

LAND USE PERMIT APPLICATION – BALANCE OF COUNTY
COOS COUNTY PLANNING DEPARTMENT

COMPLETED BY STAFF	
<p>Received By: <u>MB</u></p> <p>Date Submitted: <u>4/12/20</u></p> <p>Application No.: <u>ACU 20-014</u></p> <p>Fee: <u>1480⁰⁰</u></p> <p>Fee Paid: <u>4/12/20-ck 1480</u></p> <p>Receipt No.: <u>219283</u></p>	<p><input type="checkbox"/> COMP PLAN AMENDMENT</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> TEXT AMENDMENT</p> <p>CONDITIONAL USE REVIEW</p> <p><input type="checkbox"/> HEARINGS BODY</p> <p><input type="checkbox"/> ADMINISTRATIVE</p> <p><input type="checkbox"/> VARIANCE</p> <p><input type="checkbox"/> LAND DIVISION *</p> <p><input type="checkbox"/> HAZARD REVIEW *</p> <p><input type="checkbox"/> FARM OR FOREST REVIEW *</p> <p><input type="checkbox"/> FAMILY/MEDICAL HARDSHIP*</p> <p><input type="checkbox"/> HOME OCCUPATION/COTTAGE INDUSTRY</p> <p>*Supplemental Application required</p> <p>STAFF NOTES:</p>

Please type or clearly print all of the requested information below. Please be sure to include any supplemental application for if required.

I. APPLICANT

Name: Scott Hoefs

Mailing Address:

67398 North Bay Road
 City State Zip
 North Bend OR 97459
 Daytime Phone
 541-756-5382

Email: karlspagler1@gmail.com

II. OWNER(S)

Name:
 Scott and Aimee Hoefs

Mailing Address:
 67398 North Bay Road
 City State Zip
 North Bend OR 97459

Daytime Phone
 541-756-5382

Email:
 karlspagler1@gmail.com

III. PROPERTY - If multiple properties are part of this review please check here and attached a separate sheet with property information.

Location or Address:

67398 North Bay Road, North Bend

No. Acreage
 5

Tax Acct. R179012

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lot:
T24S	13W	24	SE 1/4	NW1/4	302

Zone:
 RR-5

Water Service Type:
 Communal

Sewage Disposal Type:
 Septic

School District:
 North Bend

Fire District:
 North Bay

IV. REQUEST SUMMARY (Example: "To establish a template dwelling in the Forest Zoning District.")

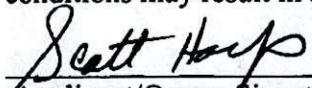
V. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning 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.

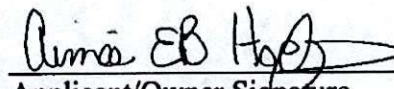
Application Check List: Please make off all steps as you complete them.

- A. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. 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.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- B. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- C. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

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 the application is signed by an agent, the owner's written authorization must be attached.

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.


Applicant/Owner Signature


Applicant/Owner Signature

A. Written statement of intent:

We plan to build a garage/ shop on our property. I have drawn out a plot map of our property and believe I have all the information included as required. See attached.

We plan to construct a 30x36 cement floor stick framed building with a comp roof. The building will have electrical installed eventually. We will not have any other utilities to the building (water, septic). There is an existing rocky drive to the building site. As shown on the plot map. Our property is located on Haynes inlet and I have indicated the tidal boundary on my plat, as is shown on the original house construction plat. We do not have a well on the property but are part of Heritage Hills Homeowners Association and receive our water from a communal water system located on community property. Distances as shown on the plat are approximate and most likely not to scale. I was told that a GeoTechnical report would be required. I have obtained such report and it is attached for reference.

1. Our property is designated as RR-5 and the detached garage will be used to supplement the existing attached garage.
2. Our property is 5 acres in size. The acreage currently has a 1600 sq ft house with attached 3 car garage and a 12x16 shed. The property is gently sloped to the south and is covered by trees except for the existing structures and proposed building site. Access to the property is existing off North Bay Road. See attached plot map.
3. We plan to construct a 30x36 cement floor stick framed building with a comp roof. The building will have electrical installed eventually. We will not have any other utilities to the building (water, septic).
4. No sewer or water will be installed in the proposed building.

B. Plot Map attached

1. existing buildings and proposed
2. existing county roads.
3. Septic and repair areas
4. 100 yr flood plain. House is not in flood plain, proposed building is higher in elevation.
5. Vegetation described
6. Outstanding features shown

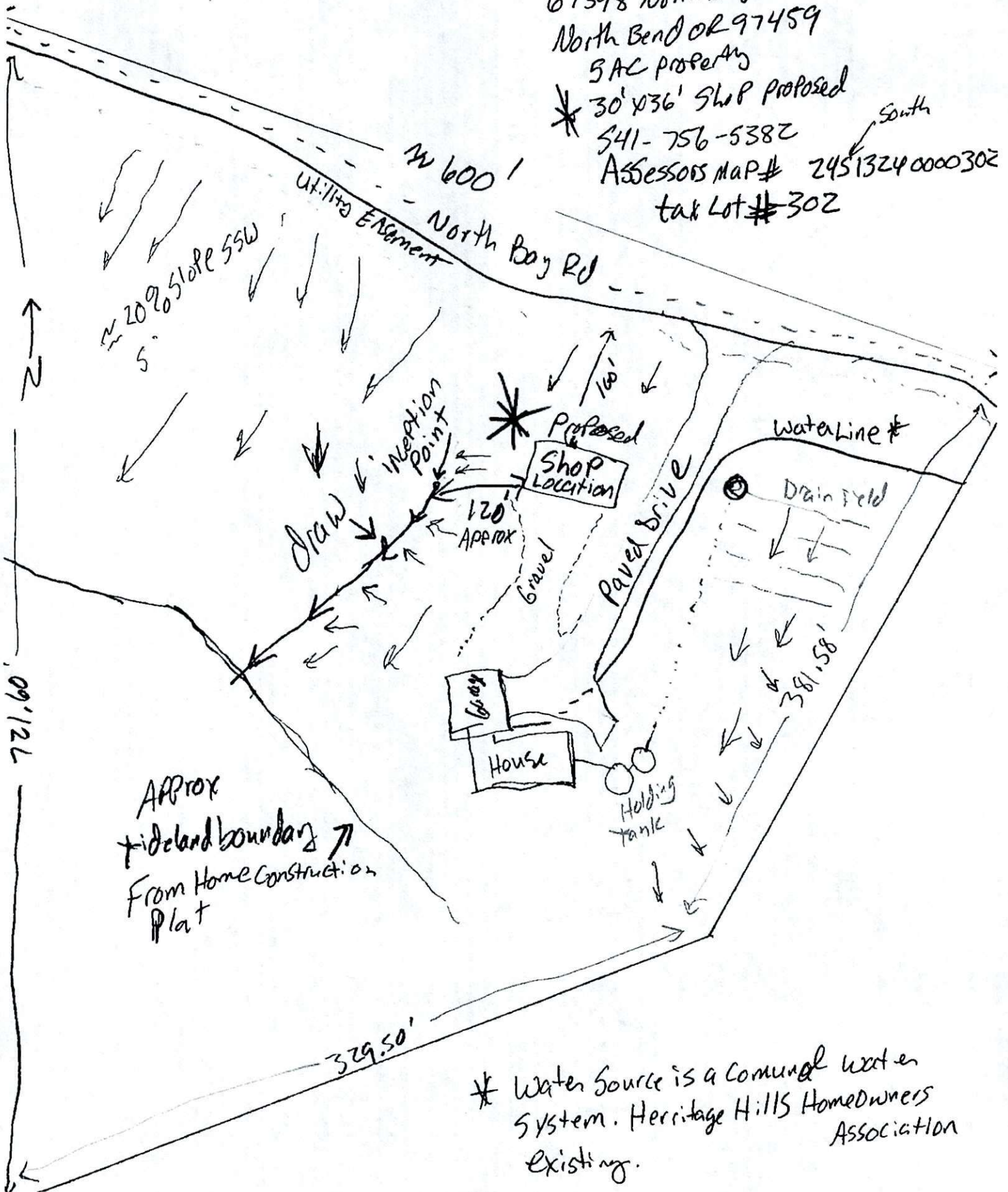
Thank you for your consideration. Please let me know if you need anything else.

Scott

1 1/2" = 100' APPROX

Scott Hoefs
67398 North Bay Rd
North Bend OR 97459
SAC Property

* 30' x 36' Shop Proposed
541-756-5382
Assessor's Map # 24513240000302
tax Lot # 302



* Water Source is a Municipal water system. Heritage Hills Homeowners Association Existing.

After Recording Return To:
Key Title Company
215 Curtis Ave.
PO Box 355
Coos Bay OR 974200037



RETURN TO KEY TITLE

Title Order No. 24-85043
Escrow No. 24-85043 - KF



Send Tax Statements To:
Scott W Hoefs
Aimee B Hoefs
Po Box 186
North Bend OR 97459

Tax Account No. T24R13S24 302
1790.12

WARRANTY DEED
(ORS 93.850)

*Scott William

Zeno Vendler, an estate in fee simple, Grantor, conveys and warrants to * Hoefs and Aimee * Hoefs, as tenants by the entirety, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

*Elizabeth

See Exhibit 'A' 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 30.930.

The true consideration for this conveyance is \$190,000.00.

Dated this 11 day of February, 2002.

Zeno Vendler

State of OR, County of Coos)ss.

This instrument was acknowledged before me on February 11, 2002 by Zeno Vendler.

Notary Public

My commission expires: 4-14-03



EXHIBIT 'A'Legal Description:

Beginning at a point which bears South 01° 41' 07" West a distance of 33.94 feet from the center quarter corner of Section 24, Township 24 South, Range 13, West of the Willamette Meridian, Coos County, Oregon, said point being on the southerly boundary of the Old Coast Highway, thence along said highway boundary on a curve to the left having a radius of 348.31 feet, through a central angle of 1° 42' 31", whose long chord bears South 70° 39' 22" East a distance of 10.39 feet, thence South 71° 24' 30" East a distance of 32.48 feet, thence along a curve to the right having a radius of 242.84 feet, through a central angle of 24° 42' 45", whose long chord bears South 59° 03' 08" East a distance of 103.93 feet, thence South 46° 41' 45" East a distance of 40.65 feet, thence along a curve to the left having a radius of 470.74 feet, through a central angle of 26° 31' 00" whose long chord bears South 59° 57' 15" East a distance of 215.92 feet, thence South 73° 12' 45" East a distance of 104.68 feet, thence along a curve to the right having a radius of 263.82 feet through a central angle of 30° 40' 45" whose long chord bears South 57° 52' 23" East a distance of 139.58 feet, thence South 42° 32' 00" East a distance of 45.57 feet, thence along a curve to the left having a radius of 323.82 feet, through a central angle of 29° 49' 14" whose long chord bears South 57° 26' 37" East a distance of 166.64 feet, thence South 67° 55' 05" West a distance of 772.38 feet to a point on the West line of the Southeast quarter of Section 24, Township 24 South, Range 13 West, Willamette Meridian, thence North 01° 36' 07" West along said West line a distance of 721.60 feet to the point of beginning.

EXCEPTING: Beginning at a point of the South boundary of the Old Coast Highway said point being 1,013.62 feet North and 486.98 feet East of the 1/16th corner between the Southeast quarter and the Southwest quarter of Section 24, Township 24 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; thence South 31° 09' 10" West a distance of 381.50 feet; thence North 67° 55' 05" East a distance of 442.88 feet to a point on the South boundary of the Old Coast Highway; thence in a Northwesterly direction along the South boundary of said highway a distance of 269 feet more or less to the point of beginning.

Subject to:

The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

An Easement created by instrument, including the terms and provisions thereof,

In favor of: Central Lincoln People's Utility District
 For: Electric Utility Lines
 Recorded: September 2, 1970
 Microfilm No.: 70-9-51440
 in Coos County, Oregon.

Covenants, conditions and restrictions, but omitting covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that said covenant (A) is exempt under Chapter 42, Section 3607 of the United States code or (B) relates to handicap but does not discriminate against handicapped persons, imposed by instrument, including the terms and provisions thereof,

Recorded: January 17, 1986
 Microfilm No: 86-1-0723
 in Coos County, Oregon.

Regulations, including levies, liens, assessments, rights of way and easements of Heritage Hills Homeowners Association Street and Water Improvement District, as disclosed by instrument recorded January 17, 1986 as Microfilm No. 86-1-0723, deed records of Coos County, Oregon.

Cascadia Geoservices, Inc.

190 6th Street
PO Box 1026
Port Orford, Oregon 97465
D. 541-332-0433
C. 541-655-0021
Email: info@CascadiaGeoservices.com
www: CascadiaGeoservices.com



May 21, 2020

Mr. Scott Hoefs
67398 North Bay Road
North Bend, Oregon 97459
Email: karlspagler1@gmail.com

Reconnaissance Level Geological Site Evaluation Report

67398 North Bay Road
North Bend, Oregon 97459
CGS Project No. 20042

Dear Mr. Hoefs,

Cascadia Geoservices, Inc. (CGS) is pleased to provide you with this Reconnaissance Level Geological Site Evaluation Report for a portion of your property located on North Bay Road in North Bend, Oregon (site or subject property) (see Figure 1, Location Map). Our understanding is based on our correspondence with you beginning on April 1, 2020, at which time you provided us with a site plan submitted by you to Coos County as part of the permitting process, and on an email to you from Coos County, dated March 30, 2020. Our understanding is further based on a site visit on April 6, 2020. We understand that you are proposing to build a 30-by-36-foot, wood-framed shop structure supported on a cement floor. Based on the Coos County Zoning and Hazard Map,¹ the site is in an area where the soils have a high liquefaction potential. Because of this, Coos County is requiring that, prior to issuing you a building permit, you obtain a geotechnical site evaluation from a licensed engineering geologist. We further understand that the shop will be used for storage and will not be used as a residence. As of the date of this project, no construction drawings have been submitted to CGS for review. This report summarizes our project understanding and site investigation, including subsurface

¹ Viewed online at <http://www.co.coos.or.us>

explorations, and provides our conclusions and recommendations for developing the site.

SURFACE DESCRIPTION

The site (see Figure 2, Site Map) is a level cut pad and measures 23 feet wide (measured east to west) by 45 feet long (measured north to south). It is located 70 feet north of your residence and at the same elevation of 35 feet above mean sea level (AMSL). The cut pad is bordered to the north and east by partially graded slopes. North of the site, the slope ranges in inclination from 35 to 60% and is traversed by an older cat cut and by North Bay Road which is 90 feet above the site. The slope to the east grades 36% to the south and provides the access driveway to the site. The site is bordered on the west by a moderate slope which descends at a grade of 60%, for a distance of 10 to 15 feet. This slope is the upper part of an unnamed, south-flowing seasonal drainage swale which is a tributary to Palouse Creek and Haynes Inlet. There was no observed flow within the drainage at the time of our site visit in April. Based on aerial photographs, the drainage swale is tidally influenced 220 feet west of the site.

Based on mapping done by others,^{2,3} soils at the site are classified as silty clay loam (26D—Geisel silt loam, 12 to 30 percent slopes). These soils are described as well drained and are derived from colluvium and weathered sedimentary rock. These overlie bedrock of the Eocene Flourney Formation which consists of rhythmically bedded sandstone and siltstone.

Outcrop exposed at the toe of the slope both north and east of the proposed shop building (Photo 1) exposes medium-stiff-to-stiff (0.5 to 1.5 tsf⁴) clayey silts. Based on mapping done by others,³ we infer that these soils are decomposed bedrock siltstone. The siltstone maintains a near-vertical cut slope with only minor sloughing (Photo 2). Decomposition of sedimentary layers prohibits determination of the orientation of the bedding.

² United States Department of Agriculture (USDA). Natural Resource Conservation Service Web Soil Survey. Viewed at <http://websoilsurvey.nrcs.usda.gov>

³ Beaulieu, J. D., and Hughes, P. W., 1976. Land-Use Geology of Western Curry County, Oregon: Oregon Department of Geology and Mineral Industries. Bull. 90, p. 148.

⁴ Tons per square foot compressive strength as determined with a pocket penetrometer

Based on our review of water-well cards for wells in the area, the primary aquifer is over 100 feet deep. The site appears well drained with no springs, seeps, or hydric plants observed.

Based on our site visit, the site appeared stable with no visible sloughing, ground cracks, fresh earthen scarps, or areas of settlement observed. Further, the site appeared well drained.

GEOLOGIC HAZARDS

Liquefaction

Liquefaction potential was assessed based on the information obtained from our site visit and using the parameters suggested in Youd & Andrus, et al., 2001.⁵ According to seismic data, the site will experience a peak ground acceleration (PGA) during a local Cascadia Subduction earthquake of .774 g. Well logs for the area indicate that groundwater is over 100 feet below ground surface (bgs). Based on the depth of groundwater and the consistency of the cohesive soils exposed in outcrop, it is our opinion that the soils encountered on the site have a low-to-moderate liquefaction potential.

A review of the State Landslide Inventory Database (Oregon HazVu)⁶ indicates that there are no identified landslides, earthflows, or debris flows which impact the subject property.

A review of LIDAR mapping for the area (a surveying technology that measures distance by measuring the amount of time it takes for light to travel from a light-emitting source to an object and back to a sensor) indicates that the site is a level bench located on a northeast-southwest-aligned spur ridge within the Palouse Creek drainage. Based on our review, there are no obvious anomalous landforms associated with geologic hazards visible on the site.

There is now a consensus among earth scientists that much of the western US coastline, including the entire southern Oregon coast, is in an area which has been seismically active in the recent geologic past. In order to protect people living in seismically active

⁵ Youd, T. L., Andrus, I. M., et al., 2001. Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils. ASCE, Journal of Geotechnical and Geoenvironmental Engineering, v. 127, No. 10, pp. 817-833.

⁶ (HazVu). Oregon Department of Geology and Mineral Industries (DOGAMI) Statewide Geohazards Viewer. Viewed at <https://www.oregongeology.org>

areas within the state, the State has recently updated its Oregon Structural Specialty Code⁷ (OSSC 2019). It is our opinion that new structures such as you are proposing for this site should adopt, where applicable, these updated standards.

Tsunamis

Based on recent mapping and modeling done by the State of Oregon,⁸ the site is not within the Tsunami Inundation Zone. Tsunamis may however impact regional low-lying areas and access roads to the site. As such, we recommend that you check local resources and the State of Oregon's Department of Geology and Mineral Industries (DOGAMI) Tsunami Resource Center for current information regarding tsunami preparedness and emergency procedures.

DISCUSSION AND RECOMMENDATIONS

Feasibility

It is our opinion that the site is stable and thus suitable for siting the proposed shop, provided it is prepared in accordance with our recommendations.

As discussed, based on the consistency of the soils encountered at the site and the inferred depth to groundwater, it is our opinion that soils on the site have a low-to-moderate liquefaction potential and, as such, do not pose a serious liquefaction hazard.

The slopes both north and east of the building pad are currently stable and, as such, should not be steepened. Minor excavation at the toe of the slope can be done, provided it does not exceed a 4-foot-high vertical cut. We recommend a minimum setback of 10 feet from the toe of the ascending slope north of the building site, and a 5-foot setback from the toe of the slope to the east of the site. In addition, we recommend a minimum setback of 10 feet from the break-in-slope of the descending slope west of the site.

The existing cat cut, which traverses the slope north of the site, should be graded to create a water diversion terrace. Runoff should be directed away from the slope above

⁷ Oregon Structural Specialty Code, 2019, State of Oregon, viewed at www.oregon.gov

⁸ Local Source (Cascadia Subduction Zone) Tsunami Inundation Map, Haynes Inlet, Coos County, Oregon, 2012. State of Oregon Department of Geology and Mineral Industries, viewed at <http://www.oregongeology.org>

the building pad. In addition, the building pad should be graded to provide positive drainage away from the structure.

We believe the existing cut subgrade is suitable to site the shop building. Prior to construction, remove the upper 3 to 4 inches of sod, organics, and loose surface debris from the building footprint and for a minimum of 3 feet outside the proposed footprint. Check the subgrade of the building pad using a proof-roll or other suitable means. This is especially important for the outboard (west) side of the building pad. Soft areas where deflection of the soils is observed should be excavated to a depth of 1 foot (or deeper where necessary) and replaced with granular fill and re-tested. All footings should be designed for an allowable bearing pressure of 1,500 pounds per square foot (psf) for building column and perimeter foundation loads. If greater loads are anticipated, we will need to evaluate the specific load scenario individually.

If imported granular material is used as aggregate base, it should be placed in lifts of 9 inches and compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557. Final compaction of the building pad should be checked using a proof-roll or other suitable method.

Where imported granular material is placed over soft-soil subgrades, we recommend a geotextile be placed as a barrier between the subgrade and imported granular material. Installing a geotextile before placing the aggregate base will prevent the downward movement of granular material into the underlying subgrade soil and the upward intrusion of fine-grained material into the aggregate base matrix.

DRAINAGE

Surface and Groundwater

We recommend that all pavement and driveway subgrades be appropriately graded to prevent ponding and to provide positive drainage away from the building.

Wet-Weather/Wet-Soil Conditions

The granular soils at the site are susceptible to disturbance during the wet season. Trafficability or grading operations within the exposed soils may be difficult during or after extended wet periods or when the moisture content of the soils is more than a few percentage points above optimum. Soils disturbed during site-preparation activities, or soft or loose zones identified during probing, should be removed and replaced with compacted structural fill.

Excavation

Subsurface conditions at the project site are generally medium-dense gravel and cobbles with some boulders. Excavations in these soils may be readily accomplished with conventional earthwork equipment; however, caving may occur locally and should be anticipated, particularly below the water table.

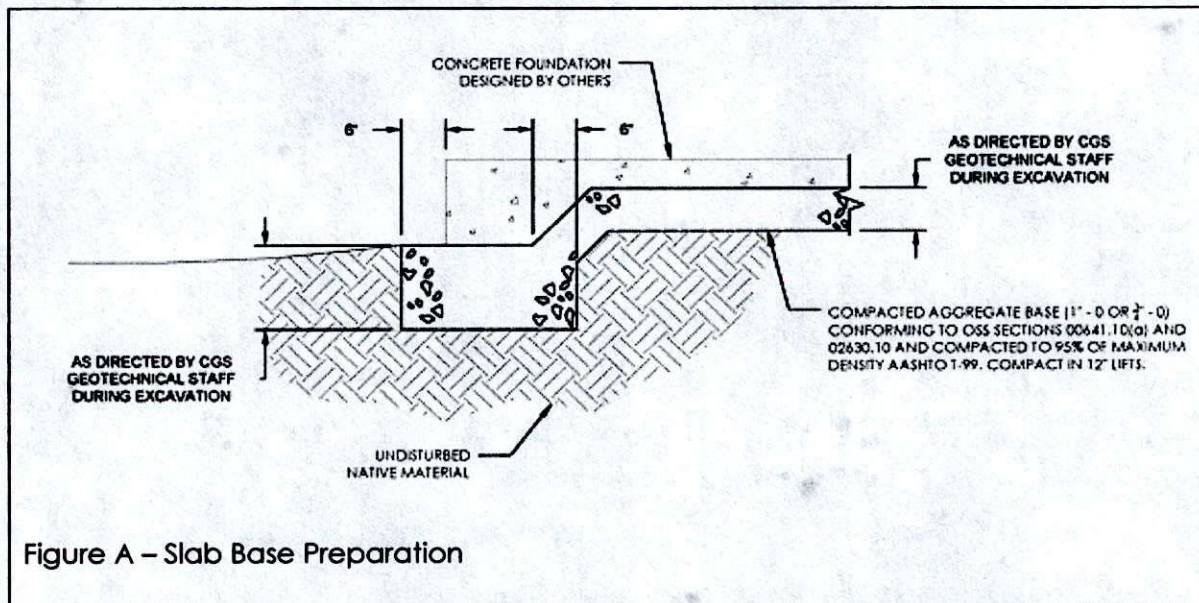
MATERIALS

A wide range of materials may be used as structural fill; however, all materials used should be free of organic matter or other unsuitable materials and should meet the specifications provided in the 2018 Oregon Standard Specifications for Construction, Oregon Department of Transportation (ODOT, SS 2018),⁹ depending on the application. A brief characterization of some of the acceptable materials and our recommendations for their use as structural fill are provided below.

Native Soils

The surficial soils are suitable for use as landscape fill and to backfill around the structure. Material with excessive organics and other deleterious materials should not be used.

Placement



⁹ http://www.oregon.gov/ODOT/Business/Documents/2018_STANDARD_SPECIFICATIONS.pdf

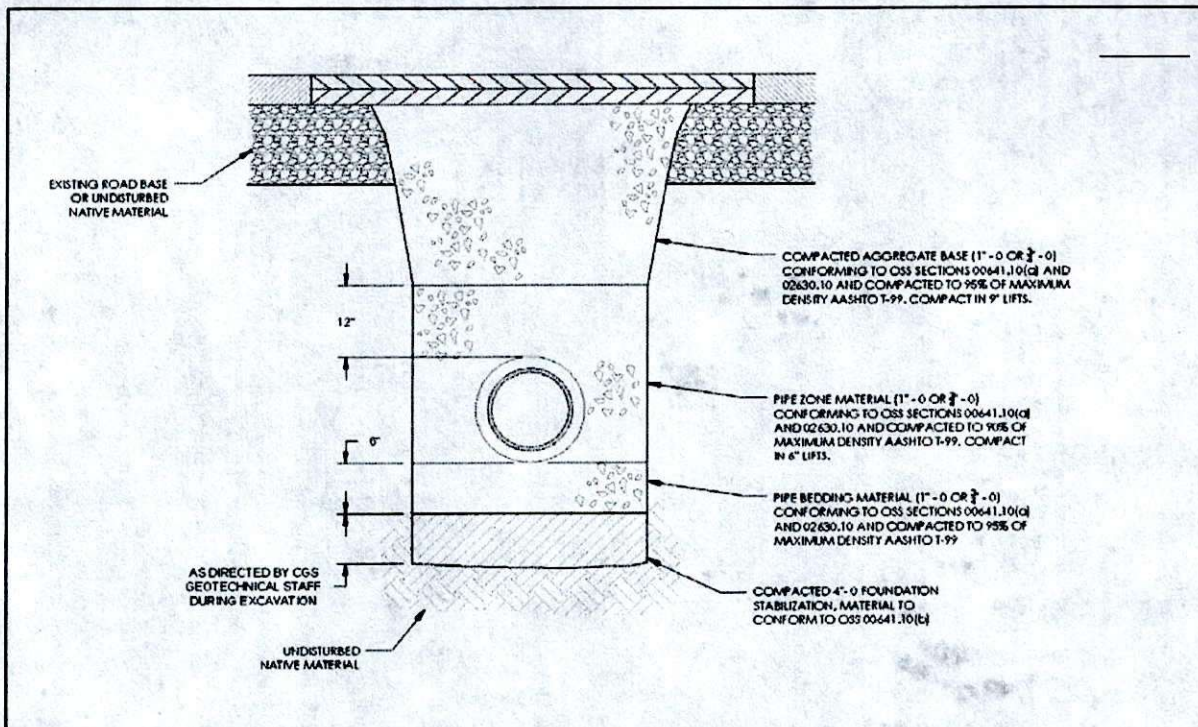


Figure B – Trench in ROW, Under Structure or Pavement, Etc.

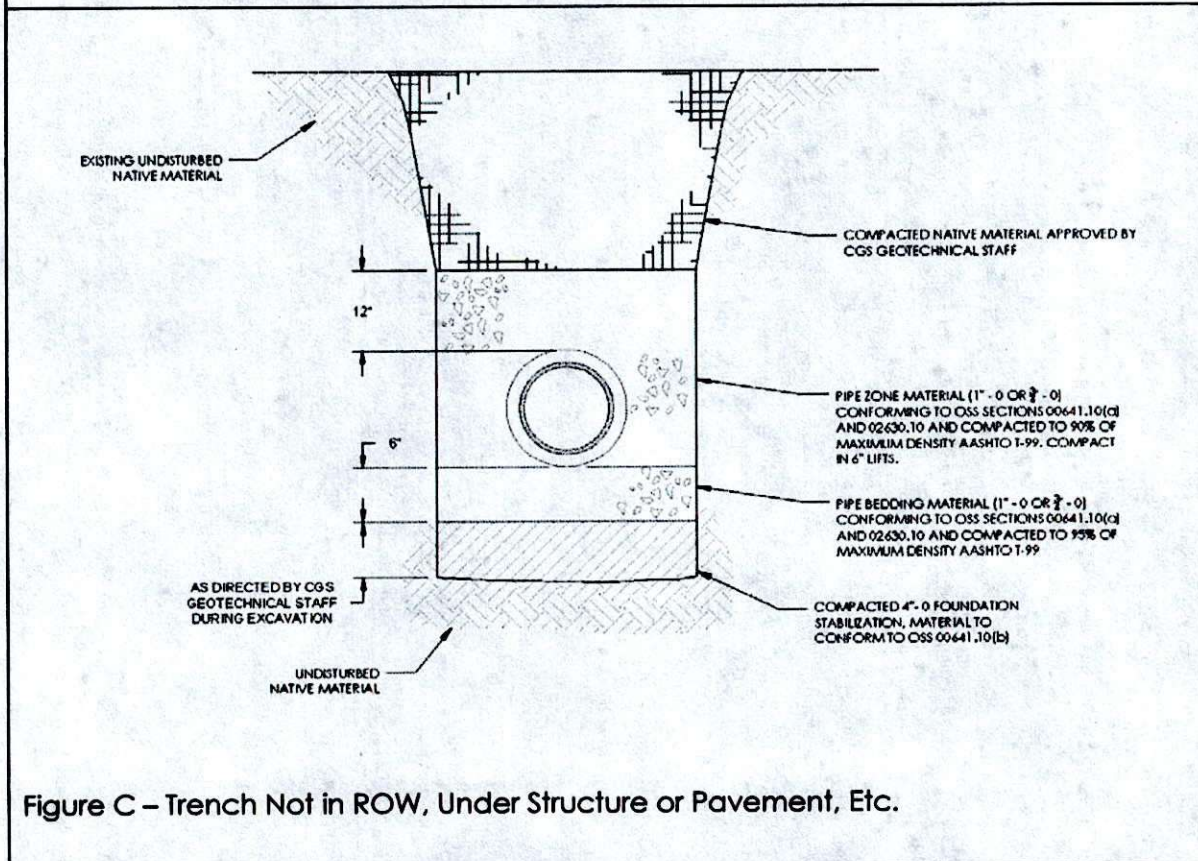


Figure C – Trench Not in ROW, Under Structure or Pavement, Etc.

BUILDING CODES

There is now a consensus among earth scientists that much of the western US coastline, including the entire southern Oregon coast, is in an area which has been seismically active in the recent geologic past. Our understanding of these forces is evolving and has been heightened by witnessing recent earthquakes and tsunamis in similar tectonic settings in northern Indonesia (2005) and in northern Japan (2011). In order to protect people living in seismically active areas within the state, the State has recently updated and released the 2017 Oregon Residential Specialty Code.¹⁰ It is our opinion that new structures should adopt these updated standards.

CONSTRUCTION OBSERVATIONS

Satisfactory pavement and earthwork performance depends on the quality of construction. Sufficient monitoring of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. We recommend that a representative from CGS be retained to observe general excavation, stripping, fill placement, footing subgrades, and subgrades and base rock for floor slabs and pavements.

Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

LIMITATIONS

Cascadia Geoservices, Inc.'s (CGS) professional services are performed, findings obtained, and recommendations prepared in accordance with generally accepted principles and practices for engineering geologists. No other warranty, express or implied, is made. The Customer acknowledges and agrees that:

¹⁰ Oregon Residential Specialty Code, 2017, state of Oregon, viewed at <https://oregonhba.com/2017-oregon-residential-specialty-code-now-available/>

1. CGS is not responsible for the conclusions, opinions, or recommendations made by others based upon our findings.
2. This report has been prepared for the exclusive use of the addressee, and their agents, and is intended for their use only. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without the expressed written consent of the Customer and Cascadia Geoservices, Inc.
3. The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, historical topographic map and aerial photograph review, and on our site observations. The scope of our services is intended to evaluate soil and groundwater (ground) conditions within the primary influence or influencing the proposed development area. Our services do not include an evaluation of potential ground conditions beyond the depth of our explorations or agreed-upon scope of our work. Conditions between or beyond our site observations may vary from those encountered.
4. Recommendations provided herein are based in part upon project information provided to CGS. If the project information is incorrect or if additional information becomes available, the correct or additional information should be immediately conveyed to CGS for review.
5. The scope of services for this subsurface exploration and report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.
6. If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations. Land use, site conditions (both on and off site), or other factors may change over time and could materially affect our findings. Therefore, this report should not be relied upon after two years from its issue, or in the event that the site conditions change.
7. The work performed by the Consultant is not warranted or guaranteed.
8. There is an assumed risk when building on marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground.

9. The Consultant's work will be performed to the standards of the engineering and geology professions and will be supervised by licensed professionals. Attempts at improving marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground supporting the Customer's property may, through acts of God or otherwise, be temporary and that marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground may continue to degrade over time. The Customer hereby waives any claim that they may have against CGS for any claim, whether based on personal injury, property damage, economic loss, or otherwise, for any work performed by CGS for the Customer relating to or arising out of attempts to stabilize the marginal ground, sites subject to flooding, or bluffs, sea cliffs, or steep ground located at the Customer's property identified hereunder. It is further understood and agreed that continual monitoring of the Customer's property may be required, and that such monitoring is done by sophisticated monitoring instruments used by CGS. It is further understood and agreed that repairs may require regular and periodic maintenance by the Customer.
10. The Customer shall indemnify, defend, at the Customer's sole expense, and hold harmless CGS, affiliated companies of CGS, its partners, joint ventures, representatives, members, designees, officers, directors, shareholders, employees, agents, successors, and assigns (Indemnified Parties) from and against any and all claims for bodily injury or death, damage to property, demands, damages, and expenses (including but not limited to investigative and repair costs, attorney's fees and costs, and consultant's fees and costs) (hereinafter "Claims") which arise or are in any way connected with the work performed, materials furnished, or services provided under this Agreement by CGS or its agents.

PROFESSIONAL QUALIFICATIONS

To review our professional qualifications, please visit our website at
www.CascadiaGeoservices.com.

Sincerely,

Cascadia Geoservices, Inc.



Eric Oberbeck, CEG
Expires June 1, 2021

PHOTOS

FIGURES

Figure 1, Location Map
Figure 2, Site Map



67398 North Bay Road
North Bend, Oregon 97459

Photographic Log

Date: May, 2020

Cascadia Geoservices, Inc.
Project No: 20042

Photo No: 1

Direction Photo is
Taken: East

Photo Description:

Outcrop exposed at
the toe of the slope
exposes medium-stiff-
to-stiff clayey silts.



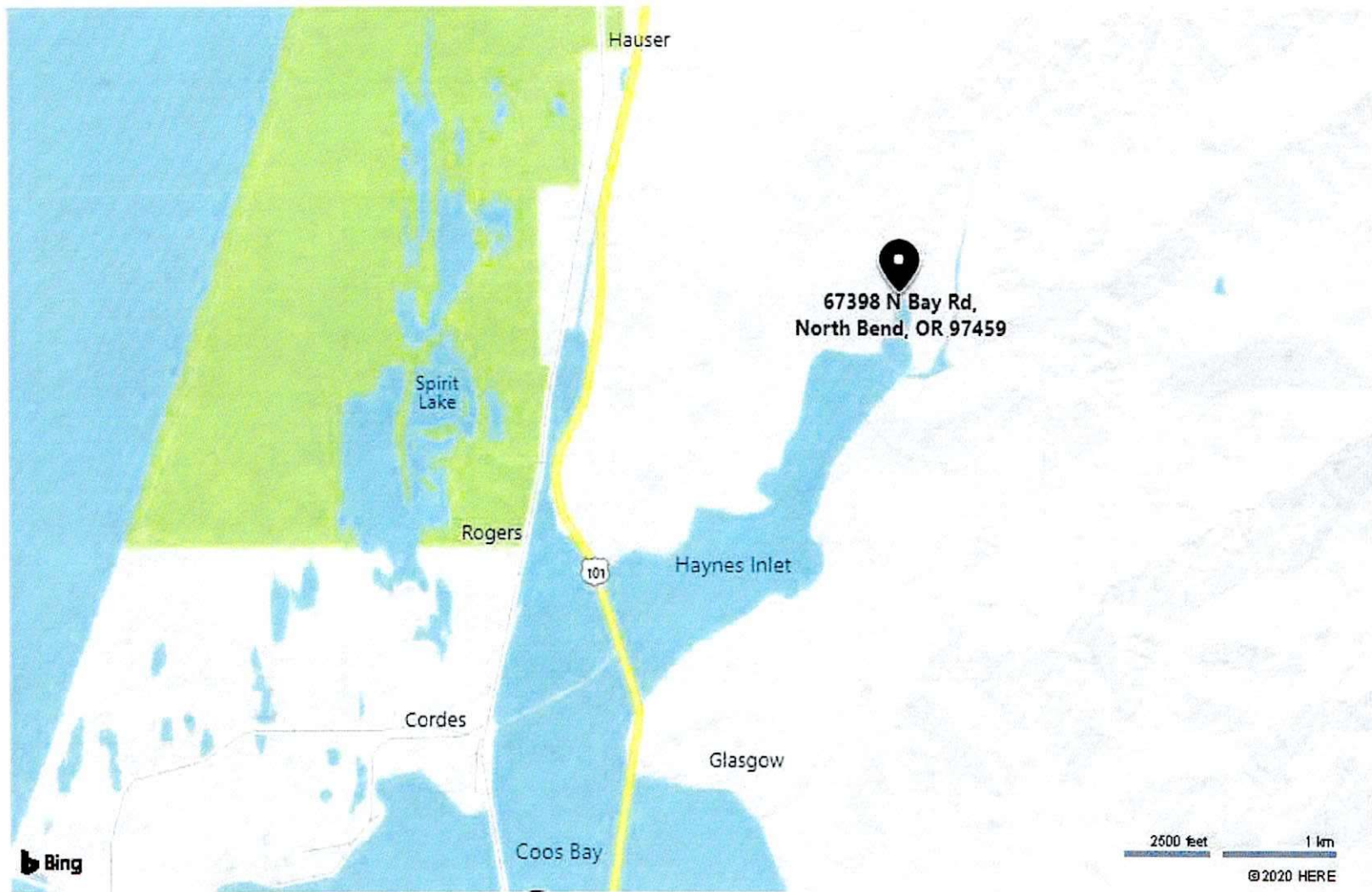
Photo No: 2

Direction Photo is
Taken: North

Photo Description:

The siltstone maintains
a near-vertical cut
slope with only minor
sloughing





Prepared for Mr. Scott Hoefsl

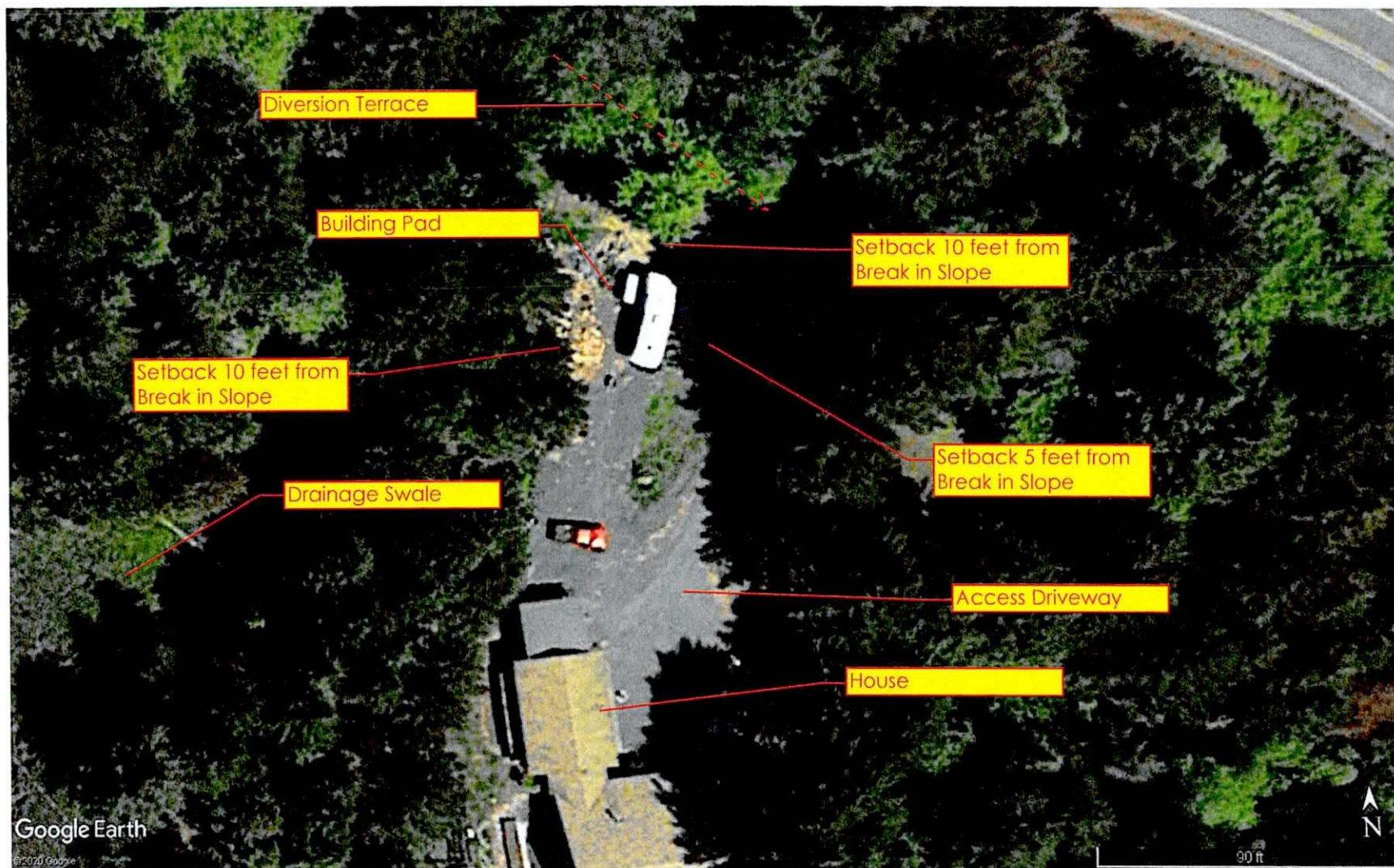


Project: 20042

May, 2020

Location Map
 67398 North Bay Road
 North Bend, Oregon 97459

**Figure
 1**



Prepared for Mr. Scott Hoefst



Project: 20042

May, 2020

Site Map
67398 North Bay Road
North Bend, Oregon 97459

**Figure
2**

Michelle Berglund

From: Scott Hoefs [karlspagler1@gmail.com]
Sent: Thursday, June 04, 2020 2:56 PM
To: Crystal Orr
Cc: Planning Department
Subject: Re: Zoning Compliance Letter
Attachments: Hoefs Land use permit application.pdf

This Message originated outside your organization.

Good Day Planning Department.

I have attached a Land Use Permit application for a proposed garage on my property. I believe I have attached all the required documents. Please let me know if I am missing anything. Additionally, I will need to submit payment. Please let me know how to remit payment for the conditional use permit.

Thank you for your time,

Scott Hoefs

On Wed, Apr 15, 2020 at 4:19 PM Crystal Orr <corr@co.coos.or.us> wrote:

The geotech will need to be submitted with the land use permit.

From: Scott Hoefs <karlspagler1@gmail.com>
Sent: Wednesday, April 15, 2020 3:27 PM
To: Crystal Orr
Cc: Planning Department
Subject: Re: Zoning Compliance Letter

This Message originated outside your organization.

Hi Planning Department,

I am working on obtaining a GEOTECH report. Can I proceed with submitting the attached land use permit to get the process going or do I need to wait until I have the GEO report in hand?

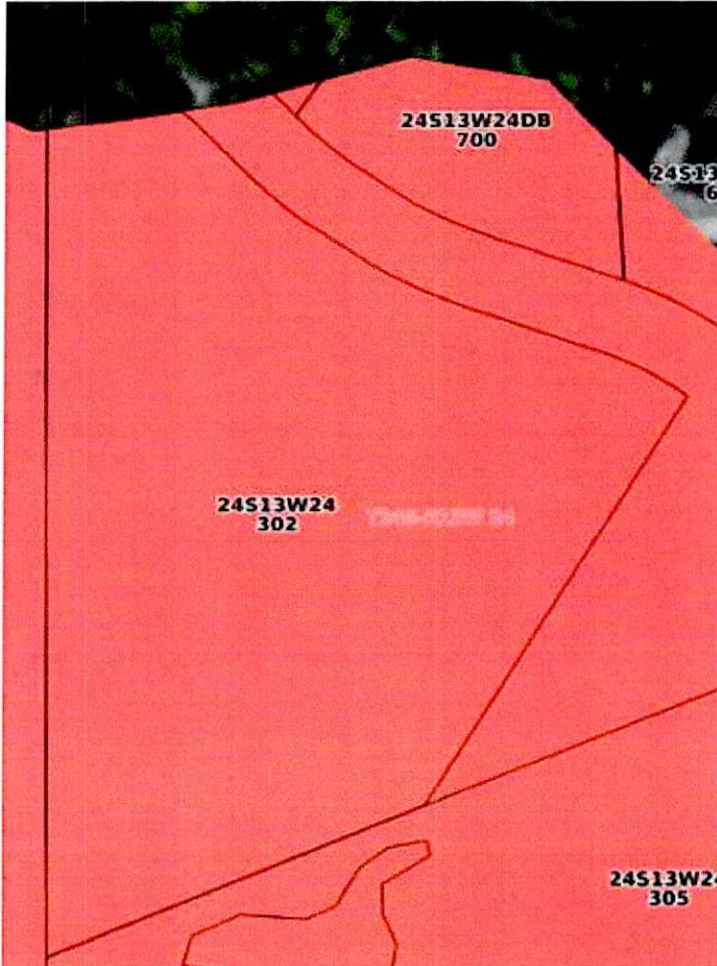
thanks for your help,

Scott

On Mon, Mar 30, 2020 at 9:18 AM Crystal Orr <corr@co.coos.or.us> wrote:

Scott,

Your request will require a geotechnical report from a licensed engineering geologist along with a Conditional Use Application \$1480.00. The property is within the Very High Liquefaction. You can find an engineering geologist by googling "engineering geologist Coos County".



Crystal Orr

Planner I

Coos County Planning

225 N Adams, Coquille, OR 97423 (Physical address)

250 N Baxter Coquille, OR 97423 (Mailing Address)

541-396-7770

From: Scott Hoefs [mailto:karlspagler1@gmail.com]

Sent: Saturday, March 28, 2020 11:37 AM

To: Planning Department
Subject: Zoning Compliance Letter

This Message originated outside your organization.

Hi Coos County Planning Staff!

Scott & Aimee Hoefs

67398 North Bay Road

North Bend OR 97459

541-260-0601

Assessors Map #24S13240000302

Tax Lot #302

We plan to build a garage/ shop on our property and are seeking a Zoning Compliance Letter. I have drawn out a plot map of our property and believe I have all the information included as required. See attached.

We plan to construct a 30x36 cement floor stick framed building with a comp roof. The building will have electrical installed eventually. We will not have any other utilities to the building (water, septic). There will be a rock drive to the building. As shown on the plat map. Our property is located on Haynes inlet and I have indicated the tidal boundary on my plat, as is shown on the original house construction plat. We do not have a well on the property, but are part of Heritage Hills Homeowners Association and receive our water from a communal water system located on community property. Distances as shown on the plat are approximate and most likely not to scale.

Please let me know if you need anything further for me to obtain a ZCL.

Thank you, Scott Hoefs

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).