

Driveway Fee will be paid after approval, prior to receiving a ZU

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: TBD

Type of Access: Private Easement - Provide Easement Name of Access: Linda Drive

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-

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: _____

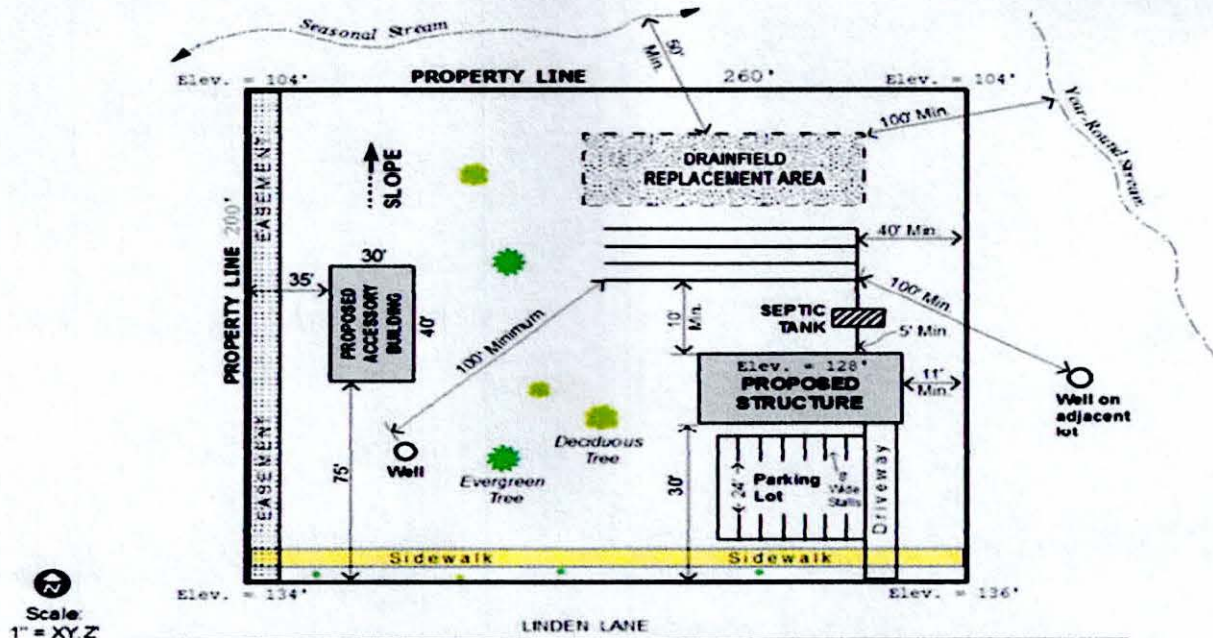
Staff Signature: _____

- 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 Heath 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.

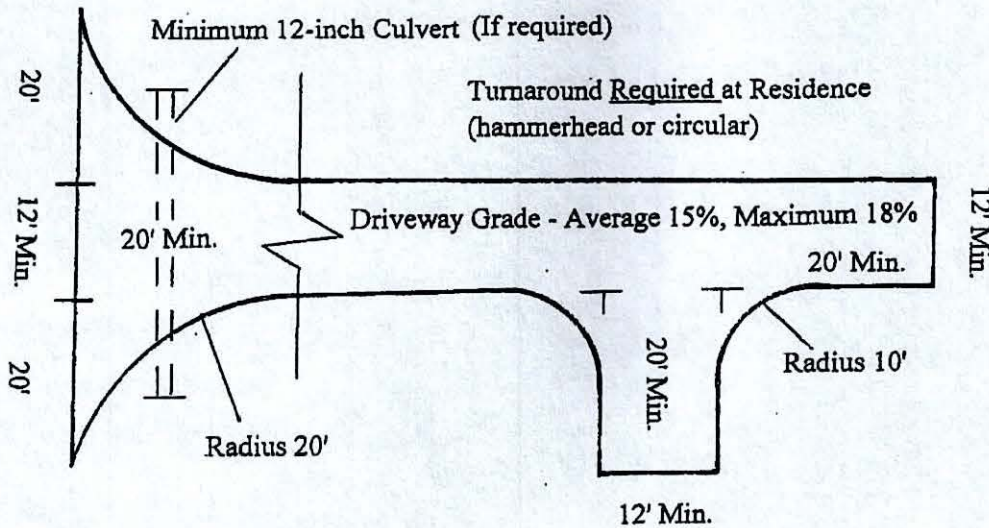
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

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



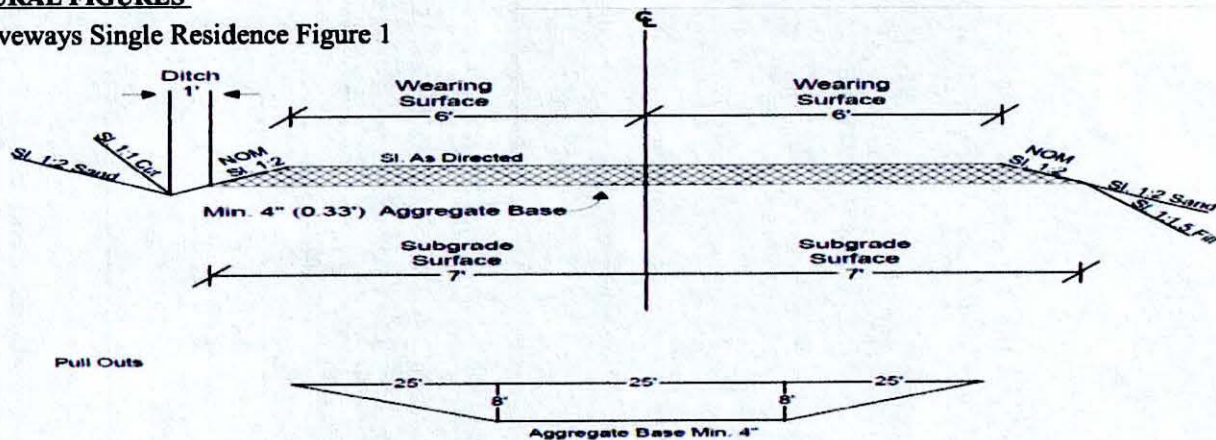
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:

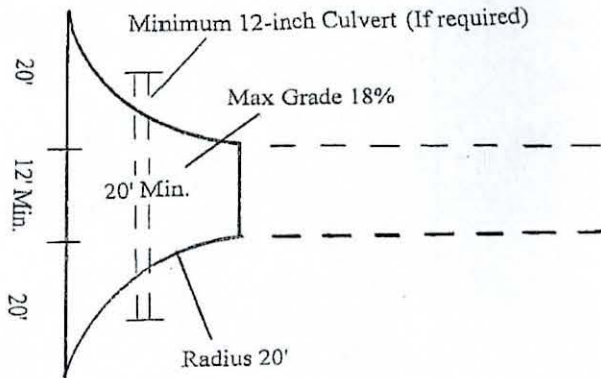
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

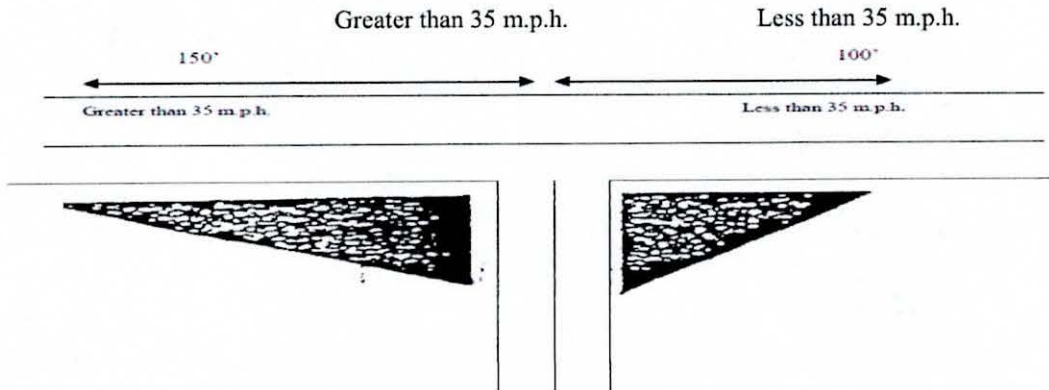


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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 line area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

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

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

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

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

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

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

Account Number: PORTION OF 1091600
Map Number: PORTION OF 29S1120-00400

Property Owner: GEIB, TENEILLE M ET AL
STONE, DARCIÉ
725 ASH ST
MYRTLE POINT, OR 97458-1174

Situs Address: NO SITUS ADDRESS

Acreage: 1.15 Acres

Zoning: FOREST (F)

Special Development Considerations and Overlays: ARCHAEOLOGICAL AREAS (ARC)
FOREST MIXED USE (MU)

Proposal: Single Family Dwelling in the Forest Zone

Background/ Property History/Site Conditions:

- On January 13, 1989, under file number ACU-89-03/ MP-89-13, the parent parcel was partitioned into three parcels: two non-forest parcels, one forest parcel, and the residual with no residence permitted.
- On August 3, 2006, a draft report was received for Measure 37 Claim- M122724 (M37-06-22). On August 22, 2006, the final for M122724 was received from DLCD (M37-06-22).
- On October 23, 2006, an archaeological notice was sent to the Coquille Tribes for proposed development, with no response received within the 30 day notice timeline (November 23, 2006). On November 27, 2006, no objections were noted from the Coquille Tribes. On November 29, 2006, a formal response from the Coquille Tribes confirmed no objections.
- On August 21, 2007, under ZCL-07-414, a septic site evaluation was requested based on M37 waivers by the State of Oregon and Coos County. The applicant was made aware that any development based on M37 was at their own risk. At this time, no dwellings were present on the property, and no clearance for dwelling or septic system siting was provided.
- On June 18, 2013, research indicated a Measure 49 claim was accepted for the property.
- On June 27, 2019, P-19-011 was received for a three-parcel partition. On August 21, 2019, a request for comments was sent to the Coquille Indian Tribe with a deadline of

September 20, 2019. On December 4, 2019, a notice of decision for P-19-011 was sent, with an appeal deadline of December 19, 2019.

- On July 23, 2021, RN-21-003 & AD-21-052, and on the same date, under CD-21-150, Parrish Dwellings for parcels 1-3 of P-19-011 were received. On July 27, 2021, the ZCL draft under CD-21-150 was filed in the electronic folder. The partition was not recorded in the required time frame and expired. The Road name was completed.
- On April 17, 2024, under ZCL-24-104, clearance was granted to perform a septic site evaluation for prospective parcels 1 through 3 within the attached land partition plat. The property is located within an Archaeological Notification Area; thus, the applicant/property owner and/or contractors must contact the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians and the Coquille Indian Tribe prior to any ground disturbing activity.
- On May 14, 2024, P-24-007 was received, the request was for the same partition approval that was approved in 2019 but had expired. The approval was sent out on June 4, 2024, with an appeal deadline of June 19, 2024.

Location: The property in question is located southeast of the City of Myrtle Point and is accessible through a private easement road, Linda Drive, which is off Coos County maintained public road, King Creek Road.

Zoning: The property is zoned Forest (F).

A. **SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:**

“Lawfully established unit of land” means:

1. *The unit of land was created:*

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

FINDING: The parcel was created through a Land Division (P-24-007) approved by Coos County, which means the parcel is created pursuant to 6.1.125.b, through a prior land use decision.

SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for Planning Director Approval of a Template Dwelling (*Single Family Dwelling*) in the Forest Mixed Use Zone pursuant. The application did not specify any additional development requests; therefore, no other development proposals were reviewed.

The applicable review criteria are found in Coos County Zoning and Land Development (CCZLDO) 4.6.100 Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Table 1 of CCZLDO Section 4.6.110.63 defines the relevant criteria for Template Dwellings (Alternative forestland dwellings ORS 215.750) subject to an ACU, Section 4.6.120 Review Standards (9)(B)(II). Development shall also comply with Section 4.6.140 Development and Siting Standards. All dwellings and structures are subject to the siting standards found in Section 4.6.130. Properties that are in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11. This proposal is not subject to review under Natural Hazards Section 4.11.

Template Dwelling criteria and forest siting standards

Use	TR	Subject to
<i>(9) Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed condi</i>		
63.	<i>Template Dwelling (Alternative forestland dwellings ORS 215.750)</i>	ACU (9)(B)(II)

- o SECTION 4.6.120 Review Standards (9)(B) DWELLING ON FOREST AND FOREST MIXED USE ZONES -(II) Template Dwelling - 215.750 Alternative forestland dwellings; criteria.
 1. In western Oregon, a governing body of a county or its designate may allow the establishment of a single family "template" dwelling authorized under ORS 215.750 on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:
 - a. Capable of producing zero to 49 cubic feet per acre per year of wood fiber if:
 - A. All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - B. At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - b. Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:
 - A. All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - B. At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - c. Capable of producing more than 85 cubic feet per acre per year of wood fiber if:
 - A. All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - B. At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.

d. As used in this section, "center of the subject tract" means the mathematical centroid of the tract.

2. *The following review standards apply to "template" dwellings approved under this rule:*

- a. *Lots or parcels within urban growth boundaries may not be used to satisfy the eligibility requirements under this rule.*
- b. *Except as provided by subsection (c) of this section, if the tract under section (1) of this rule abuts a road¹¹¹ that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road.*
- c. *If the:*
 - A. *Tract 60 acres or larger described under section (1) of this rule abuts a road or perennial stream, the measurement shall be made in accordance with subsection (b) of this section. However, one of the three required dwellings must be on the same side of the road or stream as the tract, and:*
 - i. *Be located within a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream; or*
 - (ii) *Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.*
 - (B) *Road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling.*
- (d) *Notwithstanding subsection (6)(a) of this rule, if the acknowledged comprehensive plan and land use regulations of a county require that a dwelling be located in a 160-acre square or rectangle described in sections (3) and (4) of this rule or subsections (b) or (c) of this section, a dwelling is in the 160-acre square or rectangle if any part of the dwelling is in the 160-acre square or rectangle.*

¹¹¹ The statutory definition of "public road" at ORS 368.001(5) is not applicable to approval of a forest template dwelling required by ORS 215.750(5) to be located on a tract that abuts a "road." Interpretation of a local code requirement that such dwellings be located on a "public road" is controlled by local legislative intent rather than by statute. *Petersen v. Yamhill County*, 33 Or LUBA 584 (1997). The road may be public or private as long as it has been existence and continued to be in existence since January 1, 1993 and meets the following local definition: A public or private way created or intended to provide ingress or egress for persons to one or more lots, parcels, areas, or tracts of land. A road does not include: (a) driveway located exclusively on the same lot, parcel or tract of land as the use it serves; (b) a private way that is created or intended to provide ingress or egress to such land in conjunction with the use of such land exclusively for forestry, mining, or agricultural purposes.

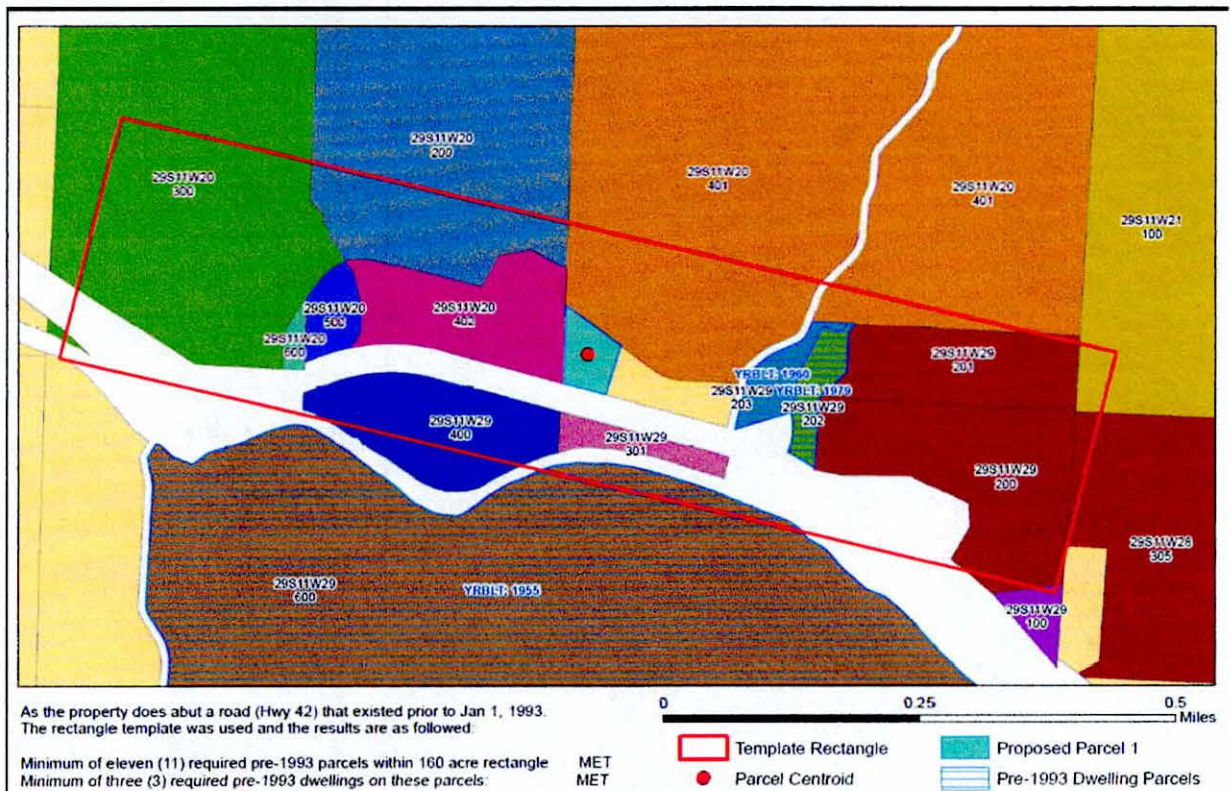
FINDING: A soil survey performed on the NRCS website identified that 14F Digger-Preacher- Umpcoos association 50 to 80 percent slopes has a forest productivity cubic feet per acre per year rating of 143 cubic feet per acre, but this soil is only 7.8% of the soils on the subject property and the proposed dwelling will not be within this soil. The proposed dwelling will be located within the 10B Chismore Silt Loam, 3 to 7 percent slopes, which does not have a listed rating of cubic feet per acre per year. This means that the parcel is capable of producing zero to 49 cubic feet per acre of wood fiber, and must meet the requirements listed under Section 4.6.120(1)(a). The requirements listed under this section outline that all or part of at least three (3) other lots or parcels that existed on January 1, 1993 are within a 160-acre square centered on the center of the subject tract; and at least three (3) dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels. The ordinance pursuant to Section 4.6.120(2)(b) allows for the template to be made by creating a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the subject tract and that is to the maximum extent possible, aligned with the road if the subject property abuts a road that existed on January 1, 1993.

Soil Survey



Map unit symbol	Map unit name	Rating (cubic feet per acre per year)	Acres in AOI	Percent of AOI
10B	Chismore silt loam, 3 to 7 percent slopes		1.9	92.2%
14F	Digger-Preacher-Umpcoos association, 50 to 80 percent slopes	143.00	0.2	7.8%
Totals for Area of Interest			2.0	100.0%

A template test was performed (see results below) and it was found that the parcel meets the requirements. None of the lots or parcels are within the Urban Growth Boundary. The template test was performed prior to the soil report, and therefore; the template test was performed using the maximum required parcels and dwellings per the criteria (11 parcels and 3 dwellings). The different colors below identify the parcels that were found to have been created prior to 1993. Please note: the proposed parcel highlighted in aqua was not created prior to 1993, and therefore was not counted in the total number of parcels, it was highlighted to show location of subject property.



3. A proposed "template" dwelling under this rule is allowed only if:
 - a. It will comply with the requirements of an acknowledged comprehensive plan, acknowledged land use regulations, and other provisions of law;

- b. *It complies with the requirements of OAR 660-006-0029 and 660-006-0035;*
- c. *No dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under section (5) of this rule for the other lots or parcels that make up the tract are met;*
- d. *The tract on which the dwelling will be sited does not include a dwelling.*
- e. *The lot or parcel on which the dwelling will be sited was lawfully established.*
- f. *Any property line adjustment to the lot or parcel complied with the applicable property line adjustment provisions in ORS 92.192.*
- g. *Any property line adjustment to the lot or parcel after January 1, 2019, did not have the effect of qualifying the lot or parcel for a dwelling under this section; and*
- h. *If the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract.*

FINDING: The property in question complies with the following criteria:

(a) Compliance with Comprehensive Plan and Land Use Regulations: The proposed development adheres to the requirements of an acknowledged comprehensive plan, acknowledged land use regulations, and other relevant provisions of law.

(b) Compliance with OAR 660-006-0029 and 660-006-0035: The property meets the requirements set forth in OAR 660-006-0029 and OAR 660-006-0035, ensuring that the proposed dwelling complies with state land use rules for forest lands.

(c) No Additional Dwellings Allowed on Tract: This parcel is not within a tract, therefore; this criteria does not apply.

(d) No Existing Dwelling on the Tract: This parcel is not within a tract, therefore; this criteria does not apply.

(e) Lawful Establishment of the Lot or Parcel: The lot or parcel on which the dwelling will be sited was lawfully established in accordance with applicable land use regulations.

(f) Compliance with Property Line Adjustment Provisions: This parcel has not been adjusted through a property line adjustment.

(g) No Qualifying Property Line Adjustment After January 1, 2019: This parcel has not been adjusted through a property line adjustment.

(h) No Existing or Approved Dwelling on Tract as of January 1, 2019: The lot or parcel on which the dwelling will be sited was not part of a tract on January 1, 2019, therefore; no other dwelling has been approved on the tract.

(4) Subsection (1)(d) and (3)(e) through (4) of Section (II) TEMPLATE DWELLING applies:

(i) *On and after November 1, 2021 in Columbia, Coos, Curry, Deschutes, Douglas, Josephine, Linn, Marion, Washington, and Yamhill Counties with following limited exception:*

(A) *Prior to November 1, 2023, the county may allow the establishment of a single-family dwelling on a lot or parcel that was part of a tract on January 1, 2021, if:*

(i) *No more than one other dwelling exists or has been approved on another lot or parcel that was part of the tract; and*

(ii) *The lot or parcel qualifies, notwithstanding subsection (3)(h), for a dwelling under section (1) of this rule.*

(5) *When the lot or parcel on which the dwelling will be located is part of a tract, the remaining portions of the tract shall be consolidated into a single lot or parcel and a deed restriction using the form provided in OAR 660-06-027(6), "Exhibit A," shall be completed and recorded with Coos County Clerk. The covenants, conditions and restrictions in the deed restriction:*

(a) *The covenants, conditions and restrictions are irrevocable, unless a statement of release is signed by an authorized representative of the county or counties where the property subject to the covenants, conditions and restrictions is located.*

(b) *Enforcement of the covenants, conditions and restrictions may be undertaken by the department or by the county or counties where the property subject to the covenants, conditions and restrictions is located.*

(c) *The failure to follow the requirements of this section shall not affect the validity of the transfer of property or the legal remedies available to the buyers of property that is subject to the covenants, conditions and restrictions required by this section.*

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

FINDING: This parcel is not part of a tract, and no dwelling exists on the parcel; therefore, subject (4) and (5) are not applicable to the request.

SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL new and REPLACEMENT dwellings and structures in forest

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

1. *Dwellings and structures shall be sited on the parcel so that:*
 - a. *They have the least impact on nearby or adjoining forest or agricultural lands;*

- b. *The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;*
 - c. *The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and-*
 - d. *The risks associated with wildfire are minimized.*
 2. *Siting criteria satisfying section (1) of this section may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.*
 3. *The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of groundwater or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:*
 - a. *Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;*
 - b. *A water use permit issued by the Water Resources Department for the use described in the application; or*
 - c. *Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.*
 4. *As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management, or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.*
 5. *Approval of a dwelling shall be subject to the following requirements:*
 - a. *Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in department of Forestry administrative rules;*
 - b. *The planning department shall notify the county assessor of the above condition at the time the dwelling is approved;*
 - c. *If the lot or parcel is more than 10 acres in western Oregon or more than 30 acres in eastern Oregon, the property owner shall submit a stocking survey report to the county assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules;*
 - d. *Upon notification by the assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If that department determines that the tract does not meet those requirements, that department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax; and*

- e. *The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.*

FINDING: The applicant has detailed each criteria below.

1. Siting Criteria for Dwellings and Structures

(a) Least Impact on Nearby or Adjoining Lands:

Oregon State Highway 42 South abuts the property to the south, the parcel to the north is in forest production, the parcels to the east and west are being used for residential use. The subject parcel contains no vegetation other than a few apple trees and blackberries, and is mostly flat.

The property owner acknowledges that the dwelling must be sited to create the least impact on agricultural and forest lands. The parcel to the north is the only parcel with a forest or farm use. The proposed dwelling will be 30 feet from the north property line, and is proposed to be located close to the existing road (Linda Lane). The existing road (Linda Lane) was the original Oregon State Highway, and the dwelling is proposed as close to existing development to the west. Linda Lane is paved, and less than 350 feet from Oregon Highway 42, which will provide effective access for fire protection.

(b) Minimized Adverse Impacts on Forest Operations and Accepted Farming Practices within the subject property:

The subject property is 2.07 acres in size, and does not have a farm or forest use currently. Development will include a Single Family Dwelling with an attached deck, Septic System and improving the driveway to meet the Coos County Road Department requirements listed within Chapter 7 of the Coos County Zoning and Land Development Ordinance.

(c) Minimized Use of Forest Lands for Access Roads and Structures:

The access road (Linda Drive) to the parcel is existing, the proposal will require a driveway off of the existing access road. The property is not within active forest use, therefore; the development will minimize use of forest lands.

(d) Minimized Wildfire Risks

Fuel breaks will be maintained around all structures to minimize wildfire risks.

2. Siting Criteria for Minimizing Impacts

The siting criteria include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads, and siting on the portion of the parcel least suited for growing trees. This criteria is explaining how you address #1 within this section, which has been thoroughly addressed above.

3. Domestic Water Supply:

The proposed water source is groundwater using a private domestic well, which is exempt under ORS 537.545 for water use permits. The well constructors report will be submitted to Coos County Planning after completion.

4. Road Access:

The property is accessed off Linda Lane, which is a private 40 foot easement road, with a 20 foot paved travel surface. Linda Lane is off of King Creek Road, which connects to Oregon State Highway 42.

5. Requirements for Approval of a Dwelling

1. Tree Planting and Forest Stocking Requirements

The property contains very little vegetation, the soil type severely limits tree growth. Trees will be maintained as feasible, and additional trees will be planted where possible.

2. Size of the Property

The property is 2.07 acres and is not required to file a stocking survey.

3. Deed Restriction for Farm or Forest Practices

The applicant will comply with the requirement to record the deed restriction.

The applicant has demonstrated compliance with Section 4.6.130 by ensuring the proposed dwelling and structures are sited to minimize impacts on forest lands, reduce wildfire risks, and meet all relevant requirements, including providing a valid domestic water supply and securing proper road access. The applicant has also addressed tree planting and forest stocking requirements, and the property is under the required acreage threshold, exempting it from additional stocking surveys. The applicant will comply with deed restrictions related to farm or forest practices.

o Section 4.6.140 Development and Siting Criteria:

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

- 1. Except as provided in subsection 4.6.145 of this ordinance, the following minimum lot or parcel sizes apply for land designated forestland, is at least 80 acres. Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.*

2. *Setbacks: All Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.*
3. *Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.*
4. *Off-Street Parking and Loading: See Chapter VII.*
5. *Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.*
6. *Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:*
 - a. *Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.*
 - b. *Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;*
 - c. *Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;*
 - d. *Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;*
 - e. *Riparian vegetation may be removed to site or properly maintain public utilities and road rights-of-way;*
 - f. *Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or*
 - g. *The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".*
 - h. *Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.*

- i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.*

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

- a. The dwelling has a fire retardant roof.*
- b. The dwelling will not be sited on a slope of greater than 40 percent. Slope will also determine additional firebreak in Section 8 Firebreak. Evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry.*
- c. The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant provides evidence that the applicant has asked to be included in the nearest such district or contract with a private fire protection company.*
- d. For dwellings and structures outside of a fire protection district alternative forms of fire protections will apply to the development including fire sprinkling system, on-site equipment and water storage.
 - i. Water storage shall be a swimming pool, pond, lake or similar body of water that at all times contains at least 4,000 gallons or a stream that has a minimum flow of at least one cubic foot per second. Road access shall be provided to within 15 feet of the water's edge for fire-fighting pumping units, and the road access shall accommodate a turnaround for fire-fighting equipment. The access to the water source shall be marked with signs for fire water sources.**
- e. If the dwelling has a chimney or chimneys, each chimney has a spark arrester.*
- f. The owner provides and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner and complies with Section 8 Firebreak.*

8. Firebreak:

- a. The property owner shall maintain a primary firebreak safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.*
- b. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.*
- c. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures*

and Fire Safety Design Standards for Roads” dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

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

Table 1 – Minimum Primary Safety Zone

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

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

Findings:

1. Is the property a legal unit of land? Please provide reference to how it was created.

The property is a legal unit of land. The unit of land was created as Parcel 1 through a partition approved by Coos County Planning (P-24-007).

2. Will the applicant meet the road setback (shall be shown on the plot plan)?

The dwelling will meet the required road setback, and this is shown on the Plot Plan that was submitted within this application.

3. Will a fence, hedge, and/or wall be developed at this time? If so, will it comply with the vision triangle?

No fencing, hedge, or wall is planned.

4. Has a driveway/access/parking permit been requested at the time of the application?

Yes, an application has been submitted. The applicant is requesting that the driveway sign off be a condition of approval prior to receiving a “Certificate of Occupancy” from the Coos County Building Permit Department.

5. Has the applicant acknowledged that they will file in the deed record of Coos County a Forest Management Covenant prior to receiving a zoning compliance letter?

Yes, the applicant acknowledges and commits to fulfilling this requirement.

6. Has the applicant shown any waterways that require a 50-foot setback, and if so, will the setback be met?

No surface waterways exist on the property.

7. Fire-Related Questions

a. The proposed dwelling shall use non-combustible or fire-resistant roofing materials. Describe the materials that will be used.

The roof will be constructed using fire-resistant roofing materials, which will be identified within the building plans submitted to Coos County Building Codes.

b. What is the slope of the property on average and where the dwelling will be located? What evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry?

The average slope is below 7%. The dwelling will be located on a slope of less than 5%. At this time the applicant cannot provide evidence that the domestic water supply is from a source authorized by the Water Resources Department, we request that this be made a condition of approval prior to receiving a "Certificate of Occupancy" from the Coos County Building Department.

c. Is the property within a Fire District and if so, which Fire District?

The property is not within a Rural Fire Protection District, and is within Coos Forest Patrol Association District.

i. If the property is not within a Fire District, you shall explain how you have requested to be included in the nearest Fire District with a copy of the request.

A request was made to be included within the Bridge Rural Fire Protection District.

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

This property is outside of a Fire District and cannot be served by a Fire District. Requiring the property owner to provide a contract for private fire protection would be impractical, as there are no private fire protection companies within our area.

d. For dwellings and structures outside of a Fire Protection District, alternative forms of fire protection will apply to the development, including fire sprinkling systems, on-site equipment, and water storage.

This parcel is outside of a Fire Protection District. The property owner is requesting the Planning Director allow an alternative form of fire protection as permitted through ORS 215.730(2)(a). The property owner is proposing to install a 2,500 gallon water tank to provide ample supply of water in case of fire.

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

Yes, the proposed dwelling will have a chimney for a wood fireplace, a spark arrestor will be installed.

8. Firebreak Safety

a. The property owner shall maintain a primary firebreak safety zone around all structures.

Firebreaks are shown on the Plot Plan. The house is sited to maintain these breaks to the property lines on all sides of the property. Annual maintenance will include removing saplings from within the fire break area. Shrubs and woody growth will be hand maintained annually to prevent buildup.

b. On the plot plan, provide a diagram of where the garden hose will be located and describe the length that will allow it to reach the perimeter of the primary safety zone.

A well is planned on the southeast corner of the parcel, and a water tank is planned for the northwest corner of the parcel. The water tank will provide ample storage to enable adequate water supply at all times. A 100-foot garden hose will be sufficient to reach around the perimeter from two sides and protect the dwelling.

c. Additional Primary Safety Zone Down Slope will be required based on the slope of the property.

The property will not be required to have additional primary safety down slope as the slope of the property is less than 10%.

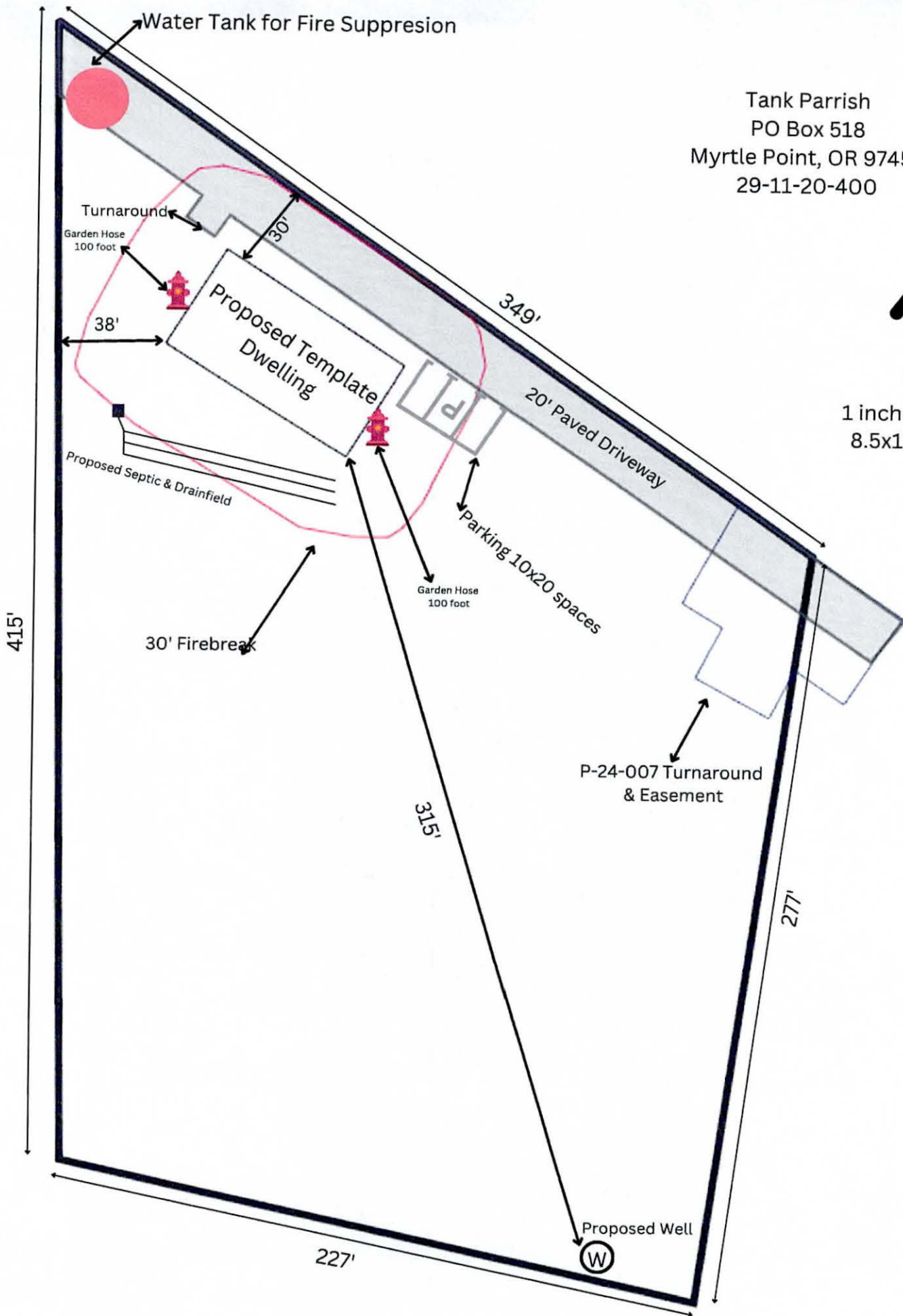
o SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed In the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site.

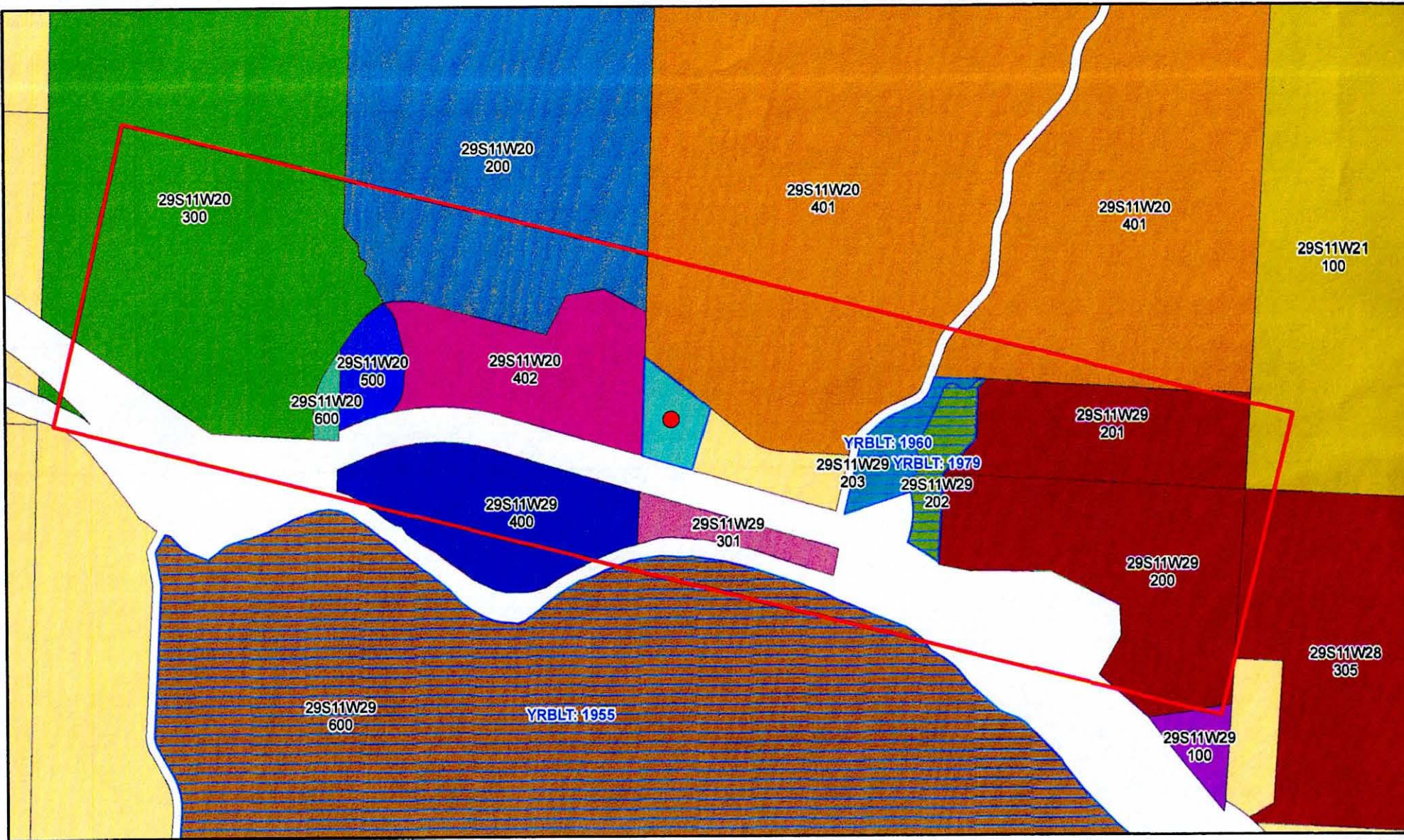
The property is located within an area that may have Archaeological Sites; the applicant understands that a request for comments will be provided to the local tribes, and that the property owner is required to adhere to any comments received.

Tank Parrish
PO Box 518
Myrtle Point, OR 97458
29-11-20-400



1 inch = 47 feet
8.5x11 paper

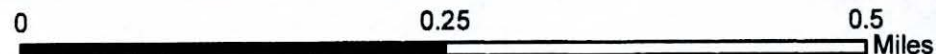




As the property does about a road (Hwy 42) that existed prior to Jan 1, 1993. The rectangle template was used and the results are as followed:

Minimum of eleven (11) required pre-1993 parcels within 160 acre rectangle
 Minimum of three (3) required pre-1993 dwellings on these parcels:

MET
 MET



- Template Rectangle
- Parcel Centroid
- Proposed Parcel 1
- Pre-1993 Dwelling Parcels

This test shows that CCZLDO Section 4.6.120(II)(1)(c) might be satisfied using the proposed property's land division proposal.

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Source: Coos County Clerk and Assessor Records





Septic Site Evaluation Approval

DEQ Coos Bay Office

465 Elrod Ave

Coos Bay, OR 97420

541-269-2721

Fax: 541-269-7984

OnsiteCoosBay@deq.state.or.us

Website: oregon.gov/deq

246-24-000096-EVAL

Date issued: 07/02/2024

Application status: Site Evaluation Approved

Work description: Gieb - Site Evaluation Parcel # 3

Applicant: Tank PARRISH
Address: 725 Ash St.
Myrtle Point OR 97458
Phone: 5412185854
Email: tank@keylineconstruction.net

Contractor: KEY LINE CONSTRUCTION INC
CCB: 150310
Address: 725 ASH STREET
MYRTLE POINT OR 97458
Phone: 5415591085
Email: klcinc@keylineconstruction.net

Contractor: ROGUE LINE LLC
CCB: 171399
Address: PO BOX 518
MYRTLE POINT OR 97458
Phone: 5415591085
Email: jeff@keylineconstruction.net

Owner: TENEILLE GEIB ET AL

Property address: 0 Linda Dr, Myrtle Point, OR

Address: 725 ASH STREET
MYRTLE POINT OR 97458
Owner: TENEILLE GEIB ET AL

Address: 725 ASH STREET
MYRTLE POINT OR 97458

Parcel: 29S11W20400 - Primary **Township:** 29S **Range:** 11W **Section:** 20

Lot size: 1.38 Acres

Water supply: Well

Zoning: N/A

City/County/UGB: N/A

Accessory Dwelling Unit: No

County: Coos

Directions to Property: FROM MYRTLE POINT 8.6 MILES EAST ON 42W TURN LEFT ON KING CK RD, 200FT TURN LEFT ON LINDA LANE

Proposed use of structure: SFD
Category of construction: Single Family Dwelling

	Existing	Proposed
Number of bedrooms:	0	3

General Specifications

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Date issued: 07/02/2024
Application status: Site Evaluation Approved
Work description: Gieb - Site Evaluation Parcel # 3

Max peak design flow:	450 gpd.	Proposed gallons per day:	375 gpd.
Min septic tank volume:	1000 gal.	Min dosing tank volume:	500 gal.
Special tank reqmts:	Antibuoyancy		
Comments:	ATT TS2 may be used in place of sand filter for initial and replacement systems.		

System Specifications

System type:	<i>Initial System</i>	<i>Replacement Area</i>
System distribution type:	Sand Filter	Sand Filter
Distribution method:	Equal	Equal
	Equal-Hydrosplitter	Equal-Hydrosplitter

Trench Specifications

Trench linear feet:	<i>Initial System</i>	<i>Replacement Area</i>
Max depth:	150 linear ft.	150 linear ft.
Min depth:	20 in.	18 in.
	18 in.	18 in.

Special Requirements

Stakeout required:	<i>Initial System</i>	<i>Replacement Area</i>
Groundwater type:	Yes	Yes
Drainfield type:	Permanent	Permanent
Drainfield sizing:	Standard	Standard
Pump to drainfield required:	50 linear ft/150 gal.	50 linear ft/150 gal.
	Yes	Yes

THIS IS NOT YOUR PERMIT. A Construction/Installation permit is required before you construct your system. Please contact this office when you are ready to apply for a construction/installation permit. We cannot sign off on any Building Codes forms until we issue your permit.

This site approval runs with the land and will automatically benefit subsequent owners. This site approval is valid until the approved system is constructed under a DEQ construction permit or unless the site is altered without approval from this office. Alterations/excavations/lot line adjustments made to the site, or placement of wells or utilities, etc., may invalidate this approval.

If you disagree with the decision of this report, you may apply for a site evaluation report review. The application for a site evaluation report review must be submitted to DEQ in writing within 60 days after the site evaluation report issue date and must include the site evaluation review fee in OAR 340-071-0140 Table 9A. A senior DEQ staff person will be assigned the site evaluation report review application.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

Gabriel Kasiah

Onsite Wastewater Specialist

7/2/24

CALL BEFORE YOU DIG...IT'S THE LAW

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