Coos County Planning Department
Land Use Application

Please place a check mark on the appropriate type of review that has been requested.

☒ Administrative Review

☒ Final Development Plan (BDR)

☒ Hearings Body Review

☒ Variance

An incomplete application will not be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed. Please indicate not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: SOUTH COAST TRAIL RIDERS

Address: 74799 CRANNOC RD.

City: NORTH BEND

State: OR

Zip Code: 97459

Telephone: 541-759-3601

B. Owner:

Name: SAME

Address: 

City: 

State: 

Zip Code: 

C. As applicant, I am (check one): Please provide documentation.

☒ The owner of the property (shown on deed of record);

☒ The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).

☒ A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).

☒ The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township: 23S

Range: 13W

Section: 35 BB

Tax Lot: 100

Tax Account: 69808

Lot Size: 13.86 AC

Zoning District: F

Updated 2013
E. Information (please check off as you complete)

1. Existing Use  VACANT - SAND
2. Site Address  CRANNOG Rd.
3. Access Road  CRANNOG Rd.
4. Is the Property on Farm/Forest Tax Deferral  No
5. Current Land Use (timber, farming, residential, etc.)  VACANT
6. Major Topography Features (streams, ditches, slopes, etc.)  SAND DUNES : POND
7. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map.  N/A
8. Identify any homes or development that exists on properties identified in #7.  N/A
9. A copy of the current deed of record.
10. Covenants or deed restrictions on the property, if unknown contact title company.  N/A
11. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½” x 11” paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map)

F. Proposed use and Justification
Please attach an explanation of the requested proposed use and findings (or reasons) regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

Applicable Criteria: Benefits : Dunes - Limited Development Suitability, Natural Hazards

Updated 2013
G. **Authorization:**
All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

**I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.**

**ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing.** (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are response to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.

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

**As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.**

**Applicant(s) Original Signature**  
**Applicant(s) Original Signature**

Updated 2013
October 22, 2014

Coos County Planning Dept.

RE: Template Dwelling Application - T.L. 1300 - 23S 13W 35BB

Applicant/Owner:

South Coast Trail Riders
74799 Crannog Road
North Bend, OR 97459

RE: Review Standards and Special Considerations

Section 4.8.400

A. Siting a home on the subject tract will not force a significant change in, or significantly increase the cost of accepted forest or farming practices on the adjacent lands.
There are 30+ parcels within the 160 acre square ranging from 0.30 acres to 551 acres of which are zoned Forest and RR-2. Many of the surrounding parcels already have homes or structures sited on them.
By allowing the siting of a single family dwelling on this site, the parcel would conform to what already exists within the area.

B. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or increase risks to fire suppression personnel. The maintained roads, maintained firebreak and open dunes will actually aid in fire suppression by allowing easy and fast access in the event of a fire.

Section 4.8.525

B 1) Only one residential dwelling will be sited on the subject parcel.

2) There are no deed restrictions on the subject property restricting dwellings.

3) The subject parcel will meet the required number of parcels (7) if the property is capable of producing 79 Cf/Ac./Yr of growth using the 160 acre square. (It was determined that there are approximately 30+ parcels within the 160 acre square that existed prior to 1993). See attached Soil Classification letter.
Section 4.8.600

A. 1. The proposed home site is located a minimum of 30 feet from the Southerly property line.

2. The proposed home site will not impact any future forest/farming operations.

3. The proposed cleared home site will be less than 1/4 acre.

4. A 30 ft. primary firebreak will be established around all structures. The secondary firebreak 100 feet beyond the primary firebreak will be maintained but the clearing of brush and trees shall be minimized to protect the stabilized dune.

B. Under ORS 537.545 (b) & (d) - no permit is required to take water for single or group purposes in the amount not to exceed 15,000 gallons per day or for watering a lawn or non commercial garden not to exceed 1/2 acre in size. This fits this proposed situation.

C. The access road is a public road - not government controlled.

D. 1. The a portion of the subject parcel beyond the proposed home site is open dune land.

Section 4.8.700 -

A. 1. Primary firebreak - all brush would be cleared back a minimum of 30 feet from any new structures.

2. A garden hose will be available to reach the perimeter of the primary firebreak.

3. A secondary firebreak 100 feet beyond the primary firebreak shall be maintained. The subject parcel falls within the Hauser RFPD boundaries.

B. The new structures will be constructed with non-combustible or fire resistant roofing material.

C. There is a water supply exceeding 4000 gallons on the property(existing pond).

D. The proposed home site has a grade of less than 5%.

E. A spark arrester will be required on any chimney.

F. The subject property falls within the Hauser RFPD district.

G. The access road to the subject property currently has a 16' sand road. The driveway to the proposed home site is from the paved county road.
February 4, 2002

Oregon Trail Riders Association
Attn: Mike Smith
74799 Cranog Road
North Bend, OR 97459

RE: Proposed cabin placement on TL 100, Section 35BB, T23, R13W in Coos County, OR.

Dear Mike:

At your request, Rod Gulseth of our staff visited the proposed development site on January 21st to evaluate this site for placement of a dwelling in regards to areas within Coos County’s current Dunes, Ocean and Coastal Lake Shorelands policy as stipulated in Appendix 1, Section 5.10. This policy requires suitability findings for residential development. In addition, the parcel is currently zoned Forest. It is my understanding that this development is being applied for under a lot of record, although it appears it also meets the current template test for siting of a dwelling in a Forest Zone.

This parcel is listed as 14.85 acres, and the development is proposed on the SouthEast corner of the parcel in a forested area that is roughly 250 feet square. This site includes an existing dunes access road that is its east boundary. This access road has been used for at least 20 years by recreational and emergency vehicles, and is a compacted sand surface. The site is well vegetated, with established fir, pine, shrubs and grasses. No septic system, drainfield or wells are existing. The remaining portion of the parcel is not expected to change which consists of approximately 3 acres of forested property including approximately ¾ acre of pond/wetland area and the remaining 10 acres are open sand.

The existing soil type on the proposed area for development is a fine loamy sand, consistent with the soil type listed in the Soil Survey of Coos County, Oregon, published by the Soil and Water Conservation service. This soil type is listed as 43D, the Netarts loamy fine sand. This soil is suited for shallow footings and residential development, however extreme care must be taken due to the erodability of the soil and the tendency for excavations to slump. The soil is listed as an erodability class 2, which is moderate to severe and typical of the fine grained non-cohesive soils. The site exhibits a loose loam soil in the top 12-24”, with denser sands below this depth.

Since wells or septic systems do not currently exist, the site is open for this development. The soil type however is excessively drained, and should include at least a 200-foot separation between the new drain field and any existing or proposed well sites. This can be accomplished by placing the septic system on the north end of the proposed development area, at the edge of the open dune and
stabilizing the open sand area by use of both a geotextile and planting of dune grasses. This provides at least a 300 foot buffer from any existing well sites, and allows the flexibility of siting a well for this property over a large portion of the property. Other sanitary waste treatment systems may be evaluated such as a sand filter system or AdvanTex (product of Orenco Systems Inc.) filter system, however this final decision can be made when application for septic system installation is made. Any drain field placed in the open sand area should be stabilized by vegetation and fenced to prohibit inadvertent vehicular traffic. A standard drain field in this type of soil would require 150 feet of drain field piping and an approximate area of 20 x 80 feet.

Utility access is expected to be incorporated into the access road shoulder, and no adverse effects are anticipated in utility installation.

The proposed development must also include vehicular access, and cut fill slopes to provide a level or low sloped parking area and home site. The existing vehicular access is sloped at 8 percent, and should be utilized for proposed development. This roadway currently is slightly incised, with existing non-vegetated cut slopes averaging 2 feet in height. Coos County requires a 12 foot surfaced width, 16-foot wide subgrade, with a clearing width of 20 feet in width and 13.5 feet in height for new driveways. The overall driveway width is expected to be approximately 350 feet in length. 220 feet of this drive is the existing dune access road, and a turnout/emergency vehicle turn around can and should be installed at approximately at the top of the existing access road where it enters the partially open dune land.

The house site itself requires a 30 foot vegetation cleared area around the structure, with and an additional limited clearing buffer for fire. The proposed home site is near the top of an existing hill, with gentle slopes to the west, and slopes nearing 40 percent to the southeast. The proposed home site is in the forested segment of the existing parcel. Vegetation in this area appears to be between 5 and 20 years old, and is primarily shore pine and young Douglas fir. Cut slopes to widen the existing access, provide the 100 feet of new access, and establish the home site bench on the lot is not expected to exceed 8 feet in height. Slopes over 3 feet in height should be cut back to a maximum of 2H:1V and stabilized by planting of dune grasses and shrubs.

A 50-foot minimum vegetation buffer on the west side of the proposed site is recommended, and careful siting of the dwelling and appurtenant structures. This buffer may be trimmed to meet fire buffer requirements, but in no case should the vegetation be totally removed in this buffer area other than where the access drive penetrates to tie into the existing primitive roadway.

Based upon the Coos County’s Plan Implementation Strategies, the site was to be evaluated for the following:

(2) i. Adverse effects the proposed use might have on the site and adjacent areas:

Based upon correct siting of the dwelling, access and dwelling appurtenances, no adverse effects other than short-term erosion during construction are anticipated.

(2) ii. The need for temporary and permanent stabilization programs, and maintenance of new and existing vegetation:

Attachment E
Page 2 of 8
The existing trees on site are well established and vary in age from 5 to 20 years, primarily native plants and shrubs. The area directly surrounding the home pad, parking, and access drive, and utility trenches are the only areas proposed to be disturbed. An additional 30 feet around the dwelling will be cleared of large woody vegetation. This area is to be seeded once the home is placed, and based upon drought tolerant grasses, no erosion problems should exist after establishment which may take more than one seeding. Drainage shall be directed down the driveway, or placed in a dry pit at least 10 feet away from slopes exceeding 20%. A buffer of 5 feet from tops of slopes exceeding 20% for the home pad and parking should be maintained or planted after initial development. All vegetative stabilization should be maintained and monitored where slopes exceed 3 feet in height.

(2) iii. The need for methods for protecting surrounding area from adverse effects of the development:

This site is well vegetated, and is screened by the vegetation from any adjoining properties. The closest development to the actual homesite is an existing dwelling to the east, which is screened from this dwelling by approximately 80 feet of trees and shrubs. The proposed 50-foot buffer on the west will limit visibility from the public recreation area of the Oregon Dunes. As noted earlier in this document, the proposed access from Cranog County Road is an existing dune access, and surfacing of this access will limit the erosion of the access, which currently exists. Residential development has occurred on the east side of this homesite, all on the east side of Cranog County Road. New utilities will be placed underground on site, and therefore limit visual impacts.

The disturbed area, which is not covered by a driveway, parking or the new dwelling structure, will be vegetated with drought tolerant grasses or shrubs, as well as volunteer native vegetation.

(2) iv. Hazards to life, public and private property, and the natural environment which may be caused by the proposed use:

Two primary hazards exist in development of this site, which are proposed to be mitigated by careful siting of the access and home site.

The first is the potential to open the existing site and thus create open dune movement and additional erosion/drifting of fine sands. This is proposed to be mitigated by minimizing the removal of existing vegetation by utilizing the existing access roadway and leaving existing vegetative buffers a minimum of 50 feet in width between the existing open dune land, as well as planting and maintaining any newly constructed slopes or open areas.

The second is the potential of contamination of wells due to the new septic system in severely drained soils. This is proposed to be mitigated by increasing the standard spacing between septic systems and wells to a minimum of 200 feet, and care in both siting and method used for on site waste treatment. Should a standard drain field be considered an undue hazard, other methods such as sand or bio filters could be used in place of standard septic systems to increase the effluent quality.
In general, the aesthetic quality of the other homes sited adjacent to this parcel and the Dunes Recreation Area will be minimally impacted due to maintenance of buffers to both limit erosion and screen new structures from view. Improved dune access will be provided for emergency vehicles as part of the driveway construction. The only proposed view impediment is fencing around the septic system drain field, which may be omitted or provided by other means.

The installation of a new home on this site has no adverse long-term impacts, on short-term impacts expected to exist for a maximum of six months until vegetation is well established on site. Disturbed area for placement of the new home was held to a minimum, and the natural drainage will not change.

Attached are copies of black and white photographs of the existing undisturbed site, and a very general site plan.

If you have any questions, please feel free to contact me at (541) 267-2872.

Sincerely;

[Signature]
Ralph Dunham, PE
Project Engineer
October 17, 2014

Coos County Planning Dept.
250 N. Baxter
Coos County Courthouse
Coquille, OR 97423

RE: Soil Classification for T.L. 1300 - 23S 13W 35BB

Based on Sheet Number 7 of the Soil Survey of Coos County, Oregon the subject property is comprised of soil types 16 (Dune Land), 61D (Waldport - Heceta fine sands, 0 to 30 percent slopes) and 43D (Netarts Loamy Fine Sand).

Soil type 16 - Dune Land - does not produce timber. Soil type 61D can produce up to 79 cu. ft./year of Shore Pine. Soil type 43D, on the basis of a 100 year site curve, the mean site index for Douglas fir is 124 and is capable of producing 122 cubic feet of wood fiber per year if they are protected from the ocean winds which the subject property is not. The majority of the subject property has consists of soil types 16 and 61D and is not suitable for timber production.

If you have any questions, please give me a call. Thank you.

Troy Rambo
WARRANTY DEED

GRANTOR: JAMES A. HOLBERT

GRANTEE: SOUTH COAST TRAIL RIDERS

Until a change is requested, all tax statements shall be sent to the following address:
SOUTH COAST TRAIL RIDERS
426 NORTHWOOD ROAD
NORTH BEND, OREGON 97459

Escrow No. 6-77-410 Title No. 6-77-410

After recording return to:
SOUTH COAST TRAIL RIDERS
426 NORTHWOOD ROAD
NORTH BEND, OREGON 97459

STATUTORY WARRANTY DEED

JAMES A. HOLBERT AND MERRIE Z. HOLBERT, AS TENANTS BY THE ENTIRETY, Grantee, conveys and warrants SOUTH COAST TRAIL RIDERS, AN OREGON NONPROFIT CORPORATION, Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in COOS County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 39.970. The said property is free from encumbrances except: RIGHTS OF THE PUBLIC IN AND TO THAT PORTION LYING WITHIN STREETS, ROADS AND HIGHWAYS.

The true consideration for this conveyance is $30,000.00. (Here comply with the requirements of ORS 93.030)

Dated this 22 day of February, 2002

JAMES A. HOLBERT

MERRIE Z. HOLBERT

State of Oregon, County of COOS

The foregoing instrument was acknowledged before me this 22 day of February, 2002 by

JAMES A. HOLBERT

MERRIE Z. HOLBERT

Notary Public for Oregon
My commission expires: 11-02-2002
EXHIBIT 'A'

LEGAL DESCRIPTION
Beginning at a point which is 4537.21 feet North and 453.59 feet East of the Southwest Corner of Section 35, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, and which beginning point is North 43° 19' West a distance of 50 feet from the Northwest corner of Lot 4, DEAL PARK, which was dedicated and recorded in Coos County Records, April 2, 1965; thence Northerly and Easterly along the Westerly boundary of the aforesaid Deal Park to a point on the North line of Section 35; thence West along the North line of Section 35 to the West Section line; thence South along the West Section line of the Section 35, to a point that is West of the place of beginning; thence East a distance of 460 feet, more or less, to the place of beginning.