

File Number: ACU-24-042



COOS COUNTY CONDITIONAL USE LAND USE APPLICATION

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

If the fee is not included the application will not be processed

(If payment is received on line a file number is required prior to submittal)

Date Received: 8-22-24 Receipt #: 248187 Amou _____ Received by: M. Hill

This application shall be filled out electronically. If you need assistance please contact staff.

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s) Peppermill, LLC P.O. Box 338, Dillard, OR 97432

Mailing address: Applicant: Sheri McGrath

Phone: 541-982-9531 Email: cooscurry@gmail.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
26S	14W	32	Select	Select	300
Select	Select	Select	Select	Select	

Tax Account Number(s): 587400 Zone: Select Zone Forest Mixed Use (FMU)
Tax Account Number(s) _____ Please Select

B. Special Districts and Services

- Water On-Site (Well or Spring) Sewage Disposal On-Site Septic
- School Coos Bay Fire District Bandon RFPD

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

- Administrative Conditional Use for Large Tract Dwelling- Non-Contiguous 200 acre
- Hearings Body Conditional Use for _____
- Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
- Beaches and Dunes
- Non-Estuarine Shoreland Boundary
- Significant Wildlife Habitat
- Natural Hazards
 - Flood Landslide Liquefaction Erosion Wildfires
- Airport Surfaces Overlay
- Variance to which standard _____

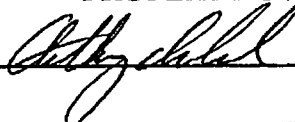
Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page at the following links: [Map Information](#) Or [Account Information](#)

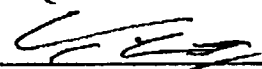
D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County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

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

- I. **PROPOSAL AND CRITERIA:** A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. Project summary and details including timelines.
 2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).
- II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:
- Owner's name, address, and phone number, map and Tax lot number
 - North Arrow and Scale - using standard engineering scale.
 - Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
 - Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
 - All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
 - Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.
- III. **DEED:** A copy of the current deed, including the legal description, of the subject property.
- IV. **CERTIFICATION:** I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING





ACCESS INFORMATION

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

Property Address: _____

Type of Access: Private Easement - Provide Easement Name of Access: (Road Name Application Pending)

Is this property in the Urban Growth Boundary? No

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

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

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

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

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

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-

SANITATION INFORMATION

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

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: _____

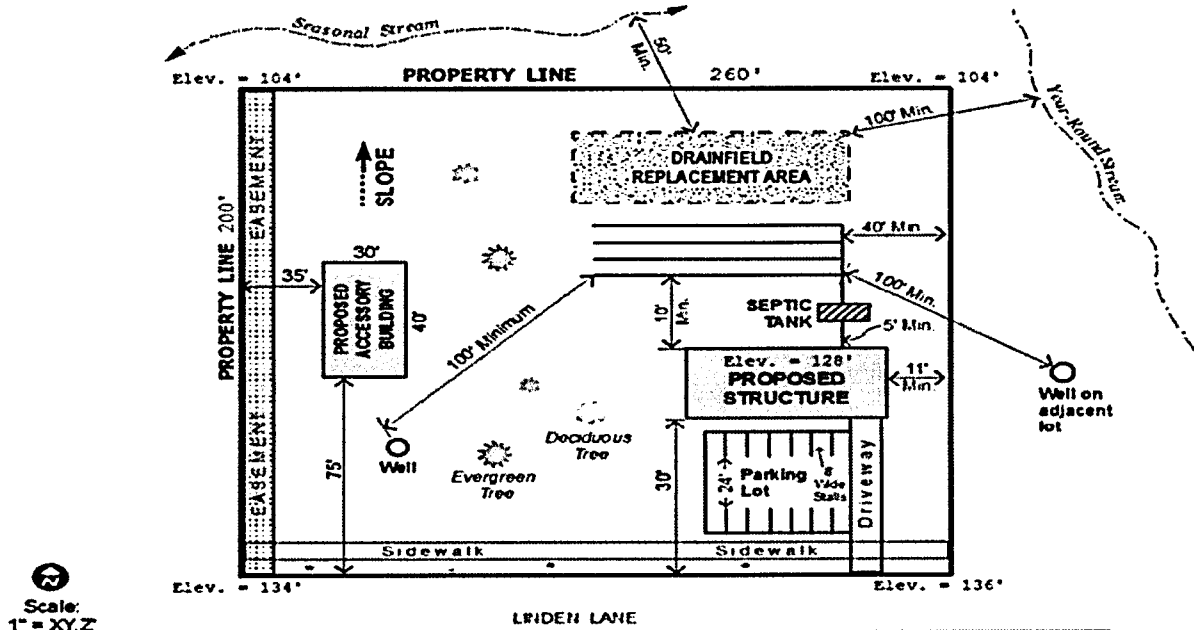
Staff Signature: _____

- 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.

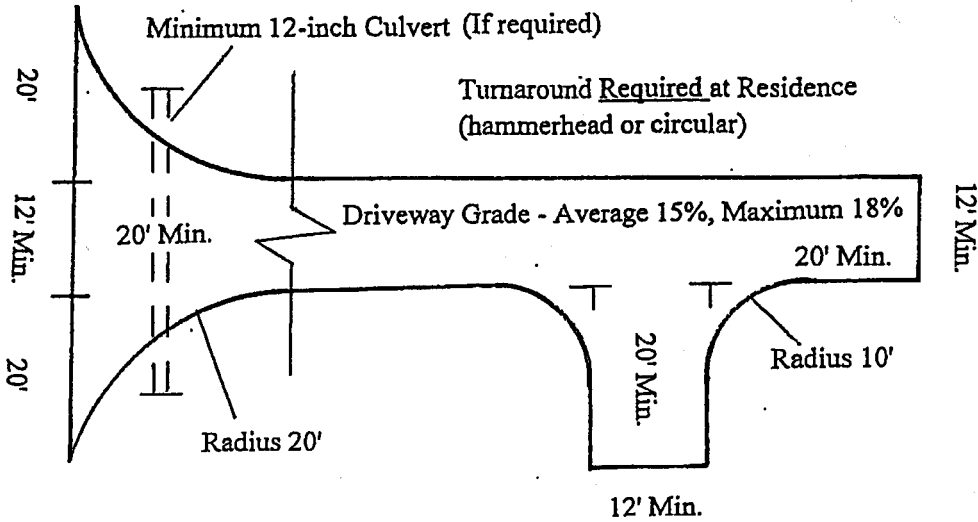
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

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



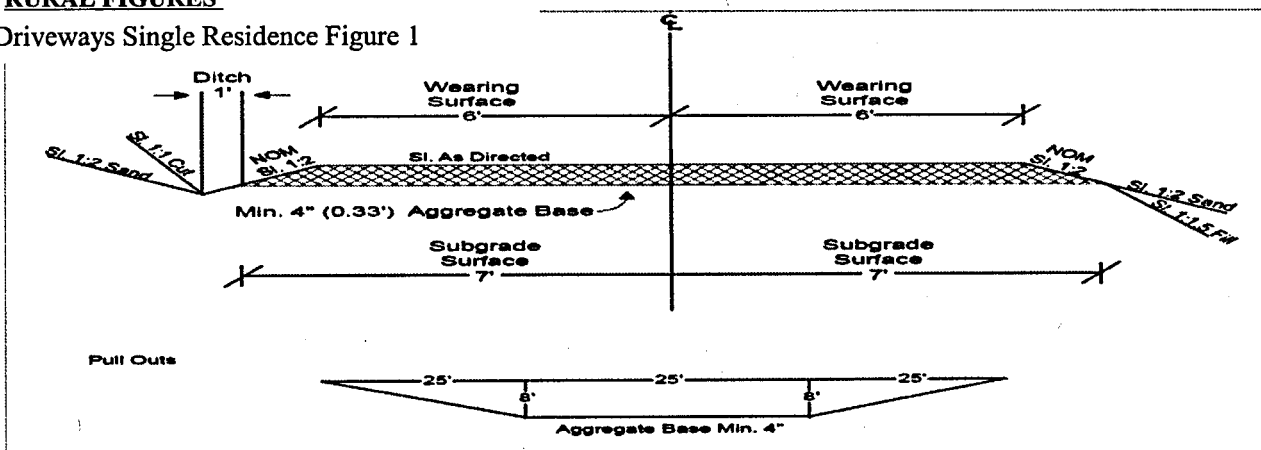
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:

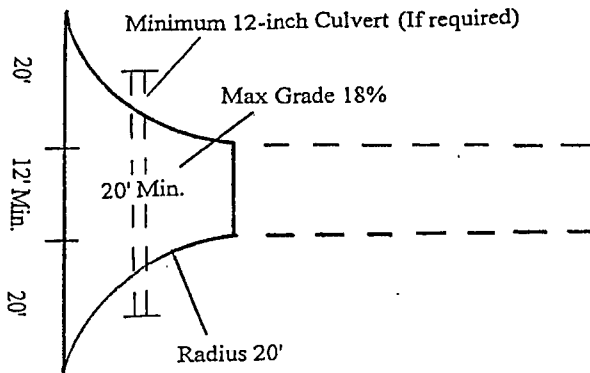
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

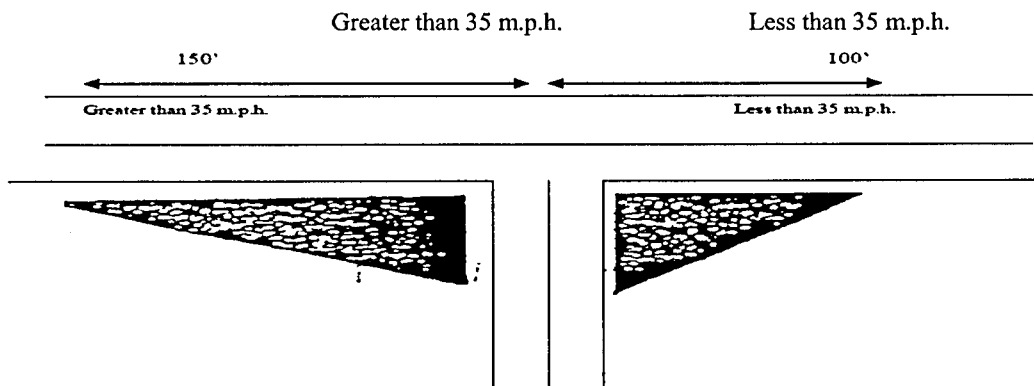


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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 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.

DATE: 3-13-24
FROM: Sheri McGrath
SUBJECT: 26-14-32 TL 300

I, Thomas and Anthony Ireland as Members of Peppermill, LLC of P.O. Box 338, Dillard, OR 97432 grant permission to Sheri McGrath to represent me on all design, permit and consulting matters concerning my property located on the Coos County Assessor's Map 26-14-32 TL 300. The tax account for this property is 587400. The situs address has not been assigned.

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

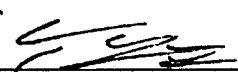

Contact information for Sheri McGrath is:
Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires 24 months from the date below, without requirement of notice.

DATED: March 14, 2024

PARAMETRIX, INC.


By: SHERI MCGRATH

CLIENT  
By: THOMAS AND ANTHONY IRELAND



After Recording Return to:
Simmons Law, P.C.
2270 NW Aviation Dr, Ste 4
Roseburg, OR 97470

Until a change is requested all tax statements shall be sent to the following address:
Peppermill, LLC
PO Box 338
Dillard, OR 97432

Consideration: \$0

Coos County, Oregon

2024-00710

\$91.00

02/05/2024 02:27 PM

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Julie A. Brecke, Coos County Clerk

WARRANTY DEED - STATUTORY FORM

Ireland Investments, LLC, an Oregon limited liability company, Grantor, conveys and warrants to Peppermill, LLC, an Oregon limited liability company, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

A tract of land located in the W1/2 of the NE1/4 of Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows;

Beginning at the 1/4 corner between Sections 29 and 33, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, thence S1°09'33"W a distance of 1278.63 feet to the CN1/16 corner of said Section 32 rebar; thence S83°36'45"E a distance of 1156.90 feet to the centerline of an existing road; thence N7°04'51"W a distance of 61.21 feet; thence along a 255.00 foot radius curve left through a central angle of 14°22'39" an arc distance of 63.99 – long chord of N0°06'28"E, 63.82 feet; thence N7°17'47"E a distance of 107.87 feet; thence along a 205.00 foot radius curve left through a central angle of 20°10'40" an arc distance of 72.20 – long chord of N2°47'33"W, 71.82 feet; thence N12°52'53"W a distance of 8.19 feet; thence along a 715.00 foot radius curve right through a central angle of 15°15'45" an arc distance of 190.46 feet – long chord of N5°15'00"W, 189.90 feet; thence N2°22'52"E a distance of 79.40 feet; thence N0°00'00"E a distance of 826.65 feet to a point on the North line of said Section 32; thence N89°57'50"W along said line a distance of 1110.72 feet to the point of beginning.

Subject to: Easements, conditions, and restrictions of record.

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.

Dated this 30th day of January, 2024.

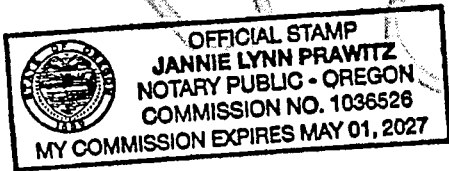
Ireland Investments, LLC, Grantor

By [Signature]
Thomas H. Ireland, IV, Manager

By [Signature]
Anthony J. Ireland, Manager

STATE OF OREGON)
) ss.
County of Douglas)

This instrument was acknowledged before me on January 30, 2024, by Thomas H. Ireland, IV, manager of Ireland Investments, LLC.



[Signature]
Notary Public – State of Oregon

STATE OF OREGON)
) ss.
County of Douglas)

This instrument was acknowledged before me on January 30, 2024, by Anthony J. Ireland, manager of Ireland Investments, LLC.



[Signature]
Notary Public – State of Oregon

Douglas County Official Records
Daniel J. Loomis, County Clerk

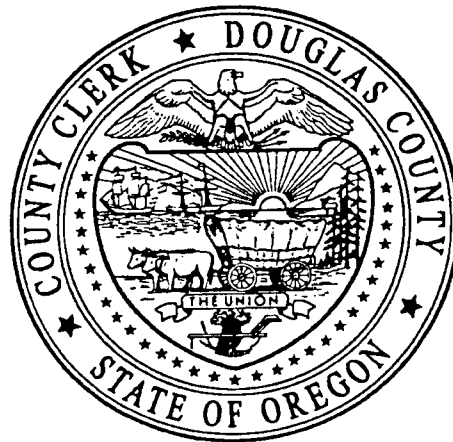
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08/16/2024 10:31:01 AM

DEED-BS Cnt=1 Stn=17 JLGODWI
\$15.00 \$11.00 \$10.00 \$60.00

\$96.00

DOUGLAS COUNTY CLERK, OREGON



CERTIFICATE PAGE

IAW ORS 205.180

DO NOT REMOVE THIS PAGE
FROM ORIGINAL DOCUMENT

THIS PAGE MUST BE INCLUDED
IF DOCUMENT IS RE-RECORDED

OREGON STATUTORY BARGAIN AND SALE DEED

Silver Butte Timber Co., an Oregon corporation, Grantor, conveys to Peppermill, LLC, an Oregon limited liability company, Grantee, the real property more particularly described as follows, subject to and excepting: easements, reservations and restrictions of record.

Lot Two (2), and the East half of the southwest quarter (E 1/2, SW 1/4), and the Southwest quarter of the southeast quarter (SW 1/4 SE 1/4), Section 30, Township 29 South, Range 4 West, Willamette Meridian, Douglas County, Oregon.

Reserving, however, unto the Grantor: (1) all timber now growing or being grown or which may hereafter be grown, standing or down, of any species or size, upon said real property; (2) all oil, gas and other minerals, including gravel, on or under said real property; (3) roads, gates and fences.

The true consideration for this conveyance is \$16,630.00.

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

Silver Butte Timber Co.
P.O. Box 4
Riddle, OR 97469

Tax Account Number: R56924

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.

Dated: August 13th, 2024



A handwritten signature in black ink, appearing to be "N. Johnson", written over a horizontal line.

Silver Butte Timber Co.
By: Nicholas P. Johnson, President

STATE OF OREGON
County of Douglas

On this 13th day of August, 2024, personally appeared the above named Nicholas P. Johnson, President of Silver Butte Timber Co., and acknowledged the foregoing instrument to be his voluntary act and deed.

A handwritten signature in black ink, appearing to be "T. Mann", written over a horizontal line.

Notary Public for Oregon
Trisha Mann

July 8, 2023

200 ACRE NON-CONTIGUOUS LARGE TRACT DWELLING AND EROSION OVERLAY
26-14-32 TL 300
Tax Account # 587400

PROPERTY OWNER/APPLICANT

Peppermill, LLC
P.O. Box 338
Dillard, OR 97432

APPLICANT'S REPRESENTATIVE

Sheri McGrath
Parametrix/Coos Curry Consulting
P.O. Box 1548
Bandon, OR 97411
541-982-9531
cooscurry@gmail.com

NARRATIVE

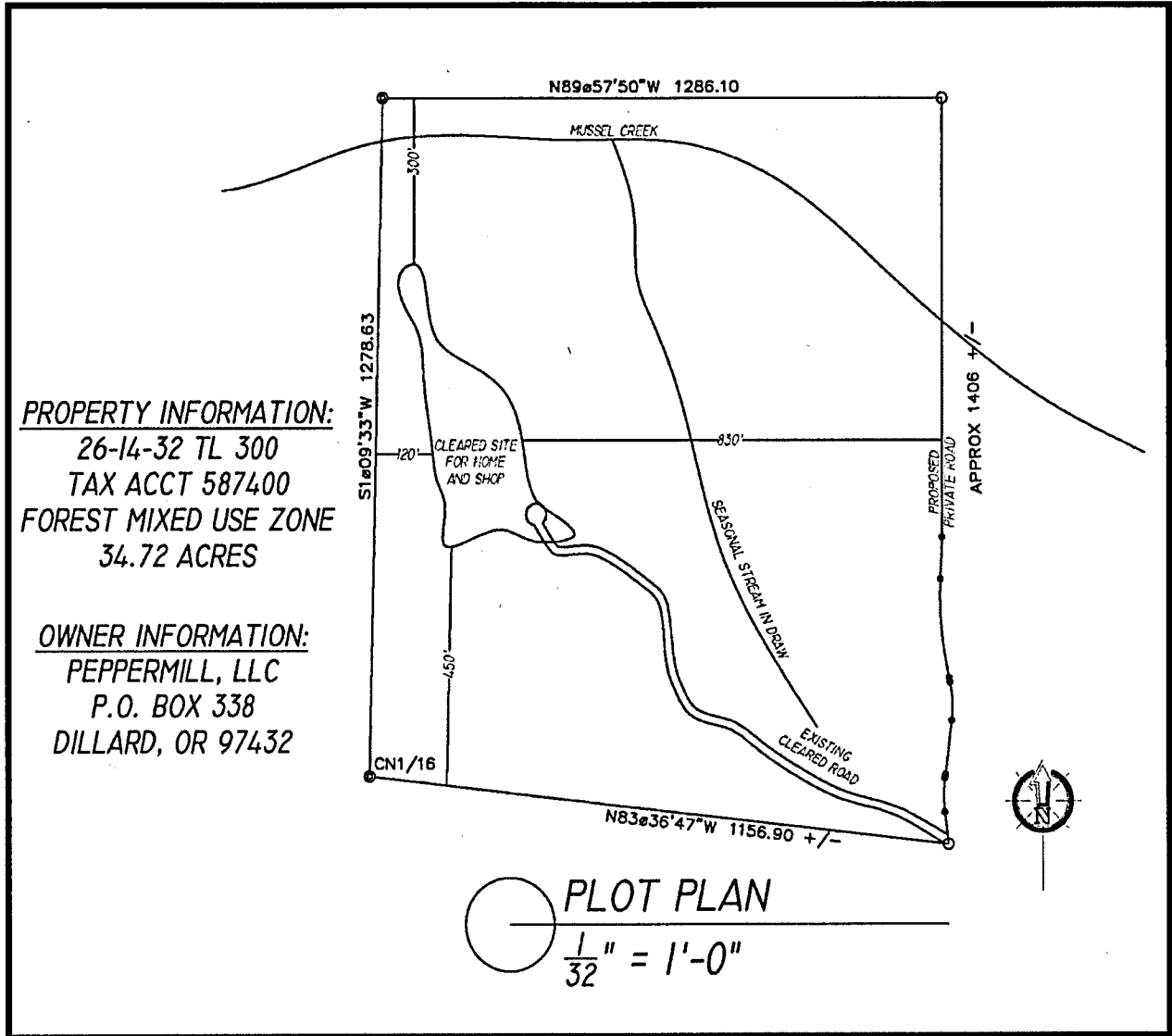
The landowner is seeking clearance from the Coos County Planning Department for the construction of a Large Tract Dwelling and Shop, together with associated improvements. The home will be served by an on-site septic system and well; Electricity is provided by Coos Curry Electric Cooperative. Proposed structures include a single-family dwelling, shop building, and potentially a pump house.

The subject property is located in Coos County on the southern Oregon coast, north of the City of Bandon and south of the City of Coos Bay. The Coos County Assessor's number is 26-14-32 TL 300. The zoning is Forest Mixed Use, and the lot parcel is 34.72 acres in size. There is no situs address yet. The proposed dwelling will be the Fourth address served by the northern offshoot of Sacchi Lane, so a new Road will be created as a condition of approval.

Vegetation on the parcel consists of native coniferous evergreen and deciduous trees, rhododendron, huckleberries, and a variety of wild grass and weeds. The soil types are shown on the attached USDA NRCS Soil Survey. The property has been logged and seeded with clumping grasses to date. Logging operations are still underway.

The property has received a Zoning Compliance Letter (ZCL-23-071) for DEQ Site Evaluation. The Site Evaluation has an associated permit number of 246-24-000087-EVAL.

Enclosed are findings that support the request and address the criteria in the Coos County Zoning and Land Development Ordinances (CCZLDO). The applicant is confident that the criteria for approval have been met, and all conditions for approval can be met without a need for a variance or exception.



PROPOSED PLOT PLAN

FINDINGS OF COMPLIANCE WITH CCZLDO

SECTION 4.6.100 FOREST AND FOREST MIXED USE – USE TABLES

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 and applicable review standards. Development shall also comply with Section 4.6.130 Siting Standards for Dwellings and Structures in the Forest Zones and Section 4.6.140 Development and Siting Standards. Land Divisions that apply to Forest Zones are found in Section 4.6.145 Land Division, and exceptions to minimum lot and

parcel size are found in Section 4.6.150 Exceptions to Minimum Parcel Size. Properties that are located 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.

If a use specifically states Forest Mixed Use only it is not permitted in the Forest Zone. If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominant use of the tract on January 1, 1993.

SECTION 4.6.110 (OAR 660-006-0025) Uses Authorized in Forest Zones

(1) Goal 4 requires that forest land be conserved. Forest lands are conserved by adopting and applying comprehensive plan provisions and zoning regulations consistent with the goals and this rule. In addition to forest practices and operations and uses auxiliary to forest practices, as set forth in ORS 527.722, the Commission has determined that five general types of uses, as set forth in the goal, may be allowed in the forest environment, subject to the standards in the goal and in this rule. These general types of uses are: (a) Uses related to and in support of forest operations; (b) Uses to conserve soil, air and water quality and to provide for fish and wildlife resources, agriculture and recreational opportunities appropriate in a forest environment; (c) Locationally dependent uses, such as communication towers, mineral and aggregate resources, etc.; (d) Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.

Applicant's Response:

The Table of Uses, Comprehensive Plan and Ordinance permit Large Tract Dwellings as an Administrative Conditional Use, listed as Line Item 62 with review criteria (9)(B)(I).

(9) DWELLINGS AUTHORIZED BY ORS 215.705 TO 215.755; AND (E) OTHER DWELLINGS UNDER PRESCRIBED CONDITIONS.

(B) DWELLING ON FOREST AND FOREST MIXED USE ZONES - (I) LARGE TRACT FORESTLAND DWELLING – Other Forestland dwellings 215.740; Large tract forest dwellings; Criteria; rules:

- (1) If a dwelling is not allowed under ORS 215.720 (1), a dwelling may be allowed on land zoned for forest use under a goal protecting forestland if it complies with other provisions of law and is sited on a tract:
 - (a) Not applicable to Coos County;
 - (b) In western Oregon of at least 160 contiguous acres except as provided in subsection (3) of this section.
- (2) For purposes of subsection (1) of this section, a tract shall not be considered to consist of less than 240 acres or 160 acres because it is crossed by a public road or a waterway.
- (3)
 - (a) An owner of tracts that are not contiguous but are in the same county or

adjacent counties and zoned for forest use may add together the acreage of two or more tracts to total 320 acres or more in eastern Oregon or 200 acres or more in western Oregon to qualify for a dwelling under subsection (1) of this section.

(b) If an owner totals 320 or 200 acres, as appropriate, under paragraph (a) of this subsection, the owner shall submit proof of nonrevocable deed restrictions recorded in the deed records for the tracts in the 320 or 200 acres, as appropriate. The deed restrictions shall preclude all future rights to construct a dwelling on the tracts or to use the tracts to total acreage for future siting of dwellings for present and any future owners unless the tract is no longer subject to protection under goals for agricultural lands or forestlands.

(c) The Land Conservation and Development Commission shall adopt rules that prescribe the language of the deed restriction, the procedures for recording, the procedures under which counties shall keep records of lots or parcels used to create the total, the mechanisms for providing notice to subsequent purchasers of the limitations under paragraph (b) of this subsection and other rules to implement this section. [1993 c.792 §4(2),(3),(5)]

Applicant's Response:

The applicant is applying for a Large Tract Dwelling with acreage that is non-contiguous. The owner has tracts that are not contiguous but located in a contiguous County and together total 201.02 acres to qualify under this section. A non revocable deed restriction will be recorded in the deed records and shall preclude all future rights to construct a dwelling on the tracts or to use the tracts to total acreage for future siting of dwellings. Tax assessment records and deeds have been included in the application provided herein for the proposed Large Tract Dwelling as proof of ownership of both parcels under the same name- Peppermill, LLC.

SECTION 4.6.130 SITING STANDARDS FOR DWELLING AND STRUCTURES IN FOREST ZONES

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

- (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.

Applicant's Response:

The proposed dwelling and shop location is at the best suited part of the site. It is on the flattest elevation with the driveway utilizing an old logging road. The risks of wildfire are minimized because the site has been cleared to meet at least a 30' fire safety area setback from development. The site has been logged and it will take several years to create a stand of trees that will cause wildfire threat around the base of the homesite. The site is as far away as possible from surrounding forestry uses and provides a buffer greater than 500', therefore no adverse impacts are anticipated.

(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.

Applicant's Response:

The proposed structures will be clustered at a flat building area at the flattest point of the property. The driveway is an old logging road that has been graded to meet the County standards for a driveway. No new roads or driveways were needed as all existing drive surfaces are utilizing old logging roads. The maximum setback requirement is 180' when accounting for a primary and secondary fire safety area within the confines of the property. The closest property line to proposed development is 120'.

(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.

Applicant's Response:

A domestic well was drilled on the adjoining property in September of 2023. Driveway access to the subject parcel needs to be improved for the well driller to have access. A proposed location has been marked as shown on the enclosed plot plan.

(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 which could include an easement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

Applicant's Response:

The proposed road access is owned by the property owner. A long term road maintenance agreement will be provided when the property changes ownership.

(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.

Applicant's Response:

The subject property is currently being logged under a Forestry permit. Replanting and stocking surveys will comply with the permit under which the site was cleared. The required paperwork for removing the homesite from the Forestry tax designation will be completed at the time of permit approval or as a condition of approval for Certificate of Occupancy. All other requirements can and will be complied with.

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.

Applicant's Response:

The subject property is 34.72 acres in size and it was lawfully created. Together with the encumbered parcel in Douglas County, the acreage is 201.02 acres.

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

Applicant's Response:

The proposed development exceeds the minimum setback.

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

Applicant's Response:

The proposed development does not affect vision clearance at the driveway approach to the new road. No fences, hedges or walls are proposed at this time.

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

Applicant's Response:

The proposed building area has room for more than the minimum parking requirements.

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

Applicant's Response:

All owners of the property will sign a Forest Management Covenant and record it against the deed as a condition of approval.

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.

Applicant's Response:

As shown on the Department of State Lands (DSL) Statewide Wetlands Inventory and the US Fish and Wildlife Service (USFWS) National Wetland Inventory, there are no estuarine wetlands on the property. There is, however, a perennial stream (Mussel Creek) that meanders approximately 250 ft. to 1000 ft. north of the building site, with an associated Riverine Wetland. There is also an intermittent unnamed stream with associated Riverine Wetlands which is no closer than 300 ft. from the building area. The proposed dwelling and accessory structures will maintain the required 50 ft. riparian vegetation setback.

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.

Applicant's Response:

The property is located within the Bandon Rural Fire Protection District (BRFPD).

The building site is relatively flat; however, the site contains slopes up to 40%. The proposed plot plan shows a primary and secondary fire safety area with a maximum dimension of 180'. A hose will be provided that can reach the perimeter of the homesite.

The proposed structures will have fire retardant roofs and siding and fire arrestors will be placed on every chimney. 4000 gallons of water storage will be provided within 15' of the drive surface and a sign will mark the water source. Alternatively, a swimming pool may be installed and will provide the required water storage.

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.

Applicant's Response:

The building site has been cleared of all vegetation and can meet the requirements of the primary and secondary areas by intentional planting of vegetation. The site will be managed from the time of planting. All trees will be maintained to be a minimum of 15' spacing at the crowns and be limbed to a height of 8'. A hose will be provided.

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

Applicant's Response:

The roofing material will be fire retardant and clearly marked on the plans for construction. The condition of approval will be placed on the Zoning Compliance Letter which is submitted to the building department for compliance.

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

Applicant's Response:

The proposed road and driveway will meet or exceed the driveway standards in Chapter 7. The grade has already been cut down and sloped to be less than the standard requirement.

SECTION 4.6.145 LAND DIVISION

Applicant's Response:

A land division is not proposed.

SECTION 4.11.132 NATURAL HAZARDS (BALANCE OF COUNTY POLICY 5.11)

Purpose Statements: Coos County shall regulate development in known areas potentially subject to natural disasters and hazards, so as to minimize possible risks to life and property. Coos County considers natural disasters and hazards to include river and coastal flooding, landslides, liquefaction potential due to earthquakes, fault lines, tsunamis, river bank erosion, coastal erosion along shorelines and headlands, coastal erosion due to wind, and wildfires, including those areas affected by gorse. This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property associated with new development and substantial improvements. The determination of whether a property is located in one of the above referenced potentially hazardous areas shall be made by the reviewing body (Planning Director, Planning Commission, Board of Commissioners, or any designee based upon adopted inventory mapping). A specific site may not include the characteristics for which it is mapped. In these circumstances staff shall apply § 4.11.132.ii.2m.

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

Applicant's Response:

The property is not located in the floodplain and is not subject to flooding from the Ocean or Streams.

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

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

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

Applicant's Response:

The subject property is not located in a high or very high landslide or liquefaction overlay.

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

Applicant's Response:

The property is not subject to wave action caused by a Tsunami due to the elevation of the site.

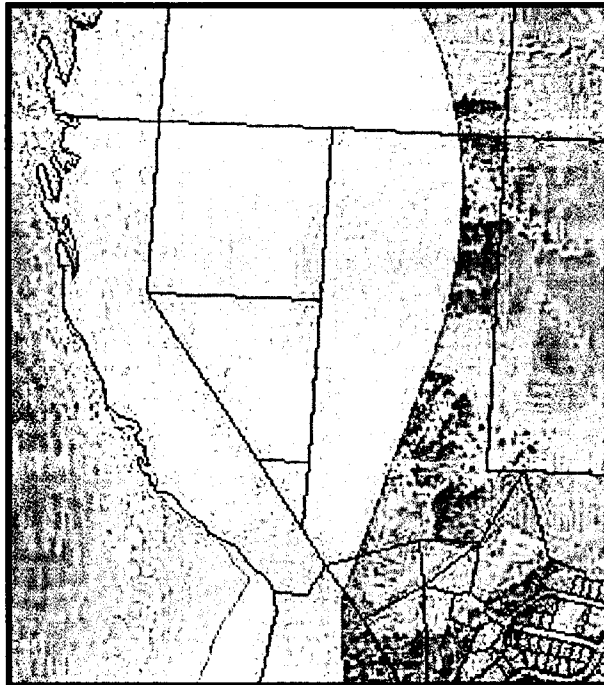
e. Erosion: Coos County shall promote protection of property from risks associated with shoreline, headland, and wind erosion and deposition hazards.

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

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

Applicant's Response:

The County Planning Director has determined that a portion of the subject property is located within the revised Coastal Erosion Overlay, as illustrated on the attached map. The Applicant will comply with all regulations applicable to the affected property and as recommended in the attached Geohazard Assessment Report.



EROSION OVERLAY MAP

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

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

asked to be included within the nearest such district or is provided fire protection by contract.

2. When it is determined that these standards are impractical the Planning Director may authorize alternative forms of fire protection that shall comply with the following:

a. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions, as established by credible documentation approved in writing by the Director;

b. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons per dwelling or a stream that has a continuous year round flow of at least one cubic foot per second per dwelling;

c. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and

d. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source

Applicant's Response:

The subject property is within the Bandon Rural Fire Protection District (BRFPD).

The building site is relatively flat; however, the site contains slopes up to 40%. A primary and secondary fire safety area with a maximum dimension of 180'. A hose will be provided that can reach the perimeter of the homesite. As a condition of approval, the Applicant will provide a detailed Plot Plan with the building footprints and setback areas.

The proposed structures will have fire retardant roofs and siding and fire arrestors will be placed on every chimney. 4000 gallons of water storage will be provided within 15' of the drive surface and a sign will mark the water source. Alternatively, a swimming pool may be installed and will provide the required water storage.

3. Fire Siting Standards for New Dwellings:

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

b. If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

Applicant's Response:

The property owner will provide the required water supply.

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.

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

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

- g. The structure shall not be sited on a slope of greater than 40 percent.
- h. If the structure has a chimney or chimneys, each chimney shall have a spark arrester.
 - i. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads, and driveways shall be constructed so as to provide adequate access for firefighting equipment. Confirmation shall be provided from the Coos County Road Department or local fire protection district that these standards have been met.

Applicant's Response:

The building site has been cleared of all vegetation and can meet the requirements of the primary and secondary areas by intentional planting of vegetation. The site will be managed from the time of planting. All trees will be maintained to be a minimum of 15' spacing at the crowns and be limbed to height of 8'. A hose will be provided that can reach the perimeter of the homesite. All driveways will be adequate for fire fighting equipment and the standards have been met.

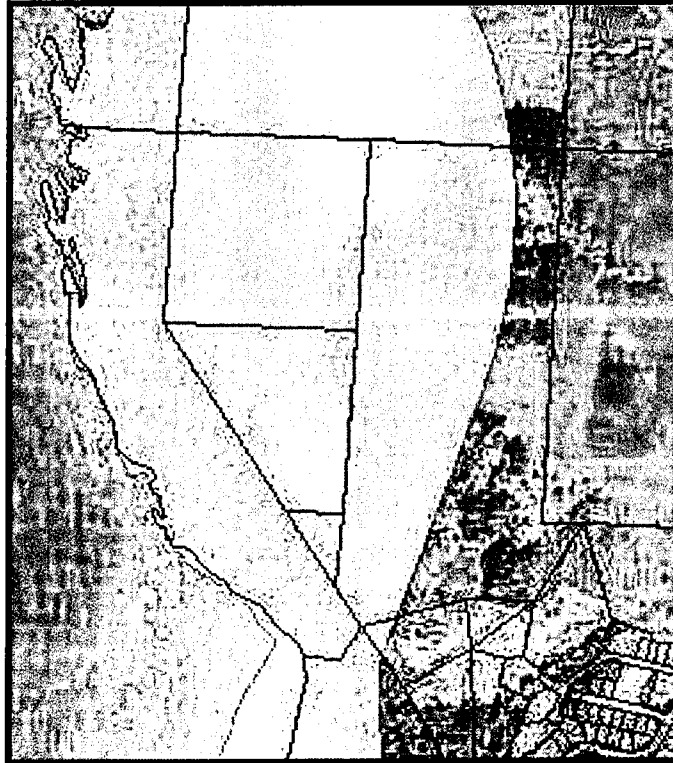
SECTION 4.11.150 GEOLOGICAL HAZARDS SPECIAL DEVELOPMENT REVIEW STANDARD
Applications for a geologic hazard review may be made concurrently with any other type of application required for the proposed use or activity. A review of the property must be conducted prior to any ground disturbance. All geologic hazard assessment reports shall include a description of the qualification of the licensed professional or professionals that prepared the assessment.

The applicant shall present a geologic hazard assessment report (geologic assessment) prepared by a qualified licensed professional competent in the practice of geosciences, at the applicant's expense, that identifies site specific geologic hazards, associated levels of risk, and the suitability of the site for the use and/or activity in view of such hazards. The geologic assessment shall include the required elements of this section and one of the following:

- a. A statement that 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;
- b. A statement that there is an elevated risk posed to the subject property by geologic hazards that requires mitigation measures in order for the use and/or activity to be undertaken safely sited on the property; or
- c. A certification that there are no high or very high geological hazards present on site. If such is certified by a licensed professional then an Administrative Conditional Use application is not required. Coos County is not liable for any type of certification that a geological hazard is not present on site.

Applicant's Response:

The property is located in the Erosion Overlay which created the need for a Geohazard Assessment. There are no High or Very High hazards present on the site. The erosion control comments from the Reports are listed below and will be placed as a condition on all development. Standard erosion control methods are found on pages 7-8 of the Geological Report.



EROSION OVERLAY MAP

3.4 Coastal Erosion

Coos County has mapped the site within the coastal erosion zone (see Figure 8). ENW did not observe erosion associated with coastal shoreland, headland, or wind during our reconnaissance-level site evaluation.

The subject property is of sufficient elevation and distance from the shoreline to be significantly affected from coastal erosion as described in CCZLDO Chapter 4.11.132. Therefore, it is our opinion that there is no risk from coastal erosion.

EROSION CONTROL PAGE 6 OF GEOLOGICAL ASSESSMENT REPORT

SECTION 7.1.525 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 exits).

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.

Applicant's Response:

The applicant will ensure the provision and maintenance of the required Vision Clearance Triangle. The line of sight where the driveway meets the new proposed road is clear for 100' or more and the speed limit will be less than 35 M.P.H.

SECTION 7.5.175 REQUIRED NUMBER OF PARKING SPACES FOR TYPE OF USE:

Single-family dwelling. 2 spaces per dwelling unit.

Applicant's Response:

The applicant will create at least two parking spaces for the proposed dwelling. Each parking space will be a minimum of 9 ft X 20 ft., with 4 in. of rock surface. The proposed dwelling will contain a garage that will have room for at least 2 vehicles. There is ample space on the subject site for additional parking and a fire turn around.



United States
Department of
Agriculture

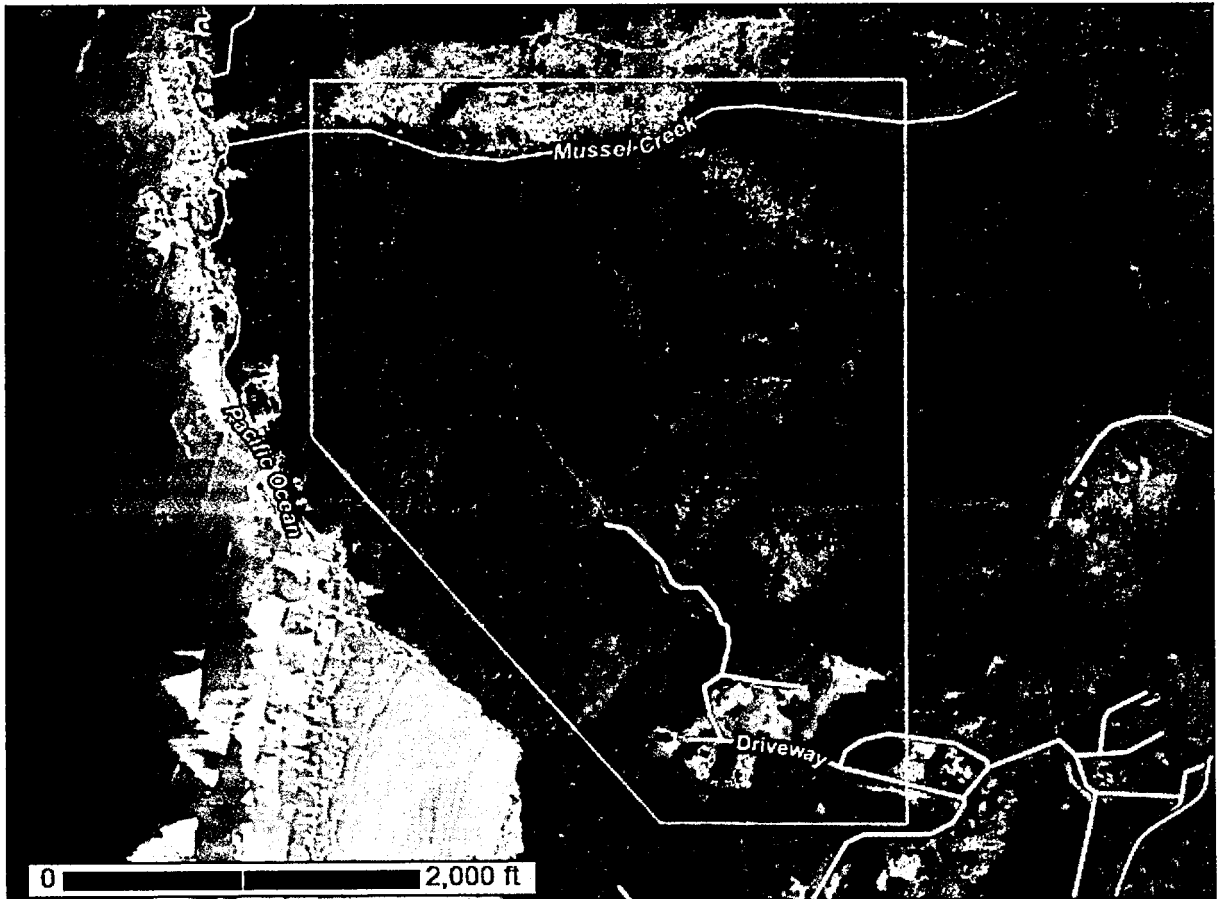
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Coos County, Oregon

IRELAND DWELLING



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations; and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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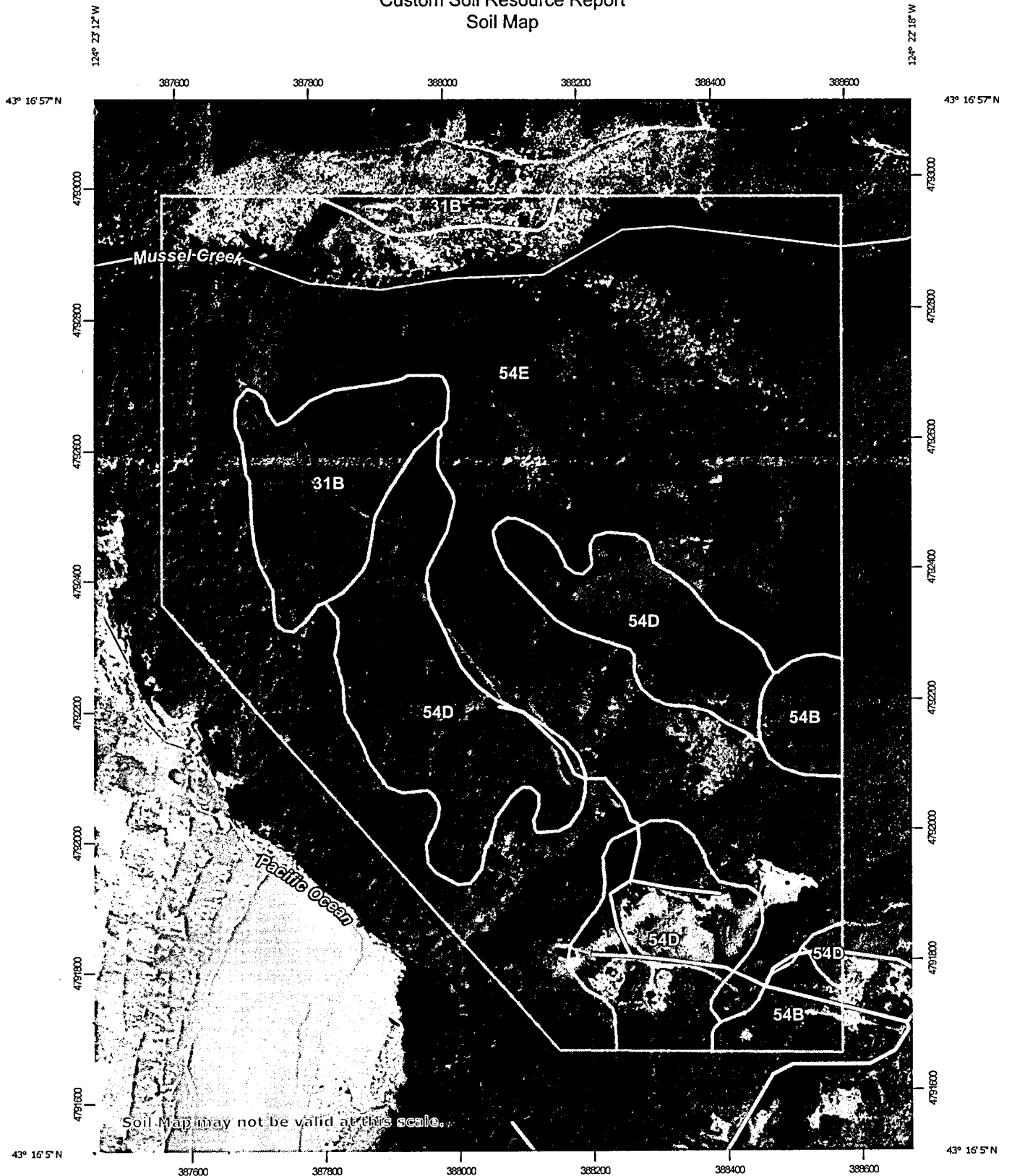
Contents

Preface..... 2
Soil Map..... 5
 Soil Map.....6
 Legend.....7
 Map Unit Legend..... 8
 Map Unit Descriptions..... 8
 Coos County, Oregon..... 10
 31B—Joeney very fine sandy loam, 0 to 7 percent slopes..... 10
 54B—Templeton silt loam, 0 to 7 percent slopes..... 11
 54D—Templeton silt loam, 7 to 30 percent slopes..... 12
 54E—Templeton silt loam, 30 to 50 percent slopes..... 13

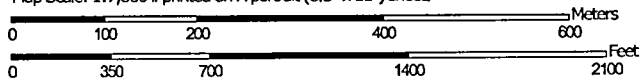
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map







































Map Scale: 1:7,860 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)		 Spoil Area	
 Area of Interest (AOI)		 Stony Spot	
Soils		 Very Stony Spot	
 Soil Map Unit Polygons		 Wet Spot	
 Soil Map Unit Lines		 Other	
 Soil Map Unit Points		 Special Line Features	
Special Point Features		Water Features	
 Blowout		 Streams and Canals	
 Borrow Pit		Transportation	
 Clay Spot		 Rails	
 Closed Depression		 Interstate Highways	
 Gravel Pit		 US Routes	
 Gravelly Spot		 Major Roads	
 Landfill		 Local Roads	
 Lava Flow		Background	
 Marsh or swamp		 Aerial Photography	
 Mine or Quarry			
 Miscellaneous Water			
 Perennial Water			
 Rock Outcrop			
 Saline Spot			
 Sandy Spot			
 Severely Eroded Spot			
 Sinkhole			
 Slide or Slip			
 Sodic Spot			

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Coos County, Oregon
 Survey Area Data: Version 18, Sep 8, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 5, 2019—Oct 10, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31B	Joenev very fine sandy loam, 0 to 7 percent slopes	21.4	7.7%
54B	Templeton silt loam, 0 to 7 percent slopes	9.8	3.5%
54D	Templeton silt loam, 7 to 30 percent slopes	58.5	21.0%
54E	Templeton silt loam, 30 to 50 percent slopes	189.4	67.9%
Totals for Area of Interest		279.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Coos County, Oregon

31B—Joenev very fine sandy loam, 0 to 7 percent slopes

Map Unit Setting

National map unit symbol: 21ng
Elevation: 150 to 600 feet
Mean annual precipitation: 50 to 90 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 190 to 300 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Joenev and similar soils: 75 percent
Minor components: 12 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Joenev

Setting

Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Marine deposits

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material
H1 - 1 to 7 inches: very fine sandy loam
H2 - 7 to 13 inches: very fine sandy loam
H3 - 13 to 25 inches: cemented
H4 - 25 to 61 inches: stratified loam to silty clay loam

Properties and qualities

Slope: 0 to 7 percent
Depth to restrictive feature: 10 to 18 inches to ortstein
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 0 to 18 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Ecological site: F004AC012OR - Udic Flood Plain Forest
Forage suitability group: Poorly Drained (G004AY018OR)
Other vegetative classification: Poorly Drained (G004AY018OR)
Hydric soil rating: Yes

Custom Soil Resource Report

Minor Components

Joeney, sandy substratum

Percent of map unit: 12 percent

Landform: Marine terraces

Hydric soil rating: Yes

54B—Templeton silt loam, 0 to 7 percent slopes

Map Unit Setting

National map unit symbol: 21pz

Elevation: 50 to 450 feet

Mean annual precipitation: 60 to 70 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Templeton and similar soils: 75 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Templeton

Setting

Landform: Rotational slides, mountain slopes

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Mountaintop, tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 16 inches: silt loam

H2 - 16 to 42 inches: silt loam

H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

Slope: 0 to 7 percent

Depth to restrictive feature: 40 to 60 inches to paralithic bedrock

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Custom Soil Resource Report

Hydrologic Soil Group: B
Ecological site: F004AB404WA - Coastal Upland Warm Forest
Forage suitability group: Well Drained <15% Slopes (G004AY014OR)
Other vegetative classification: Well Drained <15% Slopes (G004AY014OR)
Hydric soil rating: No

54D—Templeton silt loam, 7 to 30 percent slopes

Map Unit Setting

National map unit symbol: 21q0
Elevation: 50 to 800 feet
Mean annual precipitation: 60 to 70 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Templeton and similar soils: 75 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Templeton

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 42 inches: silt loam
H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

Slope: 7 to 30 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F004AB404WA - Coastal Upland Warm Forest
Forage suitability group: Well Drained >15% Slopes (G004AY013OR)

Custom Soil Resource Report

Other vegetative classification: Well Drained >15% Slopes (G004AY013OR)
Hydric soil rating: No

54E—Templeton silt loam, 30 to 50 percent slopes

Map Unit Setting

National map unit symbol: 21q1
Elevation: 50 to 800 feet
Mean annual precipitation: 60 to 80 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Templeton and similar soils: 75 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Templeton

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Mountainflank
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 42 inches: silt loam
H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

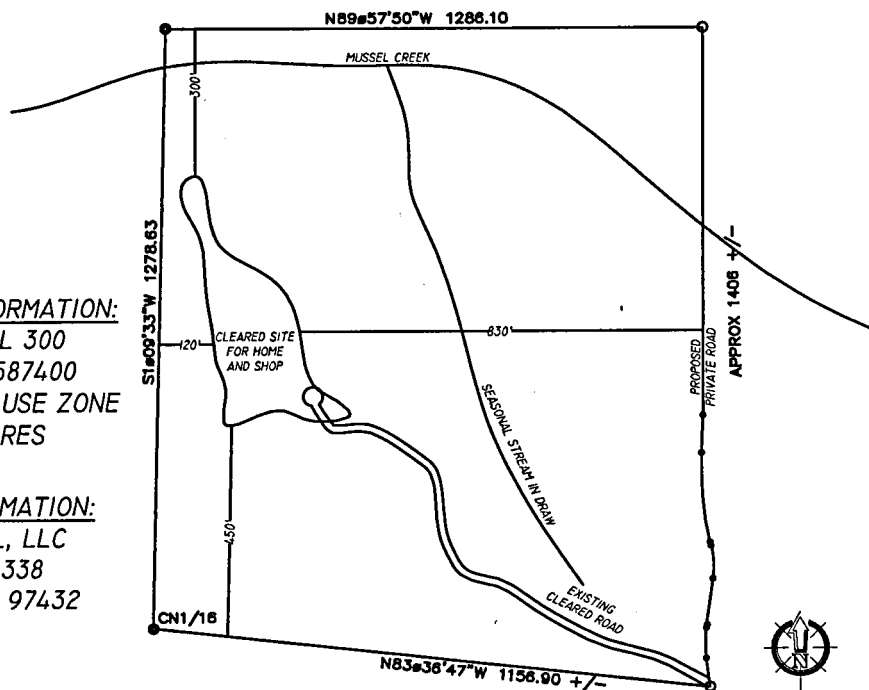
Slope: 30 to 50 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.8 inches)


Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F004AB404WA - Coastal Upland Warm Forest
Hydric soil rating: No

PROPERTY INFORMATION:
26-14-32 TL 300
TAX ACCT 587400
FOREST MIXED USE ZONE
34.72 ACRES

OWNER INFORMATION:
PEPPERMILL, LLC
P.O. BOX 338
DILLARD, OR 97432




PLOT PLAN
 $\frac{1}{32}'' = 1'-0''$

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

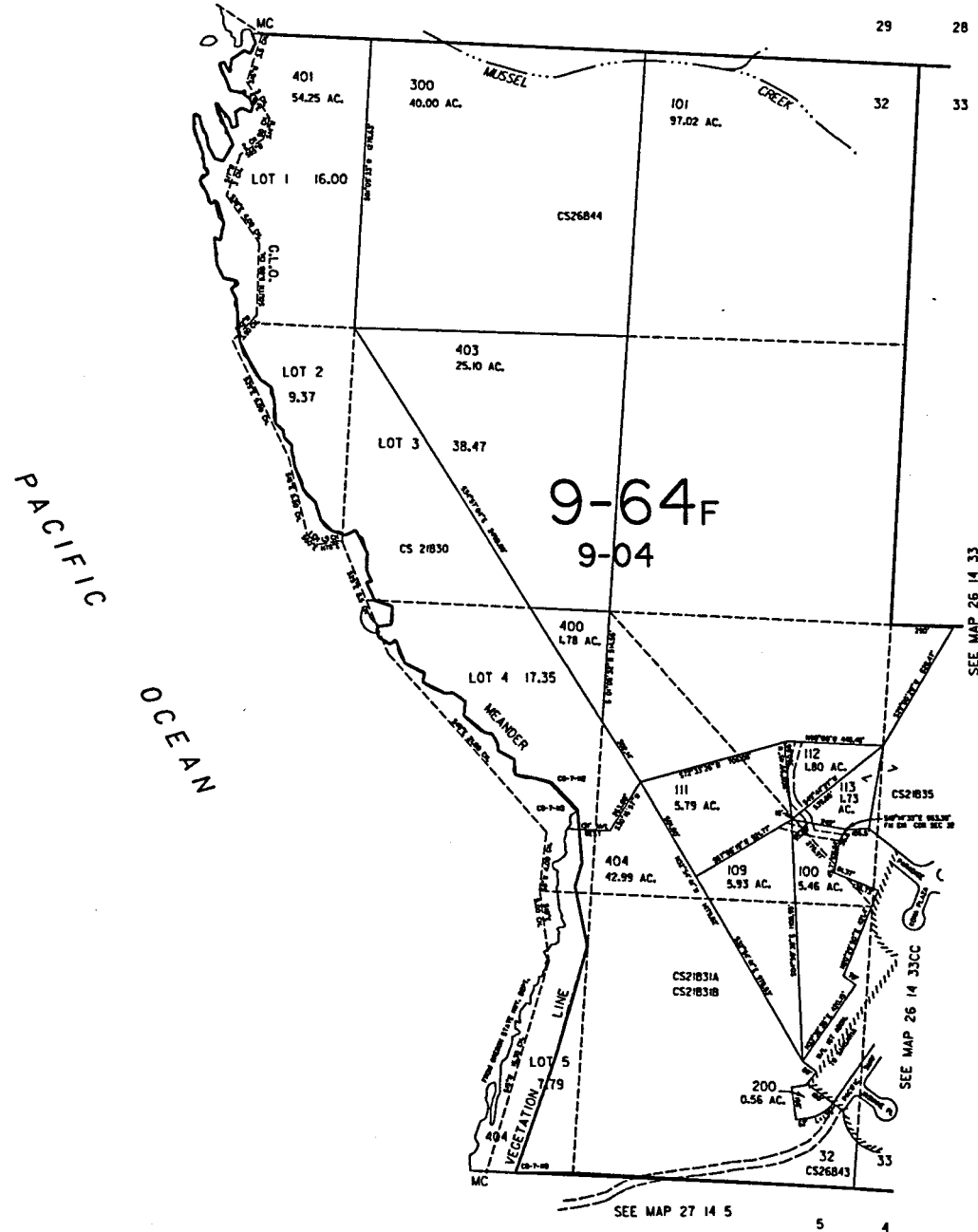
SECTION 32 T.26S. R.14W. W.M.
COOS COUNTY

1" = 400'

SEE MAP 26 14 29

26 14 32

CANCELLED
500
102
402
103
104
105
106
600
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107
108
110
114
115



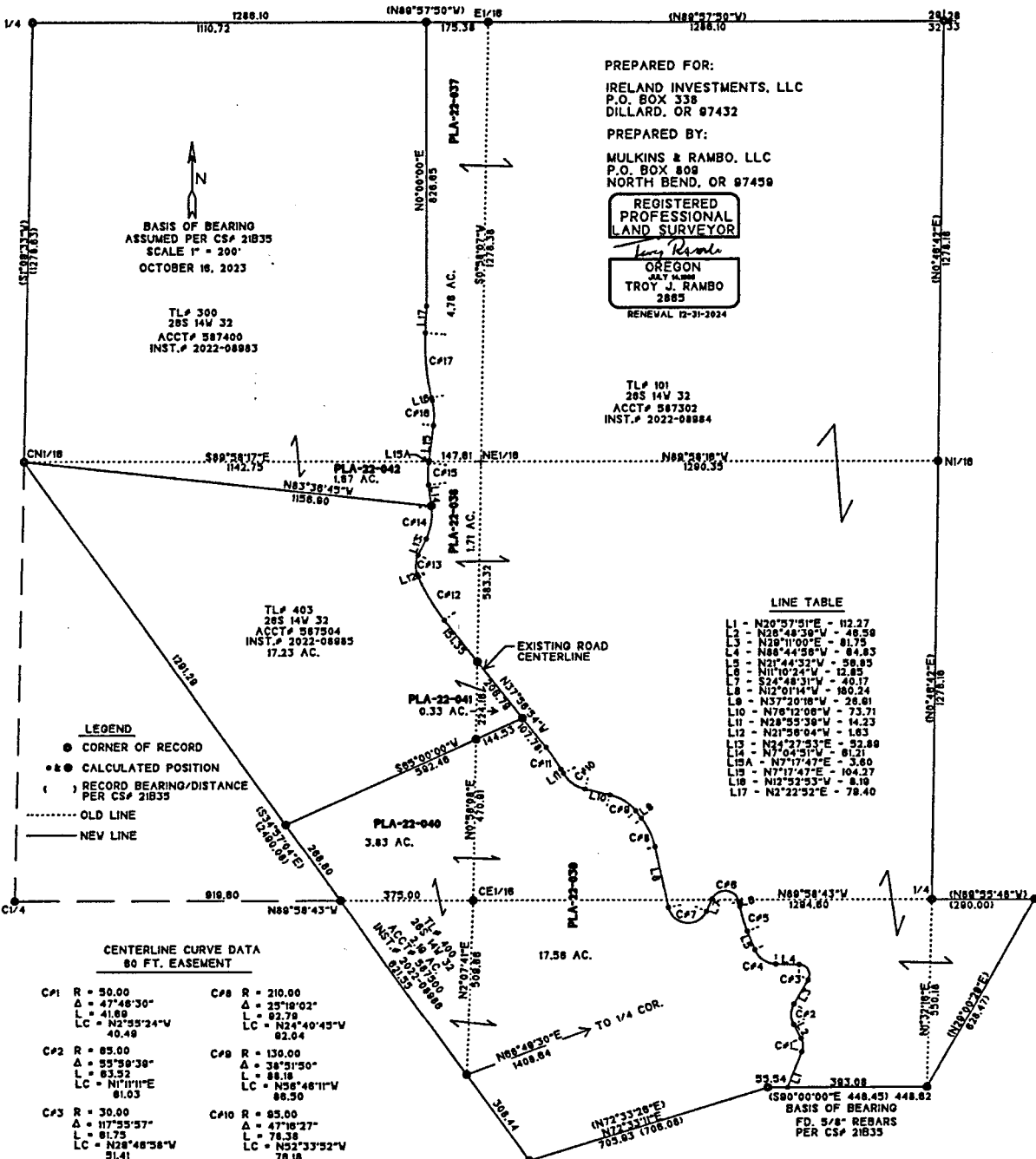
9-8-2004

26 14 32

MAP OF PROPERTY LINE ADJUSTMENTS
 LOCATED IN THE W1/2 OF SECTION 32,
 T.26S., R.14W., W.M., COOS COUNTY, OREGON

21B55

COOS COUNTY SURVEYOR
 DATE RECEIVED: _____
 DATE ACCEPTED/FILED: _____
 COOS COUNTY SURVEYOR



PREPARED FOR:
 IRELAND INVESTMENTS, LLC
 P.O. BOX 338
 DILLARD, OR 97432

PREPARED BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Troy Rambo
 OREGON
 2885
 RENEWAL 12-31-2024

TL# 101
 285 14V 32
 ACCT# 587302
 INST.# 2022-08984

N
 BASIS OF BEARING
 ASSUMED PER CS# 21B35
 SCALE 1" = 200'
 OCTOBER 16, 2023

TL# 300
 285 14V 32
 ACCT# 587400
 INST.# 2022-08983

TL# 403
 285 14V 32
 ACCT# 587504
 INST.# 2022-08985
 17.23 AC.

LINE TABLE

L1	- N20°57'51"E - 112.27
L2	- N28°48'39"W - 48.59
L3	- N29°11'00"E - 81.75
L4	- N88°44'59"W - 84.83
L5	- N21°44'32"W - 56.83
L6	- N11°10'24"W - 12.85
L7	- S24°48'31"W - 40.17
L8	- N12°01'14"W - 180.24
L9	- N37°20'18"W - 28.61
L10	- N76°12'08"W - 73.71
L11	- N28°52'38"W - 14.23
L12	- N21°58'04"W - 1.63
L13	- N24°27'53"E - 52.89
L14	- N7°04'51"W - 81.21
L15	- N7°17'47"E - 3.60
L16	- N7°17'47"E - 104.27
L18	- N12°52'53"W - 8.10
L17	- N2°22'52"E - 78.40

LEGEND
 ● CORNER OF RECORD
 ○ CALCULATED POSITION
 () RECORD BEARING/DISTANCE PER CS# 21B35
 - - - - - OLD LINE
 ———— NEW LINE

CENTERLINE CURVE DATA
 80 FT. EASEMENT

C#1 R = 50.00 Δ = 47°48'30" L = 41.89 LC = N2°55'24"W 40.48	C#8 R = 210.00 Δ = 25°18'02" L = 82.78 LC = N24°40'43"W 82.04	C#15 R = 255.00 Δ = 14°22'38" L = 83.86 LC = N0°08'28"E 83.82
C#2 R = 85.00 Δ = 55°58'38" L = 83.52 LC = N17°11"E 81.03	C#9 R = 130.00 Δ = 38°51'50" L = 88.18 LC = N58°48'11"W 88.50	C#16 R = 205.00 Δ = 20°10'40" L = 72.20 LC = N2°47'33"W 71.82
C#3 R = 30.00 Δ = 87°00'24" L = 78.02 LC = N55°14'44"W 71.78	C#10 R = 85.00 Δ = 47°18'27" L = 78.36 LC = N52°33'52"W 78.18	C#17 R = 715.00 Δ = 15°15'45" L = 180.48 LC = N5°15'00"W 189.00
C#4 R = 85.00 Δ = 10°34'08" L = 75.83 LC = N18°27'28"W 75.52	C#11 R = 485.00 Δ = 8°01'13" L = 78.36 LC = N33°28'18"W 78.28	C#18 R = 40.00 Δ = 144°01'05" L = 100.54 LC = N83°10'58"W 78.08
C#5 R = 410.00 Δ = 10°34'08" L = 75.83 LC = N18°27'28"W 75.52	C#12 R = 205.00 Δ = 18°00'50" L = 150.83 LC = N29°58'28"W 150.43	C#19 R = 57.00 Δ = 143°10'15" L = 142.43 LC = N63°38'21"W 109.16
C#6 R = 40.00 Δ = 144°01'05" L = 100.54 LC = N83°10'58"W 78.08	C#13 R = 75.00 Δ = 48°23'58" L = 80.74 LC = N1°15'34"E 59.09	C#20 R = 180.00 Δ = 31°32'44" L = 88.10 LC = N8°41'31"E 87.88
C#7 R = 57.00 Δ = 143°10'15" L = 142.43 LC = N63°38'21"W 109.16	C#14 R = 180.00 Δ = 31°32'44" L = 88.10 LC = N8°41'31"E 87.88	

PLANNING DEPT. FILE NO. PLA-22-037 THRU 042

NARRATIVE

THE PURPOSE OF THIS MAP IS TO SHOW THE PROPERTY LINE ADJUSTMENTS AS APPROVED BY THE COOS COUNTY PLANNING DEPT. THE FILE NUMBERS ARE AS FOLLOWS: PLA-22-037 THRU PLA-22-042. CS# 21B35 WAS USED FOR THE BASIS OF THE CALCULATIONS FOR EACH ADJUSTMENT. THE CENTERLINE OF THE EXISTING ROAD WAS SURVEYED BUT NOT MONUMENTED.