



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: ACU-21-065

Date Received: 10/22/21 Receipt #: 228656 Received by: JMB

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) John Thomas

Mailing address: 54090 Morrison Road, Bandon, Oregon 97411

Phone: 541-404-1186

Email: billieahem@gmail.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
28S <input type="checkbox"/>	14W <input type="checkbox"/>	33 <input type="checkbox"/>	Select	Select	1403
Select	Select	Select	Select	Select	

Tax Account Number(s): 1031704
Tax Account Number(s): _____

Zone: Select Zone Forest Mixed Use (FMU)
Please Select

B. Applicant(s) SAME

Mailing address: _____

Phone: _____

C. Consultant or Agent: Stuntzner Engineering (Chris Hood)

Mailing Address PO Box 118 Coos Bay, Oregon 97420

Phone #: 541-267-2872

Email: chris@stuntzner.com

Type of Application Requested

- | | | |
|--|--|---|
| <input type="checkbox"/> Comp Plan Amendment | <input 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) <input checked="" type="checkbox"/>	Sewage Disposal Type: On-Site Septic <input checked="" type="checkbox"/>
School District: Bandon <input checked="" type="checkbox"/>	Fire District: Bandon RFPD <input checked="" type="checkbox"/>

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. *SEE APPLICANT'S EXHIBIT "A"*

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. Signatures required below for application processing.

Billie Thomas

John S Thomas

AFTER RECORDING RETURN TO:

John Sanford Thomas
54090 Morrison Road
Bandon, Oregon 97420

Coos County, Oregon
\$91.00

2021-10689
09/22/2021 11:58 AM
Pgs=2

SEND TAX STATEMENT TO:

John Sanford Thomas
54090 Morrison Road
Bandon, Oregon 97420



Debbie Heller, CCC, Coos County Clerk

CONSIDERATION: NONE

QUITCLAIM DEED

JOHN SANFORD THOMAS AND BILLIE THOMAS, HUSBAND AND WIFE, GRANTORS, release and quitclaim to JOHN SANFORD THOMAS, GRANTEE, all right, title and interest in and to real property situated in Coos County, Oregon, as described below:

The South Half of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 33, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon.

The Deed whereby the Grantors acquired title to the property to be transferred, is recorded in Microfilm Reel No. 96-09-1070, Deed Records of Coos County, Oregon.

Coos County Real Property Tax Account No. 1031704

The property has been surveyed and monuments set (per ORS 93.060 and 209.250) by Doug McMahn, PLS. The survey map is filed under CS 32B110, Records of the Coos County Surveyor.

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.

GRANTORS

John Sanford Thomas
JOHN SANFORD THOMAS

Billie Thomas
BILLIE THOMAS

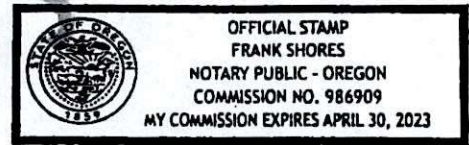
STATE OF Oregon

COUNTY OF Coos

This instrument was acknowledged before me on this 13 day of September 2021 by John Sanford Thomas

Notary Public for Oregon

Frank Shores
Notary Public



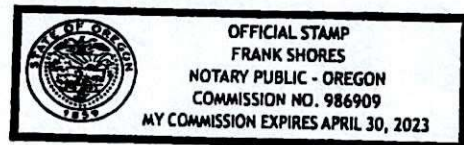
STATE OF Oregon

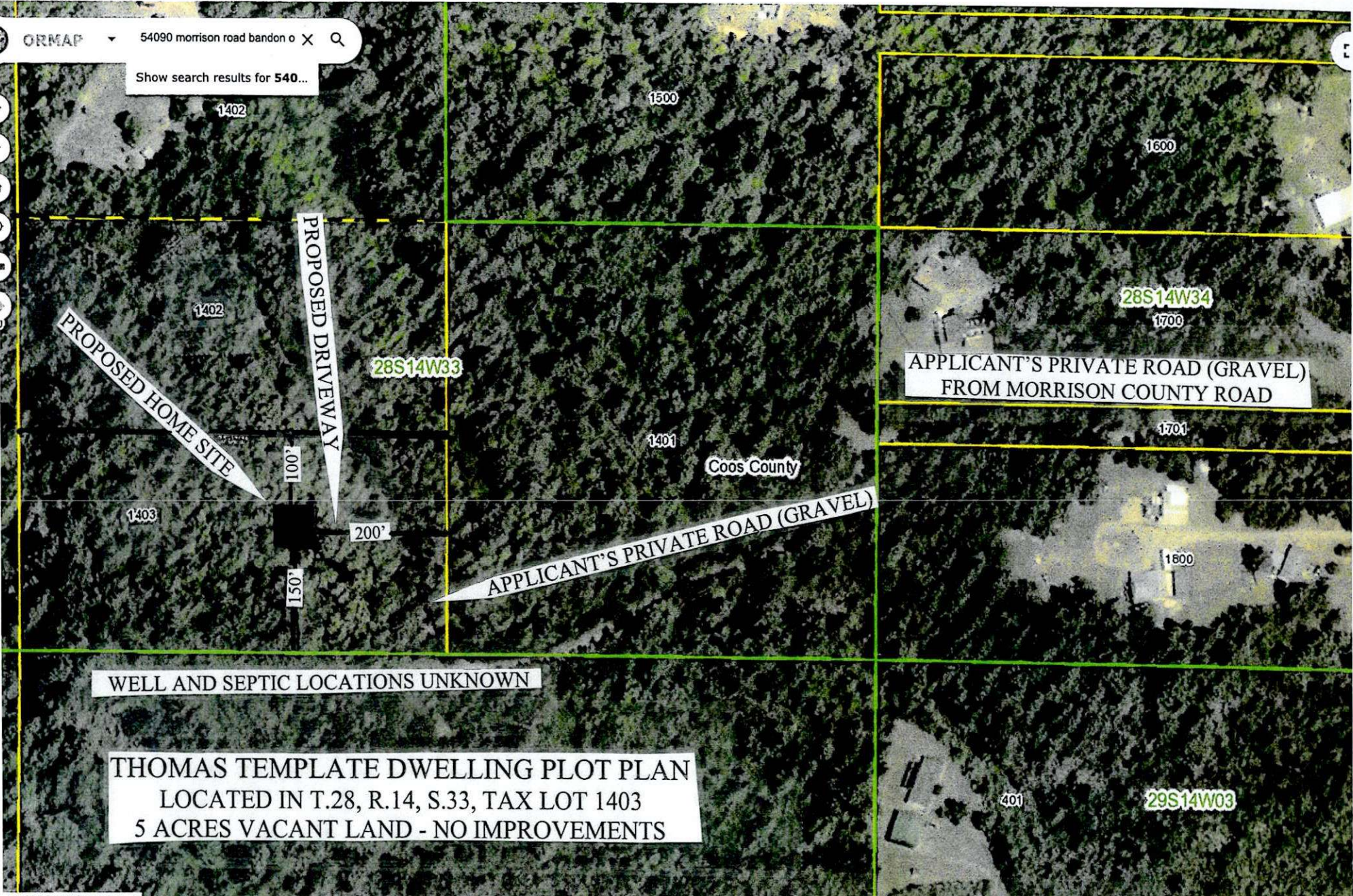
COUNTY OF Coos

This instrument was acknowledged before me on this 13th day of September 2021 by Billie Thomas

Notary Public for Oregon

Frank Shores
Notary Public





WELL AND SEPTIC LOCATIONS UNKNOWN

THOMAS TEMPLATE DWELLING PLOT PLAN
 LOCATED IN T.28, R.14, S.33, TAX LOT 1403
 5 ACRES VACANT LAND - NO IMPROVEMENTS

- THE PROEPRTY IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN
- THE VEGETATION ON THE PROEPRTY CONSIST OF COMMERCIAL TREE SPECIES AND NATIVE VEGETATION

SCALE: 1" = 200'

APPLICANT'S EXHIBIT "A"

JOHN THOMAS FOREST (TEMPLATE) DWELLING

LOCATED IN TOWNSHIP 28 SOUTH, RANGE 14 WEST W.M.,
SECTION 33, TAX LOT 1403

Application Requirements

A. STATEMENT OF INTENT:

The purpose of this application is to request approval for a forest (Template) dwelling in the Forest (F) zone on the property described above. Evidence has been submitted below addressing the required criteria pursuant to the Coos County Zoning and Land Development Ordinance (CCZLDO).

The subject property consists of 5.00 acres (assessment records) with access by way of a private driveway from Morrison County Road #162. The land is relatively flat and covered with a mix of commercial and non-commercial tree species and natural coastal vegetation. The property is currently vacant with no improvements. Potable water will be from a drilled well source that is exempt from permitting through the Oregon Water Resources Department. Sanitary sewer will be from an onsite septic system that has yet to be approved.

B. PLOT PLAN:

A Plot Plan has been submitted showing all of the elements required pursuant the Coos County Land Use Permit Application.

Application Criteria and Evidence

4.6.120 Review Standards

(9)(B)(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.

APPLICANT'S RESPONSE: The property is composed of soils that are capable of producing more than 85 Cubic Feet, Per Acre, Per Year of Growth.

Attached is evidence in the form of current assessment maps showing 13 parcels within or touching the 160 acre template centered on the subject property. Also attached are copies of original zoning maps created prior to January 1, 1993, verifying that a minimum of 12 of the 13 parcels existed at that time.

Also included is assessment information verifying that a minimum of four of the 15 parcels (Tax Lots 1700, 1400, 1600, and 400 contain dwellings that were built prior to January 1, 1993.

(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.

APPLICANT'S RESPONSE: None of the parcels used to satisfy the required criteria are located within an Urban Growth Boundary.

(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.

APPLICANT'S RESPONSE: It is believed that there are no identified special considerations or natural hazards that preclude residential development on the subject property. Because the property qualifies with the "acknowledged provisions" of the CCZLDO for a forest dwelling, the proposed use is deemed to be in compliance with all state and local provisions of law.

(b) Unless it complies with the requirements of ORS 215.730.

APPLICANT'S RESPONSE: This criterion is redundant and unnecessary as the provisions of ORS 215.730 are specifically addressed under CCZLDO 4.6.130 and 4.6.140 below.

(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.

APPLICANT'S RESPONSE: The subject tract consists of one parcel of land. A copy of the current deed of record has been submitted with the application showing that there are no restrictions prohibiting residential development. More specifically, the parcel has not been utilized to qualify a dwelling under the large tract standards and therefore no development restrictions have been imposed pursuant to ORS 215.750(3).

(d) If the tract on which the dwelling will be sited includes a dwelling.

APPLICANT'S RESPONSE: There is currently no residential dwelling on the tract (parcel).

(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.

APPLICANT'S RESPONSE: A 160 acre square was utilized to qualify the subject parcel.

(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.

APPLICANT'S RESPONSE: A 160 acre square was utilized to qualify the subject parcel.

(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]

APPLICANT'S RESPONSE: This criterion is not applicable.

NOTE: Section 4.6.120(9)(c) "Additional Criteria for all Dwellings allowed in the Forest and Forest Mixed Use Zones," is addressed at the bottom of this document.

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 or adjoining forest or agricultural lands;

APPLICANT'S RESPONSE: The subject property contains 5 acres and is therefore limited with regard to establishing substantial buffers between the proposed residential use and adjacent lands. With that said, there are no commercial agricultural uses adjacent to or nearby the subject property. Although adjacent lands to the north and east are zoned for forest use, the development pattern consists of small lot residential uses.

The land to west contains a large forested tract, however the dwelling will be sited on the easterly portion of the subject property, approximately 400 feet from the westerly tract.

The land to the south consists of a private 40 acre parcel with a residential use. Although the property is likely to contain commercial tree species, it is clearly not being managed for commercial forest use. The proposed dwelling will be located approximately 100 feet from the southerly parcel and there is no reason to believe that the proposed dwelling will in any way prohibit forest practices from occurring on the adjacent parcel.

(b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;

APPLICANT'S RESPONSE: The subject property contains 5 acres and is likely not suitable for a commercial farm or forest use. The dwelling will be located on the easterly half of the property in close proximity to the access road that crossed the parcel. Therefore, when fire

safety buffers are established around the proposed dwelling, there is no reason why commercial timber on the undeveloped (westerly) portion the parcel cannot be harvested.

- (c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and

APPLICANT'S RESPONSE: The proposed dwelling will be located in close proximity to the access road and the dwelling and accessory structures will be consolidated to a common area. Therefore, the development impact to the parcel will be minimized.

- (d) The risks associated with wildfire are minimized.

APPLICANT'S RESPONSE: The applicant will comply with all statutory fire siting and safety requirements to assure that risks associated with wildfires are minimized.

3 For the purpose of this section "Nearby" is defined as within the decision notification area as defined in Section 5.0.900(2) for farm zoned property.

(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.

APPLICANT'S RESPONSE: This criteria has been sufficiently addressed above or within the "Applicant's Response" elsewhere in this application.

(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
- (d) 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.

APPLICANT'S RESPONSE: The domestic water source will be from an onsite well that is exempt under Oregon Department of Water resources regulations. A contractors report will be provided 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.

APPLICANT'S RESPONSE: Access to the subject property is by way of an existing private road from Morrison County Road #162. The access does not cross a road that is owned or maintained by ODF, BLM, or USFS.

(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.

APPLICANT'S RESPONSE: The subject property contains an adequate number of commercial tree species to meet current DOF stocking requirements. The property does not contain more

than 10 acres and is therefore exempt under this criterion(c). The owner, as a requirement of law, will record a non-remonstrative agreement to farm and forest practices prior to residential development.

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.

APPLICANT'S RESPONSE: There is no partition or subdivision proposed. This is not applicable.

2. Setbacks: All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater.

APPLICANT'S RESPONSE: The site plan clearly show that the dwelling meets the road setback.

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

APPLICANT'S RESPONSE: There are no fences, hedges or walls proposed.

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

APPLICANT'S RESPONSE: There are no requirements for off-street parking or loading zones and therefore this criterion is not applicable.

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.

APPLICANT'S RESPONSE: As a "Requirement of Approval" to this application, the applicant will be responsible for recording a deed covenant or written contract with the County Clerk, or its equivalent, that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Oregon Forest Practices Act and related Oregon Administrative Rules.

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.

APPLICANT'S RESPONSE: There are no wetlands, streams, lakes or rivers located within 50 feet of proposed dwelling.

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.

APPLICANT'S RESPONSE: The subject property is located within the Bandon Rural Fire Protection District.

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;

APPLICANT'S RESPONSE: The property owner at the time of development shall comply with any alternative fire suppression requirements deemed necessary by the Planning Director.

- 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;

APPLICANT'S RESPONSE: The property owner at the time of development shall comply with any alternative fire suppression requirements deemed necessary by the Planning Director.

- 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

APPLICANT'S RESPONSE: There is no water diversion proposed for fire suppression other than from the applicant's domestic water source. The domestic water source will be from an on-site well which is exempt from permitting under the Oregon Water Resources Department regulations.

- 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.

APPLICANT'S RESPONSE: There is currently no body of water or stream available for fire suppression purposes.

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.

APPLICANT'S RESPONSE: The property owner at the time of development shall construct 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.

APPLICANT'S RESPONSE: There is no existing pond, swimming pool, stream or lake available for fire suppression.

10. Firebreak:

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

b. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.

APPLICANT'S RESPONSE: The owner at the time of development shall establish and maintain a 30 foot primary firebreak as described in subsection (b) around all structures, including decks.

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

APPLICANT'S RESPONSE: The owner shall maintain a garden hose capable of reaching the perimeter of the primary safety zone at all times.

d. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

<i>Table 1 – Minimum Primary Safety Zone Slope</i>	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

APPLICANT'S RESPONSE: The locations of the dwelling and surrounding area is relatively flat and at no point exceeds a 10% grade. The property owner will construct and maintain a 30 foot primary safety zone.

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.

APPLICANT'S RESPONSE: All new and replacement structures will use non-combustible or fire resistant roofing materials 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).

APPLICANT'S RESPONSE: There is currently no water source exceeding 4000 gallons existing on the subject property.

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

APPLICANT'S RESPONSE: No portion of the proposed dwelling site exceeds a 10% grade, including the area immediately surrounding the dwelling site.

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

APPLICANT'S RESPONSE: If the proposed dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

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.

APPLICANT'S RESPONSE: Access to the subject property is by way of a private road extending from Morrison County Road. There are no bridges within the private road extending from Morrison Road. The private road was constructed to a standard adequate for firefighting equipment in conjunction with its development for access to a prior forest dwelling.

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

APPLICANT'S RESPONSE: The applicant will meet road and driveway standards pursuant to Chapter VII CCZLDO.

Section 4.6.120(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.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.130(5)

(b) The dwelling meets the following requirements:

(A) The dwelling has a fire retardant roof.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(11)

(B) The dwelling will not be sited on a slope of greater than 40 percent.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(13)

(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.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.130(3)

(D) The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(7)

(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.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.130(7)

(F) If the dwelling has a chimney or chimneys, each chimney has a spark arrester.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(14)

(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.

APPLICANTS RESPONSE: This criterion is addressed above at Section 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.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(8)

(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.

APPLICANTS RESPONSE: This criterion is addressed above at Section 4.6.140(8)

John Thomas

SECTION 33 T28S R14W VV.IV.
COOS COUNTY

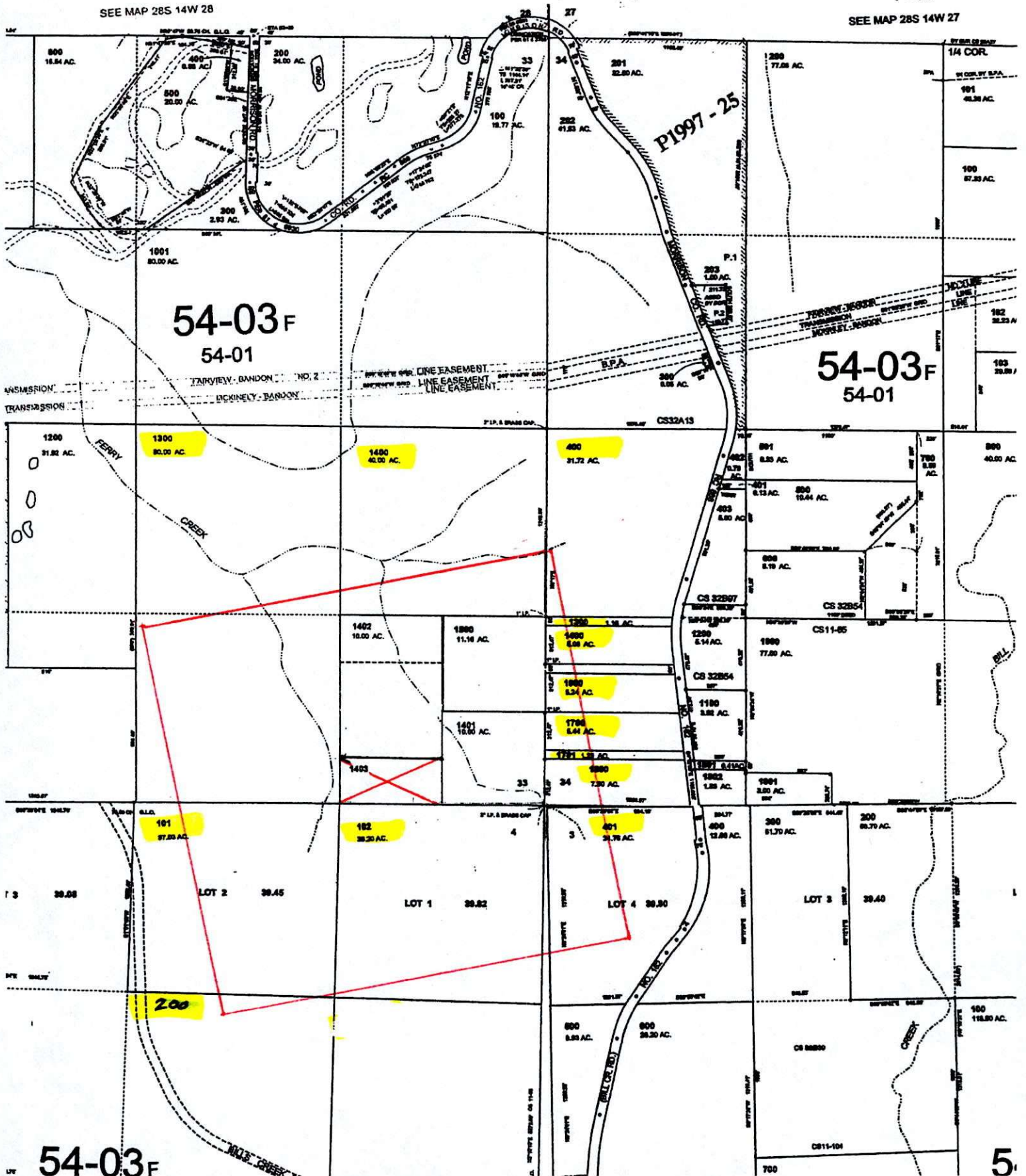
1" = 400'

SECTION 34 T28S R14W
COOS COUNTY

1" = 400'

SEE MAP 28S 14W 28

SEE MAP 28S 14W 27

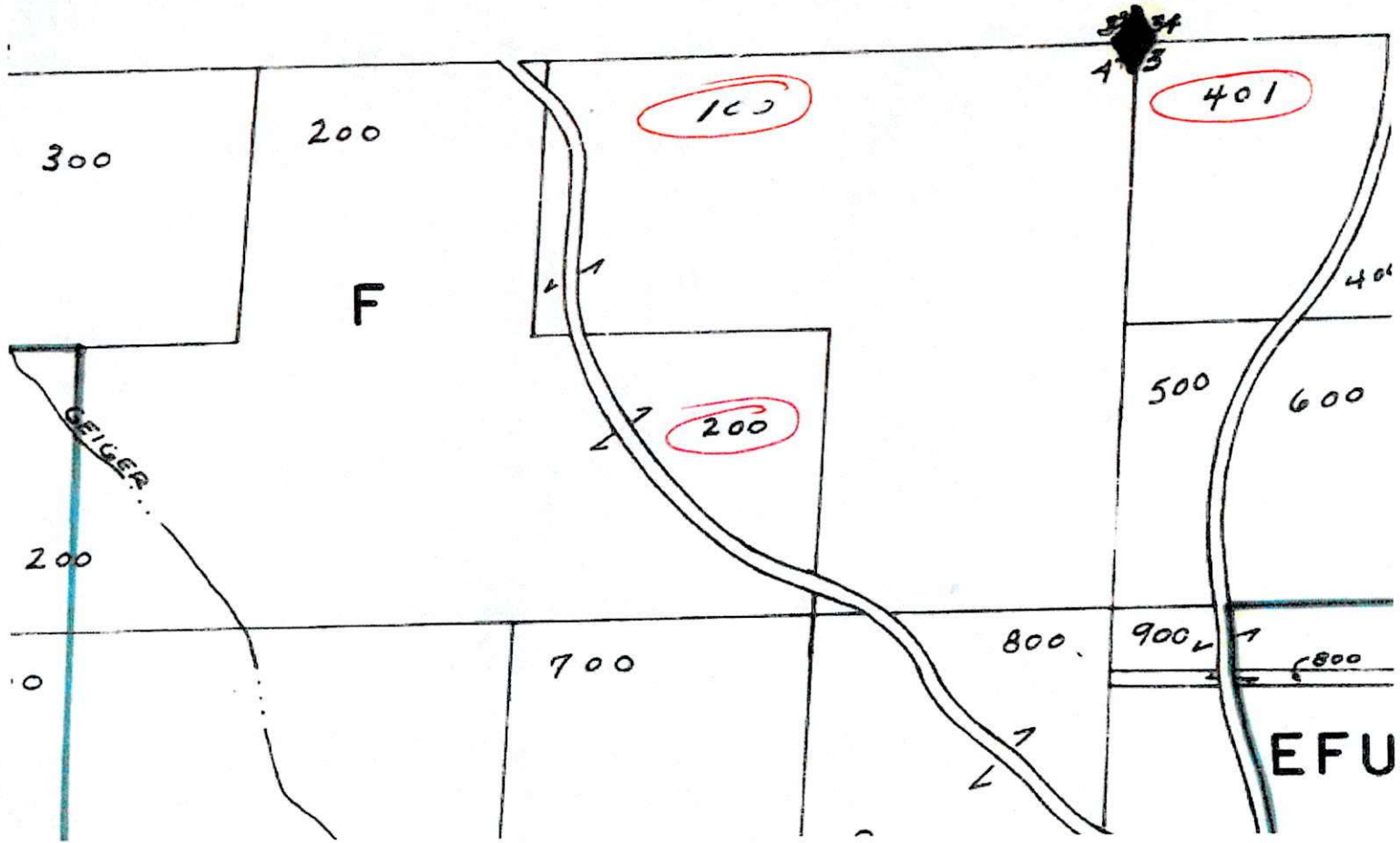


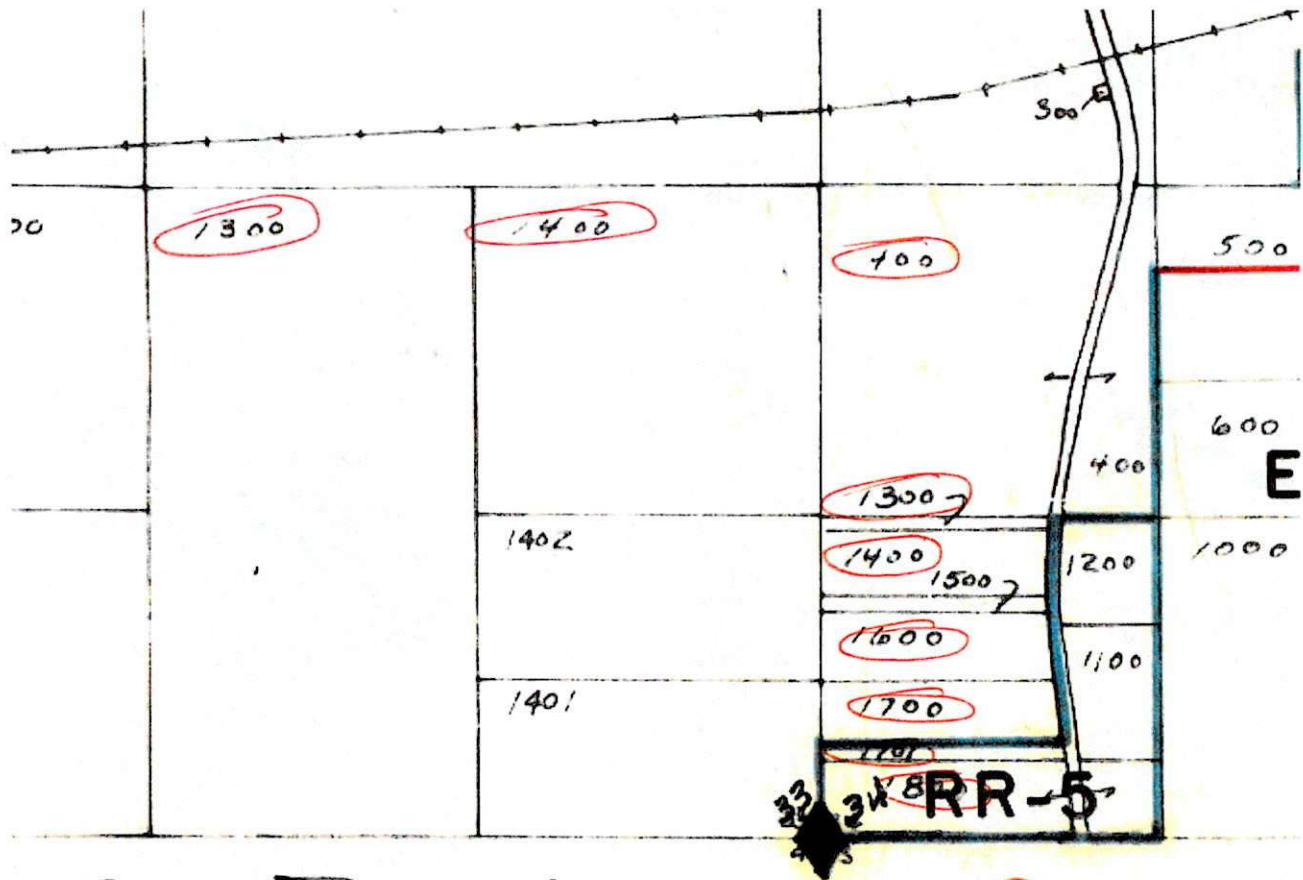
54-03F

5

T. 29 S., R. 14 W., W.M.

1" = 800'





TAL SHORELAND BOUNDARY INTERPRETATION
 CITY PLANNING DIRECTOR P.E. 2-1-96
 BASIS: FIRM 100YR FLOOD PLAIN MAP

11 AM 96-02 /
 ORDINANCE
 ADOPTED
 T12 R 14

Coos County Property Detail

Account: 1032400
Property Class: RESIDENTIAL - IMPROVED
Owners: GILLESPIE, LARRY E.
 54092 MORRISON RD
 BANDON , OR 97411
Situs Address: 54092 MORRISON RD , BANDON OR
Zoning: F
Acres: 5.44
Sale Date: 2004-08-31
Market Improv: \$211,320
Market Land: \$94,949
Market total: \$306,269
Year Built: 1981
Bedrooms: 3

Map: 28-14-34 TL 01700
Code Area:
Deed Ref: 2004 37308
Sale Price: \$235000
TAV: \$220,381
2021 Taxes: \$2,377.87
Living Area: 1,344
Baths: 1.0

Legacy Improvements:

Please note: This improvement information is several years old. Not all maintenance areas have updated improvement data. New improvement information will be included as data becomes available.

Imp Type	Description	Value	Phys Depr	Func Depr	Misc Depr	Loc cost mdfr	Class
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Tax History:

Tax Year	Code Area	RMV	Taxes	Amount Paid	Balance Due
2003	5401	\$ 5	\$ 1,643.15	\$ 1,643.15	\$ 0.00
2003	5403	\$ 5	\$ 56.01	\$ 56.01	\$ 0.00
2004	5401		\$ 1,719.71	\$ 1,719.71	\$ 0.00
2004	5403		\$ 56.54	\$ 56.54	\$ 0.00
2005	5401		\$ 1,677.64	\$ 1,677.64	\$ 0.00
2005	5403		\$ 56.53	\$ 56.53	\$ 0.00
2006	5403		\$ 56.51	\$ 56.51	\$ 0.00
2006	5401		\$ 1,701.09	\$ 1,701.09	\$ 0.00
2007	5401		\$ 1,744.54	\$ 1,744.54	\$ 0.00
2007	5403		\$ 56.55	\$ 56.55	\$ 0.00
2008	5401		\$ 1,799.28	\$ 1,799.28	\$ 0.00
2008	5403		\$ 92.65	\$ 92.65	\$ 0.00
2009	5403		\$ 66.78	\$ 66.78	\$ 0.00
2009	5401		\$ 1,818.97	\$ 1,818.97	\$ 0.00
2010	5403		\$ 66.79	\$ 66.79	\$ 0.00
2010	5401		\$ 1,855.14	\$ 1,855.14	\$ 0.00
2011	5401	\$ 110	\$ 1,909.34	\$ 1,909.34	\$ 0.00
2011	5403	\$ 110	\$ 66.87	\$ 66.87	\$ 0.00
2012	5403		\$ 66.89	\$ 66.89	\$ 0.00
2012	5401		\$ 1,782.85	\$ 1,782.85	\$ 0.00
2013	5403	\$ 118	\$ 66.92	\$ 66.92	\$ 0.00
2013	5403	\$ 174,250	\$ 66.92	\$ 66.92	\$ 0.00
2013	5401	\$ 118	\$ 1,821.86	\$ 1,821.86	\$ 0.00
2013	5401	\$ 174,250	\$ 1,821.86	\$ 1,821.86	\$ 0.00
2014	5403		\$ 1,937.04	\$ 1,937.04	\$ 0.00
2015	5403		\$ 1,924.14	\$ 1,924.14	\$ 0.00
2016	5403		\$ 1,980.96	\$ 1,980.96	\$ 0.00
2017	5403		\$ 2,046.07	\$ 2,046.07	\$ 0.00
2018	5403		\$ 2,100.03	\$ 2,100.03	\$ 0.00
2019	5403		\$ 2,156.71	\$ 2,156.71	\$ 0.00
2020	5403		\$ 2,262.72	\$ 2,262.72	\$ 0.00

Coos County Property Detail

Account:	1032408	Map:	28-14-34 TL 01400
Property Class:	RESIDENTIAL - IMPROVED		
Owners:	WICKSTROM, FRANK L. 54164 MORRISON RD BANDON , OR 97411		
Situs Address:	54164 MORRISON RD , BANDON OR		
Zoning:	F	Code Area:	
Acres:	5.08	Deed Ref:	
Sale Date:		Sale Price:	\$
Market Improv:	\$192,430		
Market Land:	\$94,830	TAV:	\$190,686
Market total:	\$287,260	2021 Taxes:	\$2,066.50
Year Built:	1978	Living Area:	1,540
Bedrooms:	3	Baths:	2.0

Legacy Improvements:

Please note: This improvement information is several years old. Not all maintenance areas have updated improvement data. New improvement information will be included as data becomes available.

Imp Type	Description	Value	Phys Depr	Func Depr	Misc Depr	Loc cost mdfr	Class
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Tax History:

Tax Year	Code Area	RMV	Taxes	Amount Paid	Balance Due
2003	5401	\$ 1	\$ 1,268.37	\$ 1,268.37	\$ 0.00
2003	5403	\$ 1	\$ 56.00	\$ 56.00	\$ 0.00
2004	5401		\$ 1,328.73	\$ 1,328.73	\$ 0.00
2004	5403		\$ 56.10	\$ 56.10	\$ 0.00
2005	5403	\$ 13	\$ 56.09	\$ 56.09	\$ 0.00
2005	5401	\$ 13	\$ 1,296.17	\$ 1,296.17	\$ 0.00
2006	5403		\$ 56.09	\$ 56.09	\$ 0.00
2006	5401		\$ 1,314.30	\$ 1,314.30	\$ 0.00
2007	5401		\$ 1,347.85	\$ 1,347.85	\$ 0.00
2007	5403		\$ 56.09	\$ 56.09	\$ 0.00
2008	5401		\$ 1,390.15	\$ 1,390.15	\$ 0.00
2008	5403		\$ 92.20	\$ 92.20	\$ 0.00
2009	5403	\$ 18	\$ 66.33	\$ 66.33	\$ 0.00
2009	5401	\$ 18	\$ 1,405.36	\$ 1,405.36	\$ 0.00
2010	5401		\$ 1,433.30	\$ 1,433.30	\$ 0.00
2010	5403		\$ 66.33	\$ 66.33	\$ 0.00
2011	5403		\$ 66.36	\$ 66.36	\$ 0.00
2011	5401		\$ 1,476.42	\$ 1,476.42	\$ 0.00
2012	5403		\$ 66.36	\$ 66.36	\$ 0.00
2012	5401		\$ 1,514.01	\$ 1,514.01	\$ 0.00
2013	5401		\$ 1,592.83	\$ 1,592.83	\$ 0.00
2013	5403		\$ 66.36	\$ 66.36	\$ 0.00
2014	5403	\$ 163,810	\$ 1,684.91	\$ 1,684.91	\$ 0.00
2015	5403		\$ 1,689.72	\$ 1,689.72	\$ 0.00
2016	5403		\$ 1,723.07	\$ 1,723.07	\$ 0.00
2017	5403		\$ 1,779.46	\$ 1,779.46	\$ 0.00
2018	5403		\$ 1,826.15	\$ 1,826.15	\$ 0.00
2019	5403		\$ 1,875.21	\$ 1,875.21	\$ 0.00
2020	5403		\$ 1,966.90	\$ 1,966.90	\$ 0.00

Coos County Property Detail

Account:	1032403	Map:	28-14-34 TL 01600
Property Class:	RESIDENTIAL - IMPROVED		
Owners:	BLECHAR, JEFF T. & SANDRA E. 765 CAROLINE ST NE BANDON , OR 97411		
Situs Address:	54138 MORRISON RD , BANDON OR		
Zoning:	F	Code Area:	
Acres:	5.24	Deed Ref:	1996 84952
Sale Date:	1996-08-23	Sale Price:	\$124500
Market Improv:	\$58,350		
Market Land:	\$93,393	TAV:	\$114,869
Market total:	\$151,743	2021 Taxes:	\$1,271.15
Year Built:	1979	Living Area:	1,344
Bedrooms:	4	Baths:	2.0

Legacy Improvements:

Please note: This improvement information is several years old. Not all maintenance areas have updated improvement data. New improvement information will be included as data becomes available.

Imp Type	Description	Value	Phys Depr	Func Depr	Misc Depr	Loc cost mdfr	Class
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Tax History:

Tax Year	Code Area	RMV	Taxes	Amount Paid	Balance Due
2003	5403	\$ 2	\$ 56.00	\$ 56.00	\$ 0.00
2003	5401	\$ 2	\$ 812.66	\$ 812.66	\$ 0.00
2004	5401	\$ 36	\$ 872.94	\$ 872.94	\$ 0.00
2004	5403	\$ 36	\$ 56.30	\$ 56.30	\$ 0.00
2005	5403		\$ 56.28	\$ 56.28	\$ 0.00
2005	5401		\$ 851.57	\$ 851.57	\$ 0.00
2006	5401		\$ 863.50	\$ 863.50	\$ 0.00
2006	5403		\$ 56.28	\$ 56.28	\$ 0.00
2007	5401		\$ 885.56	\$ 885.56	\$ 0.00
2007	5403		\$ 56.28	\$ 56.28	\$ 0.00
2008	5403		\$ 92.39	\$ 92.39	\$ 0.00
2008	5401		\$ 913.33	\$ 913.33	\$ 0.00
2009	5401		\$ 923.32	\$ 923.32	\$ 0.00
2009	5403		\$ 66.52	\$ 66.52	\$ 0.00
2010	5401	\$ 57	\$ 941.70	\$ 941.70	\$ 0.00
2010	5403	\$ 57	\$ 66.52	\$ 66.52	\$ 0.00
2011	5403	\$ 60	\$ 66.60	\$ 66.60	\$ 0.00
2011	5401	\$ 60	\$ 968.96	\$ 968.96	\$ 0.00
2012	5403		\$ 66.59	\$ 66.59	\$ 0.00
2012	5401		\$ 961.19	\$ 961.19	\$ 0.00
2013	5401	\$ 64	\$ 982.36	\$ 982.36	\$ 0.00
2013	5401	\$ 94,060	\$ 982.36	\$ 982.36	\$ 0.00
2013	5403	\$ 64	\$ 66.60	\$ 66.60	\$ 0.00
2013	5403	\$ 94,060	\$ 66.60	\$ 66.60	\$ 0.00
2014	5401		\$ 0.00	\$ 0.00	\$ 0.00
2014	5403		\$ 1,051.61	\$ 1,051.61	\$ 0.00
2015	5403		\$ 1,035.81	\$ 1,035.81	\$ 0.00
2016	5403		\$ 1,064.37	\$ 1,064.37	\$ 0.00
2017	5403		\$ 1,098.33	\$ 1,098.33	\$ 0.00
2018	5403		\$ 1,126.40	\$ 1,126.40	\$ 0.00
2019	5403		\$ 1,155.85	\$ 1,155.85	\$ 0.00

Coos County Property Detail

Account: 115391 **Map:** 28-14-34 TL 00400
Property Class:
Owners: DEBELLO, MARIE
 1628 N MAIN ST PMB 308
 SALINAS , CA 93906
Situs Address: 54292 MORRISON RD , BANDON OR
Zoning: **Code Area:**
Acres: 0.00 **Deed Ref:**
Sale Date: 2016-01-16 **Sale Price:** \$0
Market Improv: \$28,740
Market Land: \$0 **TAV:** \$26,101
Market total: \$28,740 **2021 Taxes:** \$273.79
Year Built: 1975 **Living Area:** 1,440
Bedrooms: 3 **Baths:** 2.0

Legacy Improvements:

Please note: This improvement information is several years old. Not all maintenance areas have updated improvement data. New improvement information will be included as data becomes available.

Imp Type	Description	Value	Phys Depr	Func Depr	Misc Depr	Loc cost mdfr	Class
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Tax History:

Tax Year	Code Area	RMV	Taxes	Amount Paid	Balance Due
2003	5403		\$ 136.29	\$ 136.29	\$ 0.00
2004	5403		\$ 142.16	\$ 142.16	\$ 0.00
2005	5403		\$ 138.73	\$ 138.73	\$ 0.00
2006	5403		\$ 95.34	\$ 95.34	\$ 0.00
2007	5403		\$ 97.74	\$ 97.74	\$ 0.00
2008	5403		\$ 100.83	\$ 100.83	\$ 0.00
2009	5403		\$ 84.79	\$ 84.79	\$ 0.00
2010	5403		\$ 51.04	\$ 51.04	\$ 0.00
2011	5403		\$ 45.92	\$ 45.92	\$ 0.00
2012	5403		\$ 40.35	\$ 40.35	\$ 0.00
2013	5403		\$ 48.12	\$ 48.12	\$ 0.00
2014	5403		\$ 36.23	\$ 36.23	\$ 0.00
2015	5403		\$ 35.52	\$ 35.52	\$ 0.00
2016	5403		\$ 224.17	\$ 224.17	\$ 0.00
2017	5403		\$ 225.05	\$ 225.05	\$ 0.00
2018	5403		\$ 224.44	\$ 224.44	\$ 0.00
2019	5403		\$ 248.68	\$ 248.68	\$ 0.00
2020	5403		\$ 253.75	\$ 253.75	\$ 0.00

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P.O. Box 1960

Bandon, OR 97411

For technical support and feedback please

Michelle Berglund

From: Chris Hood <hoodc@stuntzner.com>
Sent: Friday, October 22, 2021 1:09 PM
To: Planning Department
Subject: THOMES DWELLING APPLICATIONS
Attachments: JOHN THOMAS.pdf; BILLIE THOMAS.pdf

This Message originated outside your organization.

Michelle.... Regarding the applications I submitted this morning.

I unintentionally omitted the template evidence for both applications. Would you mind printing the attachments and adding the evidence to the appropriate applications.

Thanks, Chris

PS...If you would like to scan the receipts and email them over, that works for me.

Chris Hood

**Senior Planner / Land Use Consultant
Stuntzner Engineering & Forestry, LLC
Mail: PO Box 118, Coos Bay, Oregon 97420
Location: 705 South 4th Street Coos Bay, Oregon 97420
Office 541-267-2872 Fax 541-267-0588**