



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

Health Fee

DR-21-141
ACU-21-062

FILE NUMBER:

Date Received: 10/15/21 Receipt #: 228646 Received by: UMB

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) Robert Main

Mailing address: 791 E. 10th Street, Coquille, Oregon

Phone: 541-396-5860 Email: bobmain22@gmail.com

| Township: | Range: | Section: | ¼ Section: | 1/16 Section: | Tax lots: |
|---------------|---------------|---------------|---------------|---------------|-------------|
| <u>29S</u> | <u>12W</u> | <u>18</u> | <u>Select</u> | <u>Select</u> | <u>1300</u> |
| <u>Select</u> | <u>Select</u> | <u>Select</u> | <u>Select</u> | <u>Select</u> | |

Tax Account Number(s): 1153600 Zone: Select Zone Forest (F)
Tax Account Number(s) _____ Please Select _____

B. Applicant(s) Robert Main

Mailing address: 791 E, 10th. Street, Coquille, Oregon

Phone: 541-396-5860

C. Consultant or Agent: None

Mailing Address _____

Phone #: _____ Email: _____

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: Myrtle Point Fire District: Coos Forest Protective Association

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 contulant.

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

Wetland

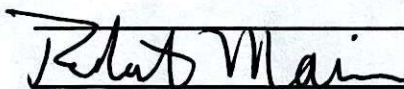
- D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County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



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: _____

Type of Access: Private Easement - Provide Easement Name of Access: Mathney Creek Ln.

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: 94210 Mathney Creek Ln., Myrtle Point, Or.

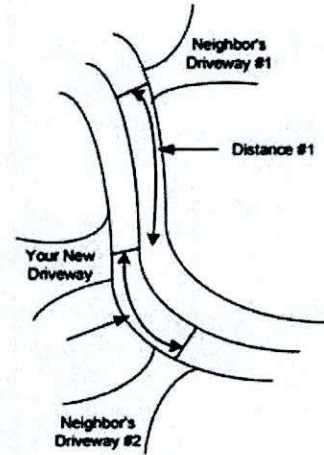
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW
DRIVEWAY: Using Existing driveway

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

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR
NEW DRIVEWAY: N/A

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW
DRIVEWAY: N/A

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:

- Using existing 16' wide gravel driveway
- Self contained RV camping

This application is not required.

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: _____

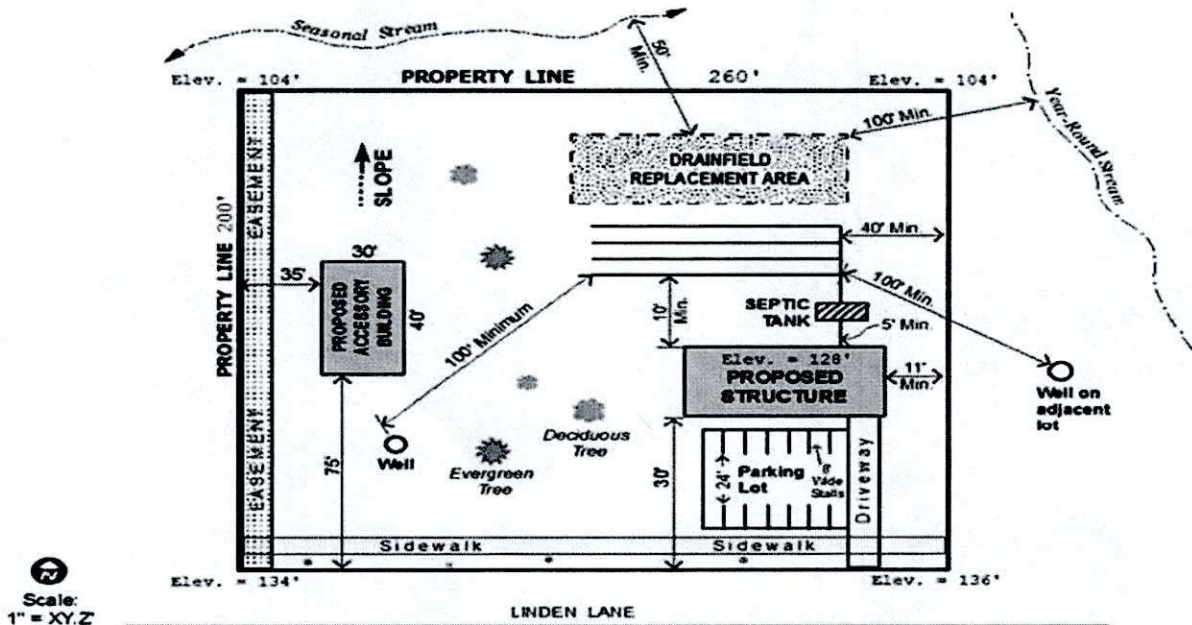
- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and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

Additional Comments:

Self contained RV camping

Plot Plan
The grid for the plot plan is found on the next page

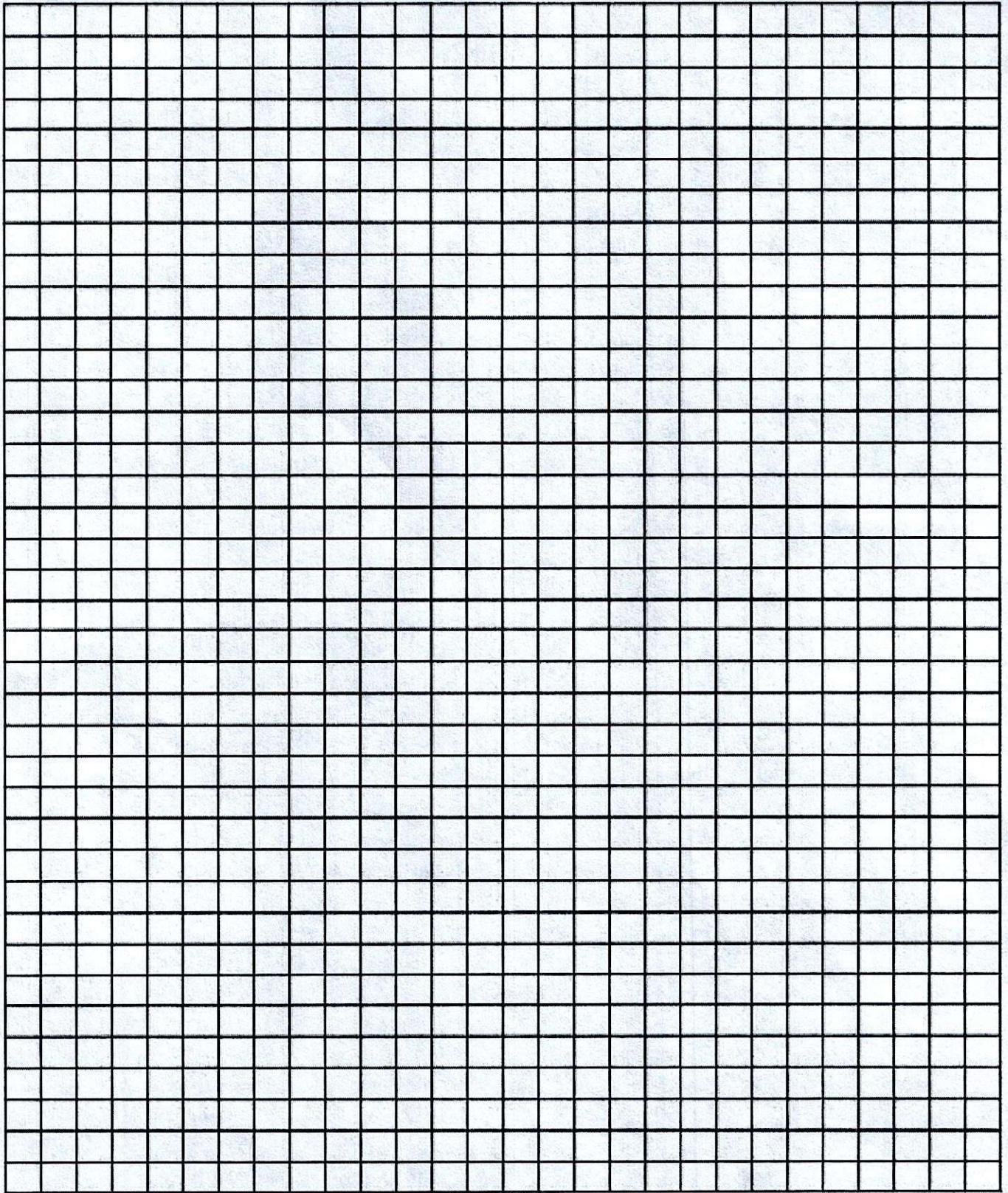
SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.



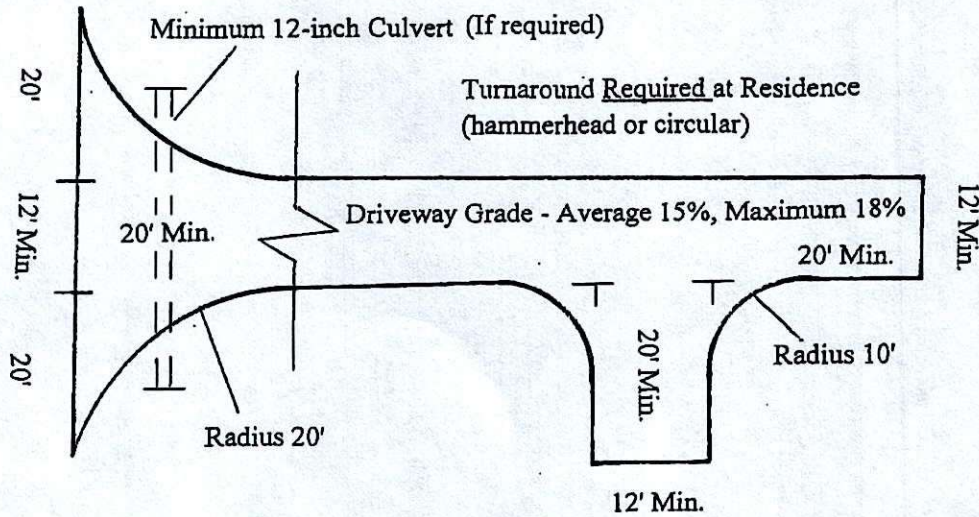
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



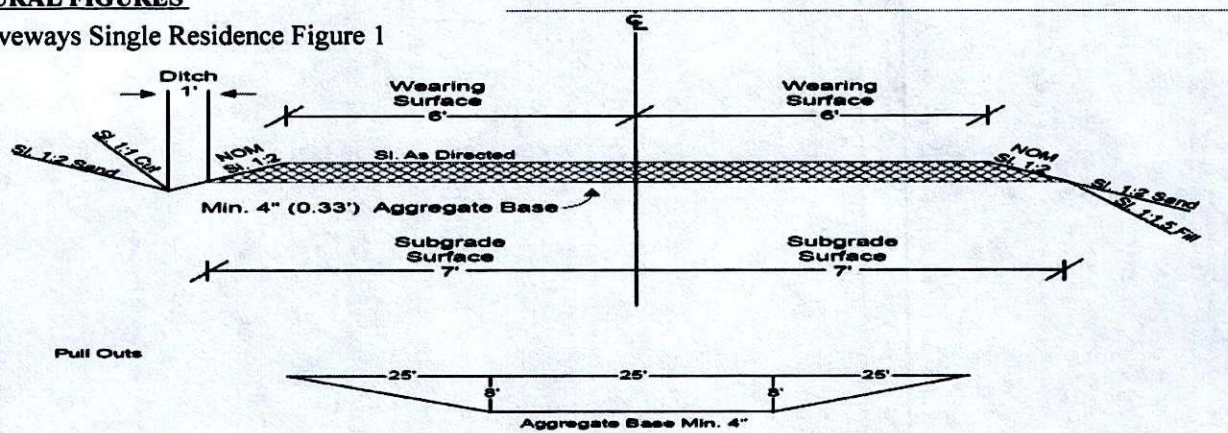
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

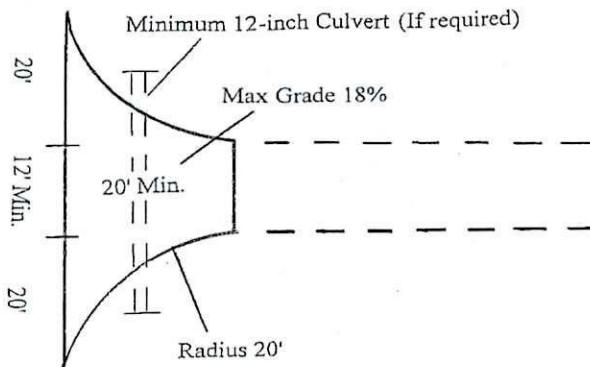
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
The access will be developed from the edge of the developed road.

Figure 7.1.450

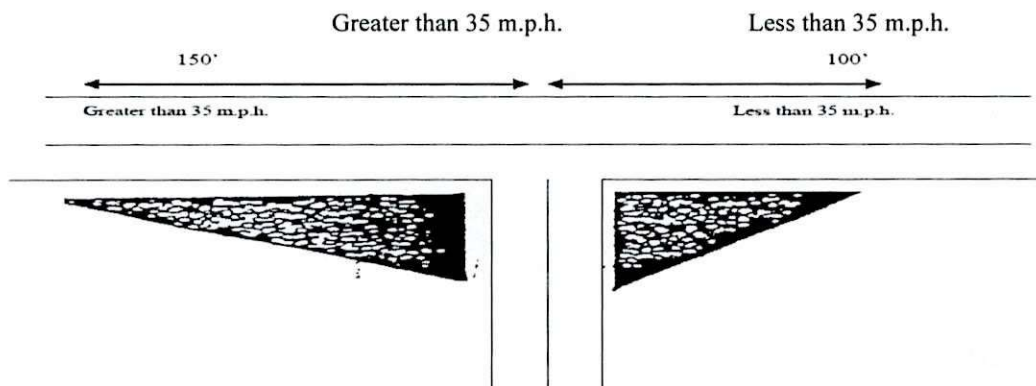


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

| USE | STANDARD |
|---|---|
| Retail store and general commercial except as provided in subsection b. of this section. | 1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space |
| Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.) | 1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space |
| Bank, general office, (except medical and dental). | 1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space |
| Medical or dental clinic or office. | 1 ½ space per examination room plus 1 space per employee. 1 Bicycle space |
| Eating or drinking establishment. | 1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space |
| Bowling Alley | 5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space |
| Dance hall, skating rink, lodge hall. | 1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space |
| Stadium, arena, theater, race track | 1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space |
| Storage warehouse, manufacturing establishment, or trucking freight terminal | 1 space per employee. 1 Bicycle space |
| Wholesale establishment. | 1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space |
| Welfare or correctional institution | 1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space |
| Convalescent hospital, nursing home, sanitarium, rest home, home for the aged. | 1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space |
| Church, mortuary, sports arena, theater. | 1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space |
| Library, reading room. | 1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space |
| Preschool nursery, kindergarten. | 2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students |
| Elementary or junior high school. | 1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students |
| High school | 1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students |

| | |
|--|---|
| Other auditorium, meeting room. | 1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space |
| Single-family dwelling. | 2 spaces per dwelling unit. |
| Two-family or multi-family dwellings. | 1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units. |
| Motel, hotel, rooming or boarding house. | 1 space per guest accommodation plus 1 space per employee. |
| Mobile home or RV park. | 1 ½ spaces per mobile home or RV site. |

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

| Minimum Horizontal Parking Widths for Standard Automobiles | | | | | |
|--|------------------|--------|--------|--------|--------|
| | One-way Parallel | 30 deg | 45 deg | 60 deg | 90 deg |
| Figures | A | B | C | D | E |
| Single row of Parking | | | | | |
| Parking Aisle | 9' | 20' | 22' | 23' | 20' |
| Driving Aisle | 12' | 16' | 17' | 20' | 24' |
| Minimum width of module (row and aisle) | 21' | 36' | 39' | 43' | 44' |
| Figures #'s | | | | | |
| | F | G | H | I | J |
| Two Rows of Parking | | | | | |
| Parking Aisle | 18' | 40' | 44' | 46' | 40' |
| Driving Aisle | 12' | 16' | 17' | 20' | 24' |
| Minimum width of module (row and aisle) | 30' | 56' | 61' | 66' | 64' |

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

Criteria for a campground in a forest zone discussion:

TWN 29S R 12W S18 TL 1300 Assessors Tax Account Number 1153600

The request is for overnight temporary use for vacation and recreational purposes and not for residential purposes. The purpose sought is for a single RV, temporary camping site with a stay of no more than two weeks at a time by the same person/s renting the site.

No site amenities, such as water, sewer and electricity will be available for the site. Self-contained RV's will be the entities renting the site.

No amenities such as swimming pools, tennis courts, etc. will be provided.

No existing buildings occupy the 20 acre parcel.

No buildings are proposed.

The access width is a 16 feet.

Riparian vegetation will be maintained along Mathney Creek.

The $\frac{3}{4}$ acre site is level and the $\frac{3}{4}$ site is cleared.

I fully recognize the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in subsections (4)(e), (m), (s), (t) and (w) of this rule.

Robert Main

Criteria for Campground in Forest – If any structural development is proposed then Section 4.6.130 is required. A plot plan showing distances and placement of camping spaces is required to be submitted. Access and driveways are required to be signed off by the Road Department and certain health regulations may apply.

Section 4.6.100.26 Private parks and campgrounds. Campgrounds in private parks shall only be those allowed by this subsection. Except on a lot or parcel contiguous to a lake or reservoir, campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4,

Review type is Administrative Conditional Use – Review Standards (4)(e) and (5).

(4) CONDITIONAL USES - The following uses may be allowed on forest lands as a conditional use (see table for type of conditional use) subject to the review standards in section (5) of this rule: ***

(e) PRIVATE PARKS AND CAMPGROUNDS-

- (A) Campgrounds in private parks shall only be those allowed by this subsection. Except on a lot or parcel contiguous to a lake or reservoir, campgrounds shall not be allowed within three miles of an urban growth boundary unless an exception is approved pursuant to ORS 197.732 and OAR chapter 660, division 4. A campground is an area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes and is established on a site or is contiguous to lands with a park or other outdoor natural amenity that is accessible for recreational use by the occupants of the campground. A campground shall be designed and integrated into the rural agricultural and forest environment in a manner that protects the natural amenities of the site and provides buffers of existing native trees and vegetation or other natural features between campsites. Campsites may be occupied by a tent, travel trailer or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites. Campgrounds authorized by this rule shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations. Overnight temporary use in the same campground by a camper or camper's vehicle shall not exceed a total of 30 days during any consecutive six-month period.
- (B) Campsites may be occupied by a tent, travel trailer, yurt or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites except that electrical service may be provided to yurts allowed for by paragraph (4)(e)(C) of this rule.
- (C) Subject to the approval of the county governing body or its designee, a private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. Upon request of a county governing body, the Commission may provide by rule for an increase in the number of yurts allowed on all or a portion of the campgrounds in a county if the Commission determines that the increase will comply with the standards described in ORS 215.296(1). As used in this rule, "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.

RESPONSE:

(5) REVIEW CRITERIA FOR CONDITIONAL USES: A use authorized by section (4) of this rule may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands:

- (A) 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;
- (B) The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and
- (C) A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in subsections (4)(e), (m), (s), (t) and (w) of this rule.
- (D) All uses must comply with applicable development standards and fires siting and safety standards.

RESPONSE:

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 Development 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;

shall
be
maintained

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.

NO
Existing
Structures

NO
NEW

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 |

cleared
space
0' slope

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.

SECTION 18 T29S R12W W.M.
COOS COUNTY

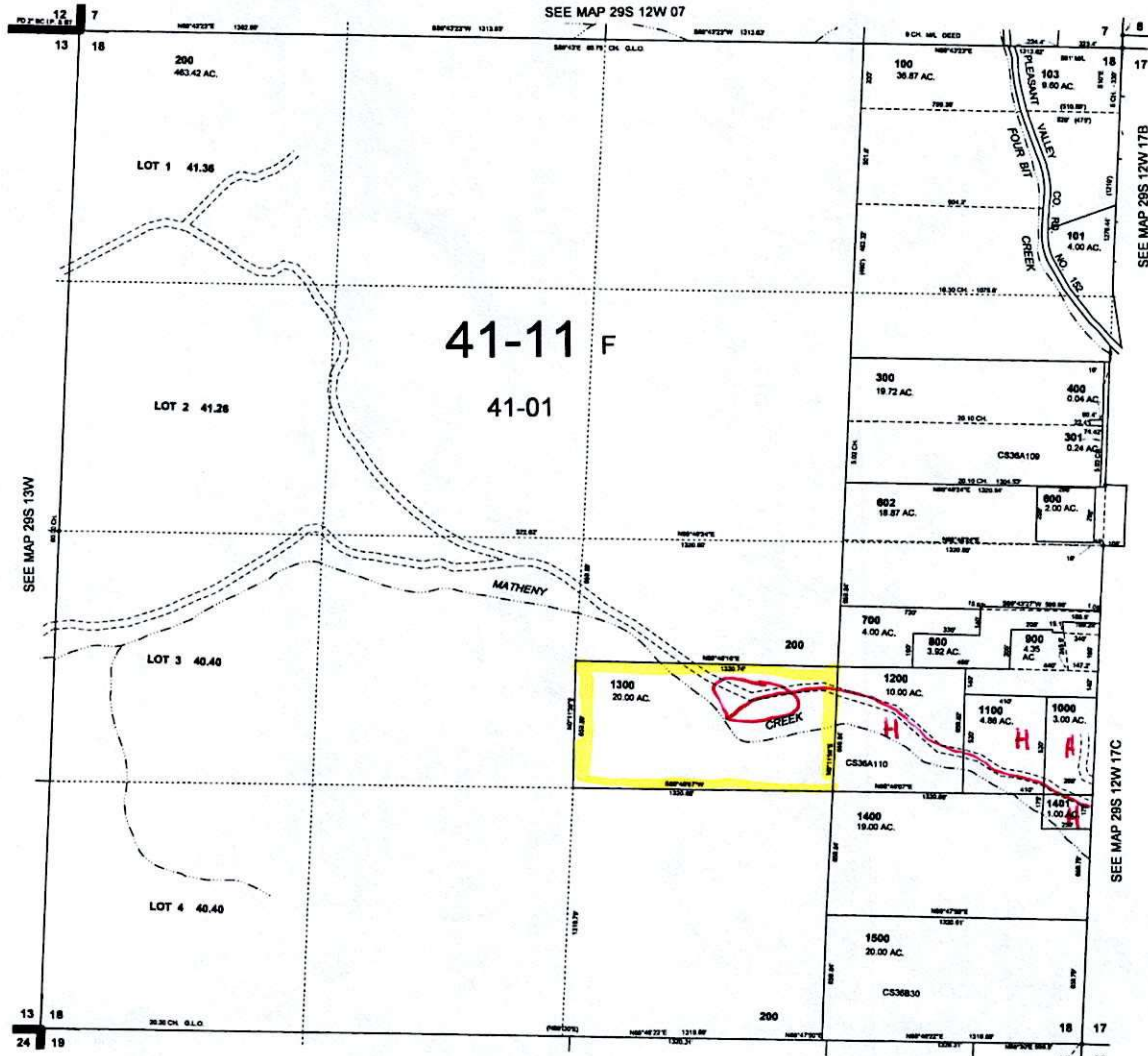
1" = 400'

29S 12W 18

CANCELLED NO.

- 102
- 500
- 200M2
- 801
- 603
- 604
- 104

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



SEE MAP 29S 12W 19

03-26-2008

29S 12W 18

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

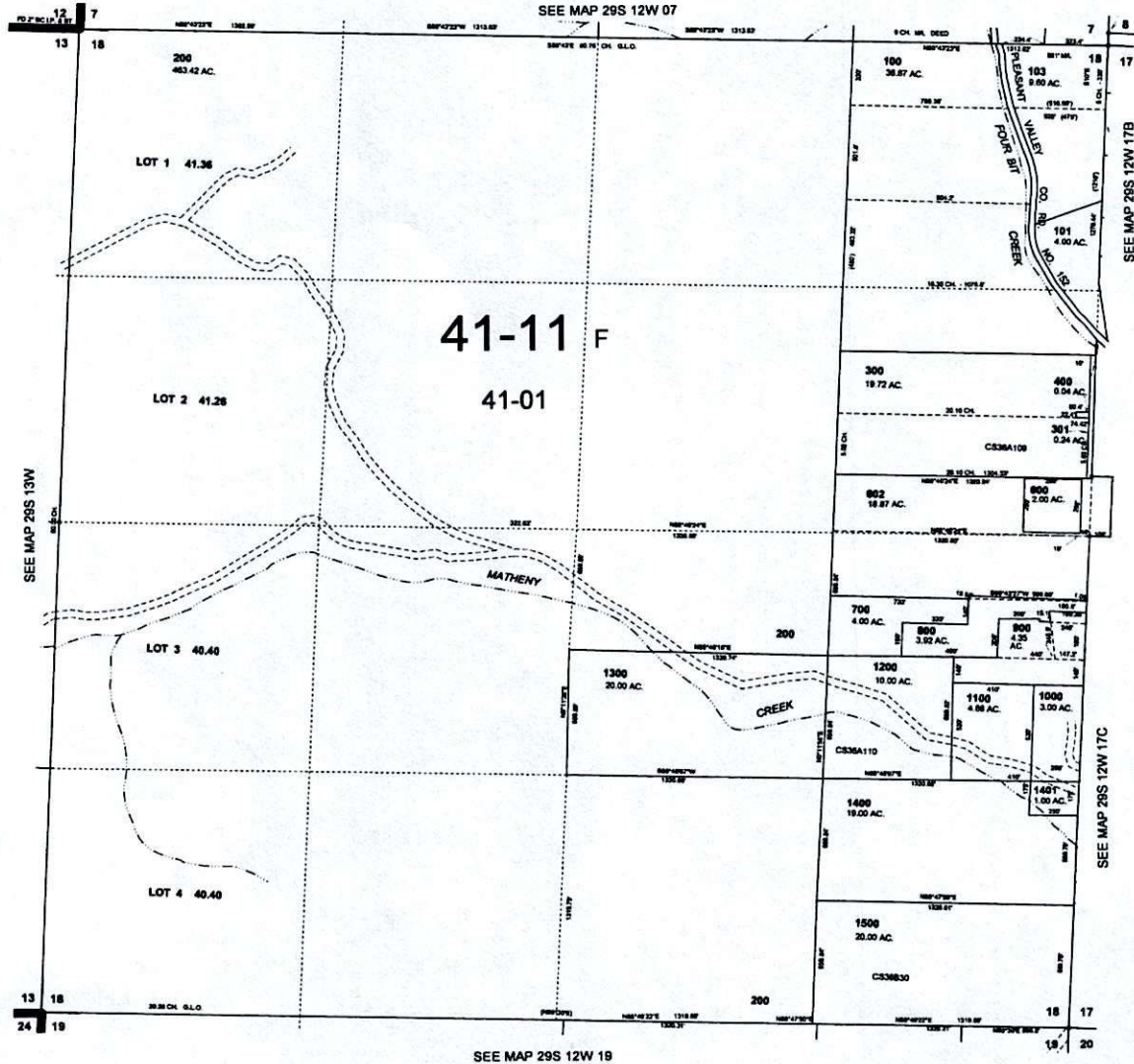
SECTION 18 T29S R12W W.M.
COOS COUNTY

1" = 400'

29S 12W 18

CANCELLED NO.

- 102
- 500
- 200M2
- 801
- 803
- 804
- 104



SEE MAP 29S 12W 19

03-26-2008

29S 12W 18

SECTION 18 T29S R12W W.M.
COOS COUNTY

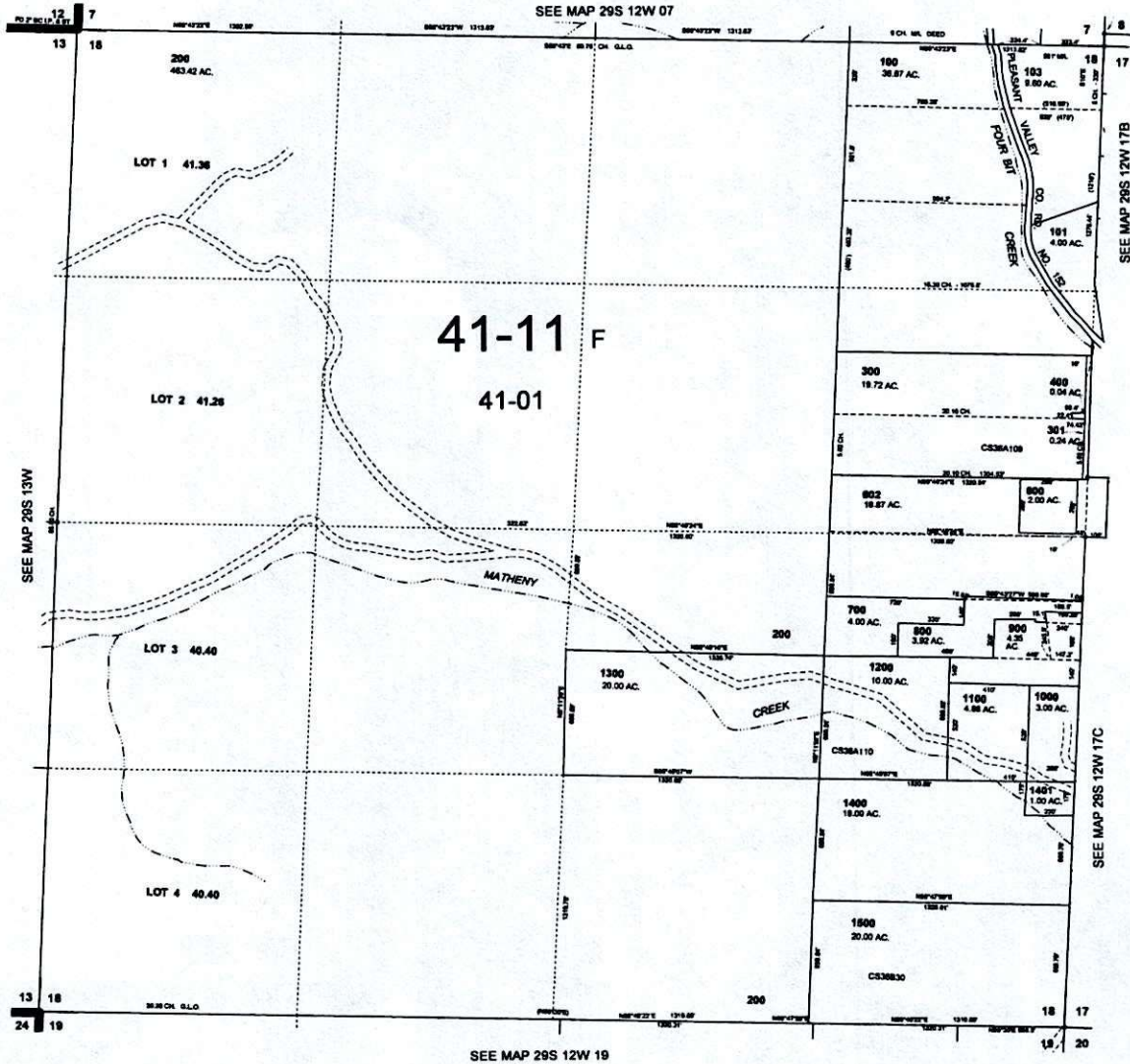
1" = 400'

29S 12W 18

CANCELLED NO.

- 102
- 500
- 200M2
- 801
- 803
- 804
- 104

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY



03-28-2008

29S 12W 18

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

September 16, 2021 10:27:45 am

Account # 1153600
 Map # 29S12180001300
 Code - Tax # 4101-1153600

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name MAIN, ROBERT

Deed Reference # 2016-8416
 Sales Date/Price 09-26-2016 / \$0.00
 Appraiser

In Care Of
 Mailing Address 791 E 10TH ST
 COQUILLE, OR 97423-1513

Prop Class 660 MA SA NH Unit
 RMV Class 600 05 22 RRL 20460-1

| Situs Address(s) | | Situs City | | | | | |
|------------------------|---------------|------------|---------------|-------|-------|---------------|--------|
| Code Area | RMV | MAV | Value Summary | | MSAV | RMV Exception | CPR % |
| | | | AV | SAV | | | |
| 4101 | Land Impr. | 3,859 0 | | | | Land Impr. | 0 0 |
| Code Area Total | 3,859 | 0 | 2,411 | 3,859 | 2,411 | | 0 |
| Grand Total | 3,859 | 0 | 2,411 | 3,859 | 2,411 | | 0 |

| Code Area | ID# | RFPD | Ex | Plan Zone | Value Source | Land Breakdown | | Size | Land Class | LUC | Trended RMV |
|--------------------|-----|-------------------------------------|----|-----------|-------------------------|----------------|----|-------|------------|------|-------------|
| | | | | | | TD% | LS | | | | |
| 4101 | 20 | <input checked="" type="checkbox"/> | | F | Small Tract Forest land | 100 | A | 20.00 | STF-B | 006* | 3,859 |
| Grand Total | | | | | | | | 20.00 | | | 3,859 |

| Code Area | ID# | Yr Built | Stat Class | Description | Improvement Breakdown | | Total Sq. Ft. | Ex% MS Acct # | Trended RMV |
|--------------------|-----|----------|------------|-------------|-----------------------|--|---------------|---------------|-------------|
| | | | | | TD% | | | | |
| Grand Total | | | | | | | | 0 | 0 |

| Code Area | Type | Exemptions/Special Assessments/Potential Liability | | | | | | | | | |
|--|----------------------|--|-------|-------|----|------|------|--|--|--|--|
| NOTATION(S): | | | | | | | | | | | |
| ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST | | | | | | | | | | | |
| 4101 | FIRE PATROL: | | | | | | | | | | |
| | ■ FIRE PATROL TIMBER | Amount | 35.74 | Acres | 20 | Year | 2021 | | | | |

ArcGIS ▾ August 2021 Data Set (PARCEL ALIGNMENT WITH PHOTO MAY NOT BE EXACT)

Open

Details |

Basemap |

Share

Print |

Measure

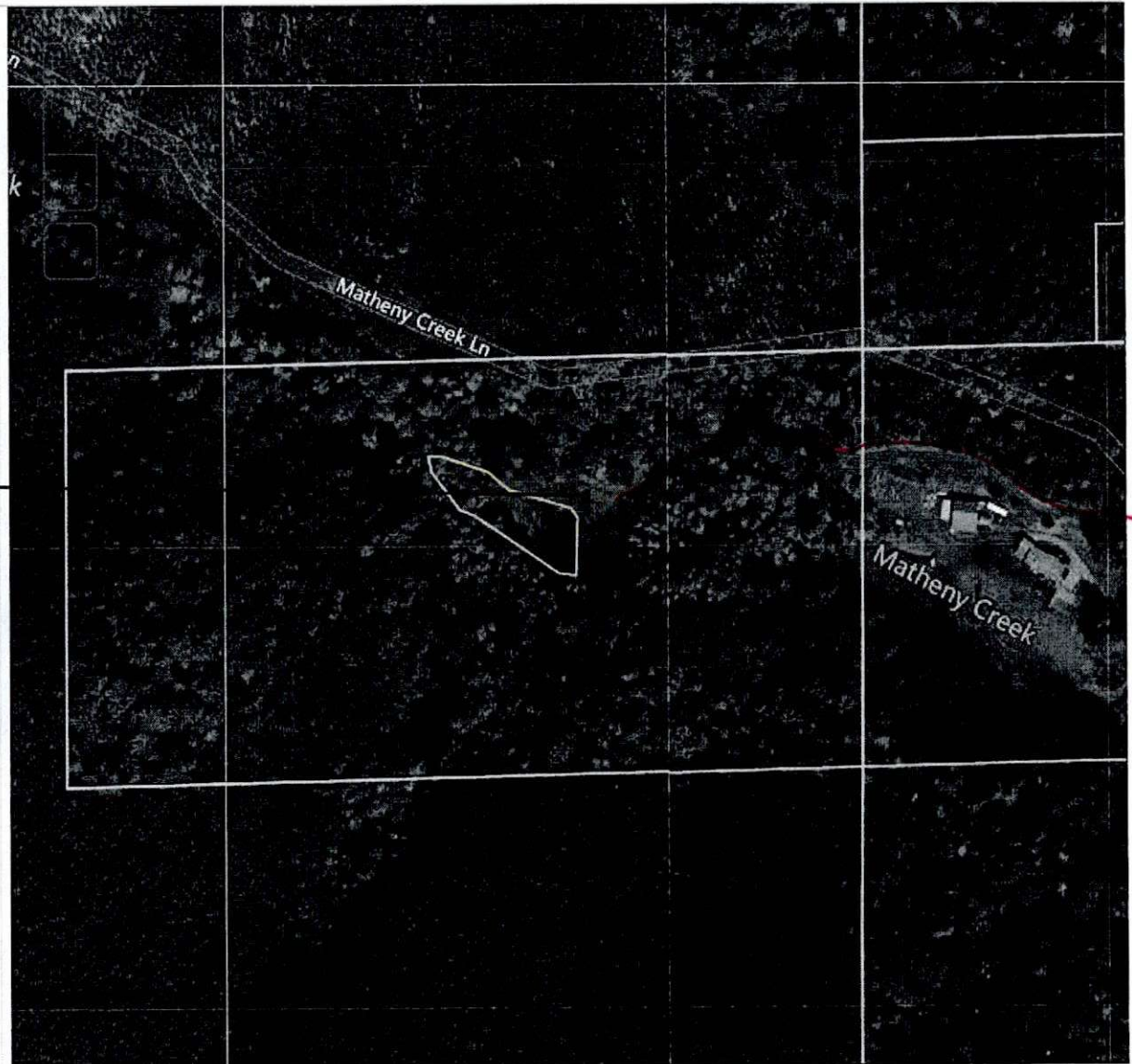
Find address:

Legend

August_2021_Parcels



Camp SITE



GRANTOR:
Sharon Main and Robert Main
GRANTEE:
Robert Main
SEND TAX STATEMENTS TO AND AFTER
RECORDING RETURN TO:
Robert Main
791 E 10th St
Coquille, OR 97423
Escrow No: 360616015795-TTCOO06

| | |
|---------------------------------|------------------------|
| COOS COUNTY, OREGON | 2016-008416 |
| \$51.00 | 09/27/2016 10:10:02 AM |
| Terri L.Turi, Coos County Clerk | Pgs=2 |

**AFTER RECORDING
RETURN TO**
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert Main also known as Robert E. Main and Sharon Main also known as Sharon M. Main, Grantor, conveys and warrants to Robert Main, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

PARCEL 1

The S 1/2 of the NW 1/4 of the SE 1/4 of Section 18, Township 29 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

PARCEL 2

The N 1/2 of the NW 1/4 of the NE 1/4 of the NE 1/4 and the N 1/2 of the NE 1/4 of the NW 1/4 of the NE 1/4 of Section 26, Township 23 South, Range 13 West of the Willamette Meridian.

TOGETHER WITH all that property North of the line described in Exhibit A of the Boundary Line Agreement recorded August 15, 1994 as Microfilm Reel No. 94-08-0533.

EXCEPTING THEREFROM all that property South of the line described in Exhibit A of the Boundary Line Agreement recorded August 15, 1994 as Microfilm Reel No. 94-08-0533.

AND EXCEPTING THEREFROM any portion lying within the boundary of roads, highways, or other public right of ways.

PARCEL 3

Lot 5, Block 3, ELK PARK ADDITION TO LAKESIDE, Coos County, Oregon.

PARCEL 4

Lots 16 and 17, Block 3, ELK PARK ADDITION TO LAKESIDE, Coos County, Oregon.

PARCEL 5

Parcel 3 of Minor Land Partition 1991 #22, filed September 20, 1991 in Cab B-424, Partition Records of Coos County, Oregon.

PARCEL 6

Lots 13, 14, 15 and 34, Block 3, PLAT OF SANSARIA, Coos County, Oregon.

PARCEL 7

Lot 6, Block 2, PLAT OF SANSARIA, Coos County, Oregon.

ALSO Lot 11, Block 3, PLAT OF SANSARIA, Coos County, Oregon.

ALSO Lot 7, Block 6, FIRST ADDITION TO PLAT OF SANSARIA, Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS
Other property or value which is the whole consideration therefore. (See ORS 93.030)

Subject to and excepting: 2016-17 taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and matters now of record.

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 SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: September 12, 2016

Sharon Main
Sharon Main
Robert Main
Robert Main

State of OREGON
COUNTY of Coos

This instrument was acknowledged before me on 9/23, 2016
by Sharon Main
Sally Be, Notary Public - State of Oregon
My commission expires: 9/11/20



State of OREGON
COUNTY of Coos

This instrument was acknowledged before me on 9/26, 2016
by Robert Main
Sally Be, Notary Public - State of Oregon
My commission expires: 9/11/20

