



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

If the fee is not included the application will not be processed
(If payment is received on line a file number is required prior to submittal)

Date Received: 6/15/23 Receipt #: 239970 Amount: \$1600.00 Received by: C. Carr

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

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

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

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

LAND INFORMATION

A. Property Owner(s) Eric Litak 70 Bennington Ct, Reno, NV 89511

Mailing address: Applicant: Sheri McGrath P.O. Box 1548, Bandon, OR 97411

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

Township: 26S Range: 14W Section: 32 1/4 Section: Select 1/16 Section: Select Tax lots: 404
Select Select Select Select Select

Tax Account Number(s): 587505 Zone: Select Zone Forest Mixed Use (FMU)
Tax Account Number(s): _____ Please Select

B. Special Districts and Services

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

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

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

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

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

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

I. PROPOSAL AND CRITERIA: A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including time limes.
2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).

II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
- All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
- Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.

III. DEED: A copy of the current deed, including the legal description, of the subject property.

IV. CERTIFICATION: I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING

Grace Witak _____

ACCESS INFORMATION

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

Property Address: _____

Type of Access: Public Road Name of Access: Pacific Surf Lane

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

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

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

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

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

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

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

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-

SANITATION INFORMATION

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

Water Service Type: On-site Well



Sewage Disposal Type: Select



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

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

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

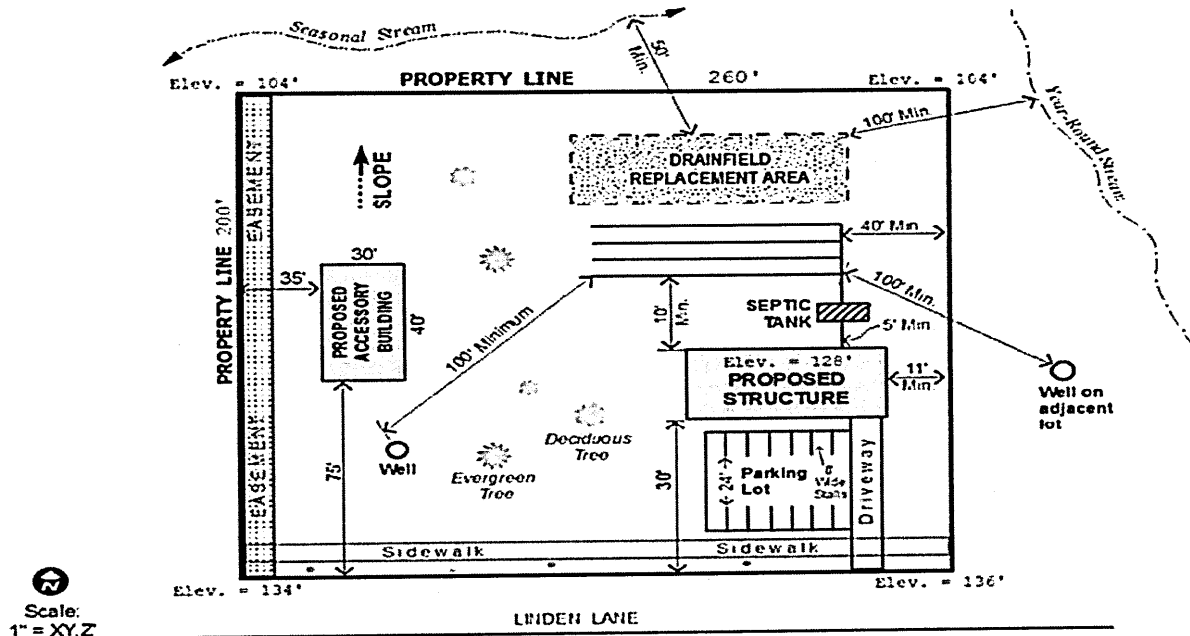
Staff Signature: _____

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

Additional Comments:

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

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

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

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

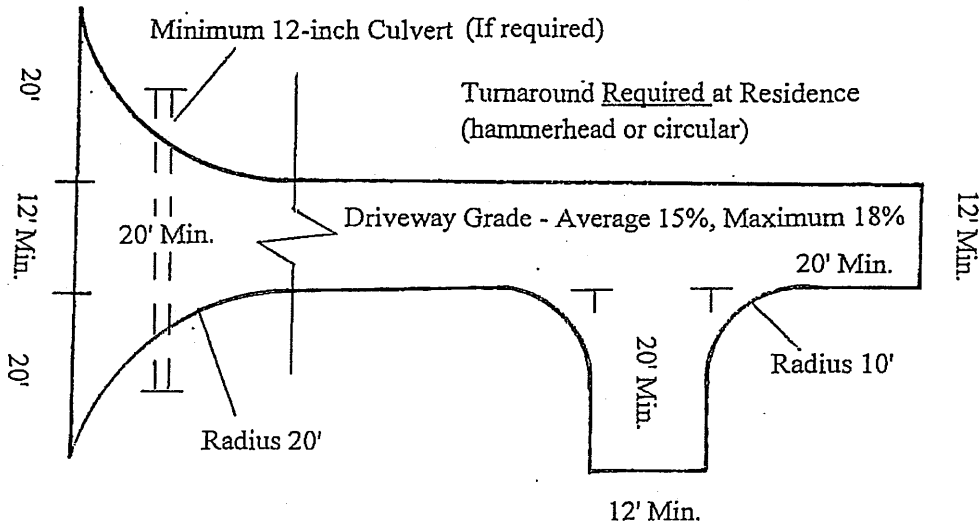
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



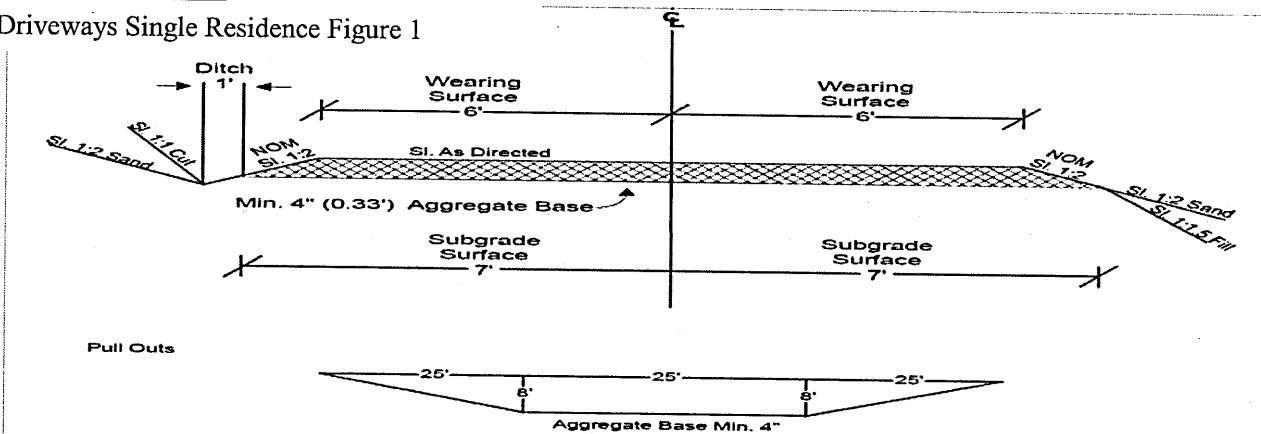
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

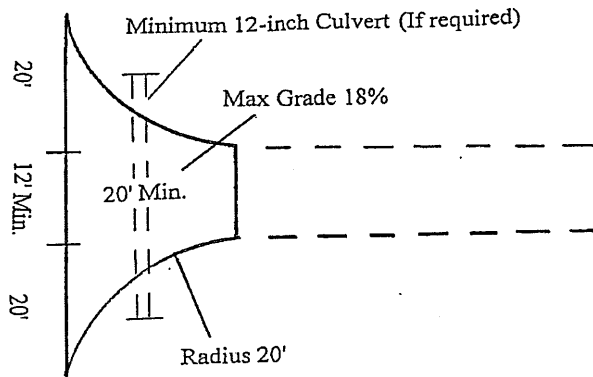
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
 Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
 The access will be developed from the edge of the developed road.

Figure 7.1.450

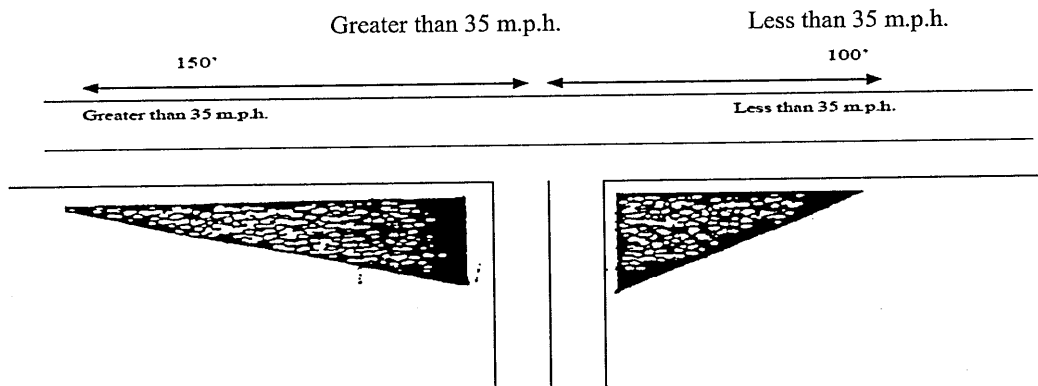


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

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

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

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

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

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

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

Sheri McGrath, Inc
Coos Curry Consulting
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Eric Litak of 70 Bennington Ct, Reno, NV 89511 give permission to Coos Curry Consulting to represent me on all design, permit and consulting matters concerning the property located on the Coos County Tax Assessor's Map 26-14-32 TL 404 . The tax account for this property is 587505.

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

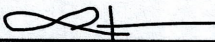
Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

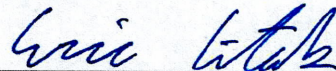
This consent automatically expires 12 months from the date below, without requirement of notice.

DATED: March 31st, 2023

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT


By: ERIC LITAK

DATE: May 30, 2023

APPLICATION FOR A FOREST TEMPLATE DWELLING
26-14-32 TL 404
Tax Account #587505

PROPERTY OWNER/APPLICANT

Eric Litak
70 Bennington Ct.
Reno, Nevada 89511-2742

APPLICANT'S REPRESENTATIVE

Coos Curry Consulting
P.O. Box 1548
Bandon, OR 97411

Office Contact:
Sheri McGrath
cooscurry@gmail.com
541-982-9531

NARRATIVE

The landowner is seeking clearance from the Coos County Planning Department for the construction of a Forest Template Dwelling and associated improvements. Proposed development includes a single family dwelling, a detached shop, outbuilding/greenhouse, gravel driveway, a septic system, a well, and electricity. Limited vegetation will be removed for development, and the proposed area as shown on the plot plan is large enough to accommodate all utilities, all structures, and a 180' fire safety area around the structures.

The subject property is located in Coos County on the southern Oregon coast, north of the City of Bandon and south of the City of Coos Bay. The Coos County Assessor's number is 26-14-32 TL 404. The zoning is Forest (F) Mixed Use (MU) and it is 42.99 acres in size. There is no situs address yet. No development has taken place on this property, and it is not being used for farm or forestry purposes. A portion of the property is classified as Exempt Ocean Shores (OSHR) and is not buildable. The coastal shoreland boundary is approximately 230' to the homesite at the closest edge.

Access to the property is via Pacific Surf Lane, a publicly dedicated non-County maintained gravel road. Easements with gravel driveways cross the subject parcel, providing access to the building site, adjoining property and the Sacchi Beach access. A new driveway extension will be installed to access the dwelling site.

Vegetation on the parcel consists of native coniferous evergreen and deciduous trees, rhododendron, huckleberries, and a variety of wild ground cover plants. The topography of the site varies from 3% to 50% slopes, with soils capable of producing 114 to 257 cubic feet of wood fiber, depending on the tree species.

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

ENCLOSED DOCUMENTS

Findings for the Proposed Use
Land Use Application and Fee
Template Test
Soils Report
Coos County Tax Assessor's Map
Coos County Tax Assessor's Summary Report
Consent Form
Proposed Plot Plan
Access Easement Documents
Warranty Deed
Wood Fiber Production by USDA, NRCS Soil Type

**Forest Template Dwelling Supplemental Application:
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.

Use	TR	Subject to
Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.		
63. Template Dwelling (Alternative forestland dwellings ORS 215.750)	ACU	(9)(B)(II), (9)(C)

(9)(B) DWELLING ON FOREST AND FOREST MIXED USE ZONES -

(II) Template Dwelling - 215.750 Alternative forestland dwellings; criteria.

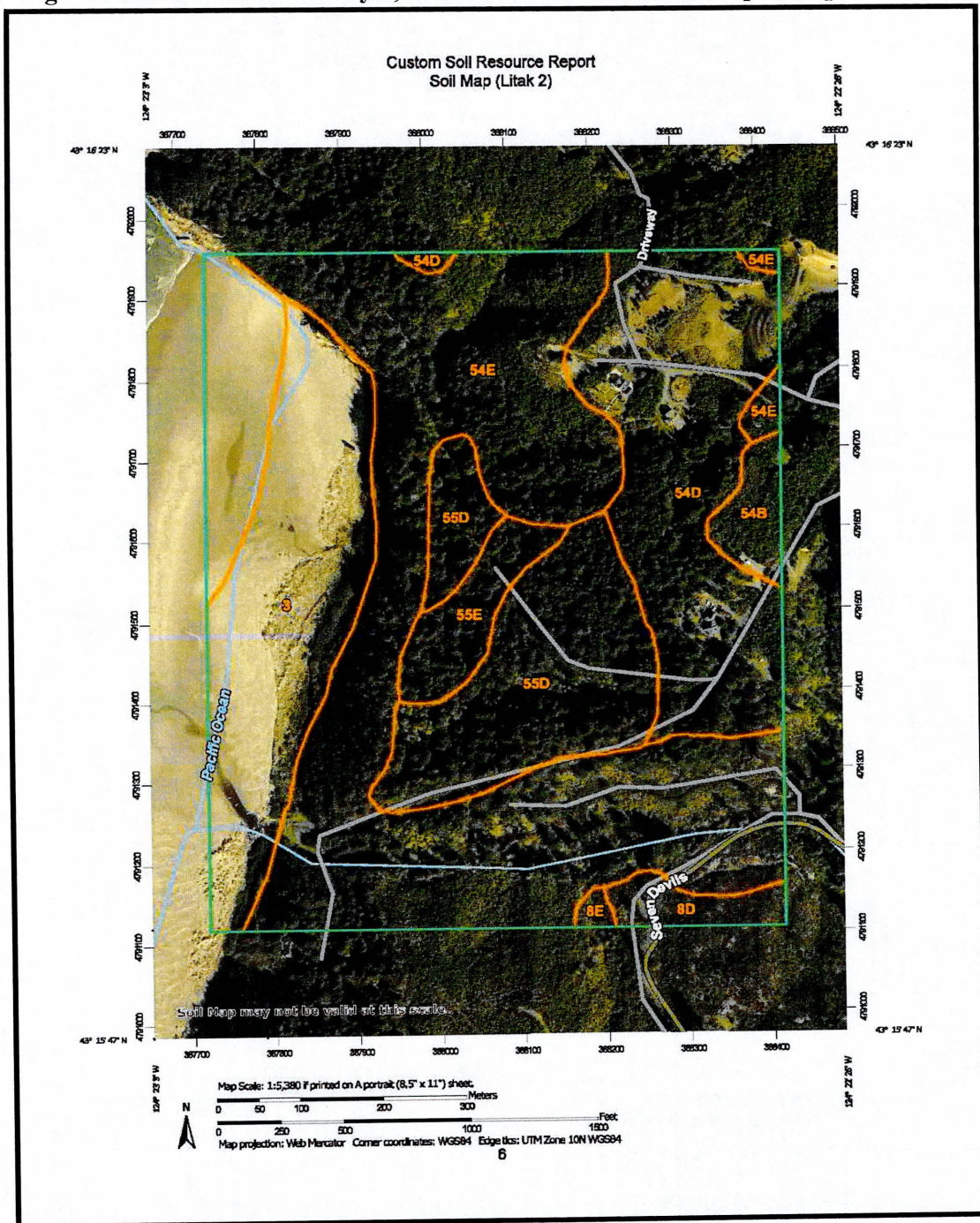
- (1) In western Oregon, a governing body of a county or its designate may allow the establishment of a single family "template" dwelling authorized under ORS 215.750 on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:
 - (a) Capable of producing zero to 49 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (b) Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (c) Capable of producing more than 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (d) As used in this section, "center of the subject tract" means the mathematical centroid of the tract.

Applicant's Response:

The Web Soil Survey report from the USDA's Natural Resources Conservation Service indicates that there are four different soil classifications on the property. These include Templeton silt loam (54D), with slopes of 7%-30%; Templeton silt loam (54E), with slopes of 30-50%; Templeton-Bullards complex (55D), with slopes of 3%-30%; and Templeton-Bullards complex (55E), with slopes of 30%-50%. The Coos County Assessor classifies 6.60 acres of the 42.99 acres parcel as "Exempt-Ocean Shores" (OSHR), which is undevelopable. Other than the OSHR land, these soil types have a productivity capacity ranging from 114 to 257 cubic feet of wood fiber per acre per year depending on tree species, all of which exceed the 85 cubic feet threshold. The subject site is not suitable for harvesting timber due to topography and a deed restriction known as 97-121213 which prohibits harvesting within 150' of the roadways.

Based on this information, the subject property needs to comply with 1(c), which is a minimum of 11 discrete parcels, with 3 dwellings, created and sited prior to January 1, 1993 with the template test. A template test was conducted in 2023 by the Coos County Planning Department in response to Research Request R-23-002 (copy attached), which

determined that the subject parcel met all of these requirements, with 20 parcels and 3 dwellings in existence as of January 1, 1993 within the 160-acre template square.



NRCS SOILS

Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
3	Beaches	22.7	15.7%
8D	Bullards sandy loam, 12 to 30 percent slopes	2.6	1.8%
8E	Bullards sandy loam, 30 to 50 percent slopes	0.4	0.3%
54B	Templeton silt loam, 0 to 7 percent slopes	2.7	1.9%
54D	Templeton silt loam, 7 to 30 percent slopes	26.2	18.1%
54E	Templeton silt loam, 30 to 50 percent slopes	58.3	40.4%
55D	Templeton-Bullards complex, 3 to 30 percent slopes	19.8	13.7%
55E	Templeton-Bullards complex, 30 to 50 percent slopes	4.5	3.1%
Totals for Area of Interest		144.5	100.0%

NRCS SOILS DESCRIPTION

Map symbol and soil name	Potential productivity				Trees to manage
	Common trees	Site index	Site index base age	Volume of wood fiber (CMAI)	
		<i>Ft</i>	<i>Yrs</i>	<i>Cu Ft/Acre/Yr</i>	
54E:					
Templeton	Douglas-fir	125	50	186	Douglas-fir
	red alder	94	50	114	Sitka spruce
	Sitka spruce	169	100	257	western hemlock
	western hemlock	161	100	257	
55D:					
Templeton	Douglas-fir	125	50	186	Douglas-fir
	red alder	94	50	114	Sitka spruce
	Sitka spruce	169	100	257	western hemlock
	western hemlock	161	100	257	
Bullards	Douglas-fir	104	50	143	Douglas-fir
	grand fir	79	50	114	Sitka spruce
	Sitka spruce	157	100	229	western hemlock
55E:					
Templeton	Douglas-fir	125	50	186	Douglas-fir
	red alder	94	50	114	Sitka spruce
	Sitka spruce	169	100	257	western hemlock
	western hemlock	161	100	257	
Bullards	Douglas-fir	104	50	143	Douglas-fir
	grand fir	79	50	114	Sitka spruce
	Sitka spruce	157	100	229	western hemlock

OSU PRODUCTIVITY BASED ON SOIL TYPE

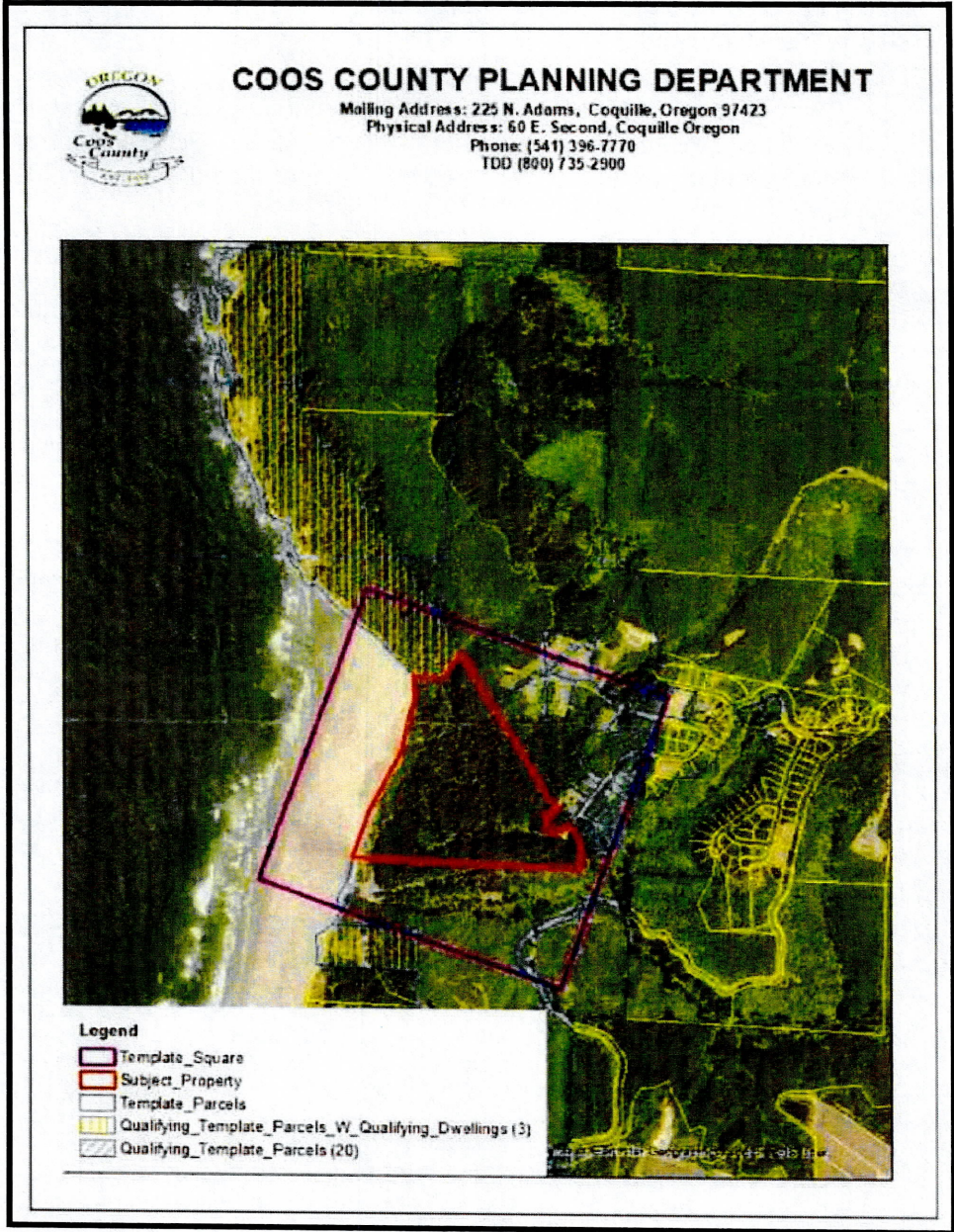
- (2) The following review standards apply to “template” dwellings approved under this rule:
- (a) Lots or parcels within urban growth boundaries may not be used to satisfy the eligibility requirements under this rule.
 - (b) Except as provided by subsection (c) of this section, if the tract under section (1) of this rule abuts a road¹ that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road.
 - (c) If the:
 - (A) Tract 60 acres or larger described under section (1) of this rule abuts a road or perennial stream, the measurement shall be made in accordance with subsection (b) of this section. However, one of the three required dwellings must be on the same side of the road or stream as the tract, and:
 - (i) Be located within a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream; or
 - (ii) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.
 - (B) Road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling.
 - (d) Notwithstanding subsection (6)(a) of this rule, if the acknowledged comprehensive plan and land use regulations of a county require that a dwelling be located in a 160-acre square or rectangle described in sections (3) and (4) of this rule or subsections (b) or (c) of this section, a dwelling is in the 160-acre square or rectangle if any part of the dwelling is in the 160-acre square or rectangle.

Applicant's Response:

There are no UGB parcels used to meet the 11 parcels requirement. There is a publicly dedicated non-County maintained road (Pacific Surf Lane), which was created prior to January 1, 1993 that dead-ends at the southeast corner of the subject parcel. Also existing prior to January 1, 1993 is an existing private easement which extends from this termination point of Pacific Surf Lane to serve the subject parcel, the adjoining property and the Sacchi Beach access area.

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

At 42.99 acres, the subject property is less than 60 acres in size. The 160 acre square utilized by the Coos County Planning in its template test is centered on the property. As shown on that test, there are 20 discrete qualifying parcels with 3 qualifying dwellings created prior to 1993.



TEMPLATE TEST R-23-002

- A proposed "template" dwelling under this rule is allowed only if:
- (e) It will comply with the requirements of an acknowledged comprehensive plan, acknowledged land use regulations, and other provisions of law;
 - (f) It complies with the requirements of OAR 660-006-0029 and 660-006-0035;
 - (g) No dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under section (5) of this rule for the other lots or parcels that make up the tract are met;
 - (h) The tract on which the dwelling will be sited does not include a dwelling.
 - (i) The lot or parcel on which the dwelling will be sited was lawfully established.
 - (j) Any property line adjustment to the lot or parcel complied with the applicable property line adjustment provisions in ORS 92.192.
 - (k) Any property line adjustment to the lot or parcel after January 1, 2019, did not have the effect of qualifying the lot or parcel for a dwelling under this section; and
 - (l) If the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract.

Applicant's Response:

The proposed single-family dwelling will comply with the Coos County Comprehensive Plan, which provides that template dwellings are allowed through an administrative conditional use application. It will also comply with all acknowledged land use regulations, and other provisions of law, including the requirements of OAR 660-006-0029 and 660-006-0035.

Based on Coos County Assessor records, the subject property was not part of a tract on January 1, 2019, and there are no other adjacent parcels under the same ownership. There have not been any property line adjustments on the subject property since January 1, 2019.

- (3) Subsection (1)(d) and (3)(e) through (4) of Section (II) TEMPLATE DWELLING applies:
- (a) On and after November 1, 2021 in Columbia, Coos, Curry, Deschutes, Douglas, Josephine, Linn, Marion, Washington, and Yamhill Counties with following limited exception:
 - (A) Prior to November 1, 2023, the county may allow the establishment of a single-family dwelling on a lot or parcel that was part of a tract on January 1, 2021, if;
 - (i) No more than one other dwelling exists or has been approved on another lot or parcel that was part of the tract; and
 - (ii) The lot or parcel qualifies, notwithstanding subsection (3)(h), for a dwelling under section (1) of this rule.

Applicant's Response:

Based on Coos County Assessor records, the subject property was not part of a tract on January 1, 2019. Therefore, there are no dwellings or approvals on adjacent parcels that disqualify the subject property.

- (4) When the lot or parcel on which the dwelling will be located is part of a tract, the remaining portions of the tract shall be consolidated into a single lot or parcel and a deed restriction using the form provided in OAR 660-06-027(6), "Exhibit A," shall be completed and recorded with Coos County Clerk. The covenants, conditions and restrictions in the deed restriction:
- (a) The covenants, conditions and restrictions are irrevocable, unless a statement of release is signed by an authorized representative of the county or counties where the property subject to the covenants, conditions and restrictions is located.
 - (b) Enforcement of the covenants, conditions and restrictions may be undertaken by the department or by the county or counties where the property subject to the covenants, conditions and restrictions is located.
 - (c) The failure to follow the requirements of this section shall not affect the validity of the transfer of property or the legal remedies available to the buyers of property that is subject to the covenants, conditions and restrictions required by this section.

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

Applicant's Response:

The subject property is not part of a tract. Therefore, these criteria are not applicable.

SECTION 4.6.130 SITING STANDARDS FOR DWELLING AND STRUCTURES IN FOREST ZONES

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

- (1) Dwellings and structures shall be sited on the parcel so that:
- (a) They have the least impact on nearby² or adjoining forest or agricultural lands;

²

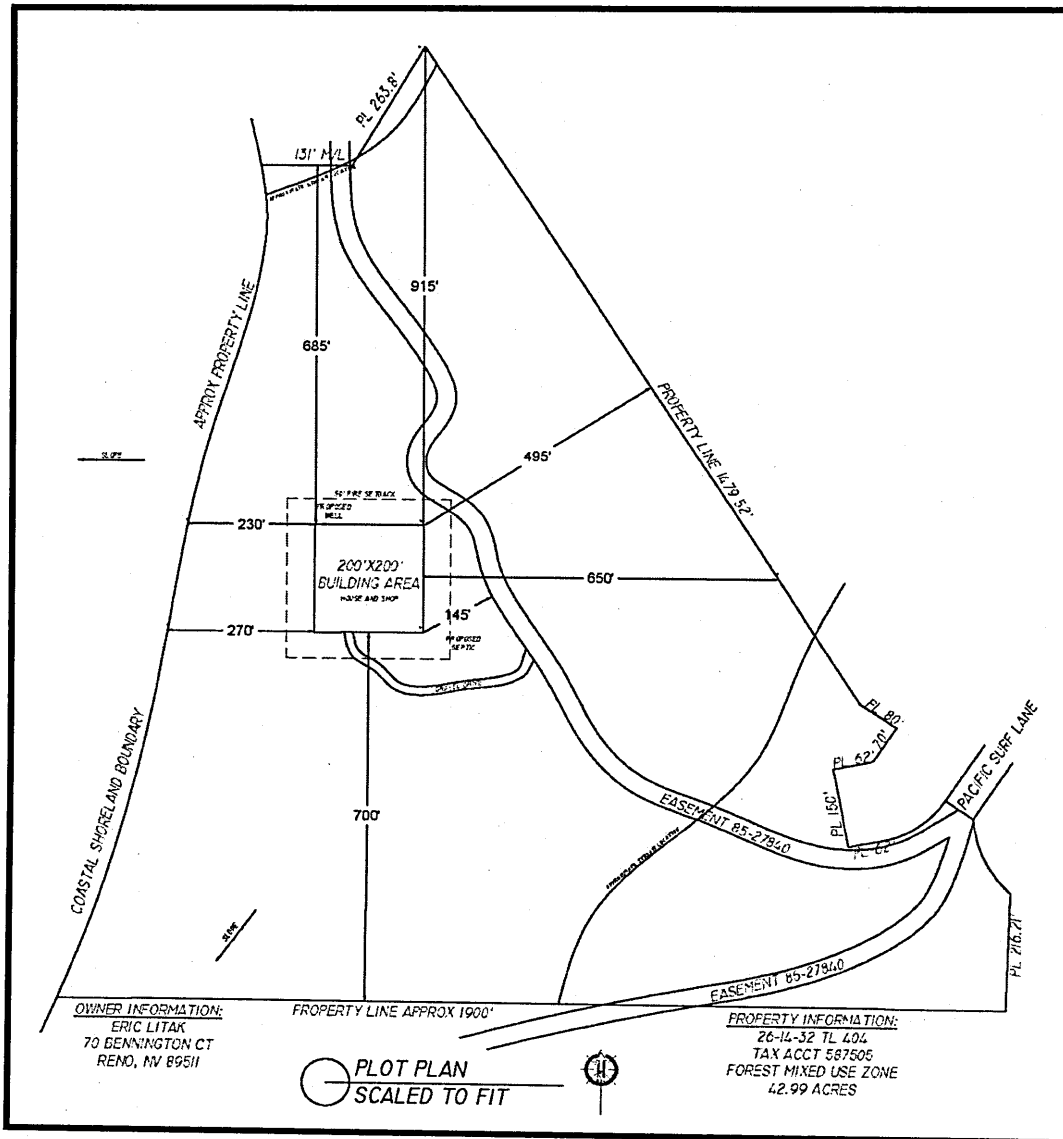
- (b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
 - (c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and
 - (d) The risks associated with wildfire are 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.

Applicant's Response:

As shown on the attached dwelling plot plan, the requirements of Section 4.6.130 will be met by siting the dwelling and accessory structures to minimize any potential adverse impacts on nearby or adjoining forest operations. There are no agricultural lands within the vicinity and only one parcel in the vicinity has been harvested for commercial timber. TL 400 touches the north corner of the property and was partially logged in 2022. Due to the topography of both TL 400 and TL 404, the timber along the slope will remain unharvestable, therefore no adverse effect on forestry operations in the vicinity.

The proposed homesite will be located in the most suitable and least negatively impactful area of the subject property, considering existing slopes, forest suitability and operations, views from the dwelling, access roads and driveways, setbacks from adjoining properties, wildlife protection, and wildfire risks. The building area is flat and has sufficient setbacks to the slopes, easements and shoreland boundary. Existing access to adjoining properties will not be restricted. There is a deed restriction known as 97-121213 which prohibits harvesting within 150' of the roadways on this site. All development is clustered as a direct result of setbacks, timber easement and the topography of the site.

The road (Pacific Surf Lane) providing access to the subject parcel already exists. Some driveway improvements and an extension will be necessary to access the homesite. Risks associated with wildfire will be minimized by providing low lying vegetation, with trees on the homesite spaced and limbed in accordance with appropriate wildfire standards. The subject property and existing roads, easements and driveways have not negatively impacted logging activity and will not limit any such future activities on those lands.



PROPOSED PLOT PLAN

- (3) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of groundwater or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:
- (a) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;

- (b) A water use permit issued by the Water Resources Department for the use described in the application; or
- (c) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

Applicant's Response:

Currently, there is no well on the property. Therefore, it will be necessary to install one to provide domestic water for the proposed dwelling. The water supply will not be from a Class II stream as defined in the Forest Practices rules (OAR chapter 629), and since there is no exemption from the permitting requirements under ORS 537.545, a water use permit will be required and secured from the Water Resources Department. Upon completion of the well, the well constructor's report will be submitted to the Planning Department for their records. Evidence of surrounding wells has been included in this application.

Well Report Query Results *GPS points, where available are at the far right of the table. Click link to view on map*

Township: 26 S, Range: 14 W, Sections: 32

Well Log	Details	T-R-S/Q-Q	Radius	Street of Well	Owner	Company	Special Standards	Well Type	First Water	Completed Depth	Static Water Level	Yield	Completed Date	Received Date	Bonded Constructor	Street	Well Use	New	Abandon	Deepen	Water Conservation	Domestic	Irrigation	Community	Livestock	Industrial	Injection	Thermal	Drinking	Permitted	Latitude/Longitude		
0002_828	Details	26 00S-14 00W-32 SW-SE	4750	800 JOE NEV DAVIS S. RD	LEASIE WILTON 600 JOE NEV DAVIS S. RD COOS BAY OR 97426			W	09-06	180.00	48.0	10.0	10/08/1993	11/08/1993	BARRINGTON, RONALD L.	91016																	
0002_82032	Details	26 00S-14 00W-32 NE-NW	500	PARADISE DR, SANZARA	STAL,CJP, STEVE 3982 TREMONT NORTH BEND OR 97459			W		0.00			07/03/2001	07/12/2001	BARRINGTON, RONALD L. BARRINGTON WELL DRILLING	121602																	
0002_82033	Details	26 00S-14 00W-32 NE-NW	500	PARADISE DR, SANZARA	STAL,CJP, STEVE 3982 TREMONT NORTH BEND OR 97459			W		0.00			07/03/2001	07/12/2001	BARRINGTON, RONALD L. BARRINGTON WELL DRILLING	121603																	
0002_82034	Details	26 00S-14 00W-32 NE-NW	500	PARADISE DR, SANZARA	STAL,CJP, STEVE 3982 TREMONT NORTH BEND OR 97459			W	02-06	180.00	20.0	1.0	07/04/2001	07/12/2001	BARRINGTON, RONALD L. BARRINGTON WELL DRILLING	121624	48-88																
0002_82035	Details	26 00S-14 00W-32 NE-NW	500	PARADISE DR, SANZARA	STAL,CJP, STEVE 3982 TREMONT NORTH BEND OR 97459			W	02-06	0.00	20.0	0.0	07/06/2001	07/12/2001	BARRINGTON, RONALD L. BARRINGTON WELL DRILLING	121625	48-89																
0002_82036	Details	26 00S-14 00W-32 NE-NW	500	PARADISE DR, SANZARA	STAL,CJP, STEVE 3982 TREMONT NORTH BEND OR 97459			W	02-06	118.00	30.0	10.0	07/07/2001	07/12/2001	BARRINGTON, RONALD L. BARRINGTON WELL DRILLING	121626	48-70																
0002_82827	Details	26 00S-14 00W-32 NE-SE	100	269 KOMA PLAZA, BANDON, OFF PACIFIC SURF, SANZARA	PELLETIER, PHILLIP 1742 SW PACIFIC SURF MOUNTAIN RD SHERWOOD OR 97143			W	03-06	280.00	7.0	0.0	02/07/2002	02/09/2002	BARRINGTON, RONALD L. BARRINGTON WELL DRILLING LLC	167662	0507															43.2736, -124.4743	
0002_84836 Barrington Well	Details	26 00S-14 00W-32 NE-SE	100	PARADISE LANE, BANDON, OR NO ADDRESS ASSIGNED	PATERSON, WESLEY 2102 LAURELWOOD MISSION CA 94039			W	03-06	300.00	30.0	3.0	03/05/2010	04/01/2010	BARRINGTON, RONALD L. BARRINGTON WELL DRILLING LLC	1900382	104650															43.2737, -124.4756	
0002_87807 Barrington Well	Details	26 00S-14 00W-32 NE-SE	00112	NO SITE ADDRESS, SACRED LN, BANDON, OR 97411	MULLIGAN, WILLIAM R, TERRELLA 10768 TABBAU RD PINE GROVE CA 94665			W	05-06	212.00	48.0	10.0	06/04/2010	09/27/2010	BARRINGTON, RONALD L. BARRINGTON WELL DRILLING LLC	1981007	131261															43.2737, -124.4756	

WELL REPORT FOR SURROUNDING PROPERTIES WITH WELLS

- (1) As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management, or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement which could include an easement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

Applicant's Response:

The property is accessed using the existing Pacific Surf Lane, which is a publicly dedicated non-County maintained gravel road dead ending at the subject parcel's southeast corner.

- (2) Approval of a dwelling shall be subject to the following requirements:
- (a) Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in department of Forestry administrative rules;
 - (b) The planning department shall notify the county assessor of the above condition at the time the dwelling is approved;
 - (c) If the lot or parcel is more than 10 acres in western Oregon or more than 30 acres in eastern Oregon, the property owner shall submit a stocking survey report to the county assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules;
 - (d) Upon notification by the assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If that department determines that the tract does not meet those requirements, that department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax; and
 - (e) The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

Applicant's Response:

The applicant will comply with the assessor's office requirement for a stocking survey as needed. A portion of the acreage is under special assessment for forest practices, yet it is not a commercially harvested site. The trees at the subject building site are spaced up to 50' apart in several locations, and very few trees will be removed for construction.

As required, the landowner will sign and record in the Coos County deed records 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.

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:

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

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

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

Applicant's Response:

This application is for a forest template dwelling only. The parcel is a legally created pre-existing parcel which is non-conforming in size. No new parcels will be created.

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

Applicant's Response:

As shown on the submitted plot plan, all development is farther than 35 feet from any road right-of-way centerline and five feet from any right-of-way line.

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

Applicant's Response:

There are no fences, hedges, or walls proposed by the landowner.

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

Applicant's Response:

Per section 7.5.175, the applicant will create two parking spaces for the proposed dwelling. Each parking space will be a minimum of 9 ft X 20 ft, with 4 in of rock surface.

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.

Applicant's Response:

As a condition of approval, the applicant will file a Forest Management Covenant on the deed of record with the Coos County Clerk's office. The applicant acknowledges this must be completed before the issuance of a Zoning Compliance Letter.

7. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:

- a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
- b. Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;
- c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;
- d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;
- e. Riparian vegetation may be removed to site or properly maintain public utilities and road rights-of-way;
- f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or
- g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
- h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
- i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.

Applicant's Response:

There are no standalone wetlands on the property shown on the Department of State Lands (DSL) Statewide Wetlands Inventory or the US Fish and Wildlife Service National Wetland Inventory. However, there is a perennial stream (Fivemile Creek) outside of the subject parcel that meanders approximately 250 ft. to 400 ft. south of the south property boundary, with an associated Freshwater Forested/Shrub Wetland. This more than meets the 50 ft. setback requirement.

There are also 2 intermittent unnamed streams with associated wetlands which cross the northwest and southeast corners of the property. The proposed dwelling and accessory structures will maintain the required 50 ft. riparian vegetation setback.

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

- a. The dwelling has a fire-retardant roof.

Applicant's Response:

The proposed structures will have a fire-retardant roof. The building plans will clearly show the type of roofing material to be used.

- b. The dwelling will not be sited on a slope of greater than 40 percent. Slope³ will also determine additional firebreak in Section 8 Firebreak.

Applicant's Response:

Slopes on the subject property range from 3% to 50%. No structures will be placed on a slope greater than 40%. The homesite is considered flat with a slope from 1%-3% with an average elevation of 140'.

- 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.

Applicant's Response:

Domestic water will not be taken from a Class II Stream. The source will be from a yet to be installed well. It is understood and agreed that approval of the Water Resources Department will be secured prior to installing the well.

- 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 development including fire sprinkling system, on-site equipment and water storage.
 - i. Water storage shall be a swimming pool, pond, lake or similar body of water that at all times contains at least 4,000 gallons or a stream that has a minimum flow of at least one cubic foot per second. Road access shall be

³ 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 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.

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.

Applicant's Response:

Adjoining parcels with dwellings are within the Bandon Rural Fire Protection District (BRFPD). So, as a condition of County forest dwelling approval, the applicant will ask to be included in the BRFPD. Once accepted into the district, the applicant will provide proof of such acceptance. On site water storage exceeding 4000 gallons will be provided and will be located within 15' of a driving surface for fire-fighting equipment to access.

- f. If the dwelling has a chimney or chimneys, each chimney has a spark arrester.

Applicant's Response:

All chimneys will have a spark arrester, and the building plans will clearly show compliance with this requirement.

- 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.

9. 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 include 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

Applicant's Response:

Based on the USDA Natural Resource Conservation Service Web Soil Survey, the slopes on the property range from 3% to 50%. The proposed dwelling will be located on a portion of the property with a slope of less than 10%. Therefore, the requirement is for the dwelling to have at least a 30 ft. Primary Safety Zone. The applicant will maintain a ¾ inch 50 PSI garden hose with sufficient length to reach the perimeter of the primary safety zone.

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

Applicant's Response:

The applicant will install a fire-retardant roof on all structures. The applicant will clearly show this criterion on the building plans.

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

Applicant's Response:

Table 7.2A in Section 7.2.200 identifies the minimum standards for new rural roads and driveways constructed to access new dwellings. The applicant will use the existing Pacific Surf Lane graveled road to access the subject property. The driveway standards for the Forest zoning district require that all new driveways be a minimum of 14 ft sub-grade, 12 ft surface, 4-inch aggregate all-weather surface, with a maximum grade of 18%. The new driveway extension will meet these criteria. Section 7.1.400 relates to the criteria for private bridge standards. No private bridge is necessary or proposed, so these criteria are not relevant to this application.

SECTION 4.11.128(B) HISTORICAL, CULTURAL AND ARCHAEOLOGICAL RESOURCES, NATURAL AREAS AND WILDERNESS

Coos County shall manage its historical, cultural and archaeological areas, sites, structures and objects so as to preserve their original resource value. This strategy recognizes that preservation IV- 152 of

significant historical, cultural and archaeological resources is necessary to sustain the County's cultural heritage.

b. Areas of Archaeological Concern: Coos County shall continue to refrain from widespread dissemination of site-specific inventory information concerning identified archaeological sites. Rather, Coos County shall manage development in these areas so as to preserve their value as archaeological resources.

i. This strategy shall be implemented by requiring development proposals to be accompanied by documentation that the proposed project would not adversely impact the historical and archaeological values of the project's site. "Sufficient documentation" shall be a letter from a qualified archaeologist/historian and/or a duly authorized representative of a local Indian tribe(s).

ii. Properties which have been determined to have an "archaeological site" location must comply with the following steps prior to issuance of a "Zoning compliance Letter" for building and/or septic permits.

1) The County Planning Department shall make initial contact with the Tribe(s) for determination of an archaeological site(s). The following information shall be provided by the property owner/agent: a) Plot plan showing exact location of excavation, clearing, and development, and where the access to the property is located; b) Township, range, section and tax lot(s) numbers; and c) Specific directions to the property.

2) The Planning Department will forward the above information including a request for response to the appropriate tribe(s).

3) The Tribe(s) will review the proposal and respond in writing within 30 days to the Planning Department with a copy to the property owner/agent. 4) It is the responsibility of the property owner/agent to contact the Planning Department in order to proceed in obtaining a "Zoning Compliance Letter" (ZCL) or to obtain further instruction on other issues pertaining to their request.

iii. In cases where adverse impacts have been identified, then development shall only proceed if appropriate measures are taken to preserve the archaeological value of the site. "Appropriate measures" are deemed to be those, which do not compromise the integrity of remains, such as: 1) Paving over the sites;

2) Incorporating cluster-type housing design to avoid the sensitive areas; or

3) Contracting with a qualified archaeologist to remove and re-enter the cultural remains or burial(s) at the developer's expense. If an archaeological site is encountered in the process of development, which previously had been unknown to exist, then, these three appropriate measures shall still apply. Land development activities found to violate the intent of this strategy shall be subject to penalties prescribed by ORS 97.745 (Source: Coos Bay Plan).

iv. This strategy is based on the recognition that preservation of such archaeologically sensitive areas is not only a community's social responsibility but is also a legal responsibility pursuant to Goal #5 and ORS 97.745. It also recognizes that historical and archaeological sites are non-renewable, cultural resources (Source: Coos Bay Plan)

Applicant's Response:

The subject site is located within the archeological overlay. It is understood that the County will submit this application for review by the Coquille Indian Tribe and any other potentially impacted tribes. Based on responses to other developments and construction projects in this area of the Southern Oregon coast, it is possible that the Tribe may express a desire to monitor construction activities on this site as it feels is appropriate. The applicant will fully cooperate with any and all such requests. If any archaeological artifacts are encountered during construction or earthmoving activities, the work at that and any other affected locations will be immediately suspended to provide a sufficient and reasonable amount of time for the Tribe and/or qualified archaeologist to prepare and implement a plan and strategy to properly address the preservation of any such artifacts.

Coos County
2023 Real Property Assessment Report
 Account 587505
 NOT OFFICIAL VALUE

Map 26S1432-00-00404
 Code - Tax ID 0904 - 587505

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing LITAK, ERIC
 70 BENNINGTON CT
 RENO NV 89511-2742

Deed Reference # 2021-6279
 Sales Date/Price 06-04-2021 / \$4,000,000
 Appraiser

Property Class 640 MA SA NH
 RMV Class 600 01 01 BOF

Site Situs Address	City
--------------------	------

Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception	CPR%
0904	Land	25,504					Land	0
	Impr	0					Impr	0
Code Area Total		25,504	0	8,013	12,474	8,013		0
Grand Total		25,504	0	8,013	12,474	8,013		0

Code Area		ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
0904	10	<input checked="" type="checkbox"/>			F	Designated Forest Land	100	36.39 AC	F	006*	12,474
	20	<input checked="" type="checkbox"/>			F	Exempt	100	6.60 AC	OSHR	003	13,030
Code Area Total								42.99			25,504

Code Area		Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV
Improvement Breakdown								

Exemptions / Special Assessments / Notations				
Notations				
<ul style="list-style-type: none"> ■ EXEMPT- OCEAN SHORES ORS 307.450 ADDED 2001 ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST 				
Fire Patrol		Amount	Acres	Year
<ul style="list-style-type: none"> ■ FIRE PATROL SRCHG 		0.00		2023
Code Area 0904				
Fire Patrol		Amount	Acres	Year
<ul style="list-style-type: none"> ■ FIRE PATROL TIMBER 		67.48	36.39	2023

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

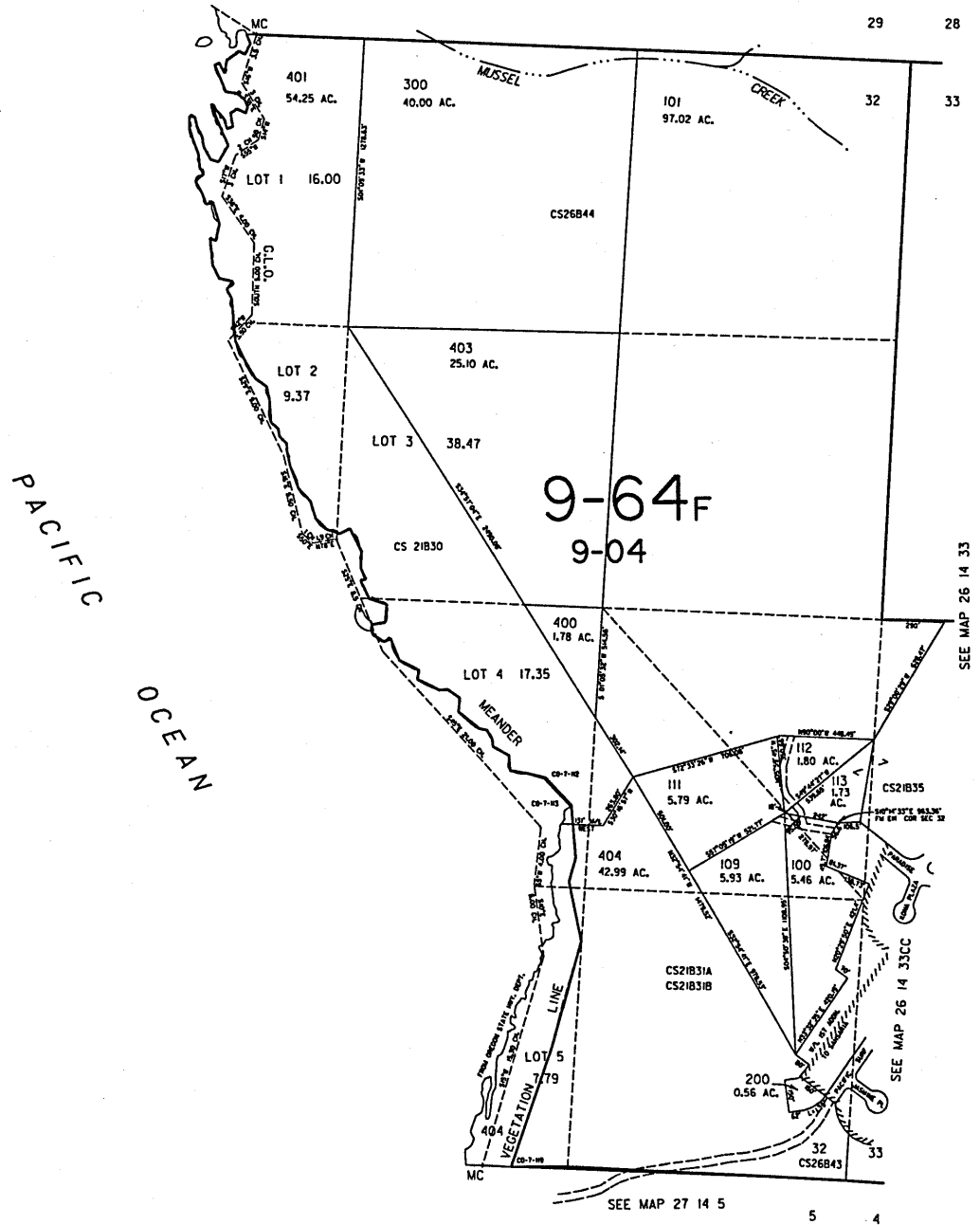
SECTION 32 T.26S. R.14W. W.M.
COOS COUNTY

1" = 400'

SEE MAP 26 14 29

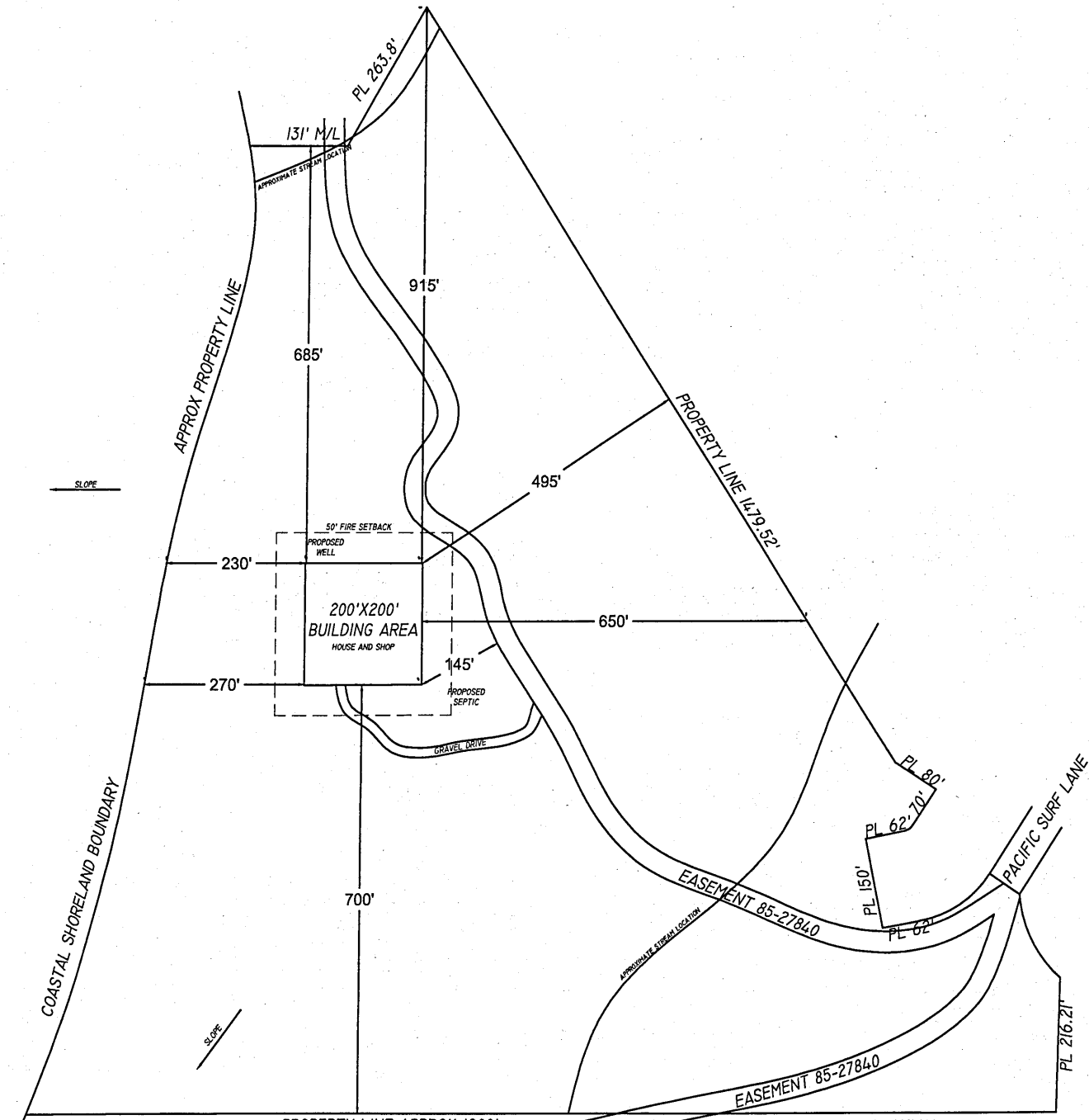
26 14 32

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



9-8-2004

26 14 32



OWNER INFORMATION:
 ERIC LITAK
 70 BENNINGTON CT
 RENO, NV 89511

PROPERTY LINE APPROX 1900'

PROPERTY INFORMATION:
 26-14-32 TL 404
 TAX ACCT 587505
 FOREST MIXED USE ZONE
 42.99 ACRES

⊙ PLOT PLAN
 SCALED TO FIT



RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:
Joseph J. Muir and Barbara G. Muir

GRANTEE'S NAME:
Eric Litak

AFTER RECORDING RETURN TO:
Order No.: 360621035820-LS
Eric Litak
3225 Alpine Creek Road
Reno, NV 89519

SEND TAX STATEMENTS TO:
Eric Litak
3225 Alpine Creek Road
Reno, NV 89519

Map: 26S-14-32 TL 00404
Vacant Land, Bandon, OR 97411

Coos County, Oregon 2021-06279
\$96.00 Pgs=3 06/07/2021 02:19 PM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Joseph J. Muir and Barbara G. Muir, as tenants by the entirety, Grantor, conveys and warrants to Eric Litak, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

A tract of land located in the SE 1/4 of Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon. (The following description is based on Boundary Adjustment Deed 98-03-1126 in accordance with Boundary Adjustment Survey #CS21B48 records of Coos County, Oregon. The South line of Section 32 and the referenced Southeast Corner of Section 32 is based on the relocated Section corner in accordance with County Survey 26B43 and 26B44.)

Beginning at the Southeast corner of Government Lot 5 in Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence running South 89° 56' 40" East 1280.15 feet along the South line of said Section 32 to a brass cap iron pipe marking the Southeast corner of said Section 32; thence North 1° 35' 18" East 216.2 feet along the East line of said Section 32 to it's intersection with the Southerly boundary of the First Addition to the Plat of Sansaria; thence Northwesterly along the said Southerly plat boundary and Lots 35 and 36, Block 7 to the South line of Pacific Surf Drive; thence continuing Northwesterly along said Pacific Surf Drive to the South line of Lot 33, Block 6 and the point of a 170 foot radius curve right; thence along the boundaries of that parcel described in Microfilm No. 69-02-36187 Coos County Deed Records and 135.00 feet along said curve through a central angle of 45° 30' (the long chord of which bears South 56° 15' West 131.48 feet); thence South 79° 00' West 62.00 feet; thence North 11° 00' West 150 feet; thence North 79° 00' East 62.00 feet to the point of a 20 foot radius curve left; thence 15.88 feet along said curve through a central angle of 45° 30' (the long chord of which bears North 56° 15' East 15.47 feet) to an iron pipe marking the Southwest corner of Lot 33, Block 6, said First Addition Plat; thence North 33° 31' 34" East 70.00 feet to an iron pipe at the Northwest corner of said Lot 33; thence North 56° 28' 10" West 80.00 feet to a 5/8" iron rod marking the hereby adjusted boundary of Lot 12, Block 6, said Plat; thence North 32° 54' 41" West 1479.52 feet to a 5/8" iron rod at the Easterly point of that parcel described in Microfilm No. 97-12-1210 and as established in that record of survey, CS 21B48, Coos County surveyors office; thence South 30° 16' 57" West 263.80 feet to a 5/8" iron rod at the Southeast corner of said parcel; thence West 131.03 feet, more or less, to the Westerly line of Government Lot 4 said Section 32; thence Southwesterly along said Westerly line of Government Lot 4 to the intersection with the North line of Government Lot 5 said Section 32; thence Easterly along said North line of Government Lot 5 to the Northeast corner of said Government Lot 5; thence Southerly along the Easterly line of said Government Lot 5 to the point of beginning.

ALSO: Government Lot 5, Section 32 of Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR MILLION AND NO/100 DOLLARS (\$4,000,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING

STATUTORY WARRANTY DEED

(continued)

THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 06/04/2021

Joseph J. Muir
Joseph J. Muir
Barbara G. Muir
Barbara G. Muir

State of Utah
County of Salt Lake

This instrument was acknowledged before me on June 4, 2021 by Joseph J. Muir and Barbara G. Muir.

Lady Dara
Notary Public - State of Oregon



My Commission Expires: is 2-27-2024

Unofficial Copy

EXHIBIT "A"
Exceptions

Subject to:

The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Pacific Ocean.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Pacific Ocean.

Rights of public and of governmental bodies in that portion of the subject land lying below the mean high water line of the Pacific Ocean and lying within the ocean shore and the dry sand area as declared under the provisions of ORS 390.605 through 390.770 and as found in Thornton v. Hay, 254 Or 584, 462 P2d 671 (1969).

Any adverse claim based upon the assertion that some portion of said Land is tide or submerged lands, or has been created by artificial means or has accreted to such portion so created.

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Easement

Recording Date: January 10, 1985
Recording No.: 85-02-7840

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Coos-Curry Electric Cooperative, Inc.
Recording Date: September 12, 1986
Recording No: 86-4-6610

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Frank P. Pekny and Helen C. Pekny
Recording Date: December 31, 1997
Recording No: 97-12-1212

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 31, 1997
Recording No: 97-12-1213

Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Warranty Deed
In favor of: Joseph J. Muir and Barbara G. Muir
Recording Date: October 2, 1998
Recording No: 1998-57560

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 14, 2000
Recording No: 2000-3615

Liens and assessments, if any, by the Sansaria Owners' Homeowner's Association.

and Recording No: 2006-999999

EASEMENT

85 2 7840

KNOW ALL MEN BY THESE PRESENTS, that ST. LAURENT LAND & CATTLE COMPANY, an Oregon corporation, hereinafter called "Grantor" for and in consideration of the sum of One and No/100 (\$1.00) Dollar and other good and valuable consideration to it in hand paid by ~~WILLIAM~~ ^{A.W. a. 7/8} SWEET, hereinafter called "Grantee", the receipt of which is hereby acknowledged, has granted unto Grantee a perpetual, exclusive easement and right of way over and across that portion of (Parcel B) lying in Section 5, Township 27 South, Range West of the Willamette Meridian, Coos County, Oregon, said easement to cover that part of the above described real property, located between the Western boundary of (Parcel C) and the Pacific Ocean, to be appurtenant to (Parcel C) and to be used for the purposes of passage between (Parcel C) and the Pacific Ocean for purposes of picnicking, clamming and other recreational uses by the owners of (Parcel C), their licensees, permittees, heirs and assigns forever.

FURTHER, at such time, if ever, as the Coos County Zoning and other land use ordinances, and the laws of the State of Oregon, permit the transfer of that part of (Parcel B) situated in said Section 5 to the then owners of (Parcel C) such then owners of (Parcel C) shall have the right and option to purchase the portion of (Parcel B) situated in such Section 5 from the then owners of said (Parcel B) for a purchase price of Ten and No/100 (\$10.00) Dollars.

GRANTEE shall pay all real property taxes and assessments levied on the property covered by this easement and on any improvements now existing or hereafter placed thereon.

As a further agreement between the parties hereto, Grantor hereby grants to Grantee, his heirs and assigns, and Grantee hereby grants to Grantor, its officers and assigns, a reciprocal right of ingress and egress over that certain existing road starting in Section 33, from Seven Devils County Road and which proceeds through the Sansaria platted subdivision, into and through (Parcel B) and into and through (Parcel C) to the Pacific Ocean. Such road is also the means of access to the beach for owners of lots in Sansaria.

The Grantor and Grantee shall contribute ratably with the other property owners using the roadway to the cost of any materials and labor used in the repair and maintenance of said road.

This reciprocal easement is appurtenant to Parcels A, B and C respectively.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands and seal this 31 day of May, 1985.

A. S. Sweet
~~WILLIAM H. SWEET~~
 A. W.

ST. LAURENT LAND & CATTLE COMPANY

BY: Melinda Carvin

TITLE: Secretary

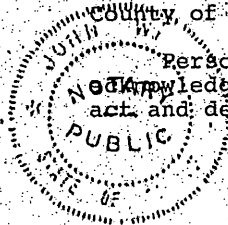
85 2 7942

STATE OF OREGON)

) ss.

County of Coos)

MAY 31, 1985



Personally appeared the above-named A. W. SWEET and
acknowledged the foregoing instrument to be his voluntary
act and deed. Before me:

John A. ...

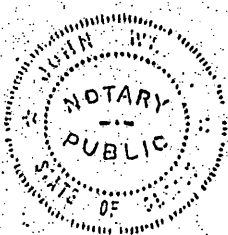
Notary Public for Oregon
My commission expires: MAY 7, 1987

STATE OF OREGON)

) ss.

County of Coos)

On this 31 day of MAY, 1985, before me personally
appeared MELINDA CAUVIN, who did say that she is the Secretary
of ST. LAURENT LAND & CATTLE COMPANY, the within named corporation,
and that the foregoing instrument was executed on behalf
of said corporation by authority of its Board of Directors.



John A. ...

Notary Public for Oregon
My commission expires: MAY 7, 1987

Unofficial Copy

PARCEL 1

A portion of Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Lot 5, Section 29; Lots 1, 2, and 3, Section 32; the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 32; the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 32.

A portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32 described as follows: Beginning at the Northeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence South along the East line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, to the Southeast corner thereof; thence Northwesterly, in a straight line, to the Northwest corner thereof; thence East along the North line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, to the point of beginning.

That portion of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33 lying North and West of the Plat of First Addition to Sansaria, Coos County, Oregon.

That portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33 lying North of Seven Devils County Road, lying North of the Plat of Sansaria and the Plat of First Addition to Sansaria, and North of the Roadway easement between the said Plats as shown on the Plat of First Addition to Sansaria,

EXCEPTING that portion conveyed to John H. Bergen and Carolyn B. Stocssell in instrument recorded November 8, 1968 bearing Microfilm Reel No. 33779, Records of Coos County, Oregon, described as follows: Lot 17, beginning at a point located North 1823.57 feet and East 860 feet from the Initial Point of the Plat of Sansaria, said Initial point being the Southeast corner of the Southwest quarter of the Southwest quarter of Section 33, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence South 69°00' West 40 feet to the true point of beginning of the following described tract: thence South 69°00' West 87.62 feet; thence North 46°20' West 109.42 feet to the South line of Surfview Plaza; thence along said South line North 43°40' East 48 feet; thence along a curve to the right having a radius of 110 feet for an arc distance of 48.64 feet; thence North 69°00' East 44 feet; thence leaving said South line running South 21°00' East 130 feet to the true point of beginning.

ALSO EXCEPTING that portion conveyed to Agnes M. Peyton in instrument recorded January 8, 1969 bearing Microfilm Reel No.

35288, Records of Coos County, Oregon, described as follows:
Lot 18, beginning at a point located North 1923.57 feet and East
860 feet from the Initial Point of the Plat of Sansaria, said
Initial Point being the Southeast corner of the Southwest quarter
of the Southwest quarter of Section 33, Township 26 South, Range
14, West of the Willamette Meridian, Coos County, Oregon; thence
South 69°00' West 127.63 feet; thence South 27°39'30" East 110.38
feet to the North line of Surfview Blvd.; thence along the said
North line, through a curve to the right having a radius of 415.00
feet for an arc length of 110 feet; thence leaving the said North
line, North 17°40'40" West 133.61 feet to the point of beginning.

ALSO EXCEPTING that portion conveyed to Laurel Johnson in instru-
ment recorded January 16, 1969 bearing Microfilm Reel No. 35540,
Records of Coos County, Oregon, described as follows; Lot 22,
beginning at a point located North 2185.41 feet and East 881.78
feet from the Initial Point of the Plat of Sansaria, said Initial
Point being the Southeast corner of the Southwest quarter of the
Southwest quarter of Section 33, Township 26 South, Range 14 West
of the Willamette Meridian, Coos County, Oregon; thence South
69°00' West 150.00 feet; thence South 21°00' East 150.00 feet to
the North line of Surfview Plaza; thence along said North line
North 69°00' East 150.00 feet; thence leaving said North line
North 21°00' West 150.00 feet to the point of beginning.

PARCEL B to EASEMENT - ST. LAURENT LAND & CATTLE COMPANY and A.W. SWEET

The West 100 feet of Lot 4, Section 5, Township 27 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, together with portions of Township 25 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Lots 4 and 5, Section 32.

A portion of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ Section 32, more particularly described as follows: Beginning at the Southwest corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$; thence East along the South line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, to the Southeast corner thereof; thence Northwesterly, in a straight line, to the Northwest corner thereof; thence South along the West line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the point of beginning.

The SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 32,

EXCEPTING that portion embraced by the Plat of First Addition to Sansaria, Coos County, Oregon,

ALSO EXCEPTING that portion conveyed to Joe Tucker in instrument recorded February 14, 1969 bearing Microfilm Reel No. 36187, Records of Coos County, Oregon, described as follows: A tract lying adjacent to Lot 33, Block 6, First Addition to Sansaria, Coos County, Oregon, described as follows: Beginning at a point located North 513.69 feet and West 1486.69 feet from the Initial Point of the Plat of Sansaria, said Initial Point being the Southeast corner of the Southwest quarter of the Southwest quarter of Section 33, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said beginning point also being the most Westerly corner of Lot 33, Block 6, Plat of First Addition to Sansaria; thence along a curve to the right, having a radius of 20.00 feet and through a central angle of 45° 30' for an arc distance of 15.88 feet, the long chord of which bears South 56° 15' West 15.47 feet; thence South 79° 00' West 62.00 feet; thence South 11° 00' East 150.00 feet; thence North 79° 00' East 62.00 feet; thence along a curve to the left having a radius of 170.00 feet and through a central angle of 45° 30' for an arc distance of 135.00 feet, the long chord of which bears North 56° 15' East 131.48 feet; thence North 56° 30' West 150.00 feet to the point of beginning.

ALSO the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33.

EXCEPTING that portion conveyed to Coos County, Oregon in instrument recorded June 24, 1958 bearing Microfilm Reel No. 29497, Records to Coos County, Oregon described as follows: Description

PARCEL B to EASEMENT - ST. LAURENT LAND & CATTLE COMPANY and A.W. SWEET

of 10.00 foot strip lying between the East line of the Plat of Sansaria and the West line of the Seven Devils County Road. (Road Case No. 211). Beginning at a point on the South line of Section 33, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said point being located North $87^{\circ}57'10''$ East 430.00 feet from the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 33, also, the said point being the Southeast corner of the Plat of Sansaria; thence along the East line of the said Plat of Sansaria, North $8^{\circ}20'$ East 740.00 feet, thence North $21^{\circ}35'$ East 330.00 feet; thence North $45^{\circ}39'50''$ East 329.39 feet; thence along a curve to the left having a radius of 150.00 feet, and through a central angle of $90^{\circ}00'$ for an arc distance of 235.62 feet; the long chord of which bears North $51^{\circ}00'$ East 212.13 feet; thence North $6^{\circ}00'$ East 163.00 feet to the Northeast corner of the said Plat of Sansaria; thence leaving the East line of the said Plat of Sansaria, South $84^{\circ}00'$ East 10.00 feet, more or less, to the West line of the Seven Devils County Road (Road Case No. 211); thence along the West line of the said County Road, Southeasterly 1850.00 feet, more or less, to a point lying North $97^{\circ}57'10''$ East from the point of beginning, said point also being located on the South line of the Southwest quarter of the said Section 33; thence along the South line of the said Southwest quarter South $87^{\circ}57'10''$ West 10.00 feet, more or less, to the point of beginning.

ALSO EXCEPTING that portion embraced in the Plat of Sansaria, Coos County, Oregon.

ALSO EXCEPTING that portion embraced in the Plat of First Addition to Sansaria, Coos County, Oregon.

ALSO that portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, lying South of the roadway easement connecting the Plat of Sansaria with the Plat of First Addition to Sansaria, and lying between the said Plats.

ALSO that portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33 lying Southeast of Seven Devils Road.

ALSO Lots 10 and 12, Block 1; Lots 1, 21, 22, 26, 32, and 40, Block 3, all in Plat of Sansaria, Coos County, Oregon.

ALSO Lots 1 to 12, inclusive, Block 4; Lots 1 to 6, inclusive, and Lots 12 to 16, inclusive, Block 5; Lots 1 to 6, inclusive, Lot 11 and Lots 14 to 32, inclusive, Block 6; Lots 1 to 9, inclusive, Lot 11 and Lots 14 to 16, inclusive, Lots 20 to 33, inclusive and Lots 35 and 36, Block 7; Lots 1 to 5, inclusive, Block 8, all in Plat of First Addition to Sansaria, Coos County.

PARCEL B to EASEMENT - ST. LAURENT LAND & CATTLE COMPANY and A.W. SWEET

ALSO that portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, which embraces the Easement Roadway for Access purposes, and lies between the Plat of Sansaria and the Plat of First Addition to Sansaria, as shown on the Plat of First Addition to Sansaria.

Beginning at a 1 $\frac{1}{2}$ inch iron pipe in an orchard, thought at one time by a surveyor to be the Southwest corner of Section 33, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North 87°57'10" East along what was thought to be the South line of Section 33, for a distance of 1350.19 feet, to the Initial Point of the Plat of Sansaria, said Initial Point being what was thought to be the Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 33; thence North 32°08'20" East for a distance of 90.69 feet, more or less, to the true Southeast corner of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 33; thence North 89°57'01" West for a distance of 1300.25 feet, to the true Southwest corner of said Section 33; thence North 89°56'40" West, along the South line of Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, for a distance of 1677 feet, to the Pacific Ocean; thence Southerly along the Pacific Ocean for a distance of 155 feet, more or less, to a point which bears West from the point of beginning; thence East for a distance of 1630 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM, any portion of the Plat of Sansaria as it currently lies monumented on the ground.

Together with Lot 26, Block 3, Plat of Sansaria as it currently lies monumented on the ground.

PARCEL B to EASEMENT - ST. LAURENT LAND & CATTLE COMPANY and A.W. SWEET

85 2 7848

PARCEL C to EASEMENT - ST. LAURENT LAND & CATTLE COMPANY and A.W. SWEET

Beginning at a 1 1/4 inch iron pipe in an orchard, thought at one time by a surveyor to be the Southwest corner of Section 33, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North 87°57'10" East along what was thought to be the South line of Section 33, for a distance of 1350.19 feet, to the Initial Point of the Plat of Sansaria, said Initial Point being what was thought to be the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 33; thence North 32°08'20" East for a distance of 90.69 feet, more or less, to the true Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 33; thence North 89°57'01" West for a distance of 1300.25 feet, to the true Southwest corner of said Section 33; thence North 89°56'40" West, along the South line of Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, for a distance of 1677 feet, to the Pacific Ocean; thence Southerly along the Pacific Ocean for a distance of 155 feet, more or less, to a point which bears West from the point of beginning; thence East for a distance of 1630 feet, more or less, to the point of beginning.

419

85 2 7840

State of Oregon }
County of Coos } 3 44 PM '85

I hereby certify that the within instrument was filed for record in the Coos County Deed Records.

WITNESS my hand and seal of County affixed:

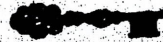
MARY ANN WILSON
Coos County Clerk

By *Mary Ann Wilson* deputy

Return to KEY TITLE & ESCROW

Fee: 37

PARCEL C to EASEMENT - ST. LAURENT LAND & CATTLE COMPANY and A.W. SWEET



4361-E

AFTER RECORDING RETURN TO:
331 CAMINO DEL CIELO
SOUTH PASADENA, C A 91030

07 12 1213

RECORDING 97121213
I, Mary Ann Wilson,
Cocoe County Clerk, certify
the within instrument
was filed for record at



24-66492/TM

2:06 PM ON 12/31/1997
M. BOUEN

RETURN TO KEY TITLE & ESCROW RESTRICTIVE COVENANT By _____ Deputy

pages 5 Fee \$ 33.00

THIS RESTRICTIVE COVENANT ("Covenant") is made this 30th day of December, 1997, by Melvin L. McDougal ("Seller").

RECITALS:

Seller and Frank Pakny and Belen Pakny ("Purchaser") have entered into that certain Contract & Receipt for Earnest Money, dated October 28, 1997 (the "Purchase Agreement"), providing for Seller to sell and for Purchaser to buy approximately sixty-five (65) acres of ocean-front real property that is located in Cocoe County, Oregon, as more particularly described on Exhibit "A" attached hereto, together with an access easement over the roadway leading to such real property, as shown on Exhibit "B" attached hereto (the "Roadway"). Such real property and such access easement shall be referred to hereinafter as the "Benefitted Property."

Seller owns certain real property that is located in Cocoe County, Oregon, and that surrounds the Benefitted Property, as more particularly described on Exhibit "C" attached hereto (the "Burdened Property").

Under the Purchase Agreement, Seller has agreed not to cut any trees or other vegetation located on the Burdened Property within one hundred fifty (150) feet of the Roadway (the "Timber"), except as reasonably necessary to facilitate the clearing of sites for and the construction of roadways, driveways, houses and other structures ancillary to any such houses.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Grant of Restrictive Covenant. In consideration of the execution and delivery of the Purchase Agreement and payment of the purchase price thereunder, Seller hereby restricts the Burdened Property as follows. The live Timber shall not be cut except as reasonably necessary to facilitate the clearing of sites for and the construction of roadways, driveways, houses and other structures ancillary to any such houses. Seller shall determine what is reasonably necessary in good faith and according to industry standards.

2. Parties in Interest/Covenant Runs with the Land. This Restrictive Covenant shall be perpetual and shall run with the land and shall be binding upon Seller and Seller's successors and

3001

assigns and shall inure to the benefit of Purchaser and Purchaser's successors and assigns.

3. Attorneys' Fees. In the event of any breach of this Restrictive Covenant, the breaching party shall pay to Purchaser all of Purchaser's costs and expenses reasonably incurred, including, without limitation, attorneys' fees prior to trial, at trial and on any appeal.

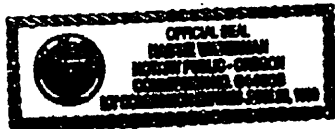
IN WITNESS WHEREOF, Seller has executed this Agreement as of the date first above written.

SELLER:

Melvin L. McDougal
Melvin L. McDougal

STATE OF OREGON }
County of Lane } ss.

Personally appeared before me the above-named Melvin L. McDougal and acknowledged the foregoing instrument to be his voluntary act and deed this 30th day of December, 1997.



Noeline Waterman
Notary Public for Oregon

Unofficial Copy

3033

Government Lot 5, Section 29, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

ALSO: Beginning at the quarter corner common to Sections 29 and 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence running South $01^{\circ} 09' 33''$ West 1278.63 feet along the East line of Government Lot 1 of said Section 32 to a $5/8$ inch iron rod set at the Southeast corner of said Government Lot 1; thence South $34^{\circ} 57' 04''$ East 2490.08 feet to a $5/8$ inch iron rod; thence South $30^{\circ} 16' 57''$ West 263.80 feet to a $5/8$ inch iron rod; thence West 131.00 feet, more or less, to the Westerly boundary of Government Lot 4 of said Section 32; thence Northwesterly along the Westerly boundaries of Government Lots 4, 3, 2 and 1 of said Section 32 to the North line of said Government Lot 1; thence East 576.00 feet, more or less, along said North line to the point of beginning.

Unofficial
Copy

EXHIBIT B

PARCEL 1

A tract of land 25 feet wide having the following described centerline:

Beginning at the Southeast corner of Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said corner being marked with a brass capped two-inch iron pipe; thence North 01° 35' 18" East 513.13 feet along the East line of Section 32 to the TRUE POINT OF BEGINNING; thence along the centerline of the existing road as follows:

South 32° 12' 46" West 200.10 feet; South 49° 59' 42" West 58.70 feet; South 71° 01' 19" West 73.53 feet; South 83° 09' 42" West 96.19 feet; North 80° 27' 20" West 67.36 feet; North 65° 53' 52" West 305.07 feet; North 55° 16' 10" West 81.25 feet; North 42° 16' 40" West 44.90 feet; North 32° 43' 31" West 45.25 feet; North 23° 49' 26" West 71.42 feet; North 29° 24' 50" West 223.59 feet; North 31° 41' 19" West 107.13 feet; North 40° 23' 42" West 62.13 feet; North 43° 46' 54" West 82.96 feet; North 15° 29' 04" West 34.99 feet; North 08° 01' 51" East 28.82 feet; North 24° 06' 30" East 86.40 feet; North 04° 10' 57" West 37.07 feet; North 27° 50' 38" West 32.22 feet; North 33° 33' 27" West 236.02 feet; North 24° 08' 19" West 65.98 feet; North 09° 49' 24" West 83.89 feet; North 00° 22' 59" East 53.07 feet to the South line of the tract of land conveyed from McDougal to

Pekny, per deed recorded as instrument no. 97-12-1210, deed records of Coos County, Oregon.

PARCEL 2

Beginning at the Southeast corner of Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said corner being marked with a brass capped two inch iron pipe; thence North 01° 35' 18" East 513.13 feet along the East line of Section 32 to the TRUE POINT OF BEGINNING; thence running Easterly over and across Pacific Surf Drive to Seven Devils County Road No. 33 as platted per the Plat of First Addition to Sansaria and the Plat of Sansaria.

PARCEL 1

A tract of land 325 feet wide having the following described centerline:

Beginning at the Southeast corner of Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said corner being marked with a brass capped two-inch iron pipe; thence North 01° 35' 18" East 513.13 feet along the East line of Section 32 to the TRUE POINT OF BEGINNING; thence along the centerline of the existing road as follows:

South 32° 12' 46" West 200.10 feet; South 49° 59' 42" West 58.70 feet; South 71° 01' 19" West 73.63 feet; South 83° 09' 42" West 96.19 feet; North 80° 27' 20" West 67.36 feet; North 65° 58' 52" West 305.07 feet; North 55° 16' 10" West 81.25 feet; North 42° 16' 40" West 44.90 feet; North 32° 43' 31" West 45.25 feet; North 23° 49' 26" West 71.42 feet; North 29° 24' 50" West 223.59 feet; North 31° 41' 19" West 107.13 feet; North 40° 23' 42" West 62.13 feet; North 43° 46' 54" West 82.96 feet; North 15° 29' 04" West 34.99 feet; North 08° 01' 51" East 28.82 feet; North 24° 06' 30" East 86.40 feet; North 04° 10' 57" West 37.07 feet; North 27° 50' 38" West 32.22 feet; North 33° 33' 27" West 236.02 feet; North 24° 08' 19" West 65.98 feet; North 09° 49' 24" West 83.89 feet; North 00° 22' 59" East 53.07 feet to the South line of the tract of land conveyed from McDougal to

Pekny per deed recorded as instrument no. 97-12-1210, deed records of Coos County, Oregon.

PARCEL 2

A tract of land 325 feet wide the centerline of which is the centerline of the following described land:

Beginning at the Southeast corner of Section 32, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, said corner being marked with a brass capped two inch iron pipe; thence North 01° 35' 18" East 513.13 feet along the East line of Section 32 to the TRUE POINT OF BEGINNING; thence running Easterly over and across Pacific Surf Drive to Seven Devils County Road No. 33 as platted per the Plat of First Addition to Sansaria and the Plat of Sansaria.



Coos County Planning Department

Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, OR 97423
Physical Address: 225 N. Adams, Coquille, Oregon 97423
(541) 396-7770

FAX (541) 396-1022 / TDD (800) 735-2900

planning@co.coos.or.us

Jill Rolfe, Planning Director

June 6, 2023

Sheri McGrath
PO Box 1548
Bandon, OR 97411

RE: Research Request R-23-002 on property located at Township 26S, Range 14W, Section 32 Tax Lot 404

Ms. McGrath,

Pursuant to your research request, a limited forest template dwelling test was conducted for the parcel located north of the City of Bandon. The purpose of the test was to determine if the parcel was zoned Forest (F) Mixed Use (MU), the number of current qualifying pre-1993 parcels and dwellings for a new dwelling based on the relevant Coos County Zoning and Land Development Ordinance ("CCZLDO") provisions.

Only the following applicable CCZLDO criteria for the template test were researched:

(II) Template Dwelling - 215.750 Alternative forestland dwellings; criteria.

- (1) In western Oregon, a governing body of a county or its designate may allow the establishment of a single family "template" dwelling authorized under ORS 215.750 on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:
 - (a) Capable of producing zero to 49 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract;
and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (b) Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract;
and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (c) Capable of producing more than 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract;
and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (d) As used in this section, "center of the subject tract" means the mathematical centroid of the tract.
- (2) The following review standards apply to "template" dwellings approved under this rule:

- (a) Lots or parcels within urban growth boundaries may not be used to satisfy the eligibility requirements under this rule.
- (b) Except as provided by subsection (c) of this section, if the tract under section (1) of this rule abuts a road¹ that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road.
- (c) If the:
 - (A) Tract 60 acres or larger described under section (1) of this rule abuts a road or perennial stream, the measurement shall be made in accordance with subsection (b) of this section. However, one of the three required dwellings must be on the same side of the road or stream as the tract, and:
 - (i) Be located within a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream; or
 - (ii) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.
 - (B) Road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling.
- (d) Notwithstanding subsection (6)(a) of this rule, if the acknowledged comprehensive plan and land use regulations of a county require that a dwelling be located in a 160-acre square or rectangle described in sections (3) and (4) of this rule or subsections (b) or (c) of this section, a dwelling is in the 160-acre square or rectangle if any part of the dwelling is in the 160-acre square or rectangle.

As the property does not abut a road that existed prior to January 1, 1993 the square template was used and results are as follows:

Rectangle Template Results:

Minimum of eleven (11) required pre-1993 parcels within a 160 acre rectangle:	MET (20 parcels)
Minimum of three (3) required pre-1993 dwellings within a 160 acre rectangle:	MET (3 dwellings)

This test shows that CCZLDO Section 4.6.120 (II)(1)(c) may be satisfied using the property's current configuration. If the configuration of the subject property were to change, such as through a partition or property line adjustment, if additional discrete parcels are discovered, or any of the qualifying dwellings were replaced within the test area, this test will no longer be valid.

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

This is not a land use review and this is not an approval for a dwelling on the subject parcel. All other applicable rules and regulations will need to be addressed for a complete application. There is no guarantee this parcel will be approved for a template dwelling. A complete application, including template test, will be reviewed for each future application.

If there are any questions regarding this test, please contact the Planning Department.

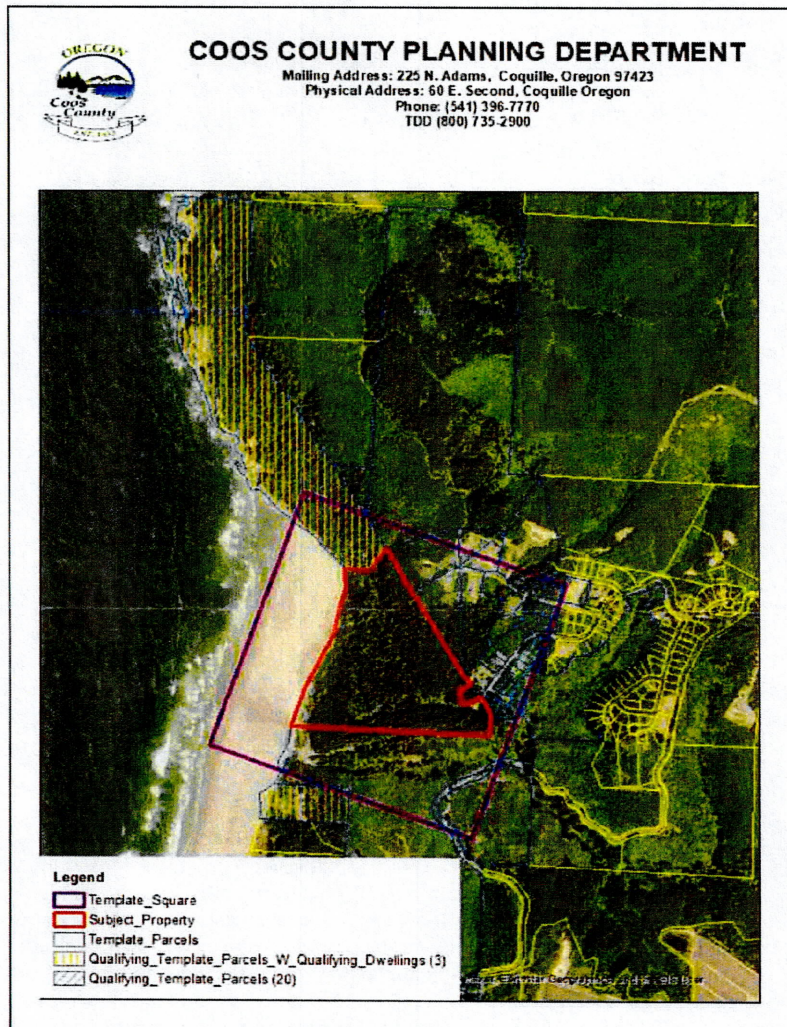
Sincerely,

Chris MacWhorter

Chris MacWhorter, Principal Planner

Attachment: Template Test Map – Square Template Test

C: File





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for **Coos County, Oregon**

LITAK



June 6, 2023

Preface

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

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

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

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

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

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

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

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

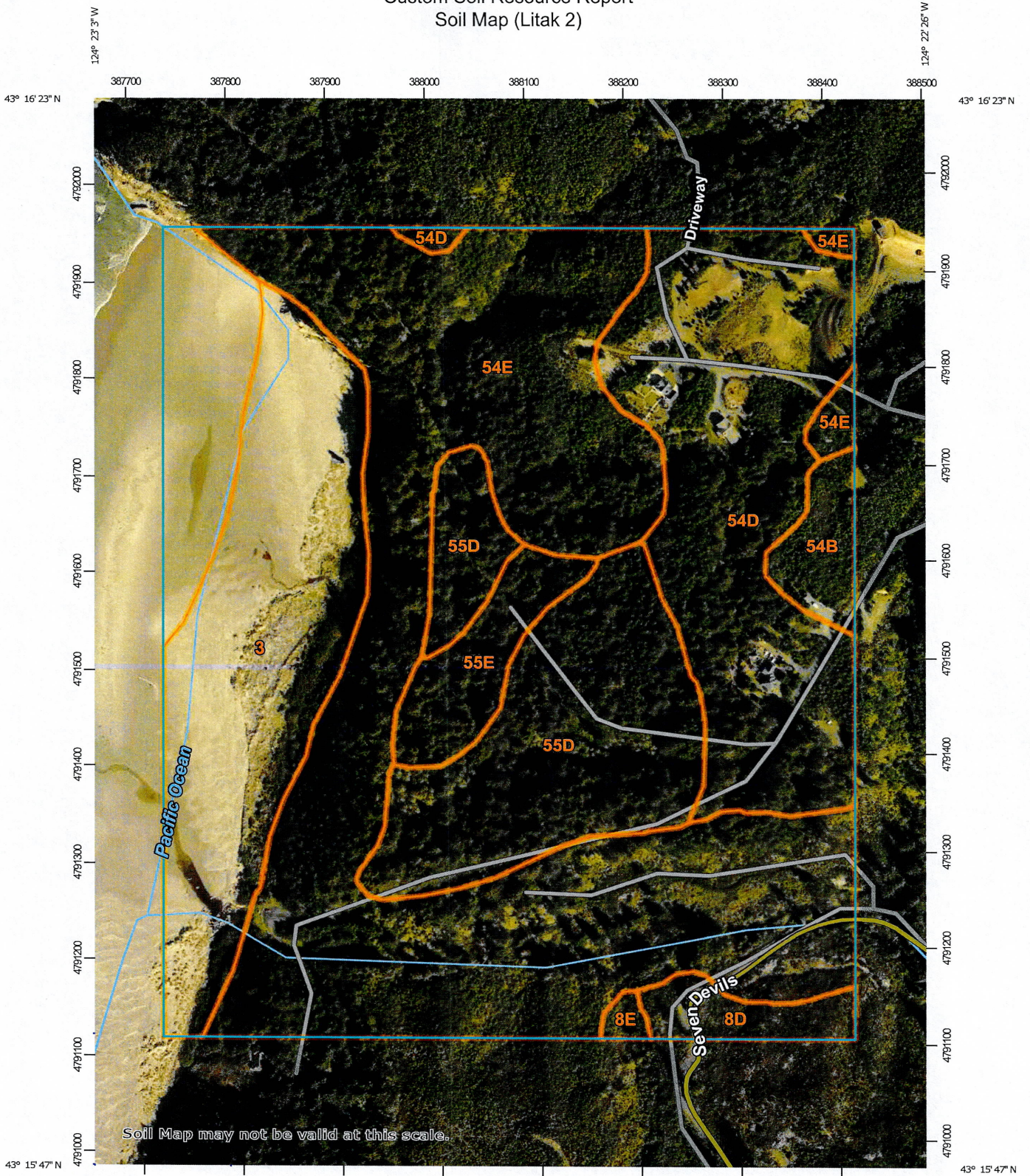
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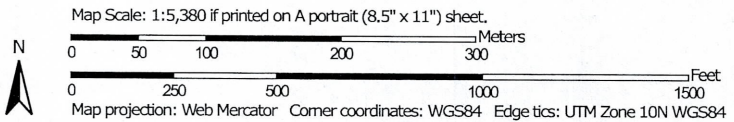
Soil Map

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

Custom Soil Resource Report
Soil Map (Litak 2)




Soil Map may not be valid at this scale.




Custom Soil Resource Report

MAP LEGEND


Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Map Unit Legend (Litak 2)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3	Beaches	22.7	15.7%
8D	Bullards sandy loam, 12 to 30 percent slopes	2.6	1.8%
8E	Bullards sandy loam, 30 to 50 percent slopes	0.4	0.3%
54B	Templeton silt loam, 0 to 7 percent slopes	2.7	1.9%
54D	Templeton silt loam, 7 to 30 percent slopes	26.2	18.1%
54E	Templeton silt loam, 30 to 50 percent slopes	58.3	40.4%
55D	Templeton-Bullards complex, 3 to 30 percent slopes	19.8	13.7%
55E	Templeton-Bullards complex, 30 to 50 percent slopes	4.5	3.1%
Totals for Area of Interest		144.5	100.0%

Map Unit Descriptions (Litak 2)

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

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

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a

Custom Soil Resource Report

given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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

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

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

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

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

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

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

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

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

Coos County, Oregon

3—Beaches

Map Unit Setting

National map unit symbol: 21nc
Elevation: 0 to 10 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 57 degrees F
Frost-free period: 190 to 210 days
Farmland classification: Not prime farmland

Map Unit Composition

Beaches: 85 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Beaches

Setting

Landform: Beaches
Parent material: Sandy and gravelly beach sand

Typical profile

H1 - 0 to 60 inches: stratified sand to gravel

Properties and qualities

Slope: 1 to 8 percent
Depth to water table: About 0 to 72 inches
Frequency of flooding: Very frequent

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: Yes

8D—Bullards sandy loam, 12 to 30 percent slopes

Map Unit Setting

National map unit symbol: 21rf
Elevation: 30 to 600 feet
Mean annual precipitation: 55 to 75 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Bullards and similar soils: 75 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

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Description of Bullards

Setting

Landform: Marine terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed eolian and marine deposits

Typical profile

Oi - 0 to 3 inches: slightly decomposed plant material
H1 - 3 to 10 inches: sandy loam
H2 - 10 to 44 inches: gravelly sandy loam
H3 - 44 to 63 inches: sand

Properties and qualities

Slope: 12 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F004AC410OR - Coastal Upland Warm Forest
Forage suitability group: Well Drained >15% Slopes (G004AY013OR)
Other vegetative classification: Well Drained >15% Slopes (G004AY013OR)
Hydric soil rating: No

Minor Components

Blacklock

Percent of map unit: 8 percent
Landform: Depressions on marine terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

8E—Bullards sandy loam, 30 to 50 percent slopes

Map Unit Setting

National map unit symbol: 21rg
Elevation: 50 to 600 feet

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Mean annual precipitation: 55 to 75 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Bullards and similar soils: 80 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bullards

Setting

Landform: Marine terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed eolian and marine deposits

Typical profile

Oi - 0 to 3 inches: slightly decomposed plant material
H1 - 3 to 10 inches: sandy loam
H2 - 10 to 44 inches: gravelly sandy loam
H3 - 44 to 63 inches: sand

Properties and qualities

Slope: 30 to 50 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F004AC410OR - Coastal Upland Warm Forest
Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 21pz
Elevation: 50 to 450 feet
Mean annual precipitation: 60 to 70 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Custom Soil Resource Report

Map Unit Composition

Templeton and similar soils: 75 percent

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

Description of Templeton

Setting

Landform: Rotational slides, mountain slopes

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Mountaintop, tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 16 inches: silt loam

H2 - 16 to 42 inches: silt loam

H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

Slope: 0 to 7 percent

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

Drainage class: Well drained

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

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

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

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Ecological site: F004AB404WA - Coastal Upland Warm Forest

Forage suitability group: Well Drained <15% Slopes (G004AY014OR)

Other vegetative classification: Well Drained <15% Slopes (G004AY014OR)

Hydric soil rating: No

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

Map Unit Setting

National map unit symbol: 21q0

Elevation: 50 to 800 feet

Mean annual precipitation: 60 to 70 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Templeton and similar soils: 75 percent

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

Description of Templeton

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F004AB404WA - Coastal Upland Warm Forest
Forage suitability group: Well Drained >15% Slopes (G004AY013OR)
Other vegetative classification: Well Drained >15% Slopes (G004AY013OR)
Hydric soil rating: No

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

Map Unit Setting

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

Map Unit Composition

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

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Description of Templeton

Setting

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

Typical profile

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

Properties and qualities

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

Interpretive groups

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

55D—Templeton-Bullards complex, 3 to 30 percent slopes

Map Unit Setting

National map unit symbol: 21q3
Elevation: 50 to 600 feet
Mean annual precipitation: 60 to 70 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Templeton and similar soils: 45 percent
Bullards and similar soils: 30 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

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Description of Templeton

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Mountaintop, mountainflank
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

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

Properties and qualities

Slope: 3 to 30 percent
Depth to restrictive feature: 40 to 60 inches to paralithic bedrock
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F004AB404WA - Coastal Upland Warm Forest
Forage suitability group: Well Drained >15% Slopes (G004AY013OR)
Other vegetative classification: Well Drained >15% Slopes (G004AY013OR)
Hydric soil rating: No

Description of Bullards

Setting

Landform: Marine terraces
Landform position (three-dimensional): Riser
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Mixed eolian and marine deposits

Typical profile

Oi - 0 to 3 inches: slightly decomposed plant material
H1 - 3 to 10 inches: sandy loam
H2 - 10 to 44 inches: gravelly sandy loam
H3 - 44 to 63 inches: sand

Properties and qualities

Slope: 3 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches

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Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F004AC410OR - Coastal Upland Warm Forest
Forage suitability group: Well Drained > 15% Slopes (G001XY003OR)
Other vegetative classification: Well Drained > 15% Slopes (G001XY003OR)
Hydric soil rating: No

Minor Components

Aquepts

Percent of map unit: 8 percent
Landform: Mountains
Hydric soil rating: Yes

55E—Templeton-Bullards complex, 30 to 50 percent slopes

Map Unit Setting

National map unit symbol: 21q4
Elevation: 50 to 500 feet
Mean annual precipitation: 60 to 70 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Not prime farmland

Map Unit Composition

Templeton and similar soils: 55 percent
Bullards and similar soils: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Templeton

Setting

Landform: Mountain slopes
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Mountaintop, mountainflank
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

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

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Properties and qualities

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

Interpretive groups

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

Description of Bullards

Setting

Landform: Marine terraces
Landform position (three-dimensional): Riser
Down-slope shape: Concave, convex
Across-slope shape: Concave, convex
Parent material: Mixed eolian and marine deposits

Typical profile

Oi - 0 to 3 inches: slightly decomposed plant material
H1 - 3 to 10 inches: sandy loam
H2 - 10 to 44 inches: gravelly sandy loam
H3 - 44 to 63 inches: sand

Properties and qualities

Slope: 30 to 50 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: F004AC410OR - Coastal Upland Warm Forest
Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

AOI Inventory

This folder contains a collection of tabular reports that present a variety of soil information. Included are various map unit description reports, special soil interpretation reports, and data summary reports.

Component Text Descriptions (Litak)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the selected area. The component descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit. A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the associated soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas (components) for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The "Map Unit Component Nontechnical Descriptions" report gives a brief, general description of the soil components that occur in a map unit. Descriptions of nonsoil (miscellaneous areas) and minor map unit components may or may not be included. This description is written by the local soil scientists responsible for the respective

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soil survey area data. A more detailed description can be generated by the "Map Unit Description" report.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

Report—Component Text Descriptions (Litak)

Coos County, Oregon

Map Unit: 3—Beaches

Description Category: GENSOIL

Beaches: 85 percent

Generated brief soil descriptions are created for major soil components. The Beaches is a miscellaneous area.

Map Unit: 8D—Bullards sandy loam, 12 to 30 percent slopes

Description Category: GENSOIL

Bullards: 75 percent

The Bullards component makes up 75 percent of the map unit. Slopes are 12 to 30 percent. This component is on dissected marine terraces. The parent material consists of mixed eolian and marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 75 percent. Below this thin organic horizon the organic matter content is about 6 percent. This component is in the F004AC410OR Coastal Upland Warm Forest ecological site. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

Description Category: GENSOIL

Blacklock: 8 percent

Generated brief soil descriptions are created for major soil components. The Blacklock soil is a minor component.

Map Unit: 8E—Bullards sandy loam, 30 to 50 percent slopes

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Description Category: GENSOIL

Bullards: 80 percent

The Bullards component makes up 80 percent of the map unit. Slopes are 30 to 50 percent. This component is on dissected marine terraces. The parent material consists of mixed eolian and marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 75 percent. Below this thin organic horizon the organic matter content is about 6 percent. This component is in the F004AC410OR Coastal Upland Warm Forest ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

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

Description Category: GENSOIL

Templeton: 75 percent

The Templeton component makes up 75 percent of the map unit. Slopes are 0 to 7 percent. This component is on mountain slopes, rotational slides, mountains. The parent material consists of colluvium and residuum weathered from sedimentary rock. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 13 percent. This component is in the F004AB404WA Coastal Upland Warm Forest ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

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

Description Category: GENSOIL

Templeton: 75 percent

The Templeton component makes up 75 percent of the map unit. Slopes are 7 to 30 percent. This component is on mountain slopes, mountains. The parent material consists of colluvium and residuum weathered from sedimentary rock. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 13 percent. This component is in the F004AB404WA Coastal Upland Warm Forest ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

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

Description Category: GENSOIL

Templeton: 75 percent

The Templeton component makes up 75 percent of the map unit. Slopes are 30 to 50 percent. This component is on mountain slopes, mountains. The parent material consists of colluvium and residuum weathered from sedimentary rock. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 13 percent. This component is in the F004AB404WA Coastal Upland Warm Forest ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

Map Unit: 55D—Templeton-Bullards complex, 3 to 30 percent slopes

Description Category: GENSOIL

Templeton: 45 percent

The Templeton component makes up 45 percent of the map unit. Slopes are 3 to 30 percent. This component is on mountain slopes, mountains. The parent material consists of colluvium and residuum weathered from sedimentary rock. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 13 percent. This component is in the F004AB404WA Coastal Upland Warm Forest ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

Description Category: GENSOIL

Bullards: 30 percent

The Bullards component makes up 30 percent of the map unit. Slopes are 3 to 30 percent. This component is on strongly dissected marine terraces. The parent material consists of mixed eolian and marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 75 percent. Below this thin organic horizon the organic matter content is about 6 percent. This component is in the F004AC410OR Coastal Upland Warm Forest ecological site. Nonirrigated land capability classification is 4e. This soil does not meet hydric criteria.

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Description Category: GENSOIL

Aquepts: 8 percent

Generated brief soil descriptions are created for major soil components. The Aquepts soil is a minor component.

Map Unit: 55E—Templeton-Bullards complex, 30 to 50 percent slopes

Description Category: GENSOIL

Templeton: 55 percent

The Templeton component makes up 55 percent of the map unit. Slopes are 30 to 50 percent. This component is on mountain slopes, mountains. The parent material consists of colluvium and residuum weathered from sedimentary rock. Depth to a root restrictive layer, bedrock, paralithic, is 40 to 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is high. Shrink-swell potential is moderate. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 13 percent. This component is in the F004AB404WA Coastal Upland Warm Forest ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

Description Category: GENSOIL

Bullards: 25 percent

The Bullards component makes up 25 percent of the map unit. Slopes are 30 to 50 percent. This component is on dissected marine terraces. The parent material consists of mixed eolian and marine deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches (or restricted depth) is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 75 percent. Below this thin organic horizon the organic matter content is about 6 percent. This component is in the F004AC410OR Coastal Upland Warm Forest ecological site. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

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