



# 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

AD-22-047  
DE-22-0671  
ACU-22-27

FILE NUMBER:

Date Received: 6/13/22 Receipt #: 231987 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) Larry Wallace

Mailing address: 370 E 7th St. Coquille, OR 97423

\* Phone: 5412942506 Email: \_\_\_\_\_

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
30S	13W	35	Select	Select	
Select	Select	Select	Select	Select	400

Tax Account Number(s): 1342900 Zone: Select Zone Forest Mixed Use (FMU)  
Tax Account Number(s) \_\_\_\_\_ Please Select

B. Applicant(s) Larry Wallace

Mailing address: 370 E 7th St. Coquille, OR 97423

Phone: 5412942506 \_\_\_\_\_

C. Consultant or Agent: \_\_\_\_\_

Mailing Address \_\_\_\_\_

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

### Type of Application Requested

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

### Special Districts and Services

Water Service Type: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic  
School District: Myrtle Point Fire District: Broadbent RFPD NONE

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](#)

Written Statement of Intent:

6/10/22

On August 18, 1994 the planning director approved ACU-94-47 Allowing a "160 Acre" dwelling in a forest zone. The intent of this application is to address current criteria required to site the dwelling in its present location.

The property consists of 165 acres bisected by Dement Creek County Road. The property generally lies in a North – Northwesterly aspect, with one fork of the headwaters of Dement Creek running Northerly through the west central portion. The topography varies from gentle on the Northern and Central portions to moderately steep slopes in and around the draws in the extreme South. The elevation varies from about 400 feet above sea-level in the North to 1600 feet in the South. At the time of purchase in 1992, the property had been logged and no merchantable timber volumes were present. During 1993 and 1994, 65-70 acres were planted. A timber cruise done in 2019 indicates over 900 MBF of Douglas Fir.

Building sites #1, #2, and #4 approved for ACU-94-47 proved to be unsuitable due to unstable ground. Site #3 was found to be the most stable location (see report by Terra Firma Geological Services – Ron Sonnevil, November 30, 1995). Site #3 was also accessible by an existing road. Since it was recommended that current roads be maintained for good forest management (see timber management plan by Menasha Corporation, February 27, 1992 – page 8) it seemed logical to improve this road and develop site #3.

In addition to providing access to the dwelling site, this road allows access for better management and fire protection for a large portion of the forest land. The driveway was designed in a loop near the dwelling site to provide easy in and out for vehicles and equipment. Adequate parking and turn around has been developed (see site plan). This dwelling site is away from, and will be less affected by future logging operations on the balance of the forest acreage.

Location of this site will allow for observation and timely reporting of any fires that may occur on surrounding lands.

There is presently a 3600 gallon water storage tank with a two inch supply line to within 30 feet of the dwelling for fire protection. Room has been provided for an additional 3600 gallon tank. The two inch line will be extended down slope to a location near the outbuildings. For added fire protection, there is 7200 gallons of water storage in tanks adjacent to the county road below the water source.

Fire zones will be established as follows: 30 feet primary and 100 feet secondary down slope.

All structures have fire retardant asphalt shingles or metal roofs.

No year-round streams or wetlands are on this property.

**A water source 600 feet below the county roadway has been improved for wildlife use.**

**The forest growth potential on this property is generally a low class III and is not considered to be high value forestland.**

**Every effort was made to locate the dwelling site near the county roadway. The problems of slope, unstable soil conditions and access made it impossible to do so. Planning staff was made aware of these problems. The site that was developed appears to be the best location on this property.**

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:
- 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.
  - A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
  - A complete description of the request, including any new structures proposed.
  - 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:
- Location of all existing and proposed buildings and structures
  - Existing County Road, public right-of-way or other means of legal access
  - Location of any existing septic systems and designated repair areas
  - Limits of 100-year floodplain elevation (if applicable)
  - Vegetation on the property
  - Location of any outstanding physical features
  - 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.

Tary Wellau

**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: 0 Dement Creek Rd.

Type of Access: County Road Name of Access: Dement Creek Rd

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: 46998 Dement Creek Rd

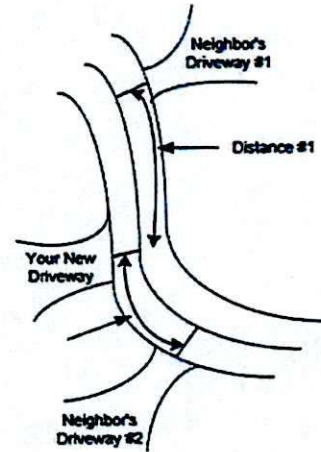
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW  
DRIVEWAY: 1 mile

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

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR  
NEW DRIVEWAY: 47826 Dement Creek Rd

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW  
DRIVEWAY: 2 miles 2 3/4

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

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 Spring

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:

To Dement Creek

Tax Lot 400  
165.01 Acres

# WALLACE TRACT

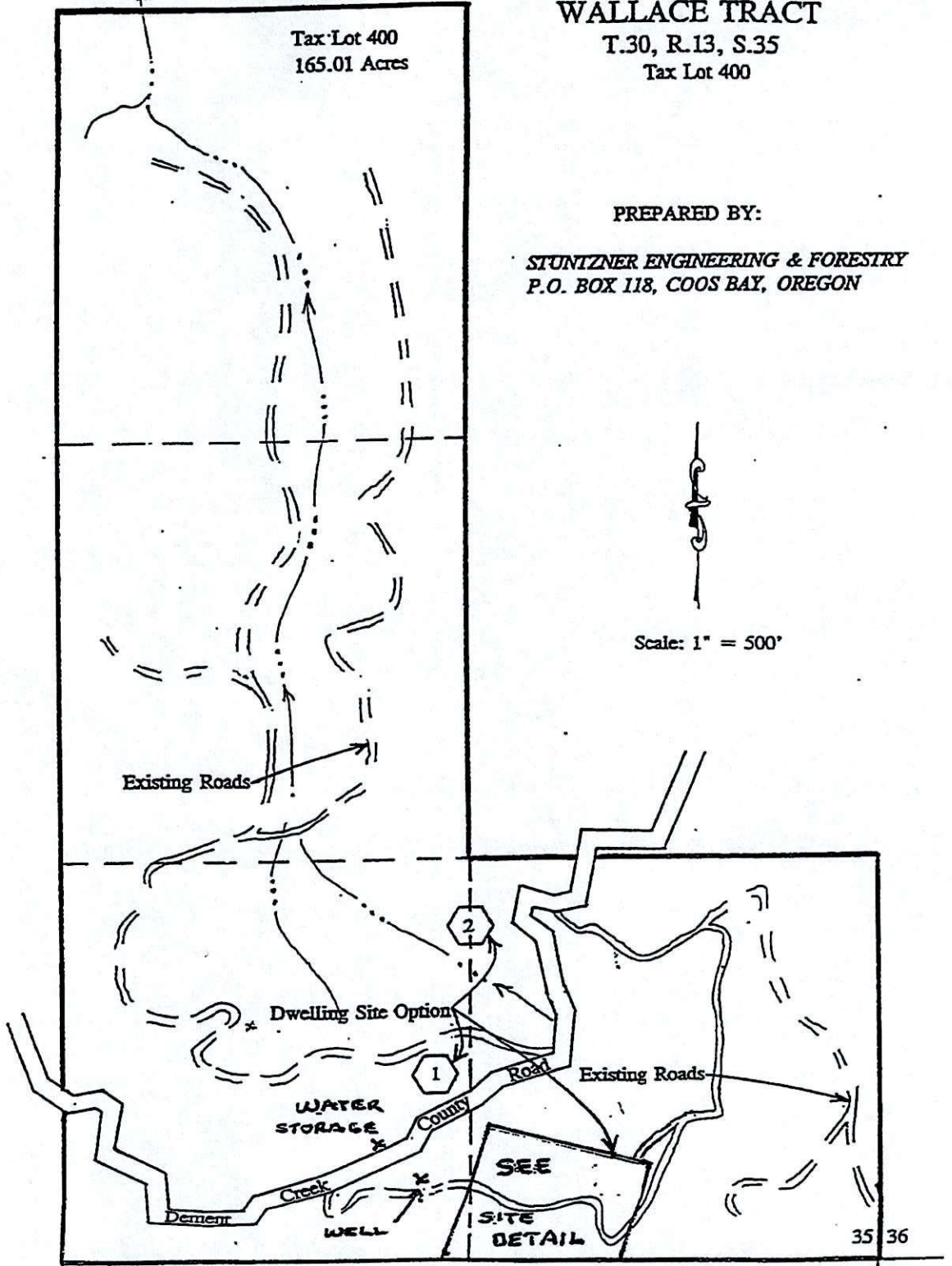
T.30, R.13, S.35  
Tax Lot 400

PREPARED BY:

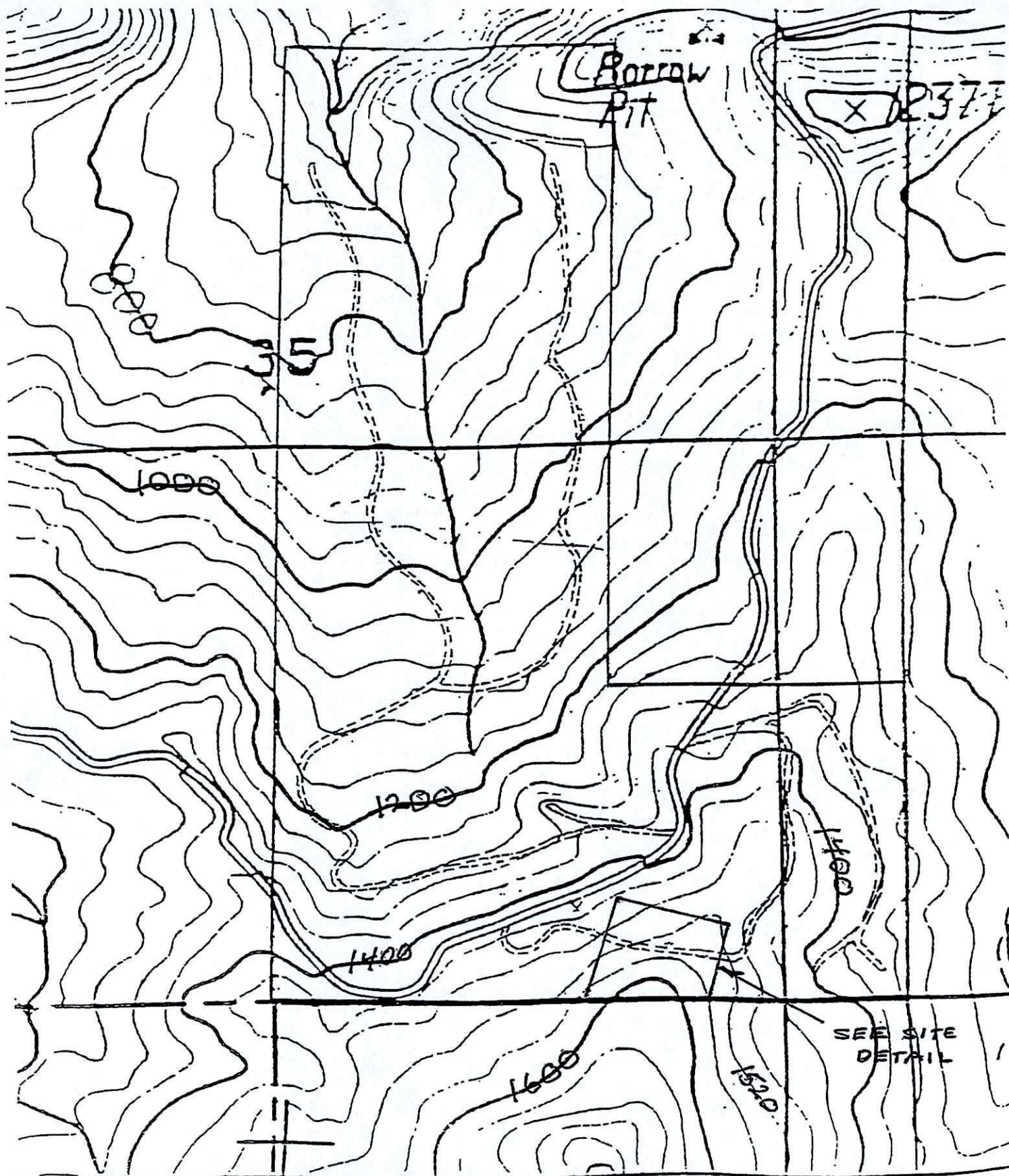
STUNTZNER ENGINEERING & FORESTRY  
P.O. BOX 118, COOS BAY, OREGON



Scale: 1" = 500'

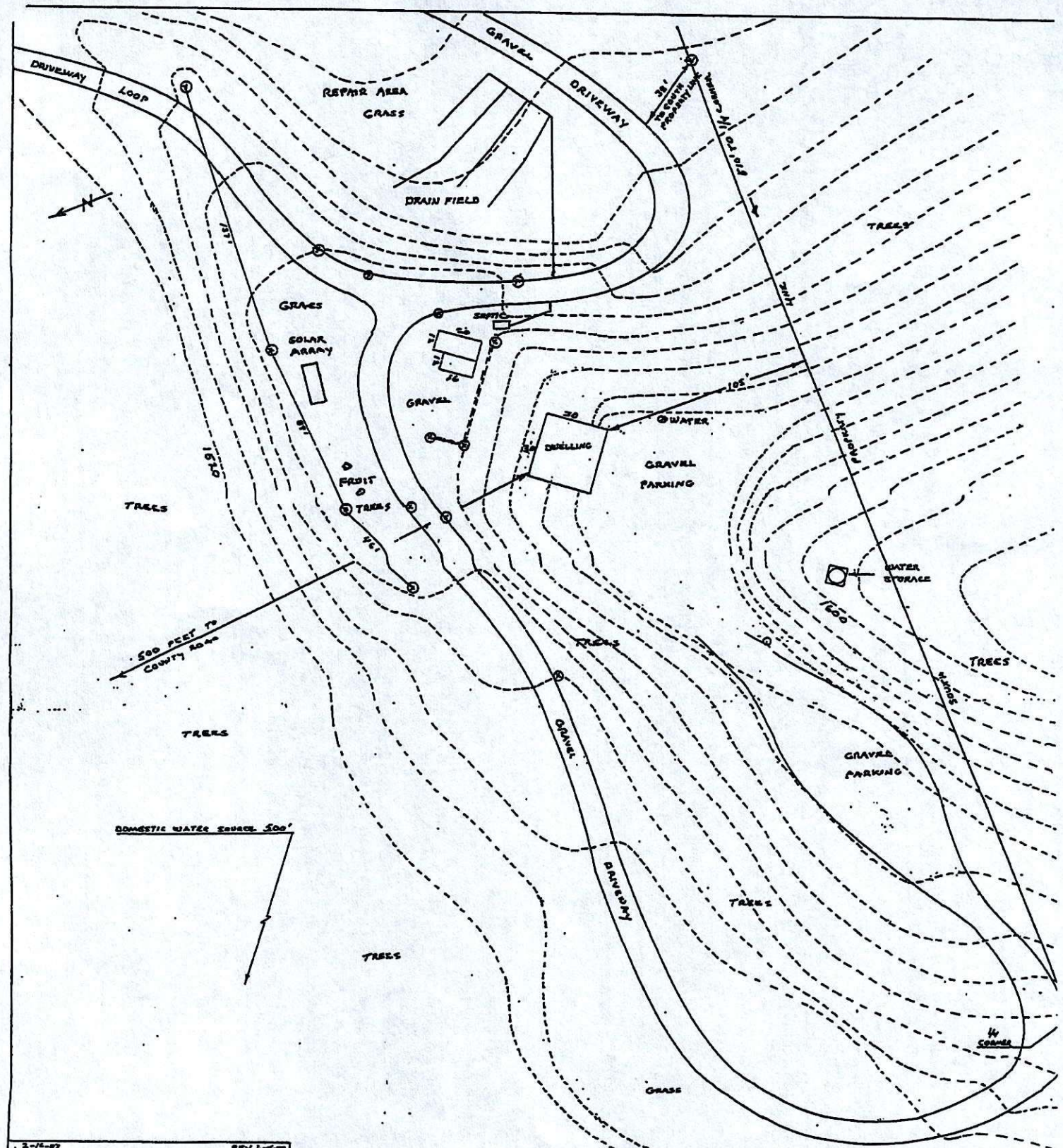






1" = APPROX 500'

40' CONTOUR INTERVAL



2-11-07 **SITE PLAN** REV L-2-08  
 DEWENT CREEK COUNTY ROAD  
 TAX LOT 30-13-35 400  
 SCALE: 1" = 30' CONTOUR INTERVAL = 5'

# **TERRA FIRMA GEOLOGIC SERVICES**

**RON SONNEVIL Engineering Geologist**  
27766 Hunter Creek Road, Gold Beach, OR 97444  
(503) 247-2091

November 30, 1995

Larry Wallace  
370 E. 7th Street  
Coquille, OR 97423

Dear Larry:

This letter briefly summarizes the tour we did of your Dement Creek property in Coos County, TL 400, 30-15-35. This letter is not intended to substitute for a geologic hazard investigation, rather it is only a summary of my observations of ground surface conditions. Prior to development it would be prudent to examine the proposed building site(s) in more detail with a backhoe to sample the soil materials at depth. Such an investigation can better quantify the landslide hazards which may be present and define mitigation measures which will decrease the potential for the development to be impacted.

You showed me two homesites below the Dement Creek road that Coos County had approved a dwelling to be located on. The southern site is located in a very wet bench area which was obviously formed by past landsliding and probably has the potential to be re-activated. Septic feasibility at this site appears unlikely due to the wet soils and potential for slope instability. The driveway/road accessing the south building site will be seasonally blocked by a large landslide which offsets it. Stabilization of the landslide may not be feasible and will likely require bridging with a railroad flatcar to ensure year around vehicle access. The landslide which offsets Dement Creek Road encroaches onto the road which would access the southern building site and, if that slide widens, it will further complicate access to the dwelling site. The northern approved dwelling site is located on a landing which is located on a small knob flanked by steep to very steep slopes. Setbacks from the edge of the pad formed by the landing are required to ensure that the building site will not be impacted by landsliding of fill on the edge of the landing. This building site is complicated due to a lack of room for anything larger than a small travel trailer and there does not appear to be enough available room to safely turn vehicles around, much less fire trucks. Septic feasibility will be difficult due to the steep slopes and the septic system will likely have to be located at least 1/8 mile away.

We examined and discussed several alternative building sites located above Dement Creek Road. The most stable building sites are located on top of the main ridges, however, the expense and practicality of developing these sites limits their feasibility. An alternative site we examined is located on a broad ridge area near the southern property line. That area has been shaped by past deep seated landsliding and probably soil creep, however, landslide

movement at this site is not currently active and it does not appear to have nearly as high risk as the southern site below Dement Creek Road. In my opinion the site has a low to moderate risk of being impacted by slow, deep seated slope movement or soil creep. There would be less risk of a manufactured home to be structurally impacted by slope movement at this site than a stick built dwelling. The road accessing this site encroaches onto a very wet, active landslide area where it intersects Dement Creek Road. If a part of the road must cross onto the edge of the wet landslide area then I recommend in that area the fill be underlain by one to two feet of free draining, angular, 1-4" diameter rock. The rock should be placed over an appropriate grade of woven geotextile such as Mirafi 600X and an appropriate grade of nonwoven geotextile (such as Mirafi 140N) should separate the free draining rock fill from the soil fill placed above it. A supplier for Mirafi products is Oregon Culverts at 503-692-0410. The site should be graded to allow it to easily drain prior to placing the free draining rock fill and additional subsurface drainage could be provided.

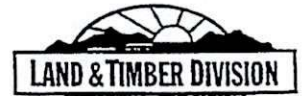
We also examined alternative areas below Dement Creek Road. The general area in the vicinity of the existing storage shed and the area we examined several hundred feet northeast of it are located on old landslide deposits. Much of this area does not appear to be involved in or threatened by active landslide movement and my preliminary opinion is that areas exist which are suitable for locating at least a manufactured home and probably a stick built home on. Unfortunately, I cannot be more specific about an actual home site location due to the reconnaissance nature of this investigation. Septic feasibility in this lower area appears to be more likely than the much of the general area upslope to and above Dement Creek Road. The problem with the lower area is access. The existing road on your property crosses several active landslides which make year around access extremely difficult and probably economically not feasible. There is a lower gradient road which accesses this area from the adjacent property to the east and appears to cross much more stable terrain than the road which access the road through your property. If access on this road can be acquired through an easement or property purchase then the lower area will be a viable option and likely will be a preferred alternative.

Please don't hesitate to contact me if you have any questions about developing this or any other property.

Respectfully,



Ron Sonnevil



## THE DEMENT CREEK PROPERTY MANAGEMENT RECOMMENDATIONS

I think that one of the keys to managing a tract of forestland is having good access to all parts of the ownership. Thus one of the first things I would suggest is that you maintain and protect your road system. The roads on the southern end of the property (the steepest part) are badly eroded in certain areas, and they should be filled in and shaped up, and then ditched and water barred to prevent erosion. If left as they are, they will continue to erode and cause bigger problems in the future. Many roads on the north end have a lot of grass started, and that will help preserve them. The roadsides should be sprayed or otherwise maintained to prevent Alder and other species from encroaching on the road beds.

Basically, the northern end of the property (Type #1) and the two small stands of Douglas fir in the southeast corner only needs time, +/- 20-25 years to reach maturity.

The balance of the property was cut over (to varying degrees) and needs to be reforested. Type #3, although plantable, really should be scarified (all the remaining small trees knocked down and pushed into piles for burning) beforehand. If planted as is, you will have a continual problem with Alder sprouts and brush competing, and probably overtopping the planted fir (without spraying). Type #6 is too brushy right now to plant underneath, as the trees probably would not survive. That leaves type #4 as the only area that really should be planted, without first having done any site preparation work first. I should qualify that, by saying that there will be small areas within that type that will not be plantable because of brush. See Page 10 for reforestation requirements after harvest operations.

You will have to watch all of the areas that you plant to make sure that the Alder and brush don't start to crowd out the seedlings. That is a typical problem that you have when you log an alder stand like this, especially when it was only partially cut.

Two other potential problems that you might have with all of the grass you have are moisture competition and damage from mice. Many times an application of a herbicide is used to take care of both of these problems, as the mice leave when their cover is removed. This could cost about \$60 per acre.

165  
1-21-

2-13-92 400: 13427-00

92 01 0097

MEMORANDUM OF LAND SALE CONTRACT

On January 3, 1992, MEREDITH W. HARRIS entered into a Land Sale Contract to sell to LARRY L. WALLACE, for the sum of \$31,000.00, the following described real property, to-wit:

*part of 400*  
*NS 130*

The West half of the SE $\frac{1}{4}$ ; the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 35, Township 30 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

SUBJECT TO:

1. Rights of the public in and to that portion lying within streets, roads and highways.
2. Easement, including the terms and provisions thereof, to the United States of America, Department of the Interior, Bureau of Land Management, recorded June 26, 1981, on Microfilm Reel No. 81-3-0879, Records of Coos County, Oregon, for a road.
3. Seller reserves the right to use existing landings and existing roads on said premises for a period of time ending December 31, 1992, for purposes of removing timber from the adjoining Chandler property.

*Meredith W. Harris*  
MEREDITH W. HARRIS  
P.O. Box 155  
Myrtle Point, OR 97458

Address of the Buyer:

Larry L. Wallace  
P.O. Box 506  
Coquille, OR 97423

STATE OF OREGON )  
  )ss.  
County of Coos   )

On the 3rd day of January, 1992, personally appeared the above named MEREDITH W. HARRIS and acknowledged the foregoing instrument to be his voluntary act and deed.



*F. C. Meldrum*  
NOTARY PUBLIC FOR OREGON  
My Commission Expires:

Until a change is requested, all tax statements shall be sent to the following address:

Larry L. Wallace  
P.O. Box 506  
Coquille, OR 97423

State of Oregon  
County of Coos  
*92-01-009*

RECORDED BY  
**TICOR TITLE INSURANCE**  
60-095  
Coos County Branch

I, Mary Ann Wilson, County Clerk, certify that within instrument was filed for record at 11:28 A.M. JAN 6, 1992  
By *M. Bright* Deput  
#pages 1 OF 3 33

*per Larry*  
*370 E 7th*  
*Coquille*