



**Coos County Planning Department**  
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**AMENDMENT/REZONE APPLICATION**  
**PLEASE SUBMIT 2 COMPLETE UNBOUND COPIES OF THIS APPLICATION**  
**OR 1 ELECTRONIC AND ONE UNBOUND COPY**

The following questions are to be completed in full. An application **will not** be accepted for an Amendment/Rezone without this information. The applicant should contact the Planning Department prior to filing, in order to determine a valid basis for the request.

The Board of Commissioners and Hearings Body will use these answers in their analysis of the merits of the request.

PLEASE PRINT OR TYPE:

**A. APPLICANT:**

Name: Paul Hanken Telephone: 503-481-4638  
 Address: 4230 SE 114th Avenue  
Portland, OR 97266

As applicant, I am (check one):

- 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;
- A person or persons that have written consent of the property owner to make an application. A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign. In the case of an attorney a statement of representation shall accompany the application;
- Transportation agency, utility or entity that meets the criteria in Section 5.0.175 of the Coos County Zoning and Land Use Development Ordinance (CCZLDO)

If other than the owner, please give the owner's name and address:

Hauser Hill Campground  
4230 SE 114th Avenue, Portland, OR 97266

**B. DESCRIPTION OF PROPERTY:**

Township 24 Range 13 Section 15 Tax Lot 802  
 Account No. 99916796 Lot Size 3.80 Acres Zoning District Industrial (Ind)  
 Existing Use Vacant Land

**C. STATE SPECIFIC ZONE DISTRICT REQUESTED:** Recreation (Rec)

**D. JUSTIFICATION: See Applicant's Exhibit "A"**

(1) If the purpose of this rezone request is to rezone one or more lots or parcels in the interior of an exclusive farm use zone for non-farm uses, the following question must be answered:  
Were the lots or parcels for which a rezone request is made, physically developed for a non-farm use prior to February 16, 1983? \_\_\_\_\_  
Explain and provide documentation: \_\_\_\_\_  
\_\_\_\_\_

(2) If the purpose of this rezone request is for other than (1) above the following questions must be answered:

a. Will the rezone conform with the comprehensive plan? \_\_\_\_\_  
Explain: \_\_\_\_\_  
\_\_\_\_\_

b. Will the rezone seriously interfere with the permitted uses on other nearby parcels? \_\_\_\_\_  
Explain: \_\_\_\_\_  
\_\_\_\_\_

c. Will the rezone comply with other adopted plan policies and ordinances? \_\_\_\_\_  
Explain: \_\_\_\_\_  
\_\_\_\_\_

(3) If a Goal Exception is required please review and address this section.

All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The Coos County Comprehensive Plan (CCCP) and Implementing Zoning Land Development Ordinance (CCZLDO) was acknowledge<sup>1</sup> as having all necessary components of a comprehensive plan as defined in ORS 197.015(5) after the Coos County adopted the documents on April 4, 1985. The date of the effective plan and ordinance is January 1, 1986. Coos County did go through a periodic review exercise in the 1990's but due to lack of gain in population, economic growth and public request plan zones were not altered. Changes to the comprehensive plan and implementing ordinance have been done to ensure that any required statutory or rules requirements have been complied with. However, sometimes it is necessary for property owners or applicants to make a request to have certain properties or situations such as text amendments considered to reflect a current condition or conditions. These applications are reviewed on a case by case basis with the Board of Commissioners making a final determination. This type application and process is way to ensure that process is available to ensure changing needs are considered and met. The process for plan amendments and rezones are set out in CCZLDO [Article 5.1](#).

Exception means a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that; (a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general

<sup>1</sup> "Acknowledgment" means a commission order that certifies that a comprehensive plan and land use regulations, land use regulation or plan or regulation amendment complies with the goals or certifies that Metro land use planning goals and objectives, Metro regional framework plan, amendments to Metro planning goals and objectives or amendments to the Metro regional framework plan comply with the goals. In Coos County's case the commission refers to the Land Conservation and Development Commission.

applicability; (b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and (c) Complies with standards for an exception.

**NOTE:** This information outlines standards at OAR 660-004-0025, 660-004-0028 and 660-04-0022 for goal exceptions, but is NOT to be considered a substitute for specific language of the OARs. Consult the specific Oregon Administrative Rule for the detailed legal requirements.

A local government may adopt an exception to a goal when one of the following exception process is justified:

- (a) The land subject to the exception is "physically developed" to the extent that it is no longer available for uses allowed by the applicable goal;
- (b) The land subject to the exception is "irrevocably committed" to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable; or
- (c) A "reasons exception" addressing the following standards is met:
  - (1) Reasons justify why the state policy embodied in the applicable goals should not apply;
  - (2) Areas which do not require a new exception cannot reasonably accommodate the use;
  - (3) The long-term environmental, economic, social and energy consequences resulting from the use of the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and
  - (4) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts. Compatible, as used in subparagraph (4) is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses. A local government approving or denying a proposed exception shall set forth findings of fact and a statement of reasons which demonstrate that the

Compatible, as used in subparagraph (4) is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses. A local government approving or denying a proposed exception shall set forth findings of fact and a statement of reasons which demonstrate that the standards for an exception have or have not been met.

**PART III – USE OF GUIDELINES** Governmental units shall review the guidelines set forth for the goals and either utilize the guidelines or develop alternative means that will achieve the

**E. REQUIRED SUPPLEMENTAL INFORMATION TO BE SUBMITTED WITH APPLICATION:**

1. A legal description of the subject property (deed);
2. Covenants or deed restrictions on property, if any;
3. A general location map of the property;
4. A detailed parcel map of the property illustrating the size and location of existing and proposed uses and structures on 8 ½" x 11" paper. If proposed structures are not known then the plot plan will need to include only existing with a note that no new structures are proposed at this time;
5. If applicant is not the owner, documentation of consent of the owner, including:
  - a. A description of the property;
  - b. Date of consent
  - c. Signature of owner
  - d. Party to whom consent is given
6. The applicant must supply a minimum of 2 copies of the entire application or one paper copy and electronic copy (email is acceptable), including all exhibits and color photocopies, or as directed by the Planning Staff.

G. Authorization:

All areas must be initialed by all applicants, if this application pertains to a certain property all property owners<sup>2</sup> must either sign or provide consent for application unless otherwise allowed by Section 5.0.175 of the CCZLDO. As an applicant by initializing each statement I am accepting or agreeing to the statements next to each area designated for my initials and/or signature. All property owners shall sign and initial the designated areas of the application or provide consent from another party to sign on their behalf. If another party is signing as part of a consent that does not release that party that gave consent from complying with requirements listed below or any conditions that may be placed on an application. In the case of a text amendment the procedures for set out in Section 5.1.110 WHO SEEK CHANGE applies and an applicant may not be a property owner.



I hereby attest that I am authorized to make the application and the statements within this application are true and correct to the best of my knowledge. I affirm to the best of my knowledge that the property is in compliance with or will become in compliance with CCCP and CCZLDO. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.



I understand it is the function of the planning staff to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree, as applicant I have the burden of proof. I understand that approval is not guaranteed and the applicant(s) has the burden of proof to demonstrate compliance with the applicable review criteria.

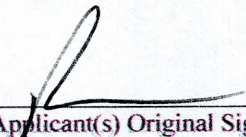


As the applicant(s) I acknowledge that it is in my desire to submit this application of free will and staff has not encouraged or discouraged the submittal of this application.



I understand as applicant I am responsible for actual cost of that review if the Board of Commissioners appoints a hearings officer to hear the application I have submitted. As applicant I will be billed for actual time of planning services, materials and hearings officer cost and if not paid the application may become void.

\_\_\_\_\_  
Applicant(s) Original Signature

  
\_\_\_\_\_  
Applicant(s) Original Signature

1-30-23  
\_\_\_\_\_  
Date

<sup>2</sup> Property owner<sup>2</sup> means the owner of record, including a contract purchaser

# APPLICANT'S EXHIBIT "A"

## HANKEN REZONE APPLICATION INDUSTRIAL TO RECREATION LOCATED IN T.24, R.13, S.15, TL 802

### **BACKGROUND:**

*The applicant is requesting the Rezone and Plan Amendment of a 3.8 acre parcel of land generally located west of Highway 101 in the Hauser area of Coos County. Access to the property is from Highway 101 by way of the abutting Hauser Depot Road, a Coos County public right-of-way.*

*The property is currently zoned Industrial (IND) and the applicant is requesting a rezone to Recreation (REC). The current Industrial zone was established by Coos County under a blanket exception process for most of the vacant Industrial zoned lands during the Coos County Comprehensive Plan acknowledgement process. This application is not requesting a new exception, but rather is amending the zoning based on compliance with Oregon's Statewide Goals and Guidelines. The applicant is taking a two-pronged approach by also addressing Section 5.1.275, the standards for amending and rezoning non-resource land.*

*The applicant is requesting a rezone to Recreation for the specific purpose of developing an RV Park, and is therefore requesting a qualified rezone pursuant to Section 5.0.500. The qualifier would limit the use of the property to a Recreational Vehicle Park (RV Park). By qualifying the land to a specific use, the qualifier allows the applicant the ability to more explicitly address goals and criteria relevant to the amendment/rezone.*

### **D. JUSTIFICATION:**

(1) If the purpose of this rezone request is to rezone one or more lots or parcels in the interior of an exclusive farm use zone for non-farm uses, the following question must be answered: Were the lots or parcels for which a rezone request is made, physically developed for a non-farm use prior to February 16, 1983?

*APPLICANT'S RESPONSE: This request is to rezone an exception parcel from Industrial (IND) to Recreation (REC). No part of the subject parcel is zoned Exclusive Farm Use (EFU).*

(2) If the purpose of this rezone request is for other than (1) above the following questions must be answered:

a. Will the rezone conform with the comprehensive plan?

*APPLICANT'S RESPONSE: This request is to rezone a parcel from Industrial (IND) to Recreation (REC). The intent of the Comprehensive Plan with regard to Industrial lands is as follows:*

*Industrial (IND): The intent of the Industrial designation applies to sites potentially needed for industrial development. Use of the designation is not restricted to urban growth areas.*

*The purpose of the "IND" district is to provide an adequate land base necessary to meet industrial growth needs and to encourage diversification of the area's economy accordingly. The "IND" district may be located without respect to Urban Growth Boundaries, as consistent with the Comprehensive Plan. The "IND" designation is appropriate for industrial parcels that are needed for development, as consistent with the Comprehensive Plan.*

*According to the Comprehensive Plan at the time of Acknowledgement (March 1985), the identified need for industrial land to the year 2000 was 978 acres. At that time there was 1,811 acres of vacant industrial land within the balance of county (non-estuary) zoning districts. While there has not been an industrial lands inventory analysis completed since that time, there are several factors that support the conclusion that there is an adequate industrial land base sufficient to meet current and future industrial land needs.*

- The 1,811 acres of vacant industrial land that was available in 1985 is nearly double the amount of land needed to meet the projected need to the year 2000. Due to the decline, rather than growth, of the woods products industry, the 1985 projections were over-estimated. The closure of forest product manufacturing facilities has increased the industrial land base in both the balance of county and estuarine water dependent districts.*
- Due to the substantial inventory base, it was determined by the State of Oregon that Coos County could rezone portions of its water dependent industrial land for other uses, provided the county maintained a water dependent industrial land base equal to the acreage of all land that was under industrial use at any given time. In other words, it was determined that Coos County had excess industrial lands needed to support industrial growth into the distant future.*
- For several years, Coos County, through acknowledgement by the State, allowed recreational uses, specifically Recreational Vehicle (RV) Parks, on balance of county IND lands. That policy resulted in the development of two R.V. Parks on large industrial tracts. The Oregon Dunes Sand Park (Boxcar RV Park) is located on 20 industrial acres north of Transpacific Park Way, and the Coos County, Riley Ranch R.V. Park is located*

*on 85 industrial acres west of Highway 101 just south of Coos County's northerly most boundary. The Riley Ranch R.V. Park is located within the same "industrial tract" as the property subject to this application. It seems clear that Coos County supports the conclusion that there is sufficient IND zoned land needed to support future industrial growth.*

*Both R.V. parks discussed above were established to fill a need for transient overnight accommodations in conjunction with the nearby Dunes National Recreation Area. And, while Coos County has amended their county code to restrict RV Parks in the Industrial Zone, the need for overnight accommodations still exists. The purpose of this rezone is to change the zone designation of the subject property to Recreation, for the express purpose of allowing an RV Park.*

*This application will rezone a total of 3.8 acres from an Industrial (IND) zone district to a Recreation (REC) zone district for the purpose of allowing an R.V. Park. That equates less than four percent (.04) of the total amount of industrial land that the county has previously committed to recreational uses. It seems reasonable to conclude that following this rezone, Coos County will retain an Industrial land base that is sufficient to meet future industrial growth.*

b. Will the rezone seriously interfere with the permitted uses on other nearby parcels?

*APPLICANT'S RESPONSE: This request is to rezone the subject property from a high-intensive Industrial zone to a low-intensity Recreation zone. The adjacent land lying north and east of the subject property is zoned Rural Residential. The land adjacent to the south is zoned Industrial and the land adjacent to the west is zoned Recreation.*

*The adjacent Rural Residential zoned land to the North and East consists of five ownerships (Tax Lots 1200, 1300, 1400, 1500, and 801). Four of the five Tax Lots (1200, 1300, 1500, 801) consist of vacant land and are owned by the US Forest Service. Tax Lot 1400 contains a residence together with a recreational vehicle rental, according to Coos County Assessment Records.*

*The adjacent land to the south consists of two ownerships (Tax Lots 803 and 804.) Coos County assessment records show that both properties are vacant, however aerial photographs show a structure that is believed to be a private market and RV rental facility that is operated in conjunction with the Oregon Dunes National Recreation Area.*

*The adjacent land to the west consists of vacant land that is owned by the public and is managed by the US Forest Service as part of the Oregon Dunes National Recreation Area (ODNRA).*

*The proposed rezone from Industrial use to Recreational use is intended to allow the development of an RV Park to provide additional overnight accommodations for transient ATV*

*enthusiasts that travel from all over the country to enjoy the adjacent national park. Of the eight parcels surrounding the subject property, all are vacant, except for one parcel that contains a residence and a recreational vehicle rental facility. Four of the eight parcels are currently owned by the US Forest Service and will likely never be developed for any use that does not support the National Park and its various recreational activities.*

*The primary access road (Hauser Depot Road) to the dunes runs adjacent to the subject property as well as six of the eight surrounding parcels. The principal use of the county road is for ATV access to the dunes. The county road is currently the primary access to the dunes for the KOA RV Park to the north, the primitive RV Park (parking lot) at the junction of Highway 101, the federal primitive camping, and the 8 acres of federal land lying North of Hauser Depot Road that is used as a staging area for dune activities. Based on the amount of existing traffic currently utilizing the county road, the traffic generated by the proposed RV Park, that has direct/adjacent access to the dunes, will have a relatively small impact to the area.*

*As stated above, the intent of this rezone is to allow a recreational use (RV Park) in conjunction with the adjacent Oregon Dunes Recreation Area. It is generally accepted that the area surrounding the subject property is generally utilized for recreation in conjunction with the federal park and the adjacent county road exists as a primary access to the dunes. It is therefore reasonable to conclude that the proposed rezone to Recreation will not seriously interfere with uses on the adjacent vacant lands or to the one residence devoted to recreational use.*

**c. Will the rezone comply with other adopted plan policies and ordinances?**

*APPLICANT'S RESPONSE: The Coos County Comprehensive Plan has established policies that are intended to implement Oregon Statewide Planning Goals and Guidelines. This application is not requesting a new exception, but rather is amending the zoning based on compliance with all applicable goals. The applicant is taking a two-pronged approach by showing compliance with the goals and demonstrating that the property is non-resource land pursuant to Section 5.1.275 CCZLDO, standards for amending and rezoning non-resource land.*

**SECTION 5.1.275 STANDARDS FOR COMPREHENSIVE PLAN AND REZONE FOR NONRESOURCE LAND:**

1. The subject property does not meet the definition of Agricultural Land under Statewide Planning Goal 3 and /or Forest Land under Statewide Planning Goal 4.

NOTE: If the subject property is predominantly Class 1-IV soils or if it predominantly consists of soils capable of producing 5000 cubic feet of commercial tree species it is not considered to be non-resource land

*APPLICANT'S RESPONSE: The subject property contains two primary soil types (See Applicant's Exhibit "A"). Approximately seventy percent (70%) of the property (2.6 acres)*

*contains Dune Land soil, and approximately thirty percent (30%) of the property (1.2 acres) contains Waldport-Heceta fine sand soil (Waldport) with a 30% percent slope.*

*The Dune Land soil is a subclass V111e for agricultural purposes. The Waldport soil is a Subclass VIIe for agricultural purposes (see Applicant's Exhibits "B" and "D"). Pursuant to Oregon Statewide Goal 3, "Agricultural Land in Western Oregon is land of predominantly Class I, II, III and IV soils." Therefore, based on the two existing soil types, the subject property is not agricultural land as defined by Goal 3.*

*Pursuant to the USDA soil site survey for Coos County, the Dune Land soil is not recognized as capable of producing any type of commercial tree species and does not have a cubic feet classification for the production of wood fiber. The Waldport soil, on a 100-year site curve, has a site index of 90 for Shore Pine, and is capable of producing 86 cubic feet of wood fiber, per acre, per year (See Applicant's Exhibits "C" and "D"). Of the 3.8-acre parcel, two-thirds is not capable of producing any type of commercial tree species, and combined, the entire parcel is capable of producing just over 86 cubic feet of wood fiber. The subject property is not forestland pursuant to Goal 4.*

2. The subject property does not contain any natural resources defined in Statewide Planning Goal 5 which are identified in the Coos County Comprehensive Plan;

*APPLICANT'S RESPONSE: Coos County lists two Goal 5 resources as "potentially" existing on the subject property, Archaeological Areas of Interest and Wetlands.*

*Regarding Archaeological Areas of Interest, the Coos County Planning director researched Tribal maps and verified that there are no identified archaeological resources existing on the subject property. The property, while listed as an Archaeological Area of Interest, does not contain identified Goal 5 resources.*

*Regarding Wetlands, Coos County lists the subject property as potentially containing wetlands based upon Federal Wetland Inventory Maps, however, the only wetlands recognized as Goal 5 resources are those wetlands identified in the Coos County Comprehensive Plan. There are no identified wetlands and therefore no Goal 5 resources existing on the subject property.*

The subject property has been proven to be generally unsuitable for production of farm crops and livestock or merchantable tree species, considering terrain adverse soil conditions, drainage and flooding, vegetation, location and size of the tract.

Land in Western Oregon is land of predominantly Class I, II, III and IV soils."  
Therefore, based on the two existing soil types, the subject property is not agriculture land as defined by Goal 3 and an exception is not required.

*APPLICANT'S RESPONSE: The subject property contains two primary soil types. Approximately seventy percent (70%) of the property (2.6 acres) contains Dune Land soil and approximately thirty percent (30%) of the property (1.2 acres) contains Waldport-Heceta fine sand soil (Waldport) with 30% slope.*

*The Dune Land soil is a Subclass V111e for agricultural purposes. The Waldport soil is a Subclass VIIe for agricultural purposes. Pursuant to Oregon Statewide Goal 3, "Agricultural*

*Land in Western Oregon is land of predominantly Class I, II, III and IV soils.” Therefore, based on the two existing soil types, the subject property is not agricultural land as defined by Goal 3.*

4. The subject property is not considered to be non-resource land simply because it is too small to be farmed or forest managed profitably by itself. If the subject property can be sold, leased, rented or otherwise managed as part of a commercial farm, ranch or other forestland it is not considered to be non-resource land.

*APPLICANT’S RESPONSE: The adjacent land lying north and east of the subject property is zoned Rural Residential. The land adjacent to the south is zoned Industrial, and the land adjacent to the west consists of vacant dune land that is owned by the public and is managed by the US Forest Service as part of the Oregon Dunes National Recreation Area (ODNRA).*

*The adjacent Industrial zoned land to the North and East consists of five ownerships (Tax Lots 1200, 1300, 1400, 1500, and 801). Four of the five Tax Lots (1200, 1300, 1500, 801) consist of vacant land and are owned by the US Forest Service. Tax Lot 1400 contains a residence together with a recreational vehicle rental, according to Coos County Assessment Records.*

*The adjacent land to the south consists of two ownerships (Tax Lots 803 and 804.) Coos County assessment records show that both properties are vacant, however aerial photographs show a structure that is believed to be a private market and RV rental facility that is operated in conjunction with the Oregon Dunes National Recreation Area.*

*The subject property is not located adjacent to any land that is currently in farm or forest use or can support farm or forest uses based on the dune land soil types similar to those contained within the subject property. Therefore, it is reasonable to conclude that the property cannot be managed for farm or forest use in conjunction with other adjacent lands.*

5. The subject property is not considered to be non-resource land if it has been given a special tax assessment for farm use or as designated forestland at any time in the past five years.

*APPLICANT’S RESPONSE: Assessment Records show that the subject property is assessed as Industrial land and has not received a special farm or forest tax assessment in the past 5 years.*

6. If the subject property is found to meet all the standards above to be considered non-resource land the county shall also determine that rezoning the property to a non-resource zone will not materially alter the stability of the overall land use pattern in the area and lead to the rezoning of other lands to non-resource use to the detriment of the resource uses in the area.

*APPLICANT’S RESPONSE: The subject property is currently an exception area zoned for Industrial use. All adjacent and surrounding properties are also exception properties zoned for either Industrial, Recreation, or Rural Residential uses. The rezone will not lead to the rezoning of other lands to non-resource uses to the detriment of the resource uses in the area.*

7. The subject property shall be at least 10-acre in area unless it is contiguous to an area that is zoned for non-resource use. Any proposal of at least 2 acres but less than 10 acres requires approval of a Goal 14 exception pursuant to OAR 660-00-0040.

*APPLICANT'S RESPONSE: The subject property is contiguous on all sides by land zoned for non-resource use. This criterion does not apply.*

8. Rezoning of land that is found to be non-resource land shall be to a "rural" zone that is appropriate for the type of land and its intended use. Rural commercial or industrial development must comply with standards for small-scale, low impact commercial and industrial use. Development of property rezoned from Forest or Forest Mixed use to a non-resource zone shall comply with the resource development and siting standards. (ORD NO. 04-01- 001PL February 10, 2004)

*APPLICANT'S RESPONSE: The Recreation zone is generally found in rural areas of Coos County. The land proposed for rezone contains dune land soil types that are listed as suitable for recreational use. The proposed rezone to Recreation is intended to allow a small-scale RV park in conjunction with the adjacent Dunes National Recreational Area. The proposed RV park will contain the required open space and be served by rural levels of services, including an onsite septic system.*

## **OREGON STATEWIDE GOALS**

### **Goal 1 Citizen Involvement**

*APPLICANT'S RESPONSE: The process for reviewing this rezone application will incorporate all public notice requirements necessary to allow citizens the opportunity to be involved in the planning process.*

### **Goal 2 Land Use Planning**

*APPLICANT'S RESPONSE: The purpose of Goal 2 is to establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions. Part II "Exceptions," describes how a local government may adopt an exception to a Statewide Planning Goal. Because this amendment, as demonstrated below, complies with all applicable Statewide Goals, an exception is not required. The applicant has also demonstrated compliance (above) with the "Standards for Comprehensive Plan and Rezone for Non-Resource Land" pursuant to Section 5.1.275 of the Acknowledged Coos County Zoning and Land Development Ordinance.*

### **Goal 3 Agricultural Lands**

*APPLICANT'S RESPONSE: The subject property contains two primary soil types. Approximately seventy percent (70%) of the property (2.6 acres) contains Dune Land soil and approximately thirty percent (30%) of the property (1.2 acres) contains Waldport-Heceta fine sand soil (Waldport) with 30% slope.*

*The Dune Land soil is a subclass V111e for agricultural purposes. The Waldport soil is a Subclass VIIe for agricultural purposes. Pursuant to Oregon Statewide Goal 3, "Agricultural*

*Land in Western Oregon is land of predominantly Class I, II, III and IV soils.” Therefore, based on the two existing soil types, the subject property is not agriculture land as defined by Goal 3. An exception is not required to Goal 3.*

#### Goal 4 Forest Lands

*APPLICANT’S RESPONSE: The subject property contains two primary soil types. Approximately seventy percent (70%) of the property (2.6 acres) contains Dune Land soil and approximately thirty percent (30%) of the property (1.2 acres) contains Waldport-Heceta fine sand soil (Waldport) with 30% slope.*

*Pursuant to the USDA soil site survey for Coos County, the Dune Land soil is not recognized as capable of producing any type of commercial tree species and does not have a cubic feet classification for the production of wood fiber. The Waldport soil, on a 100-year site curve, has a site index of 90 for Shore Pine and is capable of producing 86 cubic feet of wood fiber, per acre, per year. Of the 3.8 acre parcel, two thirds are not capable of producing any type of commercial tree species, and combined, the two soil types can produce a total of just over 86 cubic feet of wood fiber. The subject property is not forestland as defined by Goal 4. An exception to goal 4 is not required.*

#### Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces

*APPLICANT’S RESPONSE: Coos County lists two Goal 5 resources as “potentially” existing on the subject property, Archaeological Areas of Interest and Wetlands.*

*Regarding Archaeological Areas of Interest, the Coos County Planning director researched Tribal maps and verified that there are no identified archaeological resources existing on the subject property. The property, while listed as an Archaeological Area of Interest, does not contain identified Goal 5 resources.*

*Regarding Wetlands, Coos County lists the subject property as potentially containing wetlands based upon Federal Wetland Inventory Maps, however, the only wetlands recognized as Goal 5 resources by Coos County are those wetlands identified in the Coos County Comprehensive Plan.*

*Regardless of whether Coos County recognized federal wetlands as Goal 5 resources, the State of Oregon has a delineation and mitigation process in place through the Department of State Lands that is intended to protect the resource. The wetland identified on federal inventory maps is located at the bottom of the 30 % slope in a relatively small area along the easterly boundary of the property (See Applicant’s Exhibit “F”). The applicant intends to avoid the area containing wetlands during the development of the proposed RV Park. Any existing wetlands will remain in an area designated as open space. Because no Goal 5 resources will be impacted, a Goal 5 exception is not required.*

#### Goal 6 Air, Water and Land Resources Quality

*APPLICANT'S RESPONSE: The applicant is downzoning the property from an intensive Industrial zone district to a relatively low intensity Recreation district for the purpose of developing an RV Park. The purpose of Goal 6 is to maintain and improve air, water, and land resources. Changing the zone district from Industrial to Recreational will likely reduce the likely hood of negative resource impacts in the area. Because the proposed RV Park development must comply with the requirements established by the Oregon Department of Environmental Quality (DEQ), it is unlikely that there will be any measurable impacts to the quality of the air, land or water. An exception to Goal 6 is not required.*

#### Goal 7 Areas Subject to Natural Hazards

*APPLICANT'S RESPONSE: The identified Natural Hazards applicable to the subject property are Earthquake Liquefaction, Wind Erosion, and Tsunami. The Earthquake Liquefaction and Wind Erosion will be addressed in conjunction with the future development of the applicants proposed RV Park, during which, a Geotechnical analysis will be required. The applicant is not proposing essential structures and therefore the Tsunami hazard does not apply. Because Coos County has an acknowledged process in place to mitigate development within Natural Hazard areas, an exception to Goal 7 is not required.*

#### Goal 8 Recreational Needs

*APPLICANT'S RESPONSE: The intent of Goal 8 is "to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts." The proposed rezone from Industrial (IND) to Recreation (REC) is intended to support and enhance the availability of recreational amenities in Coos County. The applicant is requesting the rezone for the purpose of developing a Recreational Vehicle Park (RV Park) in conjunction with recreational activities occurring in the adjacent Dunes National Recreation Area. More specifically, the RV Park will supplement the well-known shortage of transient overnight facilities during peak use of the DNRA. The proposed rezone complies with the intent of Goal 8.*

#### Goal 9 Economic Development

*APPLICANT'S RESPONSE: The rezone of the subject property will implement a use that will support the local economy by providing overnight accommodations, primarily to transient visitors, in conjunction with the Dunes National Recreation Area. Tourism in Coos County is an integral asset for maintaining a robust and sustainable economy.*

*While the rezone will eliminate a small percentage of Coos County's abundant Industrial land base, the negligible impact, which has been thoroughly addressed above, will be offset by fulfilling a commercial/recreational need (RV Park).*

*The proposed rezone complies with the intent of Goal 9. An exception is not required.*

#### Goal 10 Housing

*APPLICANT'S RESPONSE: The proposed rezone will neither increase nor decrease the housing lands inventory in Coos County. This goal is not applicable.*

#### Goal 11 Public Facilities and Services

*APPLICANT'S RESPONSE: Rezoning the property from Industrial to Recreation will not have an impact to public facilities and services. Following the rezone, the applicant is proposing the development of an RV Park. There is currently public water in the area, however, the rezone is not driving the need for the extension of public services. The usage of existing water will be based upon availability as determined by the Coos Bay/ North Bend Water Board. There is no public sanitary service available to the site. Sanitary sewer for the proposed RV Park will be from onsite septic as approved by the Oregon Department of Environmental Quality. An exception to Goal 11 is not required.*

#### Goal 12 Transportation

*APPLICANT'S RESPONSE: The intent of goal 12 is "to provide and encourage a safe, convenient, and economic transportation system." The proposed rezone from Industrial to Recreation will not in itself effect transportation, however, uses allowed in the Recreation zone are a consideration. The applicant has requested a qualified rezone that will only allow an RV Park on the site*

*Access to the subject property is from Highway 101 by way of Hauser Depot County Road, which fronts the property on its south side. Houser Depot Road is currently the primary access to the dunes for the KOA RV Park to the north, the primitive RV park (parking lot) at the junction of Highway 101, the federal primitive camping sites in the dunes, and the 8 acres of federal land lying north of the county road that is used as a staging area for dune activities.*

*It is likely that the proposed RV Park will accommodate many of the ATV enthusiast that utilize the staging area because they prefer to access the dunes at that location. It is common for visitors utilizing the dunes for recreation purposes, to stay for extended periods during vacations, holidays and weekends. Therefore, the number of daily trips generated from a relatively small RV Park will have a minimal impact to the public right of way. It is possible that providing long term overnight accommodations with direct access to the dunes, will help reduce the number of to and from ATV trips on the county road.*

*The proposed rezone will be reviewed by the Oregon Department of Transportation and the Coos County Road Master. Compliance with road standards will be required in conjunction with the proposed RV Park. No exception to Goal 12 is required.*

#### Goal 13 Energy Conservation

*APPLICANT'S RESPONSE: While the rezone itself will have no impact to energy conservation, providing overnight accommodations (RV Park) with direct access to the dunes will conserve energy by reducing the number of ATV trips generated from staging to the dunes and from travel to and from staging areas. No exception is required.*

#### Goal 14 Urbanization

*APPLICANT'S RESPONSE: The proposed rezone to Recreation will not have an impact to urbanization. The proposed RV park will rely on rural levels of improvements and will not cause a need for urbanization. No exception is required.*

#### Goal 15 Willamette River Greenway

*APPLICANT'S RESPONSE: The subject property is not located within the Willamette River Greenway and therefore, this goal does not apply.*

**Goal 16 Estuarine Resources**

*APPLICANT'S RESPONSE: There are no Estuarine resources applicable to the subject property and therefore, this goal does not apply.*

**Goal 17 Coastal Shorelands**

*APPLICANT'S RESPONSE: There are no Coastal Shorelands applicable to the subject property. This goal does not apply.*

**Goal 18 Beaches and Dunes**

*APPLICANT'S RESPONSE: The purpose of Goal 18 is "to conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and to reduce the hazard to human life and property from natural or man-induced actions associated with these areas."*

*The subject property is located within an area of Beaches and Dunes with Limited Development Suitability. Coos County has acknowledged provisions that require geotechnical analysis in conjunction with development occurring in a limited suitability area. This required analysis will ensure that there will be no adverse impact to the site, surrounding properties, or to the general public. No exception is required.*

**Goal 19 Ocean Resources**

*APPLICANT'S RESPONSE: There are no Ocean Resources associated with the subject property. This goal does not apply.*

Jump To: \_\_\_\_\_

Catalog

Map Extras

- Coastal Inventory Data
  - Beachfront Protective Structures Inventory, OPRD, 2015
  - Goal 18 Eligibility Inventory, OCMP, 2015
  - Dune Classifications, USDA, 1975

Beaches and Dunes - Goal 18

Coos County

Natural Hazards

- Flood
- Sea Level Rise
- Tsunami
- Landslide
  - Landslide Susceptibility, DOGAMI, 2013

Liquefaction

Liquefaction Susceptibility, DOGAMI

Active Earthquake Faults

Active Earthquake Faults, USGS, 2003

Estuary Maps

- Estuary Mgmt Units, 1987
- Coos Coastal Shorelands Boundary
- Coos County LWI, 2014
- National Wetland Inventory
- Soils

Administrative Boundaries

- Statutory Vegetation Line, OPRD, 1967
- Coos Tax lots

City Limits

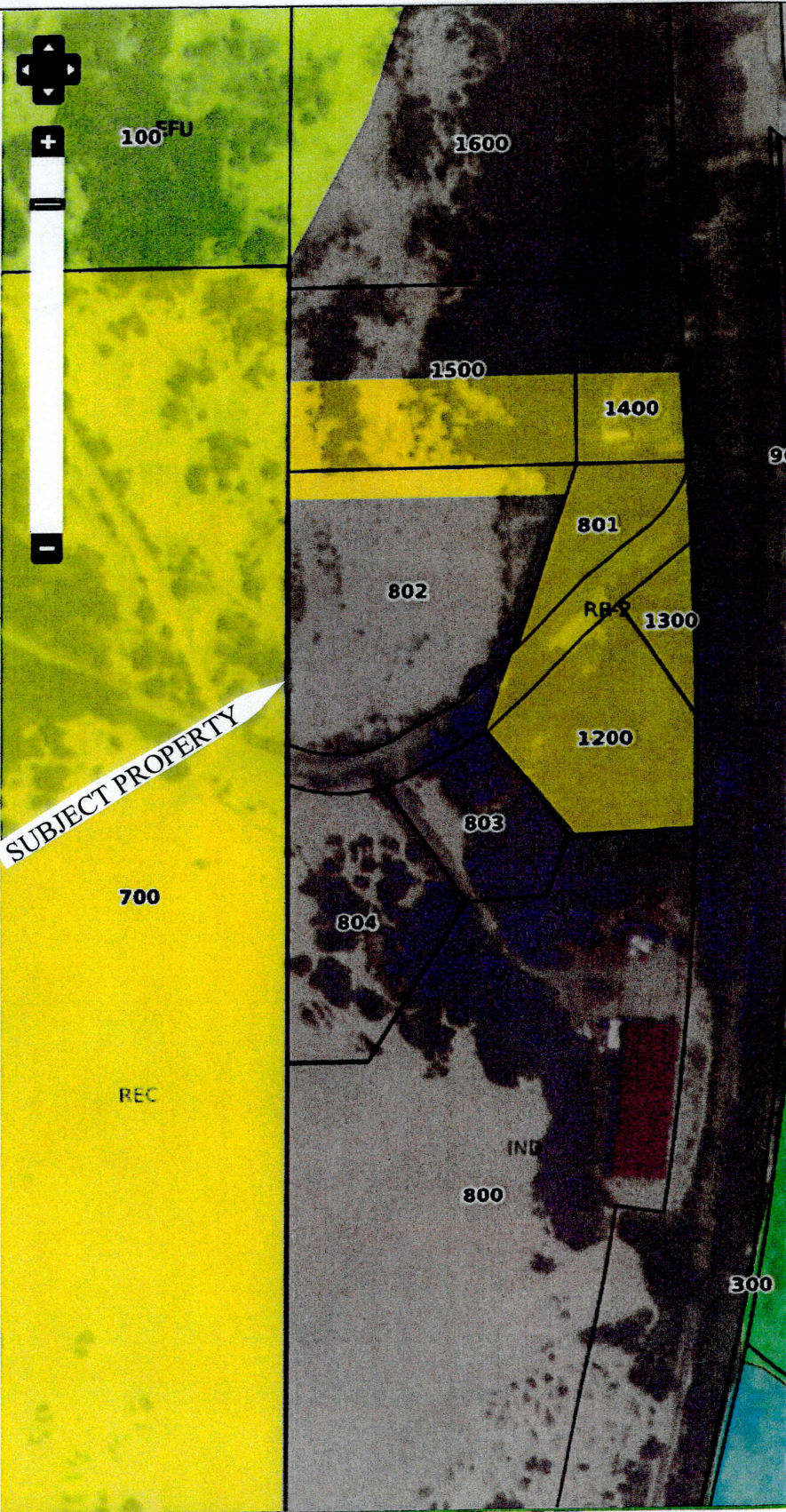
Urban Growth Boundaries

County Boundaries

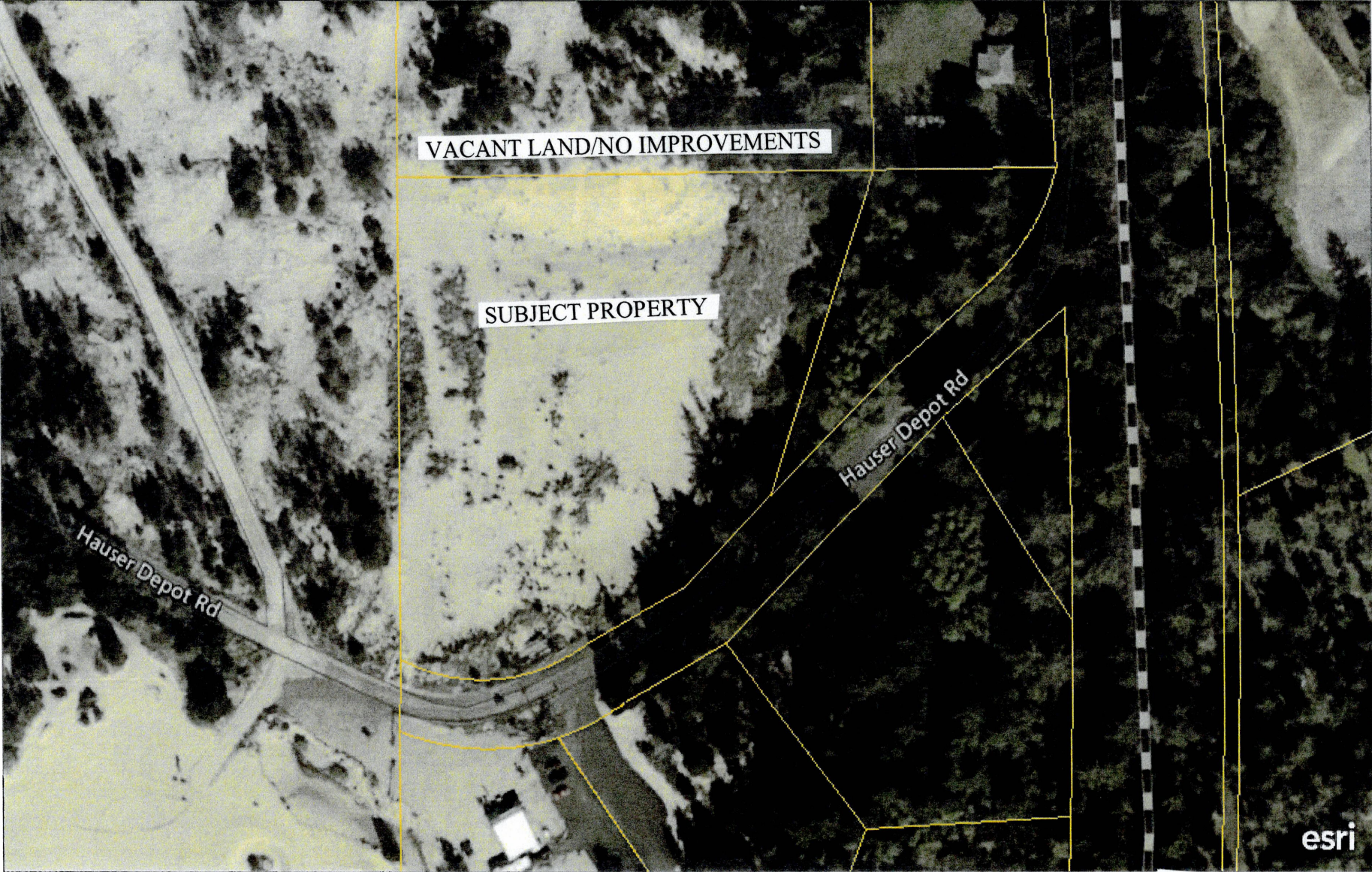
State Parks

Coos County Zoning, 2019

- Commercial
- Controlled Development 10
- Controlled Development 5
- City Zoning
- City Estuary Plan - Aquatic
- City Estuary Plan - Shoreland
- Coos Bay Estuary Plan - Aquatic
- Coos Bay Estuary Plan - Shoreland
- Coquille River Estuary Plan - Aquatic
- Coquille River Estuary Plan - Shoreland
- Exclusive Farm Use
- Forest
- Industrial
- Minor Estuary and Shorelands
- Rural Center
- Recreation
- Rural Residential 2

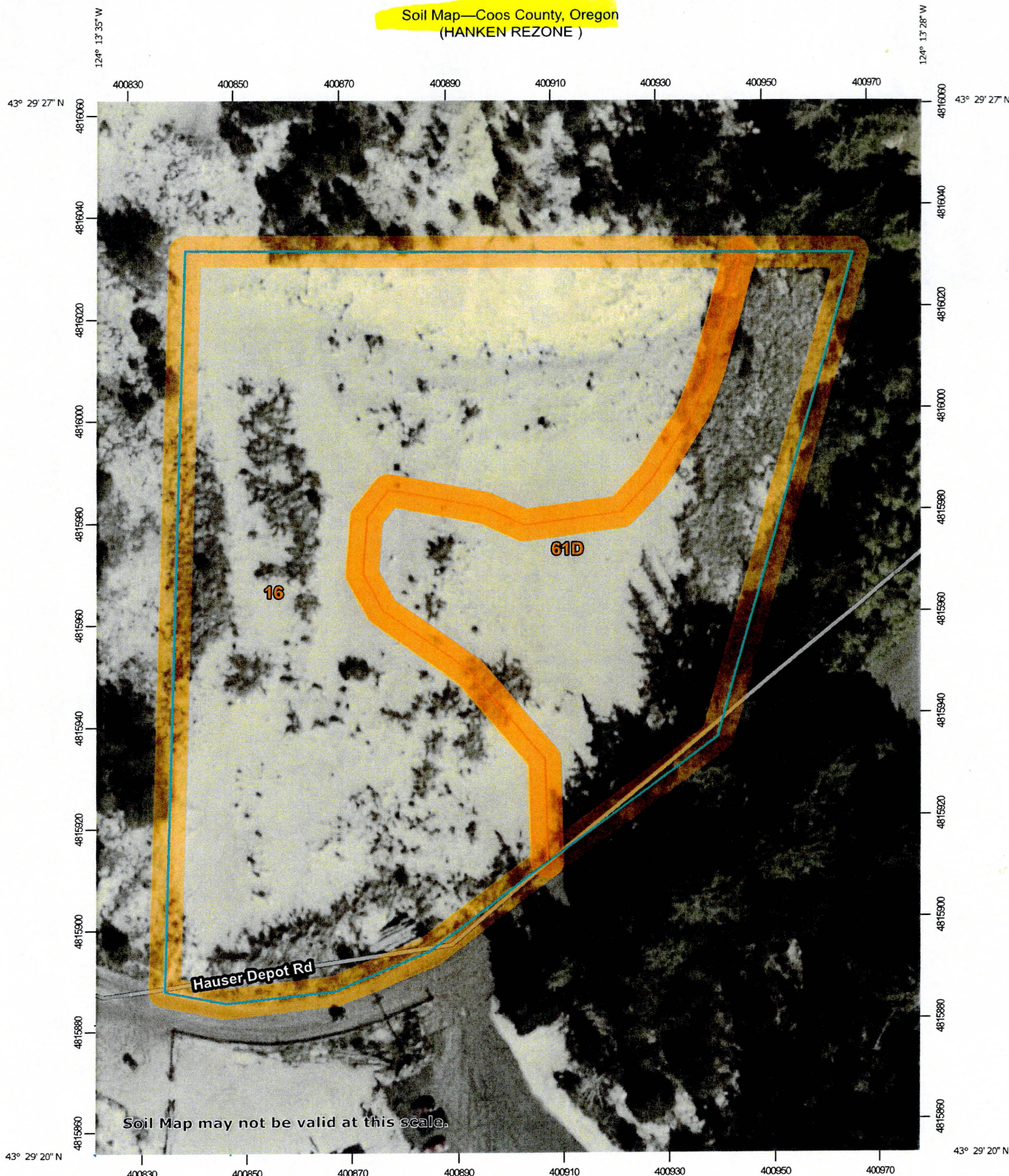


January 2023 Data Set (PARCEL ALIGNMENT WITH PHOTO MAY NOT BE EXACT)



PLOT PLAN  
HANKEN REZONE  
LOCATED IN T.24, R.13, S.15, TL802

Soil Map—Coos County, Oregon  
(HANKEN REZONE)



Map Scale: 1:1,010 if printed on A portrait (8.5" x 11") sheet.

0 10 20 40 60 Meters

0 45 90 180 270 Feet

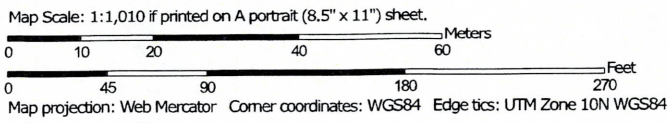
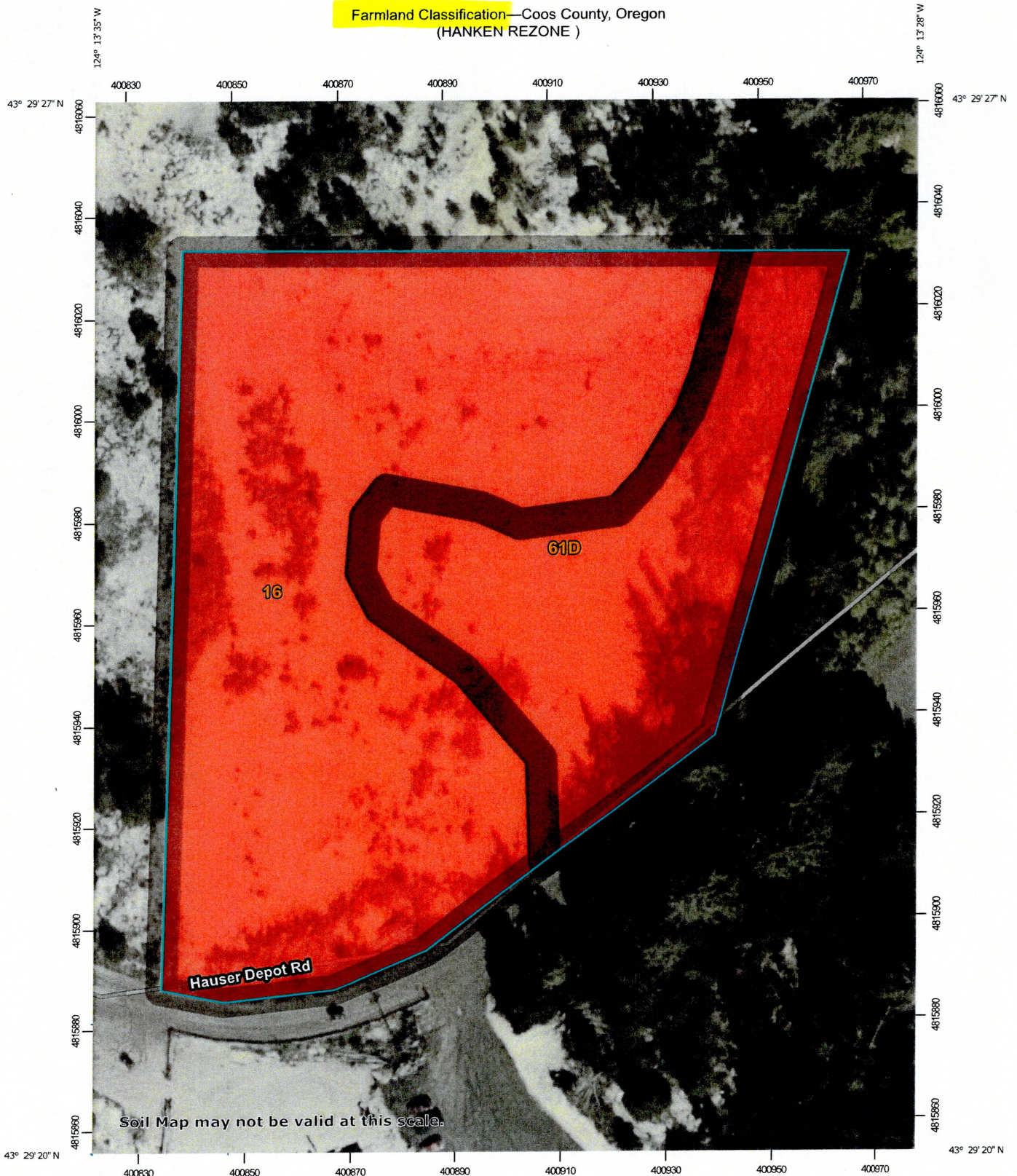
Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 10N WGS84



### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Dune land	2.5	70.1%
61D	Waldport-Heceta fine sands, 0 to 30 percent slopes	1.1	29.9%
<b>Totals for Area of Interest</b>		<b>3.6</b>	<b>100.0%</b>

Farmland Classification—Coos County, Oregon  
(HANKEN REZONE )



## Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
16	Dune land	Not prime farmland	2.5	70.1%
61D	Waldport-Heceta fine sands, 0 to 30 percent slopes	Not prime farmland	1.1	29.9%
<b>Totals for Area of Interest</b>			<b>3.6</b>	<b>100.0%</b>

### Description

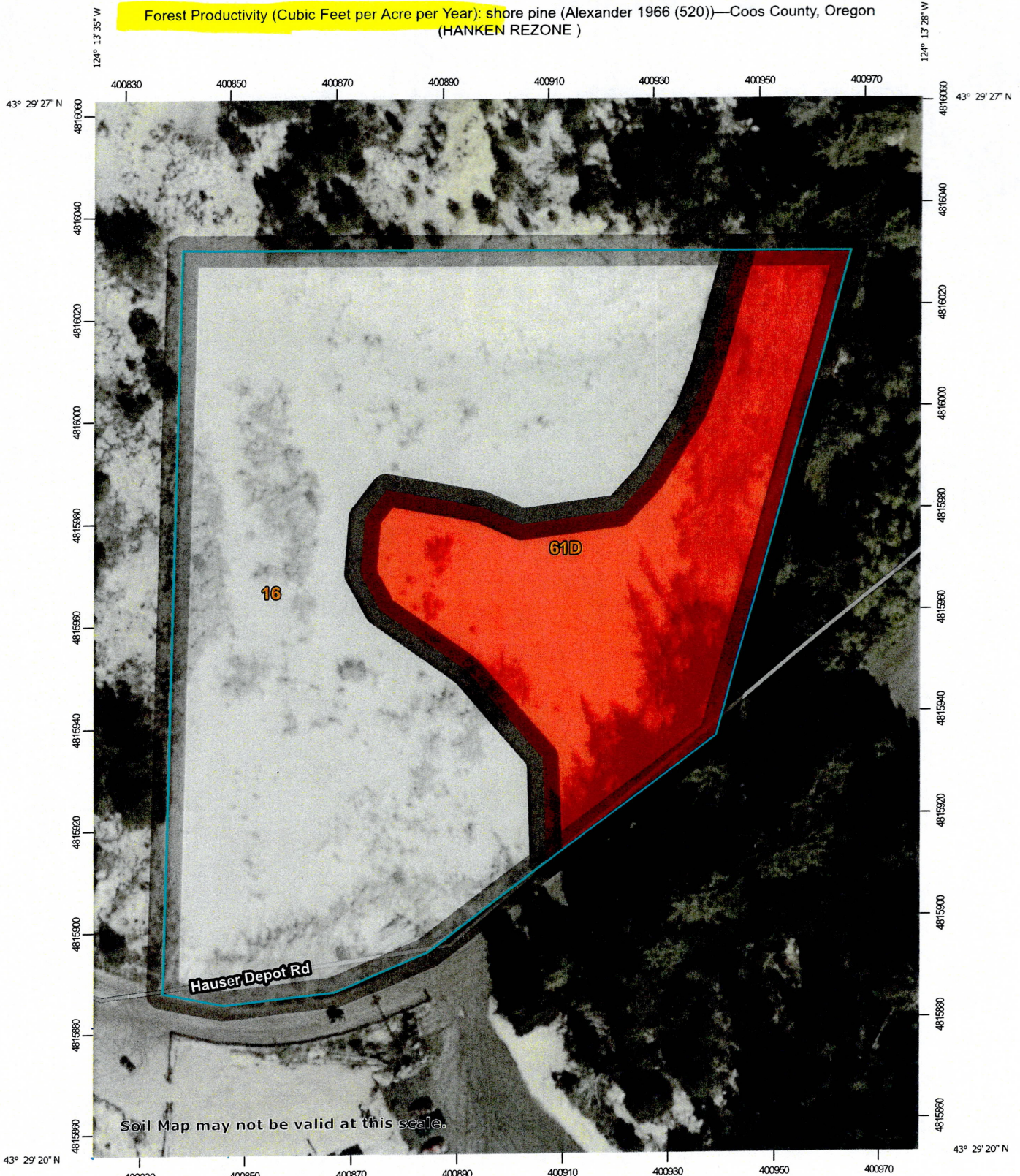
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Lower

Forest Productivity (Cubic Feet per Acre per Year): shore pine (Alexander 1966 (520))—Coos County, Oregon  
(HANKEN REZONE )



Soil Map may not be valid at this scale.

Map Scale: 1:1,010 if printed on A portrait (8.5" x 11") sheet.

0 10 20 40 60 Meters

0 45 90 180 270 Feet

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



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

1/23/2023  
Page 1 of 3

## Forest Productivity (Cubic Feet per Acre per Year): shore pine (Alexander 1966 (520))

Map unit symbol	Map unit name	Rating (cubic feet per acre per year)	Acres in AOI	Percent of AOI
16	Dune land		2.5	70.1%
61D	Waldport-Heceta fine sands, 0 to 30 percent slopes	86.00	1.1	29.9%
<b>Totals for Area of Interest</b>			<b>3.6</b>	<b>100.0%</b>

### Description

This forest productivity measurement is the maximum wood volume annual growth rate for unmanaged, even-aged stands. Units are cubic feet per acre per year. This is called the "culmination of mean annual increment" (CMAI).

Mean annual increment (MAI) is the average yearly wood volume growth per acre of a stand. This is computed by dividing the total wood volume by the stand age. As the stand increases in age, the MAI also increases until tree-to-tree competition and physiological maturity reduce the rate of increase. The point when a stand reaches its maximum MAI is called the "culmination of mean annual increment" (CMAI).

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

### Rating Options

*Units of Measure:* cubic feet per acre per year

*Tree:* shore pine

*Site Index Base:* Alexander 1966 (520)

*Aggregation Method:* Dominant Component

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher

*Interpret Nulls as Zero:* No

Coos County, Oregon

acre per year. On the basis of a 50-year site curve, the mean site index for Douglas fir is 61.

The main limitations for the management of timber on this unit are steepness of slope, the hazard of erosion, the hazard of windthrow, and plant competition. Helicopter, balloon, or total-suspension cable systems are the most suitable methods for harvesting timber. Rock outcrop may cause breakage of timber and hinder yarding.

Proper design of road drainage systems and care in the placement of culverts help to control erosion. Cuts and fills are subject to erosion unless treated. Seeding, mulching, benching, and compacting the soil can reduce erosion. Unsurfaced roads and skid trails are soft when wet or moist, and they may be impassable during rainy periods. Logging roads require suitable surfacing for year-round use. Rock for road construction is readily available in this unit. Steep yarding paths, skid trails, and firebreaks are subject to rilling and gullying unless they are provided with adequate water bars or are protected by plant cover, or both. Locating roads on midslopes results in large cuts and fills and thus removes land from production. Material cast to the side when building roads can damage vegetation. It is also a potential source of sedimentation. End hauling of waste material minimizes damage to the vegetation downslope and reduces the potential for sedimentation.

Because growth of roots is restricted by bedrock, trees commonly are subject to windthrow. When openings are made in the canopy, invading brushy plants can delay natural reforestation. Undesirable plants reduce natural or artificial reforestation unless intensive site preparation and maintenance are provided. Reforestation can be accomplished by planting Douglas fir seedlings.

This map unit is in capability subclass VIIe.

**16—Dune land.** Dune land consists mainly of hills and ridges of shifting fine and medium textured sand. It formed in eolian deposits derived dominantly from deflation basins adjacent to coastal beaches. Slope is 0 to 30 percent. Areas of Dune land do not support vegetation. Elevation is 5 to 100 feet. The average annual precipitation is 50 to 70 inches, the average annual air temperature is 51 to 53 degrees F, and the average frost-free period is 200 to 240 days.

Included in this unit are small areas of Waldport soils, some of which have a thin surface layer, and Heceta soils. Included areas make up about 20 percent of the total acreage.

Permeability of Dune land is very rapid. Runoff is slow, and the hazard of water erosion is slight. The

hazard of soil blowing is severe.

This unit is used for recreation. The hazard of soil blowing and the instability of the areas limit the unit for most kinds of recreational development. It is suitable for low-intensity uses such as hiking and horseback riding and for off-road vehicle traffic.

This map unit is in capability subclass VIIIe.

**17B—Eilertsen silt loam, 0 to 7 percent slopes.**

This deep, well drained soil is on stream terraces. It formed in mixed alluvium. The native vegetation is mainly conifers, shrubs, forbs, and hardwoods. Elevation is 50 to 120 feet. The average annual precipitation is 60 to 70 inches, the average annual air temperature is 50 to 53 degrees F, and the average frost-free period is 180 to 220 days.

Typically, the surface layer is dark brown silt loam 11 inches thick. The subsoil is brown and dark yellowish brown silt loam 48 inches thick. The substratum to a depth of 60 inches or more is olive brown fine sandy loam.

Included in this unit are small areas of soils that are similar to this Eilertsen soil but are mottled to a depth of 40 inches or less. Also included are small areas of Kirkendall and Gardiner soils. Included areas make up about 25 percent of the total acreage.

Permeability of this Eilertsen soil is moderate. Available water capacity is about 11 to 13 inches. Effective rooting depth is 60 inches or more. Runoff is slow, and the hazard of water erosion is slight.

This unit is used for hay and pasture and for homesite development. It is also used for timber production.

This unit is suited to the production of Douglas fir. Among the other species that grow on this unit are western hemlock, western redcedar, Oregon myrtle, and red alder. The understory vegetation is mainly evergreen huckleberry, western swordfern, cascade Oregongrape, and Oregon oxalis.

On the basis of a 100-year site curve, the mean site index for Douglas fir is 159. At the culmination of the mean annual increment (CMAI), the production of 60-year-old Douglas fir trees 1.5 inches in diameter or more at breast height is 172 cubic feet per acre per year. On the basis of a 50-year site curve, the mean site index for Douglas fir is 126.

The main limitations for the management of timber on this unit are the susceptibility of the surface layer to compaction and plant competition. Using standard wheeled and tracked equipment when the soil is moist causes rutting and compaction. Displacement of the surface layer occurs most readily when the soil is dry.

This unit is suited to the production of shore pine. Among the other species that grow on this unit are western hemlock, Sitka spruce, and Douglas fir. The understory vegetation is mainly Pacific rhododendron, salal, red huckleberry, evergreen huckleberry, and European beachgrass.

On the basis of a 100-year site curve, the mean site index for shore pine is 90. At the culmination of the mean annual increment (CMAI), the production of 60-year-old shore pine trees 1.5 inches in diameter or more at breast height is 79 cubic feet per acre per year. High winds from the Pacific Ocean may seriously limit the growth of trees unless they are in a protected area. The main limitations for the management of timber on this unit are the hazard of erosion, seedling mortality, and plant competition. Careful use of wheeled and tracked equipment reduces the disturbance of the protective layer of duff. The risk of soil blowing increases if the timber is harvested or the understory is removed. Conventional methods can be used for harvesting timber, but use of skid trails can accelerate erosion. Steepness of slope restricts the use of wheeled and tracked equipment on skid trails. Cable yarding generally is safer and disturbs the soil less.

Proper design of road drainage systems and care in the placement of culverts help to control erosion. Bedding cuts and fills helps to stabilize the soil and reduces soil blowing. Road location and maintenance costs are greater in the more steeply sloping areas. Material cast to the side when building roads can damage vegetation. It is also a potential source of sedimentation. End hauling of waste material minimizes damage to the vegetation downslope and reduces the potential for sedimentation. Windthrow is a hazard when the soil is wet and winds are strong.

When openings are made in the canopy, invading fishy plants can delay natural reforestation. Undesirable plants reduce adequate natural or artificial reforestation. Intensive site preparation and maintenance generally are not needed. Reforestation can be accomplished by planting shore pine and Sitka spruce seedlings. Droughtiness increases seedling mortality.

This map unit is in capability subclass VIIe.

**60D—Waldport-Dune land complex, 12 to 30 percent slopes.** This map unit is on stabilized and vegetated foredunes. The vegetation on the Waldport soil is mainly European beachgrass. Dune land does not have Waldport vegetation. Elevation is 10 to 80 feet. The average annual precipitation is 50 to 70 inches, the average annual air temperature is 51 to 53 degrees F,

and the average frost-free period is 200 to 240 days.

This unit is 60 percent Waldport fine sand and 30 percent Dune land. The Waldport soil is in areas that have been stabilized with vegetation. The components of this unit are so intricately intermingled that it was not practical to map them separately at the scale used.

Included in this unit are small areas of Heceta soils. Included areas make up about 10 percent of the total acreage.

The Waldport soil is deep and excessively drained. It formed in eolian deposits. Typically, the surface layer is very dark grayish brown fine sand 4 inches thick. The substratum to a depth of 60 inches or more is dark yellowish brown fine sand.

Permeability of the Waldport soil is very rapid. Available water capacity is about 3 to 4 inches. Effective rooting depth is 60 inches or more. Runoff is very slow, and the hazard of erosion is slight. The hazard of soil blowing is severe.

Dune land is deep and excessively drained. It formed in eolian deposits. Typically, the areas of Dune land are fine and medium sand to a depth of 60 inches or more.

Permeability of Dune land is very rapid. Available water capacity is about 3 to 4 inches. Runoff is slow, and the hazard of water erosion is slight. The hazard of soil blowing is severe.

This unit is used for recreation and wildlife habitat.

If this unit is used for recreational development, the main limitations are soil blowing and the instability of the soil. Use of this unit is limited to low-intensity types of recreation, such as hiking, horseback riding, and operating off-road vehicles. Areas used for recreation can be protected from soil blowing by establishing plant cover. Plant cover can be maintained by limiting traffic. Excavation for roads and buildings exposes material that is highly susceptible to soil blowing. Establishing vegetation on disturbed areas around construction sites as soon as possible helps to control soil blowing. Roads and trails are difficult to maintain because of the loose sand. Roads must be surfaced for use by conventional vehicles.

This map unit is in capability subclass VIIe.

**61D—Waldport-Heceta fine sands, 0 to 30 percent slopes.**

This map unit is mainly on stabilized sand dunes and in depressional areas between sand dunes. Some areas are on deflation basins. The native vegetation is mainly conifers, shrubs, grasses, and forbs on the Waldport soil and sedges, rushes, water-tolerant grasses, and shrubs on the Heceta soil. Elevation is 0 to 80 feet. The average annual precipitation is 50 to 70 inches, the average annual air

temperature is 51 to 53 degrees F, and the average frost-free period is 200 to 240 days.

This unit is 50 percent Waldport fine sand and 30 percent Heceta fine sand. The Waldport soil is on stabilized sand dunes, and the Heceta soil is in interdunal swales and depressional areas. The components of this unit are so intricately intermingled that it was not practical to map them separately at the scale used.

Included in this unit are small areas of Netarts and Yaquina soils and Dune land. Included areas make up about 20 percent of the total acreage.

The Waldport soil is deep and excessively drained. It formed in eolian deposits. Slope is 7 to 30 percent. Typically, the surface layer is very dark grayish brown and brown fine sand 7 inches thick. The substratum to a depth of 60 inches or more is dark yellowish brown fine sand.

Permeability of the Waldport soil is very rapid. Available water capacity is about 3 to 4 inches. Effective rooting depth is 60 inches or more. Runoff is very slow, and the hazard of water erosion is slight. The hazard of soil blowing is severe.

The Heceta soil is deep and poorly drained. It formed in eolian material. Slope is 0 to 3 percent. Typically, the surface layer is very dark grayish brown fine sand 4 inches thick. The substratum to a depth of 60 inches or more is mottled, grayish brown sand.

Permeability of the Heceta soil is rapid. Available water capacity is about 1 inch to 2 inches. Effective rooting depth is 60 inches for water-tolerant plants, but it is limited by the water table for non-water-tolerant plants. Runoff is ponded, and the hazard of water erosion is slight. The water table fluctuates from 12 inches above the surface to 6 inches below the surface from October to May.

The Waldport soil in this unit is used mainly for timber production, and the Heceta soil is used mainly for wildlife habitat. The unit is also used for recreation.

The Waldport soil is suited to the production of shore pine. Other species that grow on this soil include western hemlock, Sitka spruce, and Douglas fir. The understory vegetation is mainly Pacific rhododendron, salal, red huckleberry, evergreen huckleberry, and European beachgrass. The Heceta soil is poorly suited to the production of timber. The vegetation on this soil is mainly slough sedge, salt rush, coast willow, waxmyrtle, evergreen huckleberry, and salal.

On the basis of a 100-year site curve, the mean site index for shore pine is 90 on the Waldport soil. At the culmination of the mean annual increment (CMAI), the production of 60-year-old shore pine trees 1.5 inches in

diameter or more at breast height is 79 cubic feet per acre per year. High winds from the Pacific Ocean may seriously limit the growth of trees unless they are in a protected area.

The main limitations for the management of timber on this soil are seedling mortality and plant competition. Careful use of wheeled and tracked equipment reduces the disturbance of the protective layer of duff. The risk of soil blowing increases if the timber is harvested or the understory is removed. Conventional methods can be used for harvesting timber, but use of skid trails can accelerate erosion.

Proper design of road drainage systems and care in the placement of culverts help to control erosion. Seeding cuts and fills helps to stabilize the soil and reduce soil blowing. Windthrow is a hazard when the soil is wet and winds are strong.

When openings are made in the canopy, invading brushy plants can delay natural reforestation. Undesirable plants reduce adequate natural or artificial reforestation. Intensive site preparation and maintenance generally are not needed. Reforestation can be accomplished by planting shore pine and Sitka spruce seedlings. Droughtiness increases seedling mortality.

If this unit is used for recreational development, the main limitations are the hazard of soil blowing, the instability of the Waldport soil, and the wetness of the Heceta soil. These limitations restrict the use of this unit mainly to low-intensity types of recreation, such as hiking and horseback riding. The unit can be used for other kinds of recreational activities that require a minimum of construction and soil disturbance. Areas used for recreation can be protected from soil blowing by maintaining plant cover. Plant cover can be maintained by limiting traffic. Excavation for houses and access roads exposes material that is highly susceptible to soil blowing. Revegetating disturbed areas around construction sites as soon as feasible helps to control soil blowing.

Roads, paths, and trails are difficult to maintain because of the loose sand. Cutbanks are not stable and are subject to slumping.

Wetness limits most recreational development on the Heceta soil. Use of paths and trails may be limited to 2 to 3 months in summer. Drainage is impractical because of the lack of suitable outlets.

This map unit is in capability subclass VIIe.

**62—Willanch fine sandy loam.** This deep, poorly drained soil is in depressional areas on flood plains. It formed in alluvium. Slope is 0 to 3 percent. The native

TABLE 6.--WOODLAND MANAGEMENT AND PRODUCTIVITY--Continued

Soil name and map symbol	Management concerns				Potential productivity		Trees to plant
	Equipment limitation	Seedling mortality	Wind-throw hazard	Plant competition	Common trees	Site index	
36E*: Millicoma	Severe	Slight	Slight	Moderate	Sitka spruce----- Western hemlock----- Western redcedar----- Red alder-----	169 --- --- ---	Douglas fir, Sitka spruce, western hemlock.
58F*: Upcoos	Severe	Severe	Severe	Moderate	Douglas fir----- Incense cedar----- Pacific madrone-----	79 --- ---	Douglas fir, incense cedar.
Rock outcrop. 390, 59E Waldport	Moderate	Severe	Slight	Slight	Shore pine----- Sitka spruce----- Douglas fir----- Western hemlock-----	90 --- --- ---	Shore pine, Sitka spruce.
41D*: Waldport	Moderate	Severe	Slight	Slight	Shore pine----- Sitka spruce----- Douglas fir----- Western hemlock-----	90 --- --- ---	Shore pine, Sitka spruce.
Aceta. 63B, 63C Wintley	Moderate	Slight	Slight	Severe	Douglas fir----- Western hemlock----- Grand fir----- Western redcedar----- Port Orford cedar----- Red alder----- Oregon myrtle-----	160 --- --- --- --- --- ---	Douglas fir.
41D Wintley	Moderate	Slight	Slight	Severe	Douglas fir----- Western hemlock----- Grand fir----- Western redcedar----- Port Orford cedar----- Red alder----- Oregon myrtle-----	160 --- --- --- --- --- ---	Douglas fir.

\* See description of the map unit for composition and behavior characteristics of the map unit.

AREA MAP



Grantor's Name and Address:  
Paul Hanken  
4230 SE 114<sup>th</sup> Avenue  
Portland, OR 97266

Coos County, Oregon      2022-05676  
\$86.00      06/17/2022 04:30 PM  
Pgs=1



Diris D. Murphy, Coos County Clerk

Grantee's Name and Address:  
Hauser Hill Campground, LLC  
4230 SE 114<sup>th</sup> Avenue  
Portland, OR 97266

After recording return to and  
Send all tax statements to:  
Hauser Hill Campground, LLC  
c/o Paul Hanken  
4230 SE 114<sup>th</sup> Avenue  
Portland, OR 97266

**BARGAIN AND SALE DEED**

Paul Hanken ("grantor") conveys to Hauser Hill Campground, LLC ("grantee"), all of grantor's interest in the following described real property:

Parcel 1, Final Partition Plat 2011-#12, filed and recorded December 13, 2011, CAB C-646 bearing Microfilm Reel No. 2011-9957, Records of Coos County, Oregon

The true and actual consideration paid for this transfer is Zero Dollars (\$0).

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.

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Paul Hanken

STATE OF OREGON )  
County of Multnomah ) ss.

This instrument was acknowledged before me on June 10, 2022 by Paul Hanken.

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NOTARY PUBLIC FOR OREGON

