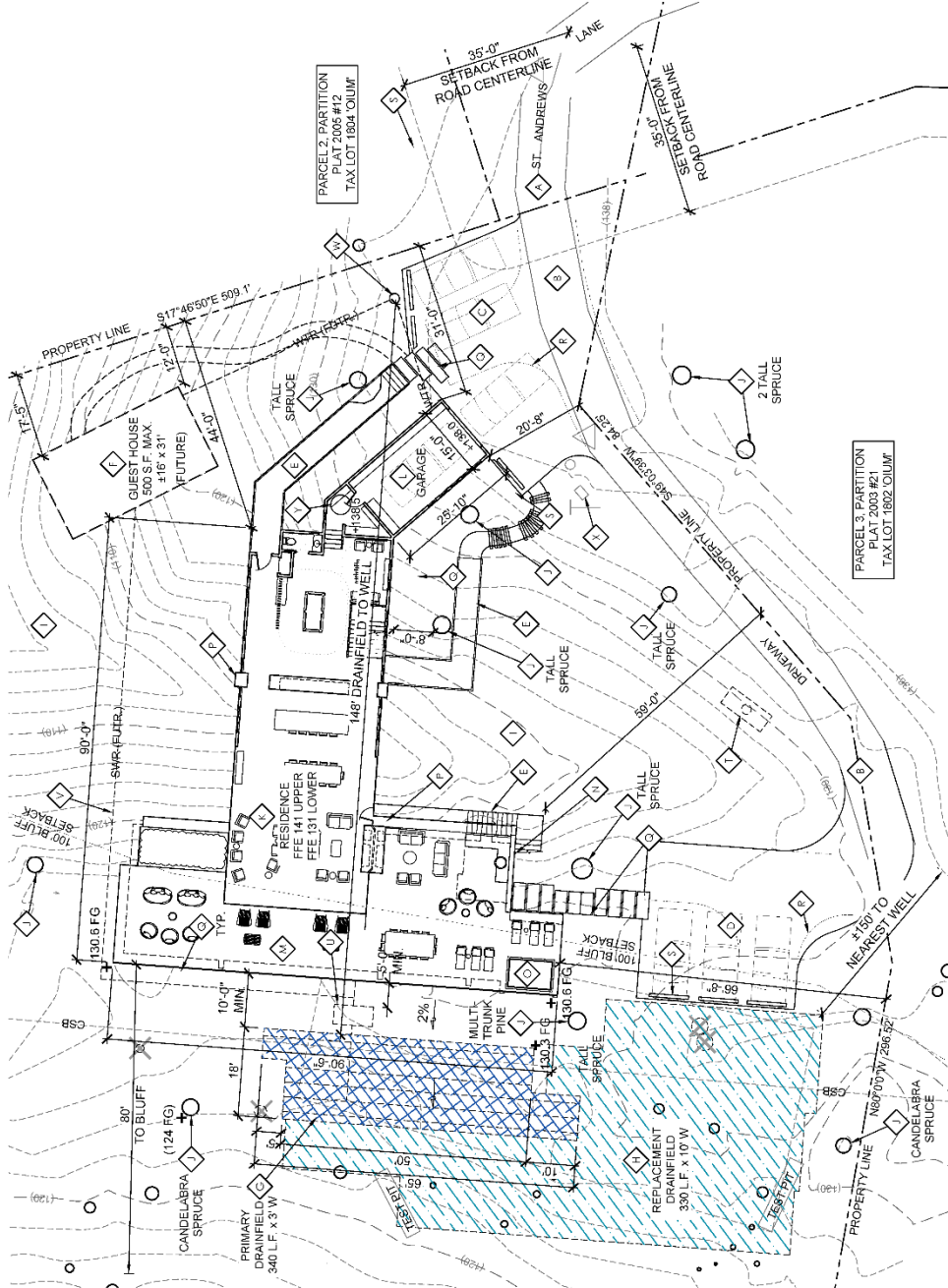


**◆ SHEET KEYNOTES**

- A. EXISTING ST. ANDREWS DRIVE (PRIVATE) TO BE MAINTAINED TO COUNTY STANDARDS
- B. EXISTING ACCESS DRIVE TO BE MAINTAINED TO COUNTY STANDARDS
- C. EXISTING GRAVEL PARKING
- D. NEW GRAVEL PARKING
- E. ENTRY BOARDWALK THROUGH EXIST. TREES
- F. GUEST HOUSE W/ KITCHENETTE (FUTURE, N.I.C.)
- G. PRIMARY SEPTIC DRAINFIELD (GRASS OR LOW GROUND COVER)
- H. BACKUP SEPTIC DRAINFIELD (GRASS OR LOW GROUND COVER, EXIST. TREES TO REMAIN)
- I. EXIST. VALLEY OF FERNS TO REMAIN
- J. SPECIMEN SPRUCE OR PINE TREE TO REMAIN
- K. RESIDENCE
- L. 1 CAR ATTACHED GARAGE
- M. VIEW TERRACE W/ BEDROOMS BELOW
- N. OUTDOOR KITCHEN & CONCRETE WALL AT VIEW TERRACE
- O. SPA
- P. CONCRETE FIREPLACE OR HOUSE FOUNDATION
- Q. CONCRETE PAVERS AT GRADE
- R. TURNAROUND PER COUNTY STANDARDS
- S. WOOD WHEELSTOPS, TYP.
- T. IN-GROUND PROPANE TANK
- U. SEPTIC TANK
- V. FUTURE PRESSURIZED SEWER LINE FROM GUEST HOUSE
- W. PROPOSED WELL
- X. EXISTING ELECTRICAL TRANSFORMER
- Y. 500 GAL. MIN. WATER TANK & 3/4" HOSES W/ EXTERIOR ACCESS IN BASEMENT BELOW GARAGE, PER FIRE CODE

**NOTES**

- 1. SEE COVER SHEET FOR LEGEND & ADDITIONAL INFO
- 2. SEE OVERALL PLAN FOR SETBACKS FROM PROPERTY LINE, ETC.

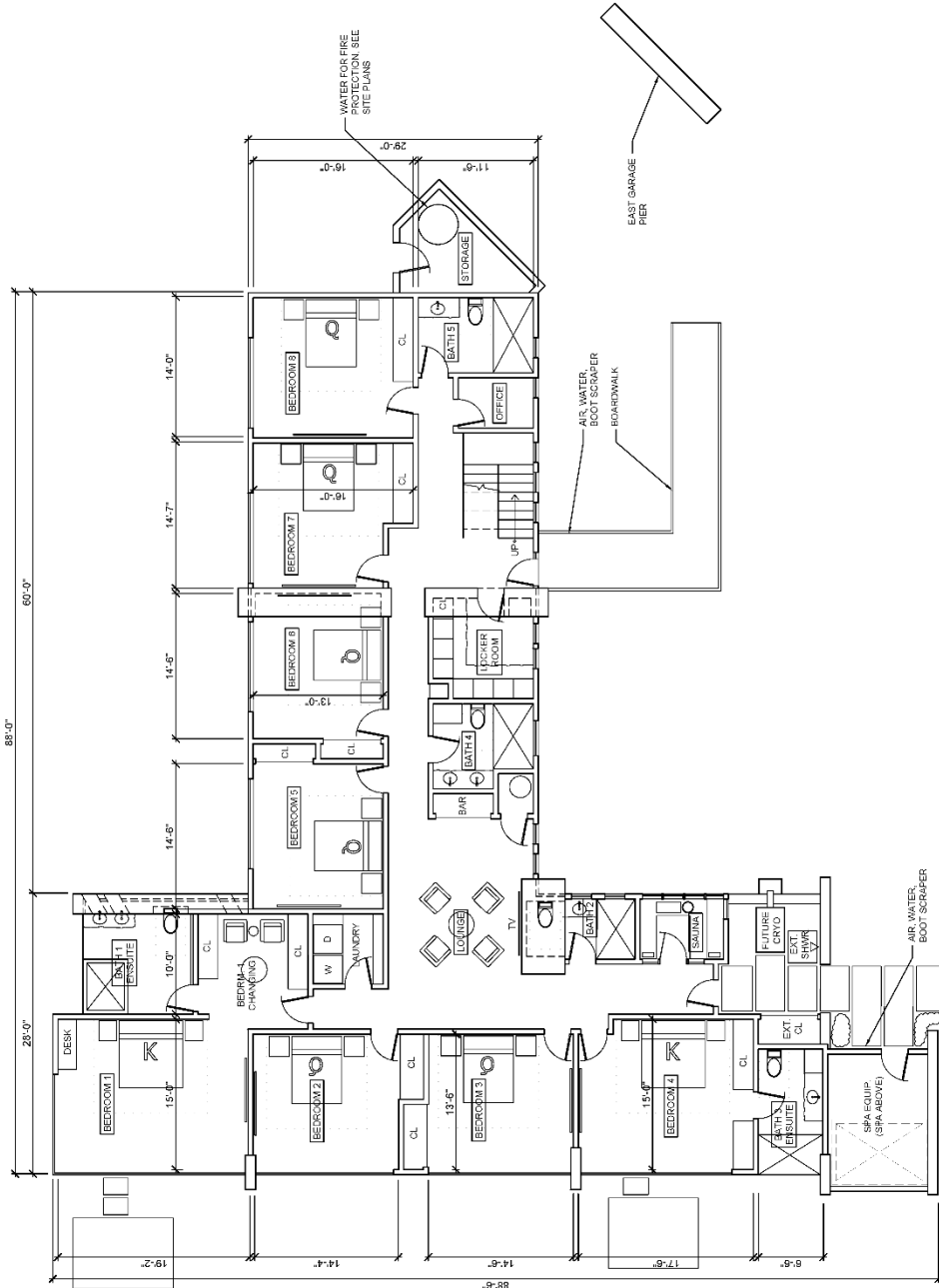


ENLARGED SITE PLAN AT HOUSE A1.2

0 5' 10' 20' 40'  
SCALE: 1" = 20'-0"

**Sea Lion Residence**  
Tax Map 27 14 05 D, Lot 1801  
St. Andrews Lane, Bandon, Oregon  
vine maple design  
March 24, 2022





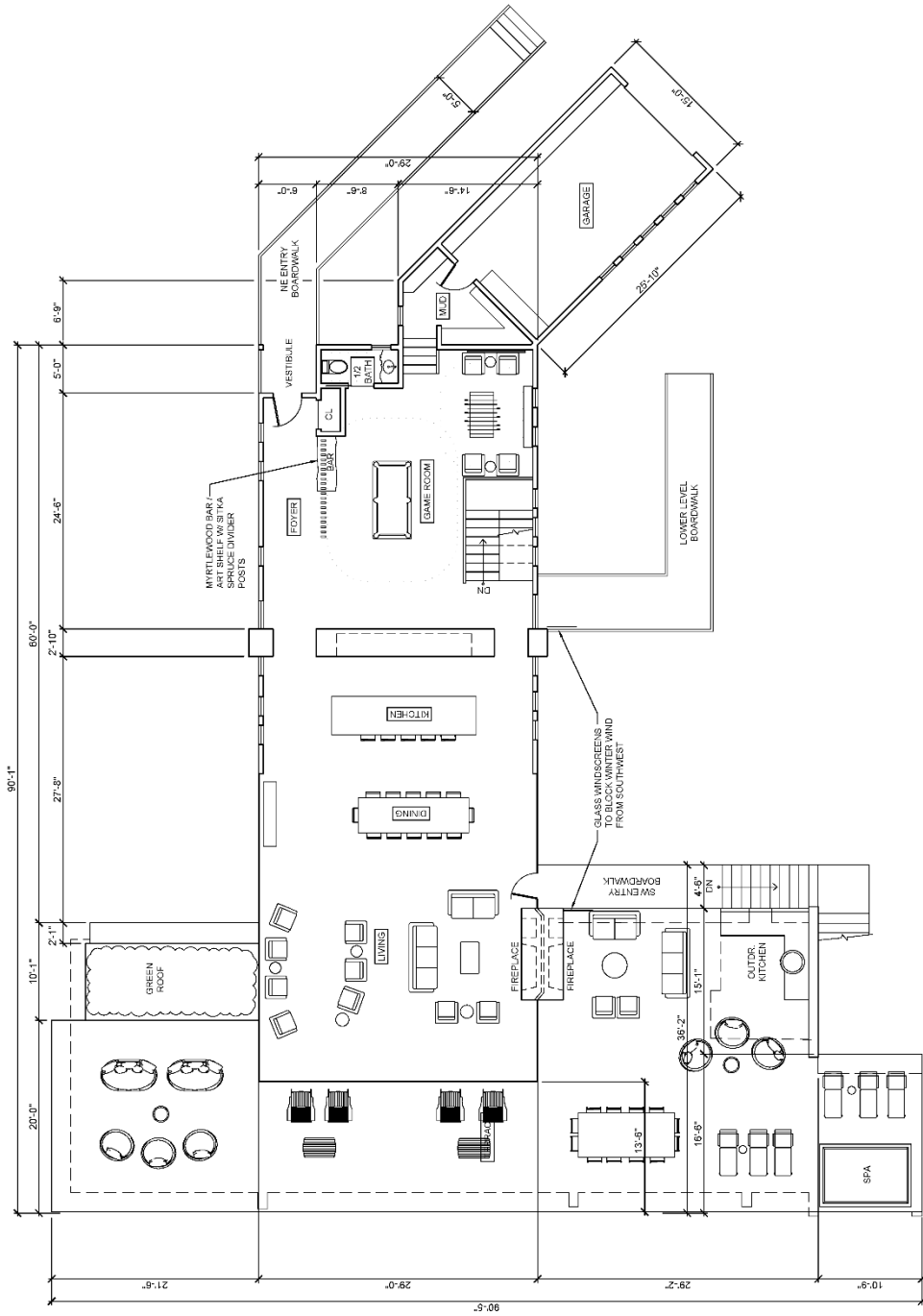
LOWER LEVEL FLOOR PLAN A2.1

Sea Lion Residence  
 Tax Map 27 14 05 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 24, 2022



0 2' 5' 10' 20'  
 SCALE:  
 1" = 10'-0"

ACU-22-006, ACU-22-007 & V-22-001

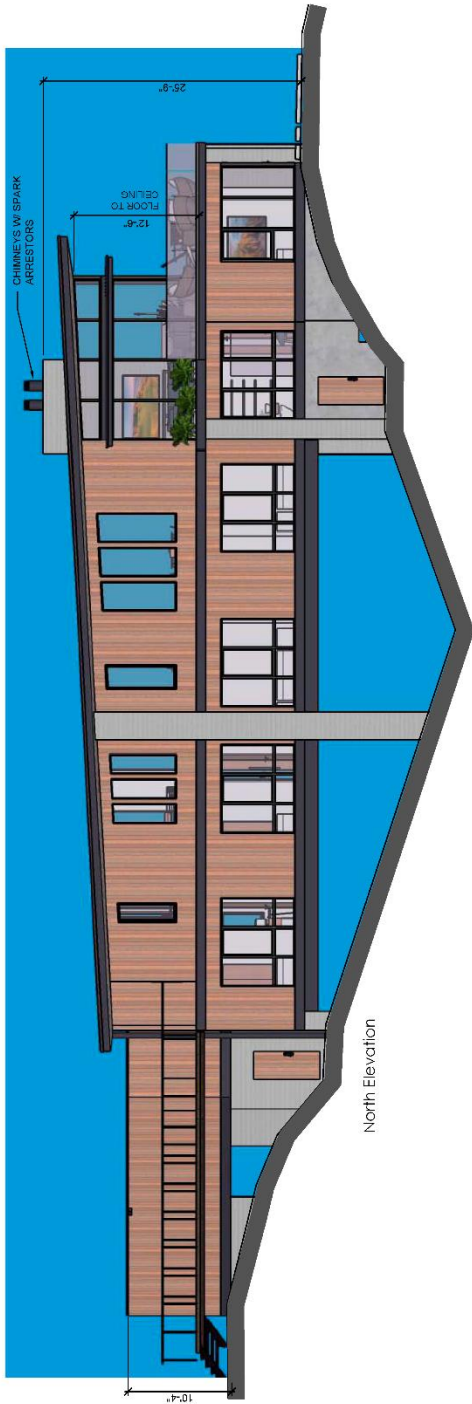


UPPER LEVEL FLOOR PLAN A2.2

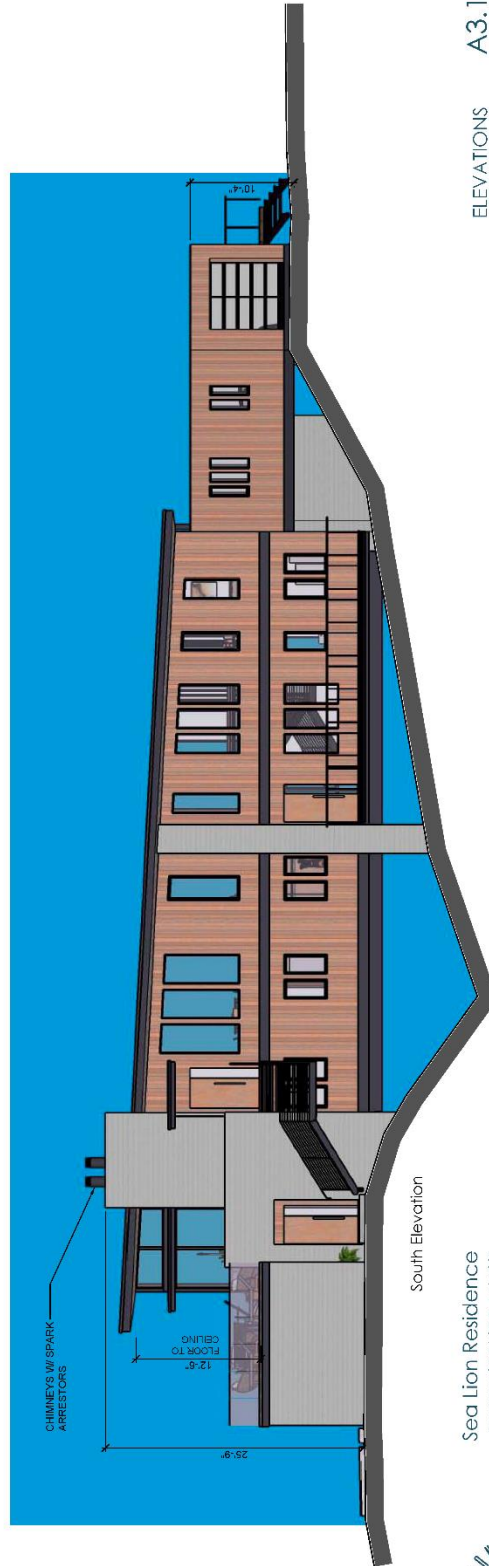
Sea Lion Residence  
 Tax Map 27 14 05 D, Lot 1 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 24, 2022



0 2' 5' 10' 20'  
 SCALE: 1" = 10'-0"



North Elevation



South Elevation

Sea Lion Residence  
 Tax Map 27 14 05 D, Lot 1 1801  
 St. Andrews Lane, Bandon, Oregon  
 Vine maple design  
 March 24, 2022

ELEVATIONS A3.1  
 0 2 5 10' 20'  
 SCALE: 1" = 10'-0"





West Elevation



East Elevation

Sea Lion Residence  
 Tax Map 27 14 05 D, Lot 1 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 24, 2022

ELEVATIONS A3.2  
 0 2' 5' 10' 20'  
 SCALE: 1" = 10'-0"







Southwest Entry



Lower SW Entry



Overview



Ocean-View Patio Terrace



Sea Lion Residence  
 Tax Map 27 14 05 D, Lot 1 1801  
 St. Andrews Lane, Bandon, Oregon  
 Vine maple design  
 March 24, 2022

EXTERIOR VIEWS A.4.1

February 16, 2022

Daniel Platt  
68 School Street  
Hingham, MA 02043

**Subject: Geohazard & Geotechnical Review  
Lot 1801 - St. Andrews Lane - Bandon, Oregon  
GCN/True North Project 1592/22-0065**

This report presents our Geohazard and Geotechnical Review Study for the proposed single family residence development located in Bandon, Oregon. The report summarizes the work accomplished and provides our conclusions and recommendations for site development. Our Report has been prepared in accordance with our proposal dated August 17, 2021.

### PROJECT INFORMATION

The undeveloped project site is located west of the Pacific Ocean on a low dune that rises to about 140 feet above Agate Beach. The planned home will be situated near the top of the dune, just beyond a nearly flat ridgetop. It will be located over a slight depression and shallow ravine that bisect the ridge. A private drive on the south property line is elevated about 10 feet above the base elevation of the home. A short bridge will provide access from the drive to the home.

The proposed residence will be a lightly loaded, two story home of wood-frame construction. Cuts and fills in the dune sand are expected to be less than 6 feet high. Stormwater likely will be discharged on the site. A detached guest house may later be added at the rear of the home. Landscaping includes a putting green on a relatively flat area about 150 feet north of the house footprint.

The site relative to surrounding features is shown in Figure 1. The preliminary site layout is shown in Figure 2.

### SCOPE OF WORK

The purpose of our services is to explore the site and provide recommendations for design and construction. The following describes our specific scope of services:

- Review available geologic mapping materials
- Identify and review available historic aerial photos, online geologic and LiDAR maps, and reports covering the site and the immediate surrounding area.
- Review nearby water well and geotechnical boring information available from the Oregon State Water Resources Department.
- Conduct a detailed reconnaissance and mapping of the immediate vicinity of the site in general conformance with Coos County Code, Section 4.11.150 "Geological Hazards Special Development Review Standards" and prepare this report in general conformance with Section 4.11.155 Geological Assessment review, Item A.3. Engineering Geologic Reports, and related sections.

---

*North, LLC dba Geo Consultants NW - 2839 SE Milwaukie Avenue, Portland, OR 97202 - 503-616-9425*

- Drill two hand auger borings and conduct Dynamic Cone Penetrometer (DCP) testing to help understand the near surface soil properties. The DCP tests penetrated to practical refusal at depths up to 13 feet below the existing ground surface. Hand auger borings were not consider necessary due to surface exposures of near surface soil and rock in the sea cliff on the beach.
- Provide a written Geohazard and Geotechnical Report summarizing our explorations, geotechnical analysis, conclusions, and recommendations that include:
  - A discussion on the regional geology and the seismic setting of the site including the general geologic features of the surface and underlying deposits.
  - Discussion of tectonic faulting in the area and seismic design criteria in accordance with the Oregon Structural Specialty Code.
  - An opinion regarding the general slope conditions in and around the project site.
  - Summary logs of the explorations including a plan map of the locations explored.
  - A cross-section through the proposed new home location showing the stratigraphy.
  - Recommendations for site preparation, grading and drainage, compaction criteria, and wet-weather earthwork procedures.
  - Recommendations for excavation, utility trenches, backfill materials, and backfill compaction.
  - Recommendations for design and construction of shallow-spread foundations, including allowable design bearing pressures, minimum footing depth and width, lateral resistance to sliding, and estimates of settlement.
  - Geotechnical recommendations for the design and construction of concrete floor slabs, including an anticipated value for subgrade modulus.
  - Design criteria for cast-in-place embedded building walls including lateral earth pressure, drainage, backfill material, and backfill compaction.
  - A discussion of groundwater conditions on the site and recommendations for subsurface drainage of foundations, floor slabs, and pavement.

## SITE CONDITIONS

The site is located north of downtown Bandon in a sparsely developed residential area along St. Andrews Lane. The following paragraphs describe the area geology, surface, and subsurface features.

### SITE GEOLOGY

The site is situated south of Cape Arago above the Pacific Coastline and Threemile Creek. Ancient stream and near-beach erosion and depositional processes contributed primarily to the current surface and subsurface conditions on the site.

Geologic units in the site area include ancient beach/dune sand at the ground surface. The ancient sand unit is underlain by marine sedimentary deposits composed of sandstone and mudstone. The sedimentary deposits are underlain by rock known as beds of Sacchi Beach (Eocene), a member of the Tyee Formation, which generally consists of siltstone and sandstone.<sup>1</sup>

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<sup>1</sup> Smith, R.L. and Roe, W.P., 2006, *Geologic Map of Oregon: Oregon Dept. of Geology and Mineral Industries Geological Map Series, OGCD-7.*

The surficial sand and underlying sedimentary sandstone/mudstone units are visible in the sea cliffs to the south and north of property. These units were also found in our explorations on the site.

Geologic mapping of the area is provided in Figure 3.

#### GENERAL SURFACE CONDITIONS

The site is located east and upslope of Agate Beach, and south of Three Mile Creek. The site is undeveloped and heavily vegetated with mature conifers and underbrush.

Dodge Surveying and Planning produced a survey of the eastern side of the site. Dodge labeled the "BLUFF/FEMA" line shown in Figure 2 to identify a distinct break in the slope. The areas downslope and west of the of the break were not surveyed. The descriptions below are based on the survey data provided by Dodge.

On the project site, the dune forms a nearly flat ridgetop that is 30 to 70 feet wide at an elevation of about 140 feet above MSL. The dune slopes gently downward from the ridgetop toward the ocean at an inclination of about 3.6H:1V (Horizontal to Vertical) (15 degrees). The dune slopes moderately downward to the east and an inclination of about 2.6H:1V (21 degrees).

Most of the mature Douglas fir, hemlock, and other conifers on the site, of similar growth habit, are positioned within the eastern and central areas of the property and on the upper slopes above the beach "BLUFF/FEMA" line shown on Figure 2. None of these mature conifers show tilting or curved trunks suggestive of historic ground movement.

Low brush, grass, and stunted pine trees are found throughout the area west of the "BLUFF/FEMA" line. Some of mature pine trees appear stunted with curved trunks, an indicator of growth habit subjected to strong onshore wind. Aerial photos of the site spanning the years from 1939 through 2021 show a gradual increase in vegetation on the site. The photos are provided in Attachment B.

During our walking review of old road cuts on the site, and at the beach/vegetation line, we observed no surface indicators of groundwater seepage, which, if present would indicate the presence of shallow, perched groundwater on the site.

Information about landslides identified on the site is provided below in the Engineering Geologic Hazards section of this report.

#### SUBSURFACE CONDITIONS

##### GENERAL

We investigated subsurface conditions of the site on September 22, 2021, with two DCP tests, designed DCP-1 and DCP-2, to refusal depths of up to 13 feet below ground surface (bgs) on September 22, 2021. The approximate locations of the DCPs are shown on Figure 2. DCP logs are provided in Attachment A.

The dynamic cone penetrometer is a device used for measuring the strength and variability of unbound layers of soil and granular material. The device uses 1-inch diameter rods with depth markings every 3.9 inches and a replaceable 60° cone tip. The rods are driven with a 35-pound drop hammer over a 15-inch distance.

Data from a DCP test is processed to produce a penetration index (PI) that correlates directly with Standard Penetration Test (SPT) N-values. The correlated SPT N-value from the DCP are shown in the DCP logs.

We encountered a very soft organic silt layer at the ground surface in both exploration locations that was about 1 foot thick. The organic layer was underlain by loose to medium dense fine sand. Based on review of the exposed soil in the bluff and shallow soil probing throughout the site, we anticipate that this layer consists of ancient beach/dune sand. The ancient beach/dune sand layer extended to depths of 10 to 12 feet below ground surface.

We encountered practical refusal on soft rock at approximate depths ranging of 10 to 12 feet respectively in DCP-1 and DCP-2. The rock is mapped as sandy siltstone, a marine sedimentary deposit.

Based on our understanding of the site topography and the results of our explorations, we generated an interpolated geologic profile, designated A-A', the location of which is shown in Figure 5. The interpolated soil and rock profile A-A' is shown in Figure 6.

#### GROUNDWATER

We did not encounter groundwater in our explorations on the site. Based on nearby water well logs from locations near the site, we expect that ground water 40 to 50 feet bgs.

#### SEISMIC SETTING

The Oregon coastal area is subject to seismic events stemming from three possible sources: the Cascadia Subduction Zone (CSZ), intraslab faults within the Juan de Fuca Plate, and crustal faults in the North American Plate.

The site is also located within 10 miles of four Quaternary crustal faults that are mapped or inferred. The faults of the site are The Pioneer Anticline that runs through the site, the South Slough thrust and reverse faults about 2.4 miles northeast, the South Slough syncline (U-shaped fold) 4 miles northeast, the East South Slough faults 7 miles northeast, and the Coquille anticline about 7 miles southwest.

The anticlines and faults have been formed during ongoing east-west compression in the forearc of the Cascadia subduction zone along the central Oregon coast. As with other folds and faults located in the Cascadia forearc, it is unknown if coseismic displacements on this fold are always related to great megathrust earthquakes on the subduction zone, or whether some displacements are related to smaller earthquakes in the North American plate<sup>2</sup>.

The USGS considers the faults to be greater than 10,000 years old and are considered inactive.

The contribution of potential earthquake-induced ground motion from all known sources, including the faults described above, are included in probabilistic ground motion maps developed by the USGS.

Ground Motion Maps indicate the site would be exposed to a peak ground acceleration (measurement for ground shaking) of 1.05 PGA in a USGS Cascadia magnitude (M) 9.0 scenario<sup>3</sup>.

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<sup>2</sup> Quaternary Fault and Fold Database of the United States, <https://earthquakes.usgs.gov/hazards/qfaults>  
<sup>3</sup> Ian P. Madin and William J. Burns, "Ground motion, ground deformation, tsunami inundation, coseismic subsidence, and damage potential maps for the 2012 Oregon Resilience Plan for Cascadia Subduction Zone Earthquakes, Department of Geology and Mineral Industries, Open-File Report O-13-06, 2012.

Based on site explorations and geologic mapping, the site falls into Site Class C for seismic design. Seismic design parameters for the project site are provided in Table 1 below.

TABLE 1 – SEISMIC DESIGN PARAMETERS

MAPPED MAXIMUM CONSIDERED EARTHQUAKE SPECTRAL RESPONSE ACCELERATION PARAMETER (SITE CLASS C)			
LAT	43.253	LON	124.386
	S <sub>S</sub>		2.17G
	S <sub>1</sub>		0.97G
MAPPED MAXIMUM CONSIDERED EARTHQUAKE SPECTRAL RESPONSE ACCELERATION PARAMETER			
	F <sub>A</sub>		0.9
	F <sub>V</sub>		0.8
	S <sub>MS</sub>		1.95G
	S <sub>M1</sub>		0.78G
DESIGN SPECTRAL RESPONSE ACCELERATION PARAMETER			
	S <sub>DS</sub>		1.30G
	S <sub>D1</sub>		0.52G

**LIQUEFACTION**

Liquefaction is the result of seismically induced densification and subsequent ground deformation in soil that is beneath the water table. Due to the depth of groundwater and shallow bedrock, the site is not considered to be subject to liquefaction.

**TSUNAMI INUNDATION**

Recent tsunami inundation mapping of the Coos County region along the Oregon Coast indicate that the entire site is located in a region susceptible to inundation during a Cascadia Subduction Zone event. Depending on the magnitude of the event, wave heights at the site extending to elevation 60 feet above means sea level (NAVD88) are expected<sup>4</sup>. Because site is located at an approximate elevation of 140 feet above MSL<sup>5</sup>, the future building areas are not subject to Tsunami Inundation.

**ENGINEERING GEOLOGIC HAZARDS**

We reviewed the available literature, historic aerial photographs, and nearby well logs and conducted a reconnaissance of the project site to determine the geologic makeup and geomorphology of the embankment at the project site. Our work evaluated the specific features identified on and near the site and presents our overall geologic interpretation of the project site area.

**LANDSLIDES**

The beach area is mapped by the Oregon Department of Geology and Mineral Industries (DOGAMI) as having high to moderate risk to geologic hazards related to coastal erosion and

<sup>4</sup> *Tsunami Inundation Map Coos-08, Local Source (Cascadia Subduction Zone) Tsunami Inundation Map Charleston - Cape Arago, Plate 1, Oregon, Oregon Department of Geology and Mineral Industries, 2012.*

<sup>5</sup> *Note that site topographic mapping on Figure 2 is based on an arbitrary benchmark.*

landslides. Coos County maps the site as having moderate to high susceptibility to landslides per Landslide Susceptibility Overview Map of Oregon, 2016.

Two landslides have been mapped by (DOGAMI) and have been presented in publications produced within the past eleven years. The mapping and accompanying database entries provide little information about the slides. Topographic indicators of suggesting the presence of landslides in the slope that face the ocean are visible in the LiDAR images provided by DOGAMI.

The site layout is shown in Figure 2. The landslides mapped by DOGAMI are shown in Figure 4. The LiDAR image of the site is provided in Figure 7.

Additional descriptions of the landslides and observations during site reconnaissance on September 22, 2021 are provided below:

1. BurnWJ2011-76<sup>6</sup> is located with its toe along the Pacific shoreline. It extends into the northwest corner of the project site and the proposed putting green that is about 250 feet from the planned home.

The putting green is surrounded on the north, south, and east by relatively steep natural slopes that vary from about 1.5H:1V (Horizontal to Vertical) to about 2H:1V. The slope faces are smooth. Topography in the vicinity of the depression and the presence of straight, mature conifers suggest that, if a landslide occurred at this location, it was at least over 80 years in the past and likely was more than 150 years ago, defined by DOGAMI as an ancient landslide.

2. WiletJ2015-1436<sup>7</sup> is also located with its toe along the Pacific shoreline and extends into the southwest corner of the site. An approximated 100-foot-long, 1 to 3 foot tall, near vertical slope break is evident at the location shown in Figure 2. The feature is likely the headscarp of the landslide, describing its far eastern edge and the limit of the mapped slide. The head scarp is about 150 feet to the west and downslope of planned home.

Other than the two areas detailed, we did not observe other indicators of landslide activity on the site.

#### OTHER HAZARDS OF INTEREST

Flooding of the planned building area is not a concern because of the elevation at the ridgetop where the home will be constructed. Coos County maps the extreme western portion of the site as subject to the 100-year flood and maps the west and north portion of the site as subject to earthquake induced tsunami inundation.

#### CONCLUSIONS AND RECOMMENDATIONS FOR DEVELOPMENT

Based on the results of our review of available geologic, landslide, and LiDAR mapping; and our recent soil explorations, laboratory testing, and site reconnaissance, it is our opinion that the use of the site "can be accomplished without measures to mitigate or control the risk of geologic hazard to the site" (Coos County Code).

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<sup>6</sup> Burns, W.J., Madin, I.P., Mickelson, K.A., and Williams, K.J., 2011, *Open-File Report O-11-01, Partial Landslide Inventory of the Western Portion of Coos County, Oregon, Oregon Department of Geology and Mineral Industries., map scale 1:10,000.*

<sup>7</sup> Burns, W.L., et al., 2016, *Landslide Susceptibility Overview Map of Oregon: Oregon Department of Geology and Mineral Industries, Open File Report O-16-02, OGCD-7*

Landslides present on the western portion of the site are the result of ancient events or normal beach and headland deposition and erosional processes.

The planned location for the new home is set back from the "Bluff/FEMA line established by Coos County sufficiently far that the risk of future large-scale and deep-seated ground movement that would damage the home is remote.

We recommend that the building be supported on 6-inch-thick granular pads that are in turn supported on undisturbed native soil.

#### CONSTRUCTION CONSIDERATIONS

Sandy soil near the ground surface may be subject to rutting in both the dry and wet seasons. It would be advisable to place a minimum 6-inch-thick granular pavement over the native sand to support of construction traffic.

#### SITE PREPARATION

Trees, shrubs, and brush should be removed from all building and paved areas. Root balls should be grubbed out to a depth such that roots greater than ½-inch in diameter are removed. The depth of excavation to remove root balls of trees could exceed 5 feet bgs.

#### TRENCH EXCAVATION & BACKFILL

Trench construction and maintenance of safe working conditions, including temporary excavation stability, is the responsibility of the contractor. Local, state, and federal safety codes should be followed.

Trench backfill beneath structures and asphalt pavement should consist of well-graded granular material with a maximum particle size of ¾-inch and less than 8 percent by weight passing the U.S. Standard No. 200 Sieve. The material should be free of roots, organic matter, and other unsuitable materials.

Trench backfill in the bedding zone and pipe zone should be placed and compacted in maximum lifts of 6 inches. Trench backfill above the pipe zone should be placed and compacted with a minimum of two lifts. A minimum cover of 3 feet over the top of the pipe should be placed before compacting with a hydraulic plate compactor (hoe-pack).

#### WET WEATHER CONSTRUCTION

The base rock thickness determined for post construction traffic may not support construction traffic or pavement construction when the subgrade soil is wet. An increased thickness of base rock or other methods to support construction traffic could be required if construction is planned for periods when the subgrade soils are not dry and firm.

We recommend that a minimum of 2-inch thickness of lightly compacted granular material be placed at the base of spread footing excavations made in wet weather conditions. The granular material reduces the risk of subgrade disturbance during placement of forms and reinforcement.

#### STRUCTURAL FILL

Near-Surface On-Site Soil: The on-site soil is suitable for use as structural fill provided it can be moisture-conditioned.

Imported Granular Material: Imported granular fill material may include sand, gravel, or fragmented rock with a maximum size of 6 inches and with not more than about 8 percent passing the No. 200 sieve (washed analysis). Material satisfying these requirements can usually



be placed during periods of wet weather. The first lift of granular fill placed over a fine-grained subgrade should be about 18 inches thick and subsequent lifts about 12 inches thick when using medium- to heavy-weight vibratory rollers. Granular structural fill should be limited to a maximum size of about 1-½ inches when compacted with hand-operated equipment. Lift thicknesses should be limited to less than 8 inches when using hand-operated vibratory plate compactors.

**Free-Draining Fill:** Free-draining material should have less than 2 percent passing the No. 200 sieve (washed analysis). Examples of materials that would satisfy this requirement include ¾ to ¼ inch, 1½ to ¾ inch, or 3- to 1-inch crushed rock.

**Compaction:** Fill within building, pavement, and sidewalk areas should be placed as compacted structural fill. Structural fill should be compacted to at least 95 percent of the maximum dry density as determined by ASTM D 698. Fill in non-structural areas may be compacted to 90 percent of ASTM D 698. The moisture content for compaction should be within 3 percent of optimum.

#### FOUNDATIONS

In our opinion, the proposed structure can be supported on continuous or isolated column footings founded on 6-inch-thick granular pads or new structural fill that is in turn supported on undisturbed native soil.

Continuous wall and spread footings and retaining wall footings should be proportioned for an allowable bearing pressure of 1,500 pounds per square foot (psf). We recommend a minimum foundation width of 14 inches. Footing embedment should be as required by the Oregon Structural Specialty Code.

The recommended allowable bearing pressure applies to the total of dead plus long-term live loads. The allowable bearing pressure may be increased by a factor of 1/3 for short-term wind or seismic loads.

Differential and total settlement of footings is anticipated to be less than ½ inch and 1-inch under static conditions, respectively.

#### GRANULAR PADS

Granular pads should extend 6 inches horizontally beyond the margins of the footings for each foot of the pad thickness or to the depth of firm, undisturbed native soil. The granular pads should consist of ¾-inch minus crushed rock that is fairly well graded between coarse and fine, contains no organic matter or other deleterious materials, and has less than 8 percent passing the U.S. Standard No. 200 Sieve. The imported crushed rock should be compacted to not less than 95 percent of the maximum dry density, as determined by ASTM D 698.

#### LATERAL RESISTANCE

Lateral loads of buildings can be resisted by passive earth pressure on the sides of footings or by friction on the base of the footings but not both. We recommend using the equivalent fluid pressures and coefficients of friction provided in Table 2 below.

TABLE 2 – LATERAL RESISTANCE FACTORS

SOIL TYPE	EQUIVALENT FLUID PRESSURE (γ - PCF)	FRICTION COEFFICIENT (μ)
ON-SITE SAND	300	0.35
IMPORTED CRUSHED ROCK	800	0.45

In order to develop the tabulated capacity for passive resistance using on-site sand, concrete must be placed directly against the walls of the footing excavations. When using the value for imported crushed rock, the rock should extend a minimum horizontal distance equal to the footing embedment and should be compacted to not less than 95% of the dry density as determined by ASTM D698. Adjacent floor slabs, pavements, or the upper 12-inch depth of adjacent, unpaved areas should not be considered when calculating passive resistance.

**SLAB-ON-GRADE FLOORS**

Satisfactory subgrade support for lightly loaded building floor slabs can be obtained on the undisturbed native soil or on engineered structural fill. A subgrade modulus of 100 pounds per cubic inch may be used to design floor slabs.

A minimum 6-inch-thick layer of free draining fill should be placed and compacted over the prepared subgrade to assist as a capillary break and blanket drain. The free draining fill layer may be capped with a 1- to 2-inch-thick layer of clean ¾ inch minus crushed rock that contains no more than 5 percent fines.

A vapor retarder manufactured for use beneath floor slabs should be installed above the free draining fill in inhabited spaces and spaces that will receive floor coverings. Careful attention should be made during construction to prevent perforating the retarder and to seal edges and utility penetrations. We recommend following ACI 302.1, Chapter 3 for vapor retarder installation.

**SITE DRAINAGE AND STORM WATER DISPOSAL**

Foundation and crawl space drainage should be sloped to drain to a sump or low point drain outlet. Water should not be allowed to pond within crawl spaces.

Roof drains should be connected to a tightline drainpipe leading to storm drain outlet facilities. Pavement surfaces and open space areas should be sloped such that surface water runoff is collected and routed to suitable discharge points. Ground surfaces adjacent to buildings should be sloped to drain away from the buildings.

**RETAINING WALLS & EMBEDDED BUILDING WALLS**

The following recommendations assume that the walls are less than 12 feet in height, backfill extends a distance behind the wall equal to the wall height, and that the backfill is well drained and meets the requirements detailed above for imported granular material. Reevaluation of our recommendations will be required if retaining walls vary from these assumptions.

In general, cantilever retaining walls yield under lateral loads and should be designed with active lateral earth pressures. Restrained walls, such as embedded building walls and vaults should be designed to withstand at-rest lateral earth pressures. We recommend using the lateral earth pressures shown in Table 3 below. The loads are provided as equivalent fluid density (G).

Diagrams showing use of the lateral earth pressures in design calculations are provided in Figure 8.

TABLE 3 - EQUIVALENT FLUID DENSITY (G) ACTING ON RETAINING WALLS

Wall Type	Backfill Condition	Backfill Component (PCF)	Surcharge Component (PSF)	Seismic Component (PCF)
YIELDING WALL	FLAT	30	80	15
	2H:1V	45		28
NON-YIELDING WALL	FLAT	50	120	15
	2H:1V	70		28

Static lateral earth pressures acting on a retaining wall should be increased to account for surcharge loadings resulting from any traffic, construction equipment, material stockpiles, or structures located within a horizontal distance equal to the wall height. We have included lateral earth pressures for surcharge loads up to 250 psf placed as a distributed load within the distance H from the wall face.

Retaining wall drains should consist of a perforated drainpipe embedded in a minimum 1-foot-wide zone of free draining fill that is wrapped 360 degrees around by a geotextile filter that overlaps a minimum of 6 inches. The geotextile filter should be placed between the granular materials and the native soil to prevent movement of fines into the clean granular material. The geotextile filter should be a non-woven fabric with an apparent opening size between the U.S. Standard No. 70 and No. 100 Sieve sizes and a water permittivity of greater than 1.5 sec<sup>-1</sup>.

Backfill for retaining walls should extend a horizontal distance of H/2 from the back of wall, where H is the embedded height, and compacted as recommended for structural fill, except for backfill placed immediately adjacent to walls. To reduce pressure on walls, backfill located within a horizontal distance of 3 feet from retaining walls should be compacted to approximately 90 percent of the maximum dry density, as determined by ASTM D698, and should be compacted in lifts less than 6 inches thick using hand-operated tamping equipment (such as a jumping jack or vibratory plate compactor).

**ASPHALT DRIVEWAYS**

We recommend a pavement section consisting of a minimum of 2.5 inches of asphalt concrete (AC) pavement underlain by a minimum of 8.0 inches of crushed rock base (CRB) for areas trafficked by automobiles and light trucks.

**ADDITIONAL SERVICES**

Because the future performance and integrity of the structural elements will depend largely on proper site preparation, drainage, fill placement, and construction procedures, monitoring and testing (geotechnical special inspection) by experienced geotechnical personnel should be considered an integral part of the design and construction process.

- Review construction plans and specifications to verify that our design criteria presented in this report have been properly integrated into the design.
- Attend a pre-construction conference with the design team and contractor to discuss geotechnical related construction issues.

- Observe fill areas and footing subgrade both before fill material or base rock is placed and before footings are constructed in order to verify the soil conditions.
- Prepare a post-construction letter-of-compliance summarizing our field observations, inspections, and test results.

#### LIMITATIONS

This report was prepared for the exclusive use of you and members of your design/construction team for this specific project. It should be made available to prospective contractors for information on the factual data only, and not as a warranty of subsurface conditions, such as those interpreted from the explorations and discussed in this report.

The recommendations contained in this report are preliminary, and are based on information derived through site reconnaissance, subsurface testing, and knowledge of the site area. Variation of conditions within the area and the presence of unsuitable materials are possible and cannot be determined until exposed during construction. Accordingly, GCN's recommendations can be finalized only through GCN's observation of the project's earthwork construction. GCN accepts no responsibility or liability for any party's reliance on GCN's preliminary recommendations.

Unanticipated soil conditions are commonly encountered and cannot fully be determined by exploratory methods. Such unexpected conditions frequently require that additional expenditures be made to attain properly constructed projects. Therefore, a contingency fund is recommended to accommodate the potential for extra costs.

Within the limitations of the scope of work, schedule, and budget, the analyses, conclusions, and recommendations presented in this report were prepared in accordance with generally accepted professional geotechnical engineering principles and practice in this area at the time this report was prepared. We make no warranty, either express or implied.



Daniel Platt  
Geohazard and Geotechnical Review  
Lot 1801 - St. Andrews Lane - Bandon

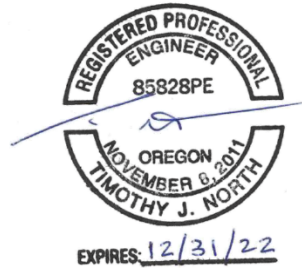
February 16, 2022  
GCN Project 1592/22-0065

We appreciate the opportunity to be of continued service to you. Please call if you have questions concerning this report or if we can provide additional services.

Sincerely,  
GEO Consultants Northwest, Inc.



David Rankin, C.E.G.  
Principal, Engineering Geologist



Tim North, PE  
Consulting Geotechnical Engineer

Figures: Figure 1 - Site Vicinity  
Figure 2 - Site Layout and Explorations  
Figure 3 - Geologic Map  
Figure 4 - Mapped Landslides  
Figure 5 - East Portion with Slope Inclinations & Section  
Figure 6 - Section A-A'  
Figure 7 - LIDAR Image  
Figure 8 - Retaining Wall Pressures

Attachments: Attachment A - Field Exploration Program  
Attachment B - Historic Aerial Photos

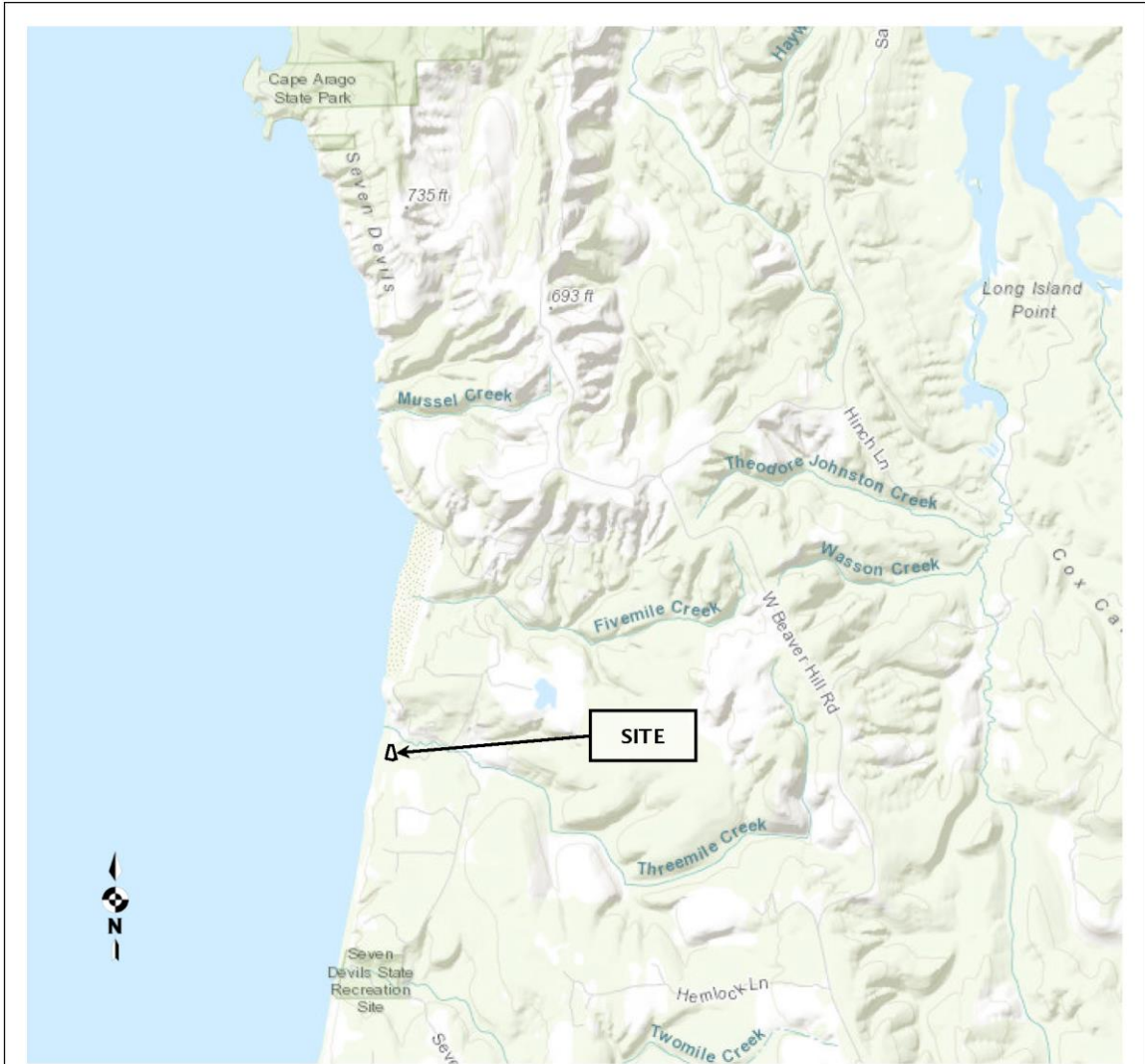

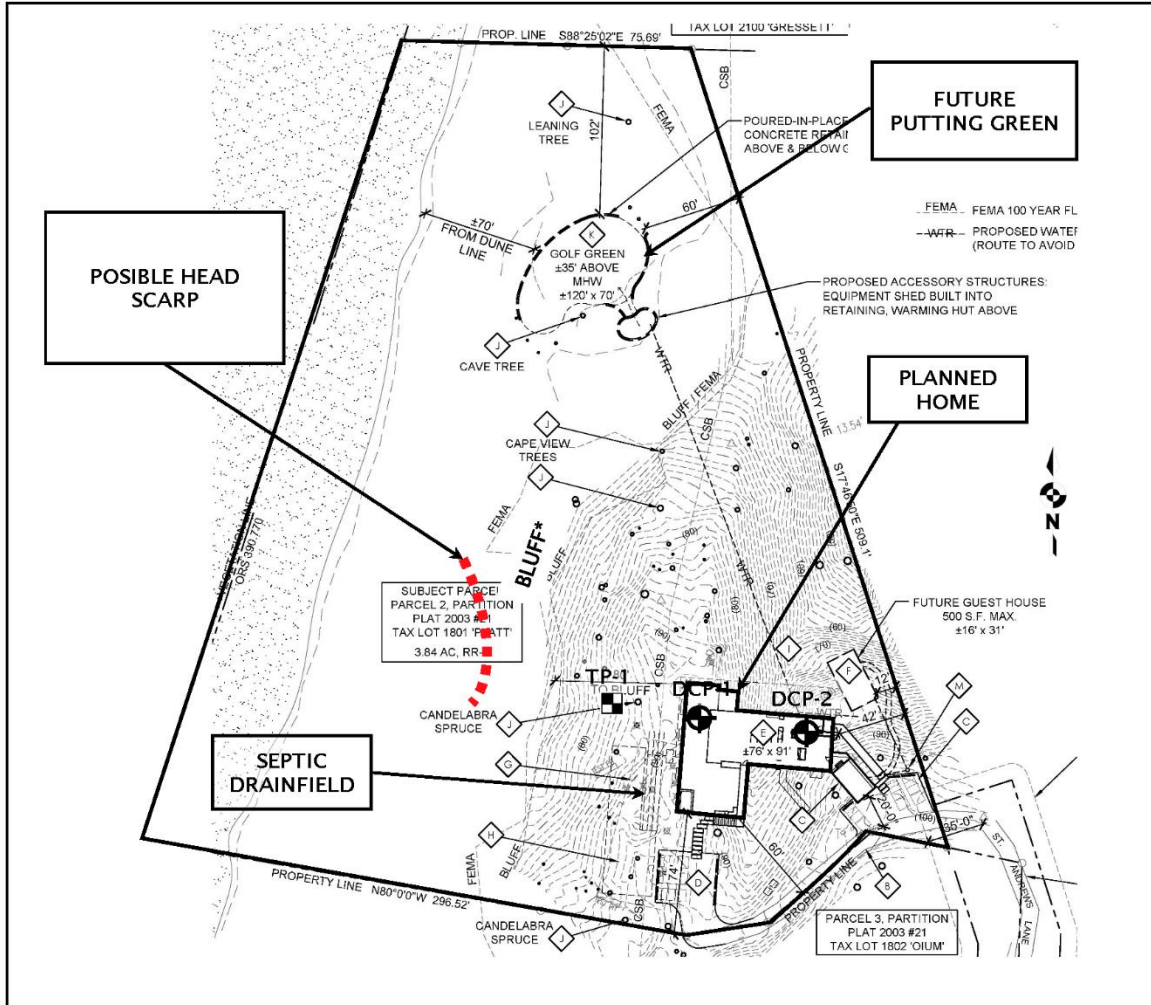


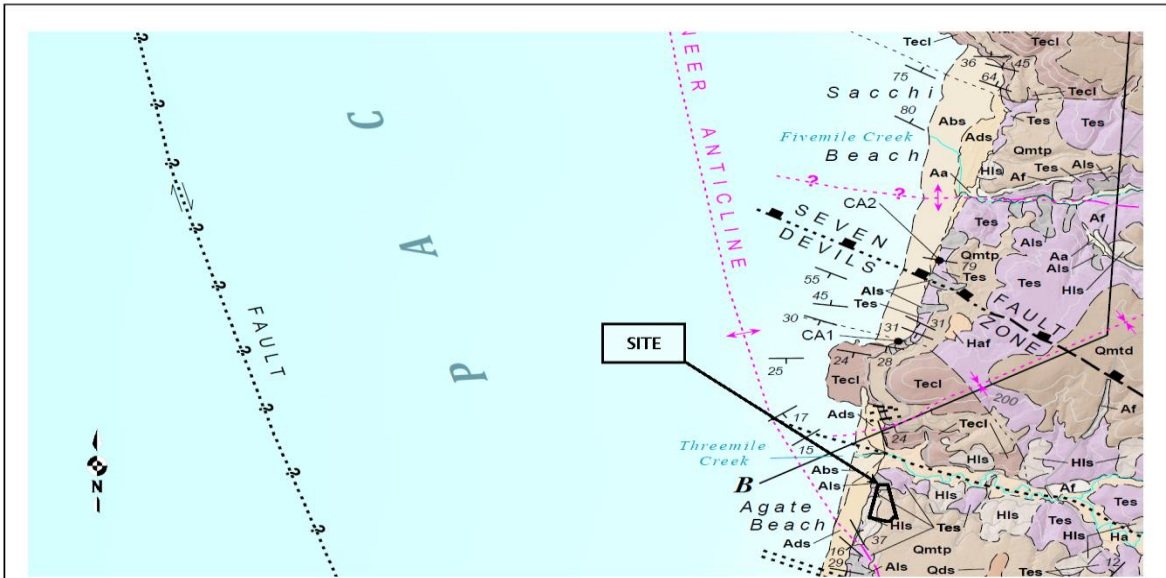
IMAGE FROM METROMAPS  
 AGATE LANE, BANDON  
 LAT 43.243 N LON 124.386 W; T1N, R1W, SEC11

	PROJECT <b>1592</b>	<b>PLATT RESIDENCE          AGATE LANE - BANDON</b>	
2839 SE Milwaukie Portland, OR 97202	JAN 2022 Drawn By: blh	<b>SITE VICINITY</b>	<b>FIGURE 1</b>




📍 HAND AUGER WITH DCP DRILLED SEPTEMBER 22, 2021 - LOCATIONS APPROXIMATE  
 BASE DRAWING "SEA LION RESIDENCE, OVERALL SITE PLAN", DATED NOVEMBER 22, 2021.  
 ELEVATIONS SHOWN BASED ON ARBITRARY BENCHMARK - OFFSET APPROXIMATELY 52 FEET FROM EGM96

	PROJECT 1592	<b>PLATT RESIDENCE AGATE LANE - BANDON</b>	
	2839 SE Milwaukie Avenue Portland, OR 97202	JAN 2022  Drawn By: tac	<b>SITE LAYOUT &amp; EXPLORATIONS</b>

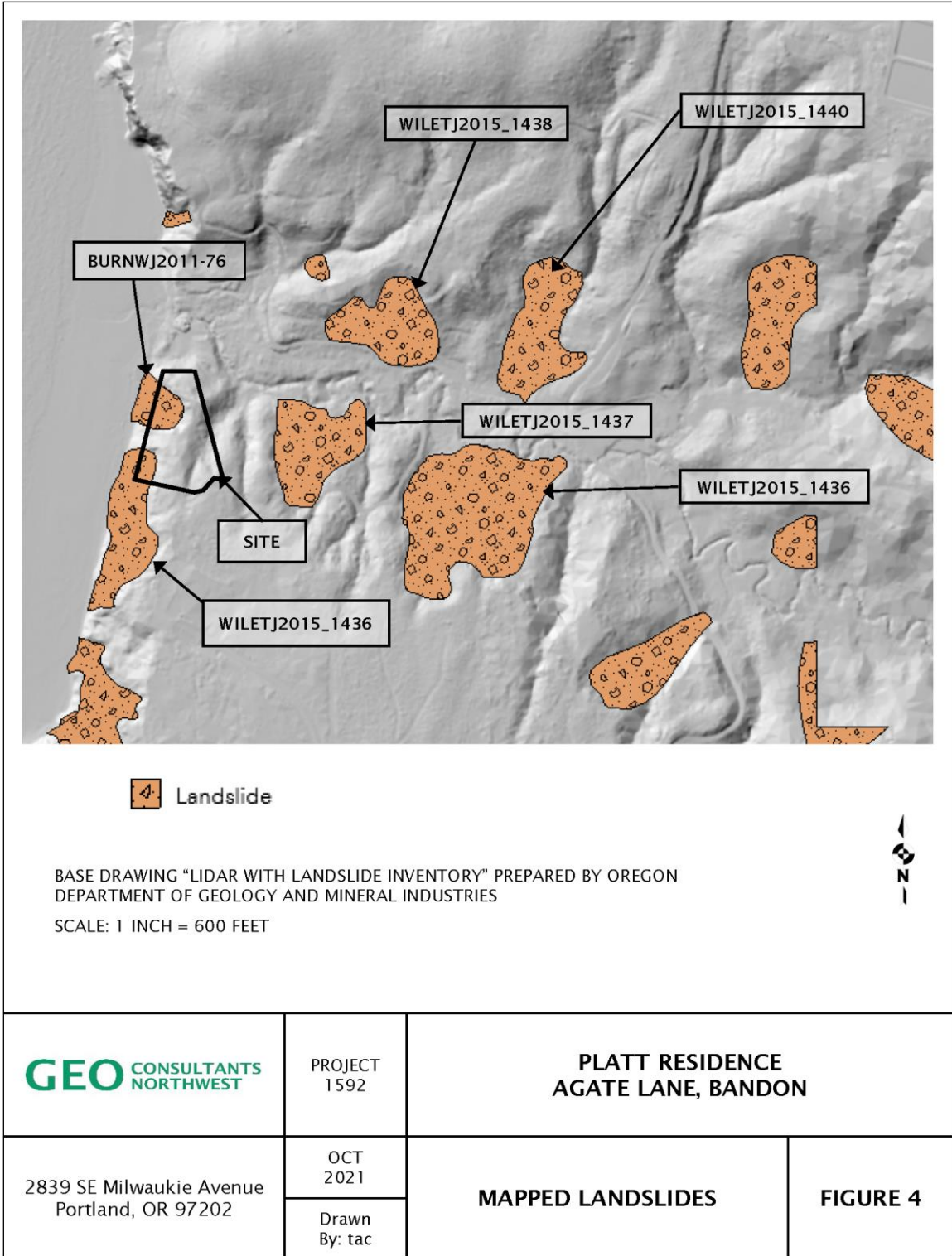


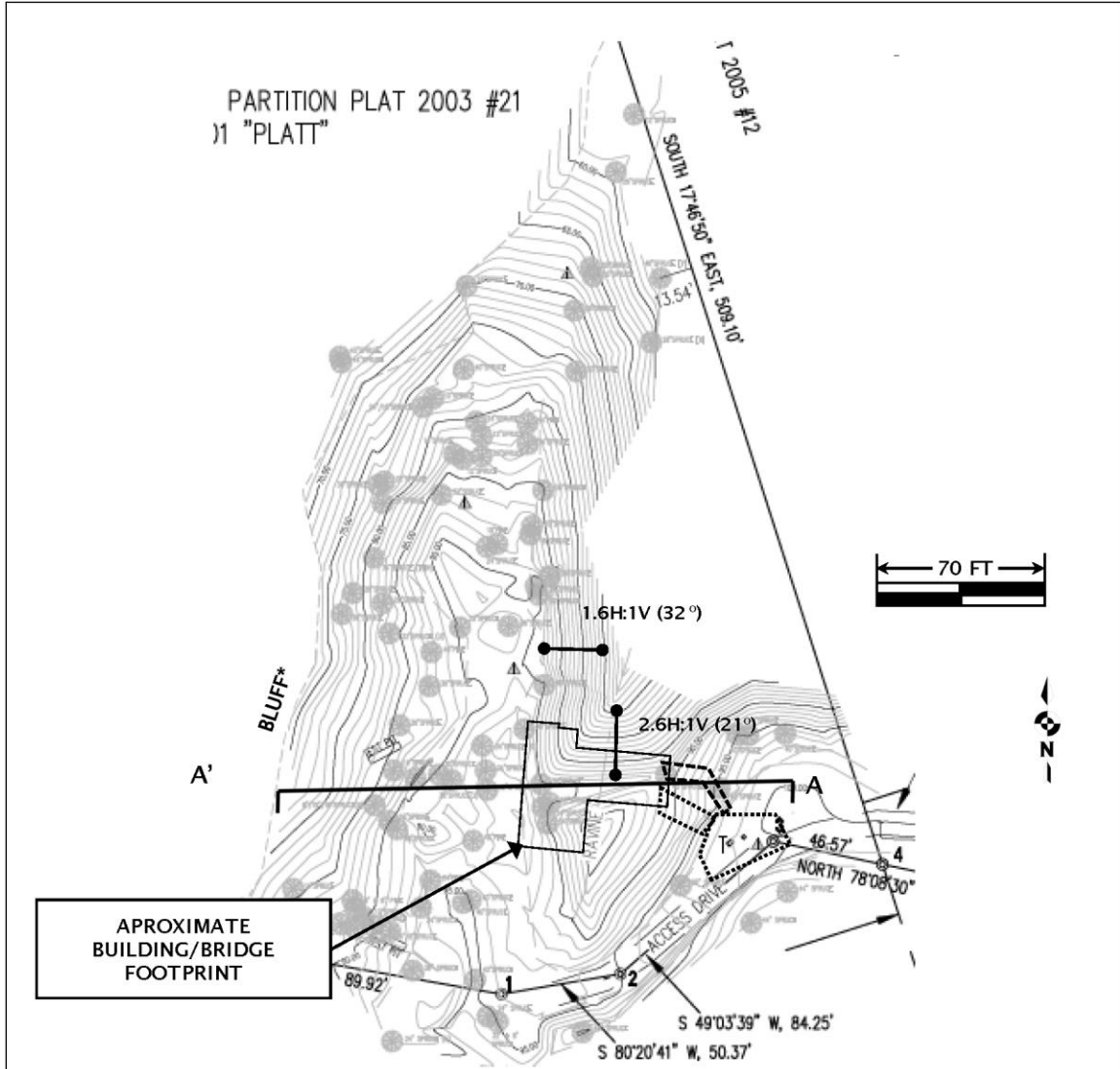
Oregon Department of Geology and Mineral Industries, "Geologic Map of the Cape Arago 7.5' Quadrangle, Coos County, Oregon", Whiley, T.J., et al., OFR O-15-04, 2015.

- Als:** landslide deposits
- Abs:** beach deposits
- Ads:** foredune deposits
- Hls:** Landslide deposits (Holocene)
- Qmtp:** Pioneer Terrace sediments (marine coastal terrace deposits)
- Tes:** siltstone/sandstone beds at Sacchi Beach (middle Eocene)

	PROJECT 1592	<b>PLATT RESIDENCE AGATE LANE - BANDON</b>	
	2839 SE Milwaukie Avenue Portland, OR 97202	JAN 2022  Drawn By: tac	<b>GEOLOGIC MAP</b>

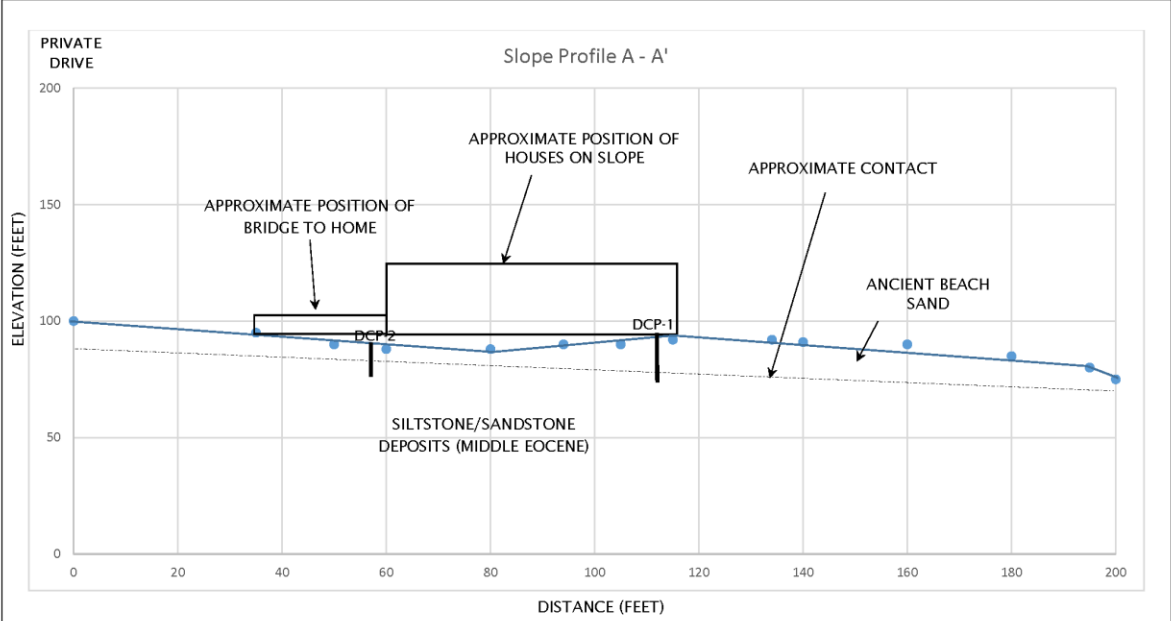






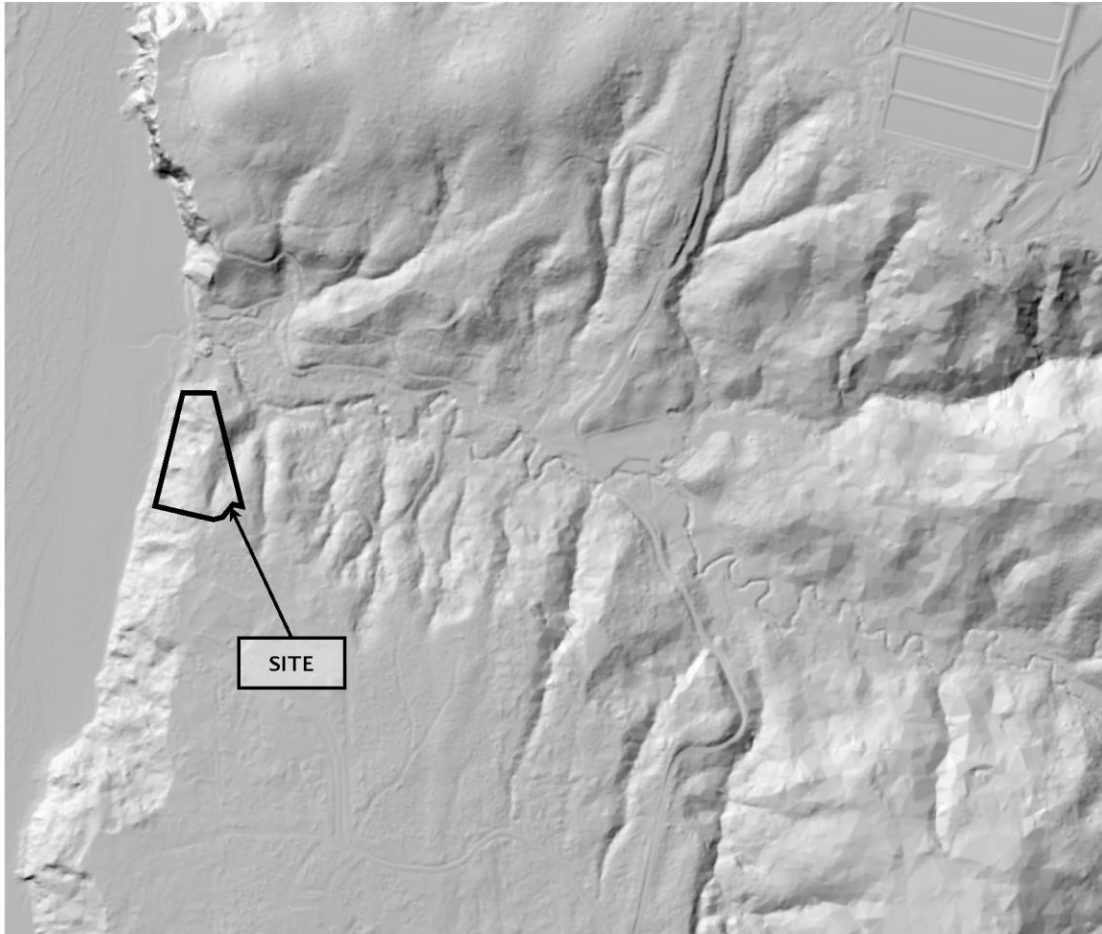
BASE DRAWING - SURVEY FOR DANIEL PLATT, PREPARED BY DODGE SURVEYING AND PLANNING, JUNE 12, 2021  
 ELEVATIONS SHOWN BASED ON ARBITRARY BENCHMARK - OFFSET APPROXIMATELY 52 FEET FROM EGM96

<b>GEO CONSULTANTS NORTHWEST</b> 2839 SE Milwaukie Avenue Portland, OR 97202	PROJECT 1592	<b>PLATT RESIDENCE          AGATE LANE - BANDON</b>	
	JAN 2022 Drawn By: tac	<b>SLOPE INCLINATIONS</b>	<b>FIGURE 5</b>




ELEVATIONS FROM OCEAN TERRACE BRIDGE HOUSE OVERALL SITE PLAN', DATED SEPTEMBER 16, 2021.  
 STRATIGRAPHY INFERRED FROM NEARBY WELL LOGS

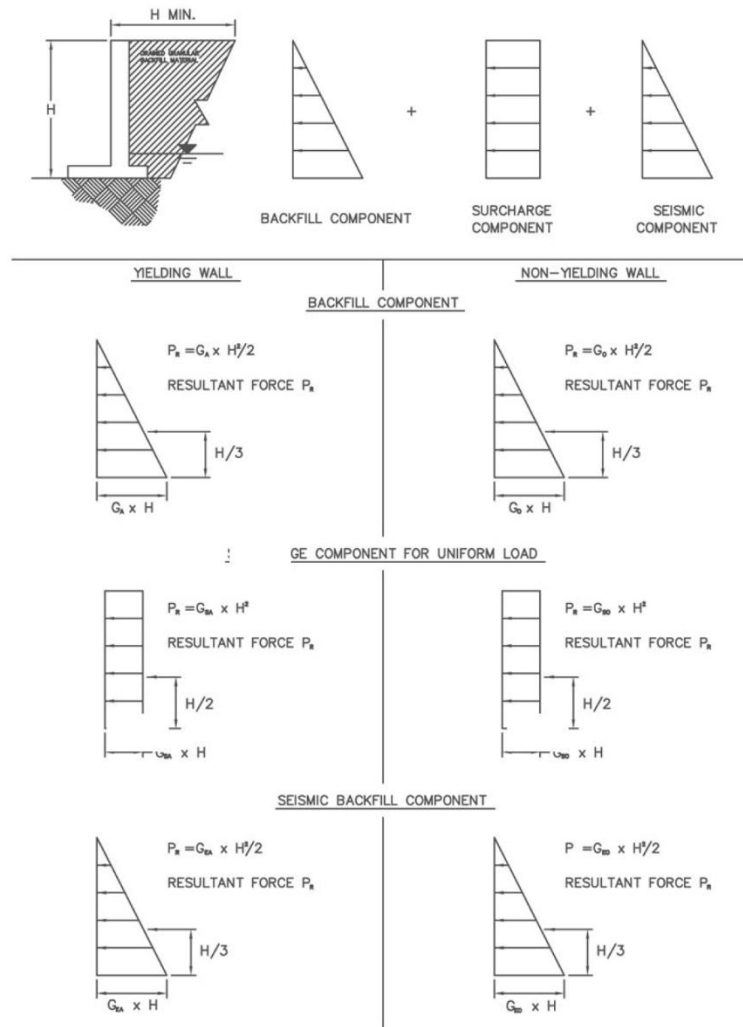
	PROJECT 1592	PLATT RESIDENCE AGATE LANE - BANDON	
	2839 SE Milwaukie Avenue Portland, OR 97202	JAN 2022 Drawn By: tac	SLOPE PROFILE A - A'



BASE DRAWING "LIDAR ELEVATIONS" PREPARED BY OREGON DEPARTMENT OF GEOLOGY AND MINERAL INDUSTRIES  
 SCALE: 1 INCH = 600 FEET



	PROJECT 1592	<b>PLATT RESIDENCE AGATE LANE - BANDON</b>	
2839 SE Milwaukie Avenue Portland, OR 97202	JAN 2022	<b>LIDAR IMAGE</b>	<b>FIGURE 7</b>
	Drawn By: tac		



NOTE:

1. SEE REPORT TEXT FOR VALUE OF G.

A: ACTIVE O: AT-REST S: SURCHARGE E: EARTHQUAKE

	PROJECT <b>1592</b>	<b>PLATT RESIDENCE          AGATE LAN - BANDON</b>	
	2839 SE Milwaukie Avenue Portland, OR 97202	JAN 2022 Drawn By: BLH	<b>RETAINING WALL PRESSURES</b>

*Daniel Platt  
Geohazard and Geotechnical Review  
Lot 1801 - St. Andrews Lane - Bandon*

*February 16, 2022  
GCN Project 1592/22-0065*

**ATTACHMENT A**  
FIELD EXPLORATION PROGRAM  
KEY TO DCP LOGS  
DCP LOGS: DCP-1 AND DCP-2

DEPTH (ft bgs)	GRAPHIC LOG	USCS SYMBOL	SOIL DESCRIPTION	SAMPLE	BLOW COUNT SPT N VALUE	MOISTURE CONTENT (%)	GROUNDWATER	FIELD TESTING	TESTING AND LABORATORY DATA
0		ML	Very soft, SILT with organics (rootlets); moist.		0				
		SW	Loose to medium dense, SAND; moist. (ANCIENT BEACH TERRACE SAND)		0				
					0				
					2				
					5				
					3				
					3				
					3				
					3				
					10				
					7				
					7				
					8				
					8				
					9				
					12				
					12				
					11				
					12				
					13				
					9				
					9				
					9				
					7				
					11				
					11				
					11				
					11				
					11				
					23				
10		RK	Very stiff to hard, SANDY SILTSTONE; moist.						
			Refusal at 10 feet in hard siltstone.						
15									

<b>BORING METHOD:</b> DCP's	<b>ELEVATION REFERENCE:</b>	<b>START CARD/TAG ID:</b>
<b>BOREHOLE DIAMETER:</b>	<b>GROUND SURFACE ELEVATION:</b>	
<b>DRILL RIG:</b>	<b>CASING ELEVATION:</b>	
<b>CONTRACTOR:</b>	<b>LOCATION:</b> See Figure 2	
<b>LOGGED BY:</b> David Rankin, CEG	<b>DRILLING DATES:</b> 9/22/21	

Platt - Agate Beach, Bandon  1592	GEO Consultants Northwest 2839 SE Milwaukie Avenue Portland OR 97202 Tel 503-616-9425 Fax 1-866-293-9037	<b>GEO CONSULTANTS NORTHWEST</b>	LOG OF BORING DCP-1  Page 1 of 1
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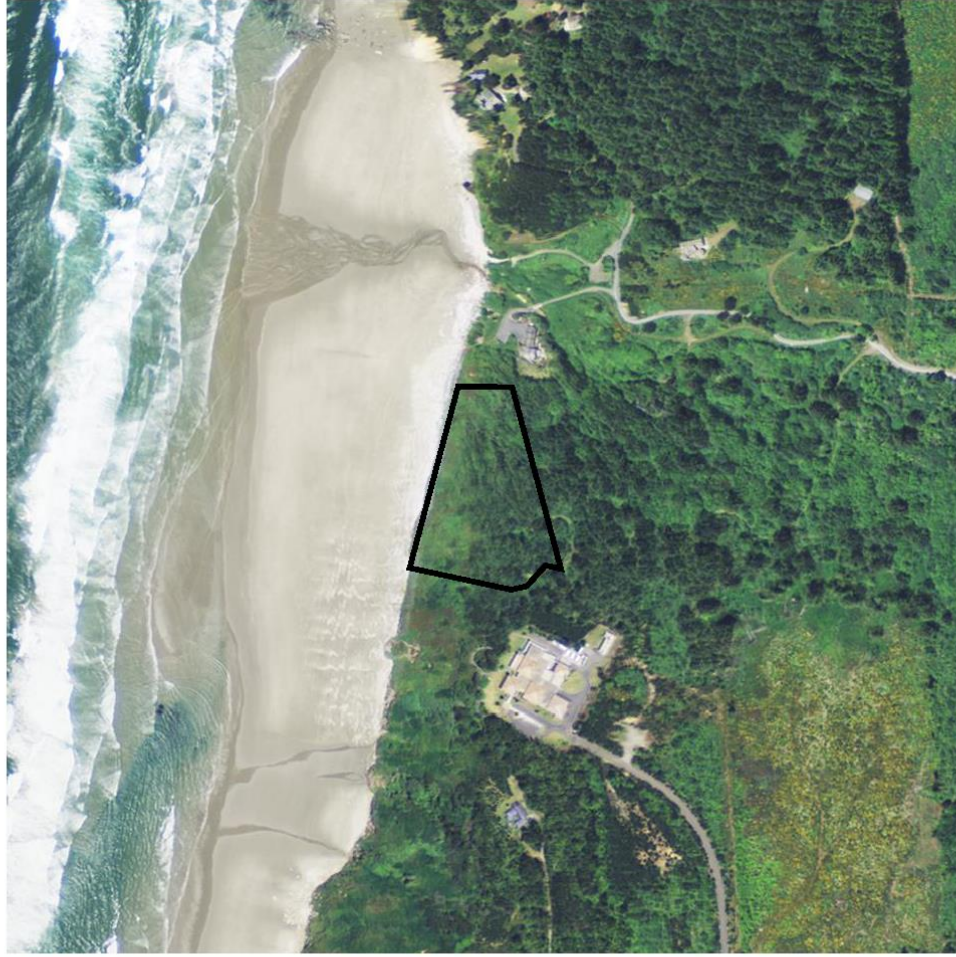




*Daniel Platt  
Geohazard and Geotechnical Review  
Lot 1801 - St. Andrews Lane - Bandon*

*February 16, 2022  
GCN Project 1592/22-0065*

**ATTACHMENT B**  
HISTORIC AERIAL PHOTOS



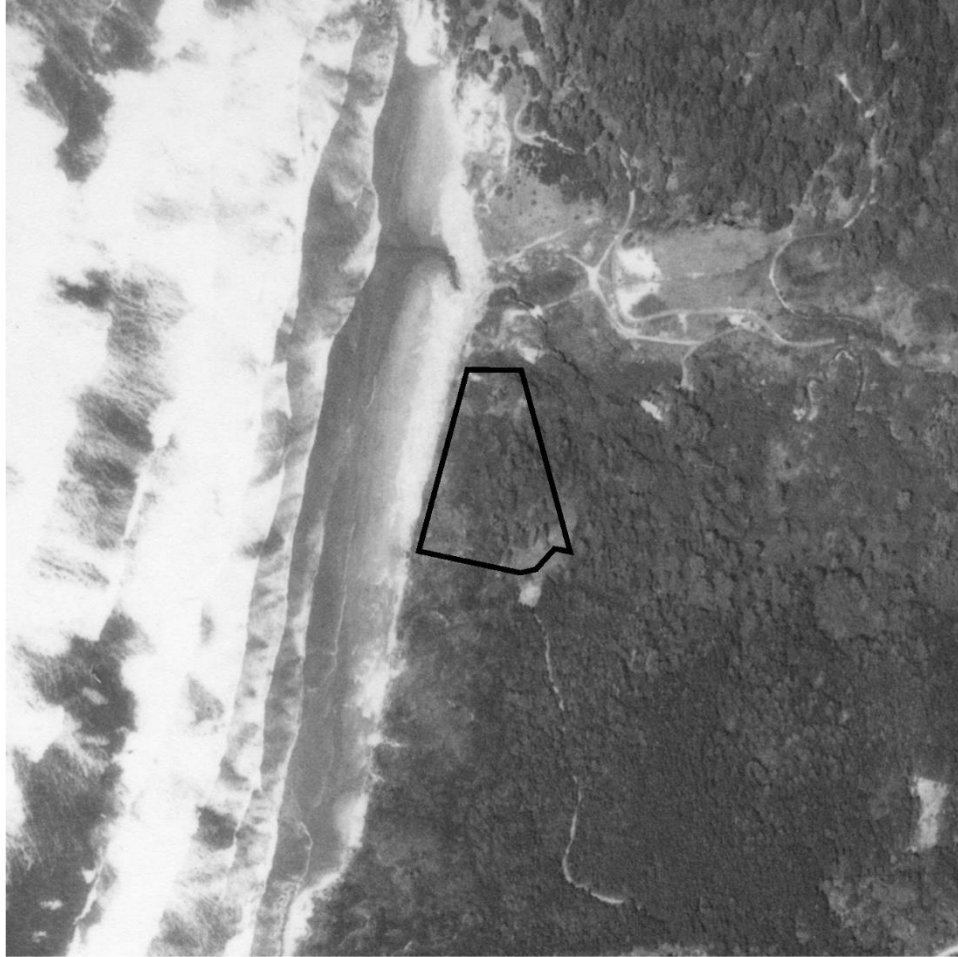
2012 University of Oregon Library



2002 University of Oregon Library



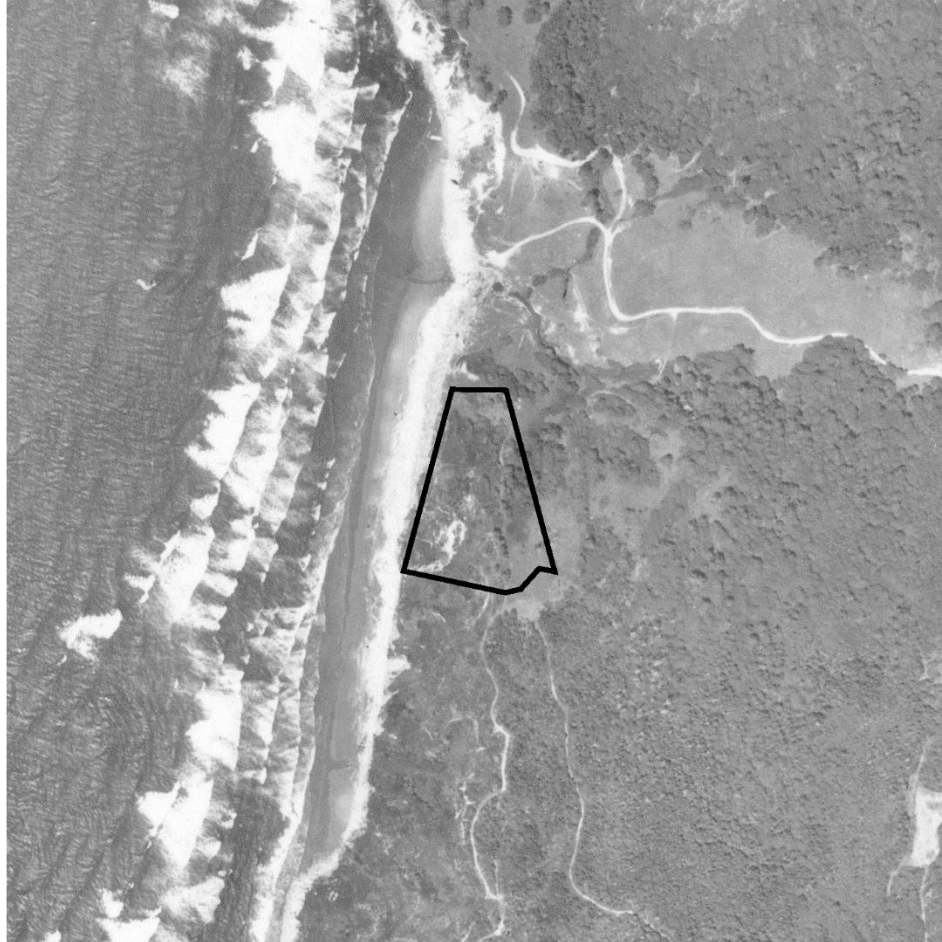
1994 University of Oregon Library



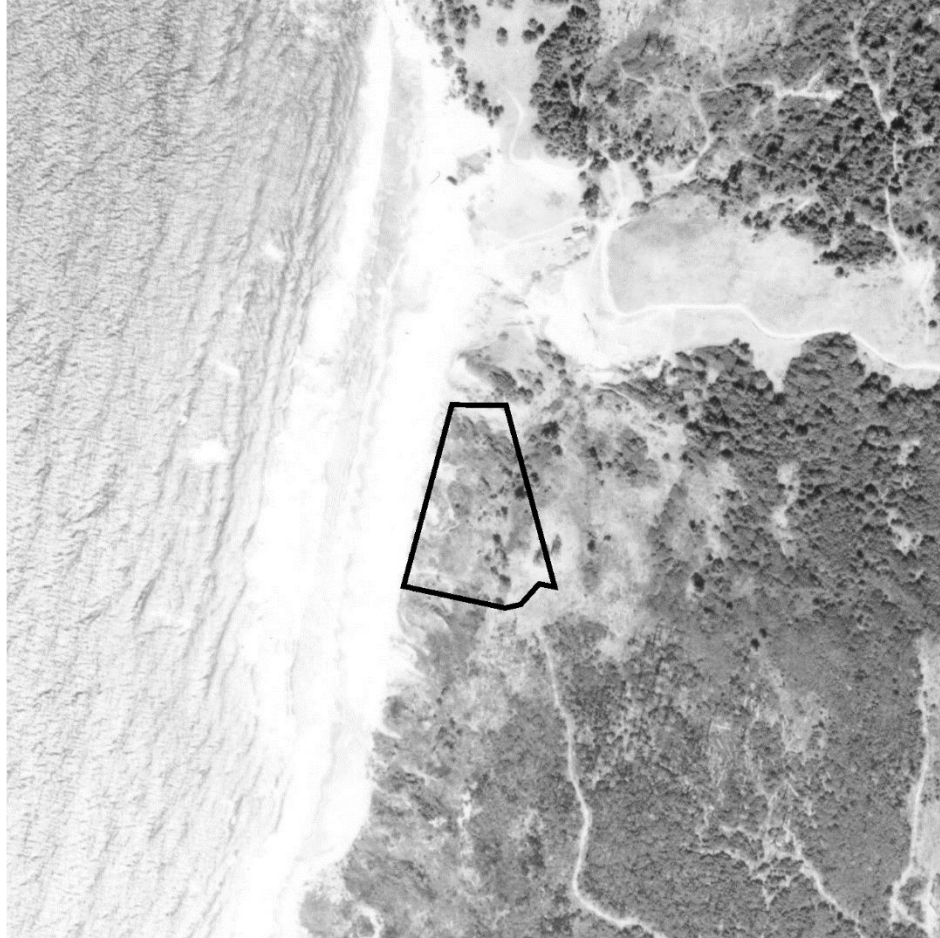
1986 University of Oregon Library



1971 University of Oregon Library



1967 University of Oregon Library

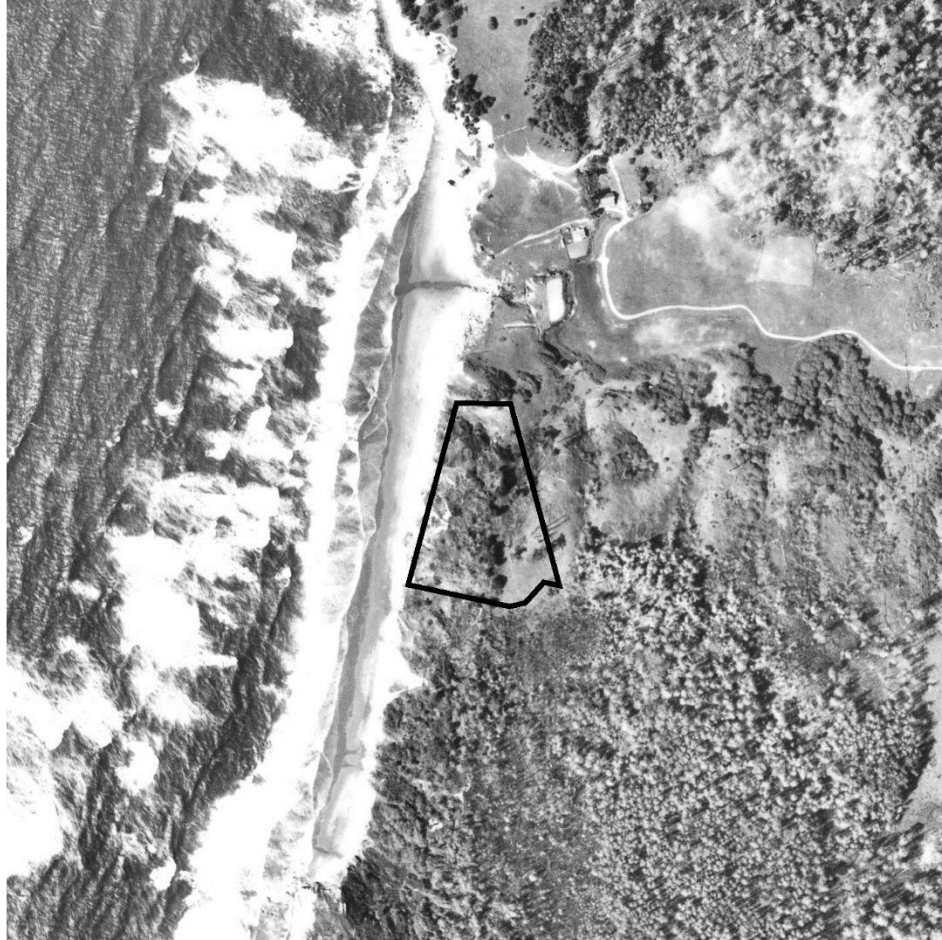


1954 University of Oregon Library





1942 University of Oregon Library



1939 University of Oregon Library



# Oregon Wildfire Risk Explorer - Homeowner's Report

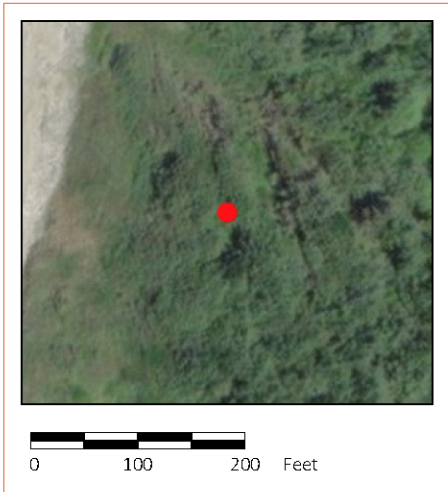
Lat/long: 43.2534 N 124.386 W

Report Date: March 2, 2022

Weather and vegetation conditions vary daily and seasonally. For current local fire restrictions, contact your local fire district or visit: [www.keeporegongreen.org/current-conditions/](http://www.keeporegongreen.org/current-conditions/)

## THE FIRE ENVIRONMENT IN YOUR LOCATION

To evaluate a home's wildfire ignition risk, a homeowner must consider the home ignition zone, which includes the home and its immediate surroundings, and the fire environment, which is the landscape surrounding their home's location. This report is designed to provide homeowners with information and resources to help adapt to their fire environment and resources to help them manage their home ignition zone. See the second page of this report for more information about reducing your risk in the home ignition zone. The information below describes the fire environment, which is important because wildfire can move quickly and embers can travel miles ahead of a fire.



*Nearly all areas in Oregon experience some level of wildfire risk.*

Conditions vary widely with local topography, fuels, and weather, especially local winds. In all areas, under warm, dry, windy, and drought conditions, expect higher likelihood of fire starts, higher fire intensities, more ember activity, a wildfire more difficult to control, and more severe fire effects. Be aware of ember travel or spot fire potential from fires anywhere there are burnable fuels nearby.



The aerial view of your location shown here may help determine your defensible space needs in the home ignition zone. Compare the photo to the diagram and guidelines on the next page.

*This report is not a substitute for an on-the-ground site assessment* from a professional forester or fire personnel. Contact your local Oregon Department of Forestry office, forest protective association or fire department for an assessment.

Three major elements of the **Fire Environment** in your area are summarized below by the values in your sub-watershed. Sub-watersheds encompass an area of roughly 10,000-40,000 acres around a home where fire movement may occur.

### Burn Probability

Humans are the most common cause of fires in Oregon. There are an average of 14 fire starts each year in your area, caused by both people and lightning. The average probability of a large wildfire (>250 acres) is **Very Low**, meaning the chances of an ignition that spreads to a large size are generally between <= 1 in 10,000. Some areas may experience a burn probability of **Low**.

### Fire Intensity and Flame Length

The intensity of a fire indicates how difficult it will be to control and can be measured by expected flame lengths. Under high fire intensities, a fire is more difficult to control and will likely have higher impacts to property and risk to lives. Average flame lengths in your area are expected to be **< 4 feet**, but flame lengths may be much higher in some places and under severe weather.

### Hazard to Potential Structures

Hazard to potential structures depicts the hazard to a hypothetical structure anywhere on the landscape (not just existing structures) if a wildfire were to occur. If a fire were to occur in your area, the average hazard to a potential structure is **Low**, with some areas experiencing **Low**. Note that this rating reflects the broader fire environment around the home and not building materials of your home (see next page).

## LOCAL INFORMATION

### Oregon Department of Forestry Office

Coos District Office  
63612 5th Road  
541-267-4136

### Structural Fire Protection District

Bandon RFPD

### Rangeland Protection Association

None

### City or Town

None

### Urban Growth Boundary

Outside Urban Growth Boundary

### Community Wildfire Protection Plan

Coos County CWPP

### Wildland Urban Interface

YES, Hazard Rating: Low

### Firewise Sites



# Oregon Wildfire Risk Explorer- Homeowner's Report

Lat/long: 43.2534 N 124.386 W

Report Date: March 2, 2022

## CREATE DEFENSIBLE SPACE IN THE HOME IGNITION ZONE

The home ignition zone primarily determines the home's ignition risk. Maintain defensible space in the home ignition zone by following these guidelines to improve the chances your home will survive an approaching wildfire. First consider the home and its surroundings within 30 feet, then assess vegetation and other materials within 30-100 feet of your home to minimize high intensity burning.

**Begin with the home.** If you are building or modifying your home, use *fire-resistant construction materials*. For roof materials, consider asphalt, metal, slate, clay tile, or concrete. Box in eaves and screen roof and attic vents.

Make sure any attachments to your home, such as porches, decks and fences, are made of fire-proof material. In addition, use fire-resistant siding such as brick, fiber-cement, plastic or stucco, and tempered or double-paned glass windows.



**Remove Ladder Fuels** Remove low hanging tree branches and crowded shrubs and small trees that allow fire to climb up into the forest canopy.

In addition to the guidelines in the diagram, maintain a **5 foot fire free zone** around your home. Remove *all* burnable material and use non-flammable landscaping.

From the outside edge of your home, deck, or out-building, *widely space and prune vegetation* for a distance of approximately 100-200 feet. Homes on steep slopes should extend defensible space out to 200 feet.



**Remember the embers!** Embers or firebrands carried by the wind are a common cause of home ignition. Clear tree needles, leaves, and debris from roofs and decking. Make sure embers cannot enter structures through eave vents.



Figure courtesy CAL FIRE

## BE PREPARED FOR A WILDFIRE

Be prepared with a disaster plan in case you need to evacuate during a wildfire. Develop, discuss, and practice an emergency plan with everyone in your household. Include plans for pets and livestock. Know two ways out of your neighborhood and determine a meeting place. Program your phones with emergency numbers and maintain an emergency water source. **Ensure emergency responders can access your home** by making your driveway 12 feet wide with 15 feet vertical clearance.

### MORE RESOURCES

Oregon Ready Set Go! [www.oregonrsg.org](http://www.oregonrsg.org)

Firewise [firewise.org](http://firewise.org)

Keep Oregon Green [keeporegongreen.org](http://keeporegongreen.org)

Oregon Department of Forestry [www.oregon.gov/ODF](http://www.oregon.gov/ODF)

OSU Extension [extensionweb.forestry.oregonstate.edu](http://extensionweb.forestry.oregonstate.edu)



Report generated from [https://tools.oregonexplorer.info/OE\\_HtmlViewer/index.html?viewer=wildfire](https://tools.oregonexplorer.info/OE_HtmlViewer/index.html?viewer=wildfire). Wildfire risk data is from the USDA Forest Service 2017 Pacific Northwest Quantitative Wildfire Risk Assessment and the 2013 West Wide Wildfire Risk Assessment. *The information is being provided as is and without warranty of any kind either express, implied or statutory. The user assumes the entire responsibility and liability related to their use of this information. By accessing this website and/or data contained within, you hereby release the Oregon Department of Forestry, Oregon State University, Oregon State University Libraries and Press and all data providers from liability. This institution is an equal opportunity provider. This publication was made possible through grants from the USDA Forest Service.*

Reply Reply All Forward  
Fri 3/25/2022 9:53 AM



**Matt Reilly** <matt@vinemapledesign.com>

Re: Revised Application ACU-22-006/ACU-22-007/V-22-001/FP-22-003 - Residence at Agate Beach N. of Bandon

To Amy Dibble; Planning Department

Sea Lion Planning Drawings 2022-03-25.pdf  
2 MB

Phish Alert Action Items

+ Get more add-ins

This Message originated outside your organization.

Hi Amy,

I tried to remove the golf from the drawings, but on the title sheet in bold print under "Planning Department Submittal", it says, "Single-Family Residence & Golf Green". Probably not a big deal, but here are the revised drawings.

Thanks,

**Matt Reilly**

vine maple design

www.vinemapledesign.com

415.545.8463

AZ #59728 | CA #4637 | CO #1410 | NV #997

On 3/24/2022 4:43 PM, **Matt Reilly** wrote:

Hi Amy,

We have decided to remove the golf area from the application. Attached please find a revised written statement and drawings to replace those previously submitted. I believe you have everything from us, please let us know if we should provide anything else.

Thanks,

**Matt Reilly**

vine maple design

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415.545.8463

AZ #59728 | CA #4637 | CO #1410 | NV #997

# PLANNING DEPARTMENT SUBMITTAL SINGLE-FAMILY RESIDENCE & GOLF GREEN

APPLICATION NUMBERS:  
ACU-22-006/ACU-22-007/V-22-001/FP-22-003



**PROJECT TEAM**

**OWNER**  
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(360) 994-6584  
tinac@vinemape.com  
www.vinemaple.com

**SITE SUPERVISOR**  
Kent Hamer  
(541) 551-0332

**LEGEND**

---(75)--- EAST CONTOUR  
---(75)--- PROPOSED CONTOUR  
X EXIST. TREE TO BE REMOVED  
---G58--- COASTAL SHORELAND BOUNDARY  
---FEMA--- FEMA 100 YEAR FLOODPLAIN - ZONE V  
---LINE--- LINE 100' EAST OF STEEP BLUFF SLOPES  
---100' BLUFF SETBACK  
---SWR--- SEWER LINE TO SEPTIC SYSTEM  
---WFR--- PROPOSED WATER LINE (ROUTE TO AVOID TREE ROOTS)

**NOTES**

- FLOODPLAIN & COASTAL SHORELAND BOUNDARY ZONES ARE WEST OF LINES SHOWN. DATA IS FROM COASTAL TILAS NET MAPS
- BLUFF LINE IS FROM SITE TOPOGRAPHIC SURVEY
- CONTOURS & GRADES SHOWN ARE FROM MEAN SEA LEVEL PER TOPOGRAPHIC SURVEY & ON-SITE OBSERVATIONS



**Sea Lion Residence**  
Tax Map 27 14 05 D, Lot 1801  
St. Andrews Lane, Bandon, Oregon  
vine maple design  
March 24, 2022



**PROJECT INFO**

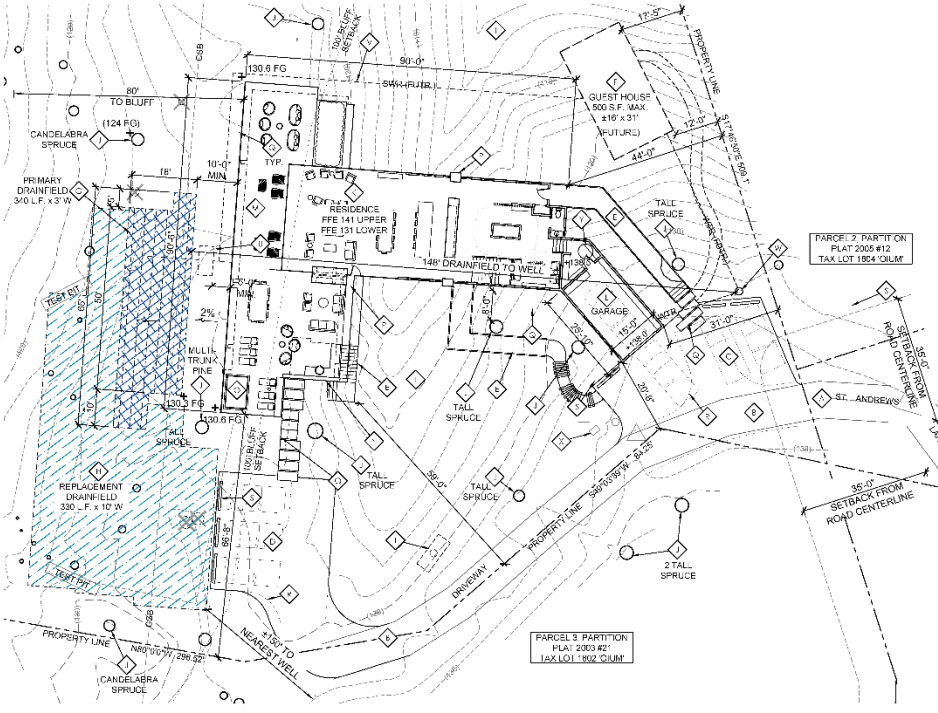
MAP NO. 27S14W05D  
TAX LOT 1801  
LOT AREA 3.84 AC.  
ZONING RR-5  
FIRE DISTRICT BANDON R.F.P.D.  
FIRE RISK TO STRUCTURES LOW  
WILDLAND-URBAN INTERFACE YES  
HOUSE (2 BEDROOMS) 2272 S.F.  
UPPER FLOOR AREA 3724 S.F.  
LOWER FLOOR AREA 3724 S.F.  
GARAGE AREA 580 S.F.  
PARKING SPACES (2 REQ'D) 6 SPACES

**SCOPE OF WORK**  
NEW SINGLE-FAMILY RESIDENCE WITH WELL & SEPTIC SYSTEM.

**INDEX OF DRAWINGS**

A01 TITLE SHEET & NOTES (THIS SHEET)  
TOPOGRAPHIC SURVEY  
A1.1 OVERALL SITE PLAN  
A1.2 ENLARGED SITE PLAN AT HOUSE  
A2.1 LOWER LEVEL FLOOR PLAN  
A2.2 UPPER LEVEL FLOOR PLAN  
A3.1 ELEVATIONS  
A3.2 ELEVATIONS  
A4.1 EXTERIOR VIEWS



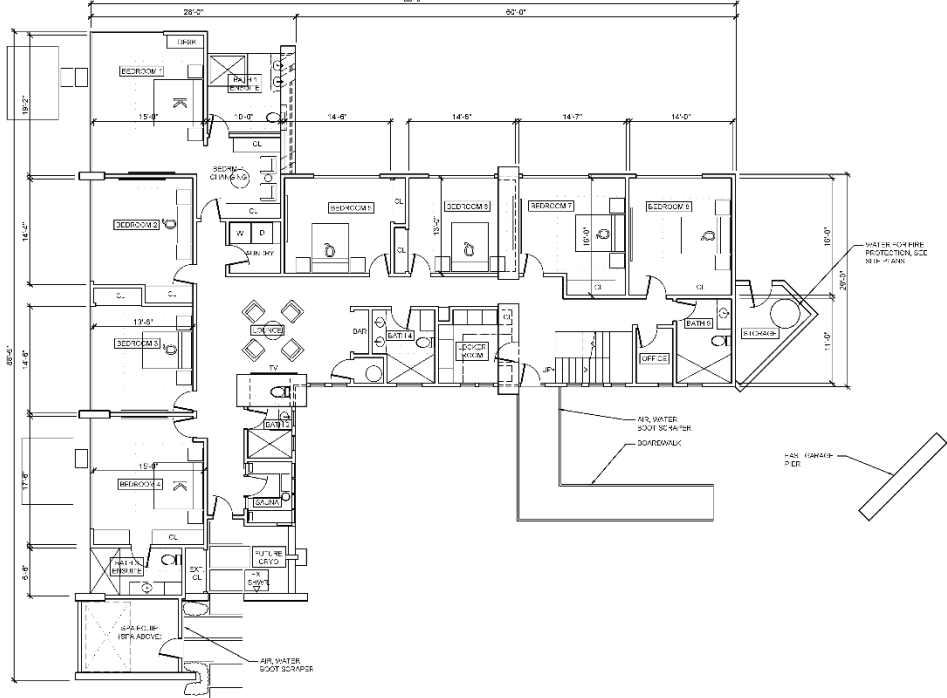


- ◆ SHEET KEYNOTES**
- A. EXISTING ST. ANDREWS DRIVE (PRIVATE) TO BE MAINTAINED TO COUNTY STANDARDS
  - B. EXISTING ACCESS DRIVE TO BE MAINTAINED TO COUNTY STANDARDS
  - C. EXISTING GRAVEL PARKING
  - D. NEW GRAVEL PARKING
  - E. ENTRY BOARDWALK THROUGH EXIST. TREES
  - F. GUEST HOUSE W/ KITCHENETTE (FUTURE N.I.C.)
  - G. PRIMARY SEPTIC DRAINFIELD (GRASS OR LOW GROUND COVER)
  - H. BACKUP SEPTIC DRAINFIELD (GRASS OR LOW GROUND COVER. EXIST. TREES TO REMAIN)
  - I. EXIST. VALLEY OAK TREES TO REMAIN
  - J. SPLOMLIN SPRUCE OR PINE. KILL TO KILMANN
  - K. RESIDENCE
  - L. 1 CAR ATTACHED GARAGE
  - M. VIEW TERRACE W/ BEDROOMS BELOW
  - N. OUTDOOR KITCHEN & CONCRETE WALL AT VIEW TERRACE
  - O. SPA
  - P. CONCRETE FIREPLACE OR HOUSE FOUNDATION
  - Q. CONCRETE PAVERS AT GRADE
  - R. TURNAROUND PER COUNTY STANDARDS
  - S. WOOD WHEELSTOPS, TYP.
  - T. IN-GROUND PROPANE TANK
  - U. SEPTIC TANK
  - V. FUTURE PRESSURIZED SEWER LINE FROM GUEST HOUSE
  - W. PROPOSED WELL
  - X. EXISTING ELECTRICAL TRANSFORMER
  - Y. 500 GAL. MIN. WATER TANK & 3/4" HOSES W/ EXTERIOR ACCESS IN BASEMENT BELOW GARAGE PER FIRE CODE.

- NOTES**
1. SEE COVER SHEET FOR LEGEND & ADDITIONAL INFO
  2. SEE OVERALL PLAN FOR SETBACKS FROM PROPERTY LINE, ETC.

**Sea Lion Residence**  
 Tax Map 27 14 03 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vne maale design  
 March 24, 2022

**ENLARGED SITE PLAN AT HOUSE A1.2**



**Sea Lion Residence**  
 Tax Map 27 14 03 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vne maale design  
 March 24, 2022

**LOWER LEVEL FLOOR PLAN A2.1**







West Elevation



East Elevation



Sea Lion Residence  
 Tax Map 27-14-03-D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine ma zole design  
 March 24, 2022

ELEVATIONS A3.2  
 SCALE 0 2 5 10 20  
 1" = 10' 0"



Overview



Southwest Entry



Ocean-View Patio Terrace



Lower SW Entry



Sea Lion Residence  
 Tax Map 27-14-03-D, Lot 1801  
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 vine ma zole design  
 March 24, 2022

EXTERIOR VIEWS A4.1