



STAFF REPORT

Coos County Planning
60 E. Second
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770

I. MATTER DETAILS – AGENDA ITEM IV. A

ITEM NUMBER: Agenda Item A
REPORT DATE: May 26, 2026
FILE NUMBER: HBCU-26-001
HEARING DATE: Thursday, June 4, 2026
HEARING LOCATION: 201 N. Adams Street, Coquille Oregon 97423
This meeting can be attended virtually at:
<https://meet.goto.com/940158709>
You can also dial in using your phone.
Access Code: 940-158-709 United States: +1 (224) 501-3412
OWNER(s) Steven Kuntz and Lisa Hawthorn
STAFF CONTACT: Jill Rolfe, Community Development Director
Phone: 541-396-7770
Email: planning@co.coos.or.us
HEARINGS BODY: Planning Commission

PROPERTY INFORMATION:

Account Number:	919300
Map Number:	28S131800-01400
Situs Address:	KUNTZ, STEVEN L.; ETAL
Acreage:	11.06 ACRES
Zone:	COQUILLE RIVER ESTUARY MGT PLN (CREMP) CREMP AQUATIC D21 CONSERVATION (CRA21C) CREMP EXCLUSIVE FARM USE 10AC. (CR-E10) CREMP SHORELAND SEGMENT 42 (CRS42) FOREST (F)
Special Development Consideration and Overlay	FLOODPLAIN 100 YR - 2018 (FP) NATIONAL WETLAND INVENTORY (NWI) NH TSUNAMI (NHTHO)

SUMMARY OF PROPOSAL AND DISCUSSION:

The applicant requests approval of a Hearings Body Conditional Use Permit for a small seasonal campground on property located at 88442 North Bank Lane, Coquille, Oregon, identified as Township 28 South, Range 13 West, Section 18, Tax Lot 1400 and Township 28 South, Range 14 West, Section 13, Tax Lot 501. The subject property is approximately 11.68 acres in size and contains both Exclusive Farm Use (EFU) and Forest Mixed Use (FMU) zoning designations within the Coquille River Estuary Management Plan (CREMP) area.

The proposed campground is located on the lower portion of the property adjacent to the Coquille River within the EFU shoreland segment. The upper portion of the property, located north of North Bank Lane, contains an existing dwelling and remains in forest use. The proposal is for a low-intensity seasonal recreational campground intended to operate from May through October annually due to floodplain conditions associated with the Coquille River floodplain.

The campground is proposed as a small family-operated recreational use consisting of one tipi structure capable of accommodating up to four guests and three additional campsites intended for tents or small recreational vehicles. No permanent campground structures are proposed as part of this application. Temporary camping facilities, including tents, canvas structures, recreational vehicles, and accessory camping items, will be removed at the end of each operating season. Food service is not proposed. The campground will be operated by the property owners and their immediate family members.

Access to the property is provided from North Bank Lane, a County Road. Existing access is proposed to serve the campground and no new public road creation is proposed as part of this request.

Water service for the campground is proposed through an on-site spring source. Sanitation facilities and any required wastewater disposal methods will be reviewed through Coos Health and Wellness Environmental Health Division and any applicable DEQ requirements.

The applicant states that the campground is intended to provide a low-impact recreational opportunity associated with the Coquille River and surrounding rural shoreline environment. The proposal includes opportunities for passive recreational activities and water-oriented recreation such as kayaking, paddle boarding, and similar small watercraft activities.

The application materials include an NRCS soil analysis identifying that the majority of the property consists of Templeton Silt Loam soils on steep slopes best suited for forest production and conservation purposes, while the lower floodplain areas contain hydric and flood-prone soils with limitations for intensive agricultural use. The applicant states that the proposed campground area is located to minimize impacts to agricultural soils, floodplain functions, and environmentally sensitive areas.

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APPLICABLE CRITERIA:

Coos County Zoning and Land Development Ordinance (CCZLDO) Section 3.3.720(6) – Coquille River Estuary Management Plan – Exclusive Farm Use (CREMP-EFU) Shoreland Segments – Hearings Body Conditional Development and Use – Private Parks, Playgrounds, Hunting and Fishing Preserves, and Campgrounds; Section 3.3.730 Criteria and Review Standards for Conditional Use Permits (Both Administrative and Hearings Body); Section 3.3.740 Development and Use Standards.

STAFF RECOMMENDATION:

Based upon the findings entered into the record, the submitted application materials, site plan, agency comments, and applicable review criteria, staff recommends APPROVAL of File No. HBCU-26-001 for a seasonal campground within the CREMP-EFU zoning district, subject to Conditions of Approval.

CONDITIONS OF APPROVAL: All conditions of approval shall be complied with at the expense of the applicant as follows:

1. The approval is limited to the proposal identified within the submitted application materials consisting of one tipi/yurt-style structure and three additional campsites for tents or small recreational vehicles.
2. The campground shall operate seasonally only between May 1 and October 31 unless otherwise authorized through additional land use review.
3. All temporary and seasonal structures, including tents, canvas structures, recreational vehicles, and accessory camping items, shall be removed from the campground area at the end of each operating season.
4. A detailed site plan showing all spaces, parking and development.
5. No permanent residential occupancy shall occur within the campground.
6. Separate sewer, water, or electric hookups shall not be provided to individual campsites unless otherwise authorized through subsequent land use review and permitting.
7. No intensively developed recreational facilities including swimming pools, tennis courts, retail stores, fuel stations, or restaurants are authorized under this approval.
8. Overnight temporary use by any camper or camper vehicle shall not exceed thirty (30) days during any consecutive six-month period.
9. Existing riparian vegetation along the Coquille River shall be maintained to the maximum extent practicable except as otherwise authorized by applicable local, state, or federal permits. Any removal of riparian vegetation, grading, fill, shoreline stabilization, wetland disturbance, or floodplain alteration may require additional review and permits from the Oregon Department of State Lands, U.S. Army Corps of Engineers, Oregon Department of Fish and Wildlife, and/or other applicable agencies.
10. The applicant shall comply with all applicable access, driveway, parking, and roadway standards of Chapter VII as determined by the Coos County Road Department.
11. Any required approvals associated with sanitation, wastewater disposal, water supply, or tourist facility licensing shall be obtained from Coos Health & Wellness Environmental Health Division and any other applicable agency prior to operation of the campground.

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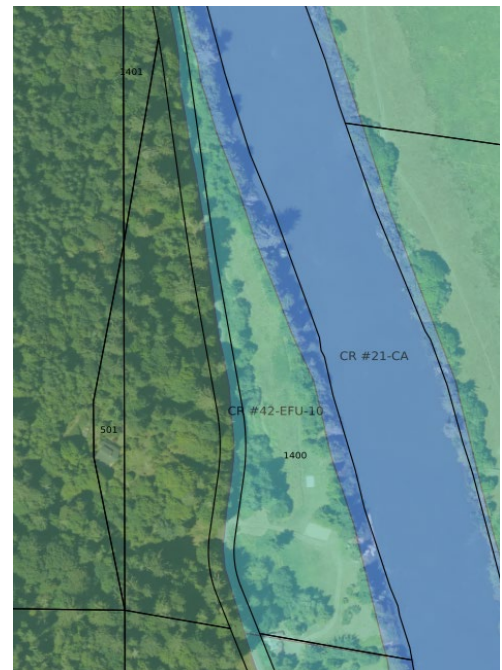
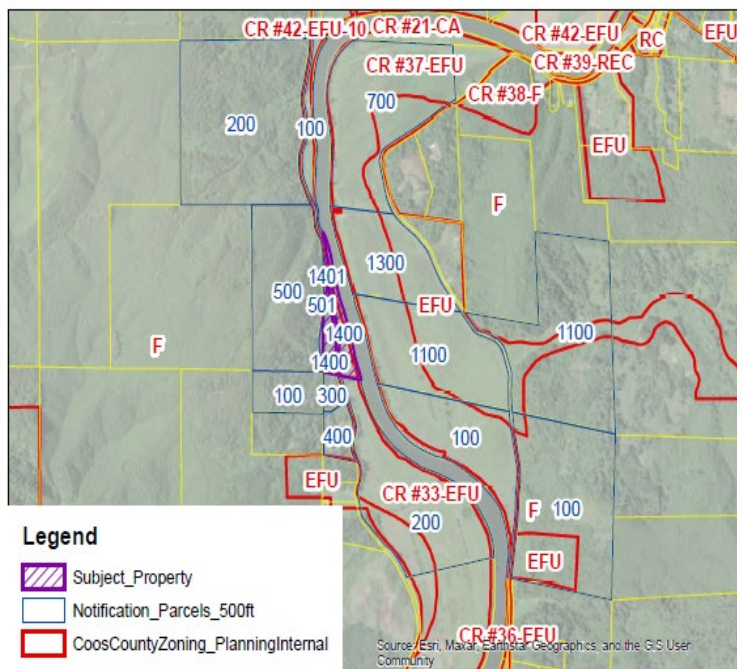
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Richard Hallmark, Coos County Health & Wellness Environmental Health Division, shall review the proposal for compliance with tourist facility licensing requirements associated with operation of a seasonal campground and transient recreational vehicle park.

12. The applicant shall comply with all applicable fire safety requirements, including any requirements of the Coos Forest Protective Association. Fire extinguishers shall be maintained onsite during campground operation, and all seasonal fire restrictions shall be followed.
13. Existing buffering vegetation adjacent to North Bank Lane and adjoining properties shall be maintained where practicable to minimize visual impacts and maintain compatibility with surrounding farm, forest, and shoreline resource uses.
14. The applicant shall notify the appropriate Tribe(s) consistent with CREMP Policy #18 requirements. If archaeological materials, human remains, or cultural resources are discovered during any development activity, all work shall immediately cease in the affected area and the applicant shall comply with ORS Chapter 97 and all applicable state requirements.
15. This approval authorizes only the land use described herein. Any expansion of the campground, increase in the number of campsites, permanent structures, utility hookups, grading, fill, or other substantial site modifications may require additional land use review and permitting.

LOCATION OF PROPOSAL:

The subject property is located to the northeast of the city of Bandon off of North Bank Lane.



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SUBJECT PROPERTY DETAILS AND BACKGROUND:

The subject property is located at 88442 North Bank Lane, Coquille, Oregon, identified as Assessor's Account 919300, Map 28S13-18-00-01400. County assessment records indicate the property contains approximately 11.06 acres with a combination of Forest and CREMP Exclusive Farm Use zoning and has historically been utilized for farm and forest-related purposes.

County planning records document that the property contained agricultural improvements prior to 1980, including a barn and related farm development. On January 8, 1981, Coos County issued a Verification Letter authorizing construction of a dwelling in conjunction with farm use. The verification also approved installation of a septic system above the roadway and acknowledged the presence of existing agricultural improvements on the property at that time.

On May 31, 1988, Administrative Conditional Use Permit ACU-88-21 was approved for a non-forest dwelling on the property.

Subsequently, on June 23, 1988, Administrative Conditional Use Permit ACU-88-29 approved a resource boundary adjustment involving Tax Lot 500 in Township 28 South, Range 14 West, Section 13. The adjustment created Tax Lot 501 in Section 13 and Tax Lot 1401 in Section 18 because the property crossed a section line as reflected on County tax maps. County records indicate that the dwelling authorized through ACU-88-21 was ultimately sited over the section line on Tax Lot 501.

On July 6, 1988, Verification Letter VL-88-321 was issued authorizing siting of the dwelling and accessory structures pursuant to ACU-88-21. The verification documented existing development associated with farm use prior to 1980 and imposed a condition requiring the dwelling to be located outside of the floodplain. The dwelling is on an adjacent tax lot.

Assessment records further show the continued presence of agricultural and accessory structures on the property, including a general-purpose building, machine shed, and feeder barn, demonstrating the long-standing agricultural and rural residential character of the site. The property remains within farm/forest special assessment status.

The current application, HBCU-26-001, represents the latest land use request associated with the property and proposes a small seasonal campground on the lower floodplain portion of the site adjacent to the Coquille River.

STAFF ANALYSIS AND DETERMINATION OF USE

Staff reviewed the submitted application materials, plot plan, applicable Comprehensive Plan policies, Coos County Zoning and Land Development Ordinance provisions, and the Coquille River Estuary Management Plan (CREMP) policies applicable to the subject property. The proposal requests approval of a seasonal campground consisting of one tipi/yurt-style structure

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and three additional campsites intended for tents or small recreational vehicles on property located within the CREMP-EFU zoning district.

The subject property is located within the Coquille River Coastal Shorelands Boundary and contains both Forest and CREMP-Exclusive Farm Use designations. The lower portion of the property adjacent to the Coquille River is proposed for the campground use, while the upper portion contains an existing dwelling and forested areas.

Staff finds that campgrounds are identified as a Hearings Body Conditional Use within the CREMP-EFU zoning district subject to applicable review standards and siting criteria. Staff further finds that the proposed campground qualifies as a campground because the use is intended for temporary overnight recreational occupancy and not residential use. The applicant states that the campground will operate seasonally from May through October and that all temporary structures, tents, recreational vehicles, and accessory items will be removed at the end of each operating season.

Staff reviewed the proposal against the applicable campground criteria and finds that the proposed campground is limited in scale and intensity and does not include intensively developed recreational uses such as swimming pools, retail stores, fuel stations, restaurants, or tennis courts. The applicant specifically states that food service will not be provided as part of the campground operation.

Staff additionally reviewed the proposal relative to the applicable CREMP policies regarding floodplain protection, riparian vegetation, archaeological resources, and mitigation sites. Staff finds that the proposal consists primarily of temporary and seasonal camping facilities and does not include permanent structural development within the floodplain. The temporary and seasonal nature of the proposal minimizes impacts to floodplain functions, riparian resources, and surrounding resource lands.

Staff reviewed the applicable Special Considerations mapping, National Wetland Inventory mapping, FEMA Floodplain mapping, and County GIS data. Staff finds that the property is located within the floodplain; however, the proposal does not include permanent structural development. Staff further finds that no mapped wet meadow wetlands or designated mitigation sites are located within the proposed campground area.

Staff also reviewed the submitted NRCS Soil Productivity and Highest & Best Use Analysis. The analysis identifies that the proposed campground area is primarily located on soils characterized by flooding, wetness, and slope limitations and that the campground area itself does not consist of high-value farmland soils.

Staff finds that the proposed campground is compatible with surrounding farm and forest uses because the proposal is seasonal, low-intensity, and buffered by existing vegetation, natural topography, and the configuration of the property. The campground area abuts the Coquille

River to the east and North Bank Lane to the west, while agricultural activities occur primarily to the south. Existing vegetation and spacing provide buffering between the campground and adjacent resource uses.

Based upon the submitted application materials and review of the applicable standards and criteria, staff finds that the proposed seasonal campground can be made consistent with the applicable provisions of the Coos County Zoning and Land Development Ordinance and the Coquille River Estuary Management Plan subject to conditions of approval.

ZONING PURPOSE: SECTION 3.3 EXCLUSIVE FARM USE SHORELAND SEGMENT 42

Exclusive Farm Use Shoreland Segments: 42 (42-EFUS) shall be managed for the continuation of farm use as defined in ORS 215.203 (2)(a) and such other farm uses as are conditionally permitted in ORS 215.213.

PUBLIC HEARING:

The time and place for the Coos County Planning Commission to review this matter in a public hearing is June 4, 2026, at 7:00 P.M. in the Owen Building, 201 N. Adams Street, Coquille Oregon

- i. **Notice Requirement:** This application requires a public hearing with a 20-day notice to all adjacent property owners and required parties under CCZLDO Section 5.0.900.1 Notice of Public Hearing.
- ii. **REVIEW PERIOD:** This application was originally submitted on April 7, 2026 and deemed completed on May 7, 2026. Pursuant to ORS 215.427 this application is subject to a 150-day timeline for review from the date deemed completed.

The application was circulated to affected agencies and interested parties. The following summarizes comments received:

AGENCY AND PUBLIC COMMENTS

➤ **Department of State Lands**

Department of State Lands was provided a notice as they are an adjacent property owner as this is a waterfront property. They stated that if a dock or removal/fill was part of the project they would have comments. At this time this project does not have any of those components.

➤ **Tribal Comments**

The Coquille Indian Tribe (THPO) has not responded at this time but this a seasonal campground. There are no ground disturbing activities proposed. If the property is cleared and

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any there is a discovery of any artifacts the Coquille Tribe shall be notified immediately.

➤ **Coos County Roadmaster**

The Roadmaster has visited the site and made some suggestions for the access. He will be required to sign off on the final permit for any traffic and parking to show compliance.

➤ **Coos County Environmental Health**

Richard Hallmark, Coos County Health & Wellness, Environmental Health Division, will be required to review the proposal for compliance with tourist facility licensing requirements associated with operation of a seasonal campground and transient recreational vehicle park. Any required Tourist Facility License, sanitation approvals, wastewater permits, water system approvals, or additional environmental health requirements shall be obtained prior to operation of the campground.

COMMENTS SUMMARY

Agency comments generally focus on:

- DSL permitting will be required if there is removal/fill or a dock involved.
- Cultural resource coordination (Tribal);
- Access, circulation, and traffic impacts (Roadmaster).
- Tourist Facility Licensing (Environmental Health)

These comments can be addressed through conditions of approval and coordination with the applicable agencies at the time of development.

II. STAFF REPORT – WITH RECOMMENDATIONS AND PROPOSED FINDINGS

➤ **ARTICLE 3.3 – COQUILLE RIVER ESTUARY MANAGEMENT PLAN (CREMP) ZONING DISTRICTS/USES AND ACTIVITIES/LAND DEVELOPMENT STANDARDS**

This article lists all shoreland segments first and then the aquatic units. The policies that are referenced in the uses are found at the end of this chapter.

*CREMP SHORELAND SEGMENTS – The management units are divided up by the type and then the segment number. All policies that are referenced are found at the end of this Article. Under each type of management unit, the segments each have a purpose statement. Note: Limiting Policies do not apply to all uses or all areas within units, as specifically described in each policy. **Policy #3 applies to all Coquille River Estuary Management Plan segments.***

➤ **SECTION 3.3.720 HEARINGS BODY CONDITIONAL DEVELOPMENT AND USE:**

*The following uses and their accessory uses may be allowed as hearings body conditional uses in the CREMP-EFU zone subject to the applicable requirements in Section 3.3.730 and applicable siting criteria set forth in this Article.****

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6. *Private parks, playgrounds, hunting and fishing preserves and campgrounds, except on high-value farmland. A campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes. A camping site may be occupied by a tent, travel trailer, yurt or recreational vehicle. Campgrounds authorized by this rule shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations.*

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that the proposed seasonal campground is an allowable Hearings Body Conditional Use within the CREMP-EFU zoning district pursuant to the applicable provisions of the Coos County Zoning and Land Development Ordinance. The applicant identifies the proposal as a “Seasonal Campground” within the submitted application materials.

The proposal meets the definition of a campground because the proposed use is intended for overnight temporary recreational occupancy and not for residential purposes. The applicant states that the campground will operate seasonally from May through October and that temporary structures, tents, canvas structures, recreational vehicles, and accessory items will be removed at the end of each operating season.

The Planning Commission can further find that the proposal is limited in scale and intensity. The applicant proposes one tipi structure capable of accommodating up to four individuals and three additional campsites for tents or small recreational vehicles. The submitted plot plan depicts a small-scale campground layout adjacent to the Coquille River with dispersed campsites and limited site disturbance.

The proposed campground does not include intensively developed recreational uses prohibited by this section of the ordinance. The application materials do not propose swimming pools, tennis courts, retail stores, fuel stations, restaurants, or similar commercial recreational infrastructure. The applicant specifically states that food service will not be provided as part of the campground operation.

The Planning Commission can find that the proposed campground is not located on high-value farmland. The applicant submitted an NRCS Soil Productivity and Highest & Best Use Analysis evaluating the soils present on the property and the applicability of high-value farmland standards. The analysis identifies that the proposed campground area is located primarily on Coquille Silt Loam and Templeton Silt Loam soils characterized by wetness, flooding limitations, erosion hazards, and limited agricultural productivity.

The Planning Commission can further find that the only soil identified as Farmland of Statewide Importance is the Nehalem Silt Loam area, which represents less than five percent of the property and is not proposed for campground development. The applicant’s analysis concludes that the campground site itself does not meet the definition of high-value farmland under OAR 660-033-0020 because the development area consists primarily of soils with substantial flooding, wetness, and slope constraints.

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The Planning Commission can find that the proposal remains consistent with the resource and shoreline character of the area because the use is seasonal, low-intensity, and designed to provide passive water-oriented recreational opportunities associated with the Coquille River. The applicant states that the campground is intended to support low-impact recreational activities such as kayaking and paddle boarding while allowing visitors to enjoy the shoreline environment.

Based upon the submitted application materials, plot plan, and supporting soils analysis, the Planning Commission can find that the proposed seasonal campground satisfies the applicable conditional use provisions for a campground within the CREMP-EFU zoning district, subject to compliance with all applicable conditions of approval and agency requirements.

- a. A private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. As used in this paragraph “yurt” means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hookup or internal cooking appliance.*

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that the proposal complies with the campground provisions related to yurts and similar temporary camping shelters. The ordinance allows a private campground to provide yurts for overnight camping provided that no more than one-third or a maximum of ten campsites, whichever is smaller, include a yurt. The applicant proposes one tipi structure and three additional campsites for tents or small recreational vehicles. Based upon the total number of proposed campsites, the Planning Commission can find that the proposal remains below the allowable threshold for specialty overnight camping structures.

The Planning Commission can further find that the proposed tipi/yurt-style structure is intended to function as a temporary seasonal camping accommodation and not as a permanent dwelling or lodging facility. The applicant states that the campground will operate seasonally from May through October and that temporary and seasonal structures will be removed at the end of each season.

There has been no evidence provided indicating that the proposed tipi/yurt structure will contain plumbing, sewage disposal hookups, permanent foundations, or internal cooking appliances inconsistent with the ordinance definition of a yurt or temporary camping shelter. Any future installation of plumbing, permanent foundations, utility connections, or structural improvements beyond those authorized under this approval would require additional land use review and permitting.

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- b. *On high-value farmland existing facilities may be maintained, enhanced or expanded subject to other requirements of law.*

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that subsection (b) related to maintenance, enhancement, or expansion of existing facilities on high-value farmland is not directly applicable to this proposal because the applicant is not proposing expansion of an existing campground facility on high-value farmland. Instead, the application proposes establishment of a new small seasonal campground use.

The applicant submitted an NRCS Soil Productivity and Highest & Best Use Analysis evaluating the soils located on the subject property and specifically addressing high-value farmland criteria. The analysis identifies that the proposed campground area is located primarily on Coquille Silt Loam and Templeton Silt Loam soils characterized by flooding, wetness limitations, steep slopes, and limited agricultural productivity.

The Planning Commission can further find that the only soil identified as Farmland of Statewide Importance is the Nehalem Silt Loam area, which comprises a very small portion of the overall property and is not proposed for campground development. The applicant's analysis concludes that the proposed campground development area itself does not overall meet the definition of high-value farmland under OAR 660-033-0020.

Accordingly, the Planning Commission can find that the proposal is not subject to the limitations applicable to maintenance, enhancement, or expansion of existing campground facilities on high-value farmland because the proposed campground area is not located on identified high-value farmland soils.

- c. *In addition, a campground may be permitted in CREMP EFU. CREMP Policies #14, #18, #19, #22, #23, and #27 may be applicable.*

- *Policy #3: Use Of "Coquille River Estuary Special Considerations Map" As The Basis For Special Policies Implementation*

Local governments shall use the "Coquille River Estuary Special Considerations Map" as the basis for implementing the special protection.

I. *The "Coquille River Estuary Special Considerations Map" shall delineate the general boundaries (plan inventory maps contain more precise boundary locations) of the following specific areas covered by the Coquille River Estuary Management Plan:*

- a. *Coquille River Estuary Coastal Shorelands Boundary*
- b. *Sensitive Beach and Dune Areas*
 1. *areas unsuitable for development*
 2. *areas with limited development suitability*
- c. *Floodplain Hazard Areas*
- d. *Agricultural Lands Designated for Exclusive Farm Use, and "Wet-*

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Meadow" Wetlands

- e. Coastal Historical and Archaeological Sites*
- f. Urban Growth Boundaries (UGB's)*
- g. Dredged Material Disposal and Mitigation/Restoration Sites*
- h. Significant Wildlife Habitat and Major Marshes*
- i. Forest Lands*

The Special Considerations Map is NOT a substitute for the detailed spatial information presented on the CREMP's inventory maps. The Special Considerations Map is merely an index guide designed as a zoning counter implementation tool that indicates when special policy considerations apply in a general area, thereby requiring inspection of the detailed plan inventory maps. The Special Considerations Map must and shall at all times accurately reflect the detail presented on the inventory maps (but at a more general scale).

STAFF SUMMARY AND ANALYSIS: Staff has reviewed the subject property using all mapping tools including: FEMA Flood Insurance Rate Maps, National Wetland Inventory maps, CREMP inventory mapping, and other applicable hazard and resource overlays to determine whether any special development considerations apply to the proposal. The property is located within the Floodplain Overlay and portions of the Coquille River floodplain. However, the Planning Commission can find that the proposal consists of a seasonal campground without permanent structures or permanent structural development within the floodplain area. The applicant states that all temporary and seasonal structures, including tents, canvas structures, recreational vehicles, and accessory items, will be removed at the end of each operating season. Therefore, staff finds that floodplain considerations associated with permanent structural development have been adequately addressed through the seasonal and temporary nature of the proposal.

- *Policy #14: General Policy on Uses Within Rural Coastal Shorelands*

Policy #14: General Policy on Uses within Rural Coastal Shorelands

- I. Coos County shall manage its rural areas with the "Coquille River Coastal Shorelands Boundary" by allowing only the following uses in rural shoreland areas, as prescribed in the management units of this Plan, except for areas where mandatory protection is prescribed by LCDC Goal #17 and #18:*
 - a. farm uses as provided in ORS 215;*
 - b. propagation and harvesting of forest products consistent with the Oregon Forest Practices Act;*
 - c. private and public water-dependent recreation developments;*
 - d. aquaculture;*
 - e. water-dependent commercial and industrial uses, water-related uses and other uses only upon a finding by the county that such*

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- uses satisfy a need which can not be accommodated on uplands or in urban and urbanizable areas or in rural areas built upon or irrevocably committed to non-resource use;*
- f. *single family residences on lots, parcels, or units of land existing on January 1, 1977 when it is established that:*
1. *the dwelling is in conjunction with a permitted farm or forest use, or*
 2. *the dwelling is in a documented "committed" area, or*
 3. *the dwelling has been justified through a goal exception, or*
 4. *such uses do not conflict with the resource preservation and protection policies established elsewhere in this Plan;*
- g. *any other uses, provided that the Board of Commissioners determines that such uses satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas. In addition, the above uses shall only be permitted upon a finding that such uses do not otherwise conflict with the resource preservation and protection policies established elsewhere in this Plan.*

This strategy recognizes (1) that Coos County's rural shorelands are a valuable resource and accordingly merit special consideration, and (2) that LCDC Goal #17 places strict limitations on land divisions within coastal shorelands. This strategy further recognizes that rural uses "a" through "g" above, are allowed because of need and consistency findings documented in the "factual base" that supports this plan.

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that the proposal is consistent with Policy #14 of the Coquille River Estuary Management Plan relating to uses within Rural Coastal Shorelands. The subject property is located within the Coquille River Coastal Shorelands Boundary and is designated within the CREMP-Exclusive Farm Use (CREMP-EFU) management area. The applicant proposes a small seasonal campground adjacent to the Coquille River consisting of one tipi structure and three additional campsites for tents or small recreational vehicles.

The Planning Commission can find that the proposal qualifies as a private water-dependent or water-related recreational development within a rural coastal shoreland area under Policy #14(c). The applicant states that the campground is intended to provide opportunities for low-impact recreational activities associated with the Coquille River, including kayaking, paddle boarding, and similar small watercraft uses. The application further states that campers will utilize the site to enjoy the shoreline and water-oriented recreational environment associated with the river corridor.

The proposal is limited in scale and intensity and does not include urban-type recreational development or intensive commercial recreation facilities. The proposal does not include

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swimming pools, tennis courts, retail stores, restaurants, fuel stations, or other intensive recreational improvements. The applicant specifically states that no food service is proposed as part of the campground operation.

The proposal has been designed to minimize conflicts with shoreline, floodplain, farm, and natural resource functions. The applicant states that the campground will operate only seasonally from May through October due to floodplain considerations and that all temporary structures, tents, canvas structures, recreational vehicles, and accessory items will be removed at the end of each season. Staff has reviewed the applicable floodplain, wetland, and hazard mapping and determined that while the property is located within the floodplain, the proposal does not involve permanent structural development within the flood-prone area.

The Planning Commission can also find that the proposal is consistent with the overall intent of Policy #14 recognizing that rural coastal shorelands are valuable resource areas requiring special consideration and protection. The submitted NRCS Soil Productivity and Highest & Best Use Analysis demonstrates that the proposed campground area is primarily located on soils with substantial flooding, wetness, and slope limitations and is not located on identified high-value farmland soils. The application materials further demonstrate that the campground has been sited to minimize impacts to resource lands, shoreline functions, and environmentally sensitive areas.

Based upon the submitted application materials, plot plan, and supporting documentation, the Planning Commission can find that the proposal satisfies the applicable provisions of Policy #14 and can be made compatible with the resource preservation and protection policies of the Coquille River Estuary Management Plan subject to conditions of approval.

- *Policy #18: Protection Of "Historical, Cultural and Archaeological Sites*
Local government shall provide special protection to historic and archaeological sites and shall continue to refrain from widespread dissemination of site-specific information about identified archaeological sites.
 - I. *This strategy shall be implemented by requiring review of all development proposals involving an archaeological or historical site to determine whether the project as proposed would protect the historical and archaeological values of the site.*
 - II. *The development proposal, when submitted shall include a Site Plan Application, showing, at a minimum, all areas proposed for excavation, clearing and construction. Within three (3) working days of receipt of the development proposal, the local government shall notify the Coquille Indian Tribe in writing, together with a copy of the Site Plan Application. The Tribe shall have the right to submit a written statement to the local government within thirty (30) days of receipt of such notification, stating whether the project as proposed*

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would protect the cultural, historical and archaeological values of the site, or if not, whether the project could be modified by appropriate measures to protect those values.

"Appropriate measures" may include, but shall not be limited to, the following:

- a. Retaining the prehistoric and/or historic structure in situ or moving it intact to another site; or
- b. Paving over the site without disturbance of any human remains or cultural objects upon the written consent of the Tribe(s); or
- c. Clustering development so as to avoid disturbing the site; or
- d. Setting the site aside for non-impacting activities, such as storage; or
- e. If permitted pursuant to the substantive and procedural requirements of ORS 97.750, contracting with a qualified archaeologist to excavate the site and remove any cultural objects and human remains, reintering the human remains at the developer's expense; or
- f. Using civil means to ensure adequate protection of the resources, such as acquisition of easements, public dedications, or transfer of title.

If a previously unknown or unrecorded archaeological site is encountered in the development process, the above measures shall still apply. Land development activities, which violate the intent of this strategy, shall be subject to penalties prescribed in ORS Chapter 97.990.

III. Upon receipt of the statement by the Tribe, or upon expiration of the Tribe thirty day (30) response period, the local government shall conduct an administrative review of the development proposal and shall:

- a. approve the development proposal if no adverse impacts have been identified, as long as consistent with other portions of this Plan, or
- b. approve the development proposal subject to appropriate measures agreed upon by the landowner and the Tribe, as well as any additional measures deemed necessary by the local government to protect the historical and archaeological values of the site. If the property owner and the Tribe cannot agree on the appropriate measures, then the governing body shall hold a quasi-judicial hearing to resolve the dispute. The hearing shall be a public hearing at which the governing body shall determine by preponderance of evidence whether the development project may be allowed to proceed, subject to any modifications deemed necessary by the governing body to protect the historical and archaeological values of the site.
- c. Through the "overlay concept" of this policy and the Special

Considerations Map, unless an Exception has been taken, no uses other than propagation and selective harvesting of forest products consistent with the Oregon Forest Practices Act, grazing, harvesting wild crops, and low-intensity water-dependent recreation shall be allowed unless such uses are consistent with the protection of the historic and archaeological values, or unless appropriate measures have been taken to protect the historic and archaeological values of the site.

This strategy recognizes that protection of historical and archaeological sites is not only a community's social responsibility, is also legally required by ORS 97.745. It also recognizes that historical and archaeological sites are non-renewable cultural resources.

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that the proposal is capable of complying with Policy #18 relating to the protection of historical, cultural, and archaeological resources. The subject property is located within the Coquille River Estuary Management Plan area and has been reviewed for applicable special development considerations and overlays. The submitted application materials and plot plan identify the proposed campground area, access locations, and areas of temporary seasonal use.

The applicant states that no permanent structures are proposed as part of the campground development and that the campground will consist of temporary seasonal facilities including tents, canvas structures, recreational vehicles, and one tipi structure. The applicant further states that all temporary structures and accessory items will be removed at the end of each season. The application materials additionally state that no permanent structures are proposed that would impact historical or archaeological resources to the applicant's knowledge.

The proposal involves limited ground disturbance associated with a small seasonal campground and does not involve structural development, grading, excavation, or infrastructure improvements typical of more intensive development projects. The submitted plot plan demonstrates a dispersed campground layout with limited site disturbance adjacent to the Coquille River.

The Planning Commission can further find that compliance with Policy #18 requires notification and coordination with the Coquille Indian Tribe and any other applicable Tribal governments regarding potential archaeological or cultural resources. Compliance can be ensured through a condition of approval requiring that any previously unknown archaeological or cultural resources discovered during development activities immediately cease work in the affected area until proper review and coordination occur consistent with ORS Chapter 97 and applicable CREMP policies by contacting the Coquille Tribe.

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The Planning Commission can also find that the temporary and seasonal nature of the proposed campground, together with the absence of permanent structures, substantially reduces the likelihood of adverse impacts to historical or archaeological resources while still allowing the County and affected Tribe(s) the opportunity to review the proposal and recommend protective measures if necessary.

Based upon the submitted application materials, site plan, and proposed low-intensity seasonal use of the property, the Planning Commission can find that the proposal can be made consistent with Policy #18 subject to compliance with Tribal notification requirements and conditions of approval related to the protection of historical, cultural, and archaeological resources.

➤ *Policy #19: Management Of "Wet-Meadow" Wetlands Within Coastal Shorelands*

- I. *Coos County shall protect for agricultural purposes those areas defined as 'wet meadow' wetlands by the U.S. Fish and Wildlife Service but currently in agricultural use or with agricultural soils and not otherwise designated as "significant wildlife habitats" or "major marshes", unless an Exception allows otherwise. Permitted uses and activities in these areas shall include farm use and any drainage activities, which are necessary to improve agricultural production. Filling of these areas, however, shall not be permitted, so as to retain these areas as wildlife habitats during periods of seasonal flooding and high water tables, with the following exceptions:*
 - a. *for transportation corridors where an Exception has been taken to Goal #3 (Agricultural Lands); or*
 - b. *agricultural buildings, where no alternative site exists on the applicant's property; or*
 - c. *minor improvements for which there is no practical alternative; or*
 - d. *where no fill permit is required under Section 404 of the Water Pollution Control Act; or*
 - e. *for priority dredged material disposal sites designated by this Plan for protection from pre-emptory uses.*

Any activity or use requires notification of Division of State Lands, with their comments received prior to the issuance of any permits.

- II. *This policy shall be implemented by designating these lands as "Agricultural Lands" on the Special Considerations Map and by making findings in response to a request for comment by the Division of State Lands, which show whether the proposed action is consistent with the Comprehensive Plan. This strategy recognizes:*
 - a. *that protection of these areas for agricultural use is necessary to ensure the continuation of the local agricultural economy;*

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- b. *that improved drainage is necessary to maintain or enhance productivity by establishing preferred forage types;*
- c. *that the present system of agricultural use in the Coquille Valley is compatible with wildlife habitat values because the land is used for agriculture during the season when the land is dry and therefore not suitable as wetland habitat, and provides habitat areas for wildfowl during the flooding season when the land is unsuitable for most agricultural uses; and*
- d. *that these habitat values will be maintained provided filling is not permitted.*

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that Policy #19 relating to the management of “wet-meadow” wetlands within coastal shorelands does not directly apply to the subject property. Staff reviewed the applicable National Wetland Inventory mapping, County GIS mapping, and Special Considerations mapping and determined that no mapped “wet-meadow” wetlands subject to this policy are present within the proposed development area.

The Planning Commission can further find that while portions of the property are located within the floodplain and contain hydric and flood-prone soils associated with the Coquille River floodplain, the submitted application materials do not identify mapped “wet-meadow” wetlands as defined under this policy. The proposal additionally consists of a seasonal campground without permanent structural development or fill activities within the floodplain area.

- *Policy #22: Mitigation Sites: Protection Against Pre-Emptory Uses Consistent with permitted uses and activities:*
 - ~ *"High Priority" designated mitigation sites shall be protected from any new uses or activities which could pre-empt their ultimate use for this purpose.*
 - ~ *"Medium Priority" designated mitigation sites shall also be protected from uses which would pre-empt their ultimate use for this purpose. However, repair of existing dikes or tidegates and improvement of existing drainage ditches is permitted, with the understanding that the permitting authority (Division of State Lands) overrides the provisions of Policy #38. Wetland restoration actions designed to answer specific research questions about wetland mitigation and/or restoration processes and techniques, may be permitted upon approval by Division of States Lands, and as prescribed by the uses and activities table in this Plan.*
 - ~ *"Low Priority" designated mitigation sites are not permanently protected by the Plan. They are intended to be a supplementary inventory of potential sites that could be used at the initiative of the landowner. Pre-*

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empty uses shall be allowed on these sites, otherwise consistent with uses and activities permitted by the Plan. Any change in priority rating shall require a Plan Amendment.

Except as provided above for research of wetland restoration and mitigation processes and techniques, repair of existing dikes, tidegates and improvement of existing drainable ditches, "high" and "medium" priority mitigation sites shall be protected from uses and activities which would pre-empt their ultimate use for mitigation.

I. This policy shall be implemented by:

- a. Designating "high" and "medium" priority mitigation sites in the plan inventory.*
- b. Implementing an administrative review process that allows uses otherwise permitted by this Plan but proposed within an area designated as a "high" or "medium" priority mitigation site only upon satisfying all of the following criteria:*
 - 1. The proposed use must not entail substantial structural or capital improvements (such as roads, permanent buildings or non-temporary water and sewer connections);*
 - 2. The proposed use must not require any major alteration of the site that would affect drainage or reduce the usable volume of the site (such as extensive site grading/excavation or elevation from fill); and*
 - 3. The proposed use must not require site changes that would prevent the expeditious conversion of the site to estuarine habitat; or*
 - 4. For proposed wetland restoration research projects in "medium" priority mitigation sites the following must be submitted:*
 - i. A written approval of the project from Division of State Lands, and*
 - ii. A description of the proposed research, resource enhancement and benefits expected*
- c. Local government's review of and comment on state and federal waterway permit applications for dike/tidegate and drainage ditch actions.*

This policy recognizes that potential mitigation sites must be protected from pre-emptory uses.

However, "low priority" sites are not necessarily appropriate for mitigation use and are furthermore in plentiful supply. It further recognizes that future availability of "medium priority" sites will not be pre-empted by repair of existing functional dikes, tidegates and drainage ditches or otherwise allowed by this policy. This insures the continuation of agricultural production until such time as sites may be required for mitigation. This policy also recognizes

that research activities designed to gain further understanding of wetland, restoration and mitigation processes and techniques are needed. The consideration of "medium priority" mitigation sites for this purpose will facilitate future identification and successful use of mitigation sites (OR 95-11-010PL 1/24/96).

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that Policy #22 relating to mitigation sites and protection against pre-emptory uses does not apply to the subject property. Staff reviewed the applicable CREMP inventory maps, Special Considerations maps, and County GIS mapping and determined that the subject property is not identified as a designated “high,” “medium,” or “low” priority mitigation site under the Coos Bay Estuary Management Plan.

The Planning Commission can further find that the proposed seasonal campground does not involve development within a mapped mitigation site and therefore does not conflict with the protection of designated estuarine mitigation areas. The proposal additionally consists of a low-intensity seasonal campground without permanent structural development, major grading, fill, drainage alterations, or substantial capital improvements that would pre-empt future estuarine mitigation opportunities.

➤ *Policy #23: Riparian Vegetation and Streambank Protection*

- I. *Local government shall strive to maintain riparian vegetation within the shorelands of the estuary, and when appropriate, restore or enhance it, as consistent with water-dependent uses. Local government shall also encourage use of tax incentives to encourage maintenance of riparian vegetation, pursuant to ORS 308.792 - 308.803.*

Appropriate provisions for riparian vegetation are set forth in the CCZLDO Section 3.2.180 (OR 92-05-009PL).

- II. *Local government shall encourage streambank stabilization for the purpose of controlling streambank erosion along the estuary, subject to other policies concerning structural and non-structural stabilization measures.*

This strategy shall be implemented by Oregon Department of Transportation (ODOT) and local government when erosion threatens roads. Otherwise, individual landowners in cooperation with the Ports of Bandon and Coquille, Coos Soil and Water Conservation District, Watershed Council, Division of State Lands and Oregon Department of Fish & Wildlife shall be responsible for bank protection.

This strategy recognizes that the banks of the Coquille Estuary are

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susceptible to erosion and has threatened valuable farm land, roads and other structures.

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that the proposal is capable of complying with Policy #23 relating to riparian vegetation and streambank protection. The subject property is located adjacent to the Coquille River and contains riparian areas associated with the estuarine shoreline environment. The applicant acknowledges the importance of streambank stabilization and riparian vegetation protection within the submitted application materials.

The applicant states that they have participated in streambank restoration efforts with the Coquille Watershed and continue to plant trees in areas where erosion may be occurring along the riverbank. The Planning Commission can find that these efforts are consistent with the intent of Policy #23 to maintain and enhance riparian vegetation and encourage streambank stabilization.

The Planning Commission can further find that the proposed campground is seasonal and low-intensity in nature and does not involve significant clearing of riparian vegetation, major grading, channelization, or structural bank stabilization measures. The proposal consists primarily of temporary camping accommodations including tents, recreational vehicles, and one tipi structure, all of which are intended to be removed at the end of each operating season.

The Planning Commission can find that the proposal can be conditioned to ensure continued protection of riparian vegetation and streambank areas. Conditions of approval may require that existing riparian vegetation be maintained to the maximum extent practicable, that no unnecessary clearing occur within shoreline areas, and that any future bank stabilization activities comply with applicable local, state, and federal permitting requirements, including review by the Oregon Department of State Lands and Oregon Department of Fish and Wildlife where applicable.

Based upon the submitted application materials and the limited seasonal nature of the proposed campground use, the Planning Commission can find that the proposal is consistent with Policy #23 regarding riparian vegetation and streambank protection.

- *Policy #27: Floodplain Protection Within Coastal Shorelands*
The respective Flood Regulations of local governments set forth requirements for uses and activities in identified flood areas; these shall be recognized as implementing ordinances of this Plan.

This strategy recognizes the risk of substantial loss of stock and property damage resulting from the widespread flooding of the Coquille River Valley floor which occurs during most winters.

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STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that the proposal is capable of complying with Policy #27 relating to floodplain protection within coastal shorelands. The subject property is located within the Coquille River floodplain and Floodplain Overlay as identified on County GIS mapping and FEMA Flood Insurance Rate Maps. Staff reviewed the applicable floodplain mapping and determined that portions of the property are subject to seasonal flooding associated with the Coquille River Valley floor.

The proposed campground has been specifically designed to accommodate the floodplain characteristics of the site. The applicant states that the campground will operate seasonally from May through October due to floodplain constraints and seasonal flooding conditions.

No permanent campground structures are proposed and that all temporary and seasonal structures, including tents, canvas structures, recreational vehicles, and accessory items, will be removed at the end of each operating season. The Planning Commission can find that the absence of permanent structural development substantially reduces the risk of flood-related damage to structures and minimizes impacts to floodplain storage and conveyance functions.

The Planning Commission can also find that the proposal does not currently include permanent fill, structural floodplain development, utilities, or substantial site grading within the floodplain area based upon the submitted application materials and plot plan. Any future development involving permanent structures, fill, utilities, grading, or floodplain alteration may require additional floodplain review, permits, and compliance with applicable County floodplain regulations.

Based upon the submitted application materials and the temporary seasonal nature of the campground use, the Planning Commission can find that the proposal is consistent with Policy #27 and the applicable floodplain protection requirements of the Coos County Zoning and Land Development Ordinance.

d. This use must comply with the following:

- i. Campgrounds in private parks shall only be those allowed by OAR 660-006-0025.*
- ii. Except on a lot or parcel contiguous to a lake or reservoir, campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR Chapter 660, Division 4.*
- iii. For the purpose of this section a campground is an area devoted to overnight temporary use for vacation, recreational or emergency*

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- purposes, but not for residential purposes and is established on a site or is contiguous to lands with park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground.*
- iv. Campsites may be occupied by a tent, travel trailer or recreational vehicle.*
 - v. Separate sewer, water or electric service hookups shall not be provided to individual campsites except that electrical service may be provided to yurts allowed for by OAR 660-006-0025(4)(e)(C).*
 - vi. Campgrounds shall not include intensively developed recreational uses such as swimming pools, tennis courts retail stores or gas stations. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive 6 month period.*
 - vii. A private campground may provide yurts for overnight camping.
 - 1. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt.*
 - 2. The yurt shall be located on the ground or on a wood floor with no permanent foundation.*
 - 3. As used in this rule, "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.**
 - viii. If the exterior of a campground abuts a public road then screening shall be used.*
 - ix. Road and parking standards of Chapter VII shall apply.*

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that the proposed seasonal campground is capable of complying with the campground standards applicable to private parks and campgrounds within the CREMP-EFU zoning district.

Campgrounds are an allowable conditional use within the CREMP-EFU designation and are authorized consistent with the provisions referenced in OAR 660-006-0025. The applicant proposes a small seasonal campground associated with the recreational and natural amenities of the Coquille River shoreline environment.

The subject property is not located within three miles of an Urban Growth Boundary. The property is located in a rural area along North Bank Lane outside of any acknowledged Urban Growth Boundary. Therefore, subsection (ii) is satisfied.

The definition of a campground because the area is devoted to overnight temporary recreational occupancy and not residential use. The applicant states that the campground will operate seasonally from May through October and is intended for temporary camping

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associated with recreational enjoyment of the Coquille River shoreline environment. The applicant further identifies recreational opportunities including kayaking, paddle boarding, and similar water-oriented recreational activities associated with the river corridor.

The Planning Commission can find that the proposed campsites may be occupied by tents and small recreational vehicles consistent with subsection (iv). The applicant specifically identifies one tipi structure and three additional campsites for tents or small RV use.

The application materials do not propose separate sewer, water, or electric hookups for individual campsites. The proposal is described as a low-intensity seasonal campground without permanent infrastructure or utility connections to individual campsites. Any future proposal to provide individual campsite utility hookups beyond those permitted by ordinance would require additional review and permitting.

The Planning Commission can find that the proposed campground does not include intensively developed recreational uses prohibited under subsection (vi). The application materials do not propose swimming pools, tennis courts, retail stores, fuel stations, restaurants, or similar intensive recreational development. The applicant specifically states that food service will not be provided as part of the campground operation. Conditions of approval may additionally limit overnight temporary use within the campground to no more than thirty (30) days during any consecutive six-month period consistent with ordinance requirements.

The proposal complies with the standards applicable to yurts and similar temporary structures. The applicant proposes one tipi/yurt-style structure together with three additional campsites. Based upon the total number of campsites proposed, the Planning Commission can find that the number of yurt-style accommodations remains below the maximum threshold permitted by the ordinance. No evidence has been provided indicating that the proposed structure will contain permanent foundations, plumbing, sewage hookups, or internal cooking appliances inconsistent with ordinance standards.

The campground abuts North Bank Lane, a public roadway, and there are already several trees on the property. Additionally, the access is located on a different grade than the campground, which already provides the required buffering.

The Planning Commission can also find that the proposal remains subject to the applicable road, access, and parking standards of Chapter VII. The applicant identifies access from North Bank Lane, a County Road, and acknowledges review by the Coos County Road Department for compliance with applicable access and parking requirements.

Based upon the submitted application materials, plot plan, and proposed seasonal campground operation, the Planning Commission can find that the proposal satisfies the

applicable campground criteria subject to compliance with all conditions of approval and agency requirements.

➤ **SECTION 3.3.730 CRITERIA AND REVIEW STANDARDS FOR CONDITIONAL USE PERMITS (BOTH ADMINISTRATIVE AND HEARINGS BODY):**

A use may be allowed provided the following requirements are met:

1. *Such uses will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.*

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that the proposed seasonal campground will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use. The subject property is located within a rural area containing farm, forest, and shoreline resource lands. The proposed campground is limited in scale and intensity and consists of one tipi structure and three additional campsites for tents or small recreational vehicles.

The area proposed for camping abuts the Coquille River to the east and North Bank Lane to the west. The northern portion of the property narrows into a small sliver along the river corridor, while agricultural activities are occurring on property located to the south. The campground area is separated from adjacent agricultural activities by existing vegetation, natural topography, and spacing on the property. The Planning Commission can further find that the campground layout and existing buffer areas are sufficient to minimize conflicts between the seasonal campground use and surrounding farm activities.

The Planning Commission can also find that the proposal is seasonal in nature and that all temporary and seasonal structures, including tents, canvas structures, recreational vehicles, and accessory items, will be removed at the end of each operating season. The proposal does not involve permanent urban-style development or substantial infrastructure that would interfere with accepted farm or forest practices in the surrounding area.

Based upon the submitted application materials, site layout, surrounding land use pattern, and existing buffering characteristics of the property, the Planning Commission can find that the proposed campground will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use.

The campground is seasonal in nature and will only operate from May through October. The applicant states that all temporary and seasonal structures, including tents, canvas structures, recreational vehicles, and accessory items, will be removed at the end of each operating season. The proposal does not involve permanent urban-style development, substantial infrastructure improvements, or conversion of surrounding resource lands.

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The proposal is located on property already containing an existing dwelling and agricultural improvements and that the surrounding area contains a mixture of farm, forest, and rural residential uses. Existing accepted farm and forest practices, including grazing, farming activities, timber management, operation of agricultural equipment, use of chemicals, noise, dust, smoke, and odors associated with resource activities, will continue to occur in the area.

The Planning Commission can further find that the low-intensity seasonal campground use is not anticipated to interfere with surrounding farm or forest management practices because the use is temporary, limited in occupancy, and associated with passive recreational activities. Conditions of approval may require the recording of a farm/forest practices notice advising campground operators and guests that accepted farm and forest practices may occur on surrounding lands.

Based upon the submitted application materials and the limited seasonal nature of the proposal, the Planning Commission can find that the campground will not force a significant change in accepted farm or forest practices on surrounding resource lands.

- 2. Will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.*

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that the proposed seasonal campground will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use. The proposed campground is limited in scale and intensity and consists of one tipi structure and three additional campsites intended for temporary seasonal occupancy. Again the Planning Commission can find the subject property is located within a rural area containing farm, forest, and shoreline resource lands. The proposed campground is limited in scale and intensity and consists of one tipi structure and three additional campsites for tents or small recreational vehicles.

The area proposed for camping abuts the Coquille River to the east and North Bank Lane to the west. The northern portion of the property narrows into a small sliver along the river corridor, while agricultural activities are occurring on property located to the south. The campground area is separated from adjacent agricultural activities by existing vegetation, natural topography, and spacing on the property. The campground layout and existing buffer areas are sufficient to minimize conflicts between the seasonal campground use and surrounding farm activities.

The campground will operate only seasonally from May through October and does not involve permanent residential development, urban infrastructure, or substantial structural improvements that would increase conflicts with surrounding farm or forest operations.

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The surrounding farm and forest practices, including farming activities, timber harvest operations, operation of machinery, application of fertilizers or chemicals, smoke, dust, noise, odors, and other accepted resource management activities, may continue to occur in the area without restriction as a result of the proposed campground use.

The proposal utilizes an existing access from North Bank Lane and does not require substantial roadway improvements, utility extensions, or public services that would increase operational costs for surrounding farm or forest properties.

The temporary and low-intensity nature of the campground minimizes the likelihood of complaints or conflicts associated with accepted farm or forest practices. Conditions of approval may require the recording of a farm/forest practices notice advising campground operators and guests that accepted farm and forest practices may occur on surrounding lands and may generate noise, dust, smoke, odors, or other impacts associated with resource operations.

Based upon the submitted application materials and the limited seasonal nature of the proposal, the Planning Commission can find that the proposed campground will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.

3. *Siting Standards for Dwellings and Structures in the EFU Zone. The following siting criteria shall apply to all dwellings, including replacement dwellings and structures in the EFU zone. Replacement dwellings may be sited in close proximity to the existing developed homesite. 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 agricultural lands. These criteria 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 agricultural uses, and shall be considered together with the requirements in Section 3.3.740 to identify the building site. 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 agricultural lands used to site access roads, service corridors, the dwelling and structures is minimized; and*
 - d. *The risks associated with wildfires are minimized.*

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that the proposed seasonal campground has been sited to minimize impacts to nearby agricultural and forest lands consistent with the applicable EFU siting standards. The proposed campground area is located on the lower portion of the property adjacent to the Coquille

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River and is separated from the primary forested portion of the property and surrounding resource activities by existing vegetation, natural topography, and the layout of the site.

The proposed campground is limited in scale and intensity and consists of one tipi structure and three additional campsites for tents or small recreational vehicles. The use is seasonal in nature and all temporary and seasonal structures, including tents, canvas structures, recreational vehicles, and accessory items, will be removed at the end of each operating season. As proposed, the campground does not involve substantial permanent structural development that would interfere with accepted farm or forest practices.

The siting of the campground minimizes impacts on surrounding farm and forest operations because the area proposed for camping abuts the Coquille River to the east and North Bank Lane to the west, while agricultural activities occur primarily to the south. Existing vegetation and separation distances provide buffering between the campground and adjoining resource uses. The narrow configuration of the property along the river corridor additionally limits the scale and intensity of development that could occur within the campground area.

The proposal minimizes the amount of agricultural land utilized for access roads, service corridors, and campsite development by utilizing existing access from North Bank Lane and limiting development to small dispersed camping areas. No substantial new road system or urban-style infrastructure is proposed.

The Planning Commission can also find that wildfire risks associated with the proposal are minimized due to the limited seasonal occupancy, proximity to existing roadway access, dispersed campsite layout, and the absence of substantial permanent structures. Conditions of approval may further require maintenance of defensible space, availability of fire extinguishers, compliance with any Coos Forest Protective Association requirements, and adherence to seasonal fire restrictions.

Based upon the submitted application materials, plot plan, surrounding land use patterns, and the limited seasonal nature of the proposed campground, the Planning Commission can find that the proposal satisfies the applicable EFU siting standards for structures and development within the EFU zone

➤ **SECTION 3.3.740 DEVELOPMENT AND USE STANDARDS**

Development Standards All dwellings and structures approved shall be sited in accordance with this section.

1. *Minimum Lot Size: The minimum parcel size shall be at least 80 acres. For land divisions where all resulting parcels are at least 80 acres, a conditional use is not required. However, the applicable standards in Chapter 6 must be met. [OR96-06-007PL 9/4/96]*

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2. *Setbacks*
 - a. *Road: All buildings or structures with the exception of fences shall be setback 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.*
 - b. *Firebreak: New or replacement dwellings on lots, parcels, or tracts abutting the "Forest" zone shall establish and maintain a firebreak for a distance of at least 30 in all directions. Vegetation within this firebreak 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.*
3. *Structure Height: No requirements.*
4. *Lot Coverage: No requirements.*
5. *Fences, Hedges and Walls: No requirement except for vision clearance provisions of Section 7.1.525 apply.*
6. *Off-street parking and Loading: See Chapter VII.*
7. *Minimum Road Frontage/Lot Width unless waived by the Planning Director in consultation with the County Surveyor due to creating an unsafe or irregular configuration:*
 - a. *Within UGB's – 50 feet*
 - b. *Outside UGB's – 20 feet*
8. *Access: Access to new dwellings shall meet road design standards in Chapter VII.*
9. *Minimizing Impacts: in order to minimize the impacts of dwellings in agricultural lands, all applicants requesting a nonfarm dwelling shall acknowledge and file in the deed records of Coos County, a Farm Practices Management Easement. The Farm Practices Easement shall be recorded in the deed records of the county prior to any final county approval for a single family dwelling. [OR96-06-007PL 9/4/96]*
10. *Riparian Vegetation Protection 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.*
- 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 streambank clearance projects under a port district, ODFW, BLM, Soil & water Conservation District, or USFS stream enhancement plan.*
- e. *Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-way. or*
- 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.*
- 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 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". (ORD 92-05-009PL)*
- 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 ordinary high water mark using a right angle from the ordinary high water mark.*
- j. *Road and driveway standards found in Chapter VII shall apply to new and replacement development.*

STAFF SUMMARY AND ANALYSIS: The Planning Commission can find that the applicable development and use standards of Section 3.3.740 have been adequately addressed or can be satisfied through conditions of approval.

The minimum lot size standard is satisfied. The subject property consists of approximately 11.68 acres; however, the proposal is not a land division request and no new parcel is proposed. Therefore, the minimum parcel size requirements applicable to land divisions are not directly applicable to the proposed campground use.

The campground has been sited to comply with applicable setback requirements. The submitted plot plan demonstrates that the proposed campground area is setback from North Bank Lane and generally clustered toward the river side of the property. The proposal consists primarily of temporary camping facilities rather than permanent buildings or structures.

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The property does not directly abut forestland and due to the temporary and seasonal nature of the campground and the absence of substantial permanent structures, wildfire risk is substantially reduced.

There are no structure height or lot coverage limitations are applicable to the proposal based upon the nature of the temporary campground use.

The Planning Commission can find that any fencing, vegetation, or screening associated with the campground remains subject to the vision clearance standards of Section 7.1.525. Existing vegetation and topography currently provide natural buffering between the campground and North Bank Lane.

The Planning Commission can further find that the proposal remains subject to the off-street parking and loading standards of Chapter VII. The submitted materials identify access from North Bank Lane, a County Road, and the proposal will be reviewed by the Coos County Road Department for compliance with applicable access, parking, and roadway standards.

The Planning Commission can find that the property possesses sufficient road frontage and legal access from North Bank Lane.

The Planning Commission can further find that because the proposal is for a seasonal campground and not a nonfarm dwelling, the Farm Practices Management Easement requirement for nonfarm dwellings is not directly applicable. However, conditions of approval may require acknowledgment that accepted farm and forest practices occur on surrounding lands.

The riparian vegetation protection standards is satisfied because the proposal does not involve substantial removal of riparian vegetation, major grading, or permanent structural development along the Coquille River corridor. The applicant states that the proposal is seasonal in nature and that all temporary structures and camping-related items will be removed at the end of each operating season. Existing riparian vegetation along the river corridor will largely remain intact and continue to provide buffering and shoreline protection.

Any future removal of riparian vegetation, shoreline stabilization, utility installation, grading, or road improvements would remain subject to additional review and permitting requirements, including compliance with applicable Coastal Shoreland Boundary regulations and Chapter VII roadway standards.

Based upon the submitted application materials, plot plan, surrounding land use pattern, and proposed seasonal campground operation, the Planning Commission can find that the

proposal complies or can be conditioned to comply with the applicable development and use standards of Section 3.3.740.

SECTION 7.1.250 MATERIALS REQUIRED FOR AN APPLICATION:

A traffic plan (item 1) will be required for all rezones, recreational vehicle parks, campgrounds, mobile home parks, land divisions, industrial developments, commercial developments and high intensity development plans. The Roadmaster in consultation with the Planning Director will have discretion to waive items 2 through 4 based on the findings that the increase in development is diminimus to the existing development.

1. *Traffic Plan - A parking/traffic plan shall be submitted to address all of the following:*
 - a. *Property boundaries;*
 - b. *Location of all structures on the subject property;*
 - c. *Required parking spaces;*
 - d. *Current utilities and proposed utilities;*
 - e. *Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition);*
 - f. *The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if applicable;*
 - g. *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;*
 - h. *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;*
 - i. *Location of existing and proposed access point(s) on both sides of the road where applicable;*
 - j. *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;*
 - k. *Number and direction of lanes to be constructed on the road plus striping plans;*
 - l. *All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and*
 - m. *Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.*
2. *Traffic Study completed by a registered traffic engineer.*
3. *Access Analysis completed by a registered traffic engineer*
4. *Sight Distance Certification from a registered traffic engineer.*

SECTION 7.1.275 ACCESS MANAGEMENT:

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Subsection 1 Intent and Purpose: *The intent of this ordinance is to manage access to land development while preserving the flow of traffic in terms of safety, capacity, functional classification, and level of service. Major roadways, including arterials and collectors, serve as the primary network for moving people and goods. These transportation corridors also provide access to businesses and homes and have served as the focus for commercial and residential development. If access points are not properly designed, these roadways will be unable to accommodate the needs of development and retain their primary transportation function. This ordinance is also intended to ensure that there is adequate and safe access for police, fire and other public services. This ordinance balances the right of reasonable access to private property with the right of the citizens of Coos County and the State of Oregon to safe and efficient travel. These regulations also further the orderly layout and use of land, protect community character, and conserve natural resources by promoting well designed road and access systems and discouraging the unplanned subdivision of land.*

Subsection 2 Applicability: *This ordinance shall apply to all arterials, collectors and local streets within Coos County and properties that abut these roadways and to all access connections.*

Subsection 3 Conformance with Plans, Regulations, and Statutes: *This ordinance is adopted to implement the access management policies of the county as set forth in the Transportation System Plan.*

SECTION 7.1.300 CIRCUMSTANCES REQUIRING ROAD IMPROVEMENTS; EXTENT OF REQUIRED ROAD IMPROVEMENTS:

Public and private road and street improvements may be required by this ordinance when new development is proposed. The road standards are found in Article 7.2. The County Roadmaster has the authority to require road improvements to meet the road standards and requirements of local fire and ambulance districts.

If and when public or private road improvements are required, then such improvements will be required to extend to the nearest intersection of an open road.

If the proposed action may affect a state transportation facility, notice shall be given to the Oregon Department of Transportation (ODOT). ODOT conditions of approval shall be incorporated into the permit conditions of approval, and ODOT shall be notified if the conditions of approval are changed.

Roads and Streets within an Urban Growth Boundary (UGB) or Urban Unincorporated Community (UUC) shall comply with the standards in Section 7.2, Table 7.2B at the minimum. When the development is proposed in a city's UGB that city shall be consulted with as they may have higher requirements.

SECTION 7.1.375 PROVISIONS FOR IMPROVEMENTS TO EXISTING TRANSPORTATION FACILITIES:

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If there is an increase in development the County Roadmaster in consultation with the Planning Director, will review existing transportation data to determine whether the proposed development will have impacts on the transportation system. It is the responsibility of the applicant to provide enough detailed information for the County to make a determination. If the County cannot properly evaluate a proposed development's impacts without a more detailed study, a transportation impact study (TIS) will be required to evaluate the adequacy of the transportation system to serve the proposed development and determine proportionate mitigation of impacts. If a TIS is required, the County will provide the applicant with a checklist to be used when preparing the TIS.

1. *If the County finds that the development proposal impacts the transportation facilities, then the County may deny, approve, or approve with appropriate conditions development proposals in order to minimize impacts and protect transportation facilities in the following circumstances:*
 - a. *Where the existing transportation system will be impacted by the proposed development, dedication of land for streets, transit facilities, sidewalks, bikeways, paths, or accessways may be required to ensure that the transportation system is adequate to handle the additional burden caused by the proposed use;*
 - b. *Where the existing transportation system is shown to be burdened by the proposed use, improvements such as paving, curbing, installation or contribution to traffic signals, traffic channelization, construction of sidewalks, bikeways, accessways, paths, or streets that serve the proposed use may be required; or*
 - c. *The County may require the development to grant a cross-over access easement(s) to adjacent parcel(s) to address access spacing standards on arterials and collector roadways or site-specific safety concerns. Construction of shared access may be required at the time of development if feasible, given existing adjacent land use. The access easement must be established by deed.*

2. *Rough Proportionality Determination. Improvements to mitigate impacts identified in the TIS shall be provided in rough proportion to the transportation impacts of the proposed development.*
 - a. *Net new trips - The estimated number of new trips that will be created by the proposed development within the study area.*
 - b. *Planning period trips - The estimated number of total trips within the study area within the planning period identified in the TSP.*
 - c. *Existing trips - The estimated number of existing trips within the study area at the time of TIS preparation.*
 - d. *Estimated construction cost - The estimated total cost of construction of identified improvements in the TSP.*
 - e. *The TIS shall include information regarding how the proportional share of improvements was calculated, using the ratio of development trips to growth trips and the anticipated cost of the full Coos County Transportation System Plan. The calculation is provided below:*
Proportionate Share Contribution = [Net New Trips/(Planning Period Trips–Existing

Trips) x Estimated Construction Cost

STAFF SUMMARY AND ANALYSIS: The proposed development consists of a private campground. The Planning Commission may find that the applicant has submitted a preliminary traffic and parking plan that identifies general access, circulation, and parking areas.

The Roadmaster will need to evaluate the impacts of the proposed development. The Planning Commission may find that, while the application may not fully address these requirements at this stage, the necessary analysis and design details may be addressed through conditions of approval requiring submission and approval of a traffic assessment by the Roadmaster for final approval prior to the issuance of a Zoning Compliance Letter.

ARTICLE 7.5 PARKING STANDARDS:

SECTION 7.5.100 GENERAL PROVISIONS:


Off-street parking and loading facilities as defined shall be subject to the general regulations and requirements of this Ordinance as well as the following provisions:

- 1. Increase: An increase in parking spaces may be required to correspond to any enlargement or addition to any building or use.*
- 2. Change in Use: When a building or open land use changes in use, the parking requirements shall be changed to reflect the requirements of the new building or use if a greater number of spaces are required.*
- 3. Use: Parking facilities shall be used for automotive and bicycle parking only. No sales, dead storage, repair work, dismantling, or servicing of any kind shall be permitted.*
- 4. Fractional Requirements: Fractional requirements shall require one additional space.*
- 5. Staff Determination: Parking space requirements for a use not specifically mentioned shall be the same as for a use which has similar traffic-generating characteristics as determined by the Planning Director.*

SECTION 7.5.125 COMMON FACILITIES FOR MIXED USES:

- 1. Mixed Uses: In the case of mixed uses, the total requirements for off-street parking shall be the total of the individual uses except as provided in "2" below.*
- 2. Joint Use: The Planning Director may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility, provided that:*
 - a. The applicant shows that there is no substantial conflict in the principal operating hours of the building or use for which the joint use of parking facilities is proposed, or for uses with similar hours of operation that the uses are complementary and supportive leading to lower rates of vehicle usage, and/or increasing the parking turnover rate;*
 - b. The parking facility for which joint use is proposed is not further than 600 feet from*

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- the building or use required to have provided parking; and*
- c. The parties concerned in the joint use of off street parking facilities show evidence of an agreement for such joint use by a legal instrument.*

SECTION 7.5.150 PARKING AREA DESIGN:

- 1. Ingress and Egress: In any zoning district, driveways or access ways providing ingress and egress for private/public parking areas or garages and parking spaces shall be permitted, together with any appropriate traffic control devices in any required yard or setback area.*
- 2. Minimum Standards for Parking: All public or private parking areas and parking spaces shall be designed and laid out to conform to the minimum standards as specified in the Parking Table and Diagram. All parking lot designs shall be reviewed and approved by the County Roadmaster.*
- 3. Service Drive: Groups of three or more parking spaces, except those in conjunction with single-family or two-family dwelling structures on a single lot, shall be served by a service drive so that no backward movement, or other maneuvering of a vehicle within a public right-of-way, other than an alley, will be required. Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety for ingress and egress and maximum safety of pedestrians.*
- 4. Lighting: Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent residential district or use.*
- 5. Landscaping: For every 10 required parking spaces, 16 square feet of landscaping will be required. Each 16 square foot area should include one tree and three one gallon shrubs or living ground cover.*
- 6. Sign standards: All signs must comply with the current manual on uniform traffic control devices.*

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

USE	STANDARD
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

STAFF SUMMARY AND ANALYSIS: The Planning Commission may consider the proposed development, consisting of a private campground, and the applicable off-street parking requirements contained in Article 7.5 of the Coos County Zoning and Land Development Ordinance.

The Planning Commission may find that the Roadmaster is responsible for determining full compliance with Article 7.5 through conditions of approval. The conditions will



requiring approval of a detailed parking and circulation plan prior to development or issuance of a Zoning Compliance Letter.

CONCLUSION

Based upon the findings entered into the record, the submitted application materials, site plan, agency comments, applicable provisions of the Coos County Zoning and Land Development Ordinance, and the applicable policies of the Coquille River Estuary Management Plan (CREMP), the Planning Commission can find that the proposed seasonal campground is consistent with the applicable review criteria for a Hearings Body Conditional Use within the CREMP-EFU zoning district.

The Planning Commission can further find that the proposal is limited in scale and intensity and consists of one tipi/yurt-style structure and three additional campsites intended for temporary seasonal occupancy. The campground is proposed to operate seasonally from May through October, and all temporary structures, tents, recreational vehicles, and accessory camping items will be removed at the end of each operating season.

The Planning Commission can find that the proposal has been sited to minimize impacts to surrounding farm, forest, shoreline, and floodplain resources. The campground area is located adjacent to the Coquille River and utilizes existing access from North Bank Lane while maintaining existing vegetation and natural buffering characteristics of the site. Staff additionally finds that the proposal does not include permanent structural floodplain development, mapped wet meadow wetlands, or designated mitigation sites.

The Planning Commission can further find that the temporary and seasonal nature of the campground minimizes impacts associated with floodplain hazards, riparian resources, agricultural operations, forest practices, and surrounding rural land uses. The proposal does not include intensively developed recreational facilities or urban-style infrastructure inconsistent with the resource character of the area.

Based upon the record and findings, the Planning Commission can approve File No. HBCU-26-001 subject to the recommended conditions of approval.





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: 4/7/26 Receipt #: 32774 Amount: \$3191.85 Received by: _____

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)

Mailing address:

Phone:

Email:

Township: Range: Section: ¼ Section: 1/16 Section: Tax lots:

Tax Account Number(s):

Zone: Select Zone

Tax Account Number(s)

B. Special Districts and Services

Water

Sewage Disposal

School

Fire District

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

Administrative Conditional Use for

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 time limes.
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: _____ Name of Access: _____

Is this property in the Urban Growth Boundary? _____

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

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: Choose a Service-Type.

Sewage Disposal Type: Choose a Type.

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

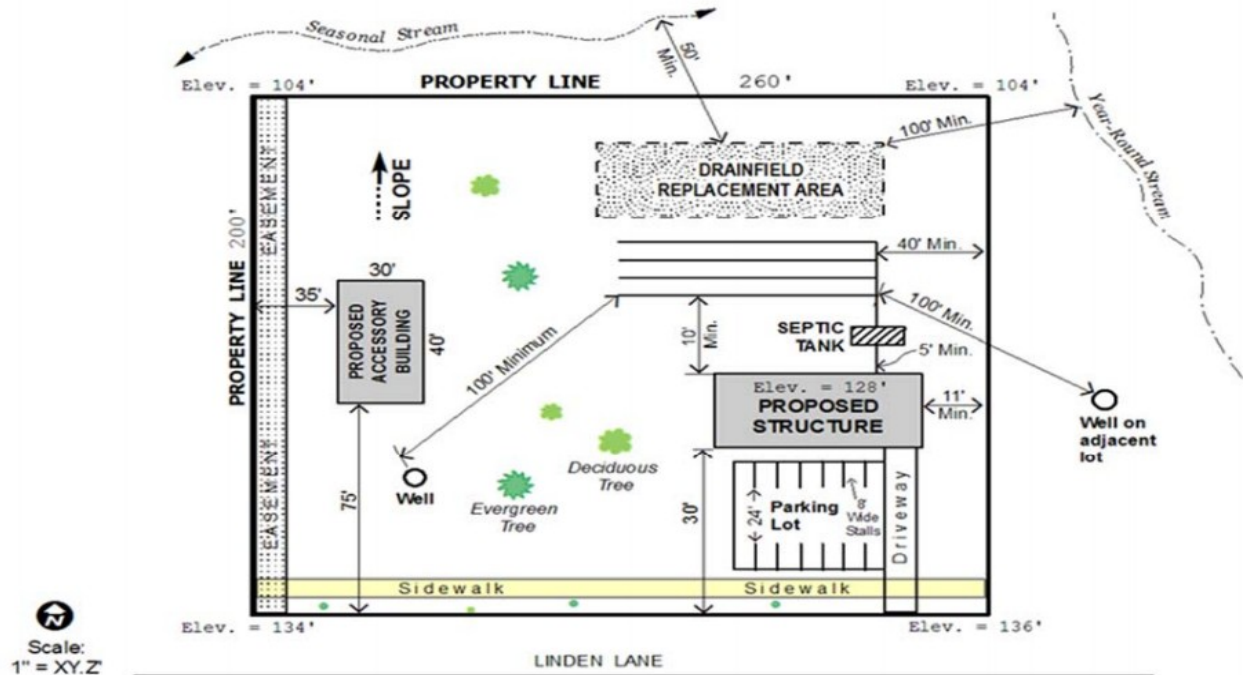
Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Health Division to make an appointment.

Additional Comments:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.

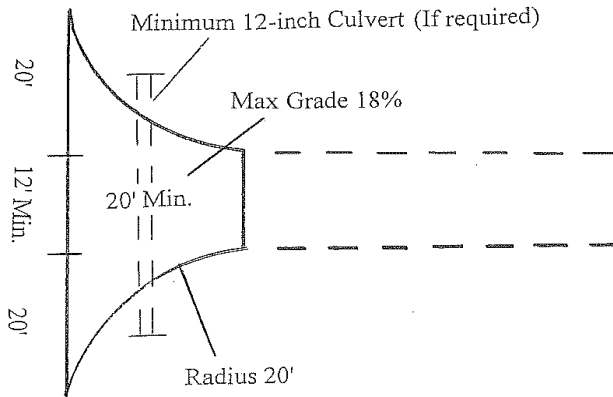
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

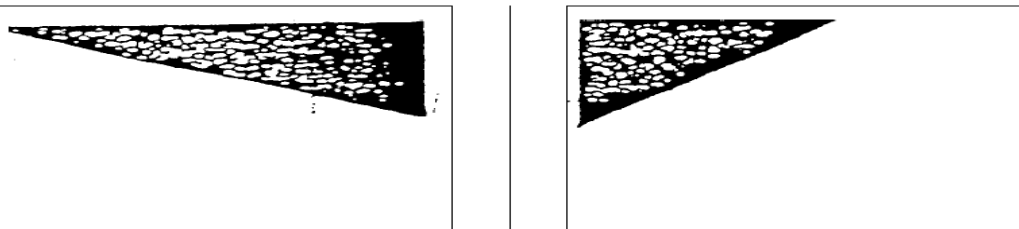
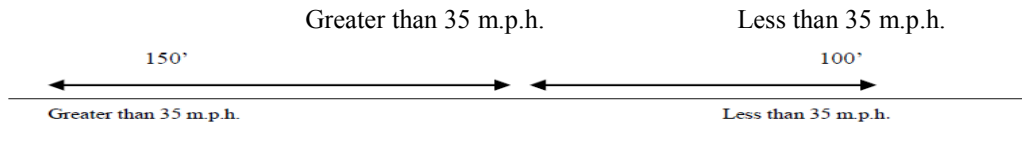


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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					
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.

Proposal for Seasonal Campground

We would like to apply for a conditional use permit on our bottom land along the Coquille River. The subject property consists of approximately 11.68 acres and was lawfully created through an approved Property Line Adjustment. The property includes both Forest and Exclusive Farm Use (EFU) zoning within the Coquille River Estuary Management Plan (CREMP). The upper portion of the property, north of North Bank Lane, is zoned Forest and contains an existing dwelling. The lower portion of the property is zoned CREMP-EFU and is the area proposed for a seasonal campground.

The proposed use would operate seasonally from May through October due to floodplain constraints. Temporary and seasonal structures such as tents, canvas structures, recreational vehicles, and accessory items would be removed at the end of each season.

Exclusive Farm Use Shoreland Segments:

- **(42-EFUS)** shall be managed for the continuation of farm use as defined in ORS 215.203 (2)(a) and such other farm uses as are conditionally permitted in ORS 215.213. Campgrounds are a permitted conditional use.

Policy #14: General Policy on Uses within Rural Coastal Shorelands

As stated, Coos County shall manage its rural areas with the "Coquille River Coastal Shorelands Boundary" by allowing only the following uses in rural shoreland areas, as prescribed in the management units of this Plan.

Private and public water-dependent recreation developments fall within the approved sectors. It would be a wonderful opportunity for small watercraft to access the water, ie, paddle boards, kayaks, etc. Also the campers can enjoy the serenity of the water views from their campsites.

Policy #18: Protection of "Historical, Cultural and Archaeological Sites

No permanent structures will be built for the campground, so therefore should not affect any possible historical and or Archaeological sites to our knowledge.

Policy #19: Management of "Wet-Meadow" Wetlands within Coastal Shorelands

See attached NRCS Soil Productivity and Highest & Best Use Analysis

Policy #22: Mitigation Sites: Protection Against Pre-emptory Uses

This is not a mitigation site and it is seasonal so it doesn't apply.

Policy #23: Riparian Vegetation and Stream bank Protection

We are firm believers in stream bank stabilization. We participated in the stream bank restoration program done by the Coquille Water Shed. We acted as the nursery for the trees during that time, and were honored to do so. We continue to plant trees along the riverbank where it looks like erosion may be beginning to take place.

Policy #27: Floodplain Protection within Coastal Shorelands

The respective Flood Regulations of local governments set forth requirements for uses and activities in identified flood areas; these shall be recognized as implementing ordinances of this Plan.

This strategy recognizes the risk of substantial loss of stock and property damage resulting from the widespread flooding of the Coquille River Valley floor which occurs during most winters.

The response to this policy is that the development is seasonal and no structural development that triggers a floodplain application would apply.

NRCS Soil Productivity and Highest & Best Use Analysis

Soil Information:

12 Coquille Silt loam approximately 2.4 acres

40 Nehalem Silt loam approximately .3 (along the river)

54E Templeton Silt loam, 30 to 50 percent slopes approximately 8.89 acres

Based on the USDA Natural Resources Conservation Service (NRCS)

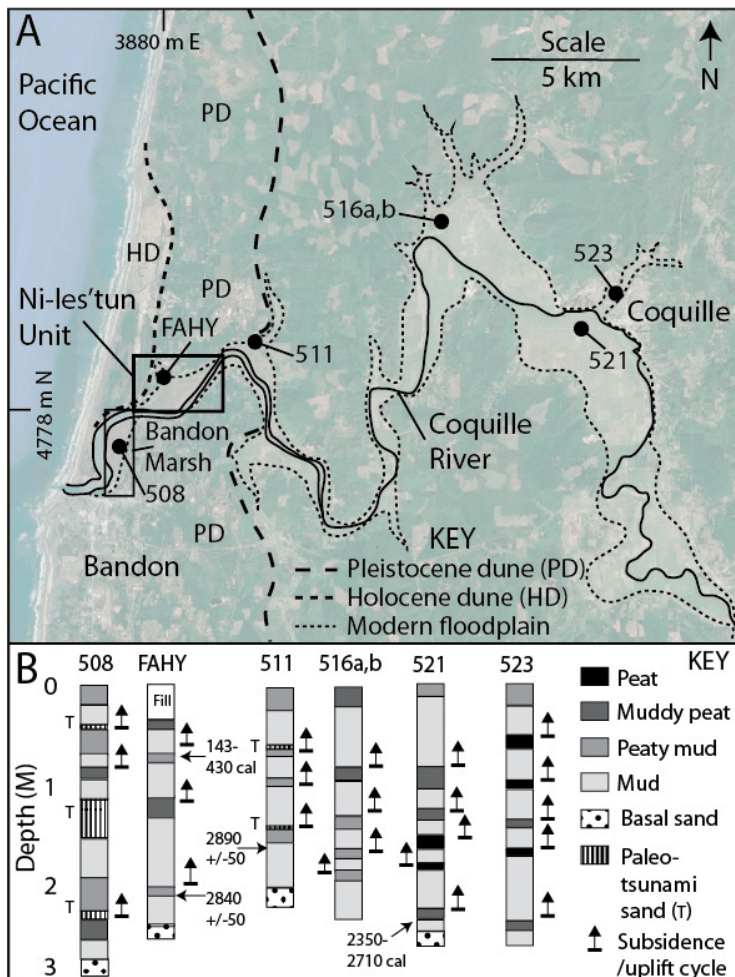
Web Soil Survey, the subject property contains three mapped soil units.

These soils vary significantly in agricultural and forest productivity potential.

The following analysis evaluates each unit for farm and forest use and

identifies the highest and best resource use consistent with Goal 3 and

EFU siting standards,



1. Coquille Silt Loam (Map Unit 12) – Approximately 2.4 acres

NRCS Characteristics:

- Very deep, very poorly drained hydric soil.
- Typically located in tidal and floodplain environments associated with estuaries and low-gradient river systems.
- High seasonal water table and frequent ponding.

Land Capability Classification:

- **Class 5w or 6w (wetness limitation)**
These classes reflect severe limitations due to flooding and saturation, restricting cultivation and limiting use primarily to pasture, range, wildlife, or conservation.

Farmland Classification:

- Generally **Farmland of Statewide Importance** or **not classified as prime** due to wetness and flooding constraints.

Farm and Forest Productivity:

- Significant limitations for cultivated agriculture.
- Most suitable for wet pasture or hay production where drainage improvements are feasible and lawful.
- Supports important estuarine ecological and hydrologic functions.

Highest and Best Use:

Due to wetness, flooding, and hydric characteristics, this soil is best suited for **low-intensity agricultural use, wet pasture, conservation, or estuarine resource protection** rather than structural or intensive agricultural development.

2. Nehalem Silt Loam (Map Unit 40) – Approximately 0.3 acres

NRCS Characteristics:

- Deep, well-drained alluvial soil.
- Located on floodplains along rivers and streams.
- Subject to frequent flooding.

Land Capability Classification:

- **Class 3w (wetness and flooding limitation)**

This indicates moderate limitations but the soil remains productive when properly managed.

Farmland Classification:

- **Farmland of Statewide Importance**

Farm and Forest Productivity:

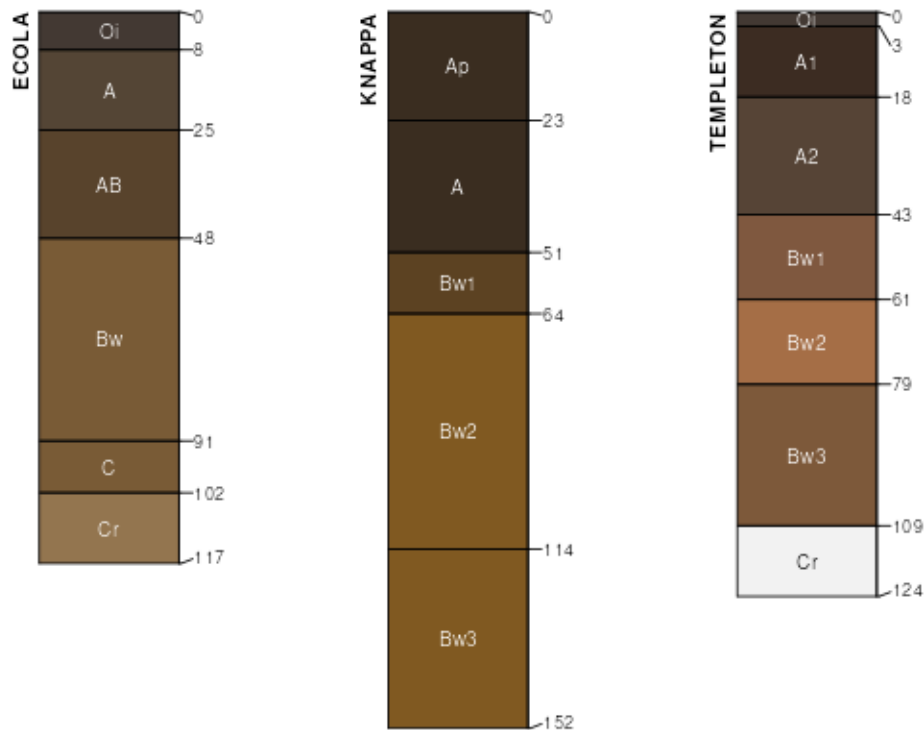
- Productive for pasture, forage, and some crop production with appropriate management.
- Flooding restricts timing and crop selection.
- Important riparian and water quality function.

Highest and Best Use:

This soil has recognized agricultural value and is best suited to **floodplain-compatible agricultural uses**, including pasture or forage production. Structural development is generally limited due to flooding and resource protection considerations.

3. Templeton Silt Loam, 30 to 50 Percent Slopes (Map Unit 54E) – Approximately 8.89 acres

fine-silty, isotic, isomesic andic humudepts



NRCS Characteristics:

- Moderately deep soil over bedrock.
- Located on steep slopes with erosion hazards.

- Well suited to forest production.

Land Capability Classification:

- **Class 6e (erosion and slope limitation)**

This class indicates severe limitations for cropping but suitability for woodland, grazing, and wildlife.

Farmland Classification:

- **Not prime farmland**

Farm and Forest Productivity:

- Unsuitable for cultivated agriculture due to steep slopes.
- Highly suited to timber production and forest management.
- Provides erosion control and watershed protection.

Highest and Best Use:

The soil is best suited for **forest management, habitat, and conservation uses**. Disturbance should be minimized to reduce erosion and slope instability.

Overall Resource and Siting Considerations

The majority of the property (approximately 77 percent) consists of Templeton soils that are not suitable for cultivated agriculture and are most productive in forest use. The remaining areas consist of floodplain and hydric soils with wetness and flooding limitations. These soils support agricultural and ecological functions but present constraints for permanent development.

Based on NRCS capability classifications and farmland designations, the property demonstrates:

- Limited suitability for intensive agricultural production.
- Strong forest productivity potential.
- Floodplain and wetland characteristics in lower elevation areas.
- Constraints on development due to flooding, wetness, and slope.

Accordingly, siting of any conditional use should focus on:

- Minimizing impacts to floodplain and agricultural soils.
- Avoiding steep slopes where erosion risks are present.
- Locating improvements on the least productive and least sensitive areas consistent with EFU and CREMP standards.

Soil Distribution on the Property

The property consists of approximately:

Soil	Acres	Capability	Farmland Classification
Templeton 54E	8.89	Class 6e	Not prime
Coquille	2.4	Class 5w–6w	Limited
Nehalem	0.3	Class 3w	Statewide Importance

Nehalem silt loam, which:

- Represents a **very small portion of the total property** (less than 5%).
- Is located in a floodplain with frequent flooding.
- Is constrained by estuarine and wetland characteristics.

The majority of the parcel consists of:

- Steep forest soils unsuitable for cultivation.
- Wet, poorly drained floodplain soils.

High-Value Farmland and Soil Suitability Analysis – Proposed Campground Area

The proposed seasonal campground is located on areas mapped as Coquille silt loam (Map Unit 12) and Templeton silt loam, 30 to 50 percent slopes (Map Unit 54E). The area mapped as Nehalem silt loam (Map Unit 40), which is classified as farmland of statewide importance, is not proposed for development.

1. Applicability of High-Value Farmland Standards Under OAR 660-033-0020, high-value farmland includes:

- Prime farmland soils,
- Certain Class III or IV soils capable of high yields,
- Irrigated lands, and
- Other lands with demonstrated high productivity.

The determination focuses on the site proposed for development, rather than the entire parcel, when evaluating conditional uses and siting standards in EFU zones.

Because the proposed campground area does not include the Nehalem soils and instead consists of soils with significant wetness, flooding, and slope limitations, the development site itself does not meet the definition of

high-value farmland. That being said, we feel a campground would be a wonderful addition to our area. Thank you for your consideration.

Sanitation Information

This is in regards to the conditional use application submitted to the Coos County Planning department regarding a small campground located at, 88442 N Bank Ln, Coquille, Oregon 97423

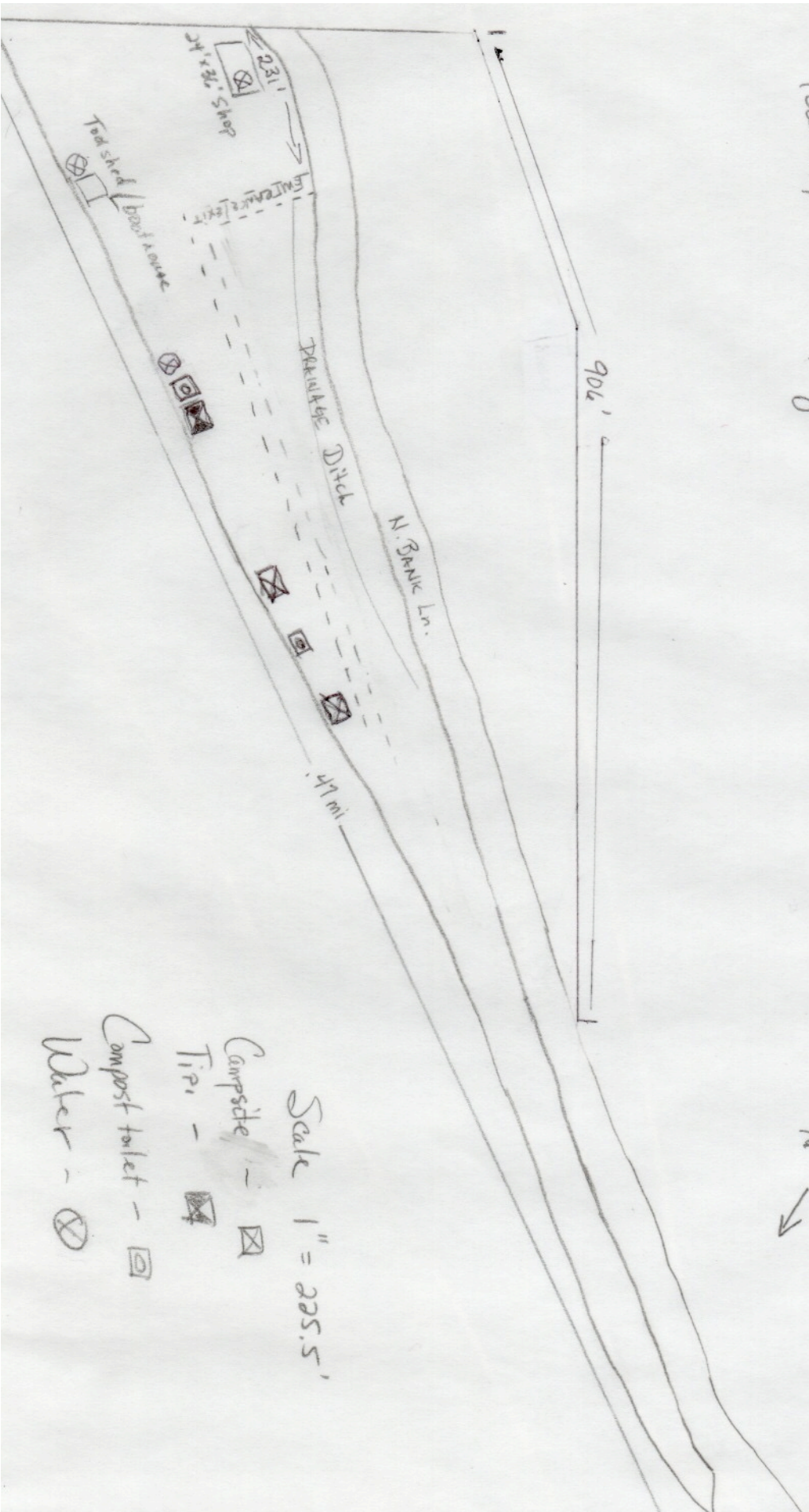
This will be a family run business, consisting of myself, Lisa Hawthorne, husband, Steve Kuntz, and daughter, Sierra Kuntz.

Food will not be a part of the campground services.

We will have one tipi that can lodge up to 4 people, along with 3 other campsites available for tent or small RV.

The campground will run from May thru October.

Steven Hantz et al - 8842 N. Bank Ln. Coquille, Or 97422 PL# 541-290-2710
 Township 28S Range 13W Section 18, Tax Lot 1400
 Township 28S Range 14W Section 13 Tax Lot 501



Scale 1" = 225.5'
 Campsite - [square with X]
 Tipi - [square with circle]
 Compost toilet - [square with circle inside]
 Water - [circle with X]



RE-RECORDED

90 1 0583

~~89 12 1261~~

A parcel of land lying in the SE 1/4 of Section 13, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at the Southeast corner of said Section 13; thence North 0° 08' 13" West on the East line of said section, 909.22 feet; thence South 10° 16' 30" West, 398.17 feet to a 5/8 inch iron rod; thence South 0° 30' 50" East, 138.08 feet to a 5/8 inch iron rod; thence South 10° 44' 26" East, 386.12 feet to the point of beginning.

ALSO: A 20 foot easement for ingress and egress lying in the SE 1/4 of Section 13, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon and the SW 1/4 of Section 14, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, described as follows: Said 20 foot easement lies adjacent to and 20 feet Easterly of the following described line: Beginning at the Southeast corner of said Section 13; thence North 0° 08' 13" West on the East line of said Section, 909.22 feet; thence South 10° 16' 30" West, 173.17 feet to a 5/8 inch iron rod and true point of beginning of this easement; thence North 58° 13' 16" West, 93.25 feet; thence North 15° 00' 00" West, 50.00 feet; thence North 1° 05' 40" East, 100.50 feet; thence North 30° 44' 53" East, 113.85 feet; thence North 20° 04' 51" West, 111.80 feet; thence North 29° 07' 50" East, 248.20 feet; thence North 2° 33' 38" East, 119.09 feet; thence North 6° 10' 06" West, 124.72 feet; thence North 16° 36' 39" East, 51.13 feet to the Westerly right of way line of County Road 5B and termination of said 20 foot roadway.-----

RECORDED BY
TICOR TITLE
INSURANCE
55-078
Coos County Branch

EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in the SW 1/4 of Section 18, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, described as follows: Beginning at the Southwest corner of said Section 18; thence North 0° 08' 13" West on the West line of said Section, 909.22 feet to the true point of beginning of this description; thence continuing North 0° 18' 13" West, 886.78 feet to the Westerly right of way line of County Road 5B; thence South 9° 52' 49" East on the Westerly right of way line of said County Road 40.50 feet; thence on a 2,330 foot radius curve to the left through a central angle of 3° 28' 50" an arc length of 141.54 feet; thence South 13° 21' 39" East 152.79 feet; thence on a 1,036.29 foot radius curve to the right through a central angle of 4° 56' 26" an arc length of 89.36 feet to a 5/8 inch iron rod; thence leaving said road right of way line and going South 10° 16' 30" West, 479.58 feet to the true point of beginning.-----

State of Oregon
County of Coos

RE-RECORDED

90-1-0582

I, Mary Ann Wilson, County Clerk, certify the within instrument was filed for record at

2:30pm Jan 10, 1990

By S. Taylor Deputy

#pages 2 Fee \$ 10-2-70

Dept Rec

100.25

177

OK

DEED CREATING ESTATE BY THE ENTIRETY

89 12 1260



KNOW ALL MEN BY THESE PRESENTS, That STEVEN L. KUNTZ

(hereinafter called the grantor), the spouse of the grantee hereinafter named, for the consideration hereinafter stated, has bargained and sold and by these presents does grant, bargain, sell and convey unto LISA MARIE HAWTHORNE (herein called the grantee), an undivided one-half of the following described real property situate in COOS County, Oregon, to-wit:

Government Lot 8, Section 18, Township 28 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

ALSO, as described on attached exhibit "A"-----

This deed is being re-recorded to correct legal description.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining;

TO HAVE AND TO HOLD said undivided one-half of said real property unto the said grantee forever.

The above named grantor retains a like undivided one-half of said real property and it is the intent and purpose of this instrument to create and there hereby is created an estate by the entirety between husband and wife as to said real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$love and affection

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols (1), if not applicable, should be deleted. See ORS 93.030.)

WITNESS grantor's hand this 19 day of December, 19 89

THIS INSTRUMENT WILL 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 APPROVED USES.

Signature of Steven L. Kuntz

STEVEN L. KUNTZ

STATE OF OREGON, County of COOS) ss. December 19, 1989

Personally appeared the above named STEVEN L. KUNTZ

who is known to me to be the spouse of the grantee in the above deed and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Susan L. Lepley

(OFFICIAL SEAL) Notary Public for Oregon—My commission expires: 10-20-93

Form with fields for Grantor's Name and Address (KUNTZ & HAWTHORNE), Grantee's Name and Address (KUNTZ & HAWTHORNE), and recording information. Includes a large handwritten stamp: '1005 89-12-1260' and '3:15 pm Dec 20, 1989'.

Vertical stamp: I, Mary Ann Wilson, County Clerk, certify the within instrument was filed for record at [unclear] on [unclear] 1989. By [unclear] Deputy #pages [unclear]

STATE OF OREGON, County of [unclear] I certify that the within instrument was received for record on the [unclear] day of [unclear], 19 [unclear], at [unclear] o'clock [unclear] M., and recorded in book/reel/volume No. [unclear] on page [unclear] or as fee/file/instrument/microfilm/reception No. [unclear], Record of Deeds of said county. Witness my hand and seal of County affixed.