



# Coos County Land Use Permit Application

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

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:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>27S</u>	<u>14W</u>	<u>5</u>	<u>D</u>	<u>0</u>	<u>1801</u>
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

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

### Special Districts and Services

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

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

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



- 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 9ebde35a-0c1e-4025-bb82-e0005c19e560  
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.

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

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

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

**Coos County Road Department Use Only**

Roadmaster or designee: \_\_\_\_\_

Driveway     Parking     Access     Bonded    Date:    Receipt # \_\_\_\_\_

File Number: DR-21-



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

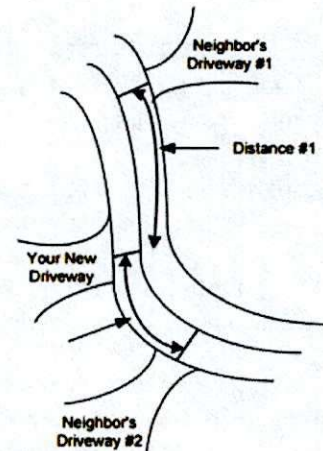
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW  
DRIVEWAY: 160 feet

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: \_\_\_\_\_

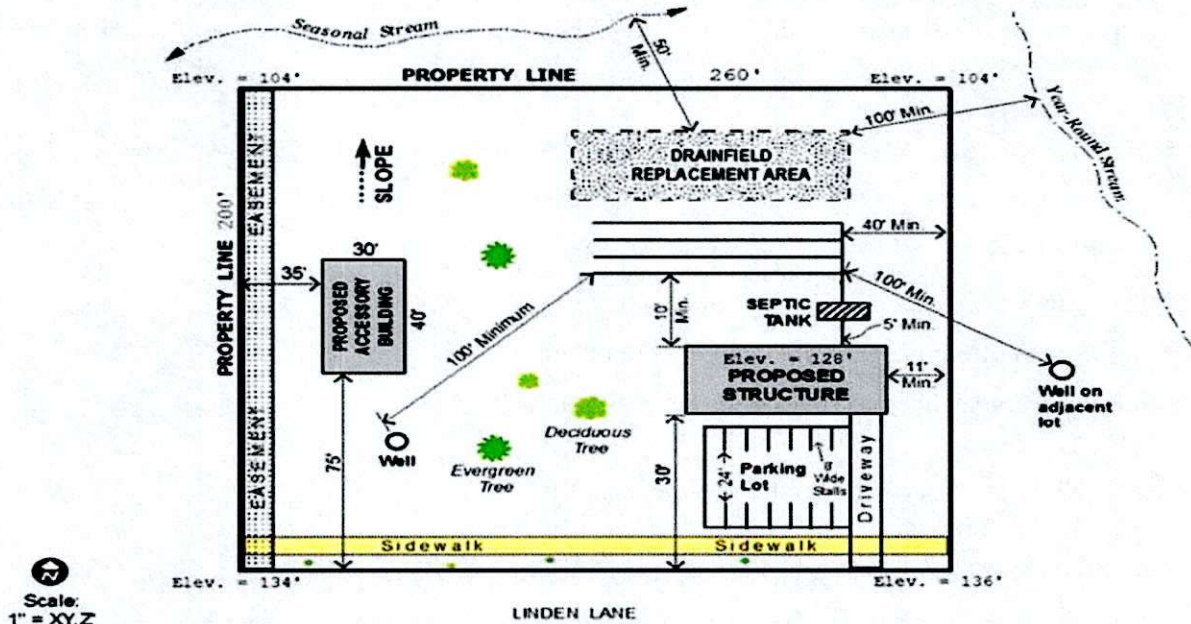
- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and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

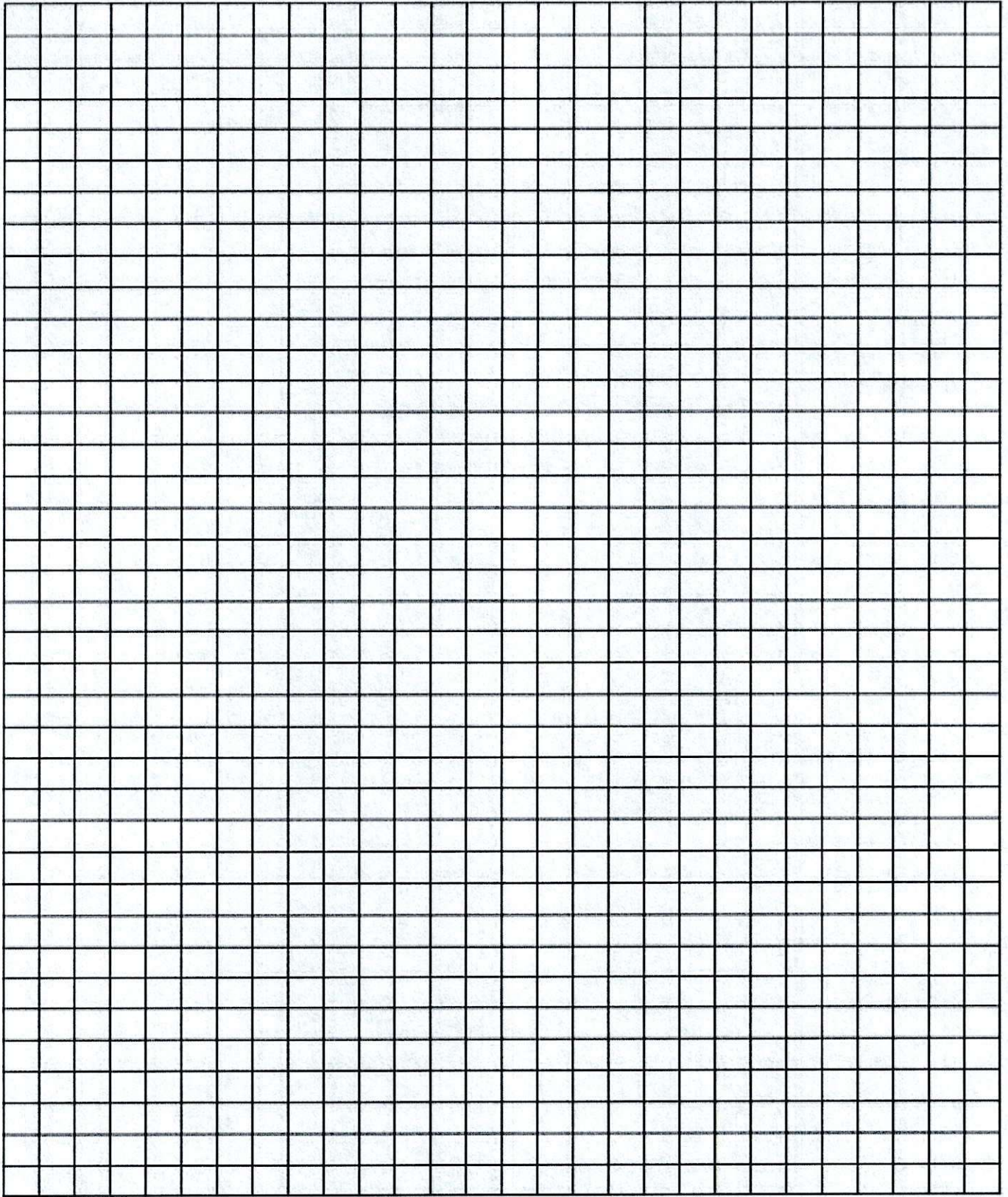


**ITEMS THAT MUST BE ON THE PLOT PLAN:**

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.







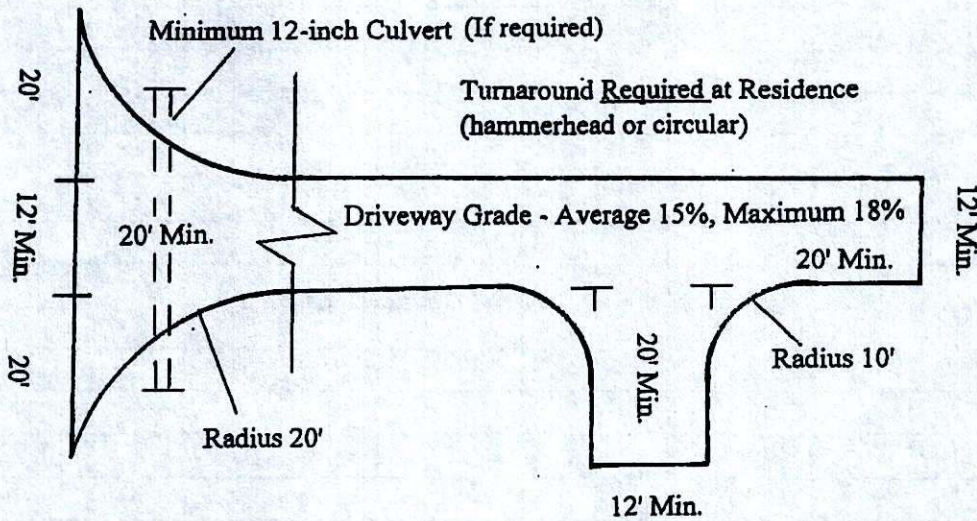
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS  
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

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



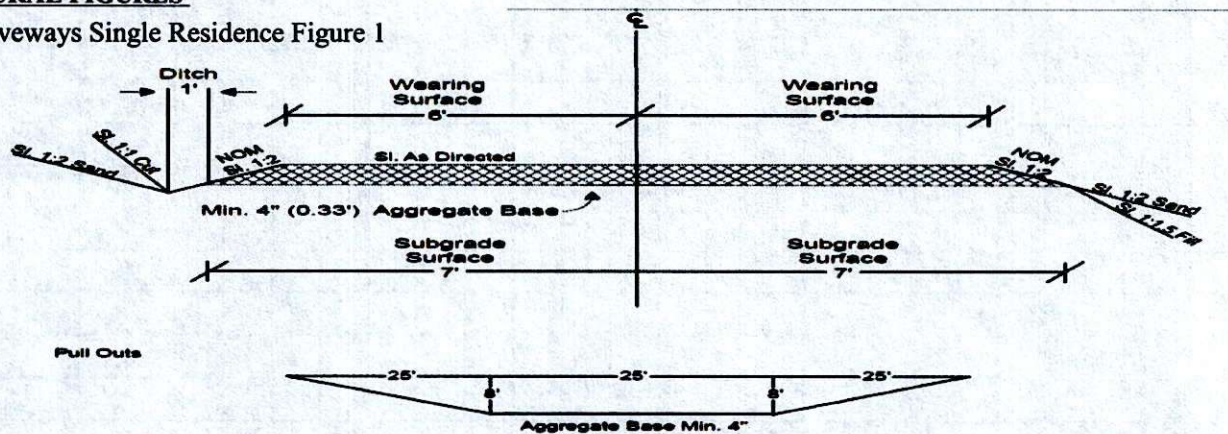
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:**



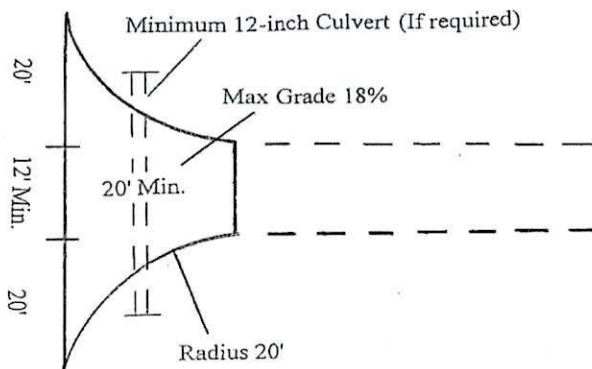
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

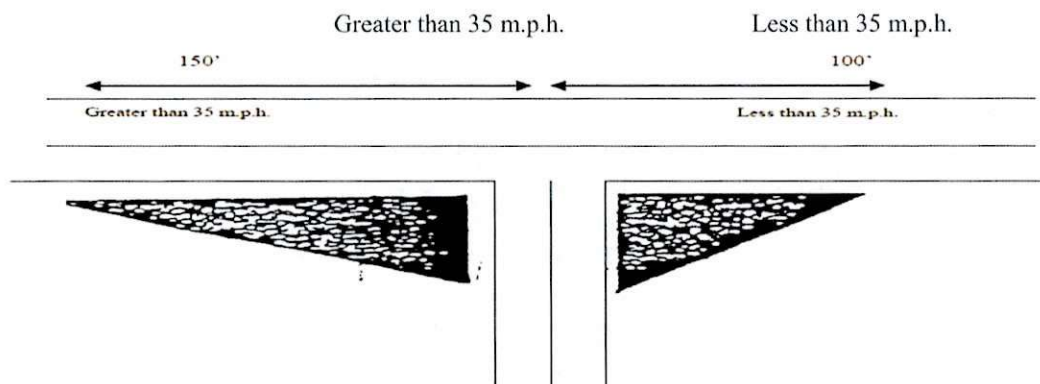


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

**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	<b>2021-05270</b>
<b>\$106.00</b> 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

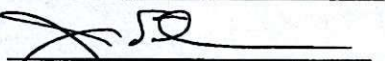
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: \_\_\_\_\_

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 390.605 through 390.770 and as found in Thornton v. Hay, 254 Or 584, 462 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: Bessie 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: Desert-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: 84-4-2847

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/platof 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

<b>OWNER</b> Daniel Platt 68 School Street Hingham, MA 02043 (617) 417-0490	<b>SITE SUPERVISOR</b> Kent Harper (541) 551-0332
<b>HOME &amp; SITE DESIGN</b> VINE MAPLE DESIGN Matt Reilly 1130 Baltimore Ave. Suite A-86 Bandon, OR 97411 (415) 545-8463 matt@vinemapledesign.com www.vinemapledesign.com	<b>STRUCTURAL &amp; CIVIL</b> VALAR ENGINEERING Norm Faris 12042 SE Sunnyside Rd #357 Clackamas, OR 97015 (503) 758-8092 norm.faris@valarengineering.com www.valarengineering.com
<b>GEOLOGY / GEOTECHNICAL</b> TRUE NORTH GEOTECHNICAL & GEO CONSULTANTS NW Tima Carlsen 202 E. Evergreen Blvd. Ste. B Vancouver, WA 98660 (360) 984-6584 tima@northgeo.com www.northgeo.com	<b>BUILDING CONTRACTOR</b> UPPER VALLEY BUILDERS Dan Horner (541) 290-9661 uppervalleybuilders.com

### LEGEND

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

### NOTES

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



### 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
<b>HOUSE (8 BEDROOMS)</b>	
UPPER FLOOR AREA	2272 S.F.
LOWER FLOOR AREA	3724 S.F.
TOTAL HOUSE AREA	5996 S.F.
GARAGE AREA	383 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





DESIGN CONSULTANT  
VINE MAPLE DESIGN  
MATT REILLY (415) 545-8463  
MATT@VINEMAPLEDESIGN.COM

PROJECT REFERENCE  
AGATE BEACH RESIDENCE

PACIFIC OCEAN

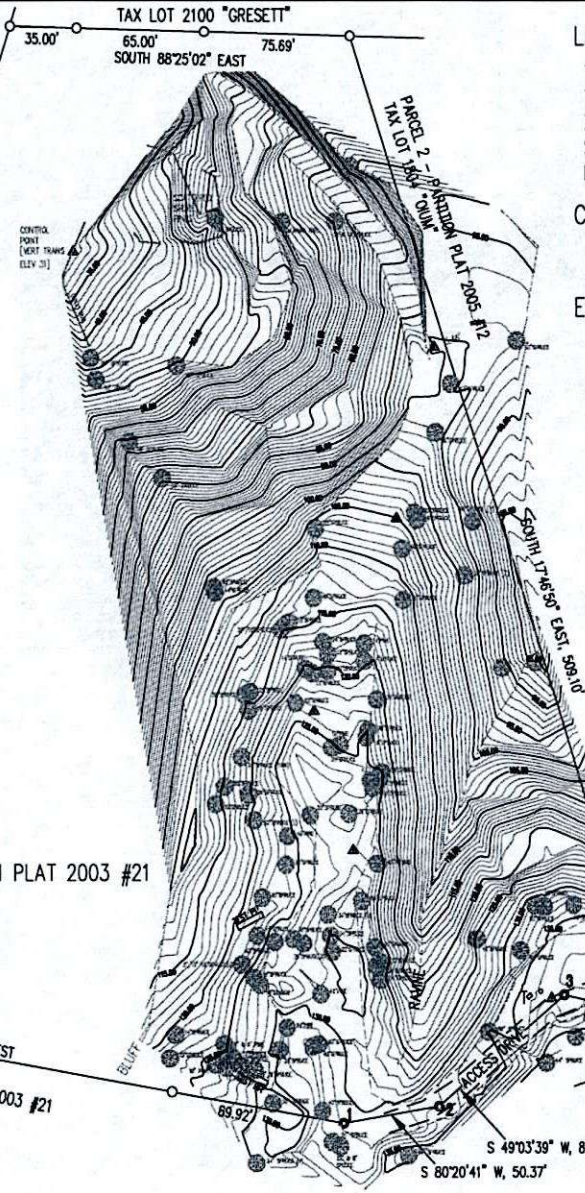
N 17°39'04" E  
[VEGETATION LINE ORS 390.770]

PARCEL 2 - PARTITION PLAT 2003 #21  
TAX LOT 1801 "PLATT"

296.52'  
NORTH 80°00'00" WEST  
PARCEL 3 - PARTITION PLAT 2003 #21  
TAX LOT 1802 "OKUM"

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



LAND DATA:

TAX MAP: 27 14 05 D  
TAX LOT 1801  
ZONING: RR-5 (COOS COUNTY)  
SITUS: N/A  
DEED REFERENCE: 2021-5270

CORNER NOTES:

FOUND 5/8" IRON ROD W/YPC

EXCEPTIONS:

- EXC 10: [YUNKER]  
INST# 69-12-44548
- EXC 11: ROAD MAINTENANCE AGREEMENT  
INST# 76-11-16566
- EXC 12: ASSIGNMENT OF EASEMENT  
INSTRUMENT #S 79-4-4161 AND 79-4-5769
- EXT 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)
- EXT 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 TICOR TITLE ORDER NO. 360621035732.

LEGEND & ABBREVIATIONS

- ⊙ FOUND SURVEY MONUMENT PER PARTITION PLAT 2003 #21
- CALCULATED POSITION
- EXT'G EXISTING
- CALC CALCULATED
- W/YPC WITH YELLOW PLASTIC CAP
- CL CENTER LINE
- (R) RECORD DEED VALUE
- SETBACK LINE
- EXISTING TREE
- EXT'G CONDUIT RISERS
- EDGE OF PAVEMENT
- ▲ DS&P CONTROL POINTS ELEVATION 100.00 (ASSUMED) AT CONTROL POINT H1
- EXISTING STRING LINE
- EASEMENT BOUNDARIES
- EXISTING TRAIL (WALKING) [LOCATED AT RANDOM POINTS]

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

Russ Dodge

OREGON  
RUSS S. DODGE

SIX FIVE SIX S. 12TH CT.  
COOS BAY, OREGON 97420



dodge surveying & planning  
(541) 404-3789 | rdodge@dspl.com

EXISTING CONDITIONS MAP [ECM]

PARCEL #2 PARTITION PLAT 2003 # 21 - REFLECTING PLA PER  
PLAT 2005 #12 / LOCATED IN THE SE QUARTER OF SECTION FIVE (5)  
T. 27 S. - R. 14 W. W.M. - COOS COUNTY, OREGON

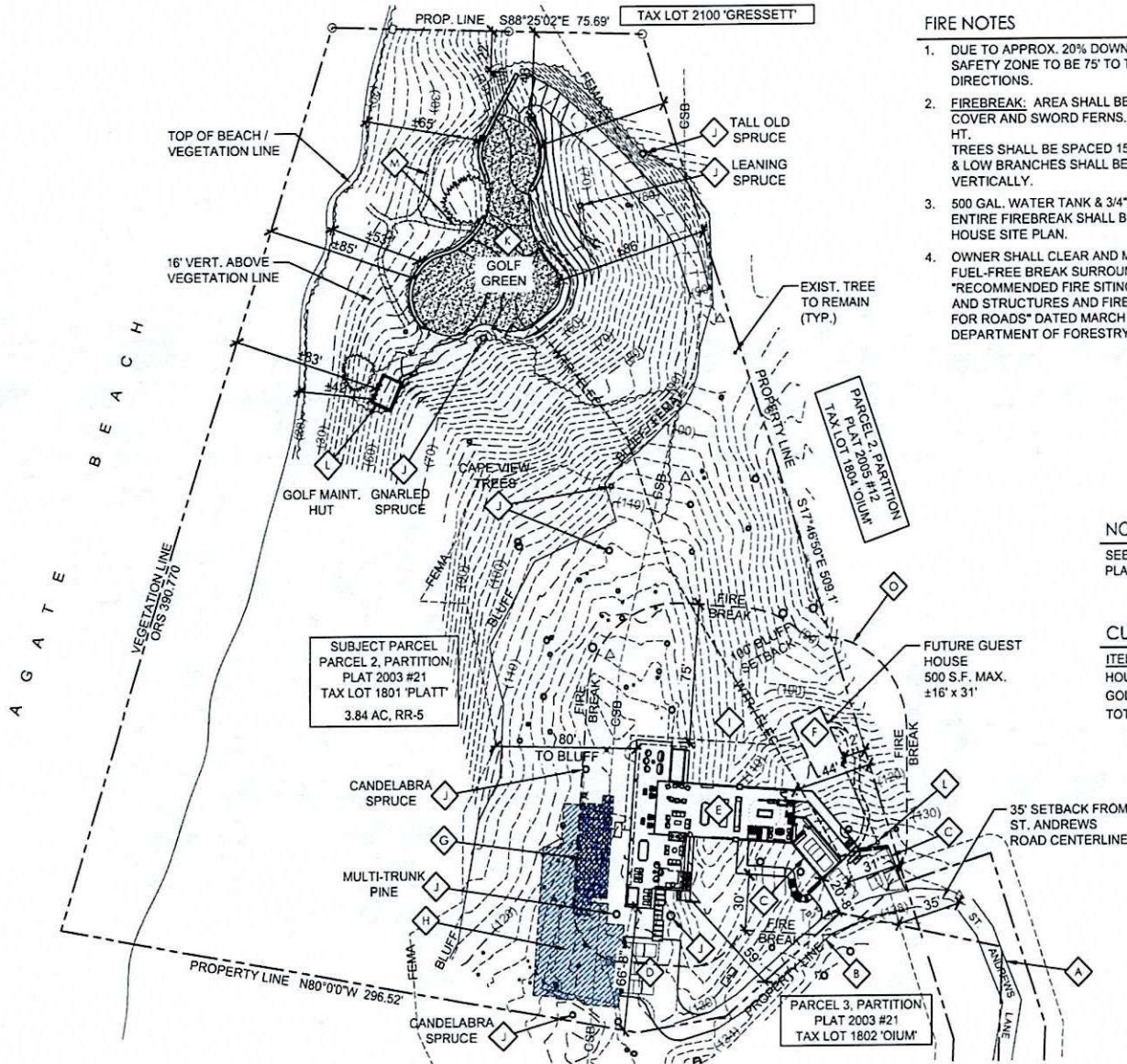
DRAWN BY rd

SCALE: 1" = 60'

DATE: FEB 24, 2022

DS&P 21-22





**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.
MAIN HOUSE (ADDITIONAL 4 BEDROOMS) (4 x 45 L.F. PER ROOM)	180 L.F.
FUTURE GUEST HOUSE (500 S.F. MAX, NO FULL KITCHEN)	15 L.F.

<b>DRAINFIELD</b>	<b>REQD.</b>	<b>PROVIDED</b>
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 ADVANTEX, 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 GROUNDCOVER.

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	120 C.Y.	160 C.Y.
<b>TOTAL CUT &amp; FILL</b>	<b>180 C.Y.</b>	<b>180 C.Y.</b>

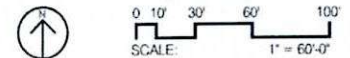
**SHEET KEYNOTES**

- 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 GROUNDCOVER)
- BACKUP SEPTIC DRAINFIELD (GRASS OR LOW GROUNDCOVER, EXIST. TREES TO REMAIN)
- VALLEY OF FERNS
- SPECIMEN TREE TO REMAIN
- GOLF MAINTENANCE HUT, SEE DETAILED PLANS
- PROPOSED WELL
- EXIST. TRAIL
- FIRE BREAK, SEE FIRE NOTES

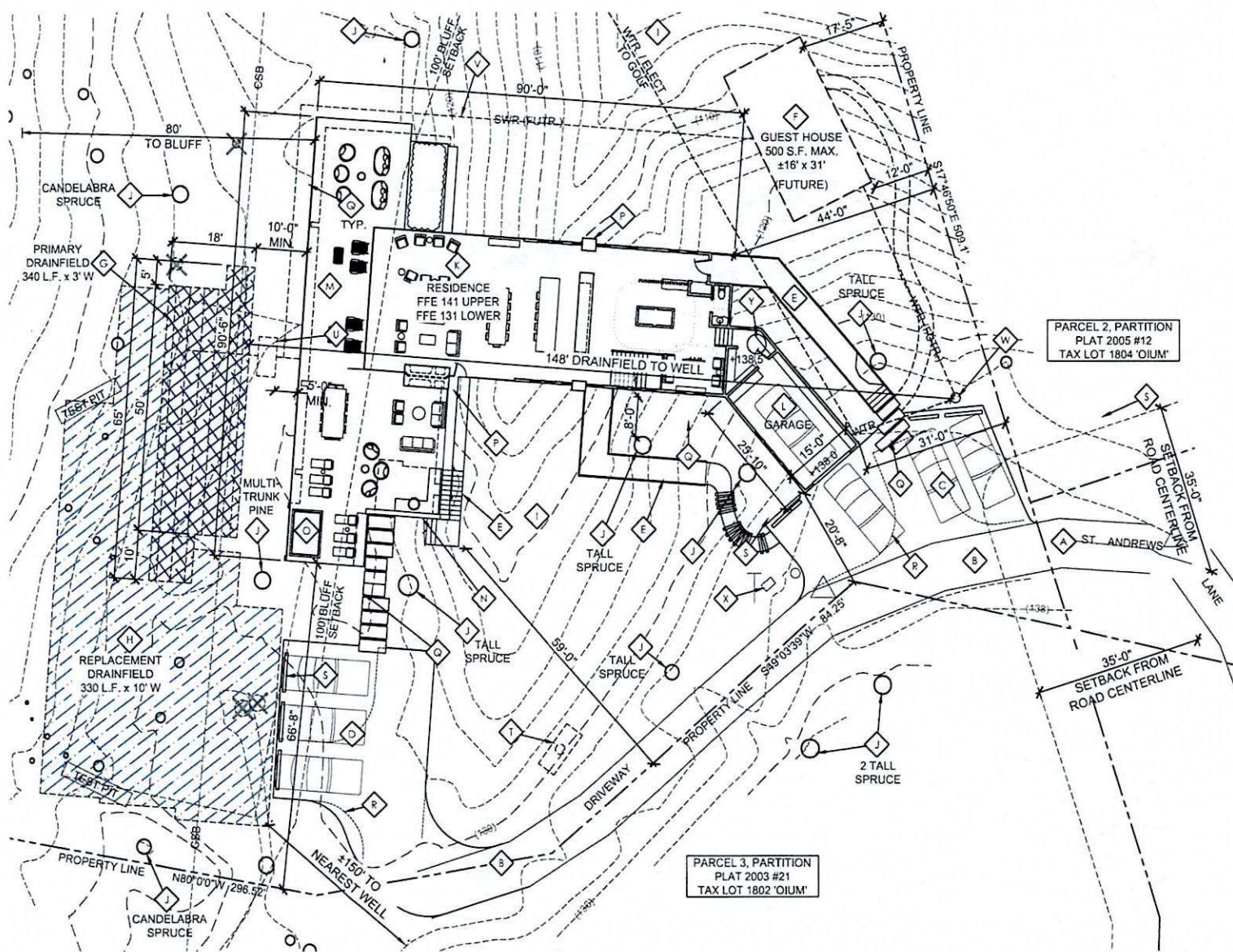
**Sea Lion Residence**  
 Tax Map 27 14 05 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 7, 2022



**OVERALL SITE PLAN A1.1**







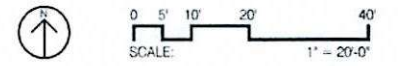
- ### # SHEET KEYNOTES
- A. EXISTING ST. ANDREWS DRIVE (PRIVATE) TO BE MAINTAINED TO COUNTY STANDARDS
  - B. EXISTING ACCESS DRIVE TO BE MAINTAINED TO COUNTY STANDARDS
  - C. EXISTING GRAVEL PARKING
  - D. NEW GRAVEL PARKING
  - E. ENTRY BOARDWALK THROUGH EXIST. TREES
  - F. GUEST HOUSE W/ KITCHENETTE (FUTURE, N.I.C.)
  - G. PRIMARY SEPTIC DRAINFIELD (GRASS OR LOW GROUNDCOVER)
  - H. BACKUP SEPTIC DRAINFIELD (GRASS OR LOW GROUNDCOVER, 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.

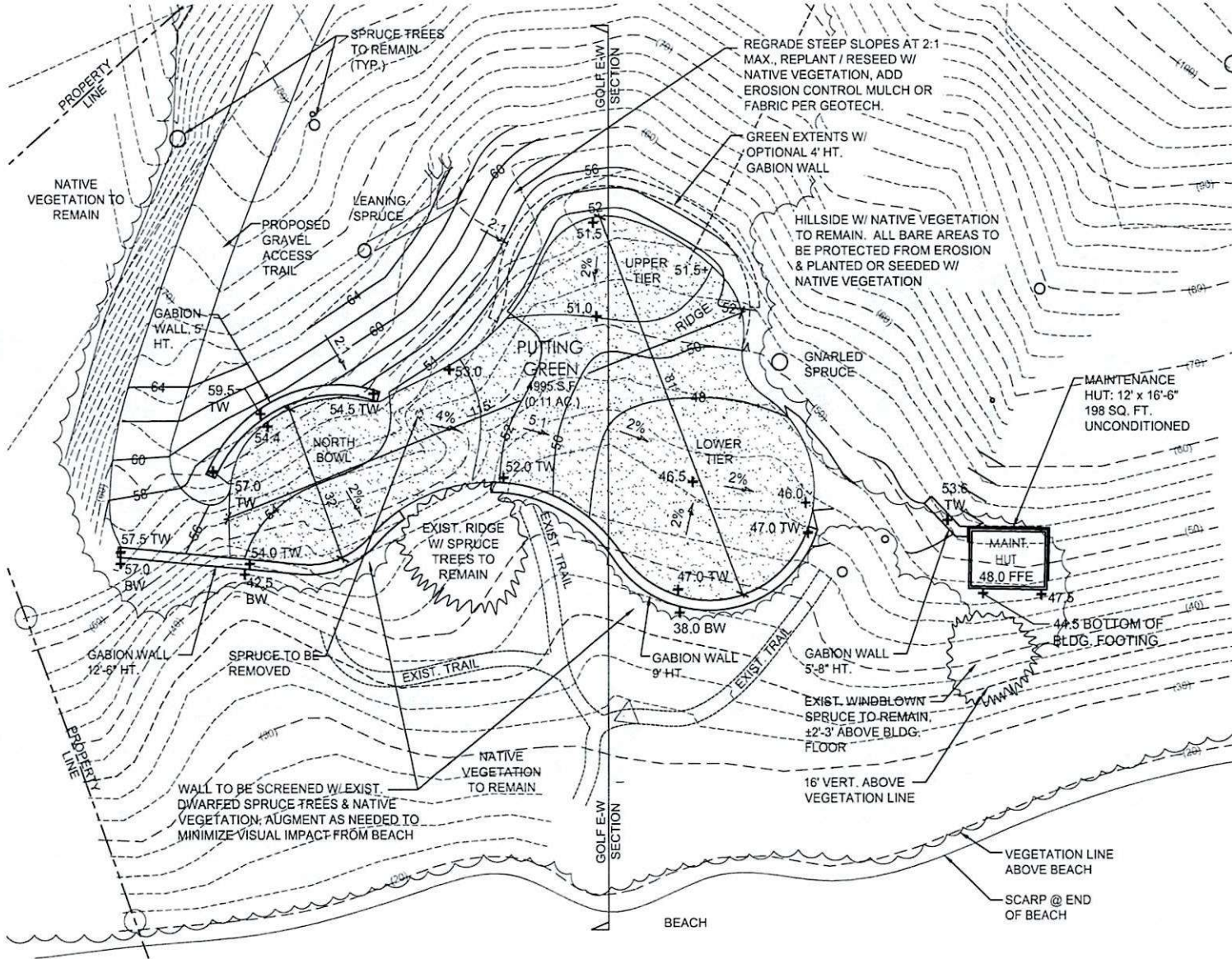
**Sea Lion Residence**  
 Tax Map 27 14 05 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 7, 2022



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

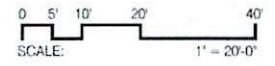
**ABBREVIATIONS**

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

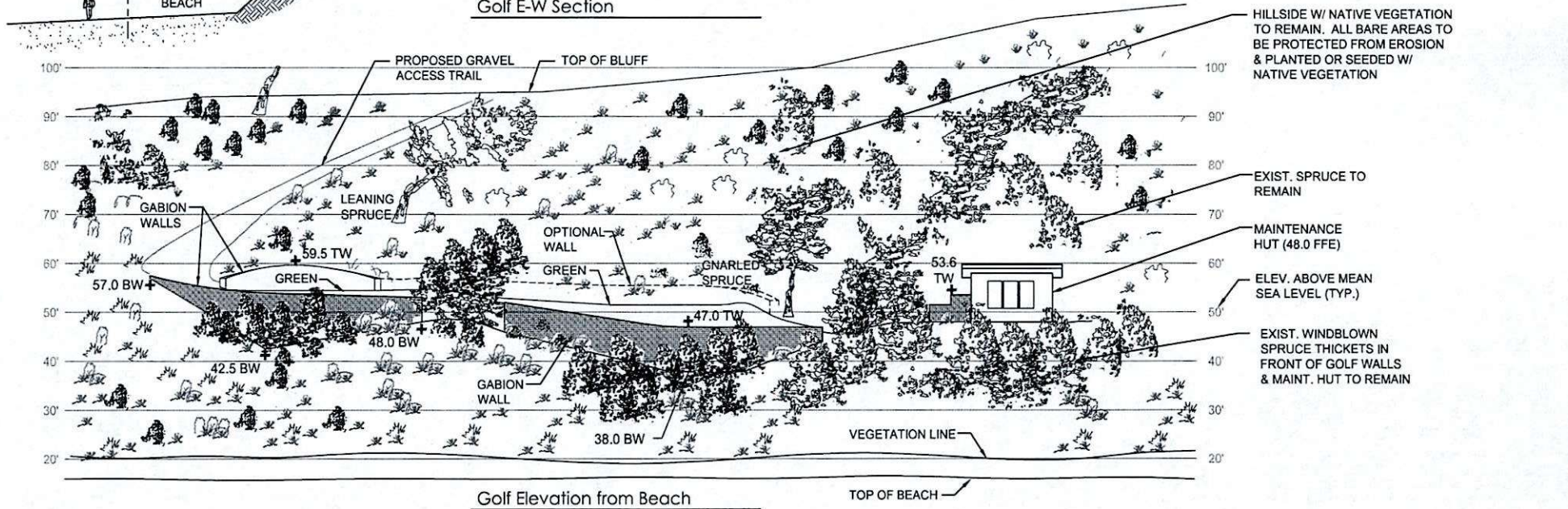
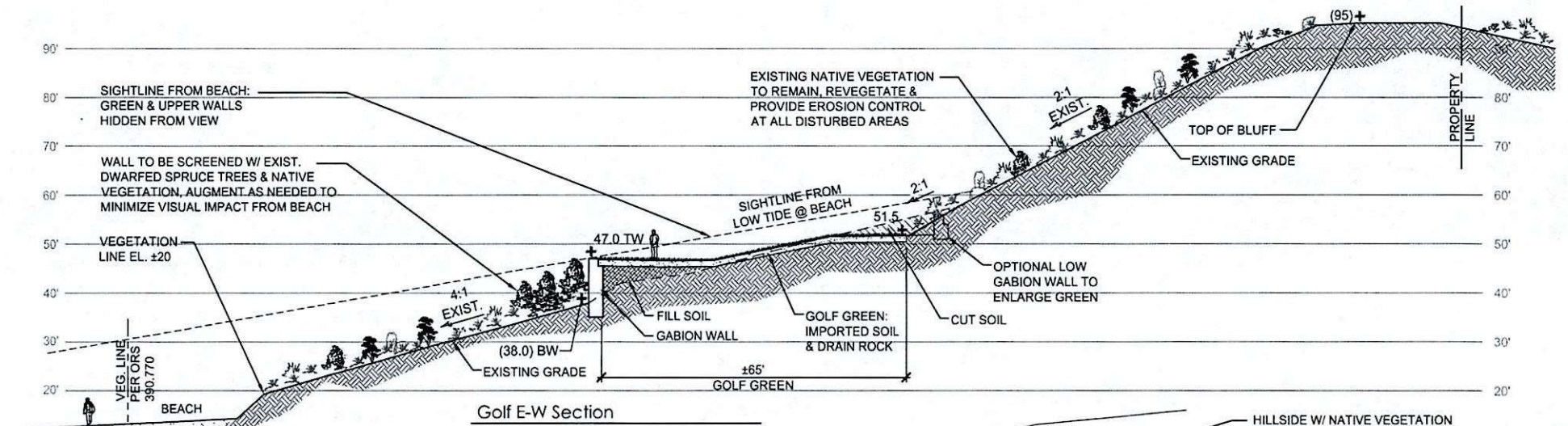


**Sea Lion Residence**  
 Tax Map 27 14 05 D. Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 7, 2022

**GOLF PLAN A1.3**

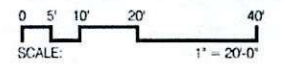




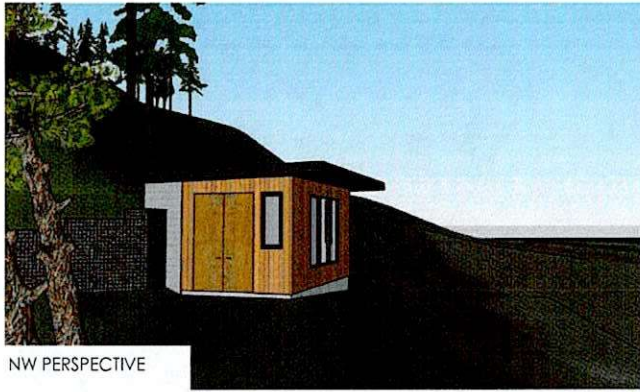


**Sea Lion Residence**  
 Tax Map 27 14 05 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 7, 2022

**GOLF SECTION & ELEVATION A1.4**



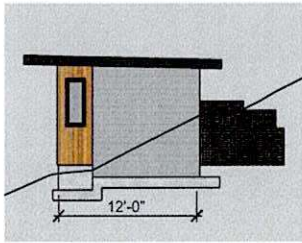




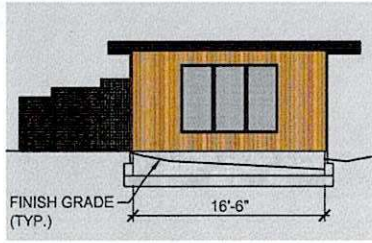
NW PERSPECTIVE

### GOLF MAINTENANCE SHED

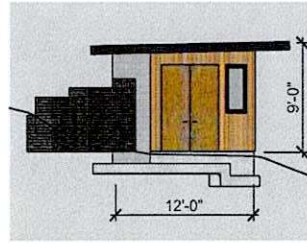
- SMALL 198 SQ. FT. SHED FOR STORAGE OF GOLF MAINTENANCE EQUIPMENT
- SET INTO THE HILLSIDE - ALL CUT PER 4.11.256 COASTAL HIGH HAZARD AREAS
- LOW-SLOPE, MODERN ROOF, CONCRETE VAULT AT EAST & WOOD SIDING AT WEST TO MATCH HOUSE, OPTION FOR GREEN ROOF TO BLEND INTO HILLSIDE
- FOOTINGS & BUILDING STRUCTURAL 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

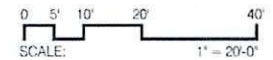


SEATING & ACCENT BOULDERS

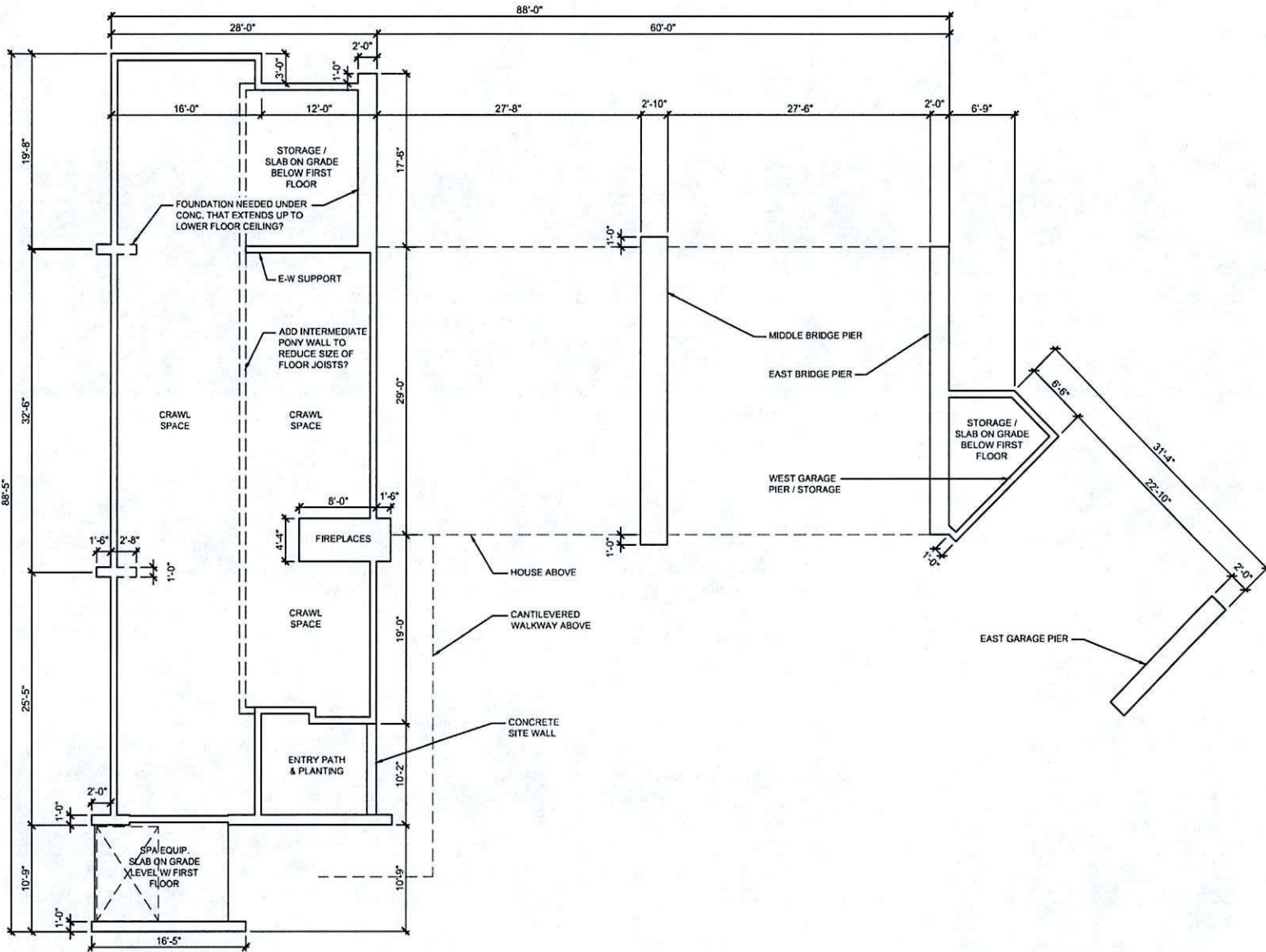


Sea Lion Residence  
Tax Map 27 14 05 D, Lot 1801  
St. Andrews Lane, Bandon, Oregon  
vine maple design  
March 7, 2022

GOLF SHED & MATERIAL IMAGES A1.5

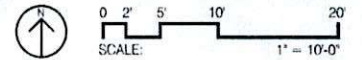




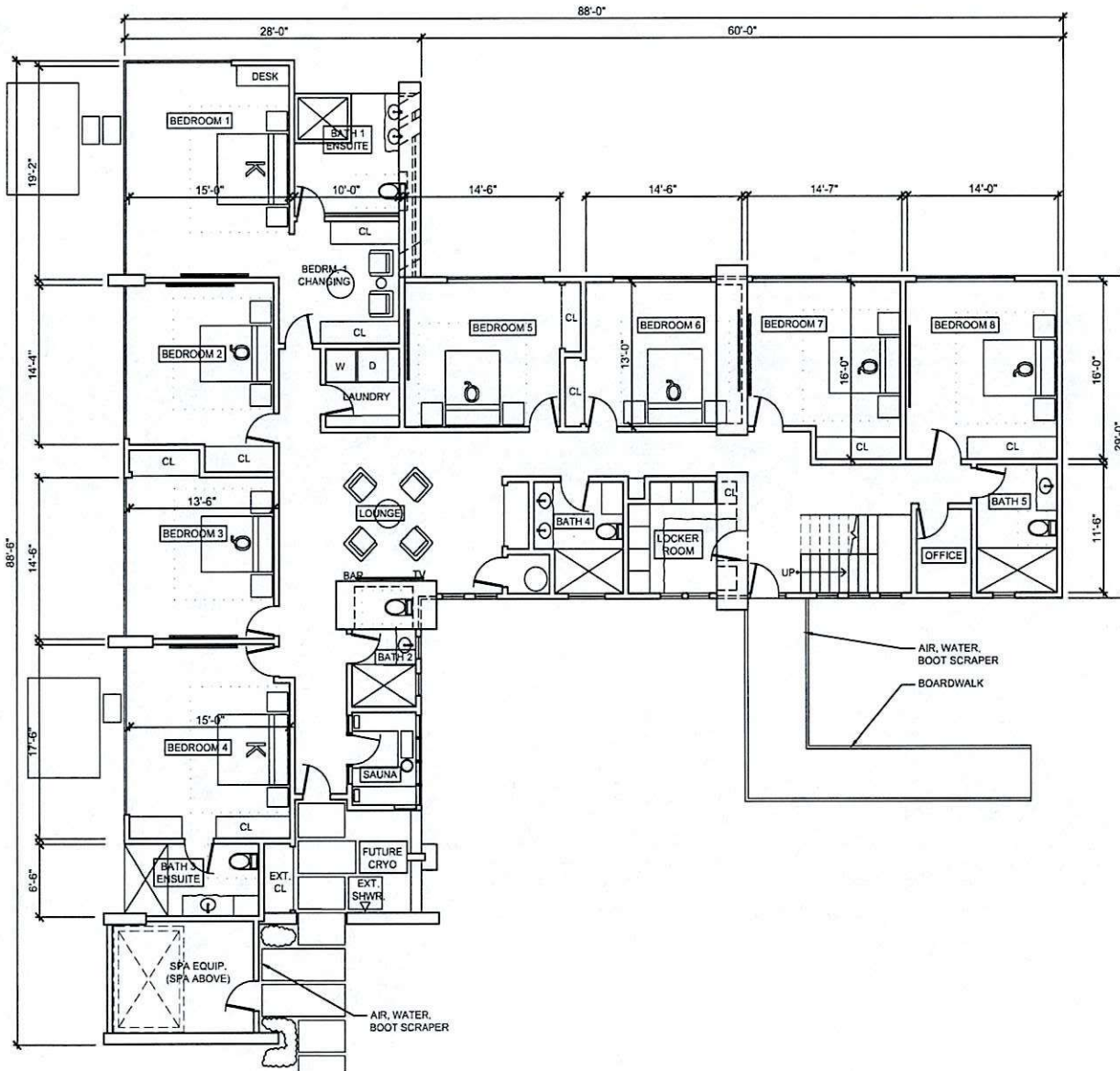


Sea Lion Residence  
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 March 7, 2022

FOUNDATION PLAN A2.0







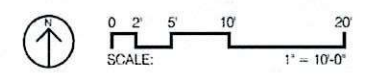
**Sea Lion Residence**

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

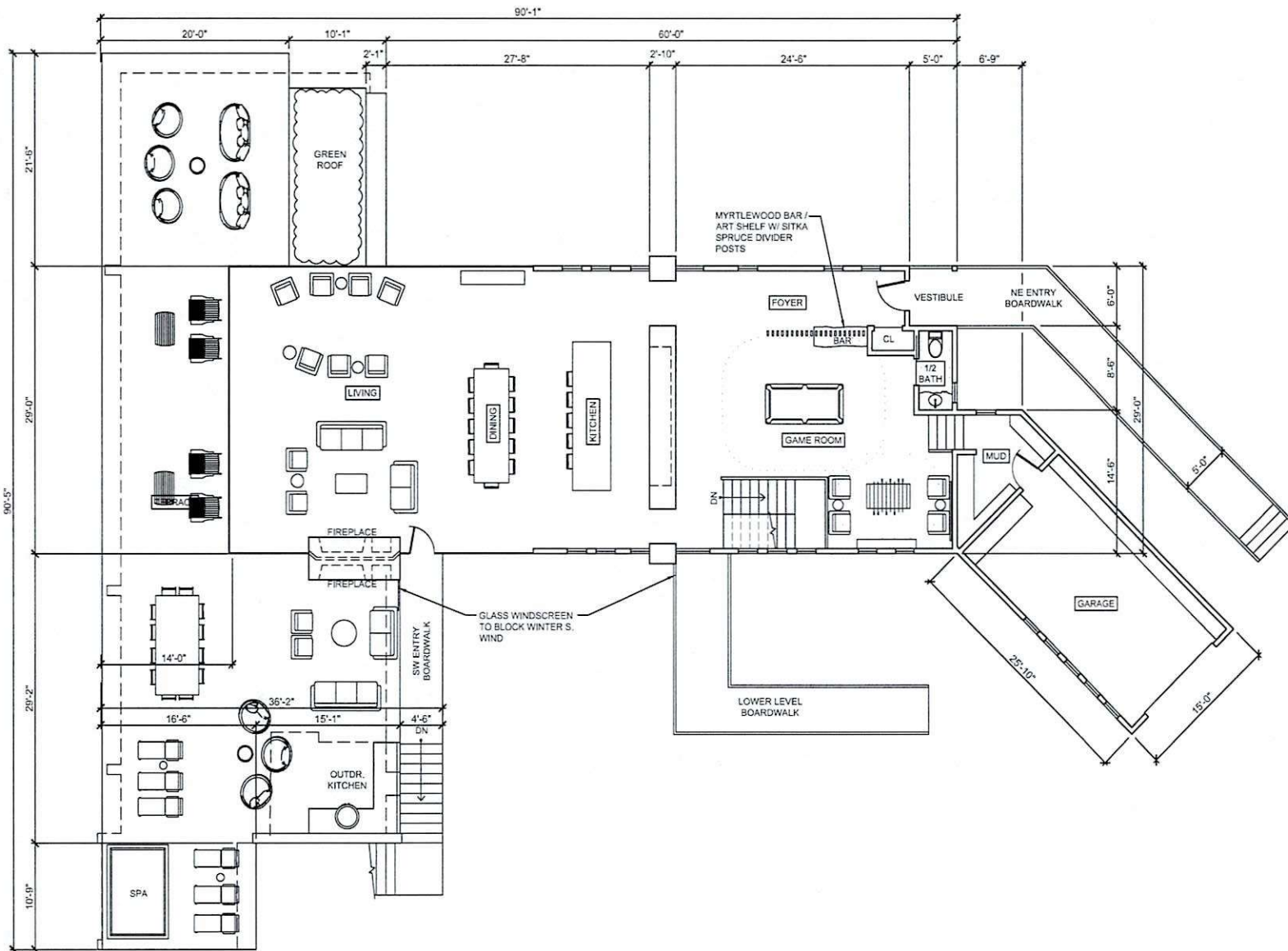
vine maple design  
 March 7, 2022



**LOWER LEVEL FLOOR PLAN A2.1**

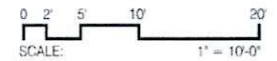






**Sea Lion Residence**  
 Tax Map 27 14 05 D, Lot 1801  
 St. Andrews Lane, Bandon, Oregon  
 vine maple design  
 March 7, 2022

UPPER LEVEL FLOOR PLAN **A2.2**







North Elevation

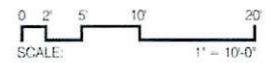


South Elevation



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

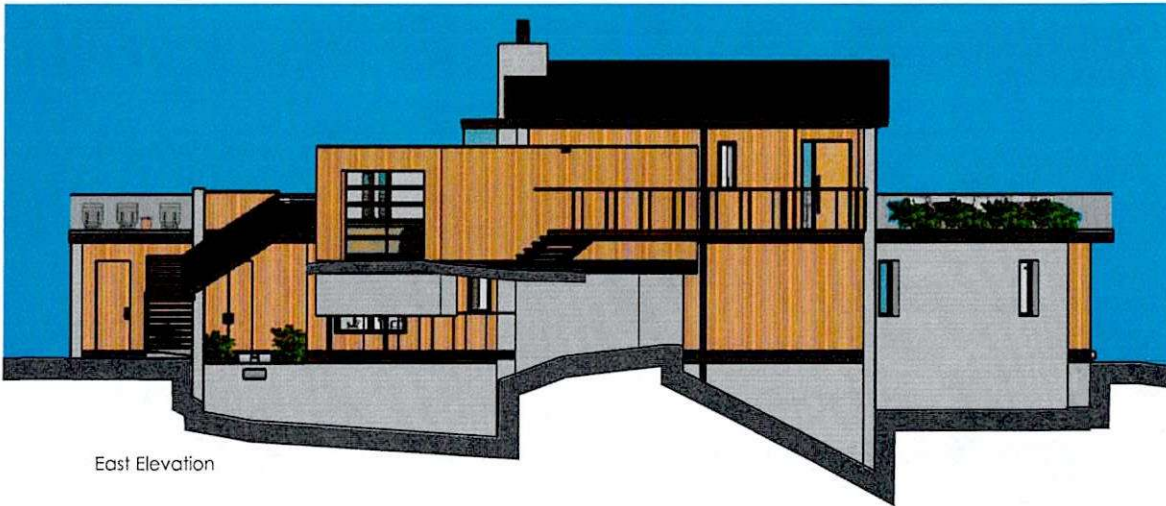






CHIMNEYS W/  
SPARK ARRESTORS

West Elevation



East Elevation



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





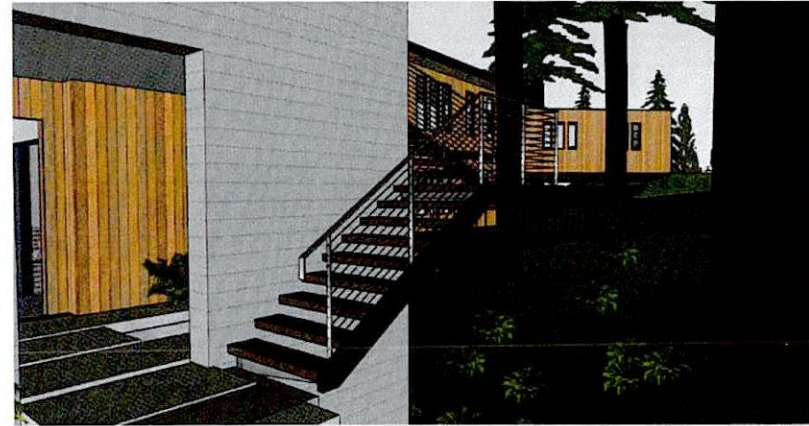
Overview



Southwest Entry



Ocean-View Patio Terrace



Lower SW Entry



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





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/N-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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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.

#### 4.11.251 Floodplain General Standards

**Note:** The proposed golf green area is within FEMA flood zone V, the house is not in a floodplain.

7. **Other Development.** Includes ... filling, grading, paving, excavation ... located within the area of a special flood hazard, but does not include ... fill less than 12 cubic yards, fences, road and driveway maintenance, landscaping, gardening and similar uses excluded because it is the County's determination that such uses are not of the type and magnitude to affect potential water surface elevations or increase the level of insurable damages.

Review and authorization of a floodplain application must be obtained from the Coos County Planning Department before "other development" may occur. Such authorization by the Planning Department shall not be issued unless it is established, based on a licensed engineer's certification that the "other development" shall not:

- a. Result in any increase in flood levels during the occurrence of the base flood discharge if the development will occur within a designated floodway; or,
- b. Result in a cumulative increase of more than one foot during the occurrence of the base flood discharge if the development will occur within a designated flood plain outside of a designated

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*floodway.*

**Response:** We plan to balance on-site cut & fill (ie: no net offhaul or import), but the golf green will require much more than 12 C.Y. of grading in total. See cut & fill earthwork estimates on overall site plan. We haven't obtained an engineer's certification. We see no normal flood channel designation on the property, only zone 'V' for velocity wave run-up, and we don't see that our proposed golf green would affect flood discharge. Please advise whether the engineer's certification is needed.

#### **4.11.256 Coastal High Hazard Areas**

*These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this ordinance and state building code, the following provisions shall also apply:*

*1. All new construction and substantial improvements in Zones V1-V30 and VE (V if base flood elevation data is available) shall be elevated on pilings and columns so that:*

- a. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated a minimum of one foot above the base flood level; and*
- b. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in and given year (100-year mean recurrence interval);*

**Response:** We don't believe there is a base flood elevation for our zone V. The golf maintenance shed will be constructed to resist flotation and movement per item b.

*2. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of 1 (a) and (b) of this section;*

**Response:** Structural design is pending, we will send drawings and a floodplain application as an update to this submittal.

*3. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures in Zones V1-30, VE, and V, and whether or not such structures contain a basement. The local administrator shall maintain a record of all such information;*

**Response:** Bottom of building structure is shown on the golf plan.

*4. All new construction shall be located landward of the reach of mean high tide;*

**Response:** All construction is at least 16 feet above the vegetation line, well above MHT.

*5. Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing*

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*collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or State codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:*

- a. Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and*
- b. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).*

*6. If breakaway walls are utilized, such enclosed space shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation;*

Response to 5-6: The maintenance shed is planned to be securely built into the hillside, no space below the floor or breakaway walls are planned.

*7. Prohibit man-made alteration of sand dunes which would increase potential flood damage;*

*8. The use of fill for structural support of buildings is prohibited.*

Response to 7 & 8: No alteration of sand dunes or structural fill to support buildings is planned.

Response to 9 & 10: No manufactured homes or recreational vehicle parking are planned.

### 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 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. Other than the

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septic area, drive, parking, and the western portion of the proposed house, there is no flat area on which to construct a golf green. The flat areas at the top of the bluff are unsuitable per the geologist, and even if suitable, would result in more negative visual impact from the beach than our proposed location.

*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 both a well-sited house and excellent golf area. The proposed house & golf area minimize 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: Both the house & golf area are planned to minimize impact on nearby properties. Both are set back from the neighbors as much as is practical given the site's limitations, while also limiting visual impact for beachgoers.

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

*To be provided later:*

Engineer's drawings for golf area grading, drainage, retaining walls & maintenance shed  
Special Flood Hazard Application

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**Coos County Planning Department**

Coos County Courthouse Annex, Coquille, Oregon 97423  
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-7770

FAX (541) 396-1022 / TDD (800) 735-2900

**Jill Rolfe, Planning Director**

**CONSENT**

On this Fourth day of February, 2022,

I, Daniel Thomas Platt  
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 27S, Range 14,

Section 05, Tax Lot 01801, Deed Reference 2021-5270

Hereby grant permission to Matthew J. Reilly so that a(n)  
(Print Name)

Administrative Conditional Use Review application can be submitted to the Coos  
(Print Application Type)

County Planning Department.

Owners Signature/s

*Daniel Platt*

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