



Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: AC4-21-032

Date Received: 4/30/21 Receipt #: 224358 Received by: _____

This application shall be filled out electronically. If you need assistance please contact staff.
If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Virgil & Melody Stemmerman

Mailing address: 61717 Edwards Mills Road, Coos Bay, OR 97420

Phone: _____ Email: virgilstemmerman@hotmail.com

Township: 26S Range: 12W Section: 31 ¼ Section: A 1/16 Section: Select Tax lots: 00102
Select Select Select Select Select

Tax Account Number(s): 495809 Zone: Select Zone Forest Mixed Use (FMU)
Tax Account Number(s): _____ Please Select

B. Applicant(s) Virgil & Melody Stemmerman

Mailing address: 61717 Edwards Mills Road, Coos Bay, OR 97420

Phone: _____ Email: virgilstemmerman@hotmail.com

C. Consultant or Agent: Troy Rambo

Mailing Address P.O. Box 809, North Bend, OR 97459

Phone #: 541-751-8900 Email: mandrllc@frontier.com

Type of Application Requested

- | | | |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU | <input type="checkbox"/> Land Division - P, SUB or PUD |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone | <input type="checkbox"/> Variance - V | <input type="checkbox"/> Home Occupation/Cottage Industry |

Special Districts and Services

Water Service Type: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic
School District: Coos Bay Fire District: Sumner RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

D. **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.

- I. 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.
- II. 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
- III. 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.

X  

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 0 Boone Creek Road

Type of Access: Private Easement - Provide Easement Name of Access: Boone Creek Road

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: _____

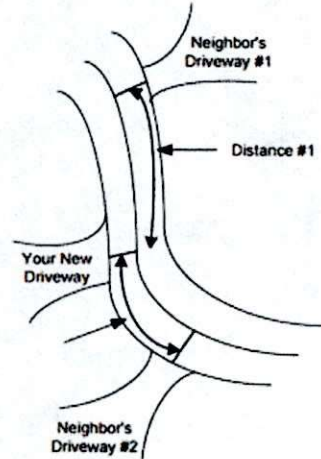
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

SEE ATTACHED MAP

This application is not required.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

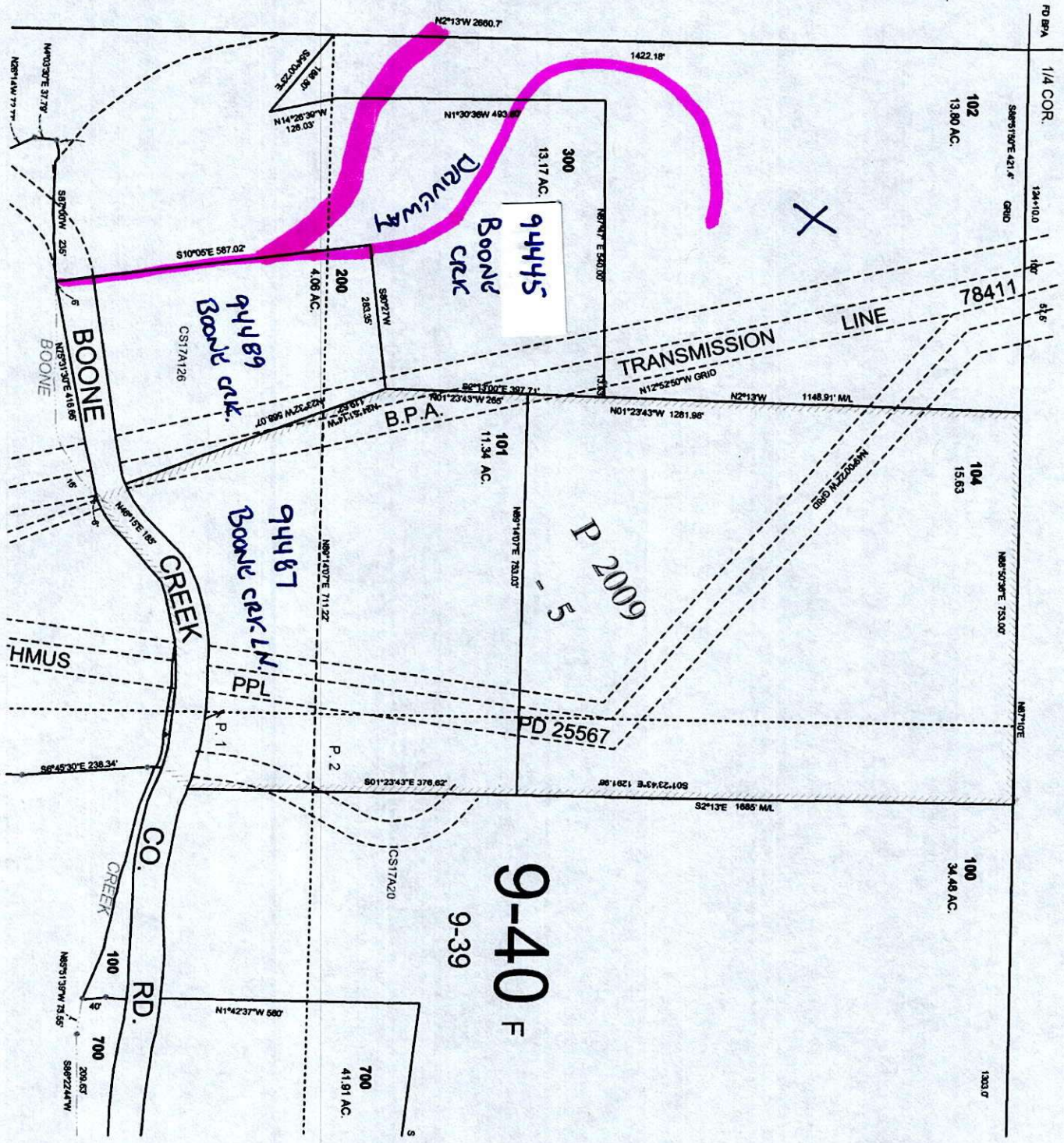
NE1/4 SEC.31 T26S R12W W.M.
COOS COUNTY

1" = 200'

SEE MAP 26S 12W 30

SEE MAP 26S 12W 31

T.L. 200
94443
Boone Crk



9-40 F
9-39

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

April 21, 2020

Coos County Planning Dept.

Subject Properties - T.L. 102 - 26S 12W 31A

Applicant/Owner:

Virgil & Melody Stemmerman
61717 Edwards Mills Road
Coos Bay, OR 97420

RE: Forest Dwelling (Template Dwelling) criteria and applicant's findings

Coos County Zoning and Land Development Ordinance (CCZLDO)

SECTION 4.6.100 FOREST AND FOREST MIXED USE – USE TABLES Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Development shall also comply with Section 4.6.140 Development and Siting Standards. All dwellings and structures are subject to the siting standards found in Section 4.6.130. Exceptions to minimum lot and parcel sizes for the purpose of land division may apply as set out in Section 4.6.145 Land Division for Open Space and Special Assessment, and Section 4.6.145 Exceptions to Minimum Parcel Size. Properties that are located in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

If a use specifically states Forest Mixed Use only it is not permitted in the Forest Zone. If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993.

SECTION 4.6.110 (OAR 660-006-0025) Uses Authorized in Forest Zones (1) Goal 4 requires that forest land be conserved. Forest lands are conserved by adopting and applying comprehensive plan provisions and zoning regulations consistent with the goals and this rule. In addition to forest practices and operations and uses auxiliary to forest practices, as set forth in ORS 527.722, the Commission has determined that five general types of uses, as set forth in the goal, may be allowed in the forest environment, subject to the standards in the goal and in this rule. These general types of uses are: (a) Uses related to and in support of forest operations; (b) Uses to conserve soil, air and water quality and to provide for fish and wildlife resources, agriculture and recreational opportunities appropriate in a forest environment; (c) Locationally dependent uses, such as communication towers, mineral and aggregate resources, etc.; (d) Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.

Use	TR	Subject to
Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.		
63. Template Dwelling (Alternative forestland dwellings ORS 215.750)	ACU	(9)(B)(II), (9)(C)

(9)(B) DWELLING ON FOREST AND FOREST MIXED USE ZONES -

(II) Template Dwelling - 215.750 Alternative forestland dwellings; criteria.

- (1) In western Oregon, a governing body of a county or its designate may allow the establishment of a single-family dwelling on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:**
 - (a) Capable of producing 0 to 49 cubic feet per acre per year of wood fiber if:**
 - (A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and**
 - (B) At least three dwellings existed on January 1, 1993, on the other lots or parcels continue to exist on the other lots or parcels;**
 - (b) Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:**
 - (A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and**
 - (B) At least three dwellings existed on January 1, 1993, on the other lots or parcels; or**
 - (c) Capable of producing more than 85 cubic feet per acre per year of wood fiber if:**
 - (A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and**
 - (B) At least three dwellings existed on January 1, 1993, on the other lots or parcels.**
- (3) Lots or parcels within urban growth boundaries shall not be used to satisfy the eligibility requirements under subsection (1) or (2) of this section.**
- (4) A proposed dwelling under this section is not allowed:**
 - (a) If it is prohibited by or will not comply with the requirements of an acknowledged comprehensive plan and acknowledged land use regulations or other provisions of law.**
 - (b) Unless it complies with the requirements of ORS 215.730.**
 - (c) Unless no dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under ORS 215.740 (3) for the other lots or parcels that make up the tract are met.**
 - (d) If the tract on which the dwelling will be sited includes a dwelling.**
- (5) Except as described in subsection (6) of this section, if the tract under subsection (1) or (2) of this section 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.**
- (6) (a) If a tract 60 acres or larger described under subsection (1) or (2) of this section abuts a road or perennial stream, the measurement shall be made in accordance with subsection (5) of this section. However, one of the three required dwellings shall be on the same side of the road or stream as the tract and:**
 - (A) 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**

- (B) 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.
- (b) 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.
- (7) Notwithstanding subsection (4)(a) of this section, if the acknowledged comprehensive plan and land use regulations of a county require that a dwelling be located in a 160-acre square or rectangle described in subsection (1), (2), (5) or (6) of this section, a dwelling is in the 160-acre square or rectangle if any part of the dwelling is in the 160-acre square or rectangle. [1993 c.792 §4(6),(7),(8); 1999 c.59 §58; 2005 c.289 §1]

Response to SECTION 4.6.110(9)(B)(II)

- **The attached Soil Classification letter shows the property is capable of producing more than 85 cubic feet per acre per year of wood fiber and is required to meet Section 4.6.110(9)(B)(II)(1)(c).**
- **There are no parcels located within the Urban Growth Boundary.**
- **The subject property does not have a dwelling located and there are no deed or comprehensive plan restrictions that would prohibit siting a new dwelling as long as it complies with the Forest Template Dwelling criteria. The tract in this case is of tax lot 102 in Township 26S Range 12W Section 31A and consist of 13.80 acres.**
- **The template was configured based on the criteria. The template used is a 160-acre square. The centered on the center of the subject tract and meets or exceeds the required 11 units of land required and within those properties there are a minimum of three dwellings sited on or before January 1, 1993. There are a minimum of 13 parcels within the 160 acre square ranging from 1.11 acres to 159.00 acres of which are zoned F and EFU. Four of these parcels have pre – 1993 dwellings. By allowing the siting of a dwelling on this site, the parcel would conform to what already exists within the area.**

9(C) ADDITIONAL CRITERIA FOR ALL DWELLINGS ALLOWED IN THE FOREST AND FOREST MIXED USE ZONES.

- (1) A local government shall require as a condition of approval of a single-family dwelling allowed on lands zoned forestland:
- (a) If the lot or parcel is more than 10 acres in western Oregon as defined in ORS 321.257, the property owner submits a stocking survey report to the assessor and the assessor verifies that the minimum stocking requirements adopted under ORS 527.610 to 527.770 have been met.
- (b) the dwelling meets the following requirements:
- (A) The dwelling has a fire retardant roof.
- (B) The dwelling will not be sited on a slope of greater than 40 percent.
- (C) Evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry.
- (D) The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract.

- (E) If the dwelling is not within a fire protection district, the applicant provides evidence that the applicant has asked to be included in the nearest such district.
- (F) If the dwelling has a chimney or chimneys, each chimney has a spark arrester.
- (G) The owner provides and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner.

Response to SECTION 4.6.110(9)(C)(1)

- **The property is less 13.80 acres therefore a stocking survey is required. The timber stocking is fair to good. The power transmission line easements total 2.3 acres.**
 - **The dwelling will have a fire retardant roof.**
 - **The property has steep slopes North of the proposed home site. The proposed home site is relatively flat.**
 - **The property is located within the Sumner Rural Fire Protection District.**
 - **The water source for this property will be from well and not a Class II stream. As a condition of approval the applicant will receive a sign off from Oregon Water Resources to verify the water source. Under ORS 537.545 (b) & (d) - no permit is required.**
 - **If the proposed dwelling has a chimney, a spark arrester will be installed.**
 - **The owner will provide and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner consist with the requirements of Section 4.6.140.9 and 4.6.140.10.**
- (2) (a) If a governing body determines that meeting the requirement of subsection (1)(b)(D) of this section would be impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards. The means selected may include a fire sprinkling system, on-site equipment and water storage or other methods that are reasonable, given the site conditions. The applicant shall request and provide alternatives to be considered.
- (b) If a water supply is required under this subsection, it shall be a swimming pool, pond, lake or similar body of water that at all times contains at least 4,000 gallons or a stream that has a minimum flow of at least one cubic foot per second. Road access shall be provided to within 15 feet of the water's edge for fire-fighting pumping units, and the road access shall accommodate a turnaround for fire-fighting equipment. [1993 c.792 §5; 1995 c.812 §6; 1997 c.293 §1; 2003 c.621 §103]

Response to SECTION 4.6.110(9)(C)(2)

- **The property is within a fire district and there is no need for alternative fire protections.**
- **There is no need for an additional water supply.**

SECTION 4.6.130 ADDITIONAL CRITERIA FOR ALL NEW AND REPLACEMENT DWELLINGS AND STRUCTURES IN FOREST

The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest and agriculture/forest zones. 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. A governing body shall consider the criteria in this rule together with the requirements OAR 660-0060-0035 to identify the building site:

- (1) Dwellings and structures shall be sited on the parcel so that:
 - (a) They have the least impact on nearby^{III} or adjoining forest or agricultural lands;
 - (b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
 - (c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and
 - (d) The risks associated with wildfire are minimized.
- (2) Siting criteria satisfying section (1) of this section 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.
- (3) The applicant shall provide evidence to the governing body 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 (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:
 - (a) 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;
 - (b) A water use permit issued by the Water Resources Department for the use described in the application; or
 - (c) 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.
- (4) 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 U.S. Bureau of Land Management, or the U.S. 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.
- (5) Approval of a dwelling shall be subject to the following requirements:
 - (a) Approval of a dwelling requires the owner of the tract 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;
 - (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 in western Oregon or more than 30 acres in eastern Oregon, 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;
 - (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 that department determines that the tract does not meet those requirements, that department will notify the owner and the 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; and
 - (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.

Response to SECTION 4.6.130

- **The property owner is creating a new home site. The area proposed appears to be an old landing on a flat ridge top with a road already constructed. Give all of these factors this seems to be area to site the dwelling ensuring the least impact to the nearby or adjoining forest or agricultural lands. Utilizing the proposed area ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized. The applicant is using an existing site which requires little to no trees to be removed; therefore, the removal of forest lands used to site access roads, service corridors, the dwelling and structures has been minimized. The fuel free setbacks will ensure risks associated with wildfire are minimized.**
- **The applicant acknowledges and will provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules prior to obtaining a zoning compliance letter to constructed the dwelling. Under ORS 537.545 (b) & (d) - no permit is required to take water for single or group purposes in the amount not to exceed 15,000 gallons per day.**
- **The access is a private driveway off of Boone Creek County Road. The private driveway is maintained by the property owners and there is a maintenance agreement in place.**
- **The subject property was logged a many years ago and will meet the minimum stocking requirements.**

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.**
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.**
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.**
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.**

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:
 - 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
 - g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
 - h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
 - i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.
7. All new dwellings and permanent structures and replacement dwellings and structures shall, at a minimum, meet the following standards. The dwelling shall be located 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. If the applicant is outside the rural fire protection district, the applicant shall provide evidence that they have contacted the Coos Forest Protective Association of the proposed development.
8. The Planning Director may authorize alternative forms of fire protection when it is determined that these standards are impractical that shall comply with the following:
 - a. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions;
 - b. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second;
 - c. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and
 - d. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during

fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

9. Fire Siting Standards for New Dwellings:

- a. The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.
- 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.

10. Firebreak:

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

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.

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).

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

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

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

Response to SECTION 4.6.140

- **The property is a legal non-conforming unit of land and no land division is proposed.**
- **The applicant will exceed the road setback.**
- **There is no proposed fence at this time.**
- **A driveway/access/parking permit will be requested at the time of the application.**
- **The applicant has acknowledged and will file in the deed record of Coos County, a Forest Management Covenant prior to receiving a zoning compliance letter.**
- **No riparian vegetation will not be disturbed during the development of the site.**
- **The property is within the Sumner Rural Fire Protection District. No additional fire protection is required.**
- **The property owner will provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.**
- **The slope on the proposed home site is between 0% to 5% and does not require additional primary safety zone. The applicant will meet the primary setback of 30 feet.**
- **The proposed dwelling use non-combustible or fire resistant roofing materials.**
- **There is no water supply exceeding 4,000 gallons.**
- **The dwelling will not be sited on a slope of greater than 40 percent.**
- **The new dwelling will not have a chimney and in the event one is installed it will install a spark arrester.**
- **The property is within the Sumner RFPD. The access and driveway will be the minimum standards of Chapter VII which meets the requirement to allow emergency vehicles to enter the property.**

AFTER RECORDING RETURN TO
AND SEND TAX STATEMENT TO
Virgil Stemmerman
61717 Edward Mills Rd.
Coos Bay, OR 97420
Consideration: Trust Distribution

Coos County, Oregon **2020-11803**
\$91.00 11/23/2020 02:06 PM
Pgs=2



Debbie Heller, CCC, Coos County Clerk

BARGAIN AND SALE DEED

Virgil Stemmerman, Successor Trustee of the Marvin Stemmerman Trust dated June 25, 2003, Grantor, conveys to Virgil Stemmerman and Melody Stemmerman, Husband and Wife, Grantees, all his interest in the following described parcel of that real property, located in Coos County, Oregon, to wit:

See Attached Exhibit A

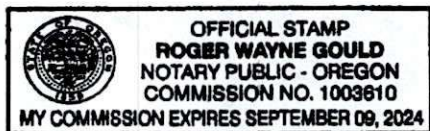
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 AND 7, CHAPTER 8, OREGON LAWS OF 2010. 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, 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 ORS 195.300, 195.301 and 195.305 to 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 AND 7, CHAPTER 8, OREGON LAWS OF 2010.

DATED this 19th day of November, 2020.

Virgil Stemmerman

State of Oregon)
) ss
County of Coos)

Personally appeared before me Virgil Stemmerman, in his capacity as Successor Trustee of the Marvin Stemmerman Trust dated June 25, 2003, and acknowledged his signature to be his free, voluntary and authorized act this 19th day of November, 2020.



Notary Public for Oregon

Exhibit "A"

Beginning at a 5/8" iron rod set per Coos County Survey 17B73, said iron rod marking the Center-North 1/16 corner of Section 31, Township 26 South, Range 12 West, Willamette Meridian, Coos County, Oregon, thence South 54°00'23" East 188.80 feet to a 5/8" iron rod;
Thence North 14°26'39" West 128.03 feet;
Thence North 1°30'36" West 493.60 feet to a 5/8" iron rod;
Thence North 87°47'00" East 540.00 feet to a 5/8" iron rod;
Thence continuing North 87°47'00" East 13.53 feet, more or less, to the East boundary of that parcel described per Deed Inst. #2007-5558.
Thence along the East boundary of that parcel, North 2°13'00" West to the Northeast corner of that parcel described per Deed Inst. #2007-5558;
Thence along the North line of Section 31, Westerly 875.11 feet to the North 1/4 corner of said Section 31;
Thence Southerly along the North-South centerline of said Section 31 to the point of beginning.

Unofficial
Copy

After recording return to:
Virgil and Melody Stemmerman
61717 Edwards Mill Road
Coos Bay, OR 97420

Roadway and Utility Easement

Virgil Stemmerman and Melody Stemmerman, husband and wife, Grantors, conveys to Virgil Stemmerman and Melody Stemmerman, husband and wife, Grantee.

Recitals:

- A. Grantor owns those certain parcels of real property located in Coos County, Oregon, legally described in the attached Exhibit "A", attached and incorporated herein by this reference (Grantor's Parcel):
- B. Grantee owns those certain parcels of real property located in Coos County, Oregon, legally described in the attached Exhibit "B", attached and incorporated herein by this reference (Grantee's Parcel)

Grant of Easement:

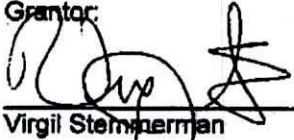
1. **Grant of Easement.** For good and valuable consideration, receipt of which is hereby acknowledged, Grantor hereby grants to Grantee a non-exclusive non-priority easement ("Easement") to use a strip of land across Grantor's Parcel as more particularly described on Exhibit "C". The easement granted herein shall be perpetual and shall only be terminated by an instrument in writing signed by Grantor and Grantee, or their successors and assigns, and duly recorded in the records of the county in which Grantor's Parcel and Grantee's Parcel are located. The parties' rights hereunder shall not lapse in the event of failure to use the Easement on a continuous basis.
2. **Purpose and Use.** The easement shall be used by Grantee for vehicular and pedestrian travel and the maintenance of any existing utilities or construction of any new utilities by Grantee and to allow Grantee, and their successors in interest the ability to travel across Grantor's Parcel to and from Grantee's Parcel and maintain any existing underground utilities or those constructed by Grantee under and across Grantor's Parcel to and from Grantee's Parcel. Other than on a temporary basis while Grantee is constructing the roadway, at no time shall Grantee impair, impede, interfere with or obstruct Grantor's use, and the use by Grantor's permitted assigns or successors interest, of Grantor's Parcel or the Easement Strip. Grantor specifically consents to Grantee's activities with respect to construction of the roadway, location of utilities with in the Easement Strip and all other activities Grantee requires in order to carry out and complete the construction of the roadway.

Other than as required for maintenance or repair of the Easement Strip on a temporary basis, neither Grantor nor Grantee, nor the invitees, guests or tenants of the same shall park vehicles or place any other objects within the area of the Easement, nor install any type of fence or other structure which restricts access across the Easement.

3. **Maintenance and Repair.** The Easement Strip shall be constructed by Grantee at Grantee's cost and expense. Once constructed the Easement Strip shall be maintained in its then present condition as of the date the construction of the roadway is completed equally by the Grantor and Grantee.
4. **Real Property Taxes.** The liability for any real property taxes attributable to the Easement shall be borne exclusively by the Grantor.

5. **Covenant Running With The Land.** The easement hereby granted, the restrictions hereby imposed, and the agreements herein contained shall be easements, restrictions, and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, successors, and assigns, including, but without limitation, all subsequent owners of Grantor's Parcel and Grantee's Parcel and all persons claiming hereunder.
6. **Remedies.** In the event of any breach of the provisions of this Easement, the aggrieved party shall be entitled to exercise any remedy provided by law or equity, including the remedies of injunction and specific performance. In the event litigation is commenced to enforce or interpret the provisions of this Easement, including any appeal therefrom, the prevailing party shall recover from the other party, in addition to all costs and damages, reasonable attorneys' fees at trial, arbitration or upon any appeal or petition for review thereof.
7. **Authority.** Each party hereto represents and warrants to the other that they have full power and authority to execute this Grant of Easement and that when signed it shall be a legally binding document benefitting and burdening each respective parcel of real property.

Grantor:

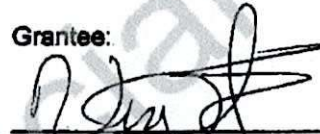


 Virgil Stemmerman



 Melody Stemmerman

Grantee:



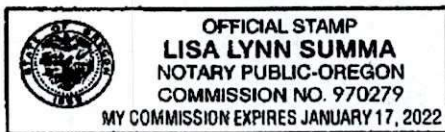
 Melody Stemmerman
 Virgil

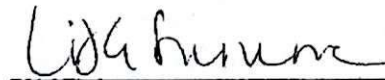


 Melody Stemmerman

STATE OF OREGON)
) ss.
 County of Coos)

This instrument was acknowledged before me on January 19, 2021 by Virgil Stemmerman.





 Notary Public for Oregon
 My Commission expires: 1.17.2022

STATE OF OREGON)
)ss.
County of Coos)

This instrument was acknowledged before me on Jan. 19, 2021 by Melody Stemmerman.



Lisa Summa
Notary Public for Oregon
My Commission expires: 1-17-2022

STATE OF OREGON)
)ss.
County of Coos)

This instrument was acknowledged before me on Jan. 19, 2021 by Virgil Stemmerman.



Lisa Summa
Notary Public for Oregon
My Commission expires: 1-17-2022

STATE OF OREGON)
)ss.
County of Coos)

This instrument was acknowledged before me on Jan. 19, 2021 by Melody L8 Stemmerman.



Lisa Summa
Notary Public for Oregon
My Commission expires: 1-17-2022

Exhibit "A"

Beginning at a point on the North-South centerline of Section 31, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, 153.36 feet North of the center of said Section 31; thence along the East boundary of a roadway, North 26° 41' 30" East 68.85 feet; thence North 25° 01' East 449.86 feet; thence North 01° 31' 30" West 55.57 feet; thence North 26° 14' West 72.77 feet; thence North 04° 03' 30" West 37.79 feet; thence North 49° 13' East 5 feet to the centerline of Boone Creek; thence Northwestery along the center of Boone Creek to a point on the West line of the Northeast quarter of said Section 31, 1422.18 feet South 02° 13' East of the North quarter corner of said Section 31, and further described in a Warranty Deed recorded January 8, 1974, bearing Microfilm Reel No. 74-1-95118-19, Records of Coos County, Oregon, from Bonnie Hill to John Harris; thence Southerly along the North-South centerline of said Section 31 to the point of beginning.

Also including: Beginning at a 5/8 inch iron rod set per Coos County Survey 17B73, said iron rod marking the Center-North 1/16 corner of Section 31, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, thence South 54° 00' 23" East 188.80 feet to a 5/8 inch iron rod; thence North 14° 28' 39" West 128.03 feet; thence North 01° 30' 36" West 493.60 feet to a 5/8 inch iron rod; thence North 87° 47' 00" East 540.00 feet to a 5/8 inch iron rod; thence continuing North 87° 47' 00" East 13.53 feet, more or less, to the East boundary of that parcel described per Deed Inst. No. 2007-5556; thence along the East boundary of that parcel, South 02° 13' 00" East 397.71 feet, more or less, to a 5/8 inch iron rod marking the Northeast corner of that parcel conveyed to Gerald Carl and Mary Louise Napier per instrument recorded in Microfilm No. 68-10-33206, Deed Records of Coos County, Oregon; thence along the Northerly line of said Napier parcel, South 80° 27' West 283.35 feet to the Northwest corner of said Napier parcel; thence South 10° 05' East 587.02 feet along the Westerly line of said Napier parcel to a ¼ inch iron pipe at the Southwest corner of said Napier parcel; thence South 87° 00' West 235 feet; thence North 48° 00' West 17 feet; thence North 52° 15' West 80 feet; thence North 40° 15' West 200 feet; thence North 19° 30' West 145 feet to a point on the North-South center line of said Section 31, the Southwest corner of that parcel described per Deed Inst. No. 2007-5556; thence Northerly along the North-South centerline of said Section 31 to the point of beginning.

Exhibit "B"

Beginning at a 5/8 inch iron rod set per Coos County Survey 17B73, said iron rod marking the Center-North 1/16 corner of Section 31, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, thence South 54° 00' 23" East 188.80 feet to a 5/8 inch iron rod; thence North 14° 26' 39" West 128.03 feet; thence North 01° 30' 36" West 493.60 feet to a 5/8 inch iron rod; thence North 87° 47' 00" East 540.00 feet to a 5/8 inch iron rod; thence continuing North 87° 47' 00" East 13.53 feet, more or less, to the East boundary of that parcel described per Deed Inst. No. 2007-5556; thence along the East boundary of that parcel, North 02° 13' 00" West to the Northeast corner of that parcel described per Deed Inst. No. 2007-5556; thence along the North line of Said Section 31, Westerly 875.11 feet to the North ¼ corner of said Section 31; thence southerly along the North-South centerline of said Section 31 to the point of beginning.

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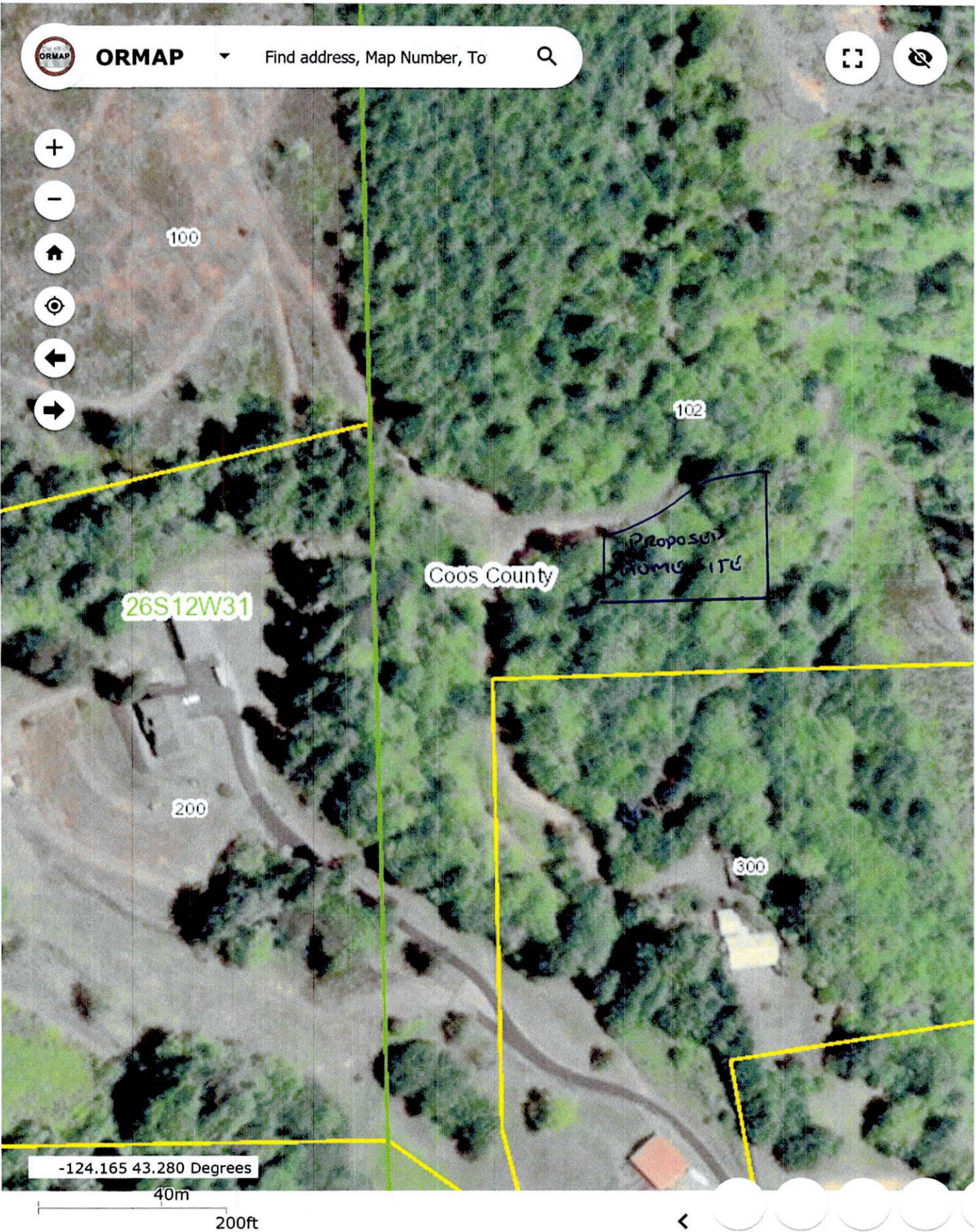
Exhibit "C"

A 30 foot easement located in the West half of the Northeast quarter, Section 31, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, lying 15 feet either side of the following described centerline:

Beginning at a point in the center of Boone's Creek County Road, from which point the Center quarter corner of said 31, bears S 27° 05' 57" W a distance of 930.34 feet; thence N 4° 15' 42" W a distance of 106.16 feet; thence N 7° 50' 26" W a distance of 239.21 feet; thence N 8° 01' 26" W a distance of 60.75 feet; thence N 12° 36' 45" W a distance of 69.86 feet; thence N 17° 02' 50" W a distance of 123.02 feet; thence N 21° 59' 28" W a distance of 80.09 feet; thence N 27° 23' 47" W a distance of 47.13 feet; thence N 55° 41' 35" W a distance of 53.26 feet; thence N 37° 22' 58" W a distance of 73.12 feet; thence N 49° 01' 06" W a distance of 73.74 feet; thence N 30° 29' 35" W a distance of 54.18 feet; thence N 4° 10' 12" W a distance of 56.51 feet; thence N 2° 29' 24" W a distance of 14.51 feet to a point on the boundary of that property described per Inst. No. 2020-11803, Coos County, Oregon Deed Records.

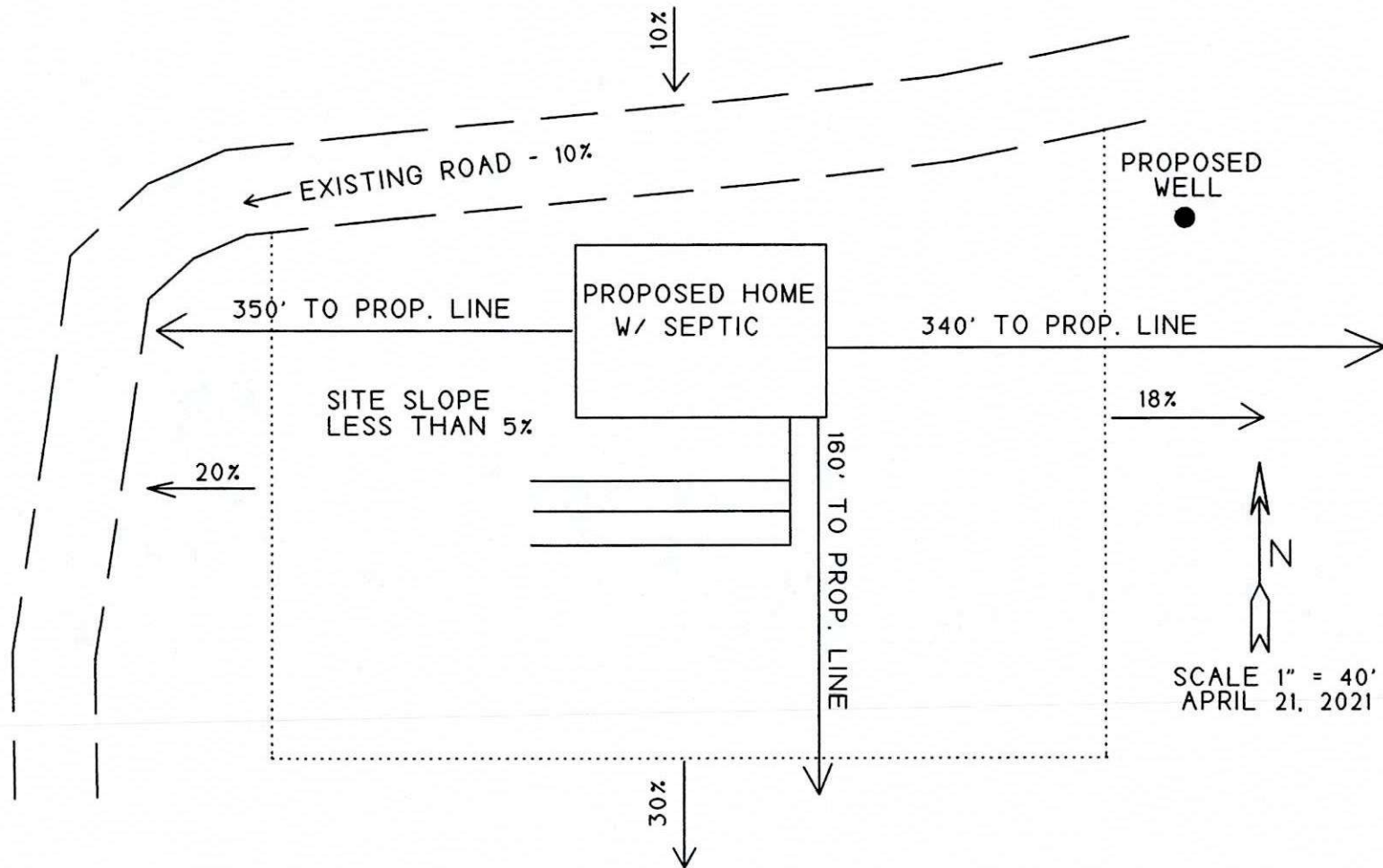
Also, a 10 foot wide utility easement beginning at an existing pole located Northerly 710 feet, more or less, from the above described centerline point in Boone's Creek County Road, lying on the Easterly side of the herein described 30 foot easement; thence Northwesterly to the said 30 foot easement.

Unofficial
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VIRGIL & MELODY STEMMERMAN PLOT PLAN

TAX LOT 102 - 26S 12W 31A - ACCT.# 495809 - 13.80 AC.



MULKINS & RAMBO, LLC

**P.O. BOX 809
NORTH BEND, OR 97459
PHONE (541) 751-8900**

April 21, 2021

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

RE: Soil Classification for T.L. 102 - 26S 12W 31A – 13.80 acres

Based on Sheet Number 34 of the Soil Survey of Coos County, Oregon the subject property contains two soil types. Soil type 54E – Templeton silt loam – 30% - 50% slopes and Soil type 52F – Salander silt loam – 50% - 75% slopes.

The Soil type 54E & 52F are capable of producing average of 270 cubic feet of Sitka spruce per year and has a mean site index of 180 based on a 100 year site curve. The Soil type 54E has a mean site index for Douglas fir of 170 based on a 100 year site curve

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

Troy Rambo

STATE OF OREGON
WATER SUPPLY WELL REPORT

(as required by ORS 537.765)

WELL I.D. # L 63919
START CARD # 110843

Instructions for completing this report are on the last page of this form.

(1) LAND OWNER Well Number 318
Name Shane Johnson
Address 67430 Spinnaker Rd.
City North Bend State OR Zip 97459

(2) TYPE OF WORK
 New Well Deepening Alteration (repair/recondition) Abandonment

(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable Auger
 Other _____

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Livestock Other _____

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 65 ft.
Explosives used Yes No Type _____ Amount _____

HOLE				SEAL			
Diameter	From	To	Material	From	To	Sacks or pounds	
<u>10</u>	<u>0</u>	<u>20</u>	<u>3cent</u>	<u>20</u>	<u>0</u>	<u>72</u>	
<u>6</u>	<u>20</u>	<u>65</u>					

How was seal placed: Method A B C D E

Other Poured from surface

Backfill placed from _____ ft. to _____ ft. Material _____

Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: <u>6</u>	<u>+1</u>	<u>39</u>	<u>250</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner: <u>4 1/2</u>	<u>-5</u>	<u>60</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Drive Shoe used Inside Outside None

Final location of shoe(s) 39'

(7) PERFORATIONS/SCREENS:
 Perforations Method Saw
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
<u>25</u>	<u>65</u>	<u>4x5</u>	<u>38</u>	<u>4 1/2</u>		<input type="checkbox"/>	<input checked="" type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
<u>42 gpm</u>	<u>-</u>	<u>65'</u>	<u>1 hr</u>

Temperature of water 52 Depth Artesian Flow Found _____

Was a water analysis done? Yes By whom _____

Did any strata contain water not suitable for intended use? Too little

Salty Muddy Odor Colored Other _____

Depth of strata: _____

(9) LOCATION OF WELL by legal description:
County COOS Latitude _____ Longitude _____
Township 26 N or S Range 12 E or W. WM
Section 31 NE 1/4 SW 1/4
Tax Lot 200 Lot 200 Block _____ Subdivision _____

Street Address of Well (or nearest address) 1.4 mi on Boone Creek
SUMMIT LN LOT # 200 12d

(10) STATIC WATER LEVEL:
2 1/2 ft. below land surface. Date 9-8-03
Artesian pressure _____ lb. per square inch Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 42'

From	To	Estimated Flow Rate	SWL
<u>42</u>	<u>65</u>	<u>42</u>	<u>28 1/2</u>

(12) WELL LOG:
Ground Elevation +200'

Material	From	To	SWL
<u>Red Clay</u>	<u>0</u>	<u>2</u>	
<u>Brown clay</u>	<u>2</u>	<u>14</u>	
<u>Brown claystone</u>	<u>14</u>	<u>34</u>	<u>28 1/2</u>
<u>Sandy Fractured claystone</u>	<u>34</u>	<u>65</u>	

RECEIVED
SEP 16 2003
WATER RESOURCES DEPT.
SALEM, OREGON

Date started 9-7-03 Completed 9-8-03

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
WVC Number _____
Signed _____ Date _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
WVC Number 1689
Signed Gary Beeder Date 9-14-03