



Coos County Planning Department
Land Use Application

Official Use Only
FEE: \$1,479
Receipt No. 2003660
Check No./Cash 25594
Date 2-22-19
Received By [Signature]
File No. ACU-19-00

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

- Administrative Review (checked)
Hearings Body Review
Final Development Plan (BDR)
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 indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: Keith R. Seibert Telephone: 541) 582-6334
Address: 92612 Dunes Lane
City: North Bend State: OR Zip Code: 97459

B. Owner:

Name: Keith R. Seibert Telephone: 541) 582-6334
Address: 3138 Footh Creek Rd
City: Gold Hill State: OR Zip Code: 97525

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

- The owner of the property (shown on deed of record); (checked)
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 23 Range 13 Section 3400 Tax Lot 900
Tax Account Lot Size Zoning District

E. Information (please check off as you complete)

- 1. Project Proposal. Attach description if needed. 1 1/2 Story addition
- 2. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8 1/2" x 11" paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map)Covenants or deed restrictions on the property, if unknown contact title company.
- 3. Existing Use _____
- 4. Site Address 92612 Dunes Lane North Bend, OR 97459
- 5. Access Road existing
- 6. Is the Property on Farm/Forest Tax Deferral _____
- 7. Current Land Use (timber, farming, residential, etc.) residential
- 8. Major Topography Features (streams, ditches, slopes, etc.) _____
- 9. 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.
- 10. Identify any homes or development that exists on properties identified in #9.
- 11. A copy of the current deed of record.

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)

List of Applicable Criteria and Justification:

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 responsible 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 choose 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 it is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

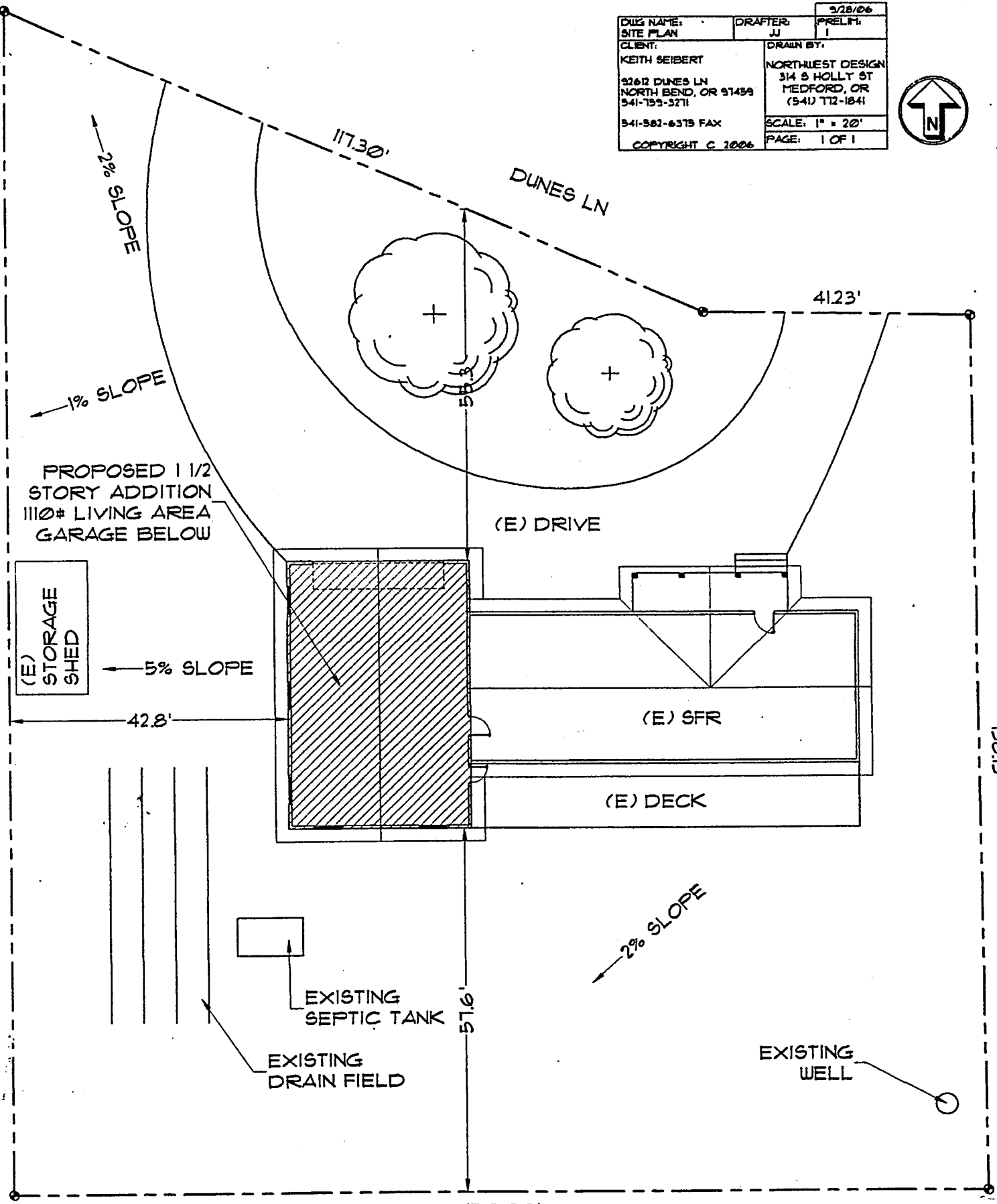

Applicant(s) Original Signature

Applicant(s) Original Signature

Keith R. Seibert
Print Name

Print Name

DRAWING NAME: SITE PLAN		DRAFTER: JJ	DATE: 9/28/06
CLIENT: KEITH SEIBERT		DRAWN BY: I	
3262 DUNES LN NORTH BEND, OR 97459 541-755-3271		NORTHWEST DESIGN 314 S HOLLY ST MEDFORD, OR (541) 712-1841	
541-582-6375 FAX		SCALE: 1" = 20'	
COPYRIGHT © 2006		PAGE: 1 OF 1	



SITE PLAN
23 13 34DD T.L. 900



Reference: 618131

December 18, 2018

Mr. Keith Seibert
3138 Foots Creek Road
Gold Hill, OR 97525

Subject: Dunes, Ocean, and Coastal Lake Shorelands Development Assessment for a Proposed Residential Addition, 92612 Dunes Lane, North Bend, Coos County; Tax Lot 900, 23S 13W34DD

1.0 Introduction

1.1 General

This report presents the results of a focused geologic assessment for a proposed porch replacement and two-story garage addition to an existing residence at the above referenced subject parcel. The property is located in an identified "Beach and Dune Areas with Limited Development Suitability" on the Special Considerations Map. Pursuant to the Coos County Zoning and Land Development Ordinance, a Certified Engineering Geologist from SHN conducted a site visit on December 4, 2018, to assess any potential adverse impacts that may occur to, or be created by, the planned developments. SHN's scope of services included a review of published geologic mapping and aerial imagery, performing a geologic field reconnaissance of the project site and vicinity, and preparation of this report.

The primary purpose of SHN's assessment was to establish findings in consideration of the following site conditions:

1. The type of use proposed and adverse effects it might have on the site and adjacent areas
2. The need for temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation
3. The need for methods for protecting the surrounding area from any adverse effects of the development
4. Hazards to life, public and private property, and the natural environment that may be caused by the proposed use

Based on the current conditions of the stable dune complex surrounding the site, and the property's distance from the nearest active dune, coastal lake, and shoreline, we conclude that the planned developments can be constructed at the owner's proposed locations such that it will not be subject to or create any adverse effects to the site or adjacent areas.

1.2 Project Description

SHN understands that the proposed developments include the construction of a new front porch and a two-story attached garage. The front porch will have a footprint of 6 feet by 24 feet plus a stairway, and will replace the existing porch. The garage building footprint is approximately 25 feet by 42 feet. The second

floor will contain conditioned living space. Access to the garage will be from the existing well-maintained gravel driveway. The garage addition will be attached to the west side of the existing single-story residence and will be located at approximately the same elevation as the existing structure.

2.0 Site Conditions

The subject parcel is located on an older dune deflation surface that appears to have been modified by past grading for the construction of the local roadways and residences. The southern and western property boundaries of the subject parcel are bordered by an older stabilized longitudinal sand dune that is densely vegetated with mature fir and pine forests with thick underbrush. The nearest unvegetated and active dune complex is located in excess of 350 feet west of the project site. The shoreline of the nearest coastal lake is located in excess of 300 feet north of the project site and is several tens of feet lower in elevation.

The proposed building footprint is located on nearly level to very gently sloping ground. Inspection of a local cut slope in the southwest corner of the property indicates that the building footprint is underlain by moderately cemented fine sand that is relatively firm and supports a vertical cut face. The ground surface gradients in close proximity to the building footprint are less than about 2 to 3 percent. Slopes bordering the subject parcel that form the stable dune deposit ascend toward the west and south at gentle gradients of up to 10 percent and support mature, straight-standing fir and pine forest. No wet area of standing water was apparent on the day of our site visit. In general, the site soils appear well drained. No surface erosion or evidence of concentrated surface runoff is evident, indicating that drainage of stormwater occurs primarily by sheet flow and infiltration into the subsurface.

3.0 Findings

The proposed porch replacement and garage addition locations appear to be the most suitable for new construction on the subject parcel. The new garage and second-story living space will be attached to the existing residence, thus keeping the development clustered and making less impact to the property. No large conifer that would require removal is located within the proposed building footprint. Based on the existing site grades, stormwater runoff is directed away from the building footprint such that no significant grading will be required to provide positive surface drainage. The project site is elevated more than 25 feet above the nearest coastal lake and, therefore, is not located within a flood-prone area.

The existing slopes and ground surfaces in the immediate vicinity of the subject parcel and building site lack evidence of active eolian (wind-driven) transport, such as, unvegetated sand accumulations, active dune formation and migration, or ablation surfaces. Our review of aerial imagery dating back to 1994 indicates that the active back dune located 350 feet west of the site has encroached very little, if at all, into the forested stable dune area.

We conclude, therefore, that based on the aforementioned conditions, the proposed development is not expected to have any adverse effects on the site and adjacent areas. Temporary and/or permanent stabilization programs are not required, and the planned construction will not require methods for protecting the surrounding area from any adverse effects of the development. Lastly, it is our professional opinion that no hazard to life, public and private property, or the natural environment will be caused by the proposed use.

4.0 Closure and Limitations

The finding contained in this report are based on site conditions that we observed at the time of our investigation, our current understanding of proposed project elements, and our experience with similar projects in similar geologic environments. We have assumed that the information obtained from our reconnaissance-level site investigation and desktop review is representative of conditions throughout the areas of proposed development addressed in this report. If conditions differ significantly from those disclosed by our investigation, we should be given the opportunity to re-evaluate the applicability of our conclusions.

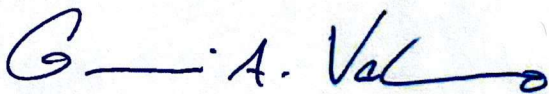
The conclusions presented in this report are professional opinions derived in accordance with current standards of professional practice and are tendered on the assumption that design of the improvements will conform to their intent. No representation, express or implied, of warranty or guarantee is included or intended.

The field work was conducted to investigate the site characteristics specifically addressed by this report. Assumptions about other site characteristics, such as, hazardous materials contamination, or environmentally sensitive or culturally significant areas, should not be made from this report.

Please call me at 707-441-8855 if you have any comments or concern regarding this report.

Respectfully,

SHN



Giovanni A. Vadurro, E 2385
Certified Engineering Geologist

GAV:lms



Reference Cited

Coos County Planning Department. (May 19, 2015). "Ocean Shorelands and Dunes special considerations map," in the Coos County Comprehensive Plan. Coquille, OR:Coos County.



After Recording Return To:
 Ticor Title
 300 W. Anderson Ave.
 P.O. Box 1075
 Coos Bay OR 97420

**AFTER RECORDING
 RETURN TO**
 Ticor Title Insurance
 300 West Anderson Ave - Box 1075
 Coos Bay, OR 97420-0238

Send Tax Statements To:
 Keith R. Seibert
 3138 Foots Creek Road
 Gold Hill OR 97525

Title Order No. 47-88882
 Escrow No. 47-88882
 Tax Account No. 73814.00 Code:
 13.17

WARRANTY DEED
 (ORS 93.850)

L. M. MATTHEW and DOREEN MATTHEW, as tenants by the entirety, Grantor, conveys and warrants to Keith R. Seibert, an estate in fee simple, Grantee, the following described real property:

See Exhibit 'A' attached hereto and by reference made a part hereof.

The said property is free from encumbrances except: COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS AND EASEMENTS OF RECORD, IF ANY.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)). 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 THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, 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 CHAPTER 1, OREGON LAWS 2005 (BALLOT MEASURE 37 (2004)).

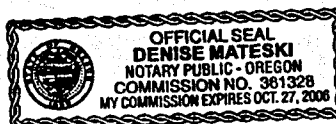
The true consideration for this conveyance is \$350,000.00.

Dated this 8th day of Feb, 06
L M Matthew Doreen Matthew
 L M Matthew Doreen Matthew

State of OR, County of Coos)ss.

This instrument was acknowledged before me on Feb 8, 2006
 by L M Matthew and Doreen Matthew.

Denise Mateski
 Notary Public My commission expires: 10-27-06



Title No. 47-88882

Escrow No. 47-88882

EXHIBIT 'A'

Legal Description:

PARCEL A: Lot 21, Southwood, Coos County, Oregon.

PARCEL B: Beginning on the Northeast corner of Lot 21, Southwood, Coos County, ORegn; thence Easterly along the North line of Lot 22, 20 feet; thence Southwesterly 148 feet, more or less, to the Southwesterly corner of Lot 22, Southwood; thence Northerly along the Westerly line of Lot 22 to the place of beginning.

PARCEL C: Beginning on the Southwest corner of Lot 21, Southwood, running thence Southerly on an extended line of the West line of said Lot 21, 50 feet; thence Easterly and parallel with the South line of Lot 21, 150 feet; thence Northerly 50 feet to the Southeast corner of Lot 21; thence following the South line of said Lot 21, 150 feet to the place of beginning.

All being in Section 34, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.