

Coos County Planning Commission,

I am Mike Smith president of the South Coast Trail Riders, the applicant for EXT-19-001 that is being appealed by Segner. She contacted me by phone prior to filing her appeal to ask questions about our organization and plans for the property. I answered all of her questions and gave her assurances that we had a great track record and no crazy plans that would in any way be detrimental to the neighborhood.

After reviewing the attachments she submitted along with her appeal, I would like to suggest some clarifications to some of her assertions. I will address them in the order of appearance in her text.

South Coast Trail Riders (SCTR) is a nonprofit corporation of motorcycle trail riders that primarily does trail work on trail systems and riding areas that are on timber lands. I would not describe us as a recreational ATV& dune buggy organization. That appears to be her assumption. We are planning on erecting a quonset that we have acquired as the residence. We have referred to ourselves as the club, and the house as a club house, but technically we are a nonprofit corporation. I am not in the practice of talking to my neighbors on the phone in strict legalese. I never envisioned the slang club or club house as a possible detriment to our activities. 99% of what we do is work, not recreational. That is why we only have 5 dues paying members. That's up from the 3 members we've had for the last 5 years. We do have approximately 160 associate members. Associate members are what might be called followers in today's lingo. At one time since 1991 these people have paid SCTR \$1 to become a life time associate member after being approved by the board. They are supporters of our efforts and wished to be on our contacts list for communications about motorcycle trail riding issues. I assume that a substantial number of those members have since passed away in the last 28 years, or no longer live in the area. I looked back at our records, and the most dues paying members that I could find, that we ever had was 21, in 1999.

Segner's assumption that we have changed our plans since the original ACU for a template dwelling is wrong. That is still our intent to establish a single family dwelling on our forest zoned property. Should our plans change, and any other conditional uses need to be sought in the future, adjacent property owners will have an opportunity to comment on the process. We stand by our original application. Any of Segner's assumptions, exaggerations or mischaracterizations are not representative of our intentions. We need a full time presence on this property to protect against theft and vandalism. This is our priority and reason for application. Any other possible scary 160 people, ATV / dune buggy, increased traffic, slumping excavation uses that may be proposed in the future can be addressed at that time if future SCTR directors ever wish to pursue that. We are just a few old trail bike guys that trim blackberry bushes out of trails for people. I have lived in this neighborhood for 35 years. If in the future I am an effected land owner, and the SCTR want to have 160 ATV /dune buggy, increased traffic, excavation slumping (1ADITES) activities that I get to comment on, I will say no thank you.

We have owned this property since 2002 and have yet to have anything approaching 1ADITES activities. We have great relations with all our neighbors,(except for maybe Cheryl Kenney who maintains connections with my recent ex-wife). We have done many improvements to the sand dune access that we offer and maintain for the public for off highway vehicle recreation. We also have maintained and

improved the County gravel road and regularly remove drifting sand from Crannog road which used to get so bad that it impeded access to residences. I am certain John Rowe would happily give us a thumbs up. Law enforcement and the local fire department use our access regularly.

Being the only forest zoned parcel amongst the rest of the neighborhood, which is residential, this property is currently a significant nuisance. The property attracts substantial riff raff, as it is assumed to be Forest Service land. We have constant problems with transients, thieves, vandals and homeless camps. This residence is placed to transform the area into less of an opportunity zone for these activities and to ease SCTR's management work load. All of our actual adjacent neighbors welcome a decrease in these deviant activities and have never filed complaints of any of our development work on the property in the past 17 years.

(As a side note Segner actually lives in another neighborhood on the other side of Saunders Lake from us and just barley fit the criteria to be notified of our extension because her property is barley within the 750' zone. It is over a 2 mile drive to get to her house from the subject property. Evidently she moved here in September 2018).

I would like to add that, of the actions that have had the greatest impacts on our neighborhood in my last 35 years here, the number 1 would be the County making it legal to ride ATV's on the public streets in the mid-2000s, which led to an explosion of traffic and vacation rentals. There was zero land use or zoning process involved in this action. Number 2 would be a tie between the Forest Service developing dispersed camp sites in our vicinity and utilizing our sand access commercially to access them for profit, and the County development of Riley Ranch camp ground. The Forest Service action also had zero land use or zoning process and the County Parks Department dismissed substantial documented public input regarding it's campground agenda.

The SCTR have been a critical buffer in smoothing out these ill-conceived actions and lessening the adverse local impacts. Our development of this residence is a total plus for our neighborhood and will help us in our mitigation efforts. We have an excellent verifiable track record which should count for something. We would appreciate your support of our efforts.

I will assume that in resolving this matter that it may come down to definitions of words. Please let me provide some that I have researched:

corporation

- noun An entity such as a business, municipality, or organization, that involves more than one person but that has met the legal requirements to operate as a single person, so that it may enter into contracts and engage in transactions under its own identity.

DWELLING TYPES: Dwellings are separated into the following categories:

a. Single family dwelling: a single household unit of which construction is characterized by no common wall or ceiling with another unit, including a mobile home unless otherwise prohibited. b

FAMILY: An individual; or a group of two (2) or more persons related by blood, marriage, legal custody or legal adoption; or not more than five (5) handicapped persons and accompanying staff. Family shall also include residential day care facilities in residential and commercial zones providing day care to 13 or fewer children including children of the provider.

FACILITY(IES): (1) Low-intensity facilities consist of communication facilities (including power and telephone lines), sewer, water and gas lines; and (2) High-intensity facilities, which consist of stormwater and treated waste water outfalls (including industrial waste water).

FOREST LAND: Those lands designated in the Coos County Comprehensive Plan (Volume I "Balance of County") for inclusion in a Forest Lands zone. These areas include: (1) lands composed of existing and potential forest lands which are suitable for commercial forest uses, (2) other forested lands needed for watershed protection, wildlife and fisheries habitat and recreation, (3) lands where extreme conditions of climate, soil and topography require the maintenance of vegetative cover irrespective of use, and (4) other forested lands which provide urban buffers, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use.

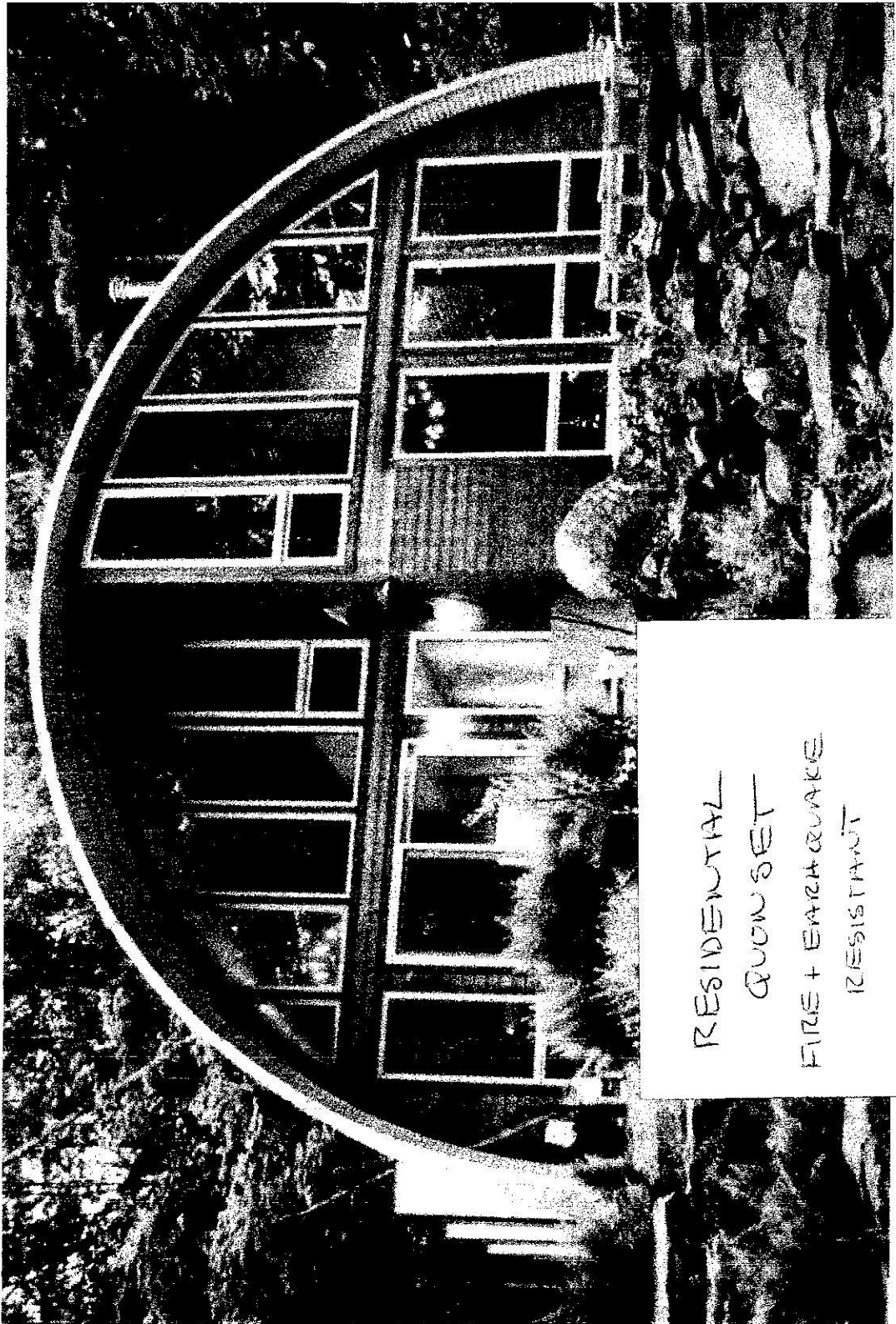
I could go on and on but will be available at the hearing for additional questions.

Sincerely, 

Mike Smith

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President and land manager SCTR



RESIDENTIAL
QUONSET
FIRE + EARTHQUAKE
RESISTANT