



Coos County Planning Department
Land Use Application

Official Use Only
FEE: 479
Receipt No. 212870
Check No./Cash 4962
Date 7-23-19
Received By [Signature]
File No. ACU99-029

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 indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: Sean Lloyd Telephone: 5414042738
Address: 860 Prefontaine Drive
City: Coos Bay State: OR Zip Code: 97420

B. Owner:

Name: Jeffrey Marineau, Russel McIntosh Telephone: 541-269-2624
Address: 510 Highland Ave
City: Coos Bay State: OR Zip Code: 97420

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 24S Range 13W Section 13C Tax Lot 2200
Tax Account 168002 Lot Size 9.35 Ac Zoning District F

E. Information (please check off as you complete)

- ┌ 1 Project Proposal. Attach description if needed. See attached
- ┌ 2 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)Covenants or deed restrictions on the property, if unknown contact title company.
- ┌ 3 Existing Use Vacant Land
- ┌ 4 Site Address No current address assigned
- ┌ 5 Access Road Ridge Road
- ┌ 6 Is the Property on Farm/Forest Tax Deferral No
- ┌ 7 Current Land Use (timber, farming, residential, etc.) Timber/Vacant
- ┌ 8 Major Topography Features (streams, ditches, slopes, etc.) No major features
- ┌ 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.
24S13W13C TL 2201 directly east.
- ┌ 10. Identify any homes or development that exists on properties identified in #9.
No development, being purchased by applicant as well.
- ┌ 11. A copy of the current deed of record.
Please See attached

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:**

Proposed use is a single family home. Please see attached Template Dwelling document with all satisfied criteria.

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.

gk

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.

gk

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.

gk

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.

gk

[Handwritten Signature]

Applicant(s) Original Signature

Applicant(s) Original Signature

Sean Lloyd

Print Name

Print Name



Coos County Planning Department
 Coos County Courthouse Annex, Coquille, Oregon 97423
 Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423
 (541) 396-7770
 FAX (541) 396-1022 / TDD (800) 735-2900

Jill Rolfe Planning Director

CONSENT

On this 17th day of July, 2019,

I, Jeff Marinneau and Russ McIntosh
 (Print Owners Name as on Deed)

as owner/owners of the property described as Township 24, Range 13,

Section 13C, Tax Lot 2200~~3~~, Deed Reference 2004-783
2004-286
2004-1572
2004-15908

hereby grant permission to _____ so that a(n)
 (Print Name)

_____ application can be submitted to the Coos
 (Print Application Type)

County Planning Department.

Owners Signature/s Jeff Marinneau Russ McIntosh

After Recording Return To And Send Tax Statements To:
Jeff Marineau
PO Box 1017
Coos Bay, OR 97420
Tax Account No: 1680.02
Consideration: Estate Planning

BARGAIN AND SALE DEED

Sally Bailo, Grantor, hereby conveys to **Sally Bailo as Trustee of the Sally Bailo Revocable Living Trust, dated December 1, 2000**, Grantee, all that real property situated in Coos County, State of Oregon, described as follows:

The south half of the southeast quarter of the southwest quarter,
Section 13, Township 24 South, Range 13 West of the Willamette
Meridian, Coos County, Oregon

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.

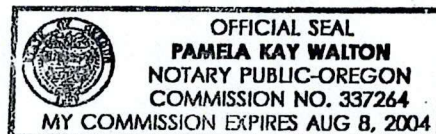
DATED this 1st day of March, 2004.


Sally Bailo

State of Oregon)
) ss
County of Klamath)

PERSONALLY appeared Sally Bailo and acknowledged the foregoing instrument to be her voluntary act and deed. Before me this March 1, 2004.


Notary Public for Oregon



COOS COUNTY CLERK, OREGON TOTAL \$26.00
TERRI L. TURI, CCC, COUNTY CLERK

03/04/2004 #2004-2861
11:35 AM 1 OF 1

After Recording Return To And Send Tax Statements To:
Jeff Marineau
PO Box 1017
Coos Bay, OR 97420
Tax Account No: 1680.02
Consideration: \$130,000.00

WARRANTY DEED

Sally Bailo, Trustee of the Sally Bailo Revocable Living Trust, dated December 1, 2000, hereinafter called "GRANTOR", conveys to **Jeff Marineau and Russ McIntosh**, hereinafter called "GRANTEES", as equal tenants in common, all that real property situated in Coos County, State of Oregon, described as follows:

The south half of the southeast quarter of the southwest quarter,
Section 13, Township 24 South, Range 13 West of the Willamette
Meridian, Coos County, Oregon

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.

And covenants that Grantor is the owner of the above-described property free of all encumbrances except as follows:

- 1. None

And will warrant and defend the same against all persons who may lawfully claim the same.

DATED this 26 day of January, 2004.

Sally Bailo, TTF
Sally Bailo, Trustee

State of Oregon)
) ss
County of ~~Coos~~)
 Klamath

PERSONALLY appeared Sally Bailo and acknowledged the foregoing instrument to be her voluntary act and deed. Before me this January 26, 2004.



Pamela Kay Walton
Notary Public for Oregon

NN

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$26.00

01/21/2004
01:52 PM
#2004-783
1 OF 1

Willis A. Sutton
1040 N Myrtle Place
Coquille, OR 97423

E. R. McIntosh and J. L. Marineau
33711 Oak Flat Rd
Agness, OR 97406

After recording, return to (Name, Address, Zip):
Emmett Russell McIntosh
33711 Oak Flat Rd
Agness, OR 97406

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Emmett Russell McIntosh
33711 Oak Flat Rd
Agness, OR 97406

STATE OF OREGON, } ss.
County of _____

I certify that the within instrument was received for recording on _____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Records of this County.

Witness my hand and seal of County affixed.

By _____, Deputy.

SPACE RESERVED FOR RECORDER'S USE

WARRANTY DEED - STATUTORY FORM (INDIVIDUAL GRANTOR)

Willis A. Sutton, Grantor,
conveys and warrants to Emmett Russell McIntosh and Jeffrey L. Marineau, Grantee,
the following described real property free of encumbrances, except as specifically set forth herein, situated in Coos County, Oregon, to-wit:

24-13-13D, TL 1400
Account Number: R 1683.03
1998-54612

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state): None

The true consideration for this conveyance is \$4,000.00 (Here, comply with the requirements of ORS 93.030).

DATED January 21, 2004

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.

Willis A. Sutton

STATE OF OREGON, County of Coos) ss.
This instrument was acknowledged before me on 1-21-2004
by Willis A Sutton



OFFICIAL SEAL
MARLA BERNING
NOTARY PUBLIC-OREGON
COMMISSION NO. 362578
MY COMMISSION EXPIRES OCT 31, 2006

Marla Berning
Notary Public for Oregon
My commission expires 10-31-2006

Section 4.6.110.3.b

b. Template Dwelling

A single-family dwelling on a lot or parcel located within a forest zone may be allowed as a conditional use if:

- i. There are no other dwellings on the tract on which the dwelling will be sited.
There are no other dwellings on the tract.
- ii. There are no deed restrictions established on the lots or parcels that make up the tract which do not allow a dwelling.
There are no deed restrictions preventing a dwelling.
- iii. The lot or parcel on which the dwelling is to be located is predominantly composed of soils that are capable of producing the following cubic feet per acre per year:
Per a 2004 Pre Eligibility Template Test for Tax Lot 2200, the property meets the criteria of 11 parcels and 3 dwellings within the 160 acre template.

	CF/Ac/Yr of Growth		
	0-49	50-85	+85
Required minimum number of lots or parcels or portions thereof existing on January 1, 1993, within a 160-acre square centered on the subject tract.	3	7	11
Required minimum number of dwellings existing on January 1, 1993, on the lots or parcels	3	3	3

NOTE: Lots or parcels within urban growth boundaries shall not be used to satisfy the above requirements.

- iv. If the tract on which the dwelling is to be sited is 60 acres or larger and abuts a road or perennial stream, the measurement shall be made by using a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to maximum extent possible, aligned with the road or stream. If a 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. However, one of the three required dwellings shall be on the same side of the road or stream as the tract and:
Not applicable.
 - 1) Be located within a 160-acre rectangle that is one mile long and one-fourth 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
 - 2) 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.
- v. If a tract abuts a road that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile

wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road. Road, as used in this subsection, means a public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land. This excludes a private way that is created to provide ingress or egress to such land in conjunction with the use of such land for forestry, mining or agricultural purposes.

Not applicable.

- vi. A proposed "template" dwelling under this ordinance is not allowed if:
- 1) It is prohibited by or will not comply with the requirements of the acknowledged comprehensive plan, acknowledged land use regulations, or other provisions of law;
Not applicable.
 - 2) Unless it complies with the requirements of Section 4.6.130.6 through 8 Section 4.6.140.8 through 16.
Template Dwelling Complies with the above requirements.
 - 3) Unless no dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under d.iii below for the other lots or parcels that make up the tract are met; or
No dwellings are allowed on other portions of the tax lot per the current Forest zoning.
 - 4) If the tract on which the dwelling will be sited includes a dwelling.
The lot is bare land and contains no dwelling.
- vii. For single-family dwellings, the landowner shall 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.
The applicant and landowner will sign the document described above.

SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL ADMINISTRATIVE AND HEARINGS BODY APPLICATION REVIEW:

All Conditional Use Applications (Administrative and Hearings Body) are subject to requirements that are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands as follows:

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.
The proposed use will not limit access to or cause a significant change in farming or forest practices on agriculture or forest lands.
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
The proposed use will not significantly increase fire hazard and will in fact reduce fire hazard via proper fuels management.
3. All uses must comply with applicable development standards and fires siting and safety standards.
The proposed use will comply with development standards and fire siting and safety standards.
4. A "Forest Management Covenant", which recognized the right of adjacent and nearby landowners to conduct forest operations consistent with the Forest Practices Act and

Rules, shall be recorded in the deed records of the County prior to any final County approval for uses authorizing any type of residential use in the Forest and Forest Mixed Use zones. There may be other criteria listed that applies to individual uses.

The Covenant described above shall be recorded in the deed records.

5. The following siting criteria shall apply to all dwellings, including replacement dwellings, and structures in the Forest and Forest Mixed Use zones. Replacement dwellings may be sited in close proximity to the existing developed homesite. 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. These criteria 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.

- a. Dwellings and structures shall be sited on the parcel so that:

- i. They have the least impact on nearby or adjoining forest or agricultural lands.

As shown in attached Figure 1, dwelling and structures are sited on existing bare portions of the land so as not to impact forest or agricultural resources.

- ii. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized.

The chosen siting does not incur any impacts to forest or farming practices.

- iii. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized. And

The chosen siting is on areas not currently producing any timber.

- iv. The risks associated with wildfires are minimized.

A fire break/buffer will be maintained within the vicinity of the structures.

- b. The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices Rules. For the purposes of this Section, evidence of a domestic water supply means:

- i. 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.

Water use will be provided by a well, yet to be installed. As soon as the well is installed, the County shall be provided with a copy of all documentation.

- ii. A water use permit issued by the Water Resources Department for the use described in the application. Or

- iii. 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.

The proposed well will be exempt from permitting requirements. Applicant will supply well constructor's report to the County upon completion of the well.

6. 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 United States Bureau of Land Management, or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.
Not Applicable.
7. Approval of a dwelling shall be subject to the following additional requirements:
 - a. Approval of a dwelling requires the owner 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.
The applicant will plant the sufficient number of trees on the tract as determined by the County and the Department of Forestry.
 - 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, 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. The Assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report of where the survey report indicates that minimum stocking requirements have not been met.
Not applicable.
 - 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 the Department of Forestry determines that the tract does not meet those requirements, it will notify the owner and 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 pursuant to ORS 321.372.
 - 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.
The landowner will sign the document described above.

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:

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

1. Minimum Lot Size for the creation of new parcels shall be 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.

Not applicable.

2. Setbacks: All buildings or structures 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.

All setbacks are greater than 35'.

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

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

All requirements will be met.

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.

The Covenant described above shall be acknowledged and filed.

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

All riparian buffer areas will be undisturbed and shall be maintained.

- 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 in order to site or properly maintain public utilities and road right-of-ways;
- 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

- b. If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

There is no adjacent water body.

10. Firebreak:

- a. A firebreak shall be established and maintained around all structures, including decks, for a distance of at least 30 feet in all directions.

The above described firebreak shall be established and maintained.

- b. This firebreak will be a primary 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.

- c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.

Sufficient garden hose will be available.

- d. 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.

The safety zones required shall be established and maintained.

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

- 11. 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.

Roofing materials will be asphalt shingles or standing seam metal, meeting the above

requirement.

12. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).

Not applicable.

13. The dwelling shall not be sited on a slope of greater than 40 percent.

The dwelling will be sited on a slope less than 40 percent.

14. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

Any chimneys will have spark arrestors.

15. The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district.

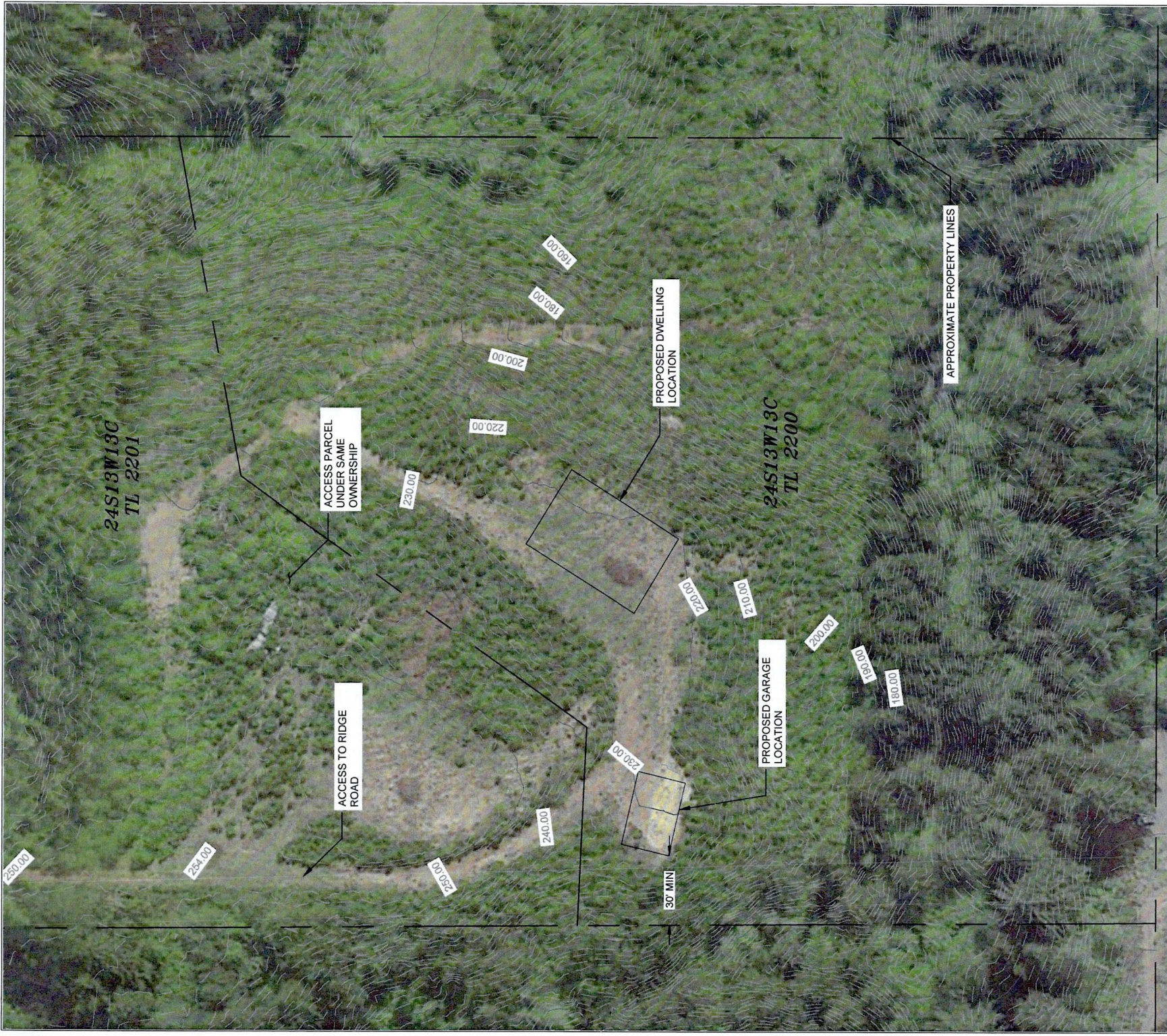
The dwelling shall be located within the North Bay Rural Fire Protection District.

16. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads and driveways shall be constructed so as to provide adequate access for firefighting equipment.

The driveway shall be constructed so as to provide adequate access for firefighting equipment.

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

Access to the proposed dwelling shall meet all relevant road and driveway standards in Chapter VII.



COOS COUNTY - LAND USE APPLICATION

DRAWN: SEAN LLOYD, PE

DATE: JULY, 2019

SHEET: 1 OF 1

FIGURE 1