

Dear Mr French,

9/29/21

My Name is Maria Antaya. I am writing to you because I recently bought a parcel of property on Sunshine RD in Coos Bay. I wanted to know if this property could be included in your fire District.

Thank you

Maria

65887 Sunshine RD
Coos Bay OR 97920

b. Template Dwelling

A single-family dwelling on a lot or parcel located within a forest zone may be allowed as a conditional use if:

- i. There are no other dwellings on the tract on which the dwelling will be sited.

FINDING: The subject tract is one parcel and contains 6.19 acres. Aerial photographs from May 2015 confirm the existence of one structure on the property, which the applicant calls an abandoned house. However, neither Coos County Assessor nor Coos County Planning Department records indicate when this structure was established.

As a condition of approval, the property owner shall be required to submit evidence to the Planning Department confirming the existing structure has been modified to a condition no longer meeting the definition of a dwelling and that it was established in accordance to the rules in place at the time of construction OR evidence that the structure has been removed. Once this has been completed an after the fact zoning compliance letter will be issued for an accessory structures.

- ii. There are no deed restrictions established on the lots or parcels that make up the tract which do not allow a dwelling.

FINDING: As part of the application, the applicants have submitted a copy of deed number 2011-3542 for the property, which does not reference any deed restrictions limiting development on the tract.

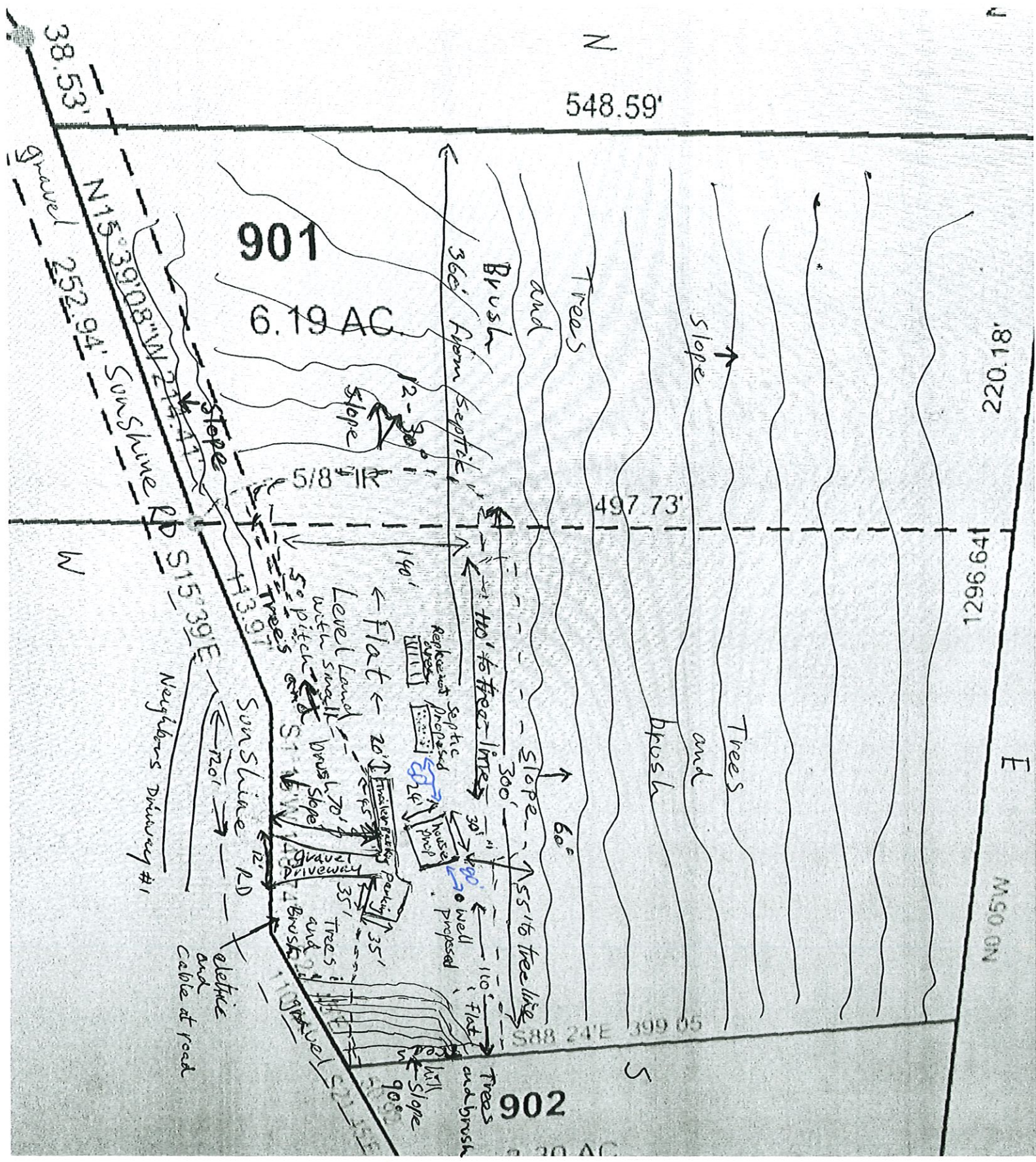
Therefore, this criterion has been met.

- iii. The lot or parcel on which the dwelling is to be located is predominantly composed of soils that are capable of producing the following cubic feet per acre per year:

	CF/Ac/Yr of Growth		
	0-49	50-85	+85
Required minimum number of lots or parcels or portions thereof existing on January 1, 1993, within a 160-acre square centered on the subject tract.	3	7	11
Required minimum number of dwellings existing on January 1, 1993, on the lots or parcels	3	3	3

NOTE: Lots or parcels within urban growth boundaries shall not be used to satisfy the above requirements.

FINDING: A Web Soil Survey soil report from the USDA’s Natural Resources Conservation Service indicates the soils on the property are composed of Dement silt loam, 12 to 30 percent slopes (13D) and Preacher-Bohannon loams, 60 to 90 percent slopes (46F). These soil types have a productivity capacity of 157-186 cubic feet of wood fiber per acre per year, which requires a minimum of 11 parcels and 3 dwellings be in existence as of January 1, 1993 within a 160-acre square or rectangle in order to qualify for a Forest Template Dwelling. A template test completed by Planning Staff shows a 160-acre square contains 20 eligible parcels and 8 eligible dwellings.



Corner of House 110' to road