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: HCU - BI - O'I'
Date Received: 10 28 21 Receipt #: 228671 Received by: MB
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)
(1) payment is received on line a file number is required prior to submittal)
LAND INFORMATION
A. Land Owner(s) Jacob Smith
Mailing address: 65611 East Bay Road, North Bend, Or. 97459
Phone: <u>541-404-6806</u> Email: <u>jason@southportlumber.com</u>
Township:Range:Section:½ Section:1/16 Section:Tax lots:25SI13WIICSelectPortion 102
Select Select Select Select
Tax Account Number(s): 322704 Zone: Select Zone Forest Mixed Use (FMU) Tax Account Number(s) Please Select
B. Applicant(s) Same as Above Mailing address: Phone:
C. Consultant or Agent: Stuntzner Engineering and Forestry, LLC (Chris Hood)
Mailing Address PO Box 118, Coos Bay, Or. 97420
Phone #: 541-269-2106 Email: chris@stuntzner.com
Type of Application Requested
Comp Plan Amendment Text Amendment Map - Rezone Administrative Conditional Use Review - ACU Hearings Body Conditional Use Review - HBCU Variance - V Land Division - P, SUB or PUD Family/Medical Hardship Dwelling Home Occupation/Cottage Industry
Special Districts and Services
Water Service Type: On-Site (Well or Spring)Sewage DisposalOn-Site SepticSchool District: North BendFire District: North Bend RFPDImage: Construct of the sector of the se
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 Any property information may be obtained from a tax statement or can be found on the County Assessor's
webpage at the following links: <u>Map Information</u> Or <u>Account Information</u>

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Coos County Land Use Applciation - Page 1

ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of D. 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.

- 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.
- A plot plan (map) of the property. Please indicate the following on your plot plan: II.
 - Location of all existing and proposed buildings and structures 1.
 - Existing County Road, public right-of-way or other means of legal access 2.
 - Location of any existing septic systems and designated repair areas 3.
 - Limits of 100-year floodplain elevation (if applicable) 4.
 - Vegetation on the property 5.

I.

- Location of any outstanding physical features 6.
- 7. DLocation and description (paved, gravel, etc.) of vehicular access to the dwelling location
- A copy of the current deed, including the legal description, of the subject property. III. 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.

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APPLICANT'S EXHIBIT "A"

JACOB SMITH FOREST (TEMPLATE) DWELLING

LOCATED IN TOWNSHIP 25 SOUTH, RANGE 13 WEST W.M., SECTION 12C, PORTION OF TAX LOT 102

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 a 2.22 acre parcel with direct access from Kirkendall Lane, a Public dedicated right-of-way. The northerly portion of the property slopes gradually to the north, however the proposed development area is relatively flat. The vegetation on the property consists of young commercial tree species (Douglas Fir) with intermingled coastal vegetation. The property is currently vacant with no improvements. The land to the north, east and west also contains young reprod, while the land to the south contains small lot residential development within the City of Coos Bay Subdivision Plat. Potable water will be from a drilled well source that is exempt from permitting through the Oregon Deartment of Water Resources. 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 in excess of 11 lots (legal parcels) within the City of Coos Bay subdivision that are within or touching the 160 acre template centered on the subject property. Also included is assessment information verifying that a minimum of seven dwellings exist within those legal parcels, 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.

KEISER POLLY CREEK FOREST (TEMPLATE) DWELLING

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

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 2.22 acres. The proposed Dwelling will be sited in the easterly segment of parcel in relatively close proximity to the county road providing access to the parcel. There will be a 96 foot buffer (north) a 50 foot buffer (west) and 300 plus foot buffer (east) from adjacent forest land. The land to the West consist of a 2.10 acre parcel that will likely be utilized for a residential use and the property to the south contains small lot residential uses and is not suitable for commercial forest use. There are no commercial agricultural uses adjacent to or nearby the subject property. The proposed Dwelling will not impact resource uses on nearby or adjoining lands.

(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 2.22 acres and is likely not suitable for commercial forest use. With that said, the proposed Dwelling will be sited on a relatively flat segment of the property that will reduce the required fire buffer area, thus leaving more of the parcel in timber production. The easterly 300 feet of the tract will remain undeveloped. The dwelling is located in an area that will have minimal impact to resource use of the parcel and there is no reason why commercial timber on the undeveloped portion the parcel could not 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 subject parcel is provided access from an existing and developed public dedicated right-or-way. The proposed dwelling will be located in close proximity to the county access road and therefore, the amount of land utilized for the dwelling and driveway will be minimal.

(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 Kirkendall Lane, an improved public dedicated right-of-way. 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 North Bend 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 onsite 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 ³/₄ 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 ³/₄ 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.

Table 1 – Minimum	Feet of Primary Safety	Feet of Additional
Primary Safety Zone	Zone	Primary Safety Zone
Slope		Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

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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 dwelling site exceeds a 10% grade, including the area 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 directly from Kirkendall Lane, a public dedicated right-of-way. The existing road is capable of supporting firefighting equipment.

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

APPLICANT'S RESPONSE: The applicant will be responsible for meeting 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

KEISER POLLY CREEK FOREST (TEMPLATE) DWELLING

(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)

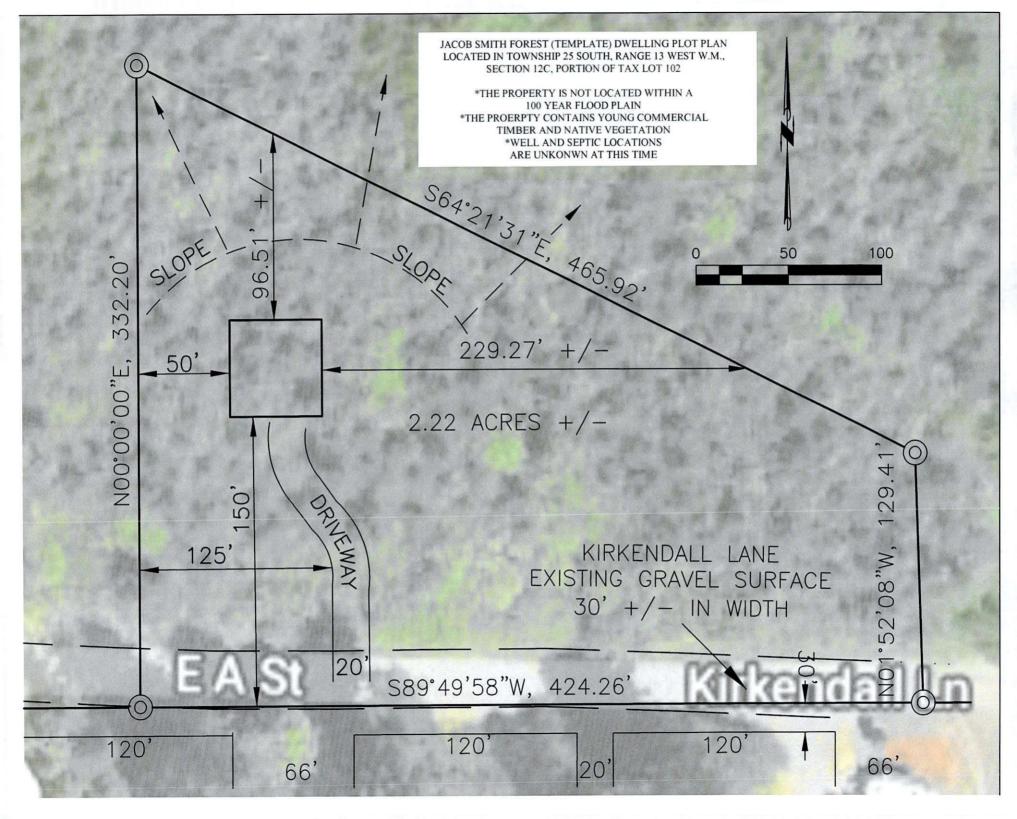
(2)(a) If a governing body determines that meeting the requirement of subsection (1)(b)(D) of this section would be impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards. The means selected may include a fire sprinkling

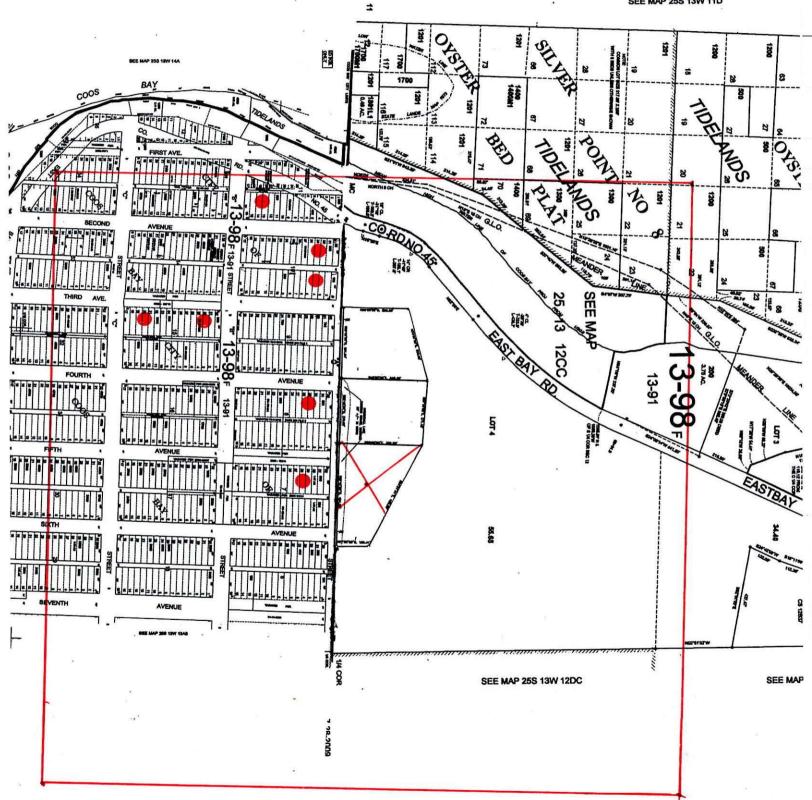
system, on-site equipment and water storage or other methods that are reasonable, given the site conditions. The applicant shall request and provide alternatives to be considered.

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)





SEE MAP 25S 13W 11D

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:40:19 pm

												UC	tober 25, 20	21 12:	40:19 p
Accour	nt#		357180	0					Tax Sta	tus	ASSESSA	BLE			
lap #			25\$131	3BA0050	0				Acct St	atus	ACTIVE				
ode -	Tax #		1398-3		- 1.				Subtype		NORMAL				
egal C)escr		See Re	cord			×								
lailing	Name		WILLIA	MS, JUST	IN ET AL				Deed R	eference #	2018-70	078			
Agent									Sales D	ate/Price	07-20-2	018/\$	427,500.00		
n Care	Of								Apprais	er	JIM HA	marks of and			
Mailing	Addre	955		KIRKEND	ALL LN DR 97459-82	206									
rop C	lass		101		AA SA	NH	Unit								
RMV C			101	Ċ	02 11	RRL	31014-2								
Situs	Addres	ss(s)					Situs City	1. A. S.						
ID# 1	0 9407	76 H	KIRKEN	DALL LN	1.1.1	AR IL		NORTH BE	ND	YB-P					
							Value	e Summary							
Code	Area			RMV		MAV	AV		SAV	MS	AV	RM	AV Exception	on C	PR %
1398		Lar		161,410 536,720					10 10	14.5	the second se	nd pr.	46,88	0 30	62.3
Coc	ie Area	a To	tal	698,130) 3	93,380	393,38	0	0		0		46,88	80	
-	Grand	l Tot	al	698,130) 3	93,380	393,38	0	0		0		46,88	80	
								Desalsda							
Code Area	ID#	RF	PD Ex	Plan Zone	Value Sou	urce	Land	Breakdow TD%		Size	Land	Class	LUC	-	rended MV
1398	10	-	2	RR-5	Market			112	Α	1.5	57 H	S	002		161,410
								Grand T	otal	1.5	57				161,410
Code Area	1	ID#	Yr Built	Stat Class	Descript	tion	Improven	nent Break	down	TD%	Total Sq. Ft.	Ex% I	MS Acct #		Trende RMV
1398		2	1992	141	One stor	y-Class 4			5	112	864	2			135,860
1398		1	1992	153	Two stor	y-Class 5	5	1. A. A.	de la p	112	2,523	144	S	2	400,860
								G	Frand Tota	1	3,387	1	1.143		536,720
VISTNE DO					E	xemption	ns/Special As	sessments	s/Potential	Liability					
ode.	Туре				and a start		14		6	1.00	er Sa				
Area	Type				411242										
Code Area 1398	X														
Area 1398	PATR	OL:								8					
Area 1398 FIRE	PATR			CHARGE					Amount	47	.50			Year	2021

Appr Maint: 2022 - OTHER NEW CONSTRUCTION (ADDITIONS OR ALTERATION)
Comments:

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:26:53 pm

											0010001 20,1		
Account #		357500						Tax Stat		ASSESSAB	LE		
Map #			3BA00601					Acct Sta		ACTIVE			
Code - Tax #		1398-35	575000					Subtype		NORMAL			
egal Descr	3	See Re	cord										
Mailing Name		OJEDA	PHILLIP	M JR & MO	CKENNA	E		Deed Re	ference #	2019-120	48		
Agent								Sales Da	ate/Price	12-30-201	19 / \$352,500.0	00	
n Care Of								Apprais	er	JIM HART	TER		
Mailing Addre		Contraction of the second s	KIRKENDA I BEND, OI		206								
Prop Class		101	M	A SA	NH	Unit							
RMV Class		101	02	2 11	RRL	31015-1							
Situs Addres	s(s)	Constant of				Situ	s City	1. 1.					
ID# 10 9402		IRKEN	DALL LN	and the second	1.5.4	NO	RTH BE	ND	1.1.2.4				
				100		Value Su	Immary	1			and the second		
Code Area			RMV		MAV	AV	1.2	SAV	MS	AV	RMV Excep		CPR %
1398	Lan	d	188,580		184	x			24	Land	5	0	
	Imp	r.	301,110		A STATE	and the second second		n 9 2	8 81	Impr	•	0	
Code Area	Tot	al	489,690	. 3	330,650	330,650		0		0		0	
Grand	Tota	al	489,690	3	330,650	330,650	1.101	0		0		0	
						Land Bre	akdow	0					
Code Area ID#	RFF	PD Ex	Plan Zone	Value So	urce		TD%	the state of the s	Size	Land Cl			Trended RMV
1398 10	1	1	RR-5	Market			112	Α	1.1		002		167,620
1398 20	Ī	9	RR-5	Market		1.1	112	Α	0.1	15 MV	001		20,960
							Grand T	otal	1.3	34			188,580
Code	4	Yr	Stat			Improvement	t Break	down	TD#/	Total	x% MS Acct #		Trende RMV
100	D#	Built		Descrip		a second and	_	Sara and	TD%	Sq. Ft. E	A 70 WIS ACCL		19,890
1398 3		4070	145	Garage-		and Close 4			112 112	1,766			281,220
1398 1		1979	142	One sto	ry with ba	asement-Class 4	_				-		
	_			1. Barry	Al non			Frand Tota		1,766			301,110
Code Area Type			1 =		Exemptio	ons/Special Asses	sment	s/Potential	Liability				
1398		ЪĻ											
FIRE PATR										7 50		Ver	r 2021
FIRE PA	TRO	OL SUR	CHARGE					Amount		7.50	s 0.34	Yea	
								Amount		3.75 Acres			

Appr Maint: 2021 - OTHER NEW CONSTRUCTION (ADDITIONS OR ALTERATION)

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:41:58 pm

1398	0		1973	141	0	ne stor	y-Class 4			irand Total		2.2				243,570
Code Area	4.5	D#	Yr Built	Stat Class		escript	lon v-Class 4		ment Break	down	TD%	Total Sq. Ft 2,2	. Ex	% MS Acct	#	Trende RMV 243,570
						18		1.1.	Grand T		0	.75				158,390
1398	10	2	2	RR-2	Ma	rket	10	-	112	Α	0	.75	HS	001		158,390
Code Area	ID#	RF	PD Ex	Plan Zone	Val	ue Sou	urce	Land	l Breakdowi TD%	LS	Size		nd Clas			Trended RMV
G	Grand	Tota	al	401,960		26	65,420	265,4	20	0		0			0	1
Code	Area	Tot	al	401,960		26	65,420	265,4	20	0		0			0	
1398		Lan Imp	100	158,390 243,570									Land Impr.		0 0	
Code A	rea			RMV		1	MAV	Valu AV	le Summary	SAV	M	SAV		RMV Exce	ption	CPR %
Situs A ID# 10		1000		DALL LN					Situs City NORTH BE							
MV Cla	1.5	5.1.1.	101	0:	2	11	RRL	31052-1	Situs City	Sec. Law						
Prop Cla			101	м		SA	NH	Unit								
Aailing A	Addre			KIRKENDA I BEND, O			239									
Agent n Care C	Of									Sales Da Appraise	10 C	v Adress	HARTE	/\$320,000 R	.00	
Mailing N	Name		JONES	, LESA C						Deed Re			9-11649	and a second second	~~	
egal De	scr		See Re	cord												
ode - T	ax #		1398-3	597500						Subtype		NORM	IAL			
Account Aap #	#		359750 25S131	0 3BA00800						Tax State Acct State		ASSE	SSABLE E	-		
			250750	0						Tou Of a		10000	CADI	-		

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:43:01 pm

											October 2	5, 2021	12.43.01 pr
Account #		359670	00					Tax State	us	ASSESSAB	BLE		
lap #		255131	13BA0100	1				Acct Stat	tus	ACTIVE			
ode - Tax	(#	1398-3	596700					Subtype		NORMAL			
egal Des	cr	See Re	ecord										
ailing Na	me	HOSSL	EY, JAME	S G. & M.	ARGOT G.			Deed Ret	ference #	See Reco	ord		
gent								Sales Da	te/Price	See Reco	ord		
n Care Of								Appraise	r	JASON C	ORBUS		
failing Ad	Idress		BRIDGE V BEND, C		8303								
rop Class	5	101	N	MA SA	NH	Unit							
RMV Class		101	C	02 11	RRL	31050-1							
Situs Add	dress(5)			13 TO 1		Situs City	14 14 1					
ID# 10 9	3975	BRIDGE	VIEW LN	See Sel	1. 12. 2	- And - A	NORTH BE	IND					
						Value	e Summary		100				
Code Are	a		RMV	in the second	MAV	AV		SAV	MS.	AV	RMV Exc	eption	CPR %
1398	120	nd pr.	159,490 262,680		Sec. 1				1.5	Lan Imp		0	
Code A	Area To	otal	422,170)	251,480	251,48	0	0	V.S.	0		0	
Gra	and To	otal	422,170)	251,480	251,48	0	0		0		0	
Code			Plan		<u> </u>	Land	Breakdow	1070)			lass LUC	<u></u>	Trended
Area I	D# R	FPD Ex	Zone	Value S	ource		TD%	LS	Size	Land C	lass LUC		RMV
1398 1	10	~	RR-2	Market	200-6		112	Α	0.5	56 HS	001		159,490
142					63	Carl and	Grand 1	Total	0.6	56			159,490
Code Area	ID#	Yr Built	Stat Class	Descri	ption	Improvem	nent Break	down	TD%	Total Sq. Ft. E	Ex% MS Ac	ct#	Trende RMV
1398	1	1968	141	One st	ory-Class 4		1 8. 1 A.	1. S. W. 194	112	1,976	13 M		262,680

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:33:46 pm

						G	irand Total		1,248			104,250
1398	1 1974	138	One story	y with at	tic-Class 3			112	1,248			104,250
Code Area J	Yr D# Built	Stat Class	Descript	ion	Improveme	nt Break	down	TD%	Total Sq. Ft.	Ex% MS Acct #	1	Trended RMV
			d T	3		Grand T		0	.55			96,970
1398 10		RR-2 N	larket	1.34		112	Α	0	.55 MIS	C 001		96,970
Code Area ID#	RFPD Ex	Plan Zone V	alue Sou	Irce	Land B	eakdow TD%		Size	Land C			Trended RMV
Grand	Total	201,220	6	55,590	55,590	21	0		0		0	
Code Area		201,220		55,590	55,590	in de	0		0		0	
	Impr.	104,250		James					Imp	or.	0	
Code Area 1398	Land	96,970		VI/4 V	~				Lan		0	
Onda Arra		RMV		MAV	Value S AV	ummary	SAV	MS	SAV	RMV Excep	tion	CPR %
ID# 10 6535	57 EAST BA	AY RD	ALS I	1 mil		DRTH BE		2.2	5	8. v		5
Situs Addres	s(s)		11.	5. 9 .	Sit	us City						
RMV Class	101	02	11	RRL	31019-1							
Prop Class	101	MA	SA	NH	Unit							
lailing Addre		X 1527 I BEND, OR	97459-00	90								
n Care Of							Appraise	r	JASON	CORBUS		
Agent			1.2				Sales Da	te/Price	See Rec	ord		
Mailing Name	GIMLIN	BARBARA	J.				Deed Ref	erence	# See Rec	ord		
egal Descr	See Re	cord										
Code - Tax #	1398-3						Subtype		NORMAL			
Account # Map #		3BB00100					Acct Stat		ACTIVE	DLE		
ccount #	358140	0					Tax Statu		ASSESSA	RIF		

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:34:46 pm

						and the second second	Grand Total		3,430		411,380		
	1	1974	153	Two sto	ry-Class 5			112	3,430	state 1	411,380		
	D#	Yr Built	Stat Class	Descrip	tion	Improvement B	reakdown	TD%	Total Sq. Ft. E	x% MS Acct #	Trende RMV		
				e de la		Gra	and Total	0.0	00	e de la companya de la	283,080		
10	2	2	RR-2	Market	1.21		112 A	0.0	00 HS	001	283,080		
ID#	RFI	PD Ex	Plan Zone	Value So	ource			Size			Trended RMV		
Grand	Tota	al	694,460	4	19,020	419,020	0		0		0		
e Area	Tot	al	694,460	4	19,020	419,020	0	A start	0	and the said	0		
	_		283,080 411,380	A set					Impr	-	0		
Area			RMV		MAV	Value Sum AV	sav	MS	1.1.1				
			YRD	15	1.744	NORT	H BEND		8 .	1	b Jac		
							City	1					
				Service and the service of									
		NORTH	BEND, OF								•		
Of Addre	SS	PO BOX	(1527				Appraise	r	JASON C	ORBUS			
							Sales Dat	te/Price	See Reco	rd			
			Sector Street	A.J.			Deed Ref	erence #	See Reco	rd			
escr		See Rec	cord										
Tax #	(C) (C)						Subtype	us	NORMAL				
t#		358260					Tax Statu		ASSESSAB	LE			
	Tax # escr Name Of Addres ass Area Grand ID# 10	Fax # escr Name Of Address ass address(s) 0 65357 E Area Lan Imp e Area Tot Grand Tot:	25S131 Tax # 1398-35 escr See Red Name GIMLIN Of Address PO BO NORTH ass 101 ass 101 ddress(s) 0 65357 EAST BA Area Land Impr. e Area Total Grand Total ID# RFPD Ex 10 2 Yr ID# Built	25S1313BB00300 Fax # 1398-3582600 escr See Record Name GIMLIN, BARBARA Of Address PO BOX 1527 NORTH BEND, OF ass 101 MA ass 101 02 Area RMV Land 283,080 Impr. 411,380 e Area Total 694,460 Grand Total 694,460 Grand Total 694,460 ID# RFPD Ex Plan Zone 10 ✓ RR-2	25S1313BB00300 Fax # 1398-3582600 escr See Record Name GIMLIN, BARBARA J. Of Address Address PO BOX 1527 NORTH BEND, OR 97459-0 ass 101 Address(s) 02 0 65357 EAST BAY RD Area RMV Land 283,080 Impr. 411,380 e Area Total 694,460 Grand Total 694,460 10 Plan Zone Value So 10 RR-2 Market	25S1313BB00300 Fax # 1398-3582600 escr See Record Name GIMLIN, BARBARA J. Of Address Address PO BOX 1527 NORTH BEND, OR 97459-0090 ass 101 MA ass 101 02 11 Address(s) 02 11 RRL Address(s) 02 11 RRL Address(s) 02 11 RRL Area RMV MAV Land 283,080 Impr. 411,380 e Area Total 694,460 419,020 Grand Total 694,460 419,020 ID# RFPD Ex Plan Zone Value Source 10 RR-2 Market	25S1313BB00300 fax # 1398-3582600 escr See Record Name GIMLIN, BARBARA J. Of Address Address PO BOX 1527 NORTH BEND, OR 97459-0090 ass 101 MA 02 11 RRL 31021-1 02 11 Address(s) Situs 0 65357 EAST BAY RD NORT Value Sum Area RMV MAV Land 283,080 Impr. impr. 411,380 419,020 e Area Total 694,460 419,020 Grand Total 694,460 419,020 ID# RFPD Ex Plan Zone Value Source Improvement E 10 RR-2 Market Gramer of the source	2551313BB00300 Acct Stat Tax # 1398-3582600 Subtype escr See Record Sales Da Name GIMLIN, BARBARA J. Deed Ref Of Sales Da Appraise Address PO BOX 1527 NORTH BEND, OR 97459-0090 Aass ass 101 02 11 RRL 31021-1 Address(s) Situs City NORTH BEND NORTH BEND NORTH BEND Volderess(s) Situs City NORTH BEND NORTH BEND Value Summary Av SAV SAV Land 283,080 Impr. 411,380 SAV e Area Total 694,460 419,020 419,020 0 Grand Total 694,460 419,020 419,020 0 ID# RFPD Ex Plan Zone Value Source TD% LS 10 RR-2 Market 112 A ID# Built Class Description Improvement Breakdown 10# Built Class Description Improvement Breakdown	ZSS1313BB00300 Acct Status rax # 1398-3582600 Subtype escr See Record Subtype Name GIMLIN, BARBARA J. Deed Reference # Of Address PO BOX 1527 NORTH BEND, OR 97459-0090 Ass 101 ass 101 02 11 RL Of 6 Appraiser Appraiser Address (s) Situs City Operator 0 65357 EAST BAY RD NORTH BEND Value Summary Av Av Acct Status Situs City Operator 0 65357 EAST BAY RD NORTH BEND Value Summary Av Av Area RMV MAV Av Av XV SAV MS Land 283,080 Hing.020 419,020 0 Impr. 411,380 Eard Total 694,460 419,020 0 ID# RFPD Ex Plan Zone Value Source TD% LS Size 10 RR-2 Market 112 A <td>Z5S1313BB00300 Acct Status ACTIVE fax # 1398-3582600 Subtype NORMAL escr See Record Subtype NORMAL Name GIMLIN, BARBARA J. Deed Reference # See Record Of Address PO BOX 1527 Sales Date/Price See Record Address PO BOX 1527 NORTH BEND, OR 97459-0090 Aass 101 02 11 RRL 31021-1 Address(s) Status City 0 Of NORTH BEND NORTH BEND Value Summary Area RMV MAV AV SAV MSAV Land 283,080 Impr. Impr. 411,380 Land Impr e Area Total 694,460 419,020 419,020 0 0 0 Grand Total 694,460 419,020 419,020 0 0 0 10 RR-2 Market 112 A 0.00 HS Grand Total 694,460 Description Total 0.00 HS 10/// D# RR-2 Market</td> <td>Acct Status ACTIVE Acct Status ACTIVE See Record Name GIMLIN, BARBARA J. Deed Reference # See Record Address PO BOX 1527 NORTH BEND, OR 97459-0090 Situs City Address to 10 MARE Situs City OP BOX 1527 NORTH BEND, OR 97459-0090 Situs City OP BOX 1527 NORTH BEND OS5357 EAST BAY RD NORTH BEND Value Summary Area RMV MAV ASV MSV Land Impr. Eand Impr. Improvement Total 69(460 <th <<="" colspan="2" td=""></th></td>	Z5S1313BB00300 Acct Status ACTIVE fax # 1398-3582600 Subtype NORMAL escr See Record Subtype NORMAL Name GIMLIN, BARBARA J. Deed Reference # See Record Of Address PO BOX 1527 Sales Date/Price See Record Address PO BOX 1527 NORTH BEND, OR 97459-0090 Aass 101 02 11 RRL 31021-1 Address(s) Status City 0 Of NORTH BEND NORTH BEND Value Summary Area RMV MAV AV SAV MSAV Land 283,080 Impr. Impr. 411,380 Land Impr e Area Total 694,460 419,020 419,020 0 0 0 Grand Total 694,460 419,020 419,020 0 0 0 10 RR-2 Market 112 A 0.00 HS Grand Total 694,460 Description Total 0.00 HS 10/// D# RR-2 Market	Acct Status ACTIVE Acct Status ACTIVE See Record Name GIMLIN, BARBARA J. Deed Reference # See Record Address PO BOX 1527 NORTH BEND, OR 97459-0090 Situs City Address to 10 MARE Situs City OP BOX 1527 NORTH BEND, OR 97459-0090 Situs City OP BOX 1527 NORTH BEND OS5357 EAST BAY RD NORTH BEND Value Summary Area RMV MAV ASV MSV Land Impr. Eand Impr. Improvement Total 69(460 <th <<="" colspan="2" td=""></th>		

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:35:34 pm

Area 1398	1D#	Built 1992	Class		e stor	tion ry-Class 4	1		a tana a sa	112	3q. Ft. 2,200			328,610
Code		Yr	Stat			Sec. 1	Improven	nent Break	down	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trende RMV
	2							Grand T	otal	C	.44			147,120
1398 10	1	1.	RR-2	Mark	ket	-		112	Α	0	.44 H	IS	001	147,120
Code Area IDa	# RFP	D Ex	Plan Zone	Valu	e Soi	urce	Land	Breakdown TD%		Size	Land	Class	LUC	Trended RMV
Gran	nd Tota	1	475,730)	3	78,890	378,89	0	0		0		0	
Code Ar	ea Tota	al	475,730)	3	78,890	378,89	0	0	Aures	0	All of	0	
1398	Land		147,120 328,610								In	npr.	0	
Code Area		10.5	RMV			MAV	Value AV	e Summary	SAV	M	SAV	R	WV Exception	CPR %
ID# 10 65		AST BA	Y RD			Philes!		NORTH BE		W - 2		1		<u> </u>
Situs Addr	V. 12. 3			104		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Situs City	-					
rop Class		01			5A 11	RRL	31024-1							
			BEND, O		59-82 SA	223 NH	Unit							
Mailing Add	ress 6	5359 E	AST BAY	RD										
Agent n Care Of									Apprais		JASON		US	
Mailing Nam	e V	VILCOX	, STEVE	N A. &	NAN	CY J.				ate/Price	# See Re See Re			
egal Descr		See Rec								ference	# 0 P			
ode - Tax #	1	398-35	85600						Subtype		NORMAL			
lap #	100		BB00500						Acct Sta	Ale states	ACTIVE			
ccount #	3	585600	1 VP						Tax Stat	us	ASSESSA	ABLE		

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

October 25, 2021 12:37:54 pm

							Frand Total	Sec. 2	1,452	Aline 1	221,470
1	1970	141	One sto	ory-Class 4	1.	100	The States	112	1,452	Mar Landard	221,470
10	Yr D# Built	Stat Class	Descri	ption	Improver	nent Break	down	TD%	Total Sq. Ft. E	x% MS Acct #	Trende RMV
			m al fail	1.6.8.1		Grand T	otal	0.			167,620
10	2	RR-2	Market			112	A	0.	00 HS	001	167,620
ID#	RFPD Ex	Plan Zone	Value So	ource	Land	TD%	LS	Size			Trendec RMV
Grand	Total	389,090		216,610	216,6	10	0	_	0	0	
e Area	Total	389,090	Sara B	216,610	216,6	10	0	Lande	0	0	
									Impi	r. 0	
rea	1.10	RMV		MAV	AV	e Summary	SAV	MS	a tat.	RMV Exception	CPR %
9396	4 BRIDGE	VIEW LN	service 1 and	11.2	Valu						
ddres	s(s)	al a the	Service of	1.302.5		Situs City	C. S. Store	2			
55	101	0.	2 11	RRL	31144-1						
ISS	101	M	A SA	NH	Unit						
Addres				8303							
Of							Appraise	r	JASON C	ORBUS	
							Sales Da	te/Price	07-06-20	12/\$191,250.00	
		Sector and		SING LLO			Deed Ref	ference #	2012-549	9	
escr	See R	ecord									
'ax #			· ·				Subtype	us	NORMAL		
	36502						Tax State		ASSESSAB		
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AFTER RECORDING RETURN TO: Jacob Smith, LJRJ, LLC 32300 NE Old Parrett Mountain Road Newberg, Oregon, 97132

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SEND TAX STATEMENT TO: Jason Smith, LJRJ, LLC 32300 NE Old Parrett Mountain Road Newberg, Oregon, 97132 Coos County, Oregon \$101.00 10/2

2021-12071 10/27/2021 02:05 PM Pgs=4



Debbie Heller, CCC, Coos County Clerk

CONSIDERATION: NONE

QUITCLAIM DEED

LJRJ, LLC, AN OREGON LIMITED LIABILITY COMPANY, GRANTOR, does hereby release and quitclaim to Jacob Smith, GRANTEE, all right, title and interest in and to real property situated in Coos County, Oregon, as described below:

Lot 3, Plat of the Portlawn Addition to the City of North Bend, Oregon. Together with any portion of the vacated alley, vacated by Vacation No. 09-02, recorded October 12, 2009 as Instrument No. 2009-10316, which would inure thereto by reason of the vacation thereof, and together with any portion of the vacated Arch Street, vacated by Vacation Order 21-08-052PL, recorded September 30, 2021 as Instrument No 2021-11051, which would inure thereto by reason of the vacation thereof.

The Statutory Warranty Deed whereby the Grantors acquired title to the property to be transferred is recorded as instrument No. 2019-11093, Deed Records of Coos County, Oregon.

Coos County Real Property Tax Account No. 4356409

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.

Quitclaim Deed

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GRANTORS JACOB SMITH, MEMBER LJRJ, LLC JASON MBER LJRJ. LLC ON, MEMBER LJRJ, LLC RANEE SOLMON H, MEMBER LJRJ, LLC STATE OF _ OR COUNTY OF COOS On this 13 day of OCt. , 2021

Personally appeared before me the above named Jacob Smith who being duly sworn did say: that he is a Member of LJRJ, LLC; that he is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and he acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

Notary Public for the Sate of OR

STATE O

COUNTY O

On this 13 day of OCt _____ 2021

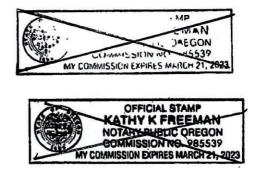
OFFICIAL STAMP KATHY K FREEMAN NOTARY PUBLIC OREGON COMMISSION NO. 985539 MY COMMISSION EXPIRES MARCH 21, 2023

Personally appeared before me the above named Jason Smith who being duly sworn did say: that he is a -Member of LJRJ, LLC, that he is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and he acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

Quitclaim Deed

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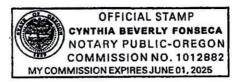
Notary Public for the State of
Notary Public AV
STATE OF OREGON
COUNTY OF Washing ton
On this 25 day of October, 2021



Personally appeared before me the above named Ranee Solmonson who being duly sworn did say: that she is a Member of LJRJ, LLC; that she is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and she acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

OFFGON Notary Public for the State of Notary Public

STATE OF Or your COUNTY OF Muthroman On this 25 day of October , 2021



Personally appeared before me the above named Lindsay Streich who being duly sworn did say: that she is a Member of LJRJ, LLC; that she is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and she acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

Notary Public for the State of Oregon Notary Public



STATE OF One for COUNTY OF On this 27 day of Otoler, 2021

Personally appeared before me the above named Jason Smith who being duly sworn did say: that he is a Member of LJRJ, LLC; that he is authorized to execute the forgoing instrument on behalf of said Limited Liability Company; and he acknowledged the forgoing instrument as the voluntary act and deed of said Limited Liability Company.

Notary Public for the State of Oie for Notary Public

