



# NOTICE OF LAND USE DECISION

**You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.**

Coos County Planning  
60 E. Second  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770  
[planning@co.coos.or.us](mailto:planning@co.coos.or.us)

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

Date of Notice: **Friday, May 10, 2024**  
File No: ACU-23-064/ACU-23-065  
Proposal: Request for a Single-Family Dwelling in the Forest Zone  
Applicant(s): Ireland Investments  
Staff Planner: Crystal Orr, Associate Planner

---

Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 12 p.m. on **Monday, May 27, 2024**. Appeals are based on the applicable land use criteria. *Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and Article 6.1 Lawfully Created Lots or Parcels. The Dwelling Review is subject to Article 4.6 Resource Zoning District, Section 4.6.100 Forest and Forest Mixed Use, Use Table 1 in Section 4.6.110.62 Large Tract Forestland Dwelling (ORS 215.740) to Section 4.6.120 Review Standards (9)(B)(I). Development shall also comply with Section 4.6.140 Development and Siting Standards. All dwellings and structures are subject to the siting standards found in Section 4.6.130. Properties that are in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11. **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information, please contact the staff planner listed in this notice.***

---

### Subject Property Information

Account Number: 587302 & 275600  
Map Number: 26S143200-00101 & 25S121900-00600  
Property Owner: IRELAND INVESTMENTS LLC  
PO BOX 338  
DILLARD, OR 97432-0338  
Situs Address: NO SITUS ADDRESS  
Acreage: 204.5 Acres  
Zoning: FOREST (F)  
Special Development Considerations and Overlays: ARCHAEOLOGICAL AREAS (ARC)  
FOREST MIXED USE (MU)  
NATIONAL WETLAND INVENTORY (NWI)  
NH LANDSLIDE (NHLND)

---

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice

This notice shall be posted from May 10, 2024 to May 27, 2024

may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. **NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

The application, staff report and any conditions can be found at the following link: <https://www.co.coos.or.us/community-dev>. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 60 E. Second, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Associate Planner and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

**Reviewed by:** \_\_\_\_\_ **Date:** Friday, May 10, 2024  
Crystal Orr, Associate Planner

**This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, application and all evidenced associated as listed in the exhibits.**

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map & Template Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit C: Staff Report -Findings of Fact and Conclusions

Exhibit D: Comments

## **EXHIBIT "A"**

The applicant shall comply with the following conditions of approval, with the understanding that all costs associated with complying with the conditions are the responsibility of the applicant(s), and that the applicant(s) are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval, the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval, and if you have any questions, contact planning staff.

### **CONDITIONS OF APPROVAL**

1. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity. If comments from any other agency were provided as part of this review, it is the responsibility of the property owner to comply.
2. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter shall be required prior to the commencement of construction of the proposed dwelling. This authorization is based on conditions of approval and the conditions that are required to be completed prior obtaining the ZCL are defined in this section. Pursuant to CCZLDO § 4.6.110, § 4.6.130 and § 4.6.140. To show compliance with this section the applicant shall submit a letter with the following items to request that staff find the following conditions have been satisfied:
  - a. The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title. The statement needs to include language that the purchaser of the property has been provided a copy of the land use approval containing all conditions or restrictions understands the obligation and agrees to fulfill the conditions unless a modification is approved as provided in this ordinance. The property owner is responsible for ensuring compliance, and land use authorization. The recorded deed convent shall be recorded with the County Clerk and copy provided to the Planning Department.
  - b. CCZLDO Section 4.6.130(3) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means: (a) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water; (b) A water use permit issued by the Water Resources Department for the use described in the application; or (c) Verification from the Water Resources Department that a water use permit is not required for the use described in the application.
  - c. Section 4.6.140(2) Setbacks: All Development, with the exception of fences, shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater. This should be shown on the plot plan.
  - d. Section 4.6.140(5) Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single-family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a Single-Family Dwelling.
  - e. Section 4.6.140(6) Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained. If there are no wetlands, streams, lakes or rivers then this is not applicable.
  - f. Section 4.6.140(10) Access to new dwellings shall meet road and driveway standards in Chapter VII. Driveway/ Access Parking/Access permit application shall be submitted prior to issuance of a Zoning Compliance Letter.
  - g. Section 5.2.700 Development Transferability - Unless otherwise provided in the approval, a land use approval that was obtained through a conditional use process shall be transferable provided the transferor files a statement with the Planning Director signed by the transferee. This document shall be recorded in the chain of title of the property, indicating that the transferee has been

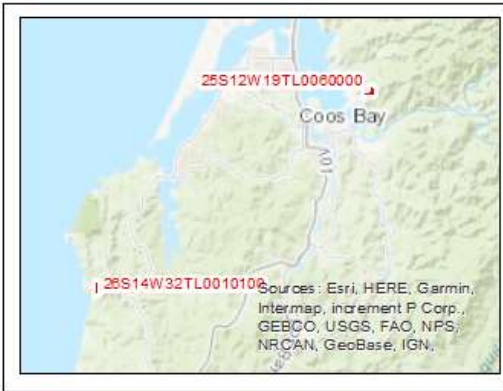


**EXHIBIT "B"**  
**Vicinity Map & Plot Plan**

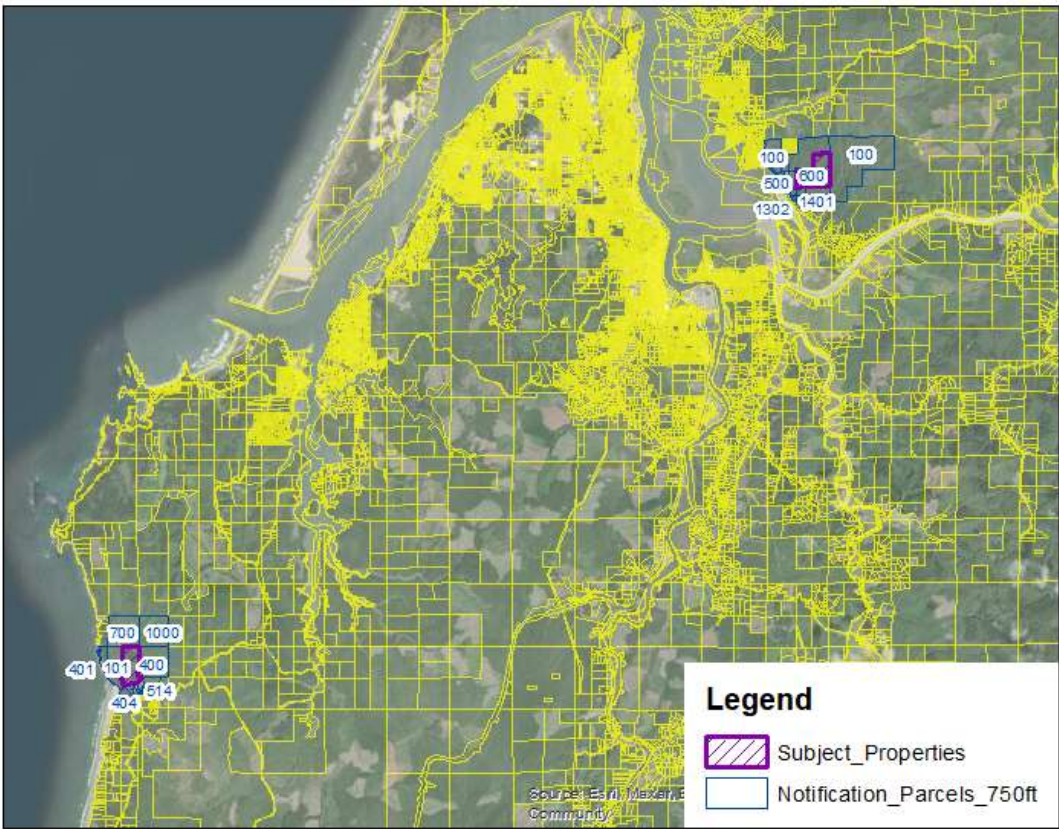


**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 250 N. Baxter, Coquille, Oregon 97423  
 Physical Address: 60 E. Second, Coquille Oregon  
 Phone: (541) 396-7770  
 TDD (800) 735-2900



File: ACU-23-064/ACU-23-064  
 Applicant/ Owner: Ireland Investments, LLC  
 Date: May 9, 2024  
 Location: Township 25/26S Range 12/14W Section 19/32 TL 600/101  
 Proposal: Administrative Conditional Use





**EXHIBIT “C”  
STAFF REPORT  
FINDINGS OF FACT AND CONCLUSIONS**

**I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION AND PRIOR COMPLIANCE:**

- A. PROPOSAL:** The application indicates that the property owner is seeking approval for a Single-Family Dwelling, with no indication of any other proposed development at this time.
- B. BACKGROUND/PROPERTY HISTORY:** Neither property has any development. Tax lot 101 has received a Zoning Compliance Letter for a Septic Site Evaluation (ZCL-23-072).
- C. LOCATION:** Tax lot 101 is located northwest of the City of Bandon directly north of the Sansaria Subdivision. Tax lot 600 is located east of the City of Coos Bay off of East Bay Road.
- D. ZONING:** - Both properties are zoned Forest with a Mixed-Use Overlay.

**ARTICLE 4.2 – ZONING PURPOSE AND INTENT**

**SECTION 4.2.500 RESOURCE ZONES**

*Forest (F): The intent of the Forest District is to include all inventoried "forestlands" not otherwise found to be needed (excepted) for other uses.*

*The purpose of the Forest zone is to conserve and protect forest land for forest uses. Some of the areas covered by the “F” zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.*

*Forest Mixed Use (FMU): The purpose of the Forest Mixed Farm-Forest Areas (“MU” areas) is to include land which is currently or potentially in farm-forest use. Typically, such lands are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and grazing uses. The areas generally occupy land on the periphery of large corporate and agency holdings and tend to form a buffer between more remote uplands and populated valleys. In addition, these “mixed use” areas contain ownership of smaller size than in prime forest areas. Some are generally marginal in terms of forest productivity, such as areas close to the ocean.*

- c. **SITE DESCRIPTION AND SURROUNDING USES:** Tax lot 101 contains approximately 84.50 acres and is currently in the process of being logged. The surrounding properties are zoned Forest (F) and being used for timber growth and residential. Tax lot 600 contains approximately 120 acres and is being used for timber growth. The surrounding properties are zoned Forest (F) and appear to be used for timber growth as well. There is some residential development to the east, along East Bay Drive.

**Tax lot 101:**



**Tax Lot 600:**



**E. COMMENTS:**

- a. **PUBLIC AGENCY:** This property did not require any request for comments prior to the release of the decision and none were received.
- b. **PUBLIC COMMENTS:** This property did not require any request for comments prior to the release of the decision and none were received.
- c. **LOCAL TRIBE COMMENTS:** This property required request for comments from the local Tribes prior to the release of the decision. No comments relating to the development were received.

**II. GENERAL PROPERTY COMPLIANCE:**

**A. COMPLIANCE PURSUANT TO SECTION 1.1.300:**

*It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.*

**FINDING: Staff has reviewed the property history and county records available up to the time of this report, and as of now, the property is deemed compliant. However, it's possible that additional information, not available during this review, could affect the compliance status of the properties.**

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

*“Lawfully established unit of land” means:*

*1. The unit of land was created:*

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

**FINDING: Tax lot 101 was considered to be lawfully created pursuant to 6.1.125.1.b, through a prior land use decision (R-22-006). Tax lot 600 was lawfully created pursuant to Section 6.1.125.e, by deed prior to land use requirements that would have prohibited the creation (deed document 74-96386).**

**III. STAFF FINDINGS AND CONCLUSIONS:**

**A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:**

The proposal is for Planning Director Approval of a Large Tract Forestland Dwelling (*Single Family Dwelling* in the Forest Mixed Use Zone) and Accessory Structure in the Forest Mixed Use Zone, the property is within the Coastal Erosion Overlay. The application did not specify any additional development requests; therefore, no other development proposals were reviewed.

The applicable review criteria are found in Coos County Zoning and Land Development (CCZLDO) 4.6.100 Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Table 1 of CCZLDO Section 4.6.110.62 defines the relevant criteria for Large Tract Forestland Dwellings (ORS 215.740) subject to an ACU, Section 4.6.120 Review Standards (9)(B)(I). Development shall also comply with Section 4.6.140 Development and Siting Standards. All dwellings and structures are subject to the siting standards found in Section 4.6.130. Properties that are in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

**B. KEY DEFINITIONS:**

- *ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.*

- *DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.*
- *DEVELOPMENT: The act, process or result of developing.*
- *USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.*
- *ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.*
- *DWELLING: Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.*

**C. LARGE TRACT FORESTLAND DWELLING CRITERIA AND FOREST SITING STANDARDS**

*Coos County Zoning and Land Development Ordinance (CCZLDO)*

*SECTION 4.6.100 FOREST AND FOREST MIXED USE – USE TABLES Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Development shall also comply with Section 4.6.140 Development and Siting Standards. All dwellings and structures are subject to the siting standards found in Section 4.6.130. Exceptions to minimum lot and parcel sizes for the purpose of land division may apply as set out in Section 4.6.145 Land Division for Open Space and Special Assessment, and Section 4.6.145 Exceptions to Minimum Parcel Size. Properties that are located in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.*

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

*SECTION 4.6.110 (OAR 660-006-0025) Uses Authorized in Forest Zones (1) Goal 4 requires that forest land be conserved. Forest lands are conserved by adopting and applying comprehensive plan provisions and zoning regulations consistent with the goals and this rule. In addition to forest practices and operations and uses auxiliary to forest practices, as set forth in ORS 527.722, the Commission has determined that five general types of uses, as set forth in the goal, may be allowed in the forest environment, subject to the standards in the goal and in this rule. These general types of uses are: (a) Uses related to and in support of forest operations; (b) Uses to conserve soil, air and water quality and to provide for fish and wildlife resources, agriculture and recreational opportunities appropriate in a forest environment; (c) Locationally dependent uses, such as communication towers, mineral and aggregate resources, etc.; (d) Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.*

<i>Use</i>	<i>TR</i>	<i>Subject to</i>
<i>Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.</i>		
<i>62. Large Tract Forestland Dwelling (ORS 215.740)</i>	<i>ACU</i>	<i>(9)(B)(I)</i>

- *SECTION 4.6.120 Review Standards (9)(B) DWELLING ON FOREST AND FOREST MIXED USE ZONES -(I) LARGE TRACT FORESTLAND DWELLING - 215.740; criteria.*

- (1) *If a dwelling is not allowed under ORS 215.720 (1), a dwelling may be allowed on land zoned for forest use under a goal protecting forestland if it complies with other provisions of law and is sited on a tract:*
- (a) *Not applicable to Coos County;*
  - (b) *In western Oregon of at least 160 contiguous acres except as provided in subsection (3) of this section.*
- (2) *For purposes of subsection (1) of this section, a tract shall not be considered to consist of less than 240 acres or 160 acres because it is crossed by a public road or a waterway.*
- (3)(a) *An owner of tracts that are not contiguous but are in the same county or adjacent counties and zoned for forest use may add together the acreage of two or more tracts to total 320 acres or more in eastern Oregon or 200 acres or more in western Oregon to qualify for a dwelling under subsection (1) of this section.*
- (b) *If an owner totals 320 or 200 acres, as appropriate, under paragraph (a) of this subsection, the owner shall submit proof of nonrevocable deed restrictions recorded in the deed records for the tracts in the 320 or 200 acres, as appropriate. The deed restrictions shall preclude all future rights to construct a dwelling on the tracts or to use the tracts to total acreage for future siting of dwellings for present and any future owners unless the tract is no longer subject to protection under goals for agricultural lands or forestlands.*
- (c) *The Land Conservation and Development Commission shall adopt rules that prescribe the language of the deed restriction, the procedures for recording, the procedures under which counties shall keep records of lots or parcels used to create the total, the mechanisms for providing notice to subsequent purchasers of the limitations under paragraph (b) of this subsection and other rules to implement this section. [1993 c.792 §4(2),(3),(5)]*

**FINDING:** Section 4.6.120 (1) requires that a dwelling would not be allowed under ORS 215.720, this property does not qualify for a dwelling under ORS 215.720 as this is referring to Lot of Record Dwelling, which requires that the parcel was owned by the present owner since 1985. This parcel has not been owned by the present owner, Ireland Investments since 1985. Section 4.6.120 (2) is criteria relating to subsection 1; therefore, this does not apply.

Section 4.6.120(3)(a) requires that if the tracts being used to satisfy the dwelling are not contiguous and zoned for forest use the total acreage to qualify must be 200 acres or more. The two parcels contain 204.50 acres.

Section 4.6.120(3)(b) requires that the property owner submit nonrevocable deed restrictions recorded in the deed records precluding all future rights to construct a dwelling for present and future owners. This has been made a condition of approval.

○ SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL NEW AND REPLACEMENT DWELLINGS AND STRUCTURES IN FOREST

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

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

---

<sup>1</sup>*For the purpose of this section “Nearby” is defined as within the decision notification area as defined in Section 5.0.900(2) for farm zoned property.*

- (b) *The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;*
- (c) *The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and*
- (d) *The risks associated with wildfire are minimized.*
- 2. *Siting criteria satisfying section (1) of this section may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.*
- 3. *The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:*
  - a) *Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;*
  - b) *A water use permit issued by the Water Resources Department for the use described in the application; or*
  - c) *Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.*
- 4. *As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management, or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.*
- 5. *Approval of a dwelling shall be subject to the following requirements:*
  - (a) *Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in department of Forestry administrative rules;*
  - (b) *The planning department shall notify the county assessor of the above condition at the time the dwelling is approved;*
  - (c) *If the lot or parcel is more than 10 acres in western Oregon or more than 30 acres in eastern Oregon, the property owner shall submit a stocking survey report to the county assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules;*
  - (d) *Upon notification by the assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If that department determines that the tract does not meet those requirements, that department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax; and*
  - (e) *The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.*

**FINDING: Section 4.6.130(1)(a) and Section 4.6.130(1)(b) require proof of minimizing adverse impacts to the subject properties and nearby Farm and Forest operations. The applicant sufficiently addressed the criteria:**

The proposed dwelling and shop location is at the best suited part of the site. It is on top of the knob or highest elevation with the driveway utilizing an old logging road. The risks of wildfire are minimized because the site has been cleared to exceed the minimum 180' total fire safety area setback from development. The site has been logged and it will take several years to create a stand of trees that cause wildfire threat around the base of the homesite. The site is as far away as possible from surrounding forestry uses and provides a buffer greater than 500', therefore no adverse impacts are anticipated.

Section 4.6.130(1)(c) requires the minimum forest lands be removed for access roads, service corridors, and structures. The proposed dwelling will use an existing privately maintained logging road as access.

Section 4.6.130(1)(d) requires that the risk associated with wildfires is minimized.

Section 4.6.130(3) requires the applicants to provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of groundwater or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). The applicants provided an Oregon Water Well Log numbered Coos 58314, which provides evidence that a well has been drilled. However, the applicants will still be required to submit a water supply requirement form signed off by the Oregon Water Resources Department prior to requesting a zoning compliance letter.

Section 4.6.130(4) requires that if road access to the dwelling is by a road owned and maintained by a private party, ODF, or BLM, a long-term access use permit or agreement be submitted. The access road is through Sacchi Lane, which starts as a Public Privately Maintained Road, but goes through multiple private properties. The portion of the road owned and maintained by private parties requires an access permit of agreement, this has been made a condition of approval. Therefore, this criterion has been addressed.

Section 4.6.130(5) requires a stocking survey if the property is larger than ten (10) acres. This property is more than ten (10) acres; therefore, a stocking survey is required. Therefore, this criterion has been addressed.

All the criteria found in SECTION 4.6.130 have been addressed.

○ **SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:**

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

1. *Except as provided in subsection 4.6.145 of this ordinance, the following minimum lot or parcel sizes apply for land designated forestland, is at least 80 acres.*

*Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.*

2. *Setbacks: All Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.*
3. *Fences, Hedges and Walls: No requirement, except for vision clearance provisions in Section 7.1.525.*

4. *Off-Street Parking and Loading: See Chapter VII.*
5. *Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.*
6. *Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:*
  - a. *Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.*
  - b. *Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;*
  - c. *Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;*
  - d. *Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;*
  - e. *Riparian vegetation may be removed to site or properly maintain public utilities and road rights-of-way;*
  - f. *Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or*
  - g. *The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".*
  - h. *Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.*
  - i. *The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.*
7. *All new and replacement dwellings and permanent structures shall, at a minimum, meet the following standards.*
  - a. *The dwelling has a fire retardant roof.*
  - b. *The dwelling will not be sited on a slope of greater than 40 percent. Slope<sup>2</sup> will also determine additional firebreak in Section 8 Firebreak.*

---

<sup>2</sup> *Slope calculations must include the primary and additional fuel-free breaks. Staff will use the slopes from the soil data found in the Soil Survey of Coos County Oregon<sup>2</sup> published by United States Department of Agriculture, Soil Conservation Service, in cooperation with Oregon Agricultural Experiment Station. Staff will accept an on ground study for slope from an Registered Surveyor or other Registered Professional that is able to make calculations based on the profession licensing requirements.*

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

8. Firebreak:

- a. The property owner shall maintain a primary firebreak safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.
- b. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
- c. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.
- d. Proof that all of these items will be met includes proof of the slope to determine additional firebreak setbacks is required.

Table 1 – Minimum Primary Safety Zone

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

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

**FINDING: Section 4.6.140(1) is only applicable in the creation of new parcels, and that is not part of this request; therefore, it is not applicable.**

**Section 4.6.140(2) requires a setback from any road right-of-way. The provided plot plan illustrates that all setbacks for the proposed dwelling will be more than satisfied.**

**Section 4.6.140(3) applies to fences, hedges, and walls. The applicants stated, “No, no fence, hedge, or wall as described will be constructed on this project.” Therefore, the proposal does not include any new fences, hedges, or walls. This criterion does not apply.**

**Sections 4.6.140(4) requires parking, loading, access, and road standards be addressed. A Driveway/Access/Parking Verification Permit application must be submitted and signed off before issuance of a Certificate of Occupancy by the Coos County Building Codes Department. Therefore, this criterion has been satisfied.**

**Section 4.6.140(5) requires that the property owners sign and record in the deed of records for the county a document binding the landowner and the landowner’s successors in interest, prohibiting them from pursuing claims for relief or causes of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937. These forms shall be signed in front of a notary and recorded. This criterion was addressed above and will be made a condition of approval.**

**Section 4.6.140(6) requires a setback from any wetland. There are no mapped wetlands within 150 feet of the proposed development. Therefore, this criterion has been addressed.**

**Section 4.6.140(7)**

**(a) Requires the roofing material to be non-combustible or fire-resistant. The applicants stated that they will be using fire-resistant materials for the roof. This will be verified during the building permit process. Therefore, this criterion has been addressed.**

**(b) Requires that a dwelling not be located on a slope of greater than 40%. The applicant stated that the building site is relatively flat. Therefore, this criterion has been addressed.**

**(c) Requires evidence to be provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry. As a condition of approval, the applicants shall provide a sign-off from the Oregon Water Resource for the domestic use of waters of the State before requesting a Zoning Compliance Letter.**

**(d) Requires the dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. The dwelling will be located within the Bandon Fire Protection District; therefore, this criterion has been satisfied.**

**(e) The applicants shall meet the minimum fire protection standards. However, if these standards are impractical, the applicants shall comply with alternative forms of fire protection. The subject property is within the Bandon Rural Fire Protection District. Therefore, this criterion is not applicable.**

**(f) States that if a dwelling has a chimney, it shall have a spark arrester. The applicants stated that a spark arrester will be installed. Therefore, this criterion has been addressed.**

**(g) Determines the primary and secondary fire safety setbacks. Based on the applicant’s plot plan and submitted geology report, Staff finds the primary and secondary fuel break slopes surrounding the proposed dwelling are up to 35%. The applicants will be required to install a 30 ft primary fuel-free**

break and 150 ft additional primary safety downslope around all structures on the subject property. The applicants are only responsible for primary and secondary fuel-free breaks on land either owned or controlled by the landowner.

**Section 4.6.140(8)**

(a) Determines the primary and secondary fire safety setbacks. Based on the applicant's plot plan and submitted geology report, Staff finds the primary and secondary fuel break slopes surrounding the proposed dwelling are approximately 35%. The applicants will be required to install a 30 ft primary fuel-free break and 150 ft additional primary safety downslope around all structures on the subject property.

(b) Requires sufficient ¾ inch hose for the perimeter of the primary fire break. The applicants stated that a garden hose will be available at all times for fire suppression. This criterion will be made a condition of approval.

(c & d) Determines the primary and secondary fire safety setbacks. Based on the applicant's plot plan and submitted geology report, Staff finds the primary and secondary fuel break slopes surrounding the proposed dwelling are approximately 35%. The applicants will be required to install a 30 ft primary fuel-free break and 150 ft additional primary safety downslope around all structures on the subject property.

Section 4.6.140(9) Requires the roofing material to be non-combustible or fire-resistant. Compliance will be confirmed during the building review process. Therefore, this criterion has been addressed.

Section 4.6.140(10) requires adequate access for firefighting equipment. At the time of road inspection, prior to receiving a Zoning Compliance Letter, the Roadmaster or his designee will confirm that all road standards have been met to provide adequate access for firefighting/emergency equipment. Therefore, this criterion is not applicable.

Therefore, all criteria in Section 4.6.140 Development and Siting Criteria have been addressed.

**ARTICLE 4.11 SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS**

***4.11.132 Natural Hazard (Policy 5.11)***

*Coos County has inventoried the following hazards:*

- *Erosion*
  - *Coastal*
    - *Shoreline and headlands*
    - *Wind*

**Purpose Statements:**

*Coos County shall regulate development in known areas potentially subject to natural disasters and hazards, so as to minimize possible risks to life and property. Coos County considers natural disasters and hazards to include river and coastal flooding, landslides, liquefaction potential due to earthquakes, fault lines, tsunamis, river bank erosion, coastal erosion along shorelines and headlands, coastal erosion due to wind, and wildfires, including those areas affected by gorse.*

*This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property associated with new development and substantial improvements. The determination of whether a property is located in one of the above referenced potentially hazardous areas shall be made by the reviewing body (Planning*

Director, Planning Commission, Board of Commissioners, or any designee based upon adopted inventory mapping). A specific site may not include the characteristics for which it is mapped. In these circumstances staff shall apply § 4.11.132.ii.2m.

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

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

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

**FINDING: The subject property is within the Wind Erosion mapped layer, which requires a geologic assessment review per Section 4.11.150.**

#### **4.11.150        *Geological Hazards special development Review Standards***

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

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

- a. *A statement that the use and/or activity can be accomplished without measures to mitigate or control the risk of geologic hazard to the subject property resulting from the proposed use and/or activity;*
- b. *A statement that there is an elevated risk posed to the subject property by geologic hazards that requires mitigation measures in order for the use and/or activity to be undertaken safely sited on the property; or*
- c. *A certification that there are no high or very high geological hazards present on site. If such is certified by a licensed professional then an Administrative Conditional Use application is not required. Coos County is not liable for any type of certification that a geological hazard is not present on site.*

#### **4.11.155        *Geological Assessment review***

*Geologic Assessment Review: The applicant(s) shall complete the following review to determine compliance with this section. This type of review requires a conditional use application and shall follow the administrative procedures for conditional uses found in Article 5 of the CCZLDO.*

- 1. *Except for activities identified in Subsection 2 of this section, as exempt, any new development or substantial improvement in an area subject to the provisions of this section shall require a Geologic Assessment Review.*

2. *The following development activities are exempt from the requirement for a Geologic Assessment Review:*
  - a. *Maintenance, repair, or alterations to existing structures that do not alter the building footprint or foundation and do not constitute substantial improvement as defined in Chapter II.*
  - b. *An excavation and/or fill which is less than two feet in depth, or which involves less than twenty-five cubic yards of volume;*
  - c. *Exploratory excavations under the direction of a certified engineering geologist or registered geotechnical engineer;*
  - d. *Construction of structures for which a building permit is not required;*
  - e. *Yard area vegetation maintenance and other vegetation removal on slopes less than 25%;*
  - f. *Forest operations subject to regulation under ORS 527 (the Oregon Forest Practices Act);*
  - g. *Maintenance and reconstruction of public and private roads, streets, parking lots, driveways, and utility lines, provided the work does not extend outside of the previously disturbed area;*
  - h. *Maintenance and repair of utility lines, and the installation of individual utility service connections;*
  - i. *Emergency response activities intended to reduce or eliminate an immediate danger to life, property, or flood or fire hazard;*
  - j. *Construction/erection of beachfront protective structures subject to regulation by the Oregon Parks and Recreation Department under OAR 736, Division 20; and*
  - k. *Any development or activity to be conducted on a site for which a certified engineering geologist has determined that there are no high or very high geologic hazards present. Coos County is not liable for any type of certification that a geologic hazard is not present on site.*
  
3. *Application, review and appeals for a Geologic Assessment Review shall be in accordance with the requirements for administrative conditional use review as set forth in Article 5.2. Applications for a Geologic Assessment Review may be made prior to or concurrently with any other type of application required for the proposed use or activity. Geologic Assessment Review shall be completed prior to any ground disturbance.*
  
4. *All applications for Geologic Assessment Review shall be accompanied by an engineering geologic report prepared by a certified engineering geologist at the applicant's expense.*

**A. ENGINEERING GEOLOGIC REPORTS**

1. *Engineering geologic reports required pursuant to this section shall be prepared by a certified engineering geologist licensed in the State of Oregon. Such reports shall be prepared consistent with standard geologic practices and employing generally accepted scientific and engineering principles. The content of such reports shall be generally consistent with the applicable provisions of "Guideline for Preparing Engineering Geologic Reports," 2<sup>nd</sup> Edition, 5/30/2014, published by the Oregon Board of Geologist Examiners.*
  
2. *Properties abutting the ocean shore that are located in a mapped regulated hazard area shall include the following additional information :*
  - a. *Site description:*
    - i. *The geological history and stabilization measures of the site including any previous riprap or dune grading, erosion events, or exposed trees on the beach.*
    - ii. *Topography, including elevations and slopes on the property itself.*
    - iii. *Vegetation cover.*

- iv. *Subsurface materials – the nature of the rocks and soils.*
  - v. *Conditions of the seaward front of the property, particularly for sites having a sea cliff.*
  - vi. *Description of streams or other drainage that might influence erosion or locally reduce the level of the beach.*
  - vii. *If the site is located on or adjacent to an estuarine water body or Coastal Lake including the Coastal Shoreland Boundary the following additional information shall be included:*
    - 1. *Presence of drift logs or other flotsam on or within the property.*
    - 2. *Proximity of nearby headlands that might block the longshore movement of beach sediments, thereby affecting the level of the beach in front of the property.*
    - 3. *Description of any shore protection structures that may exist on the property or on nearby properties.*
    - 4. *Presence of pathways or stairs from the property to the beach.*
    - 5. *Existing development including modification of soil or vegetation on the site, particularly any which might alter the resistance to wave attack.*
    - 6. *Average widths of the beach during the summer and winter.*
    - 7. *Median grain size of beach sediment.*
    - 8. *Average beach slopes during the summer and winter.*
    - 9. *Elevations above mean sea level of the beach at the seaward edge of the property during summer and winter.*
    - 10. *Presence of rip currents and rip embayments that can locally reduce the elevation of the fronting beach.*
    - 11. *Presence of rock outcrops and sea stacks, either offshore or within the beach zone.*
    - 12. *Information regarding the depth of beach sand down to bedrock at the seaward edge of the property.*
- b. *Analyses of Erosion and Flooding Potential on the site:*
- i. *Analysis of DOGAMI beach monitoring data for the site (if available,) all activities affecting shoreline erosion and possible mass wasting, including weathering processes, land sliding or slumping.*
  - ii. *Calculation of wave run-up beyond mean water elevation that might result in erosion of the sea cliff or foredune (see Stockdon, 2006).<sup>3</sup>*
  - iii. *Evaluation of frequency that erosion-inducing processes could occur, considering the most extreme potential conditions of unusually high water levels together with severe storm wave energy.*
  - iv. *For areas subject to dune-backed shorelines, use an established geometric model to assess the potential distance of property erosion, and compare the results with direct evidence obtained during site visits, aerial photo analysis, or analysis of DOGAMI beach monitoring data.*
  - v. *For bluff-backed shorelines, use a combination of published reports, such as DOGAMI bluff and dune hazard risk zone studies, aerial photo analysis, and fieldwork to assess the potential distance of property erosion.*
  - vi. *Description of potential for sea level rise, estimated for local area by combining local tectonic subsidence or uplift with global rates of predicted sea level rise.*
- c. *Determination of legal restrictions of shoreline protective structures (Goal 18 prohibition, local conditional use requirements, priority for non-structural erosion*

*control methods).*

- d. *Assessment of potential reactions to erosion events, addressing the need for future erosion control measures, building relocation, or building foundation and utility repairs.*
  - e. *The assessment should include recommendations:*
    - i. *Use results from the above analyses to establish setbacks (beyond any minimums set by this section or the underlying zone), building techniques, or other mitigation measures to ensure an acceptable level of safety and compliance with all local requirements.*
    - ii. *Recommend a foundation design, or designs, that render the proposed structures readily moveable.*
    - iii. *Recommend a plan for preservation of vegetation and existing grade within the setback area, if appropriate.*
    - iv. *Include consideration of a local variance process to reduce the building setback on the side of the property opposite the ocean, if this reduction helps to lessen the risk of erosion, bluff failure or other hazard.*
    - v. *Recommend methods to control and direct water drainage away from the ocean (e.g. to an approved storm water system); or, if not possible, to direct water in such a way so as to not cause erosion or visual impacts.*
3. *Engineering geologic reports required by this section shall include a statement from the preparer of the report that all of the applicable content requirements of this subsection have been addressed or are not applicable to the review.*
  4. *Engineering geologic reports required by this section shall be valid for a period of five years from the date of preparation of such report. No extensions to this time line shall be granted.*

**FINDING: The property is located within the Wind Erosion layer, which requires an Engineering Geological Report as described in Section 4.11.155. The applicant supplied an Engineering Geological Report performed by Lynn D Green, Certified Engineering Geologist. Ms. Green is the Principal Engineering Geologist employed by EVRENNORTHWEST INC. The report submitted meets the requirements listed within this section. The portion of the report pertaining to liquefaction can be found below, and the full geological report can be found in Exhibit D.**

### **Erosion Hazard**

stated above, given the proximity to the coastline and elevation of subject property, effects of coastal erosion are not anticipated at this site.

### **Erosion Control Measures**

to reduce the potential for surface erosion, the measures shall be considered:

- Stripping of vegetation, grading, or other soil disturbance shall be done in a manner which will minimize soil erosion, stabilize the soil as quickly as practicable, and expose the smallest practical area at any one-time during construction.
- Development plans shall minimize cut or fill operations to prevent off-site impacts.
- Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
- Permanent plantings and any required structural erosion control and drainage measures shall be installed as soon as practical.
- Provisions shall be made to effectively accommodate increased runoff caused by altered soil and surface conditions during and after development. The rate of surface water runoff shall be structurally retarded where necessary.
- Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surface of fills by installation of temporary or permanent drainage across or above such areas, or by other suitable stabilization measures such as mulching, seeding, planting, or armoring with rolled erosion control products, stone, or other similar methods.
- All drainage provisions shall be designed to adequately carry existing and potential surface runoff from the twenty-year frequency storm to suitable drainageways such as storm drains, natural watercourses, or drainage swales. In no case shall runoff be directed in such a way that it significantly decreases the stability of known landslides or areas identified as unstable slopes prone to earth movement, either by erosion or increase of groundwater pressure.
- Where drainage swales are used to divert surface waters, they shall be vegetated or protected as necessary to prevent offsite erosion and sediment transport.
- Erosion and sediment control measures may be required include, but are not limited to:
  - Energy absorbing devices to reduce runoff water velocity.
  - Sedimentation controls such as sediment or debris basins. Any trapped materials shall be removed to an approved disposal site on an approved schedule.
  - Dispersal of water runoff from developed areas over large undisturbed areas.
- Disposed spoil material or stockpiled topsoil shall be prevented from eroding into streams or drainageways by applying mulch or other protective covering; or by location at a sufficient distance from streams or drainageways; or by other sediment reduction measures.
- Such non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters shall be prevented from leaving the construction site through proper handling, disposal, site monitoring and clean-up activities.

**As a condition of approval, the applicant must adhere to the erosion recommendations within the report.**

### **IV. DECISION**

In conclusion Staff finds that the applicants have addressed most of the relevant criteria and the ones that have not been addressed or cannot be completed until after the approval is obtained have been made conditions of approval. Therefore, the proposed 20 acre Non Contiguous Forestland Dwelling meets the

requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit “A” of this report.

**V. EXPIRATION:**

*Permits approved under ORS 215.416 for a proposed residential development on agricultural or forest land outside of an urban growth boundary under ORS 215.010 to 215.293 or 215.317 to 215.438 or under county legislation or regulation, the permit is valid for four years.*

- A. *Extensions for Residential Development as provided for under ORS 215.213 (3) and (4), 215.284, 215.317, 215.705 (1) to (3), 215.720, 215.740, 215.750 and 215.755 (1) and (3) shall be granted as follows:*
  - i. *First Extension - An extension of a permit for “residential development” as described in Subsection (1) above is valid for two (2) years.*
    - 1. *The applicant shall submit an application requesting an extension to the County Planning Department prior to expiration of the final decision. See Section 5.0.250 for time lines for final decisions. Untimely extension requests will not be processed.*
    - 2. *Upon the Planning Department receiving the applicable application and fee, staff shall verify that the application was received within the deadline and if so, issue an extension.*
    - 3. *An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.*
  - ii. *Additional Extensions-A County may approve no more than five additional one-year extensions of a permit if:*
    - 1. *The applicant submits an application requesting the additional extension prior to the expiration of a previous extension;*
    - 2. *The applicable residential development statute has not been amended following the approval of the permit; and*
    - 3. *An applicable rule or land use regulation has not been amended following the issuance of the permit, unless allowed by the county, which may require that the applicant comply with the amended rule or land use regulation.*

*An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.*

This conditional use is for a residential development within a resource zone and is valid for four years from the date of final approval Saturday, May 27, 2028. The geological assessment is valid for five (5) years from the date of preparation of the report, November 3, 2028.

**VII. NOTICE REQUIREMENTS:**

A notice of decision will be provided to property owners within 750 feet of the subject properties and the following agencies, special districts, or parties: Bandon Rural Fire Protection District, Southern Coos General Health District

A Notice of Decision and Staff Report will be provided to the following:

Applicants/Owners, Department of Land Conservation and Development, Coos County Assessor’s Office and the Planning Commission and Board of Commissioners.

Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

# EXHIBIT D GEOLOGICAL REPORT

---



## Reconnaissance-Level Geologic Hazard Assessment Report

### Proposed Development

Ireland Investment, LLC's Property  
North of Sacchi Beach, Coos County, Oregon

Coos County Property ID:  
T26S-R14W-S32-TL101

November 3, 2023

*Prepared for:*

**Ireland Investment, LLC**

**C/O Sheri McGrath**  
Coos Curry Consulting  
PO Box 1548  
Bandon, Oregon 97411

*Prepared by:*



Offices in Portland and Bend, Oregon / San Rafael, California  
P.O. Box 14488, Portland, Oregon 97293  
T. 503-452-5561 / E. [ENW@EVREN-NW.COM](mailto:ENW@EVREN-NW.COM)

Project No. 959-23011-01

---

---

# Reconnaissance-Level Geologic Hazard Assessment Report

Proposed Development  
Ireland Investment, LLC's Property  
North of Sacchi Beach, Coos County, Oregon  
Coos County Property ID:  
T26S-R14W-S32-TL101

*Prepared for:*

**Ireland Investment, LLC**

**C/O Sheri McGrath**  
Coos Curry Consulting  
PO Box 1548  
Bandon, Oregon 97411

*By:*



EXP. 2/1/2024

A handwritten signature in blue ink, appearing to read "LDG", is written over a horizontal line.

Lynn D. Green, C.E.G., Principal Engineering Geologist



Cynthia L Hovind, PE GE, Senior Geotechnical Engineer

**Contents**

**1.0 INTRODUCTION..... 4**

**1.1 Purpose ..... 4**

**1.2 Scope..... 4**

**1.3 Site Description ..... 4**

**1.4 Project Description ..... 5**

**2.0 SITE SETTING..... 5**

**2.1 Topography/Geomorphology ..... 5**

**2.2 Hydrology..... 5**

**2.3 Geology ..... 5**

**2.4 Hydrogeology/Groundwater ..... 6**

**2.5 August 29 2023 Reconnaissance-Level Field Investigation..... 6**

**2.5.1 Surface Conditions ..... 6**

**2.5.2 Subsurface Conditions..... 6**

**2.5.3 Groundwater..... 7**

**3.0 REVIEW OF POTENTIAL NATURAL HAZARDS..... 7**

**3.1 Landslides Hazards..... 7**

**3.1.1 Landslide Susceptibility..... 7**

**3.2 Earthquake Hazards ..... 8**

**3.2.1 Seismic Induced Slope Failure ..... 8**

**3.2.2 Amplification of Ground Shaking..... 8**

**3.3 Tsunamis..... 9**

**3.4 Coastal Erosion ..... 9**

**4.0 RECOMENDATIONS..... 9**

**4.1 Landslide Hazards..... 9**

**4.2 Erosion Hazard ..... 10**

**4.3 Erosion Control Measures..... 10**

**5.0 LIMITATIONS ..... 11**

## Figures

- 1 Site Vicinity Map
- 2 Aerial Photo Map
- 3 Coos County Tax Lot Map
- 4 Proposed Existing Conditions
- 5A Proposed Development Plan
- 5B Proposed Development Plan Closeup View
- 6 Site Geology Map
- 7 Landslide Hazard Map
- 8 Coastal Erosion Overlay Map

## Appendices

- A Water Well Log
- B Hand Auger Logs
- C Site Photographs

**Reconnaissance-Level Geologic Hazard Assessment  
Proposed Development  
Ireland Investment, LLC's Property  
North of Sacchi Beach, Coos County, Oregon  
Coos County Property ID:  
T26S-R14W-S32-TL101**

## **1.0 INTRODUCTION**

EVREN Northwest, Inc. is pleased to present our Reconnaissance-level Geologic Hazard Assessment Report for the referenced property southwest of Coos Bay, Oregon (see Figure 1). This report has been prepared consistent with Coos County Zoning and Land Development Ordinance (CCZLDO) - Natural Hazard Report 4.11.132 and standard engineering geology practices.<sup>1</sup> This report is valid for a period of five (5) years from the date of site reconnaissance.

The County parcel number for the 84.84-acre property is Tax Lot 101, T26S 14W 32 (see Figures 1 and 2). The assessment, along with the findings and recommendations, are limited to the subject property. The Reconnaissance-level Geologic Hazard report was prepared and signed by a Certified Engineering Geologist and a Professional Geotechnical Engineer, both licensed in the State of Oregon.

### **1.1 Purpose**

The purpose of the assessment was to identify the potential geologic hazards within the subject property and to evaluate the proposed development with respect to the Coos County Natural Hazard Report, as outlined in the CCZLDO Chapter 4.11.132.

### **1.2 Scope**

ENW completed the following scope of work:

- Review of published geologic and geologic hazard online maps, along with historical aerial photographs of the vicinity of the property.
- Conduct a Reconnaissance-Level Geologic Hazard site investigation on August 29, 2023.
- Prepare this report.

### **1.3 Site Description**

The referenced property is 11.5 miles north of the City of Bandon, Coos County, Oregon (see Figures 1). The reference site is mapped in the northeast quarter of Section 32, Township 26 south, Range 14 west of the Willamette Meridian in Coos County, Oregon (see Figure 1). The 84.84-acre property is roughly rectangular in shape with a mid-length of about 3,150 feet, running north to south, and mid-base width of 1,470 feet, running west to east (see Figures 2 and 3). The subject property is currently undeveloped, except for a gravel road that splits from Sacchi Lane within the Sansaria gated community and continues up to the upper ridge of the property (see

---

<sup>1</sup> Oregon State Board of Geologist Examiners. May 30, 2014. Guidelines for Preparing Engineering Geologic Reports, 2<sup>nd</sup> Addition.

Figure 4). The property was covered in dense forest vegetation until early 2023 when the timber in the central portion of the property was harvested (see Figures 3 and 4).

## 1.4 Project Description

ENW understands that the owner plans to build a house and a shop at the highest elevation on the property (see Figures 5A and 5B). Recently, the top of the ridge line has been graded flat for the new buildings (see Figure 5A). The elevation for the buildings is 600 above mean sea level (NAVD88) (see Figure 5B). In addition to the buildings, the site will be developed with a septic system.

## 2.0 SITE SETTING

### 2.1 Topography/Geomorphology

The referenced site is situated on the western edge of the coastal marine terraces south of Cape Arago. The marine terraces represent ancient shorelines that were uplifted by large seismic events over the last several million years (see Figure 6).

The property is primarily situated on a southwest facing slope, except for the northeast corner of the property which slopes north-the northeast along a couple of long drainages (see Figure 4). Elevations at the site range from 640 feet above mean sea level (NAVD 88) in the middle of the eastern property boundary to 200 feet NAVD88 in the southwest corner. The proposed house and shop are at elevation 600 feet NAVD88 at the ridge top (see Figures 5A and 5B).

### 2.2 Hydrology

No seeps or other indicator of shallow ground water were observed near or around the proposed building pads. To the north of the developed area, there is a seasonal (ephemeral) stream that flows to the north into Mussel Creek (see Figure 5A). At the time of our site investigation, there was no water flowing in the stream.

### 2.3 Geology

**Regional Geology:** The Wiley et al (2015)<sup>2</sup> mapped the area surrounding the referenced property as uplifted coastal marine terraces that cap the older marine sedimentary deposits (see Figure 5). The marine terraces include the Seven Devils and Arago Peak Terrace Deposits, and the older marine sedimentary rocks include the Coaledo Formation (see Figure 6).

**Site Geology:** The Arago Peak marine terrace mantles center of the property in the location of the proposed house and shop building area (see Figure 6). The remainder of the property is mapped as the Seven Devils Terrace deposit and the Eocene Coaledo formation.

The Arago Peak terrace is relatively flat lying and is situated on the highest elevation of the property. The deposits typically consist of unconsolidated to slightly cemented sand and gravel that were deposited in a shoreline-beach environment. The underlying Coaledo formation is typically well-bedded micaceous siltstone, mudstone, and fine sandstone deposited in an ancient

---

<sup>2</sup> Wiley, T.J., J.D. McClaughry, L. Ma, K. A. Mickelson, C.A. Niewendorp, and H. H. Herinckx. 2015, Geologic Map of Cape Arago 7.5' Quadrangle, Coos County, Oregon: Oregon Department of Geology and Mineral Industries Open File Report O-15-04.

delta environment.

## 2.4 Hydrogeology/Ground Water

In September 2023, a domestic water well was drilled on the property (see Appendix A). The water well log indicates that ground water ranges from 45 to 65 feet below ground surface (bgs) (see Appendix A). This shallow groundwater is recharged by the infiltration and downward percolation of incident precipitation, and discharges naturally to seeps and springs or as underflow to streams and other surface water features. Ground water can also be withdrawn by wells.

## 2.5 August 29 2023 Reconnaissance-Level Field Investigation

On August 29, 2023, ENW completed a reconnaissance-level field investigation of the site to evaluate the surface conditions of the proposed building area. In addition to making general observations related to the geology and geomorphic features of the subject site and surrounding area, four (4) shallow hand auger borings were advanced across the proposed house and shop building areas (designated HA-1 through HA-4, see Figures 5A and 5B and Appendix A). The depths of the hand auger borings were 4 feet bgs. The shallow depths were due to auger refusal.

### 2.5.1 Surface Conditions

The subject property is situated on a southwest-facing slope (see Figure 4). The gravel access road to the site runs along the toe of the slope and then climbs up to a ridgeline in the central-portion of the site. The proposed building pads are at the top of the ridge of the site (see Figures 5A and 5B). Before our site investigation the southwest facing hillside was cleared of trees and brush (see Figures 4 and 5A). In addition to the tree harvest, the top of the ridge was graded flat to accommodate the proposed house and shop locations (see Figures 5A and 5B and Appendix B). The proposed building area was also cleared of trees, brush, organic debris, and other deleterious material.

To the southwest of the proposed building area, the slopes descend steeply at about 35 percent decline. The toe of the slope is defined as the lower access road (see Figure 5A). To the northeast of the proposed building pads is a seasonal stream that flows north into Mussel Creek. In the northern portion of the property, Mussel Creek flows west into the ocean and is deeply incised into the underlying Coaleda Formation.

### 2.5.2 Subsurface Conditions

ENW encountered the following subsurface conditions in the hand auger borings:

**Topsoil.** Up one (1) foot of Silty Topsoil was encountered in hand auger borings HA-1 and HA-2, which were close to the proposed shop building footprint (see Appendix B). The Topsoil was brown, moist, loose, and had varying amounts of organics.

Topsoil is not appropriate for the foundation bearing subgrade, structural fill, or retaining wall backfill. These materials shall be overexcavated to the approved subgrade depth and either stockpiled onsite or removed from the property. Once the building is complete, the Topsoil can be reused as General Fill for areas of vegetation.

**Arago Peak Terrace – Clayey Sand to Sandstone.** Sediments of the Arago Peak Terrace were encountered below the Topsoil and to the extent of the borings. The sediments were light gray mottled yellowish brown, with low to medium plastic clay and fine-grained sands. An increase of darker weathered mafic minerals were observed with depth (towards the bottom of the borings).

The Terrace deposits are appropriate for foundation bearing subgrade.

### **2.5.3 Ground Water**

No ground water was encountered in the shallow hand auger borings (see Appendix B).

## **3.0 REVIEW OF POTENTIAL NATURAL HAZARDS**

ENW reviewed Coos County's All Hazards Viewer online tool to determine if the site was located within a Natural Hazard Zone, which would require a Geologic Assessment Review in accordance with Section 4.11.150. Coos County has inventoried the following geologic hazards:

- Flood Hazard
  - Riverine Flooding
  - Coastal Flooding
- Landslides and Earthquakes
  - Landslide Susceptibility
  - Liquefaction Potential
- Tsunamis
- Erosion
  - Riverine Streambank Erosion
  - Coastal
    - Shoreline and Headland
    - Wind

Of the geologic hazards listed above, only the Landslide and Coastal Erosion Hazard apply to the site. The remainder of the hazards are considered non-critical for the site.

## **3.1 Landslides Hazards**

### **3.1.1 Landslide Susceptibility.**

Mass wasting includes all forms of down slope movement of soil and rock material under the influence of gravity. It includes everything from barely perceptible soil creep to catastrophic mud flows and landslides. Steep slopes, weak soil and rock strength, and the various effects of water on soil and rock are the primary controlling factors for mass wasting. The potential for mass wasting can be increased by adding weight to the top of a slope or excavating soil from the lower portion of a slope.

The DOGAMI landslide susceptibility map indicates that the landslide hazard is low to high; however, no area on the site is mapped or designated very high (see Figure 7). The geologic map of the property, however, maps two smaller landslides on the property (see Figure 6). These two

mapped landslides are to the north of the proposed building area, and likely do not pose a threat to actual building site.

As noted above, the site slopes steeply towards the southwest. In 2022, the steep slope to the west of the proposed building site was cleared of trees and brush. While the landslide hazard is low to high, the removal of trees and brush along the face of steep slopes may potentially increase the landslide hazard for the site. The increase in the landslide potential is due to the loss of tree canopy, which protected the slope from saturated soils, and the loss of the root structure, which increased the strength of the soil and the overall stability of the slope.

At the time of our field investigation, we did not observe signs of slope instability.

### **3.2 Earthquake Hazards**

Beaulieu and Hughes (1975)<sup>3</sup> state that geologic evidence for earthquake activity in western Coos and Douglas Counties is ambiguous and historical data are limited; however, the possibility of future faulting of undefined magnitude remains. In the past three decades, geologists have determined that the Northwest is subject to infrequent, but very powerful (magnitude 9+ on the Richter Scale) subduction zone earthquakes on the offshore Cascadia Subduction Zone (CSZ) fault system. The most recent subduction zone earthquake known to have occurred in the Northwest was in January of 1700.

Geologists have determined that very large subduction zone earthquakes occur on a 300- to 500-year recurring basis, and that smaller, but still significant, subduction related earthquakes occur on a much more frequent basis.

#### **3.2.1 Seismic Induced Slope Failure**

The effect on slope stability in the project area is difficult to predict. Small landslide deposits are mapped in the northeast region of the site as noted above. The State has indicated that the landslide hazard is low to moderate on the flat-lying proposed buildable area of the site and high on the steeply sloping areas of the site (see Figure 7). The occurrence of a major subduction zone earthquake may increase the likelihood of mass wasting on the steeply sloping areas of the site; however, it is difficult to predict what the overall impact will be.

#### **3.2.2 Amplification of Ground Shaking**

The subject site is within the area of the state where peak ground accelerations of 0.98 g can inflict considerable damage in specially designed structures and great damage in ordinary structures during an earthquake occurring once in every 1,000 years<sup>4</sup>. Earthquake shaking potential at the site and surrounding area is expected to be severe. Amplification of ground shaking should be accounted for in the design of the proposed buildings.

---

<sup>3</sup> Beaulieu, J.D. and Hughes, P.W., 1975, Land use geology of western Curry County, Oregon: Oregon Dept. of Geol. And Mineral Industries Bulletin 90, 148pp

<sup>4</sup> Madin, I. P. and Mabey, M. A., 1996, Earthquake Hazard Maps for Oregon: Geological Map Series GMS-100, issued by the State of Oregon Department of Geology and Mineral Industries.

### **3.3 Tsunamis**

Tsunamis are seismically generated sea waves that typically cause catastrophic flooding when they strike coastal areas. Major earthquakes that occur anywhere in the Pacific Basin have the potential to generate a tsunami that could impact the project area. However, the greatest threat is from an earthquake occurring along the Cascadian Subduction Zone (CSZ), located just offshore of the Pacific Northwest coastline. The magnitude of the earthquake and its resultant tsunami are primarily driven by the amount and geometry of the slip that takes place when the North American Plate snaps westward over the Juan de Fuca Plate during a CSZ event.

DOGAMI's tsunami inundation map<sup>5</sup> displays the output of its computer models representing five (5) selected tsunami scenarios (S, M, L, XL and XXL), all of which include the earthquake-produced subsidence and the tsunami-amplifying effects of the splay fault, which roughly parallels the CSZ. This model predicts that the subject site would not be inundated by a tsunami under all five (5) scenarios, which correspond to a range of approximate magnitude of 8.7 to 9.1 earthquakes. It has been just over 300 years since the last CSZ event. Based on modeling by the State, the maximum wave elevation for a XXL event is 80 feet, which is lower than the site. Based on the State's models, the site is outside of the inundation zone.

### **3.4 Coastal Erosion**

Coos County has mapped the site within the coastal erosion zone (see Figure 8). ENW did not observe erosion associated with coastal shoreland, headland, or wind during our reconnaissance-level site evaluation. The subject property is of sufficient elevation and distance from the shoreline to be significantly effected from coastal erosion as described in CCZLDO Chapter 4.11.132.

## **4.0 RECOMENDATIONS**

Based on our reconnaissance-level site assessment and the findings discussed above, it is ENW's opinion that the hazard from landslides ranges from low to high and the hazard from erosion low to medium. Therefore, ENW recommends the following:

### **4.1 Landslide Hazards**

During our reconnaissance-level site evaluation, we observed that the steep slope below the proposed house and shop had been cleared of trees and brush (see Appendix C). The clear-cutting of the trees and brush increases the potential for isolated landslides and slumping along the steep slope, because the increase in saturation of the slope soils from rainfall without the canopy and the loss of additional soil strength provided by the living root system. To reduce the potential for damage to the house or shop from landslide hazard, ENW recommends the following:

- The proposed building footprints be offset from the top of slope by 20 feet or more.
- Stormwater runoff from the house and shop shall be directed away from the southwest-facing slope and diverted to the drainage to the north. Vegetation within the drainage shall be maintained. If needed, additional native plants shall be planted.

---

<sup>5</sup> DOGAMI. 2012. Local Source (Cascadia Subduction Zone) Tsunami Inundation Map Coos-17.

## **4.2 Erosion Hazard**

As stated above, given the proximity to the coastline and elevation of subject property, effects of coastal erosion are not anticipated at this site.

## **4.3 Erosion Control Measures**

To reduce the potential for surface erosion, the measures shall be considered:

- Stripping of vegetation, grading, or other soil disturbance shall be done in a manner which will minimize soil erosion, stabilize the soil as quickly as practicable, and expose the smallest practical area at any one-time during construction.
- Development plans shall minimize cut or fill operations to prevent off-site impacts.
- Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
- Permanent plantings and any required structural erosion control and drainage measures shall be installed as soon as practical.
- Provisions shall be made to effectively accommodate increased runoff caused by altered soil and surface conditions during and after development. The rate of surface water runoff shall be structurally retarded where necessary.
- Provisions shall be made to prevent surface water from damaging the cut face of excavations or the sloping surface of fills by installation of temporary or permanent drainage across or above such areas, or by other suitable stabilization measures such as mulching, seeding, planting, or armoring with rolled erosion control products, stone, or other similar methods.
- All drainage provisions shall be designed to adequately carry existing and potential surface runoff from the twenty-year frequency storm to suitable drainageways such as storm drains, natural watercourses, or drainage swales. In no case shall runoff be directed in such a way that it significantly decreases the stability of known landslides or areas identified as unstable slopes prone to earth movement, either by erosion or increase of groundwater pressure.
- Where drainage swales are used to divert surface waters, they shall be vegetated or protected as necessary to prevent offsite erosion and sediment transport.
- Erosion and sediment control measures may be required include, but are not limited to:
  - Energy absorbing devices to reduce runoff water velocity.
  - Sedimentation controls such as sediment or debris basins. Any trapped materials shall be removed to an approved disposal site on an approved schedule.
  - Dispersal of water runoff from developed areas over large undisturbed areas.
- Disposed spoil material or stockpiled topsoil shall be prevented from eroding into streams or drainageways by applying mulch or other protective covering; or by location at a

sufficient distance from streams or drainageways; or by other sediment reduction measures.

- Such non-erosion pollution associated with construction such as pesticides, fertilizers, petrochemicals, solid wastes, construction chemicals, or wastewaters shall be prevented from leaving the construction site through proper handling, disposal, site monitoring and clean-up activities.

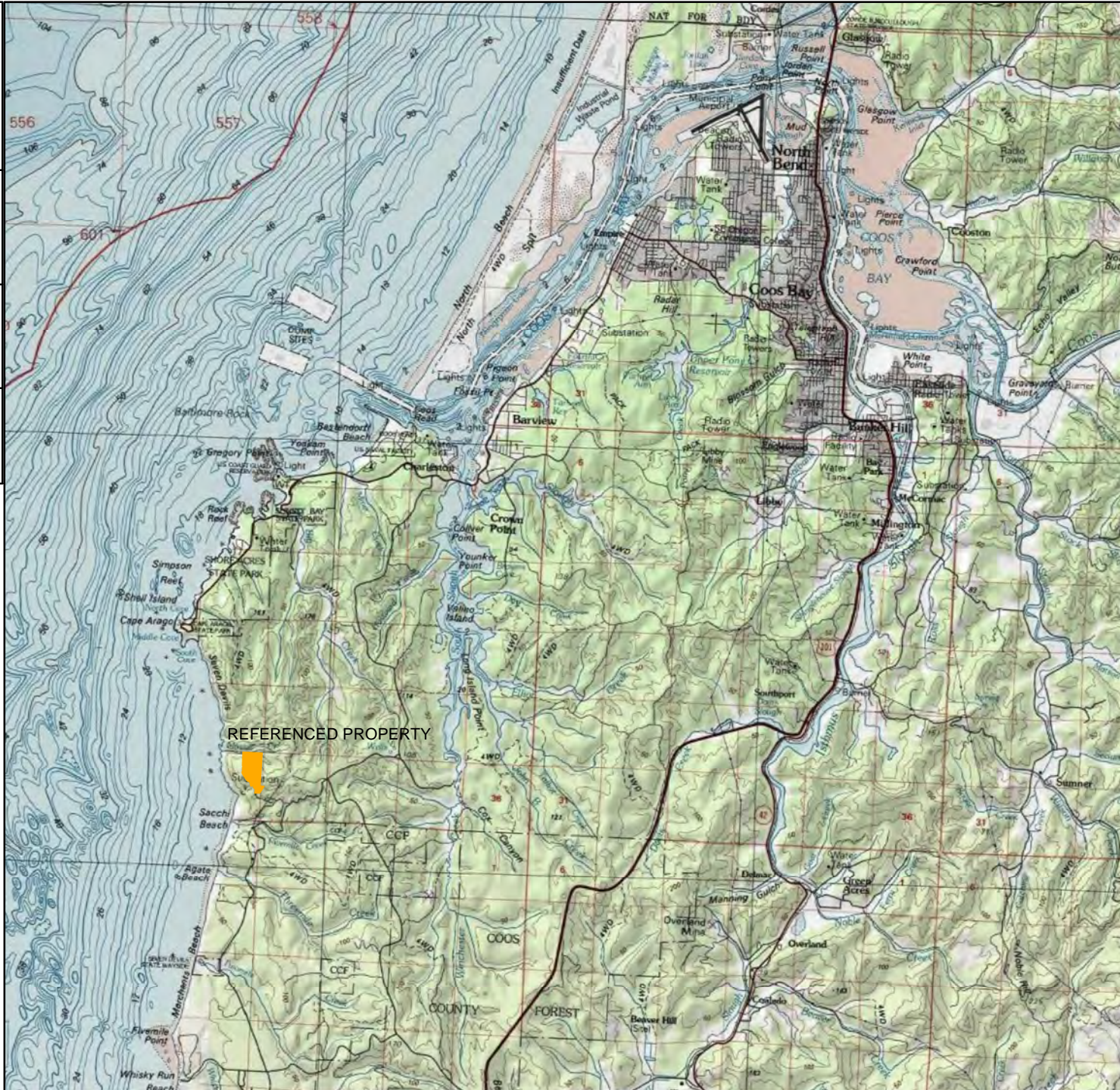
## **5.0 LIMITATIONS**

The scope of this report is limited to observations made during on-site work; interviews with knowledgeable sources; and review of readily available published and unpublished reports and literature. As a result, the conclusions are based on information supplied by others as well as interpretations by qualified parties. Conclusions and recommendations presented in this assessment were prepared in accordance with generally accepted professional geologic engineering principles and practices. We make no warranty, either express or implied.

We have performed our services for this project in accordance with our agreement and understanding with the Client. This document and the information contained herein have been prepared solely for the use of the Client. We have performed this study under a limited scope of services per our agreement. It is possible, despite the use of reasonable care and interpretation that we may have failed to identify the presence of geological hazards other than those specifically mentioned in this assessment. We assume no responsibility for conditions that we did not specifically evaluate, or conditions that were not generally recognized at the time this report was prepared. This report is subject to review and should not be relied upon after a period of 5 years.

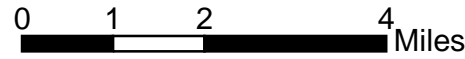
# FIGURES

DRAWN BY: D. SCULLY, 10/17/2023  
 CHECKED BY: C. HOVIND, 10/17/2023  
 APPROVED BY: L. GREEN, 10/17/2023  
 DRAWING NUMBER: 959-23011-01



**LEGEND:**  
 REFERENCED PROPERTY

**NOTES:**  
 1. BASE MAP DEVELOPED FROM USGS AND NATIONAL GEOGRAPHIC (2013)



**FIGURE 1**  
**SITE VICINITY MAP**  
 IRELAND INVESTMENT, LLC'S  
 PROPERTY  
 NORTH OF SACCHI BEACH  
 BANDON, OREGON

DRAWN BY  
D. SCULLY, 10/18/2023

CHECKED BY  
C. HOWARD, 10/18/2023

APPROVED BY  
L. GREEN, 10/18/2023

DRAWING NUMBER  
959-23011-01



**LEGEND:**

 REFERENCED PROPERTY

**NOTES:**

- 1. AERIAL IMAGERY BY GOOGLE EARTH, 7/2023.

0 200 400 800 Feet



42

**FIGURE 2**  
**AERIAL PHOTO MAP**  
**IRELAND INVESTMENT, LLC'S**  
**PROPERTY**  
**NORTH OF SACCHI BEACH**  
**BANDON, OREGON**

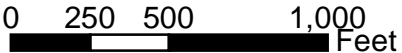
DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
D. SCULLY, 10/18/2023	C. HOWARD, 10/18/2023	L. GREEN, 10/18/2023	959-23011-01



**LEGEND:**  
 ADJUSTED TAX LOT BOUNDARY

**NOTES:**

1. PROPERTY LINE ADJUSTMENT SURVEY BY MULKINS & RAMBO, LLC 11/2022.
2. TAX LOT MAP PROVIDED BY COOS COUNTY. BOUNDARIES ARE APPROXIMATE.
3. AERIAL IMAGERY FROM OREGON STATEWIDE IMAGERY PROGRAM (OSIP), 2022.



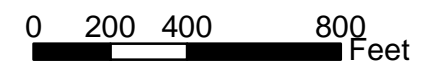
**FIGURE 3**  
**COOS COUNTY TAX LOT MAP**  
**IRELAND INVESTMENT, LLC'S**  
**PROPERTY**  
**NORTH OF SACCHI BEACH**  
**BANDON, OREGON**

DRAWN BY: D. SCULLY, 10/20/2023  
 CHECKED BY: C. HOWARD, 10/20/2023  
 APPROVED BY: E. GREEN, 10/20/2023  
 DRAWING NUMBER: 959-23011-01



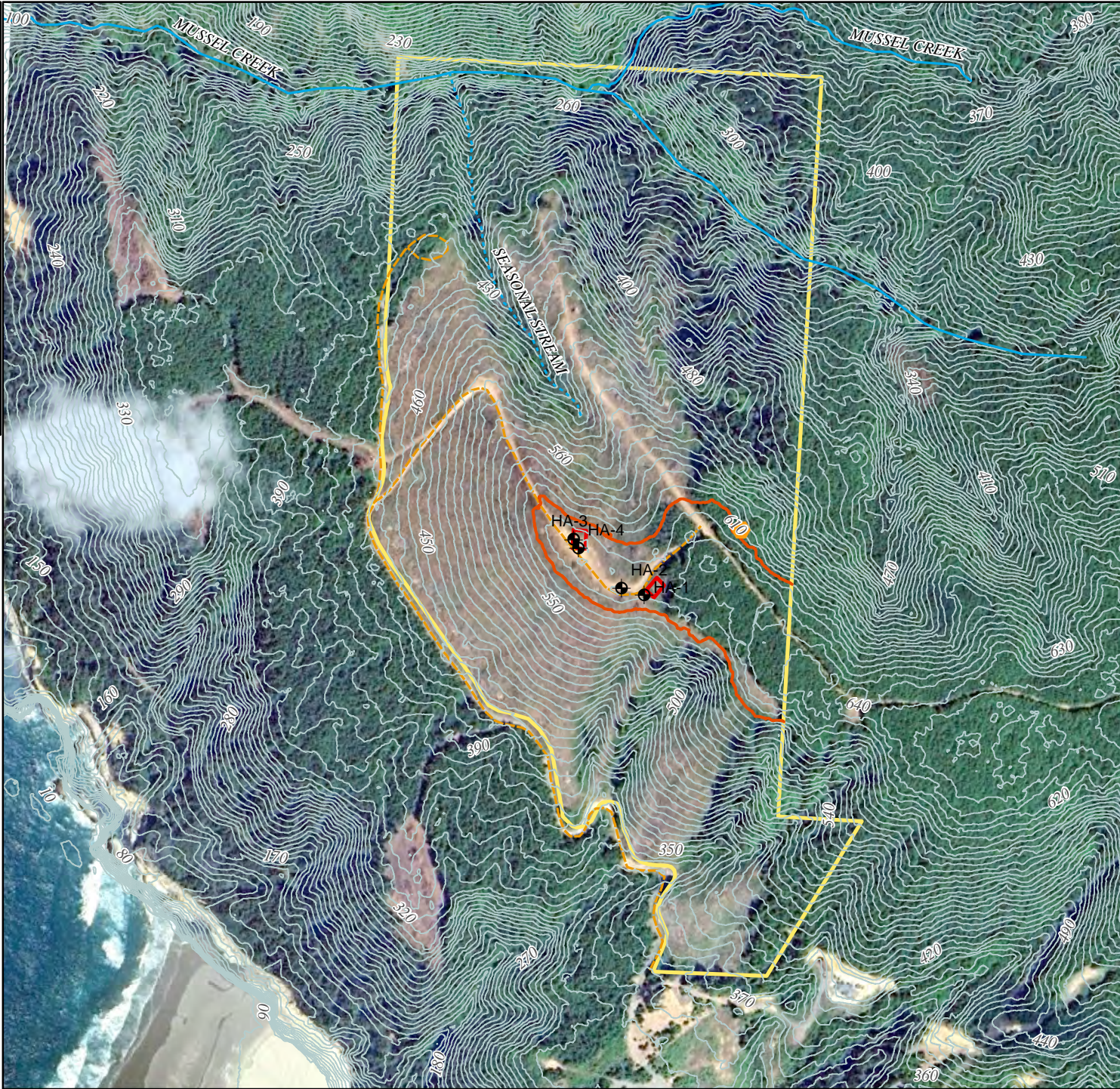
- LEGEND:**
- REFERENCED PROPERTY
  - DIRT ROAD
  - CONTOUR 10 FEET
  - ⊕ HAND AUGER LOCATION
  - WATER WELL, 9/14/2023

- NOTES:**
1. CONTOUR MAP GENERATED FROM DOGAMI LIDAR (2009).
  2. SITE MAP DEVELOPED FROM AN AERIAL PHOTO (2023)
  3. ALL BUILDINGS, STREETS, AND FEATURES LOCATIONS ARE APPROXIMATE.
  4. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION.



**FIGURE 4  
 EXISTING SITE PLAN**  
 IRELAND INVESTMENT, LLC'S  
 PROPERTY  
 NORTH OF SACCHI BEACH  
 BANDON, OREGON

DRAWN BY: D. SCULLY, 10/20/2023  
 CHECKED BY: C. HOVIND, 10/20/2023  
 APPROVED BY: L. GREEN, 10/20/2023  
 DRAWING NUMBER: 959-23011-01

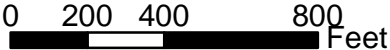


**LEGEND:**

- REFERENCED PROPERTY
- PROPOSED NEW BUILDING
- 600-FOOT CONTOUR (TOP OF SLOPE PER COOS CURRY CONSULTING)
- NEW GRAVEL ROAD
- CONTOUR 10 FEET
- HAND AUGER LOCATION
- WATER WELL, 9/14/2023

**NOTES:**

1. CONTOUR MAP, 10-FOOT INTERVAL, GENERATED FROM DOGAMI LIDAR (2009).
2. SITE MAP DEVELOPED FROM AERIAL PHOTO AND COOS CURRY CONSULTING DRAWING (2023).
3. ALL BUILDINGS, STREETS, AND FEATURES LOCATIONS ARE APPROXIMATE.
4. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION.









**FIGURE 5A**  
**PROPOSED DEVELOPMENT PLAN**  
 IRELAND INVESTMENT, LLC'S PROPERTY  
 NORTH OF SACCHI BEACH  
 BANDON, OREGON

DRAWN BY	CHECKED BY	APPROVED BY	DRAWING NUMBER
D. SCULLY, 10/20/2023	C. HOVIND, 10/20/2023	L. GREEN, 10/20/2023	959-23011-01

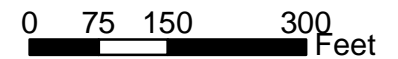


**LEGEND:**

-  REFERENCED PROPERTY
-  PROPOSED NEW BUILDING
-  600-FOOT CONTOUR (TOP OF SLOPE PER COOS CURRY CONSULTING)
-  NEW GRAVEL ROAD
-  CONTOUR 10 FEET
-  HAND AUGER LOCATION
-  WATER WELL, 9/14/2023

**NOTES:**

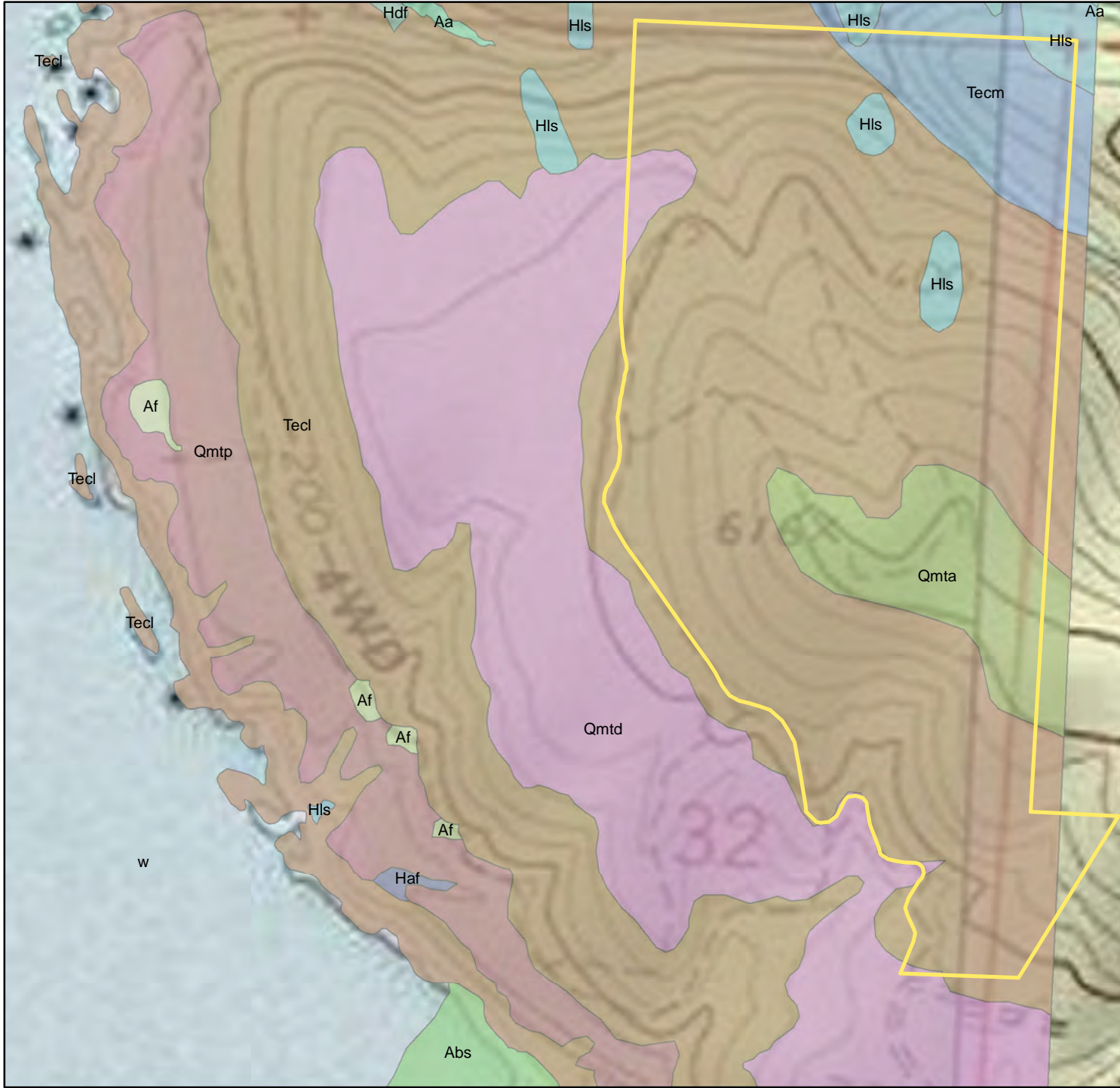
1. CONTOUR MAP, 10-FOOT INTERVAL, GENERATED FROM DOGAMI LIDAR (2009).
2. SITE MAP DEVELOPED FROM AERIAL PHOTO AND COOS CURRY CONSULTING DRAWING (2023).
3. ALL BUILDINGS, STREETS, AND FEATURES LOCATIONS ARE APPROXIMATE.
4. SYMBOLS REPRESENT LOCATION AND DO NOT ALWAYS REPRESENT EXACT SHAPE, SIZE, OR ORIENTATION.



**FIGURE 5B  
PROPOSED DEVELOPMENT PLAN  
CLOSE UP**

**IRELAND INVESTMENT, LLC'S PROPERTY  
NORTH OF SACCHI BEACH  
BANDON, OREGON**

DRAWN BY: D. SCULLY, 10/18/2023  
 CHECKED BY: C. HOWARD, 10/18/2023  
 APPROVED BY: L. GREEN, 10/18/2023  
 DRAWING NUMBER: 959-23011-01



**Legend**

- Haf Alluvial Fan Deposits
- Aa Alluvium
- Qmta Arago Peak Terrace Sediments
- Abs Beach and Berm Deposits
- Tecl Coaledo Formation, Lower Member
- Tecm Coaledo Formation, Middle Member
- Hdf Debris Fan Deposits
- Hls Landslide Deposits
- Af Modern Fill and Construction Material
- Qmtp Pioneer Terrace Sediments
- Qmtd Seven Devils Terrace Sediments
- REFERENCED PROPERTY

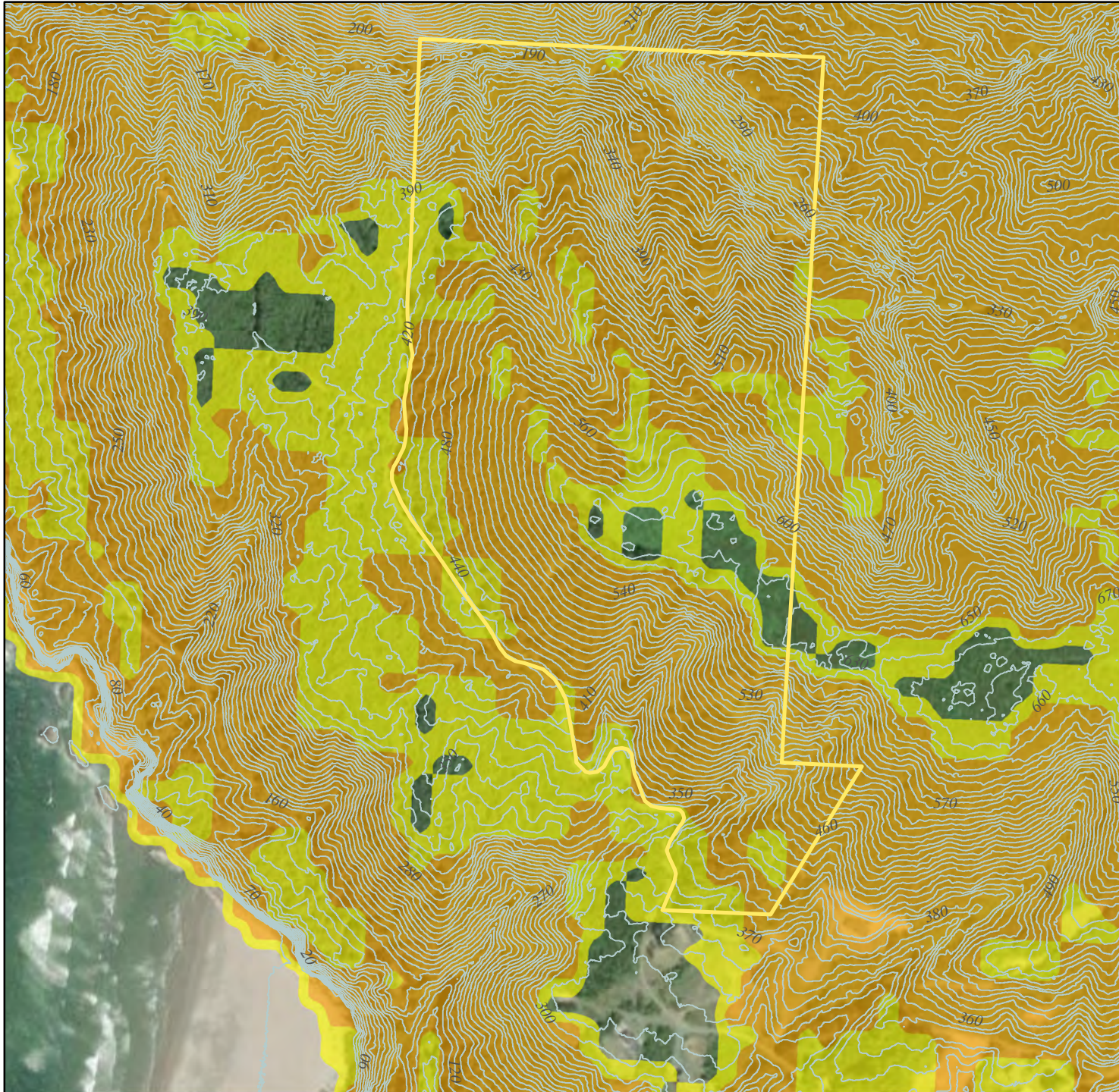
**NOTES:**

1. GEOLOGIC MAP GENERATED FROM DOGAMI OPEN FILE REPORT 0-15-04
2. TOPOGRAPHIC MAP PROVIDED BY USGS.



**FIGURE 6  
 GEOLOGY MAP**  
 IRELAND INVESTMENT, LLC'S  
 PROPERTY  
 NORTH OF SACCHI BEACH  
 BANDON, OREGON

<b>DRAWN BY</b> D. SCULLY, 10/18/2023	<b>CHECKED BY</b> C. HOWARD, 10/18/2023	<b>APPROVED BY</b> L. GREEN, 10/18/2023	<b>DRAWING NUMBER</b> 959-23011-01
--	--	--	---------------------------------------

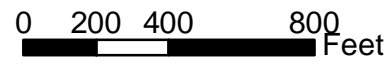


**LEGEND:**

**LANDSLIDE HAZARD**

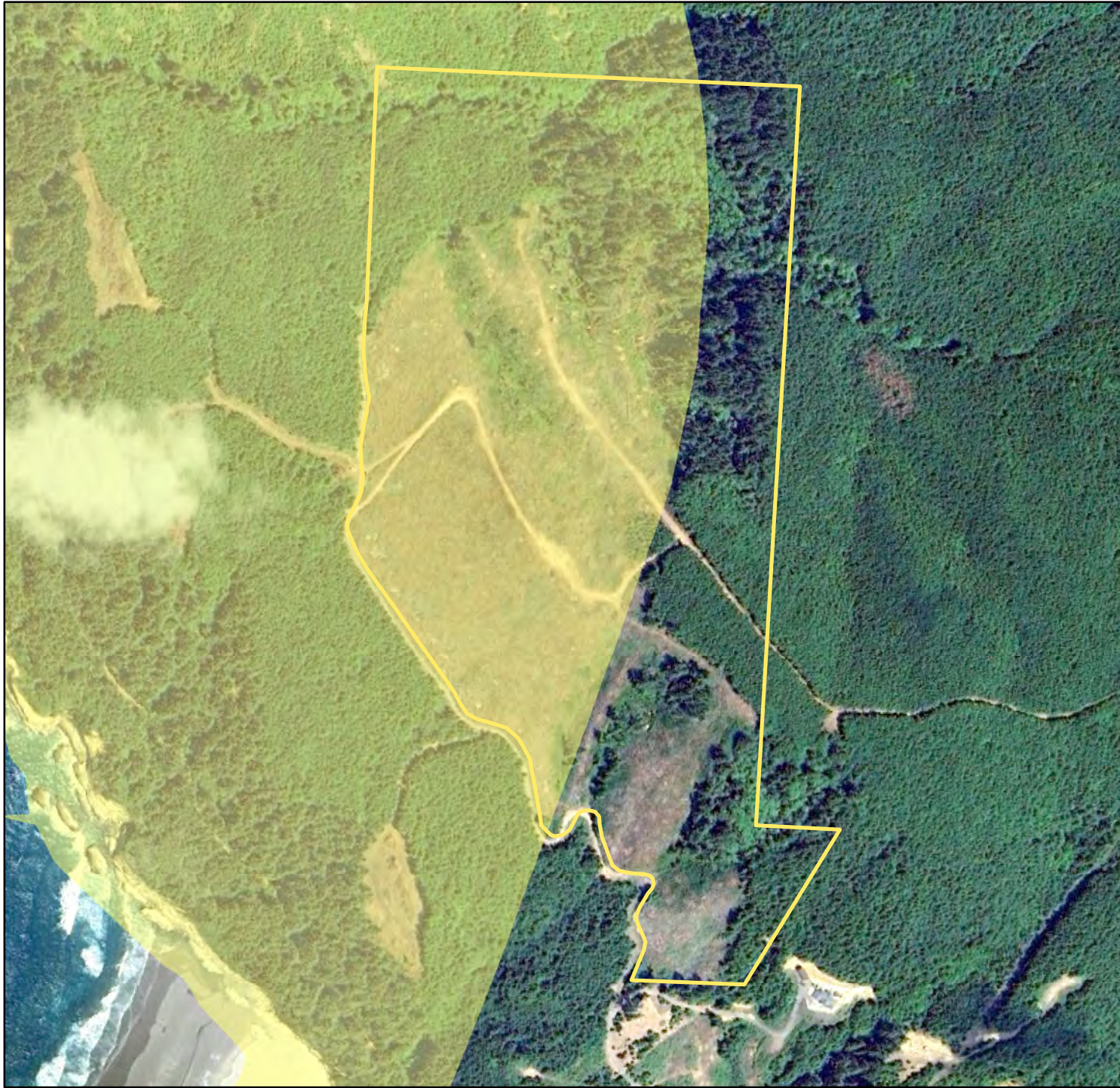
- MODERATE
- HIGH
- CONTOUR 10 FOOT
- REFERENCED PROPERTY

- NOTES:**
1. CONTOUR MAP, 10-FOOT INTERVAL, GENERATED FROM DOGAMI LIDAR (2009).
  2. LANDSLIDE HAZARD OVERLAY GENERATED FROM DOGAMI SLIDO (2016).





**FIGURE 7**  
**LANDSLIDE HAZARD MAP**  
**IRELAND INVESTMENT, LLC'S**  
**PROPERTY**  
**NORTH OF SACCHI BEACH**  
**BANDON, OREGON**

DRAWN BY D. SCULLY, 10/18/2023	CHECKED BY C. HOWARD, 10/18/2023	APPROVED BY E. GREEN, 10/18/2023	DRAWING NUMBER 959-23011-01
-----------------------------------	-------------------------------------	-------------------------------------	--------------------------------

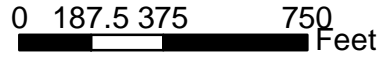


**LEGEND:**

-  REFERENCED PROPERTY
-  COASTAL EROSION OVERLAY (COOS COUNTY)

**NOTES:**

1. COASTAL EROSION OVERLAY PROVIDED BY COOS COUNTY.
2. AERIAL IMAGERY BY GOOGLE EARTH, 7/2023.



A-2

**FIGURE 8  
COASTAL EROSION OVERLAY MAP**

**IRELAND INVESTMENT, LLC'S  
PROPERTY  
NORTH OF SACCHI BEACH  
BANDON, OREGON**

APPENDIX A  
WATER WELL LOG

STATE OF OREGON WATER SUPPLY WELL REPORT

COOS 58314

WELL I.D. LABEL# L

152102

START CARD #

1071347

ORIGINAL LOG #

(as required by ORS 537.545 & 537.765 and OAR 690-205-0210)

9/19/2023

(1) LAND OWNER

Owner Well I.D.

First Name Last Name

Company IRELAND INVESTMENTS LLC

Address PO BOX 338

City DILLARD State OR Zip 97432

(2) TYPE OF WORK

New Well  Deepening  Conversion

Alteration (complete 2a & 10)  Abandonment (complete 5a)

(2a) PRE-ALTERATION

Dia + From To Gauge Stl Plstc Wld Thrd

Casing: Material From To Amt sacks/lbs

(3) DRILL METHOD

Rotary Air  Rotary Mud  Cable  Auger  Cable Mud

Reverse Rotary  Other

(4) PROPOSED USE

Domestic  Irrigation  Community

Industrial/ Commercial  Livestock  Dewatering

Thermal  Injection  Other

(5) BORE HOLE CONSTRUCTION

Special Standard (Attach copy)

Depth of Completed Well 100.00 ft.

BORE HOLE

Table with columns: Dia, From, To, Material, From, To, Amt, lbs. Rows include Bentonite and Calculated values.

Seal placement method  A  B  C  D  E  Other: POURED

Backfill placed from ft. to ft. Material

Filter pack from ft. to ft. Material Size

Explosives used: Type Amount

Seal Placement Begin Date 9/14/2023 Begin Time 11 30

(5a) ABANDONMENT USING UNHYDRATED BENTONITE

Proposed Amount Actual Amount

(6) CASING/LINER

Casing Liner Dia + From To Gauge Stl Plstc Wld Thrd

Table with columns: Casing, Liner, Dia, From, To, Gauge, Stl, Plstc, Wld, Thrd. Includes material and size details.

Shoe  Inside  Outside  Other Location of shoe(s) 38

Temp casing  Yes Dia From + To

(7) PERFORATIONS/SCREENS

Perforations Method Saw Cut

Screens Type Material

Perf/ Casing/ Screen Screen Liner Dia From To Scrn/slot Slot # of Tele/

Table with columns: Perf, Liner, Dia, From, To, Scrn/slot width, Slot length, # of slots, Tele/ pipe size.

(8) WELL TESTS: Minimum testing time is 1 hour

Pump  Bailer  Air  Flowing Artesian

Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)

Table with columns: Yield gal/min, Drawdown, Drill stem/Pump depth, Duration (hr). Values: 45, 100, 1.

Temperature 56 °F Lab analysis  Yes By

Water quality concerns?  Yes (describe below) TDS amount 255 ppm

From To Description Amount Units

Table with columns: From, To, Description, Amount, Units.

(9) LOCATION OF WELL (legal description)

County coos Twp 26.00 S N/S Range 14.00 W E/W WM

Sec 32 SE 1/4 of the NE 1/4 Tax Lot 101

Tax Map Number Lot

Lat " or 43.27608000 DMS or DD

Long " or -124.37627000 DMS or DD

Street address of well  Nearest address

0 SACCHI LN BANDON, OR 97411

(10) STATIC WATER LEVEL

Date SWL(psi) + SWL(ft)

Table with columns: Existing Well / Pre-Alteration, Completed Well, Date, SWL(psi), SWL(ft). Values: 9/14/2023, 45.

Flowing Artesian?  Dry Hole?

WATER BEARING ZONES

Depth water was first found 63.00

SWL Date From To Est Flow SWL(psi) + SWL(ft)

Table with columns: SWL Date, From, To, Est Flow, SWL(psi), SWL(ft). Values: 9/14/2023, 63, 64, 45, 45.

(11) WELL LOG

Ground Elevation

Table with columns: Material, From, To. Rows include sandy brown clay, sandy grey clay, sandstone/claystone siltstone.

Construction

Begin Date 9/14/2023 Begin Time 09 30 End Date 9/14/2023

(unbonded) Water Well Constructor Certification

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards.

License Number Date

Signed

(bonded) Water Well Constructor Certification

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above.

License Number 1878 Date 9/19/2023

Signed KERRY SCHATTENKERK (E-filed)

Contact Info (optional) Southern Oregon Water Wells 541-672-7834



**STATE OF OREGON  
WELL LOCATION MAP**

This map is supplemental to the WATER SUPPLY WELL REPORT

**Oregon Water Resources Department**

725 Summer St NE, Salem OR 97301  
(503)986-0900



**LOCATION OF WELL**

Latitude: 43.27608 Datum: WGS84

Longitude: -124.37627

Township/Range/Section/Quarter-Quarter Section:

WM 26S 14W 32 SENE

Address of Well:

0 SACCHI LN BANDON, OR 97411

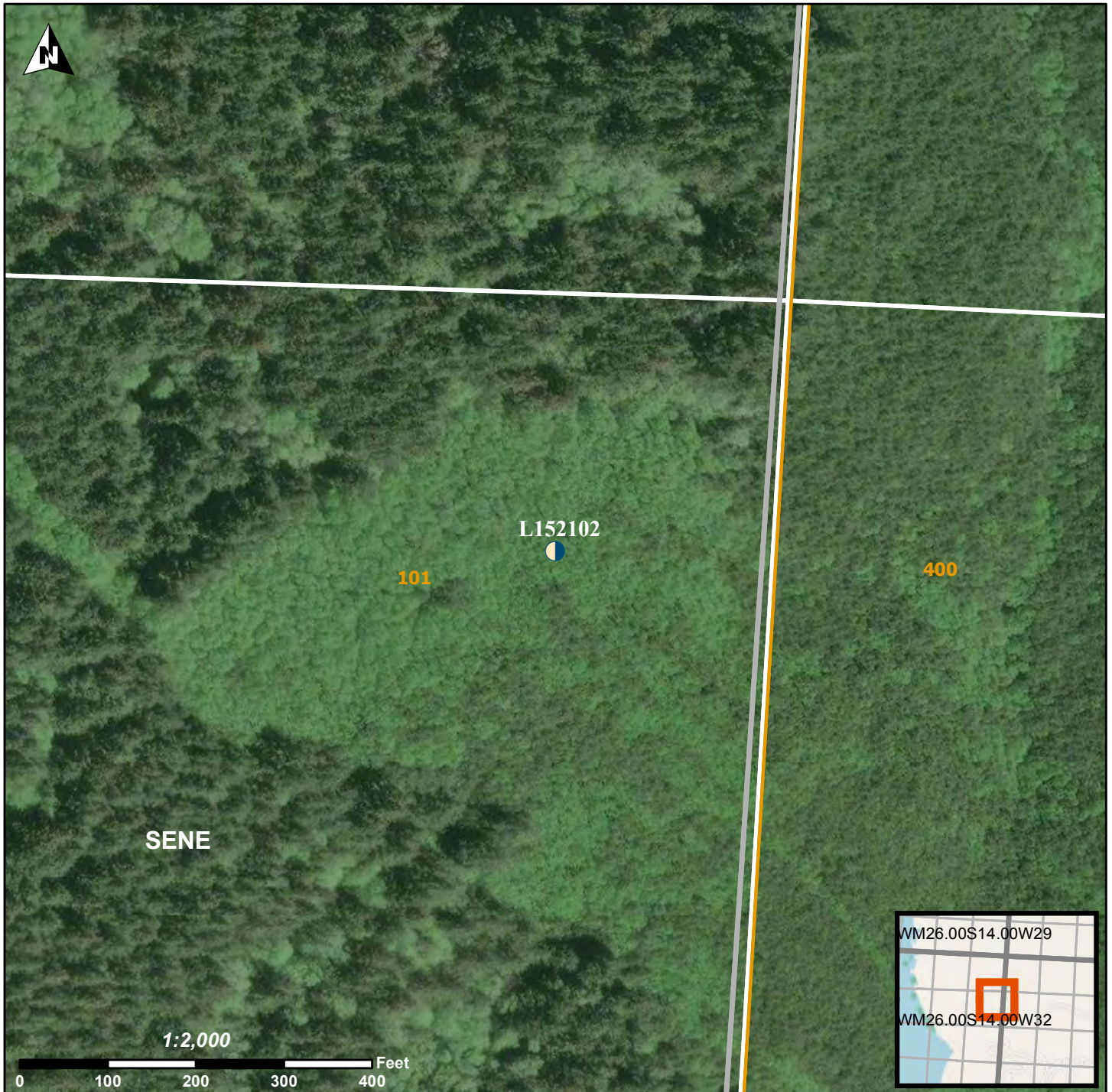
**Well Label: L152102**

**Well Log: COOS 58314**

**Printed: October 19, 2023**

DISCLAIMER: This map is intended to represent the approximate location of the exempt use well provided by the land owner. It is not intended to be construed as survey accurate in any manner.

Generated by OWRD



APPENDIX B  
HAND AUGER BORING LOGS

Location: Pacific Surf Lane, Bandon, OR

Proj No. 959-23011-01

Method: Hand Auger

Ground EL:

Hammer:

Hammer weight (lb):

Hole depth (ft): 2.5

Sampler:

Drop (in):

G.W.T. @ Drilling (ft):

Sampled by: DMS

Driller:

Drill Date: 8/29/2023

Logged by: DMS

File: T:\ENWW\Projects\959\Sheri\_McGrath\_Consulting\2023\23011 (26-14-32 TL 101 Ireland Property Bandon)\Hand Auger Logs\Ireland\_959-23011.log Date: 10/2/2023

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft				Notes	
								0	20	40	60		
0						ML	Silt (ML) Dark brown, dry, very loose, little to no plasticity, few fine-grained sand, few clay, trace medium-grained sand, trace organics (Topsoil)						0
1		GWT not encountered	1			SC	Clayey Sand (SC) Medium brown, moist, little to no plasticity, sand is fine-grained, light clay, light silt, few coarse-grained sand, few medium-grained sand (Arago Peak Terrace Deposit)			○			1
2			2			BR	Sandstone is light gray mottled to moderate brown to dark brown, moist, little plasticity, some clay, light silt, sand is fine-grained, trace mica, breaks with little to moderate hand force. Boring completed at depth of 2.5 feet bgs. Hand auger refusal on bedrock.			○			2
3													3
4													4
5													5
6													6
7													7

Remarks:

Location: Pacific Surf Lane, Bandon, OR

Proj No. 959-23011-01

Method: Hand Auger

Ground EL:

Hammer:

Hammer weight (lb):

Hole depth (ft): 3

Sampler:

Drop (in):

G.W.T. @ Drilling (ft):

Sampled by: DMS

Driller:

Drill Date: 8-29-2023

Logged by: DMS

File: T:\ENWW\Projects\959\Sheri\_McGrath\_Consulting\2023\23011 (26-14-32 TL 101 Ireland Property Bandon)\Hand Auger Logs\Ireland\_959-23011.log Date: 10/2/2023

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft				Notes
								0	20	40	60	
0	GWT not encountered		1	[Diagram]		ML	Silt (ML) Dark brown, dry, very loose, little to no plasticity, few fine-grained sand, few clay, trace medium-grained sand, trace organics (Topsoil)					0
1						SC	Clayey Sand (SC) Medium brown, moist, little to no plasticity, sand is fine-grained, light clay, light silt, few coarse-grained sand, few medium-grained sand (Arago Peak Terrace Deposit)					1
2												
3			2	[Diagram]		BR	Sandstone is light gray mottled to moderate brown to dark brown, moist, little plasticity, some clay, light silt, sand is fine-grained, trace mica, breaks with little to moderate hand force Boring completed at depth of 3 feet bgs. Hand auger refusal on bedrock.					3
4												4
5												5
6												6
7												7

Remarks:

Location: Pacific Surf Lane, Bandon, OR

Proj No. 959-23011-01

Method: Hand Auger

Ground EL:

Hammer:

Hammer weight (lb):

Hole depth (ft): 3

Sampler:

Drop (in):

G.W.T. @ Drilling (ft):

Sampled by: DMS

Driller:

Drill Date: 8-29-2023

Logged by: DMS

File: T:\ENWW\Projects\959\Sheri\_McGrath\_Consulting\2023\23011 (26-14-32 TL 101 Ireland Property Bandon)\Hand Auger Logs\Ireland\_959-23011.log Date: 10/2/2023

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft				Notes	
								0	20	40	60		
0	GWT not encountered		1	[Diagram]		BR	Sandstone is light brown to orange brown, dry, little to no plasticity, sand is fine-grained, light clay, light silt, breaks with significant hand force (Arago Peak Terrace Deposit)					Bedrock broken with rockhammer.	0
1		SC			Clayey Sand (SC) Medium brown, moist, little to no plasticity, sand is fine-grained, light clay, light silt, few coarse-grained sand, few medium-grained sand						1		
2				2	[Diagram]								
3			BR			Sandstone is light gray mottled to moderate brown to dark brown, moist, little plasticity, some clay, light silt, sand is fine-grained, trace mica, breaks with little to moderate hand force Boring completed at depth of 3 feet bgs. Hand auger refusal on bedrock.							3
4													4
5													5
6													6
7													7

Remarks:

Location: Pacific Surf Lane, Bandon, OR

Proj No. 959-23011-01

Method: Hand Auger

Ground EL:

Hammer:

Hammer weight (lb):

Hole depth (ft): 2.5

Sampler:

Drop (in):

G.W.T. @ Drilling (ft):

Sampled by: DMS

Driller:

Drill Date: 8-29-2023

Logged by: DMS

File: T:\ENWW\Projects\959\Sheri\_McGrath\_Consulting\2023\23011 (26-14-32 TL\_101 Ireland Property Bandon)\Hand Auger Logs\Ireland\_959-23011.log Date: 10/2/2023

Depth	Strata	GWT	No.	Type	Blows Per 6"	USCS	Soil Description	SPT. blow/ft				Notes	
								0	20	40	60		
0	GWT not encountered		1	[ ]		BR	Sandstone is light brown to orange brown, dry, little to no plasticity, sand is fine-grained, light clay, light silt, breaks with significant hand force (Arago Peak Terrace Deposit)					Bedrock broken with rockhammer.	0
1		SC			Clayey Sand (SC) Medium brown, moist, little to no plasticity, sand is fine-grained, light clay, light silt, few coarse-grained sand, few medium-grained sand						20		
2		2	[ ]	BR	Sandstone is light gray mottled to moderate brown to dark brown, moist, little plasticity, some clay, light silt, sand is fine-grained, trace mica, breaks with little to moderate hand force								
3							Boring completed at depth of 2.5 feet bgs. Hand auger refusal on bedrock.						3
4													4
5													5
6													6
7													7

Remarks:

APPENDIX C  
SITE PHOTOGRAPHS



Looking northwest from the center of proposed home site.



Looking southeast from the center of proposed buildable area.



Looking towards Sacchi Beach from center south edge of proposed buildable area.



Looking north from center north edge of proposed buildable area.



Ireland Property  
North of Sacchi Beach  
Bandon, Oregon

## Site Photographs

Project No.  
959-23011-01

Appendix  
C



Northern hillside of proposed buildable area.



Northern hillside of proposed gravel drive to buildable area.



Hand auger boring 1 near proposed shop site.



Hand auger boring 3 near proposed home site.



Ireland Property  
North of Sacchi Beach  
Bandon, Oregon

## Site Photographs

Project No.  
959-23011-01

Appendix  
C



Looking up slope along the proposed gravel drive.



Looking down slope of the proposed gravel drive.



Cut slope along new road to be named in the southwest portion of property.



Cut slope along new road to be named in the southwest portion of property.



Ireland Property  
North of Sacchi Beach  
Bandon, Oregon

### Site Photographs

Project No.  
959-23011-01

Appendix  
**C**