



NOTICE OF LAND USE DECISION

You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.

Coos County Planning
60 E. Second
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
planning@co.coos.or.us

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

Date of Notice: **Thursday, February 10, 2022**
File No: ACU-21-087

Proposal: Request for Accessory Structure in the Coastal Shoreland Boundary and Natural Hazard – Coastal Erosion Overlay Zones.

Applicant(s): William & Candace Sheldon
4826 W Foothill Dr.
Coeur Alene, ID 83814-7002

Staff Planner: Chris MacWhorter, Planning Staff

Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Friday, February 25, 2022**. Appeals are based on the applicable land use criteria. *Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and Article 6.1 Lawfully Created Lots or Parcels. The Accessory Structure is subject to Article 4.3.200.18 Zoning Tables for Urban and Rural Residential, Mixed Commercial-Residential, Industrial, Minor Estuary and South Slough, 4.3.210 Categories and Review Standards, Subsection (1) Accessory Structures, Section 4.3.225 General Siting Standards, Section 4.3.230 Additional Siting Standards (2) Rural Residential. Properties that are in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.*

Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.

Subject Property Information

Account Number: 568810
Map Number: 26S1404DC-02700

Property Owner: SHELDON, WILLIAM L & CANDANCE R

Situs Address: CAPE ARAGO HY COOS BAY, OR 97420

Acreage: 0.85 Acres

Zoning: RURAL RESIDENTIAL-2 (RR-2)

Special Development Considerations and Overlays: AIRPORT - NORTH BEND - TRANSITION ZONE (NBTZ)
COASTAL SHORELAND BOUNDARY (CSB)
FLOODPLAIN (FP)
NATIONAL WETLAND INVENTORY SITE (NWI)
NATURAL HAZARD - EROSION - COASTAL EROSION (NHERC)
NATURAL HAZARD - TSUNAMI (NHTHO)

This notice shall be posted from February 10, 2022 to February 25, 2022

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 225 N. Adams, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. **NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

The application, staff report and any conditions can be found at the following link: <https://www.co.coos.or.us/planning/page/applications-2021-2>. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 60 E. Second, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Chris MacWhorter, Planning Staff and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: CHRIS MACWHORTER Date: February 10, 2022 .
Chris MacWhorter, Planning Staff

This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, application and all evidenced associated as listed in the exhibits.

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit C: Staff Report -Findings of Fact and Conclusions

Exhibit D: Application and Comments Received

EXHIBIT "A"

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicant(s) and that the applicant(s) are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

CONDITIONS OF APPROVAL

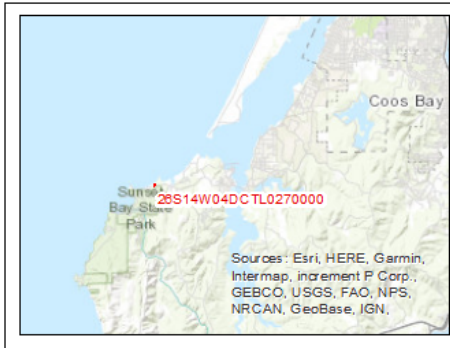
1. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity. If there were comments from any other agency were provided as part of this review, it is the responsibility of the property owner to comply.
2. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter shall be required prior to the commencement of construction of the proposed dwelling. This authorization is based on conditions of approval and the conditions that are required to be completed prior obtaining the ZCL are defined in this section. To show compliance with this section the applicant shall submit a letter with the following items to request that staff find the following conditions have been satisfied:
 - a. The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title. The statement needs to include language that the purchaser of the property has been provided a copy of the land use approval containing all conditions or restrictions understands the obligation and agrees to fulfill the conditions unless a modification is approved as provided in this ordinance. The property owner is responsible for ensuring compliance, and land use authorization. The recorded deed convent shall be recorded with the County Clerk and copy provided to the Planning Department.
 - b. Shall comply with the recommendations set forth in the Geologic Site Evaluation Report performed by SHN Engineers and Geologists.
 - I. The recommended building setback of 50 feet from the top of bluff edge is intended to provide a reasonable factor of safety to mitigate the hazard associated with coastal erosion and future bluff retreat at the site.
 - II. The recommended building setback should be measured in the field at the time of the building footprint being located in order to account for any bluff erosion that may occur between the submission of this report and the issuance of a building permit.
 - III. SHN Engineers and Geologists shall submit an updated Geologic Site Evaluation Report that they certified that the surface water drainage thru the corrugated water pipe will not have an adverse effect on neighboring properties, any public storm drainage system, or create any environmental problems.
 - IV. A post-construction report, from an Oregon Certified Engineering Geologist, is required that states all recommendations of the Geologic Site Evaluation Report have been complied with.
 - c. The applicant will have to comply with any requirement of Oregon Department of Aviation.
 - d. Section 5.2.700 Development Transferability - Unless otherwise provided in the approval, a land use approval that was obtained through a conditional use process shall be transferable provided the transferor files a statement with the Planning Director signed by the transferee. This document shall be recorded in the chain of title of the property, indicating that the transferee has been provided a copy of the land use approval containing all conditions or restrictions understands the obligation and agrees to fulfill the conditions, unless a modification is approved as provided in this ordinance. The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title to alert a purchaser that development was approved subject to conditions and possible restrictions.

EXHIBIT "B" Vicinity Map



COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 225 N. Adams, Coquille, Oregon 97423
 Physical Address: 60 E. Second, Coquille Oregon
 Phone: (541) 396-7770
 TDD (800) 735-2900



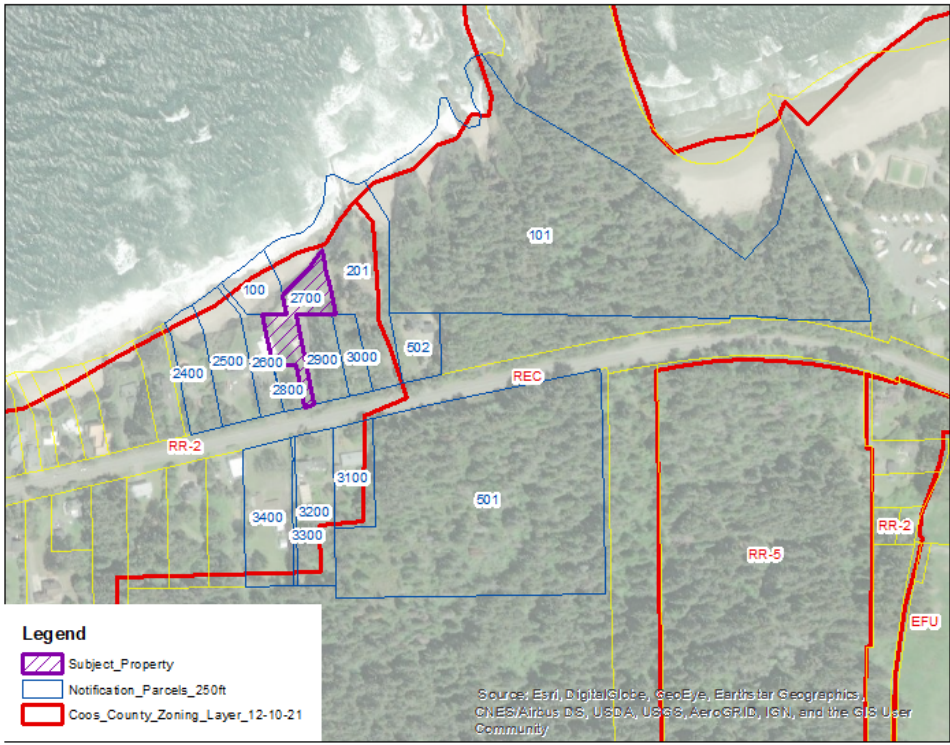
File: ACU-21-087

Applicant/
Owner: William & Candace Sheldon

Date: February 9, 2022

Location: Township 26S Range 14W
Section 4DC TL 2700

Proposal: Administrative Conditional Use



**EXHIBIT “C”
STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS**

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION AND PRIOR COMPLIANCE:

A. PROPOSAL: According to the application the property owner is seeking approval for a new Accessory Structure in the Coastal Shoreland Boundary and Natural Hazard – Coastal Erosion Overlay Zones. There is no indication that any other development is proposed at this time.

B. BACKGROUND/PROPERTY HISTORY:

In 1999 a replacement dwelling was permitted. In 2015 A violation was sent out because the structure had been sited in the Coastal Hazard area and was no longer stable. An application was submitted by the property owner at that time with an geological assessment completed by SHN Engineering. On July 2, 2015, a zoning compliance letter (ZCL-15-179) was issued for clearance to move the existing single-family dwelling located on tax lot 100 back onto tax lot 2700 as depicted on the plot plan. Clearance to replace / repair the existing septic as needed. No other construction will be taking place at this time. This was not complete and a on April 19, 2019, a zoning compliance letter (ZCL-19-130) was issued for clearance to site a dwelling on existing foundation as approved in the 2015 review process. This property is in an unstable area and all development requires a geological hazard review.

In 2021 the current property owner consulted with Planning Staff regarding siting an accessory structure. Staff provided the compliance determination process to Mr. Sheldon. He applied for the Accessory Structures through a Compliance Determination on July 12, 2021 and staff reviews the plan and let him know the plot plan provided did not meet the standards and it appeared to staff the building would be located in the Coastal Shoreland Boundary (different level of review). After discussion with staff a new map on September 30, 2021 that met the plot plan requirements. During the review and comment period it was discovered by staff that this application required a hazard review.

Based on Section 5.10.250 when staff is reviewing a plan under Compliance Determinations and it is determined that other land use reviews are required staff shall contact the applicant and explain the requirements. If other land use reviews are required, this application will automatically be upgraded to an administrative conditional use review and deemed incomplete until such time the application requirements for an administrative conditional use have been satisfied. Once a final land use decision is issued, then a zoning compliance letter will be issued. The application was deemed incomplete until all application materials were received (ORS 215.427). The application does explain what materials are required. The final portion of the application was not received until January 4, 2022 which is the date was deemed complete for processing. ORS 215.427 explains that a review process may take up to 150 days from the date and application is deemed complete outside of an Urban Growth Boundary. Staff completed this review in thirty-seven days.

C. LOCATION: The subject property is located west the unincorporate urban community of Charleston. The subject property is located along Cape Arago Highway.

D. ZONING: - This property is zoned Rural Residential-2.

Rural Residential (RR)

There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.

The purpose of the "RR-2" and "RR-5" districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.

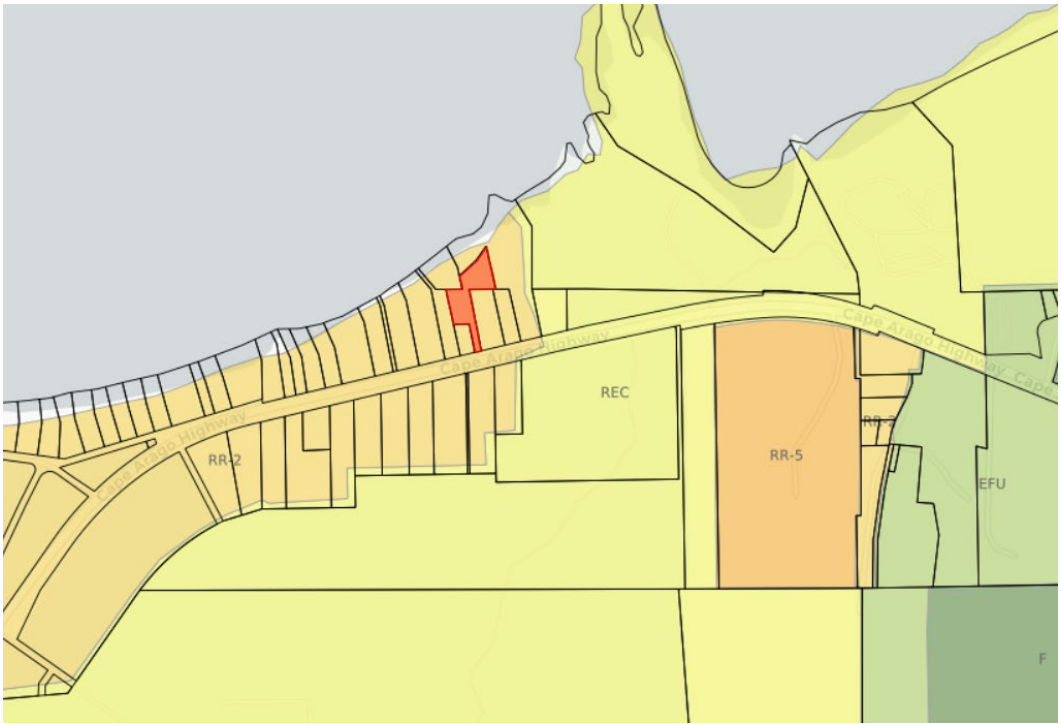
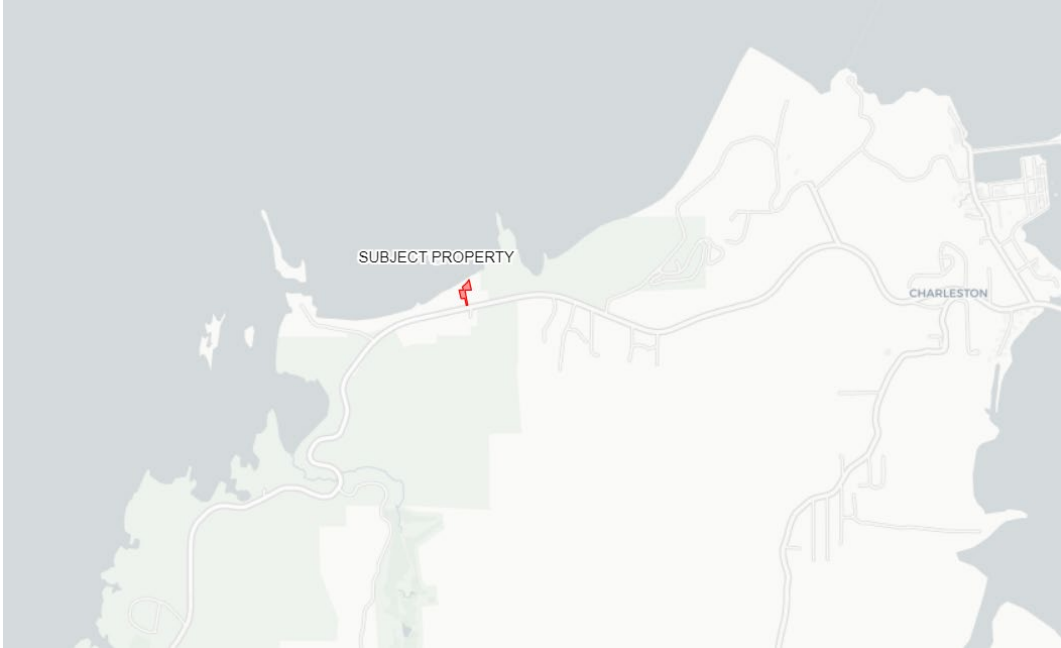
The "RR-2" district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.

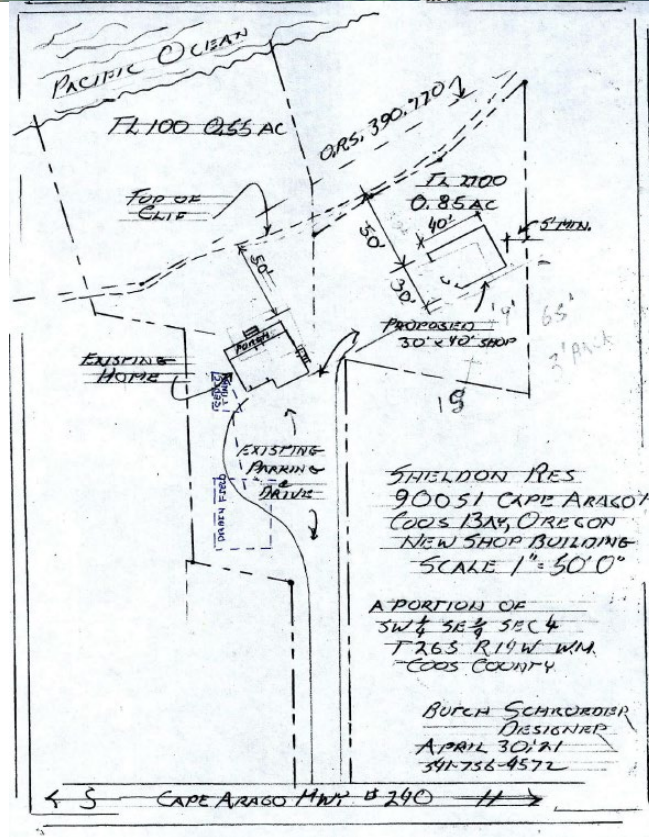
The "RR-5" district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.

E. SITE DESCRIPTION AND SURROUNDING USES:

The subject property is located along Cape Arago Highway. The property owners also own the adjacent property (26S14W04DC-100), which is not part of this review process. There are numerous smaller residential developed properties along ½ mile stretch of this roadway. These properties are zoned Rural Residential-2. The subject property directly abuts the Pacific Ocean to the north. There are both commercial and government-owned recreation vehicle parks located ½ mile to the east of the subject property. Sunset Bay State Park is located half mile southwest of the subject property. These areas are zoned Recreation.

Subject Property





Maps are not to scale

F. COMMENTS:

ACU-21-087

- a. **PUBLIC AGENCY:** This property did required request for comments from the Oregon Department of Aviation and the Oregon Department of State Lands prior to the release of the decision.

The Oregon Department of State Lands stated the following “*a land use notice response to WN2021-0792 (local file CD-21-038) was sent August 4. There is no difference now except this response includes only tax lot 2700. An identical response to WN2021-0040 (tax lot 2700 only) was also completed previously in 2021. Based on the submitted site plan, it does not appear that the proposed shop will impact wetlands. We have a concern about a plastic pipe hanging over a cliff on the ocean it should not be placed below the elevation of highest measure tide or vertically above the that line. This is not the same as the mean high tide – it is higher. You may need an elevation survey to determine where it can be placed. What is being done to prevent erosion. I suggest you also contact Oregon Parks and Recreation, which regulates the beach, to inquire about the corrugated storm-water pipe that will outlet on the sand beach. Please contact me to discuss this*”.

The Oregon Department of Aviation was notified but did not comment on the proposal.

The comments received can be found in Exhibit D.

- b. **PUBLIC COMMENTS:** This property did not require any request for public comments prior to the release of the decision. However, the application was posted on the County website but no comments were received.

LOCAL TRIBE COMMENTS: This property did not require request for comments from the Tribes prior to its release.

II. **GENERAL PROPERTY COMPLIANCE:**

A. **COMPLIANCE PURSUANT TO SECTION 1.1.300:**

It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.

FINDING: Staff has reviewed the property history and available county records to determine at the time of this report this property is compliant. This does not mean that there is not additional information that was unavailable during this review that would make the properties non-complaint.

B. **SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:**

C. “*Lawfully established unit of land*” means:

1. *The unit of land was created:*

- a. *Through an approved or pre-ordinance plat;*
- b. *Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*

- c. *In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*
- d. *By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;*
- e. *By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.*
- f. *By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. "Navigable-for-title" or "title-navigable" means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.*

FINDING: The unit of land was created pursuant to 6.1.125.1.e, by deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation. This property was also found to be lawfully created. Therefore, at the time of this report the units of land are lawfully created.

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for Planning Director Approval of a new Accessory Structure in the Coastal Shoreland Boundary and Natural Hazard – Coastal Erosion Overlay Zones.

B. KEY DEFINITIONS:

ACTIVITY: Any action taken either in conjunction with a use or to make a use possible. Activities do not in and of themselves result in a specific use. Several activities such as dredging, piling and fill may be undertaken for a single use such as a port facility. Most activities may take place in conjunction with a variety of uses.

COASTAL SHORELAND AREA: The lands lying between the Coastal Shorelands Boundary set forth elsewhere in this Plan and the line of nonaquatic vegetation, which is also known as the Section 404 Line.

DEVELOP: To bring about growth or availability; to construct or alter a structure, to conduct a mining operation, to make a physical change in the use or appearance of land, to divide land into parcels, or to create or terminate rights to access.

DEVELOPMENT: The act, process or result of developing.

LOT, PARCEL, OR TRACT FRONT LOT LINE: In the case of an interior lot, parcel, or tract, a line separating the lot, parcel or tract from the street; in the case of a corner lot, parcel or tract, a line separating a lot, parcel or tract from the street on which the improvement or contemplated improvement will face.

USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.

ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.

C. CRITERIA AND STANDARDS

- **SECTION 4.3.200 ZONING TABLES FOR URBAN AND RURAL RESIDENTIAL, MIXED COMMERCIAL-RESIDENTIAL, COMMERCIAL, INDUSTRIAL, MINOR ESTUARY AND SOUTH SLOUGH**

The zoning table sets out Uses, Developments and Activities that may be listed in a zone and the type of review that is required within that zone. If there is a conflict between uses the more restrictive shall apply. Section 4.3.210 provides an explanation of the use category and the specific criteria that shall apply and if the use is identified as requiring a conditional use. Section 4.3.225 General Siting Standards apply to all regulated Uses, Developments, or Activities, but these are clear and objective standards that do not, in themselves, require a land use notice. Section 4.3.230 Specific Standards list specific siting standards by zones and 4.2.200 Additional Conditional Use Review and Standards for table 4.3.200 contains any additional criteria that applied to a Use, Development or Activity that has been identified by the following table as requiring.

Use # 18. D Accessory Uses and Structures to permitted residential – is a Compliance Determination Subject to Section 4.2.210(1)

- **SECTION 4.3.210 – CATEGORIES AND REVIEW STANDARDS**

(1) Accessory structures and uses – shall be subordinate to any authorized primary use. Accessory structures shall meet the applicable Development and Siting Criteria or Special Development Considerations and Overlays for the zoning district in which the structure will be sited.

Finding: According to the application the property owner is seeking approval for a new Accessory Structure in the Coastal Shoreland Boundary and Natural Hazard – Coastal Erosion Overlay Zones. There is no indication that any other development is proposed at this time.

According to both the written application and plot plan, the proposed structure meets the definition of accessory structure. Therefore, these criteria have been addressed.

- **SECTION 4.3.220 ADDITIONAL CONDITIONAL USE REVIEW STANDARDS FOR USES, DEVELOPMENT AND ACTIVITIES LISTED IN TABLE 4.3.200. THIS SECTION HAS SPECIFIC CRITERIA SET BY THE ZONING DISTRICT FOR USES, ACTIVITIES AND DEVELOPMENT:**

FINDING: While this property requires a discretionary review for the Special Development Consideration, the use proposed is permitted and not subject to any special conditional use review. Therefore, this section is not applicable.

- **SECTION 4.3.225 GENERAL SITING STANDARDS**

All new USES, activities and development are subject to the following siting standards:

- (1) Agricultural and Forest Covenant - Any applicant for a dwelling permit adjacent to a Forest or Exclusive Farm Zone shall sign a statement on the Compliance Determination or Zoning Clearance Letter acknowledging that: “the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowner’s enjoyment of his or her property.*
- (2) Fences, Hedges, and Walls: No requirement, but vision clearance provisions of Section 7.1.525 apply.*

- (3) *Limitation on uses of manufactured dwellings/structures for commercial purposes pursuant to ORS 466 et seq. Manufactured dwellings shall not be used for commercial purposes except:*
- (a) *Where use of the manufactured dwelling for commercial purposes is authorized by the Building Codes Agency.*
 - (b) *Where used as a temporary sales office for manufactured structures; or*
 - (c) *As part of an approved home occupation. [OR-92-07-012PL]*
- (4) *New lots or parcels - Creation of lots or parcels, unless it meets the circumstances of § 5.6.130, shall meet the street frontage, lot width, lot depth and lot size. Minimum road frontage/lot width shall be met unless waived by the Planning Director in consultation with the County Surveyor and County Roadmaster due to creating an unsafe or irregular configuration:*
- (a) *Minimum Street frontage should be at least 30 feet; and*
 - (b) *Minimum lot width and Minimum lot depth is 50 feet.*
- Minimum parcel/lot size cannot be waived or varied unless otherwise provided by a specific zoning regulation. Tax lot creation and consolidations do not change the legally created status of a lot or parcel.*
- (5) *Parking - Off-street access, parking and loading requirements per Chapter VII apply.*
- (6) *Riparian -*
- (a) *Riparian vegetation setback within 50 feet of an estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except:*
 - i. *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.*
 - ii. *Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;*
 - iii. *Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;*
 - iv. *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;*
 - v. *Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;*
 - vi. *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*
 - vii. *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 is not more than 100% of the size of the existing structure's "footprint".*
 - (b) *Riparian removal within the Coastal Shoreland Boundary requires an Administrative Conditional Use application and review. See Special Development Considerations Coastal Shoreland Boundary.*
 - (c) *The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.*
- (7) *Setbacks:*

- (a) *All Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater. This setback may be greater under specific zoning siting requirements.*
 - (b) *Firebreak Setback - New or replacement dwellings on lots, parcels or tracts abutting the "Forest" zone shall establish and maintain a firebreak, for a distance of at least 30 feet in all directions. Vegetation within this firebreak 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.*
- (8) **OUTDOOR STORAGE IN RESIDENTIAL ZONES** (a) *Boats and trailers, travel trailers, pick-up campers or coaches, motorized dwellings, and similar recreation equipment may be stored on a lot but not used as an accessory use; (b) Automotive vehicles or trailers of any kind or type without current license plates, where required, and which are not in mechanical working order, shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings; (c) One operating truck may be stored on the lot of a truck driver provided it is accessory to the main use of the property. Additional trucks shall not be allowed.*

FINDING: The subject property already has an established dwelling. The request is not for replacement dwelling; therefore, a driveway confirmation letter is not required. The application did not propose any fences, hedges, or walls to be constructed. The application did not request the subject property be used for commercial purposes. There are no new lot or parcels requested. The subject property is within the Coastal Shoreland Boundary; the riparian section of this criteria will be further addressed below in the CSB review. The applicant shall comply with the outdoor storage in residential zones. The proposal meets the applicable requires with conditions of approval.

- **SECTION 4.3.230 ADDITIONAL SITING STANDARDS**

*This section has specific siting standards and criteria set by the zoning district for USES, activities and development: ****

(2) *Rural Residential (RR) – The following siting standards apply to all USES, activities and development in the RR zoning districts:*

(a) *Minimum Lot/Parcel Size:*

- i. *5 acres in the RR-5 district*
- ii. *2 acres in the RR-2 district*
- iii. *Exception to minimum lot sizes in Rural Residential:*
 - 1. *Smaller parcels may be permitted in an approved residential planned unit development, provided the allowable density of the parent parcel is not exceeded.*
 - 2. *Any lawfully created parcel or lot created prior to January 1, 1986 that is equal to or greater than one acre. Multiple parcels or lots may be combined to equal one acre but then a restriction shall be placed on the deed and parcels and/or lots shall be combined into one tax lot.*
 - 3. *Any lawfully created parcel or lot created prior to January 1, 1986 that does not equal one acre and not served by a public sewer then Department of Environmental Quality, State Building Codes and Oregon Department of Water Resources should be consulted by the developer prior to seeking a land use authorization to construct a dwelling as there may be development limitations.*

4. *Creation of parcels less than the minimum lot size of the zoning district shall be permitted provided the following circumstances exist:*
 5. *The subject property is not zoned for resource use;*
 6. *An existing dwelling (lawfully established, but not for temporary purposes) was sited prior to January 1, 1986, and will remain sited on each proposed parcel; and*
 7. *A land division is submitted and approved by Coos County pursuant to the current standards with the exception on the minimum parcels size.*
- (b) *Setbacks – No additional setback requirements.*
- (c) *Building Height – No additional Requirements.*
- (d) *Density or Size limits -*
- i. *Dwelling density shall be no more than one dwelling per lawfully created parcel unless otherwise provided for by this ordinance.*
 - ii. *If lawfully created parcels are less than one acre in size and not served by a public sewer then Department of Environmental Quality, State Building Codes and Oregon Department of Water Resources should be consulted by the developer prior to seeking a land use authorization to construct a dwelling as there may be development limitations.*

FINDING: There is only one new accessory structure proposed. No new lot creation is proposed. There are no additional setbacks relating this rule; however, there will additional setbacks addressed in the Natural Hazards section. There is no additional building height restriction in RR-2 zone district. There are no dwellings being proposed; therefore, the density or size limits are not applicable to this proposed use. Therefore, this has been addressed.

- **SECTION 4.11.125 SPECIAL DEVELOPMENT CONSIDERATIONS:**

The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed in the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site.

- **4.11.130 NON-ESTUARINE SHORELAND BOUNDARY (BALANCE OF COUNTY POLICY 5.10)**

The Coastal Shoreland Boundary map has inventoried the following:

- *Coastal Shoreland Boundary*
- *Beach Erosion*
- *Coastal Recreation Areas*
- *Area of Water-Dependent Uses*
- *Riparian Vegetation*
- *Fore Dunes*
- *Head of Tide*
- *Steep Bluffs over 50% Slope*
- *Significant wetland wildlife habitats*
- *Wetlands under agricultural use*
- *Areas of Exceptional Aesthetic or Scenic Quality and Coastal Headlands*
- *Headland Erosion*

Purpose Statement:

Protection of major marshes (wetlands), habitats, headlands, aesthetics, historical and archaeological sites: Coos County shall provide special protection to major marshes, significant wildlife habitat, coastal headlands, exceptional aesthetic resources, and historic and archaeological sites located within the Coastal Shorelands Boundary of the ocean, coastal lakes and minor estuaries. This strategy shall be implemented through plan designations and ordinance measures that limit uses in these special areas to those uses that are consistent with protection of natural values, such as propagation and selective harvesting of forest products, grazing, harvesting wild crops, and low intensity water-dependent recreation. This strategy recognizes that special protective consideration must be given to key resources in coastal shorelands over and above the protection afforded such resources elsewhere in this plan.

- i. Uses allowed within the Coastal Shoreland Boundary: This strategy recognizes: (1) that Coos County's rural shorelands are a valuable resource and accordingly merit special consideration; and (2) that Statewide Planning Goal #17 places strict limitations on land divisions within coastal shorelands.****
 - f) single family residences on existing lots, parcels, or units of land when compatible with the objectives and implementation standards of the Coastal Shorelands goal, and as otherwise permitted by the underlying zone; or*

FINDING: The applicant is requesting an accessory structure to a single-family dwelling within the Coastal Shoreland Boundary zone on an existing lot. Development within the Coastal Shoreland Boundary will need to be reviewed before new approvals can be issued. Single family dwellings are allowed uses within Coastal Shoreland Boundary under subsection (f) of the rule above. Single-family dwelling (4.3.200.30) and accessory uses & structures (4.3.200.18) are permitted as Compliance Determinations in the underlying Rural Residential-2 zone. Therefore, these criteria have been addressed.

ii. A site plan and design review is only necessary when required in Coos County Comprehensive Plan Volume I Part 3 § 3.5: Structures associated with the above uses, with the exception of farm and forest uses, shall only be permitted after an Administrative Conditional Use Review or higher review addressing the criteria and requirements of this subsection below and upon a finding that such uses do not otherwise conflict with the Special Development Considerations and Overlay Zones found in this Ordinance.

- a) Site Review and Approval Criteria.*

Construction, site development and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents as approved.

Nothing in this subsection shall be construed to prevent ordinary repair, maintenance and replacement of any part of the building or landscaping which does not involve a substantial change from the purpose and objectives of this section. Proposed "substantial changes" shall be submitted to the Planning Director for approval.

All variances from the site development criteria which are deemed necessary by the applicant shall be requested pursuant to ARTICLE 5.3.

These standards are intended to provide a frame of reference for the applicant to the development of a site and building plans as well as a method of review. These standards shall not be regarded as inflexible requirements, nor do they advocate any particular architectural style, for they are intended to encourage creativity, invention and innovation. The following standards shall be utilized in reviewing the plans, drawings, sketches and other documents required under for this review:

- 1. Landscaping*
 - a. The landscape shall be such to minimize soil erosion and lessen the visual impact;*

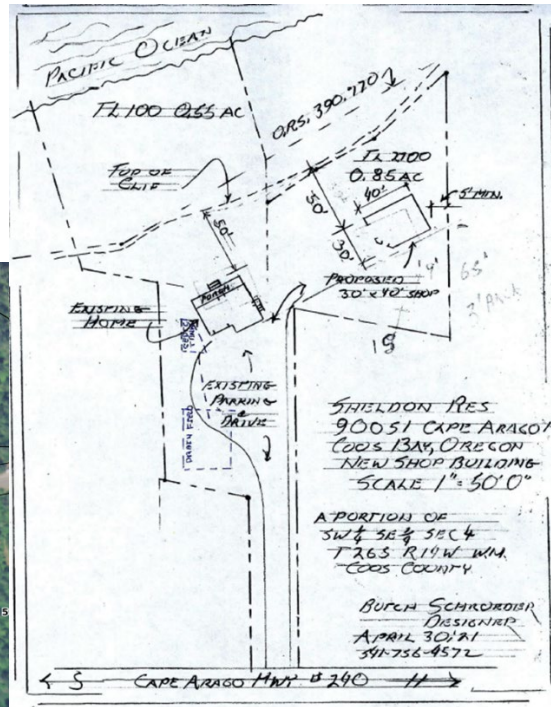
b. Any grade changes shall be in keeping with the general appearance of neighboring developed areas.

FINDING: The applicant's stated that no grade changes or landscaping are proposed at this time. Based on the plot plan; the applicant appears to be placing the structure further away from the cliff, thus minimizing any effects of soil erosion given the site's characteristics.

2. Structures

a. Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings;

FINDING: The subject property is located in along Cape Arago Highway. The property owners also own the adjacent property (26S14W04DC-100), which is not part of this review process. There are numerous smaller residential properties along ½ mile stretch of this roadway. These properties are zoned Rural Residential-2. The subject property directly abuts the Pacific Ocean to the north. There are commercial and government recreation vehicle parks located ½ mile to the east of the subject property. Sunset Bay State Park is located ½ mile southwest of the subject property and zoned Recreation. The current proposal is for an accessory structure and not another dwelling unit.





Staff finds that proposed development will be occupy the usual amount of lot coverage as the existing residential properties. The structure shall not be used for habitation, commercial or industrial use but can be used accessory to the authorized Single Family Dwelling.

b. *The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.*

FINDING: The applicant’s proposal is for a new *Accessory Structure*. Considering the shape and smaller portion of the subject property where development could be place, the need for onsite septic installation, the distance between the drain field locations, and the fact the existing dwelling had to be relocated further inland. Therefore, Staff determines there is no reasonable need for enclosure of any space in conjunction with existing or proposed buildings.

3. *Drives, Parking and Circulation*

With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to the location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and must comply with the standards found in Chapter VII. The Roadmaster is responsible for determining compliance with this subsection.

FINDING: The request is for a new accessory structure. This type of request does not require additional driveway inspections or confirmation from the County Roadmaster. Therefore, this criterion has been addressed.

4. *Surface Water Drainage*

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties, the public storm drainage system, or create environmental problems.

FINDING: The applicant stated that “*there will be a french drain that is trenched to the bluff and a corrugated pipe will be dropped to the sand (between 55 to 60 feet)*”. Staff could not find any recommendation from SHN, either in the 2015 or 2022 reports, that piping runoff water over the side of bluff directly onto the beach would not create any environmental problems and increase the costal

erosion hazard. Oregon Department of State Lands also submitted written comments that they have concerns about the proposed pipe into the beach. Therefore, Staff does not find that surface water drainage has been adequately addressed. As a condition of approval, SHN will need to submit additional information that they certified that surface water drainage thru the corrugated water pipe will not have an adverse effect on neighboring properties, any public storm drainage system, create any environmental problems or increase in erosion. The may require a permit by Oregon State Parks.

5. *Utility Service*

- a. *Whenever feasible, electric, telephone and other utility lines shall be underground;*
- b. *Any utility installations remaining above ground shall be located so as to have an harmonious relation to neighboring properties and the site;*
- c. *The proposed method of sanitary sewage disposal from all buildings shall be indicated.*

FINDING: The applicant stated that *“the electric lines will be ran underground, there will be a utility sink, and no sewer connection”*. The applicant will not be able to install any utility sink without proper State Building Code Division’s permits. The applicant will not be able to connect this accessory structure to the onsite septic system. Therefore, Staff finds the applicant has addressed all applicable criteria.

b) *Application Submittal and Review Procedure.*

1. *Submission of Documents - A prospective applicant for a building or other permit who is subject to site design review shall submit the following to the County Planning Director:*

- a. *A site plan, drawn to scale, shows the proposed layout of all structures and other improvements;*
- b. *A landscape plan, drawn to scale, showing the location of existing trees proposed to be retained on the site, the location and design of landscaped areas, the varieties and sizes of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials;*
- c. *Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction;*
- d. *Specifications as to type, color and texture of exterior surfaces of proposed structures including reflective surfaces of solar collectors;*
- e. *An application request which shall include:*
 - 1) *Name and address of applicant;*
 - 2) *Statement of applicant’s legal interest in the property (owner, contract purchaser, lessee, renter, etc.) and a description of that interest, and in case the applicant is not the owner, verification of the owner’s consent;*
 - 3) *Address and legal description of the property;*
 - 4) *Statement explaining the intended request;*
 - 5) *The required fee; and*
 - 6) *Any other materials or information as may be deemed necessary to assist in evaluation of the request. The request will be made prior to deeming the application complete. However, if this review is before the hearings body they may request for additional information to ensure compliance.*

FINDING: Staff found that during completeness review process that all applicable documents were submitted prior to this review would be adequate to satisfy this section. Therefore, these criteria have been addressed.

2. *Threshold Standard. The Planning Director has the discretion to waive part or all of the site plan requirements if, in the Director's judgment, the proposed development is "de minimis" in extent to the existing development.*

FINDING: The Planning Director has waived the requirements for a full landscaping and architectural plans. Therefore, this criterion is not applicable.

• **4.11.132 Natural Hazards (Balance of County Policy 5.11)**

*Coos County has inventoried the following **hazards**:*

- *Flood Hazard*
 - *Riverine flooding*
 - *Coastal flooding*
- *Landslides and Earthquakes*
 - *Landslide Susceptibility*
 - *Liquefaction potential*
- *Tsunamis*
- *Erosion*
 - *Riverine streambank erosion*
 - *Coastal*
 - *Shoreline and headlands*
 - *Wind*
- *Wildfire*

Purpose Statements:

Coos County shall regulate development in known areas potentially subject to natural disasters and hazards, so as to minimize possible risks to life and property. Coos County considers natural disasters and hazards to include river and coastal flooding, landslides, liquefaction potential due to earthquakes, fault lines, tsunamis, river bank erosion, coastal erosion along shorelines and headlands, coastal erosion due to wind, and wildfires, including those areas affected by gorse.

This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property associated with new development and substantial improvements. The determination of whether a property is located in one of the above referenced potentially hazardous areas shall be made by the reviewing body (Planning Director, Planning Commission, Board of Commissioners, or any designee based upon adopted inventory mapping). A specific site may not include the characteristics for which it is mapped. In these circumstances staff shall apply § 4.11.132.ii.2m.

a. Flooding: Coos County shall promote protection of valued property from risks associated with river and coastal flooding along waterways in the County through the establishment of a floodplain overlay zone (/FP) that conforms to the requirements for participation in the National Flood Insurance Program. See Sections 4.11.211-257 for the requirements of this overlay zone. See Sections 4.11.211-257 for the requirements of this overlay zone.

FINDING: The subject property is within the mapped 100 yr floodplain. However, the proposed development is outside of the mapped 100 yr floodplain.



Therefore, this criterion is not applicable.

c. *Tsunamis: Coos County shall promote increased resilience to a potentially catastrophic Cascadia Subduction Zone (CSZ) tsunami through the establishment of a Tsunami Hazard Overlay Zone (THO) in the Balance of County Zoning. See Sections 4.11.260-4.11.270 for the requirements of this overlay zone.*

- **TSUNAMI HAZARD OVERLAY ZONE:**

4.11.260 Tsunami Hazard Overlay Zone (Background)

The Tsunami Hazard Overlay zone is designed to serve as the principal implementation mechanism for land use measures addressing tsunami risk. As the name indicates, it is designed to be applied in the form of an overlay zone, i.e. in combination with underlying base zones. The boundaries of the overlay would correspond to the area of the jurisdiction subject to inundation from a local source tsunami indicated in § 4.11.265 below.

Oregon Statewide Planning Goal 7 envisions a process whereby new hazard inventory information generated by federal and state agencies is first reviewed by the Department of Land Conservation and Development (DLCD). DLCD then notifies the County of the new information, and the County has three years to respond to the information by evaluating the risk, obtaining citizen input, and adopting or amending implementation measures to address the risk. The County has not received notice from DLCD but has taken the proactive role in working with DLCD to address tsunami hazards.

This section of the ordinance places restrictions and limitations on certain categories of uses. These limitations apply primarily to uses which present a high potential for life safety risk, or to uses which provide an essential function during and after a disaster event. ORS 455, which is implemented through the state building code, currently prohibits certain facilities and structures in the tsunami inundation zone as defined by the Oregon Department of Geology and Mineral Industries as indicated in Section 4.11.245 below. The overlay incorporates the requirements that can be limited through the land use program. Nothing in this ordinance is meant to conflict with the State Building Code but will focus on integration of development and improvement of evacuation infrastructure into the land use and development review process.

Coos County does not house the building codes program and; therefore, Coos County lacks certain enforcement authority over the Oregon Structural Specialty Code as explained in OAR 632-005-0070 exemption responsibility. This section of the ordinance is not meant to obstruct the authority of the structural code.

These provisions establish requirements to incorporate appropriate evacuation measures and improvements in most new development, consistent with the Coos County Tsunami Evacuation Facility Improvement Plan. Coos County Planning has worked with Coos County Emergency Management in planning for emergency preparedness and developing hazard mitigation plans.

The maps that will be used to implement this section of the Coos County Zoning and Land Development ordinance are the 2012 [Tsunami Inundation Maps](#) produced by Oregon Department of Geology and Mineral Industries. The maps will be printed and filed as part of the Coos County Comprehensive Plan.

The series of maps consists of a Small (S), Medium (M), Large (L), Extra Large (XL) and Extra-Extra Large (XXL), with the XXL indicating the worst case scenario. When a size is identified in the section it includes all smaller sizes. For an example if a facility is regulated in an L tsunami inundation event then it includes all M and S tsunami inundation mapped areas.

4.11.265 Tsunami Hazard Overlay (THO) Zone (Definitions)

Definitions applicable to the tsunami hazard overlay zone.

As used in tsunami hazard overly zone Section 4.11.270:

1. “Essential Facilities” means:
 - a. Hospitals and other medical facilities having surgery and emergency treatment areas;
 - b. Fire and police stations;
 - c. Tanks or other structures containing, housing or supporting water or fire-suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures;
 - d. Emergency vehicle shelters and garages;
 - e. Structures and equipment in emergency preparedness centers;
 - f. Standby power generating equipment for essential facilities; and
 - g. Structures and equipment in emergency preparedness centers.
2. “Hazardous facility” means structures housing, supporting or containing sufficient quantities of toxic or explosive substances to be of danger to the safety of the public if released.
3. “Special occupancy structures” means:
 - a. Covered structures whose primary occupancy is public assembly with a capacity greater than 300 persons;
 - b. Buildings with a capacity of greater than 250 individuals for every public, private or parochial school through secondary level or child care centers;
 - c. Buildings for colleges or adult education schools with a capacity of greater than 500 persons;
 - d. Medical facilities with 50 or more resident, incapacitated persons not included subsection (a);
 - e. Jails and detention facilities; and
 - f. All structures and occupancies with a capacity of greater than 5,000 persons. See ORS 455.466
4. “Substantial improvement” means any repair, reconstruction, or improvement of a structure which exceeds 50 percent of the real market value of the structure.
5. “Tsunami vertical evacuation structure” means a building or constructed earthen mound that is accessible to evacuees, has sufficient height to place evacuees above the level of tsunami inundation, and is designed and constructed with the strength and resiliency needed to withstand the effects of tsunami waves.

6. *“Tsunami Inundation Maps (TIMs)” means the map, or maps in the DOGAMI Tsunami Inundation Map (TIM) Series, published by the Oregon Department of Geology and Mineral Industries, which cover(s) the area within Coos County.*

4.11.270 Tsunami Hazard Overlay Zone (Purpose, Applicability and Uses)

1. Purpose

The purpose of the Tsunami Hazard Overlay Zone is to increase the resilience of the community to a local source (Cascadia Subduction Zone) tsunami by establishing standards, requirements, incentives, and other measures to be applied in the review and authorization of land use and development activities in are as subject to tsunami hazards. The standards established by this section are intended to limit, direct and encourage the development of land uses within are as subject to tsunami hazards in a manner that will:

- a. Reduce loss of life;*
- b. Reduce damage to private and public property;*
- c. Reduce social, emotional, and economic disruptions; and*
- d. Increase the ability of the community to respond and recover.*

Significant public and private investment has been made in development in areas which are now known to be subject to tsunami hazards. It is not the intent or purpose of this section to require the relocation of or otherwise regulate existing development within the Tsunami Hazard Overlay Zone. However, it is the intent of this section to control, direct and encourage new development and redevelopment such that, overtime, the community’s exposure to tsunamis will be reduced.

2. Applicability of Tsunami Hazard Overlay Zone

The Tsunami Hazard Overlay is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary and Coquille Estuary Management Plans when the Estuary Policies directly reference this section. Areas of inundation depicted on the Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) are subject to the requirements of this section as follows:

- a. Except as provided in subsection (b), all lands identified as subject to inundation from the XXL magnitude local source tsunami event as set forth on the applicable Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) are subject to the requirements of this section.*
- b. Lands within the area subject to inundation from the XXL magnitude local source tsunami event as set forth on the applicable Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) that have a grade elevation, established by fill or other means, higher than the projected elevation of the XXL magnitude local source tsunami event are exempt from the requirements of this section. Grade elevations shall be established by an elevation survey performed by a Professional Land Surveyor licensed in Oregon.*

3. Uses

In the Tsunami Hazards Overlay Zone, except for the prohibited uses set forth in subsection 4 all uses permitted pursuant to the provisions of the underlying zone map may be permitted, subject to the additional requirements and limitations of this section. The Tsunami Hazard Overlay Zone does not establish any new or additional review processes. Application of the standards and requirements of the Tsunami Hazard Overlay Zone is accomplished through the applicable review processes of the underlying zone.

4. Prohibited Uses

Unless authorized in accordance with subsection 6, the following uses are prohibited in the specified portions of the Tsunami Hazard Overlay Zone:

- a. In areas identified as subject to inundation from the L magnitude local source tsunami events set forth on the TIM, the following uses are prohibited:*
 - i. Hospitals and other medical facilities having surgery and emergency treatments area as;*
 - ii. Fire and police stations;*
 - iii. Hospital and other medical facilities having surgery and emergency treatment areas;*
 - iv. Structures and equipment in government communication centers and other facilities required for emergency response;*
 - v. Building with a capacity greater than 250 individuals for every public, private or parochial school through secondary level or childcare centers;*
 - vi. Buildings for colleges or adult education schools with a capacity of greater than 500 persons; and*
 - vii. Jails and detention facilities*
- b. In areas identified as subject to inundation from the M magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:*
 - i. Tanks or other structures containing, housing or supporting water or fire-suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures;*
 - ii. Emergency vehicle shelters and garages;*
 - iii. Structures and equipment in emergency preparedness centers;*
 - iv. Standby power generating equipment for essential facilities;*
 - v. Covered structures whose primary occupancy is public assembly with a capacity of greater than 300 persons;*
 - vi. Medical facilities with 50 or more resident, in capacitated patients;*
 - vii. Manufactured home parks, of a density exceeding 10 units per acre; and*
 - viii. Hotels or motels with more than 50 units.*
- c. Notwithstanding the provisions of Article 5.6 of the Coos County Zoning and Land Development Ordinance, the requirements of this subsection shall not have the effect of rendering any lawfully established use or structure nonconforming. The Tsunami Hazard Overlay is, in general, not intended to apply to or regulate existing uses or development.*

5. Use Exceptions

A use listed in subsection (4) of this section may be permitted upon authorization of a Use Exception in accordance with the following requirements:

- a. Public schools may be permitted upon findings that there is a need for the school to be within the boundaries of a school district and fulfilling that need cannot otherwise be accomplished.*
- b. Fire or police stations may be permitted upon findings that there is a need for a strategic location.*
- c. Other uses prohibited by subsection (4) of this section may be permitted upon the following findings:*
 - i. There are no reasonable, lower-risk alternative sites available for the proposed use;*
 - ii. Adequate evacuation measures will be provided such that life safety risk to building occupants is minimized;*
 - iii. The buildings will be designed and constructed in accordance with the Oregon Structural Specialty Code to minimize the risk of structural failure during the design earthquake*

- and tsunami event; and*
- iv. *Developers of new essential facilities, hazardous facilities and major structures, and special occupancy structures that are located in an identified tsunami inundation zone, as described in subsection ORS 455.446. The provision of ORS 455.446 does not apply to water-dependent and water-related facilities, including but not limited to docks, wharves, piers and marinas. Decisions made under ORS 455.446 are not land use decisions.*

Applications, reviews, decisions and appeals for Use Exceptions authorized by this subsection with the exclusion of subsections iii and iv shall be in accordance with the requirements for an administrative conditional use procedure as set forth in Article 5.2 – Conditional Uses.

6. *Evacuation Route Improvement Requirements. Except single family dwellings on existing lots and parcels, all new development, substantial improvements and land divisions in the Tsunami Hazard Overlay Zone shall incorporate evacuation measures and improvements, including necessary vegetation management, which are consistent with and conform to the adopted Tsunami Evacuation Facilities Improvement Plan. Such measures may include:*
 - a. *On-site improvements:*
 - i. *Improvements necessary to ensure adequate pedestrian access from the development site to evacuation routes designated in the Tsunami Evacuation Facilities Improvement Plan in all weather and lighting conditions.*
 - ii. *Frontage improvements to designate evacuation routes that are located on or contiguous to the proposed development site, where such improvements are identified in the Tsunami Evacuation Facilities Improvement Plan. Such improvements shall be proportional to the evacuation needs created by the proposed development.*
 - iii. *Where identified in the Tsunami Evacuation Facilities Improvement Plan as the only practicable means of evacuation, tsunami evacuation structure(s) of sufficient capacity to accommodate the evacuation needs of the proposed development.*
 - b. *Off-site improvements: Improvements to portions of designated evacuation routes that are needed to serve, but are not contiguous to, the proposed development site, where such improvements are identified in the Tsunami Evacuation Facilities Improvement Plan. Such improvements shall be proportional to the evacuation needs created by the proposed development.*
 - c. *Evacuation route signage consistent with the standards set forth in the Tsunami Evacuation Facilities Improvement Plan. Such signage shall be adequate to provide necessary evacuation information consistent with the proposed use of the site.*
 - d. *Evacuation route improvements and measures required by this subsection may include the following:*
 - i. *Improved streets and/or all-weather surface paths of sufficient width and grade to ensure pedestrian access to designated evacuation routes in all lighting conditions;*
 - ii. *Improved streets and paths shall provide and maintain horizontal clearances sufficient to prevent the obstruction of such paths from downed trees and structure failures likely to occur during a Cascadia earthquake; and*
 - iii. *Such other improvements and measures identified in the Tsunami Evacuation Facilities Improvement Plan. See Volume I, Part 2 Section 3.9. 400 of the Coos County Comprehensive Plan*

7. Tsunami Evacuation Structures

- a. *All tsunami evacuation structures shall be of sufficient height to place evacuees above the level of inundation for the XXL local source tsunami event.*
 - b. *Tsunami evacuation structures are not subject to the building height limitations of this chapter.*
8. *Flexible Development Option*
- a. *The purpose of the Flexible Development Option is to provide incentives for, and to encourage and promote, site planning and development within the Tsunami Hazard Overlay Zone that results in lower risk exposure to tsunami hazard than would otherwise be achieved through the conventional application of the requirements of this chapter. The Flexible Development Option is intended to:*
 - i. *Allow for and encourage development designs that incorporate enhanced evacuation measures, appropriate building siting and design, and other features that reduce the risks to life and property from tsunami hazard; and*
 - ii. *Permit greater flexibility in the siting of buildings and other physical improvements and in the creation of new lots and parcels in order to allow the full realization of permitted development while reducing risks to life and property from tsunami hazard.*
 - b. *The Flexible Development Option may be applied to the development of any lot, parcel, or tract of land that is wholly or partially within the Tsunami Hazard Overlay Zone.*
 - c. *The Flexible Development Option may include any uses permitted outright or conditionally in any zone, except for those uses prohibited pursuant to subsection 5 of this section.*
 - d. *Overall residential density shall be as set forth in the underlying zone or zones. Density shall be computed based on total gross land area of the subject property, excluding street right-of-way.*
 - e. *Yards, setbacks, lot area, lot width and depth, lot coverage, building height and similar dimensional requirements may be reduced, adjusted or otherwise modified as necessary to achieve the design objectives of the development and fulfill the purposes of this section.*
 - f. *Applications, review, decisions, and appeals for the Flexible Development Option shall be in accordance with the requirements for an administrative conditional use procedure as set forth in Article 5 of the Coos County Zoning and Land Development Ordinance.*
 - g. *Approval of an application for a Flexible Development Option shall be based on findings that the following criteria are satisfied:*
 - i. *The applicable requirements of sub-paragraphs (b) and (d) of this subsection are met; and*
 - ii. *The development will provide tsunami hazard mitigation and/ or other risk reduction measures at a level greater than would otherwise be provided under conventional land development procedures. Such measures may include, but are not limited to:*
 - 1. *Providing evacuation measures, improvements, evacuation way finding techniques and signage;*
 - 2. *Providing tsunami evacuation structure(s) which are accessible and provide capacity for evacuees from off-site;*
 - 3. *Incorporating building designs or techniques which exceed minimum structural specialty code requirements in a manner that increases the capacity of structures to withstand the forces of a local source tsunami; and*
 - 4. *Concentrating or clustering development in lower risk portions or areas of the subject property, and limiting or avoiding development in higher risk areas.*

Finding: The proposal is for constructing a new accessory structure for an existing residential dwelling. This use is not regulated as an essential facility, hazardous facility, special occupancy structures,

substantial improvement, or tsunami vertical evacuation structure. Therefore, the above criteria are not applicable to this request for land use approval.

e. Erosion: Coos County shall promote protection of property from risks associated with shoreline, headland, and wind erosion and deposition hazards.

Coos County shall promote protection of property from risks associated with bank erosion along rivers and streams through necessary erosion-control and stabilization measures, preferring non-structural solutions when practical.

Any proposed structural development within a wind erosion/deposition area, within 100 feet of a designated bank erosion area, or on a parcel subject to wave attack, including all oceanfront lots, will be subject to a geologic assessment review as set out in Section 4.11.150. There is a setback of 100 feet from any rivers or streams that have been inventoried in the erosion layer. If a variance is requested, a geologic assessment will be required.

FINDING: Any proposed structural development within a wind erosion/deposition area, within 100 feet of a designated bank erosion area, or on a parcel subject to wave attack, including all oceanfront lots, will be subject to a geologic assessment review as set out in Section 4.11.150. This property is considered an oceanfront lot subject to wave attack. Therefore, a geological assessment review is required and the reason this was upgraded from a compliance determination to a conditional use review.

4.11.150 Geological Hazards special development Review Standards

Applications for a geologic hazard review may be made concurrently with any other type of application required for the proposed use or activity. A review of the property must be conducted prior to any ground disturbance. All geologic hazard assessment reports shall include a description of the qualification of the licensed professional or professionals that prepared the assessment.

The applicant shall present a geologic hazard assessment report (geologic assessment) prepared by a qualified licensed professional competent in the practice of geosciences, at the applicant's expense, that identifies site specific geologic hazards, associated levels of risk, and the suitability of the site for the use and/or activity in view of such hazards. The geologic assessment shall include the required elements of this section and one of the following:

- a. A statement that the use and/or activity can be accomplished without measures to mitigate or control the risk of geologic hazard to the subject property resulting from the proposed use and/or activity;*
- b. A statement that there is an elevated risk posed to the subject property by geologic hazards that requires mitigation measures in order for the use and/or activity to be undertaken safely sited on the property; or*
- c. A certification that there are no high or very high geological hazards present on site. If such is certified by a licensed profession then an application is not required. Coos County is not liable for any type of certification that a geological hazard is not present on site.*

FINDING: The subject property is located with the Natural Hazards – Coastal Erosion Special Development Consideration. The applicant submitted a geologic hazard evaluation report from SHN Consultants, dated December 22, 2021. The report was written by Giovanni Vadurro and Gary Simpson, both of which are Certified Engineering Geologist. Both Mr. Simpson and Mr. Vadurro signed the report. Mr. Vadurro stamped the report. While neither of the two described their qualifications, Staff

finds that considering Mr. Vadurro signed, stamped, and identified his license number (E 2385) issued by the Oregon State Board of Geologist Examiners, he qualified to write this report.

The subject property is within a Natural Hazard that is subject to both Statewide Planning Goal 7 and 17. The residential structure was relocated on the subject property between 2015 and 2019. This was due to the fact there was substantial erosion that almost resulted in the dwelling falling over the edge of the bluff into the beach below. SHN was involved in the original geologic site evaluation.

This application is for building a new accessory structure on the subject property. SHN acknowledge the recommendations of this report is based on constructing a new accessory structure on the subject property. SHN reviewed the aerial photographic records over a course of 70 years. This reviewed allowed them to established an estimated erosion factor for the coastal bluff. Based on the assumption that economic lifespan of 50 years for any existing and future developments at the site. SHN concluded the minimum building setback must be 50 ft from the top of the coastal bluff.

The SHN report clearly stated the following *“The recommended building setback of 50 feet from the top of bluff edge is intended to provide a reasonable factor of safety to mitigate the hazard associated with coastal erosion and future bluff retreat at the site. As discussed above, the recommended building setback should be measured in the field at the time of the building footprint being located in order to account for any bluff erosion that may occur between the submission of this report and the issuance of a building permit”.*

This setback distance will be a condition of approval. Therefore, these criteria have been addressed.

- **FLOATING ZONE: AIRPORT SURFACES**

SOUTHWEST OREGON REGIONAL AIRPORT (AKA: NORTH BEND MUNICIPAL AIRPORT)

SECTION 4.11.400 Southwest Oregon Regional Airport:

The Southwest Oregon Regional Airport is located within the City of North Bend; however, portions of the Approach, Transitional, Conical and the Horizontal Surfaces span into the Coos County’s jurisdiction. The City of North Bend has adopted airport standards and Coos County is adopting the portions of those standards that apply to the Approach, Transitional, Horizontal and Conical Surfaces. The provisions listed below apply only to the Southwest Oregon Regional Airport Transitional, Horizontal and Conical Surfaces do not apply to AO zoning districts or airports as identified Sections 4.11.300 through 4.11.460.

SECTION 4.11.405 purpose:

The purpose of this overlay zone is to encourage and support the continued operation and vitality of the Southwest Oregon Regional Airport by establishing compatibility and safety standards to promote air navigational safety at such airport and to reduce potential safety hazards for persons living, working or recreating near the airport.

SECTION 4.11.430 Notice of land use, permit applications and overlay zone boundary or surface changes within overlay zone area:

Except as otherwise provided herein, written notice of applications for land use decisions, including comprehensive plan or zoning amendments, in an area within this overlay zone, shall be provided to the airport sponsor and the Department of Aviation in the same manner as notice is provided to property owners entitled by law to written notice of land use applications found in Article 5.0.

FINDING: A notice was sent to the Oregon Department of Aviation on February 9, 2022. No response was received as of the time of writing of this report. As a condition of approval, the applicant will have to comply with any requirement of Oregon Department of Aviation. The applicant will have to wait until the comment period is over before being able to request a Zoning Compliance Letter. Therefore, the criteria have been addressed.

IV. DECISION

In conclusion Staff finds that the applicant has address most of the relevant criteria and the ones that have not been address or cannot be completed until after the approval is obtained have been made conditions of approval. Therefore, the proposed accessory structure in the Coastal Shoreland Boundary and Natural Hazard – Coastal Erosion overlay zones meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit “A” of this report.

V. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special districts, or parties: Charleston Rural Fire Protection District, Oregon State Parks.

A Notice of Decision and Staff Report will be provided to the following:

Applicants/Owners, Department of Land Conservation and Development, Coos County Assessor’s Office and the Planning Commission and Board of Commissioners.

Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.



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-21-087

Date Received: 11/22/21 Receipt #: 228689 Received by: A. Dibble

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) William & Candace Sheldon

Mailing address: 4826 W Foothill Dr., Coeur Alene, ID 83814-7002

Phone: 208-691-7706 Email: tnchiddenfalls@yahoo.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>26S</u>	<u>14W</u>	<u>4</u>	<u>D</u>	<u>C</u>	<u>2700</u>
Select	Select	Select	Select	Select	

Tax Account Number(s): 568810 Zone: Select Zone Rural Residential-2 (RR-2)
Tax Account Number(s) _____ Please Select _____

B. Applicant(s) Same as above

Mailing address: _____

Phone: _____

C. Consultant or Agent: N/A

Mailing Address _____

Phone #: _____ Email: _____

Type of Application Requested

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

Special Districts and Services

Water Service Type: City Water
School District: Coos Bay

Sewage Disposal Type: On-Site Septic
Fire District: Charleston RFPD

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

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

D. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.



ACCESS INFORMATION

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

Property Address: 90051 Cape Arago Hwy

Type of Access: Select Name of Access: _____

Is this property in the Urban Growth Boundary? Select

Is a new road created as part of this request? Select

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

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

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

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

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

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

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-21-

ADDRESS APPLICATION INFORMATION

FILE NUMBER: AD-

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

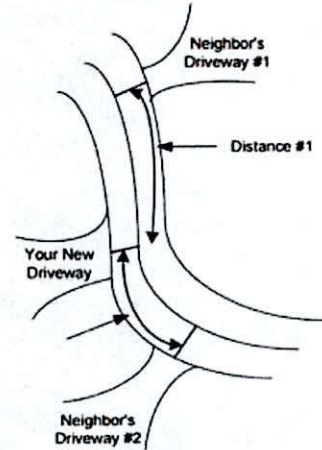
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW
DRIVEWAY: _____

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

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

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW
DRIVEWAY: _____

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



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

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

Additional Notes or directions:

This application is not required.

SANITATION INFORMATION

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

Water Service Type: Select

Sewage Disposal Type: Select

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

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

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

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

Additional Comments:

1. EXPLAIN STATEMENT OF INTENT

- 2. LOCATED ON A BLUFF ^{ACCESS BY} OF CAPE ARAGO HWY, FLAT, WITH A SINGLE FAMILY RESIDENT
- 3. TO BUILD A SHOP/STORAGE BLDG 40' x 30' ON ~~THE~~ PARCEL
- 4. —
- 5. NORMAL GRASSES ~~AND~~ PLANTS ALONG BLUFF (NATURAL)
- 6. VIEW OF OCEAN
- 7. PAVED ACCESS TO HOUSE ON CAPE ARAGO HWY TO BE CONNECTED TO NEW STRUCTURE WHEN COMPLETED
- 8. DEED - COOS CO. CLERK.

POWER LINE EASEMENT TO SHIMA

STEEP BLUFF 50% +

AREA OF SENEC QUALITY & COSTAL HEADLANDS

EROSION (COSTAL SHORELINE) HEADLANDS

Costal Shoreland Boundary Review – This requires a site plan to address all criteria.

- a. Uses allowed within the Coastal Shoreland Boundary: This strategy recognizes: (1) that Coos County's rural shorelands are a valuable resource and accordingly merit special consideration; and (2) that Statewide Planning Goal #17 places strict limitations on land divisions within coastal shorelands.
 - i. Uses within the Coastal Shoreland Boundary: Coos County shall manage its rural areas within the "Coastal Shorelands Boundary" of the ocean, coastal lakes and minor estuaries through implementing ordinance measures that allow the following uses:**
 - f) single family residences on existing lots, parcels, or units of land when compatible with the objectives and implementation standards of the Coastal Shorelands goal, and as otherwise permitted by the underlying zone; or
 - ii. **A site plan and design review** is only necessary when required in Coos County Comprehensive Plan Volume I Part 3 § 3.5: Structures associated with the above uses, with the exception of farm and forest uses, shall only be permitted after an Administrative Conditional Use Review or higher review addressing the criteria and requirements of this subsection below and upon a finding that such uses do not otherwise conflict with the Special Development Considerations and Overlay Zones found in this Ordinance.

a) Site Review and Approval Criteria.

Construction, site development and landscaping shall be carried out in substantial accord with the plans, drawings, sketches and other documents as approved.

Nothing in this subsection shall be construed to prevent ordinary repair, maintenance and replacement of any part of the building or landscaping which does not involve a substantial change from the purpose and objectives of this section. Proposed "substantial changes" shall be submitted to the Planning Director for approval.

All variances from the site development criteria which are deemed necessary by the applicant shall be requested pursuant to ARTICLE 5.3.

These standards are intended to provide a frame of reference for the applicant to the development of a site and building plans as well as a method of review. These standards shall not be regarded as inflexible requirements, nor do they advocate any particular architectural style, for they are intended to encourage creativity, invention and innovation. The following standards shall be utilized in reviewing the plans, drawings, sketches and other documents required under for this review:

1. Landscaping

- a. The landscape shall be such to minimize soil erosion and lessen the visual impact;
- b. Any grade changes shall be in keeping with the general appearance of neighboring developed areas.

RESPONSE: No grade changes or landscaping are proposed at this time.

2. Structures

- a. Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings;
- b. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, terrain features or other buildings.

RESPONSE: The configuration of the lot is as such that will not allow the accessory structure to be any closer. The location also provides area to safely make it to the structure.

3. Drives, Parking and Circulation

With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to the location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and must comply with the standards found in Chapter VII. The Roadmaster is responsible for determining compliance with this subsection.

RESPONSE: This request does not include a new access/driveway.

4. Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties, the public storm drainage system, or create environmental problems.

RESPONSE: There will be a french drain that is trenched to the bluff and a corrugated pipe will be dropped to the sand (between 55 to 60 feet).

5. Utility Service

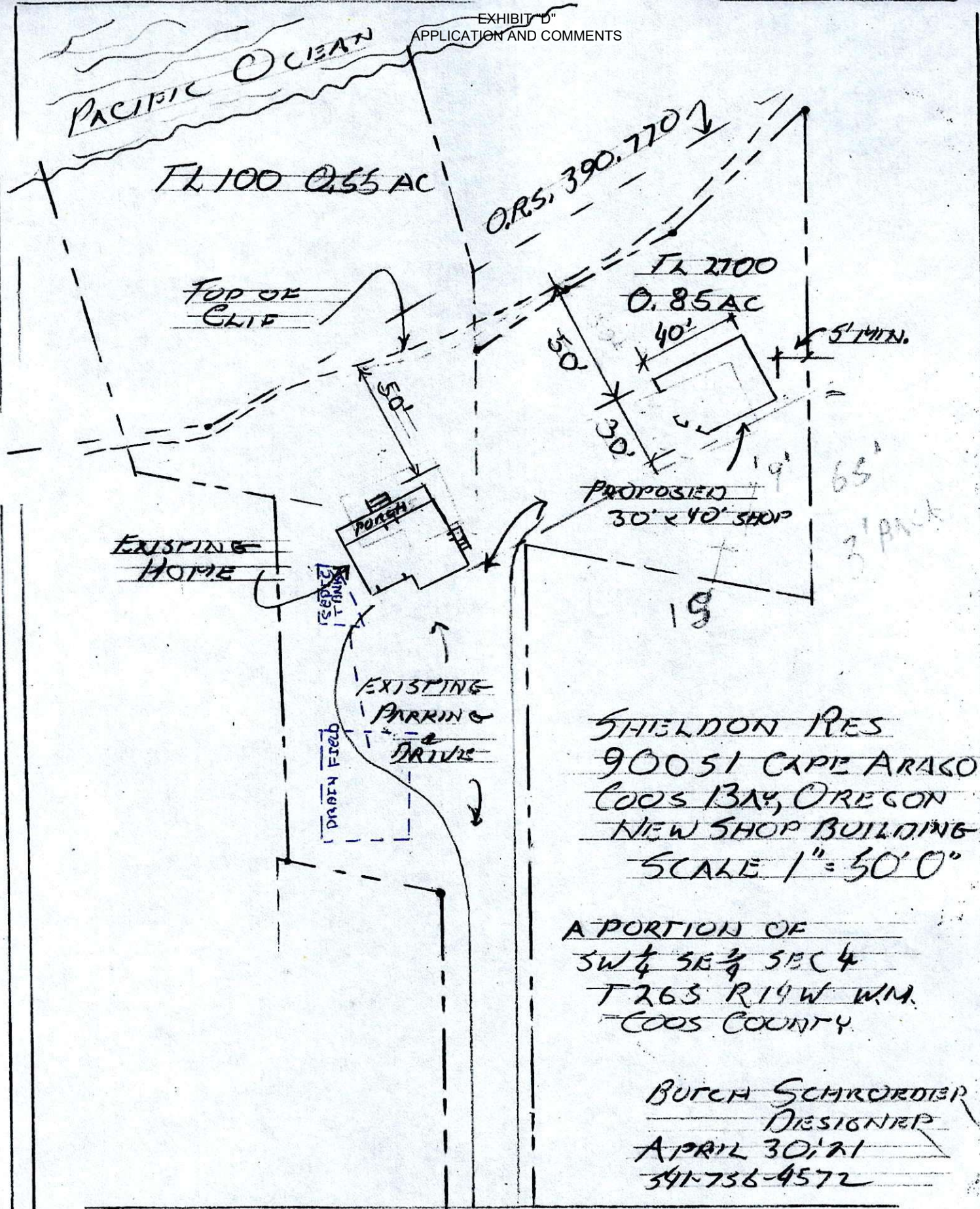
- a. Whenever feasible, electric, telephone and other utility lines shall be underground;
- b. Any utility installations remaining above ground shall be located so as to have an harmonious relation to neighboring properties and the site;
- c. The proposed method of sanitary sewage disposal from all

buildings shall be indicated.

RESPONSE: The electric lines will be ran underground, there will be a utility sink, and no sewer connection.

b) Application Submittal and Review Procedure.

1. Submission of Documents - A prospective applicant for a building or other permit who is subject to site design review shall submit the following to the County Planning Director:
 - a. A site plan, drawn to scale, shows the proposed layout of all structures and other improvements;
 - b. A landscape plan, drawn to scale, showing the location of existing trees proposed to be retained on the site, the location and design of landscaped areas, the varieties and sizes of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain trees and plant materials;
 - c. Architectural drawings or sketches, drawn to scale, including floor plans, in sufficient detail to permit computation of yard requirements and showing all elevations of the proposed structures and other improvements as they will appear on completion of construction;
 - d. Specifications as to type, color and texture of exterior surfaces of proposed structures including reflective surfaces of solar collectors;
 - e. An application request which shall include:
 - 1) Name and address of applicant;
 - 2) Statement of applicant's legal interest in the property (owner, contract purchaser, lessee, renter, etc.) and a description of that interest, and in case the applicant is not the owner, verification of the owner's consent;
 - 3) Address and legal description of the property;
 - 4) Statement explaining the intended request;
 - 5) The required fee; and
 - 6) Any other materials or information as may be deemed necessary to assist in evaluation of the request. The request will be made prior to deeming the application complete. However, if this review is before the hearings body they may request for additional information to ensure compliance.
2. Threshold Standard. The Planning Director has the discretion to waive part or all of the site plan requirements if, in the Director's judgment, the proposed development is "de minimis" in extent to the existing development.



SHIELDON RES
 90051 CAPE ARAGO HI
 COOS BAY, OREGON
 NEW SHOP BUILDING
 SCALE 1" = 50' 0"

A PORTION OF
 SW 1/4 SE 1/4 SEC 4
 T26S R19W WM.
 COOS COUNTY

BURCH SCHROEDER
 DESIGNER
 APRIL 30, 21
 541-756-4572

← S CAPE ARAGO HWY # 240 →

EXHIBIT "D"
APPLICATION AND COMMENTS

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:

McNeal LLC, a Georgia limited liability company, which acquired title as McNeal LLC

GRANTEE'S NAME:

William L. Sheldon and Candace R. Sheldon

AFTER RECORDING RETURN TO:

Order No.: 360620032542-VR
William L. Sheldon and Candace R. Sheldon, as tenants by the entirety
90051 Cape Arago Highway
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:

William L. Sheldon and Candace R. Sheldon
90051 Cape Arago Highway
Coos Bay, OR 97420

APN: 568711

568810

Map: 26-14-04DC TL0100

26-14-04DC TL2700

90051 Cape Arago Highway, Coos Bay, OR 97420

Coos County, Oregon

2020-09705

\$101.00 Pgs=4

10/01/2020 10:09 AM

eRecorded by: TICOR TITLE COOS BAY

Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

McNeal LLC, a Georgia limited liability company, which acquired title as McNeal LLC, Grantor, conveys and warrants to William L. Sheldon and Candace R. Sheldon, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED FIFTY-THOUSAND AND NO/100 DOLLARS (\$750,000.00). GOOD AND VALUABLE CONSIDERATION PAID BY A QUALIFIED INTERMEDIARY PURSUANT TO AN IRC 1031 TAX-DEFERRED EXCHANGE. (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

EXHIBIT "D"
APPLICATION AND COMMENTS
STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 9-29-20

McNeal LLC, a Georgia limited liability company

BY: [Signature]
Sean McNeal
Member

State of GA
County of Cherokee

This instrument was acknowledged before me on 09/29/2020 by Sean McNeal, as Member for McNeal LLC, a Georgia limited liability company, which acquired title as McNeal LLC.

[Signature]
Notary Public - State of GA

My Commission Expires: 02/20/2023



Unofficial Copy

EXHIBIT "A"
Legal Description

Beginning at a point on the Northerly boundary of the right of way of the Cape Arago Section of the Oregon State Highway through Government Lot 2 of Section 4, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Southwest corner of said Government Lot 2 bears South 40° 38' 5/8" West 1354.82 feet; thence North 78° 04' East along the said right of way boundary 75.0 feet; thence North 11° 56' West 278.67 feet to a point on the North boundary of said Government Lot 2; thence South 89° 43' 1/2" West along the said North boundary 76.59 feet; thence South 11° 56' East 294.15 feet to the point of beginning, being a portion of Government Lot 2 of said Section 4.

ALSO: Beginning at an iron pipe on the South boundary of Government Lot 1 of Section 4, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, 1737.95 feet West to the Southeast corner of said Government Lot 1; thence North 11° 58' West 110 feet, more or less, to the high water line of the Pacific Ocean; thence Southwesterly along said high water line 160 feet, more or less, to the point of intersection of the said high water line with the said South boundary of Government Lot 1; thence East along the said South boundary 137.65 feet to the point of beginning, being a portion of Government Lot 1 of said Section 4.

ALSO: Beginning at an iron pipe on the Northerly boundary of the right of way of the Cape Arago Section of the Oregon State Highway through Government Lot 2 of Section 4, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron at the quarter section corner at the Southwest corner of said Government Lot 2 of Section 4 bears South 43° 11' 1/4" West 1439.63 feet; thence South 78° 04' West along said State Highway right of way boundary 30.0 feet; thence North 11° 56' West 278.67 feet to an iron pipe on the North boundary of said Government Lot 2 of Section 4; thence North 89° 43' 1/2" East along said North boundary of Government Lot 2 for a distance of 30.63 feet to an iron pipe; thence South 11° 56' East 272.48 feet to the point of beginning, being a portion of Government Lot 2 of said Section 4.

ALSO: Beginning at a point located South 89° 43' 30" West a distance of 139.50 feet from the Southwest corner of Government Lot 1, Section 4, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence South 89° 43' 30" West distance of 139.63 feet; thence North 11° 56' 00" West a distance of 78.12 feet; thence North 44° 16' 00" East a distance of 39.93 feet; thence North 50° 17' 11" East a distance of 53.75 feet; thence North 36° 15' 00" East a distance of 75.44 feet; thence South 11° 56' 00" East a distance of 203.94 feet to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING: That portion conveyed to Allan M. Youngmayr, et ux In Instrument recorded in Book 317, Page 162, Deed Records of Coos County, Oregon, described as follows:

Beginning at a point on the Northerly line of the right of way of the Cape Arago Section of the Oregon State Highway through Government Lot 2 of Section 4, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Southwest corner of said Government Lot 2 of Section 4 bears South 40° 38' 5/8" West 1354.82 feet; thence North 78° 04' East along said right of way boundary 70.0 feet to a point which is 5 feet Southwesterly from the most Southeasterly corner of that certain tract conveyed to Robert E. Lee, et ux, by deed recorded August 4, 1947, in Book 171, Page 383, Deed Records of Coos County, Oregon; thence North 11° 56' West parallel with and 5 feet distance from the East boundary of said Lee tract above referred to 130 feet to a point; thence South 89° 43' 1/2" West parallel with the North boundary of Government Lot 2 a distance of 71 feet, more or less, to a point which is 4 feet East of the West boundary of the said Lee tract first above referred to; thence Northwesterly in a straight line to the Northwest corner of said Lee tract first above referred to; thence South 11° 56' East 293.15 feet along the West boundary of said Lee tract to the place of beginning.

EXHIBIT "B"
Exceptions

Subject to:

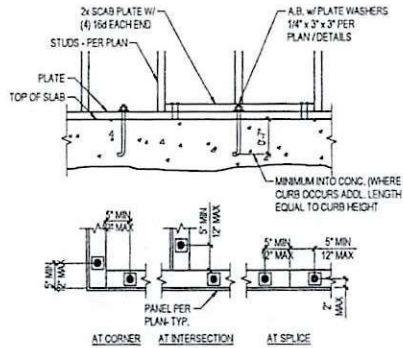
1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
2. Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.
3. Taxes, including current year, have been assessed with an exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

Exemption: Ocean Shores
Tax Account No.: 588711

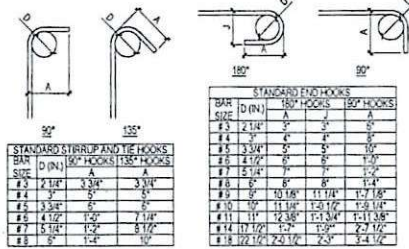
4. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads, alleys and highways.
5. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Pacific Ocean.
6. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.
7. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Pacific Ocean.
8. Rights of public and of governmental bodies in that portion of the subject land lying below the mean high water line of the Pacific Ocean and lying within the ocean shore and the dry sand area as declared under the provisions of ORS 390.605 through 390.770 and as found in Thornton v. Hay, 254 Or 584, 452 P2d 671 (1969).
9. Rights of the public, riparian owners and governmental bodies in that portion of the subject land lying in wetlands.
10. Easement(s) and rights incidental thereto, as granted in a document.

Granted to: Allan M. Youngmayr and Orma G. Youngmayr
Recording Date: May 7, 1965
Recording No: Book 317, Page 182

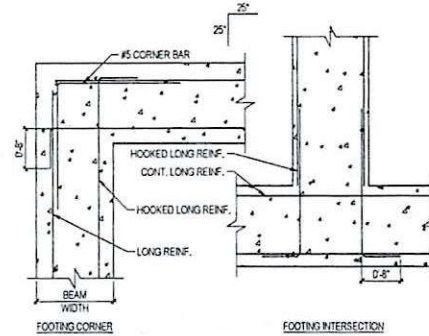
EXHIBIT "D" APPLICATION AND COMMENTS



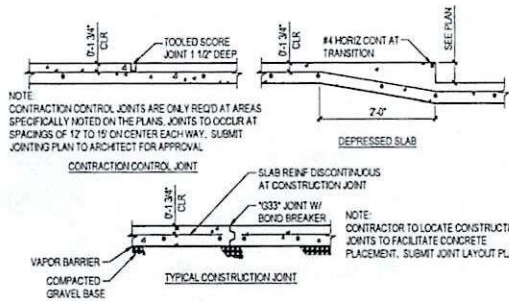
1 TYPICAL ANCHOR BOLTS
SCALE: 1" = 1'-0"



2 REINFORCING BAR BENDS
SCALE: 1 1/2" = 1'-0"



3 TYPICAL FOOTING REINFORCEMENT
SCALE: 1" = 1'-0"

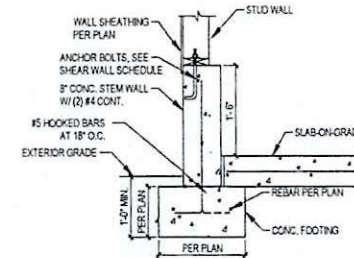


4 TYPICAL SLAB-ON-GRADE DETAILS
SCALE: 1" = 1'-0"

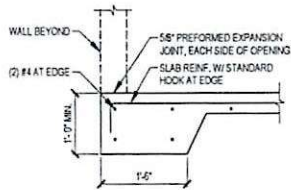
BAR SIZE	LENGTH
#3	12"
#4	20"
#5	26"
#6	33"
#7	45"
#8	52"
#9	74"
#10	95"
#11	115"

CONDITION	COVER
CONCRETE CAST ON EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	#5 OR LARGER 2"
#5 OR SMALLER	1 1/2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER, SLABS, WALLS, OR JOISTS	#14 OR #18 1 1/2"
#11 OR SMALLER	3/4"
BEAMS OR COLLUMNS	1 1/2"

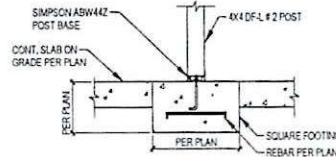
5 TYPICAL LAP SPlice & COVER
SCALE: 1" = 1'-0"



5 PERIMETER STRIP FOOTING
SCALE: 1" = 1'-0"



6 SLAB AT DOOR OPENING
SCALE: 1" = 1'-0"



7 POST FOOTING
SCALE: 1" = 1'-0"

DATE	
BY	
REVISION	

SHELDON RESIDENCE - GARAGE
 90051 CAPE ARAGO HWY - COOS BAY - OR
 FOUNDATION DETAILS



3229 AN STEERING
ROBINSON OR 97150
PH (503) 464-4811
FAX (503) 464-4811

DESIGN BY: **MAX**

CHECKED BY: **BOB**
DATE: **12/21**

SURVEYED BY: **BOB**
DATE: **12/21**

CHECKED BY: **MAX**
DATE: **12/21**

SCALE: **AS SHOWN**

PROJECT NO: **70333.12**

SHEET NO: **S1.1**



NOTE:
THE SCALE OF THIS PRINT IS 1/4 THAT OF THE ORIGINAL DRAWING FOR EXAMPLE:
INDICATED SCALE 3/4"=1'-0"
SHOULD BE READ 3/8"=1'-0"
INDICATED SCALE 1"=1'-0"
SHOULD BE READ 1/2"=1'-0"

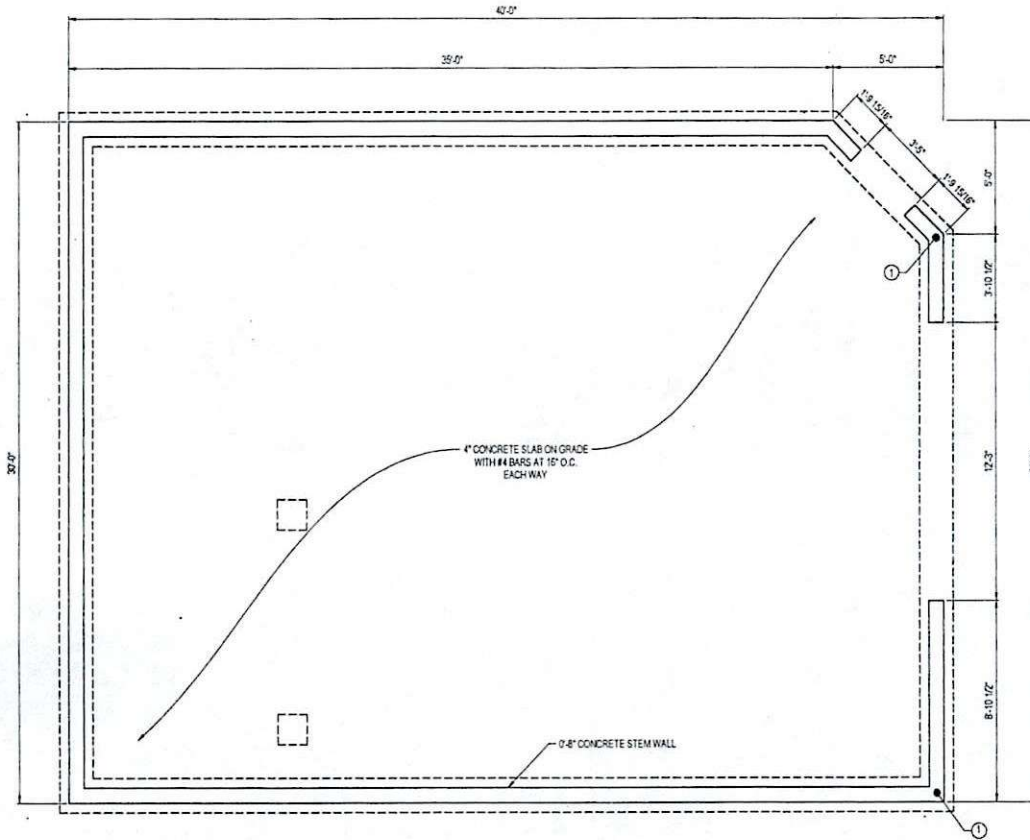
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ISSUE DATE 07/29/2021
EXPIRES: 06/30/2023

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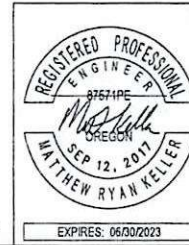
EXHIBIT "D"
APPLICATION AND COMMENTS



1 FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

FIRST FLOOR HOLDOWN SCHEDULE						
MARK	MODEL NUMBER	NUMBER OF FASTENERS	A.B. DIAMETER	MIN. WOOD MEMBER THICK.	ALLOWABLE UPLEFT	STUD NOMINAL THICKNESS
1	HOU11	(6) 104 x 1-1/2"	1"	3 1/2 x 5 1/2"	835 LBS	2x

NOTE: 1. 1 - HOLDOWN MARK
2. PROVIDE PLATE WASHERS 1/4" x 3" x 3" TYP.
3. SEE DETAIL 253.1



NOTE:
THE SCALE OF THIS PRINT IS 1/2 THAT OF THE ORIGINAL DWG. FOR EXAMPLE:
INDICATED SCALE 3/8"=1'-0" SHOULD BE READ 3/4"=1'-0"
INDICATED SCALE 1/4"=1'-0" SHOULD BE READ 1/2"=1'-0"

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ISSUE DATE 07/29/2021

DATE	BY	REVISION

SHeldon RESIDENCE - GARAGE
90051 CAPE ARAGO HWY - COOS BAY - OR
FIRST FLOOR PLAN

PINNACLE ENGINEERING, INC.

FOR MS STEPHEN KOSKOWSKI, CPA/PAE PH (541) 462-4411 FAX (541) 462-4411

DESIGN BY: MKK

DRAWN BY: ALC
DATE: 12/21

REVIEWED BY: N/A
DATE: N/A

CHECKED BY: MKK
DATE: 12/21

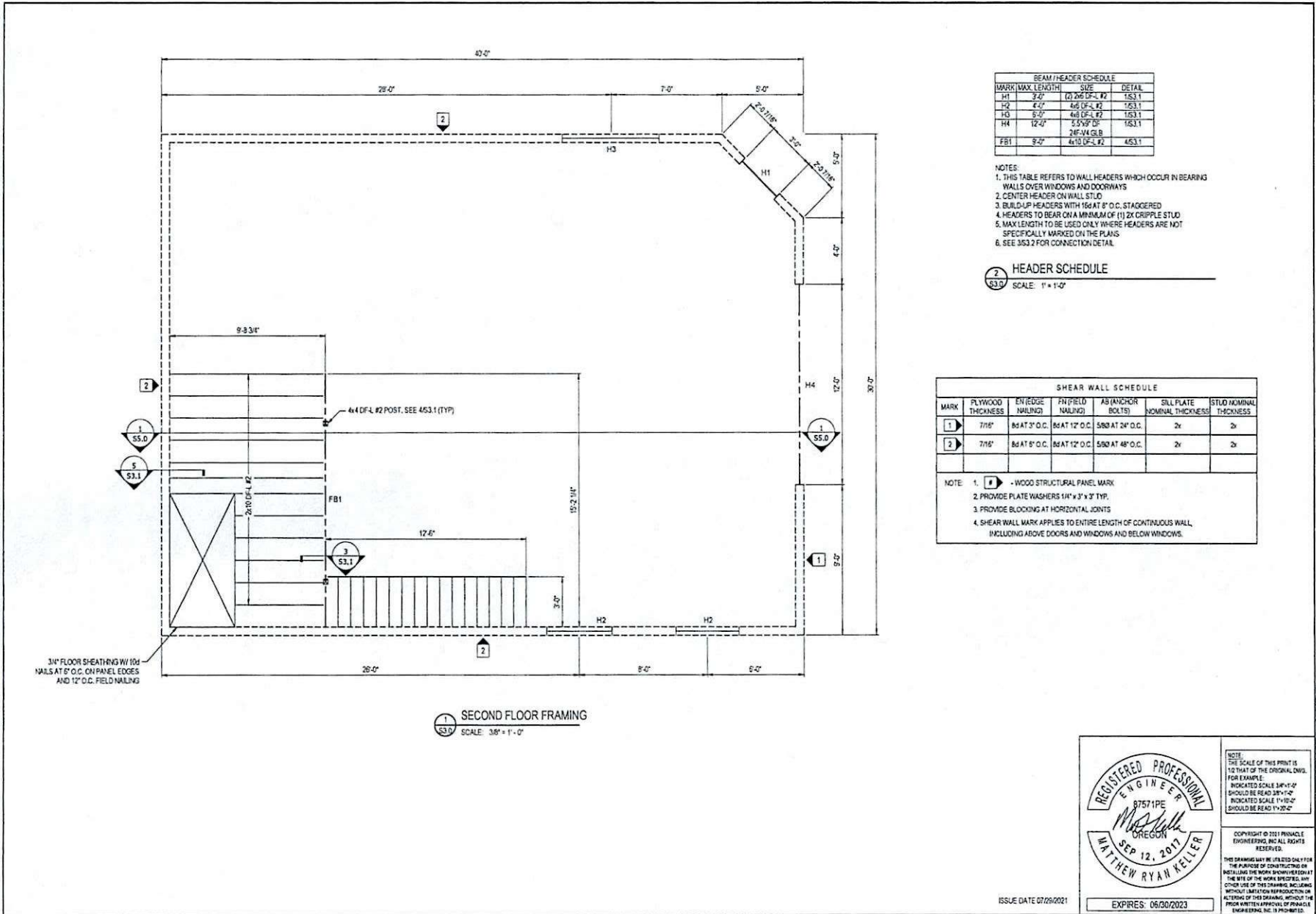
SCALE: AS SHOWN

PROJECT NO: 20333.12

SHEET NO: S2.0

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EXHIBIT "D"
APPLICATION AND COMMENTS



BEAM/HEADER SCHEDULE			
MARK	MAX. LENGTH	SIZE	DETAIL
H1	2'-0"	12" X 24" DF-L #2	453.1
H2	4'-0"	4x8 DF-L #2	163.1
H3	5'-0"	4x8 DF-L #2	163.1
H4	12'-0"	5.5" X 9" DF	163.1
FB1	9'-0"	3" X 10" DF-L	453.1

- NOTES:
 1. THIS TABLE REFERS TO WALL HEADERS WHICH OCCUR IN BEARING WALLS OVER WINDOWS AND DOORWAYS
 2. CENTER HEADER ON WALL STUD
 3. BUILD-UP HEADERS WITH 166 AT 8" O.C. STAGGERED
 4. HEADERS TO BEAR ON A MINIMUM OF (1) 2X CRIPPLE STUD
 5. MAX LENGTH TO BE USED ONLY WHERE HEADERS ARE NOT SPECIFICALLY MARKED ON THE PLANS
 6. SEE 353.2 FOR CONNECTION DETAIL

2 HEADER SCHEDULE
SCALE: 1" = 1'-0"

SHEAR WALL SCHEDULE						
MARK	PLYWOOD THICKNESS	EDGE NAILING	FN (FIELD NAILING)	AS (ANCHOR BOLTS)	SILL PLATE NOMINAL THICKNESS	STUD NOMINAL THICKNESS
1	7/16"	8d AT 3" O.C.	8d AT 12" O.C.	5/8" AT 24" O.C.	2x	2x
2	7/16"	8d AT 3" O.C.	8d AT 12" O.C.	5/8" AT 48" O.C.	2x	2x

NOTE: 1. [Symbol] - WOOD STRUCTURAL PANEL MARK
 2. PROVIDE PLATE WASHERS 1/4" X 3" X 3" TYP.
 3. PROVIDE BLOCCING AT HORIZONTAL JOINTS
 4. SHEAR WALL MARK APPLIES TO ENTIRE LENGTH OF CONTINUOUS WALL, INCLUDING ABOVE DOORS AND WINDOWS AND BELOW WINDOWS.

1 SECOND FLOOR FRAMING
SCALE: 3/8" = 1'-0"

DATE	BY	REVISION

SHELDON RESIDENCE - GARAGE
9005 1 CAPE ARAGO HWY - COOS BAY - OR
SECOND FLOOR FRAMING PLAN



1101 NE STEPHENS
BOZEMAN, OR 97146
PH: (541) 440-4711
FAX: (541) 440-4717

DESIGN BY: MJK

CHECKED BY: MJK
DATE: 09/21/2017

SURVEYED BY: MJA
DATE: N/A

CHECKED BY: MJK
DATE: 09/21/2017

SCALE: AS SHOWN

PROJECT NO: 2017.12

SHEET NO: S3.0

REGISTERED PROFESSIONAL ENGINEER
 07571PE
 MJK
 SEP 12, 2017
 MATTHEW RYAN KELLER

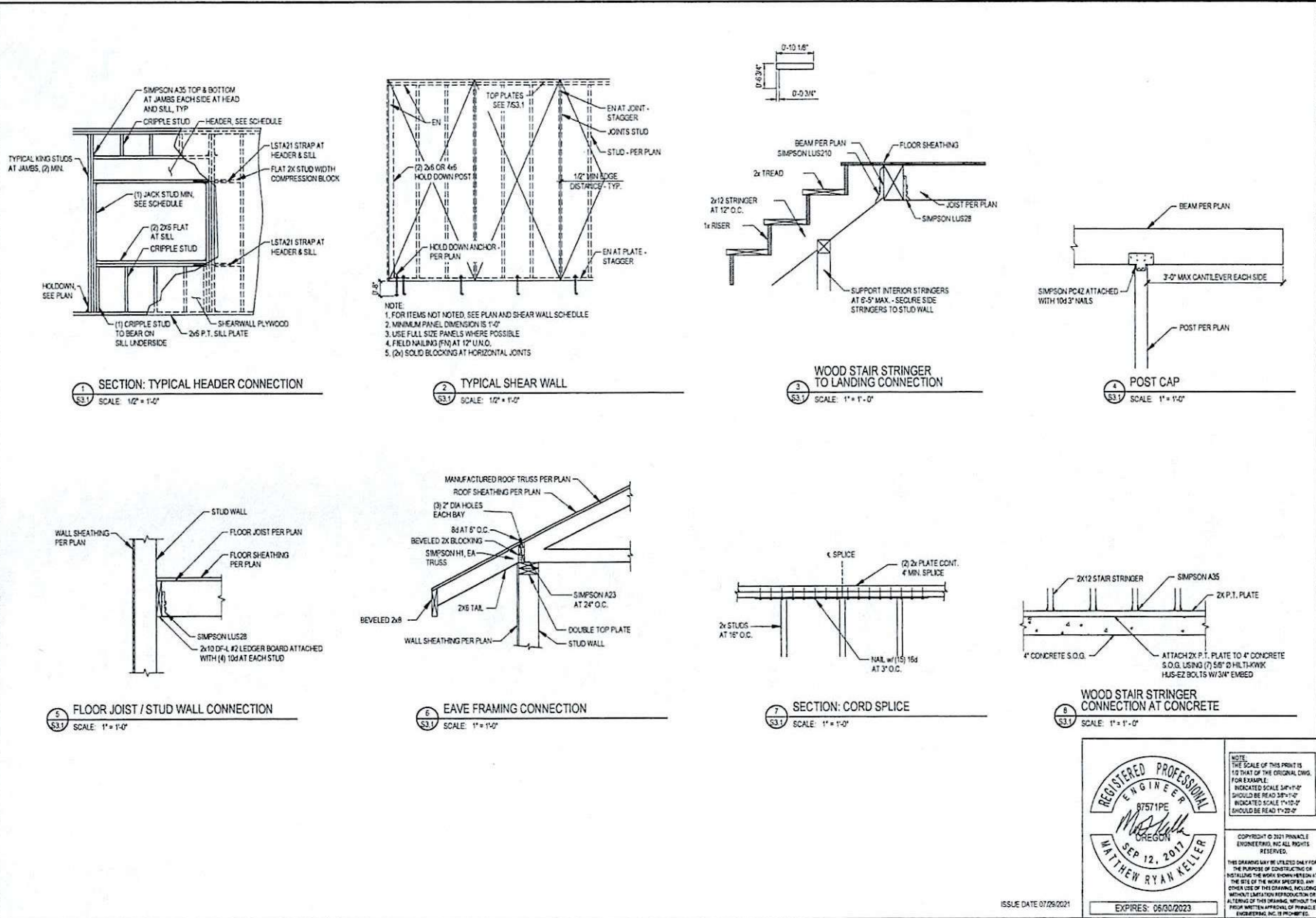
NOTE: THE SCALE OF THIS PRINT IS 1/8" THAT OF THE ORIGINAL DWG. FOR EXAMPLE: INDICATED SCALE 3/8" = 1'-0" SHOULD BE READ 3/16" = 1'-0". INDICATED SCALE 1" = 1'-0" SHOULD BE READ 1" = 2'-0".

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ISSUE DATE: 07/29/2017
EXPIRES: 06/30/2023

EXHIBIT "D"
APPLICATION AND COMMENTS



DATE	BY	REVISION

SHeldon RESIDENCE - GARAGE
90051 CAPE ARAGO HWY - COOS BAY - OR
FRAMING DETAILS



1521 NW STEVENSON
ACQUINNO, OR 97136
PH: (503) 466-4471
FAX: (503) 477-2473

DESIGN BY:
MKK

CHECKED BY:
JIC
DATE: 10/27/21

REVIEWED BY:
NA
DATE: N/A

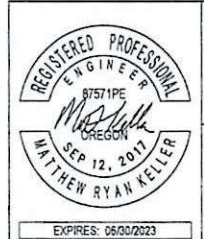
CHECKED BY:
MKK
DATE: 10/27/21

SCALE:
AS SHOWN

PROJECT NO:
202312

CURRENT NO:
S3.1

DATE: 08/02/2023

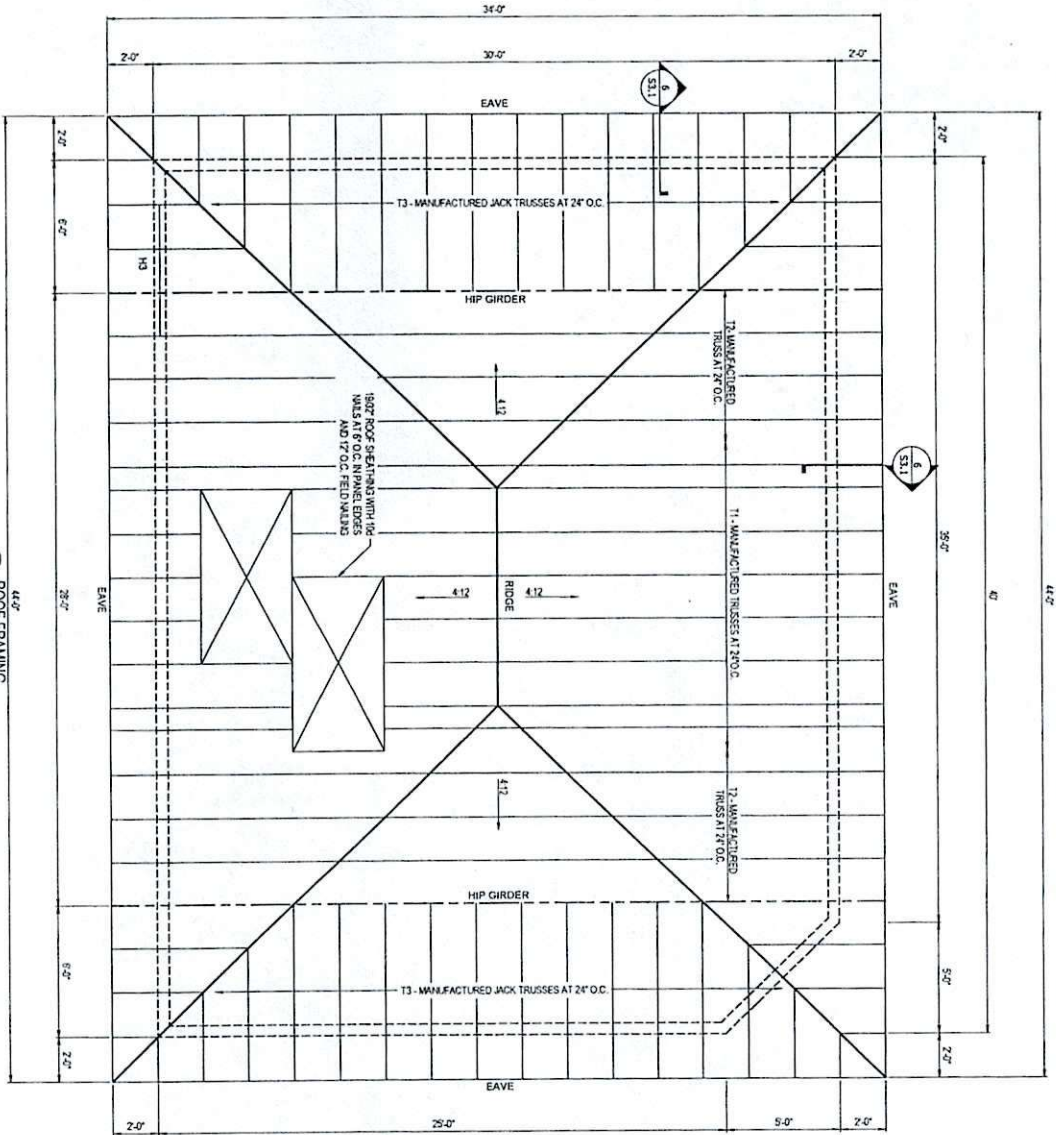


NOTE:
THE SCALE OF THIS PRINT IS TO THAT OF THE ORIGINAL DWG. FOR EXAMPLE, INDICATED SCALE 1/4" = 1'-0" SHOULD BE READ 3/8" = 1'-0". INDICATED SCALE 1" = 10'-0" SHOULD BE READ 1" = 22'-0".

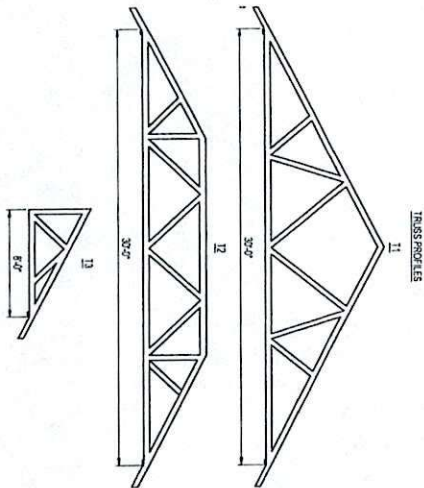
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ISSUE DATE 07/29/2021

EXHIBIT "D" APPLICATION AND COMMENTS



1 ROOF FRAMING
SCALE 3/8" = 1'-0"



2 HEADER SCHEDULE
SCALE 1" = 1'-0"

BEAM/HEADER SCHEDULE	MAX. LENGTH	SIZE	DETAIL
H3	8'-0"	4x8 S4S	15.1

- NOTES:
- THIS TABLE REFERS TO WALL HEADERS WHICH OCCUR IN BEARING WALLS.
 - HEADER SCHEDULES ARE TO BE CONSIDERED AS A MINIMUM.
 - BUILD UP HEADERS WITH 1/2" O.C. STAGGERED STUDS.
 - HEADERS TO BEAR ON AN UNWALL OR 1/2" CHERRY STUD SPECIALLY WORKED ON THE PLAN.
 - SEE SCHEDULE FOR CONNECTIONS.

SCALE DATE 07/08/2021

REGISTERED PROFESSIONAL ENGINEER
MATTHEW RYAN KELLER
SEP 12, 2018
EXP. DATE 09/20/2023

CONTRACTOR'S CERTIFICATE OF PROFESSIONAL RESPONSIBILITY
I, THE UNDERSIGNED, MATTHEW RYAN KELLER, A LICENSED PROFESSIONAL ENGINEER, HAVE PREPARED THE ATTACHED ENGINEERING DOCUMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE PROFESSION AND THE STATE OF MISSISSIPPI AND I AM NOT PROVIDING ANY SERVICE OTHER THAN THAT FOR WHICH I AM LICENSED.

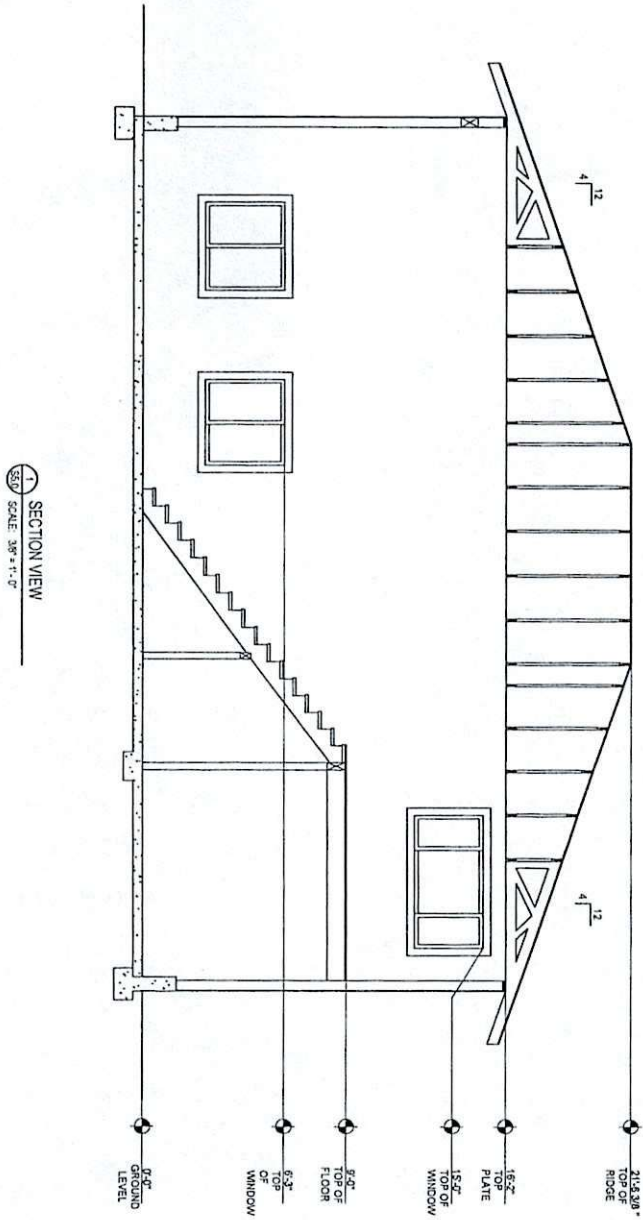
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DATE	BY	REVISION
2023/12	JK	
\$40		

SHELDON RESIDENCE - GARAGE
90051 CAPE ARAGO HWY - COOS BAY - OR
21-087
ROOF FRAMING PLAN



EXHIBIT "D"
APPLICATION AND COMMENTS



SECTION VIEW
SCALE: 3/8" = 1'-0"

ISSUE DATE: 07/26/2021

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
MATTHEW RYAN KELLER
SEP 12, 2017
EXPIRES: 06/30/2023

CONTRACTOR'S SEAL: I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE PROJECT AND THAT I AM A MEMBER OF THE CALIFORNIA BOARD OF REGISTERED PROFESSIONAL ENGINEERS.

RELEASED FOR FINAL RECORD DOCUMENTS

DATE	BY	REVISION

DATE	BY	REVISION

SHeldon RESIDENCE - GARAGE
90051 CAPE ARAGO HWY- COOS BAY - OR
SECTION VIEW

21-087

DATE	BY	REVISION

**STRUCTURAL
CALCULATIONS
FOR
SHELDON – SHOP BUILDING
90051 CAPE ARAGO HWY
COOS BAY, OR**



EXPIRES 6-30-23

BY: Matt Keller, P.E.

PINNACLE ENGINEERING, INC.
3329 NE Stephens St.
Roseburg, Or 97470

(541) 440-4871
FAX (541) 672-0677

July 29, 2021

Project # 30333.12

COMPUTATION WORKSHEET

EXHIBIT D
APPLICATION AND COMMENTS

PINNACLE
ENGINEERING, INC.

PROJECT INFORMATION

TITLE: SHELDON RESIDENCE GARAGE

JOB#: 30333.12 BY: MKH

DATE: 07/23/21 SHT 1 OF 18

PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

CODES AND CRITERIA

CODES

- OREGON RESIDENTIAL SPECIALTY CODE (ORSC)
- NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION
- AMERICAN CONCRETE INSTITUTE ACI 318

SPECIAL INSPECTIONS / CONSTRUCTION OBSERVATIONS

- AS REQUIRED BY BUILDING OFFICIAL

LOADS

ROOF LIVE LOAD = 25 PSF

ROOF DEAD LOAD = 12 PSF

FLOOR LIVE LOAD = 40 PSF

FLOOR DEAD LOAD = 10 PSF

WALL DEAD LOAD = 10 PSF

STAIR LIVE LOAD = 40 PSF

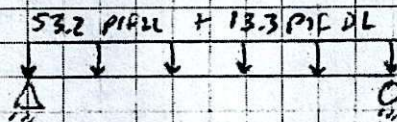
PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

GRAVITY ANALYSIS

HEADERS AND BEAMS

FLOOR JOISTS

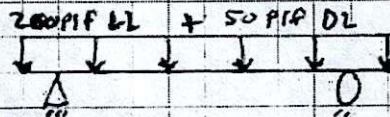
SPAN = 10'
TRIB = 1.33'
LL = 40 psf
DL = 10 psf



USE: 2X 10 DF-L #2
* SEE ATTACHED CALCULATIONS

FLOOR BEAM

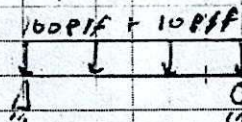
SPAN = 9' w/ 3' CANT
TRIB = 5'
LL = 40 psf
DL = 10 psf



USE: 4 X 10 DFL #2
* SEE ATTACHED CALCULATIONS

STAIR STRINGER

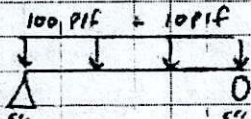
SPAN = 6.5'
TRIB = 1'
LL = 100 psf
DL = 10 psf



USE: 2 X 12 DF-L STRINGER
* SEE ATTACHED CALCULATIONS

STAIR TREADS

SPAN = 1'
TRIB = 1'
LL = 100 psf
DL = 10 psf



USE: 2 X 10 DF-L
* SEE ATTACHED CALCULATIONS

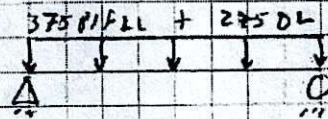
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GRAVITY ANALYSIS

HEADERS AND BEAMS

4' WINDOW

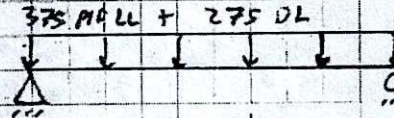
SPAN = 4'
TRIB = 15'
LL = 25 PSF
DL = 12 PSF
WALL TRIB = 9.5'
DL = 10 PSF



USE: 4X6 DF-L #2
* SEE ATTACHED CALCULATIONS

6' WINDOW

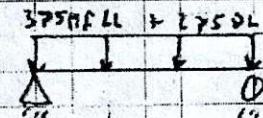
SPAN = 6'
TRIB = 15'
LL = 25 PSF
DL = 12 PSF
WALL TRIB = 9.5'
DL = 10 PSF



USE: 4X8 DF-L #2
* SEE ATTACHED CALCULATIONS

DOOR PERSONNEL

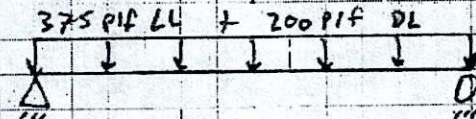
SPAN = 3'
TRIB = 9.5'
DL = 10 PSF
TRIB = 15'
LL = 25 PSF
DL = 12 PSF



USE: (2) 2X6 DF-L #2
* SEE ATTACHED CALCULATIONS

DOOR ROLLUP

SPAN = 12'
TRIB = 15'
LL = 25 PSF
DL = 12 PSF
WALL TRIB = 2
DL = 10 PSF



USE: 5.5" X 9" DF, 24F-V4 GLB
* SEE ATTACHED CALCULATIONS

Title Block Line 1
 You can change this area
 using the "Settings" menu item
 and then using the "Printing &
 Title Block" selection.
 Title Block Line 6

EXHIBIT "D" Project Title: Sheldon Residence
 APPLICATION AND COMMENTS
 Engineer:
 Project ID:
 Project Descr:

4 of 18

Printed: 28 JUL 2021, 5:52PM

File: 210723 - Sheldon Residence.ec6

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Multiple Simple Beam

Lic #: KW-06012822

PINNACLE ENGINEERING, INC.

Description :

Wood Beam Design : 4' Window

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x6, Sawn, Fully Unbraced**

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch Wood Grade : No.2
 Fb - Tension 900.0 psi Fc - Prll 1,350.0 psi Fv 180.0 psi Ebend- xx 1,600.0 ksi Density 31.210 pcf
 Fb - Compr 900.0 psi Fc - Perp 625.0 psi Ft 575.0 psi Eminbend - xx 580.0 ksi

Applied Loads

Unif Load: D = 0.0120, Lr = 0.0250 k/ft, Trib= 15.0 ft

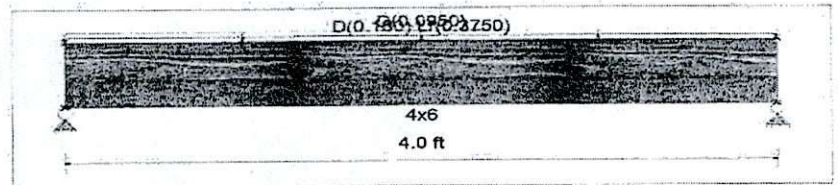
Unif Load: D = 0.010 k/ft, Trib= 9.50 ft

Design Summary

Max fb/Fb Ratio = **0.607 : 1**
 fb : Actual : 884.06 psi at 2.000 ft in Span # 1
 Fb : Allowable : 1,455.40 psi
 Load Comb : +D+Lr+H

Max fv/FvRatio = **0.348 : 1**
 fv : Actual : 78.34 psi at 0.000 ft in Span # 1
 Fv : Allowable : 225.00 psi
 Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.55		0.75				
Right Support	0.55		0.75				



Max Deflections			
Transient Downward	0.028 in	Total Downward	0.048 in
Ratio	1716	Ratio	990
LC: Lr Only		LC: +D+Lr+H	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

Wood Beam Design : 6' Window

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x8, Sawn, Fully Unbraced**

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch Wood Grade : No.2
 Fb - Tension 900.0 psi Fc - Prll 1,350.0 psi Fv 180.0 psi Ebend- xx 1,600.0 ksi Density 31.210 pcf
 Fb - Compr 900.0 psi Fc - Perp 625.0 psi Ft 575.0 psi Eminbend - xx 580.0 ksi

Applied Loads

Unif Load: D = 0.0120, Lr = 0.0250 k/ft, Trib= 15.0 ft

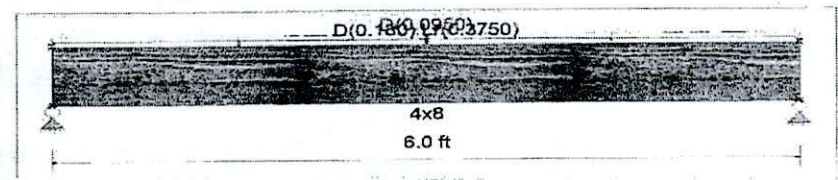
Unif Load: D = 0.010 k/ft, Trib= 9.50 ft

Design Summary

Max fb/Fb Ratio = **0.791 : 1**
 fb : Actual : 1,144.76 psi at 3.000 ft in Span # 1
 Fb : Allowable : 1,447.55 psi
 Load Comb : +D+Lr+H

Max fv/FvRatio = **0.410 : 1**
 fv : Actual : 92.22 psi at 5.400 ft in Span # 1
 Fv : Allowable : 225.00 psi
 Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.83		1.13				
Right Support	0.83		1.13				



Max Deflections			
Transient Downward	0.062 in	Total Downward	0.107 in
Ratio	1164	Ratio	671
LC: Lr Only		LC: +D+Lr+H	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

Title Block Line 1
 You can change this area
 using the "Settings" menu item
 and then using the "Printing &
 Title Block" selection.
 Title Block Line 6

EXHIBIT "D" Project Title: Sheldon Residence
 APPLICATION AND COMMENTS Engineer:
 Project ID: Project Descr:

5 of 18

Printed: 28 JUL 2021, 5:52PM

File: 210723 - Sheldon Residence.ec6

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Multiple Simple Beam

LC: #1 KW:06012822

PINNACLE ENGINEERING, INC

Wood Beam Design : --None--

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **2-2x6, Sawn, Fully Unbraced**

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

Unif Load: D = 0.010 k/ft, Trib= 9.50 ft

Unif Load: D = 0.0120, Lr = 0.0250 k/ft, Trib= 15.0 ft

Design Summary

Max fb/Fb Ratio = **0.399 : 1**
 fb : Actual : 580.17 psi at 1.500 ft in Span # 1
 Fb : Allowable : 1,454.89 psi
 Load Comb : +D+Lr+H

Max fv/FvRatio = **0.276 : 1**
 fv : Actual : 62.05 psi at 2.550 ft in Span # 1
 Fv : Allowable : 225.00 psi
 Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.41		0.56				
Right Support	0.41		0.56				



Max Deflections			
Transient Downward	0.010 in	Total Downward	0.018 in
Ratio	3486	Ratio	2011
LC: Lr Only		LC: +D+Lr+H	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

Wood Beam Design : 4' Window

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **5.5x9, GLB, Fully Unbraced**

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : DF/DF

Wood Grade : 24F-V4

Fb - Tension	2,400.0 psi	Fc - Prll	1,650.0 psi	Fv	265.0 psi	Ebend- xx	1,800.0 ksi	Density	31.210 pcf
Fb - Compr	1,850.0 psi	Fc - Perp	650.0 psi	Ft	1,100.0 psi	Eminbend - xx	950.0 ksi		

Applied Loads

Unif Load: D = 0.0120, Lr = 0.0250 k/ft, Trib= 15.0 ft

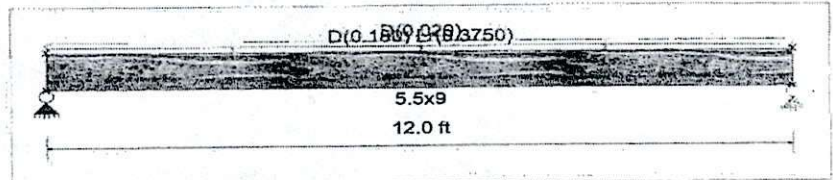
Unif Load: D = 0.010 k/ft, Trib= 2.0 ft

Design Summary

Max fb/Fb Ratio = **0.565 : 1**
 fb : Actual : 1,672.73 psi at 6.000 ft in Span # 1
 Fb : Allowable : 2,961.86 psi
 Load Comb : +D+Lr+H

Max fv/FvRatio = **0.278 : 1**
 fv : Actual : 92.00 psi at 11.280 ft in Span # 1
 Fv : Allowable : 331.25 psi
 Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	1.20		2.25				
Right Support	1.20		2.25				



Max Deflections			
Transient Downward	0.292 in	Total Downward	0.448 in
Ratio	492	Ratio	321
LC: Lr Only		LC: +D+Lr+H	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

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EXHIBIT "D" Project Title: Sheldon Residence
 APPLICATION AND COMMENTS
 Engineer:
 Project ID:
 Project Descr:

6 of 18

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PINNACLE ENGINEERING INC

Multiple Simple Beam

Wood Beam Design : Floor joists

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **2x10, Sawn, Fully Unbraced**

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

Unif Load: D = 0.010, L = 0.040 k/ft, Trib= 1.330 ft

Design Summary

Max fb/Fb Ratio = **0.683 : 1**

fb : Actual : 466.33 psi at 5.000 ft in Span # 1

Fb : Allowable : 682.33 psi

Load Comb : +D+L+H

Max fv/FvRatio = **0.169 : 1**

fv : Actual : 30.43 psi at 9.233 ft in Span # 1

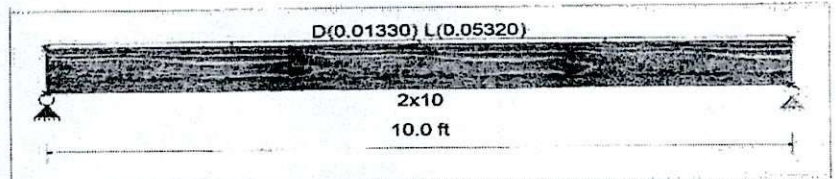
Fv : Allowable : 180.00 psi

Load Comb : +D+L+H

Max Reactions (k) $\frac{D}{L}$ $\frac{L}{L_r}$ $\frac{L_r}{S}$ $\frac{W}{E}$ $\frac{H}{H}$

Left Support 0.07 0.27

Right Support 0.07 0.27



Max Deflections			
Transient Downward	0.076 in	Total Downward	0.095 in
Ratio	1578	Ratio	1262
	LC: L Only		LC: +D+L+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

Wood Beam Design : Floor beam

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **4x10, Sawn, Fully Unbraced**

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension	875.0 psi	Fc - Prll	600.0 psi	Fv	170.0 psi	Ebend- xx	1,300.0 ksi	Density	31.210 pcf
Fb - Compr	875.0 psi	Fc - Perp	625.0 psi	Ft	425.0 psi	Eminbend - xx	470.0 ksi		

Applied Loads

Unif Load: D = 0.010, L = 0.040 k/ft, Trib= 5.0 ft

Unif Load: D = 0.03250, Lr = 0.3250 k/ft, 0.0 to 3.0 ft

Design Summary

Max fb/Fb Ratio = **0.345 : 1**

fb : Actual : 355.81 psi at 4.440 ft in Span # 2

Fb : Allowable : 1,029.88 psi

Load Comb : +D+L+H

Max fv/FvRatio = **0.273 : 1**

fv : Actual : 46.46 psi at 3.000 ft in Span # 1

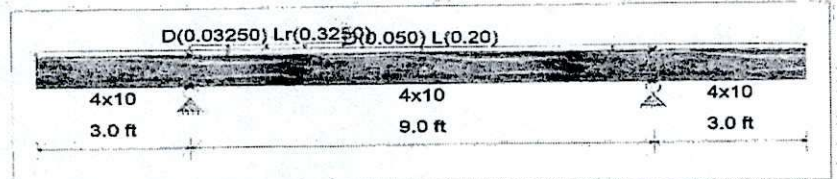
Fv : Allowable : 170.00 psi

Load Comb : +D+L+H

Max Reactions (k) $\frac{D}{L}$ $\frac{L}{L_r}$ $\frac{L_r}{S}$ $\frac{W}{E}$ $\frac{H}{H}$

Left Support 0.46 1.50 0.81

Right Support 0.39 1.50 0.16



Max Deflections			
Transient Downward	0.046 in	Total Downward	0.080 in
Ratio	2334	Ratio	1341
	LC: L Only		C: +D+0.750Lr+0.750L+H
Transient Upward	-0.053 in	Total Upward	-0.068 in
Ratio	1366	Ratio	1058
	LC: Lr Only		C: +D+0.750Lr+0.750L+H

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Multiple Simple Beam

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ENGINEERING INC

Wood Beam Design : Stair risers

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **2x6, Sawn, Fully Unbraced**

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension 900.0 psi Fc - Prll 1,350.0 psi Fv 180.0 psi Ebend- xx 1,600.0 ksi Density 31.210 pcf
 Fb - Compr 900.0 psi Fc - Perp 625.0 psi Ft 575.0 psi Eminbend - xx 580.0 ksi

Applied Loads

Unif Load: D = 0.010, L = 0.10 k/ft, Trib= 1.0 ft

Design Summary

Max fb/Fb Ratio = **0.837 : 1**
 fb : Actual : 921.82 psi at 3.250 ft in Span # 1
 Fb : Allowable : 1,101.18 psi
 Load Comb : +D+L+H

Max fv/Fv Ratio = **0.311 : 1**
 fv : Actual : 55.90 psi at 6.045 ft in Span # 1
 Fv : Allowable : 180.00 psi
 Load Comb : +D+L+H

Max Reactions (k) $\frac{D}{L}$ $\frac{L}{L}$ $\frac{Lr}{L}$ $\frac{S}{L}$ $\frac{W}{L}$ $\frac{E}{L}$ $\frac{H}{L}$

	D	L	Lr	S	W	E	H
Left Support	0.03	0.33					
Right Support	0.03	0.33					



Max Deflections

Transient Downward	0.121 in	Total Downward	0.133 in
Ratio	642	Ratio	584
LC: L Only		LC: +D+L+H	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

Wood Beam Design : Stair treads

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : **11.250 X 1.50, Sawn, Fully Unbraced**

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension 900.0 psi Fc - Prll 1,350.0 psi Fv 180.0 psi Ebend- xx 1,600.0 ksi Density 31.210 pcf
 Fb - Compr 900.0 psi Fc - Perp 625.0 psi Ft 575.0 psi Eminbend - xx 580.0 ksi

Applied Loads

Unif Load: D = 0.010, L = 0.10 k/ft, Trib= 1.0 ft

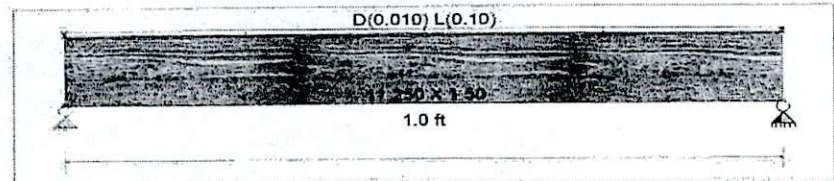
Design Summary

Max fb/Fb Ratio = **0.036 : 1**
 fb : Actual : 39.11 psi at 0.500 ft in Span # 1
 Fb : Allowable : 1,080.00 psi
 Load Comb : +D+L+H

Max fv/Fv Ratio = **0.020 : 1**
 fv : Actual : 3.68 psi at 0.000 ft in Span # 1
 Fv : Allowable : 180.00 psi
 Load Comb : +D+L+H

Max Reactions (k) $\frac{D}{L}$ $\frac{L}{L}$ $\frac{Lr}{L}$ $\frac{S}{L}$ $\frac{W}{L}$ $\frac{E}{L}$ $\frac{H}{L}$

	D	L	Lr	S	W	E	H
Left Support	0.01	0.05					
Right Support	0.01	0.05					



Max Deflections

Transient Downward	0.000 in	Total Downward	0.000 in
Ratio	9999	Ratio	9999
LC: L Only		LC: +D+L+H	
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
LC:		LC:	

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Multiple Simple Beam

LC #: KW-06012822

Wood Beam Design : 4' Window with hip girder

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : 4x6, Sawn, Fully Unbraced
 Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending
 Wood Species : Douglas Fir-Larch Wood Grade : No.2
 Fb - Tension 900.0 psi Fc - Prll 1,350.0 psi Fv 180.0 psi Ebend- xx 1,600.0 ksi Density 31.210 pcf
 Fb - Compr 900.0 psi Fc - Perp 625.0 psi Ft 575.0 psi Eminbend - xx 580.0 ksi

Applied Loads

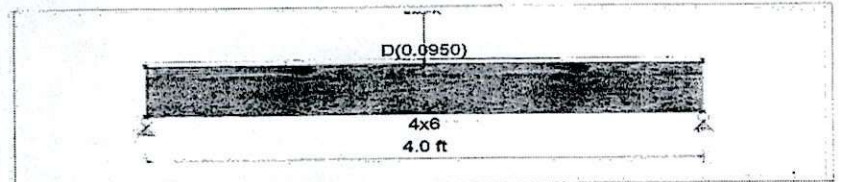
Unif Load: D = 0.010 k/ft, Trib= 9.50 ft
 Point: D = 0.6120, Lr = 1.275 k @ 2.0 ft

Design Summary

Max fb/Fb Ratio = 0.970 : 1
 fb : Actual : 1,412.46 psi at 2.000 ft in Span # 1
 Fb : Allowable : 1,455.40 psi
 Load Comb : +D+Lr+H

Max fv/FvRatio = 0.378 : 1
 fv : Actual : 84.97 psi at 0.000 ft in Span # 1
 Fv : Allowable : 225.00 psi
 Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	0.50		0.64				
Right Support	0.50		0.64				



Max Deflections			
Transient Downward	0.038 in	Total Downward	0.063 in
Ratio	1262	Ratio	757
	LC: Lr Only		LC: +D+Lr+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

Wood Beam Design : 6' Window with hip girder

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16

BEAM Size : 4x8, Sawn, Fully Unbraced
 Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending
 Wood Species : Douglas Fir-Larch Wood Grade : No.2
 Fb - Tension 900.0 psi Fc - Prll 1,350.0 psi Fv 180.0 psi Ebend- xx 1,600.0 ksi Density 31.210 pcf
 Fb - Compr 900.0 psi Fc - Perp 625.0 psi Ft 575.0 psi Eminbend - xx 580.0 ksi

Applied Loads

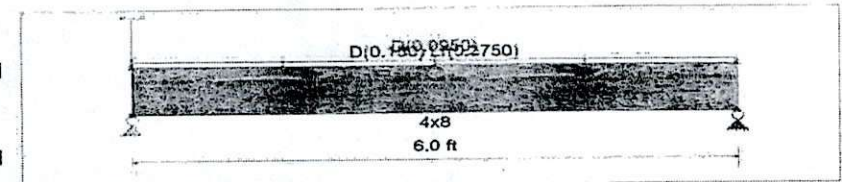
Unif Load: D = 0.0120, Lr = 0.0250 k/ft, Trib= 15.0 ft
 Unif Load: D = 0.010 k/ft, Trib= 9.50 ft
 Point: D = 0.6120, Lr = 1.275 k @ 0.0 ft

Design Summary

Max fb/Fb Ratio = 0.791 : 1
 fb : Actual : 1,144.79 psi at 3.000 ft in Span # 1
 Fb : Allowable : 1,447.55 psi
 Load Comb : +D+Lr+H

Max fv/FvRatio = 0.410 : 1
 fv : Actual : 92.22 psi at 5.400 ft in Span # 1
 Fv : Allowable : 225.00 psi
 Load Comb : +D+Lr+H

Max Reactions (k)	D	L	Lr	S	W	E	H
Left Support	1.44		2.40				
Right Support	0.83		1.13				



Max Deflections			
Transient Downward	0.062 in	Total Downward	0.107 in
Ratio	1164	Ratio	671
	LC: Lr Only		LC: +D+Lr+H
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

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EXHIBIT "D" Project Title: Sheldon Residence
 APPLICATION AND COMMENTS
 Engineers
 Project ID:
 Project Descr:

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Wood Column

File: 210723 - Sheldon Residence.ec6
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 PINNACLE ENGINEERING, INC

Lic. #: KW-06012822
DESCRIPTION: Loft column

Code References

Calculations per NDS 2018, IBC 2018, CBC 2019, ASCE 7-16
 Load Combinations Used : ASCE 7-16

General Information

Analysis Method :	Allowable Stress Design	Wood Section Name	4x4
End Fixities	Top & Bottom Pinned	Wood Grading/Manuf.	Graded Lumber
Overall Column Height	9 ft	Wood Member Type	Sawn
<i>(Used for non-slender calculations)</i>			
Wood Species	Douglas Fir-Larch	Exact Width	3.50 in
Wood Grade	No.2	Exact Depth	3.50 in
Fb +	900.0 psi	Area	12.250 in ²
Fb -	900.0 psi	Ix	12.505 in ⁴
Fc - Prll	1,350.0 psi	Iy	12.505 in ⁴
Fc - Perp	625.0 psi		
E : Modulus of Elasticity ...	x-x Bending	y-y Bending	Axial
	Basic	1,600.0	1,600.0
	Minimum	580.0	580.0
	Fv	180.0 psi	
	Ft	575.0 psi	
	Density	31.210 pcf	
			Allow Stress Modification Factors
			Cf or Cv for Bending
			Cf or Cv for Compression
			Cf or Cv for Tension
			Cm : Wet Use Factor
			Ct : Temperature Factor
			Cfu : Flat Use Factor
			Kf : Built-up columns
			Use Cr : Repetitive ?
			1.50
			1.150
			1.50
			1.0
			1.0
			1.0
			1.0 NDS 15.3.2
			No
			Brace condition for deflection (buckling) along columns :
			X-X (width) axis : Unbraced Length for buckling ABOUT Y-Y Axis = 10 ft, K = 1.0
			Y-Y (depth) axis : Unbraced Length for buckling ABOUT X-X Axis = 10 ft, K = 1.0

Applied Loads

Service loads entered. Load Factors will be applied for calculations.

Column self weight included : 23.895 lbs * Dead Load Factor
AXIAL LOADS ...
 Axial Load at 9.0 ft, D = 0.3750, L = 1.50 k
BENDING LOADS ...
 Lat. Point Load at 0.0 ft creating Mx-x, E = 0.10 k

DESIGN SUMMARY

Bending & Shear Check Results

PASS	Max. Axial+Bending Stress Ratio =	0.4070 : 1	Maximum SERVICE Lateral Load Reactions ...	
	Load Combination	+D+L	Top along Y-Y	0.0 k
	Governing NDS Formula	Comp Only, fc/Fc'	Bottom along Y-Y	0.0 k
	Location of max. above base	0.0 ft	Top along X-X	0.0 k
	At maximum location values are ...		Bottom along X-X	0.0 k
	Applied Axial	1.899 k	Maximum SERVICE Load Lateral Deflections ...	
	Applied Mx	0.0 k-ft	Along Y-Y	0.0 in at 0.0 ft above base
	Applied My	0.0 k-ft	for load combination : n/a	
	Fc : Allowable	380.822 psi	Along X-X	0.0 in at 0.0 ft above base
			for load combination : n/a	
			Other Factors used to calculate allowable stresses ...	
PASS	Maximum Shear Stress Ratio =	0.0 : 1	<u>Bending</u>	<u>Compression</u>
	Load Combination	+0.60D+0.70E		<u>Tension</u>
	Location of max. above base	9.0 ft		
	Applied Design Shear	0.0 psi		
	Allowable Shear	288.0 psi		

Load Combination Results

Load Combination	C _D	C _P	Maximum Axial + Bending Stress Ratios			Maximum Shear Ratios		
			Stress Ratio	Status	Location	Stress Ratio	Status	Location
D Only	0.900	0.270	0.08623	PASS	0.0 ft	0.0	PASS	9.0 ft
+D+L	1.000	0.245	0.4070	PASS	0.0 ft	0.0	PASS	9.0 ft
+D+0.750L	1.250	0.199	0.3220	PASS	0.0 ft	0.0	PASS	9.0 ft
+0.60D	1.600	0.157	0.04997	PASS	0.0 ft	0.0	PASS	9.0 ft
+D+0.70E	1.600	0.157	0.08329	PASS	0.0 ft	0.0	PASS	9.0 ft
+D+0.750L+0.5250E	1.600	0.157	0.3182	PASS	0.0 ft	0.0	PASS	9.0 ft
+0.60D+0.70E	1.600	0.157	0.04997	PASS	0.0 ft	0.0	PASS	9.0 ft

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EXHIBIT "D" Project Title: Sheldon Residence
 APPLICATION AND COMMENTS Engineer
 Project ID:
 Project Descr:

Printed: 28 JUL 2021, 5:53PM

Wood Column

File: 210723 - Sheldon Residence.ec6

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Lic. #: KW-06012822

PINNACLE ENGINEERING, INC.

DESCRIPTION: Loft column

Maximum Reactions

Note: Only non-zero reactions are listed.

Load Combination	X-X Axis Reaction		k	Y-Y Axis Reaction		Axial Reaction	My - End Moments		k-ft	Mx - End Moments	
	@ Base	@ Top		@ Base	@ Top		@ Base	@ Base		@ Top	@ Base
D Only						0.399					
+D+L						1.899					
+D+0.750L						1.524					
+0.60D						0.239					
+D+0.70E						0.399					
+D+0.750L+0.5250E						1.524					
+0.60D+0.70E						0.239					
L Only						1.500					
E Only											

Maximum Deflections for Load Combinations

Load Combination	Max. X-X Deflection		Distance	Max. Y-Y Deflection		Distance
D Only	0.0000	in	0.000	0.0000	in	0.000
+D+L	0.0000	in	0.000	0.0000	in	0.000
+D+0.750L	0.0000	in	0.000	0.0000	in	0.000
+0.60D	0.0000	in	0.000	0.0000	in	0.000
+D+0.70E	0.0000	in	0.000	0.0000	in	0.000
+D+0.750L+0.5250E	0.0000	in	0.000	0.0000	in	0.000
+0.60D+0.70E	0.0000	in	0.000	0.0000	in	0.000
L Only	0.0000	in	0.000	0.0000	in	0.000
E Only	0.0000	in	0.000	0.0000	in	0.000

COMPUTATION WORKSHEET

EXHIBIT
APPLICATION AND COMMENTS

PINNACLE
ENGINEERING, INC.

PROJECT INFORMATION

TITLE: SHELDON RESIDENCE GARAGE

JOB#: 30333.12 BY: MRM

DATE: 07/23/21 SHT 11 OF 18

PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

FOUNDATION

PERIMETER STRIP FOOTING

$$q_a = 1500 \text{ PSF}$$

$$DL = 12 \text{ psf} (15') + 10 \text{ psf} (5') + 10 \text{ psf} (14.5') + 150 \text{ psf} \left(\frac{6''}{12''}\right) \left(\frac{18''}{12''}\right) = 525 \text{ p/f}$$

$$LL = 25 \text{ psf} (15') + 40 \text{ psf} (5') = 575 \text{ p/f}$$

$$b_{\text{required}} = \frac{525 \text{ p/f} + 575 \text{ p/f}}{1500 \text{ psf}} = 0.73' \rightarrow 1'-6'' \times 10'' \text{ THICK}$$

$$A_{s \text{ min}} = 0.0018 \cdot b \cdot h = 0.0018 (10'') (18'') = 0.32 \text{ in}^2$$

USE: 18" WIDE 10" THICK CONTINUOUS FOOTING W/ (2) #4 CONTINUOUS BARS

COMPUTATION WORKSHEET



PROJECT INFORMATION
 TITLE: SHELDON RESIDENCE GARAGE
 JOB#: 3033212 BY: MKH
 DATE: 07/23/21 SHT 02 OF 18

PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

2 KIP SPREAD FOOTING

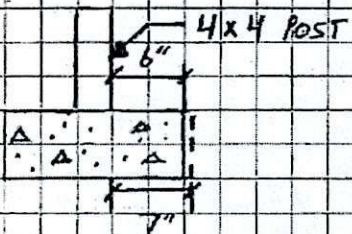
$q_a = 1500 \text{ PSF}$

$A_{\text{foot}} = \frac{P}{q_a} = \frac{2 \text{ KIP}}{1.5 \text{ KSF}} = 1.33 \text{ ft}^2 \rightarrow \text{USE } 1'-4" \times 1'-4" \text{ BY } 10" \text{ THICK}$

$q_u = \frac{P_u}{A_{\text{foot}}} = \frac{(1.6)(2 \text{ KIPS})}{1.77 \text{ ft}^2} = 1.81 \text{ KSF} = 1810 \text{ PSF}$

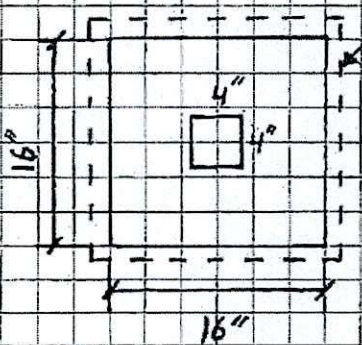
BEAM SHEAR

$d = 10" - 3" = 7" \rightarrow 7" > 6"$



BEAM SHEAR \rightarrow OK \checkmark

PUNCHING SHEAR

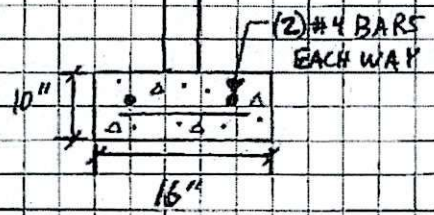


LIMITS OF PUNCHING SHEAR EXTENDS BEYOND FOOTING \rightarrow PUNCHING SHEAR \rightarrow OK \checkmark

DESIGN STEEL

$A_{s, \text{min}} = 0.0018 \cdot b \cdot h = 0.0018 (16") (10") = 0.29 \text{ in}^2$ DESIGN SUMMARY

USE (2) #4 REINFORCING BARS EACH WAY



PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

LATERAL ANALYSIS

SEISMIC

LAT = 43.3403 LONG = -124.3632

RISK CATEGORY = II

IMPORTANCE FACTOR = 1.00

SITE CLASS = C

SEISMIC DESIGN CATEGORY = B

R = 6.5 LIGHT FRAME WOOD WALLS (SHEATHED) WITH WOOD STRUCTURAL PANELS
RATED FOR SHEAR RESISTANCE.

$S_g = 1.947$ $S_{M1} = 2.336$ $S_{D1} = 1.557$
 $S_1 = 0.922$ $S_{M1} = 1.291$ $S_{D1} = 0.861$

$C_e = 0.02$ $T_a = C_e h_n^{0.75} = 0.02(19')^{0.75} = 0.182$
 $X = 0.75$
 $h = 19'$

$C_s = \frac{S_{D1}}{(R/I_e)} = \frac{1.557}{(6.5/1)} = 0.240 \rightarrow$ GOVERNS
NOT TO EXCEED

$C_s = \frac{S_1}{T(R/I_e)} = \frac{0.922}{0.182(6.5/1)} = 0.78$
AND NOT LESS THAN

$C_s = 0.044 S_{DS} I_e = 0.044(1.557) 1.00 = 0.069$

SEISMIC WEIGHT, W

ROOF DEAD LOAD = 12 psf (1496 ft²) = 17,952 lbs

FLOOR DEAD LOAD = 10 psf (156 ft²) = 1,560 lbs

WALL DEAD LOAD = 10 psf (2030 ft²) = 20,300 lbs

TOTAL DEAD LOAD = 39,752 lbs \rightarrow USE 40 KIIPS

$V = C_s W = 0.240 (40 KIIPS) = 96 KIIPS$

COMPUTATION WORKSHEET

EXHIBIT
APPLICATION AND COMMENTS

PINNACLE
ENGINEERING, INC.

PROJECT INFORMATION
TITLE: SHELDON RESIDENCE GARAGE
JOB#: 20333.12 BY: MKH
DATE: 07/23/21 SHT 14 OF 18

PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

LATERAL ANALYSIS

WIND

$V = 135 \text{ MPH}$

RETN. CATEGORY = III

EXPOSURE = D

IMPORTANCE FACTOR = 1.00

$K_{zt} = 1.04$

$\lambda = 1.53$

$h = 19'$

ROOF PITCH = 18.4°

ENCLOSURE = ENCLOSED

$a = \text{LEAST OF } 0.1b \text{ OR } 0.4h$

$0.1(30') = 3' \quad 0.4(19') = 7.6'$

$a = 3'$

$z_a = 6'$

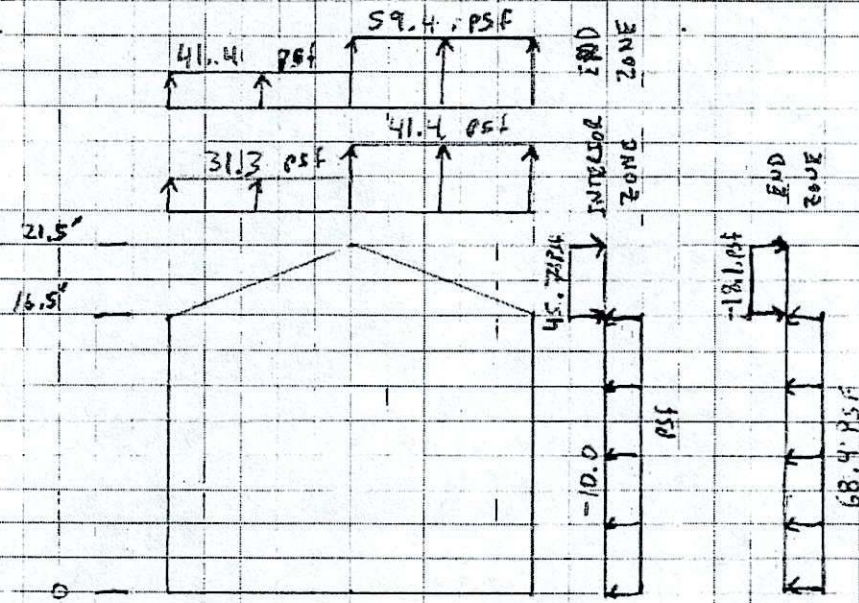
Ps 30 PRESSURES (psf)

$A = 43.0$	$E = -37.3$
$B = -11.4$	$F = -26.0$
$C = 28.7$	$G = -26.0$
$D = -6.3$	$H = -19.7$

$P_s = \lambda K_{zt} P_{s30}$

Pst PRESSURES (psf)

$A = 68.4$	$E = -59.4$
$B = -18.1$	$F = -41.4$
$C = 45.7$	$G = -41.4$
$D = -10.0$	$H = -31.3$



COMPUTATION WORKSHEET

EXHIBIT D
APPLICATION AND COMMENTS

PINNACLE
ENGINEERING, INC.

PROJECT INFORMATION

TITLE: SHELDON RESIDENCE GARAGE

JOB#: 30233.12 BY: MKH

DATE: 6/23/21 SHT 15 OF 18

PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

LATERAL ANALYSIS

WIND

NW to SE

$$\frac{(6') 68.4 \text{ psf} + (34') 45.7 \text{ psf}}{40'} = 49.1 \text{ psf}$$

$$49.1 \text{ psf} (8.25') = 405 \text{ plf}$$

$$0.6 (405 \text{ plf}) = 243 \text{ plf}$$

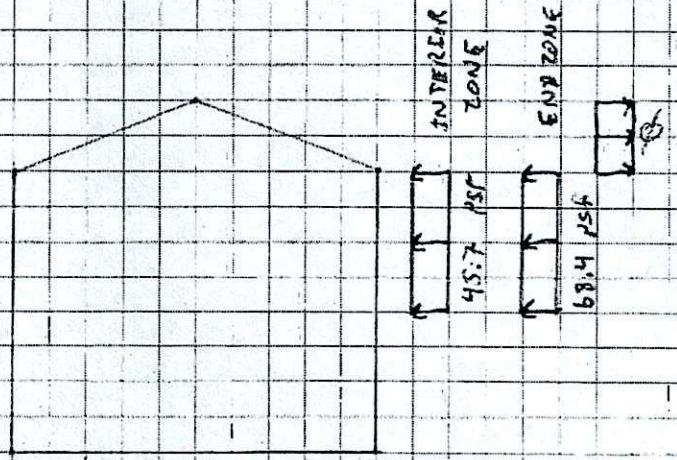
NE to SW

$$\frac{(6') 68.4 \text{ psf} + (24') 45.7 \text{ psf}}{30'} = 50.2 \text{ psf}$$

$$50.2 \text{ psf} (8.25') = 414 \text{ plf}$$

$$0.6 (414 \text{ plf}) = 248 \text{ plf}$$

* WIND GOVERNS BOTH DIRECTIONS



COMPUTATION WORKSHEET

EXHIBIT D
APPLICATION AND COMMENTS

PINNACLE
ENGINEERING, INC.

PROJECT INFORMATION

TITLE: 2182 DON RESIDENCE GARAGE

JOB#: 30333.12 BY: MRH

DATE: 07/23/21 SHT 16 OF 18

PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

DIAPHRAGMS

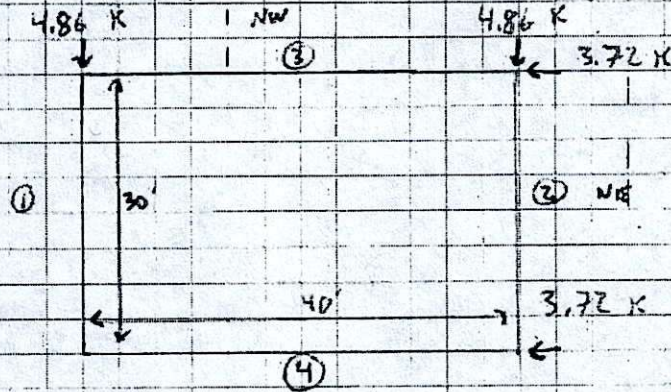
ROOF DIAPHRAGM

$$\text{REQUIRED PIF} = 248 \text{ pif} \xrightarrow{(w)} 248 \text{ pif} (2) = 496 \text{ pif}$$

USE: 19/32" SHEATHING w/ 10d NAILS AT 6" O.C. IN PANEL EDGES
AND 12" O.C. FIELD NAILING.

$$\text{ALLOWABLE} = 870 \text{ pif} > \text{REQUIRED} = 496 \text{ pif}$$

SHEAR WALLS



COMPUTATION WORKSHEET

EXHIBIT OF APPLICATION AND COMMENTS

PINNACLE ENGINEERING, INC.

PROJECT INFORMATION
 TITLE: SHELDON RESIDENCE GARAGE
 JOB#: 30333.12 BY: MNH
 DATE: 07/13/21 SHT 17 OF 18

PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

LATERAL ANALYSIS

SHEAR WALLS

WALL (1)

$V = 4.86 \text{ K}$
 $h = 14.5'$
 $L = 25'$
 $EL = 13'$
 $C_o = 0.57$

PIF REQUIRED = $4.86 \text{ K} = 656 \text{ plf} \rightarrow 656 \text{ plf} (C) = 1312 \text{ plf}$
 $0.57 (13')$

USE: $7/16"$ SHEATHING W/ 8 d NAILS AT $3"$ O.C. IN PANEL EDGES AND $12"$ FIELD NAILING

ALLOWABLE = $1370 \text{ plf} >$ REQUIRED 1312 plf

ANCHORS $\frac{1488 \text{ lbs}}{656 \text{ plf}} = 2.27'$

USE: $5/8"$ ANCHOR BOLTS AT $24"$ O.C.

HOLD DOWN $4.86 \text{ K} (14.5') - 0.6 [(289 \text{ psf}) (12 \text{ psf} (13')) + 10 \text{ psf} (14.5')] \frac{36}{2} = 15 \text{ lbs}$
 $0.57 (13')$

USE: SIMPSON HDW 11 - SDS 2.5 ATTACHED TO MINIMUM $3\text{-}1/2" \times 5\text{-}1/2"$ MEMBER

ALLOWABLE = $9535 \text{ lbs} >$ REQUIRED 165

WALL (2)

$V = 4.86 \text{ K}$
 $h = 14.5'$
 $L = 30'$
 $EL = 30'$
 $C_o = 1.00$

PIF REQUIRED = $4.86 \text{ K} = 162 \text{ plf} \rightarrow 162 \text{ plf} (2) = 324 \text{ plf}$
 $1.0 (30')$

USE: $7/16"$ SHEATHING W/ 8 d NAILS AT $6"$ O.C. IN PANEL EDGES AND $12"$ O.C. FIELD NAILING

ALLOWABLE = $730 \text{ plf} >$ REQUIRED = 324 plf

ANCHORS $\frac{1488 \text{ lbs}}{162 \text{ plf}} = 9.2'$

USE: $5/8"$ ANCHOR BOLTS AT $48"$ O.C.

HOLD DOWN $4.86 \text{ K} (14.5') - 0.6 [(289 \text{ psf}) (15') + 10 \text{ psf} (14.5')] \frac{36}{2} = 0$
 $1.0 (30')$

USE:

ALLOWABLE = $165 >$ REQUIRED 165

COMPUTATION WORKSHEET

EXHIBIT D
APPLICATION AND COMMENTS

PINNACLE
ENGINEERING, INC.

PROJECT INFORMATION
TITLE: SHELDON RESIDENCE GARAGE

JOB#: 30333.12 BY: MKH

DATE: 07/23/21 SHT 18 OF 18

PLANNING • STRUCTURAL • GEOTECHNICAL • FORENSIC • ENVIRONMENTAL • GENERAL CIVIL

LATERAL ANALYSES

SHEAR WALLS

WALL (3)

$V = 3.72 \text{ K}$

$h = 14.5'$

$L = 40'$

$EL = 24'$

$C_o = 1.00$

PIF REQUIRED = $\frac{3.72 \text{ K}}{1.0 (24')} = 155 \text{ pif} \rightarrow 155 \text{ pif} (2) = 310 \text{ pif}$

USE: 7/16" SHEATHING w/ 8d NAILS AT 6" O.C. IN PANEL EDGES AND 12" O.C. FIELD NAILING

ALLOWABLE = 870 pif > REQUIRED = 310 pif

ANCHORS $\frac{1488 \text{ lbs}}{155 \text{ pif}} = 9.6$
15.5 pif

USE: 5/8" Ø ANCHOR BOLTS AT 48" O.C.

HOLDOWN $\frac{3.72 \text{ K} (14.5')}{1.0} - \frac{0.6 (459 \text{ lb}^2 (12 \text{ psc}) 20' + 10 \text{ psc} (14.5')^2 40'/2)}{(24')} = 0$

USE:

WALL (4)

$V = 3.72 \text{ K}$

$h = 14.5'$

$L = 35'$

$EL = 29'$

$C_o = 1.00$

PIF REQUIRED = $\frac{3.72 \text{ K}}{1.0 (24')} = 128 \text{ pif} \rightarrow 128 \text{ pif} (2) = 256 \text{ pif}$

USE: 7/16" SHEATHING w/ 8d NAILS AT 6" O.C. IN PANEL EDGES AND 12" O.C. FIELD NAILING

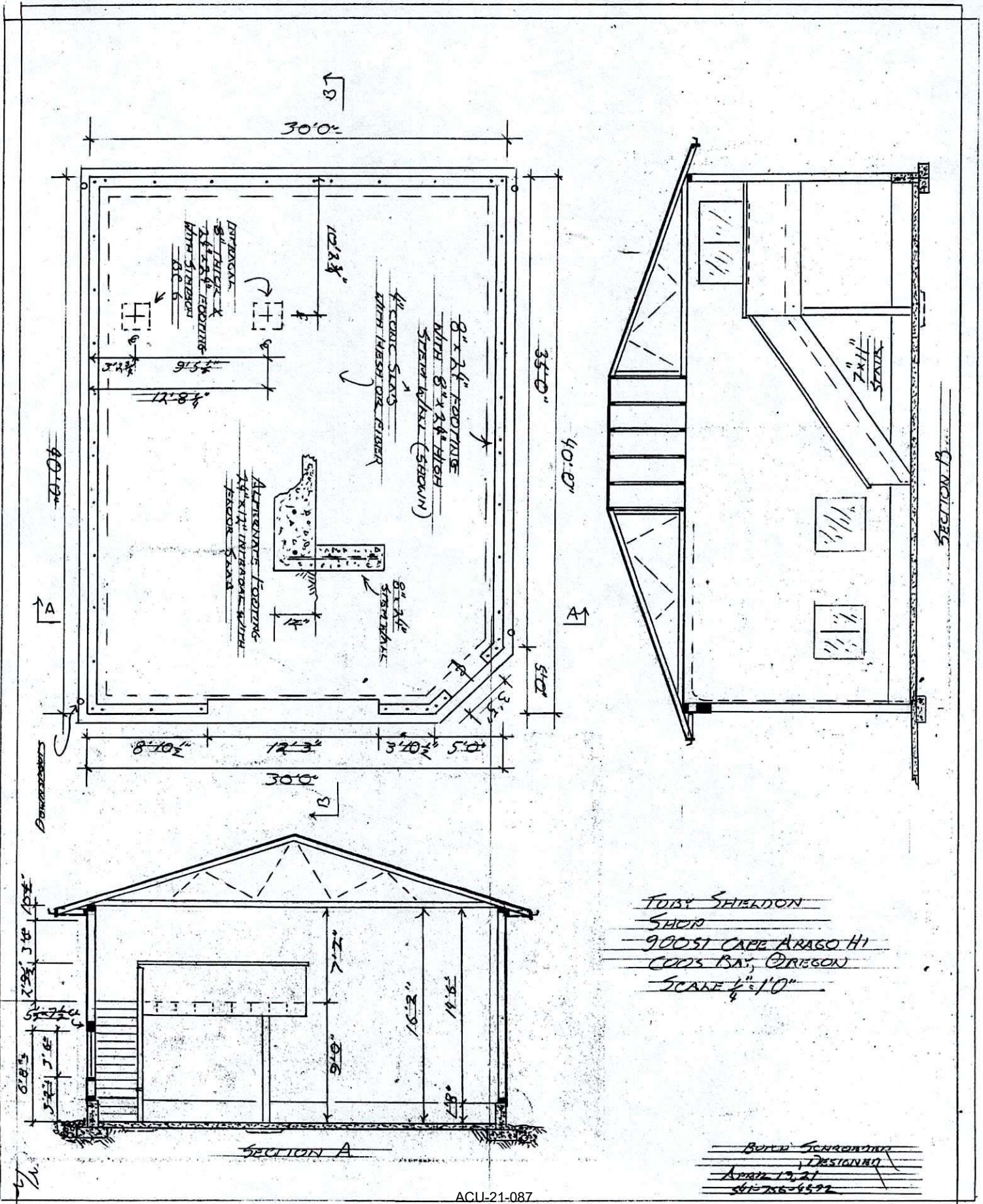
ALLOWABLE = 870 pif > REQUIRED = 256 pif

ANCHORS $\frac{1488 \text{ lbs}}{128 \text{ pif}} = 11.6$
128 pif

USE: 5/8" Ø ANCHOR BOLTS AT 48" O.C.

HOLDOWN $\frac{3.72 (14.5')}{1.0} - \frac{0.6 (459 \text{ lb}^2 (12 \text{ psc}) 20' + 10 \text{ psc} (14.5')^2 40'/2)}{(24')} = 0$

USE:



TUBBY SHILDON
SHOP
90051 CAPE ARAGO HI
COOS BAY, OREGON
SCALE 1/4" = 1'-0"

BUILD SCHEDULED
DESIGNED
APRIL 19, 21
561-766-4524

EXHIBIT "D"
APPLICATION AND COMMENTS

ROOF CONSTRUCTION
METAL ROOFING APPLIED
AS PER MANUAL - TO MATCH HOME
PRE-QUALIFIED ENGINEERED
TRUSSES @ 2'-0" OC

FLASHING
SIMPSON HI
CONTINUOUS GUTTER
HARDY BOARD WITH COPPER ROOF VENT

WHITE & CONFORMING TO HOUSE COLOR

14-2x6 STUDS @ 14" OC
2" CDX PLY GORE BOARD
W/ 3/4" HARDY BOARD MATERIAL EXTENSION TO MATCH HOUSE
NOTE: ALL CONNECTORS AND FLASHING STAIRS

2" HIGH 8" THICK STEEL WALL W/ VENT @ 4" BARS @ 30" MIN & 2" HORIZ. #4 BARS

4" RIGID PORE POLYESTER WARRING IN ROCK

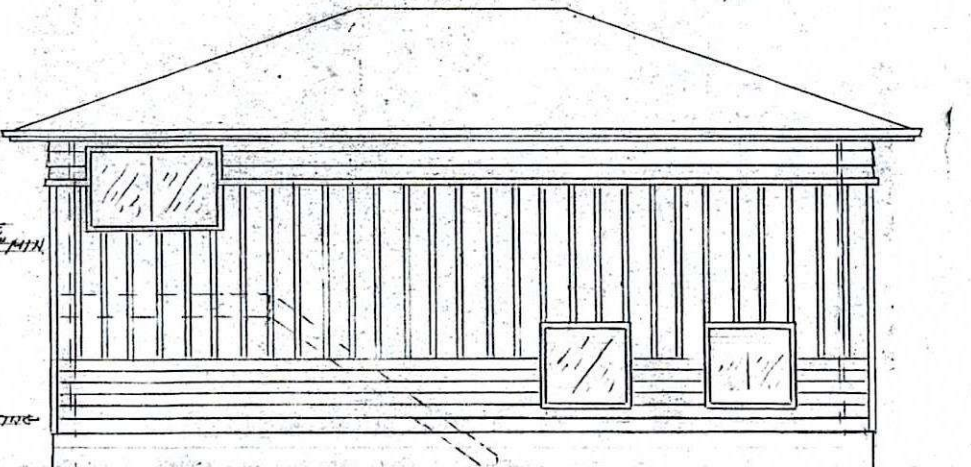
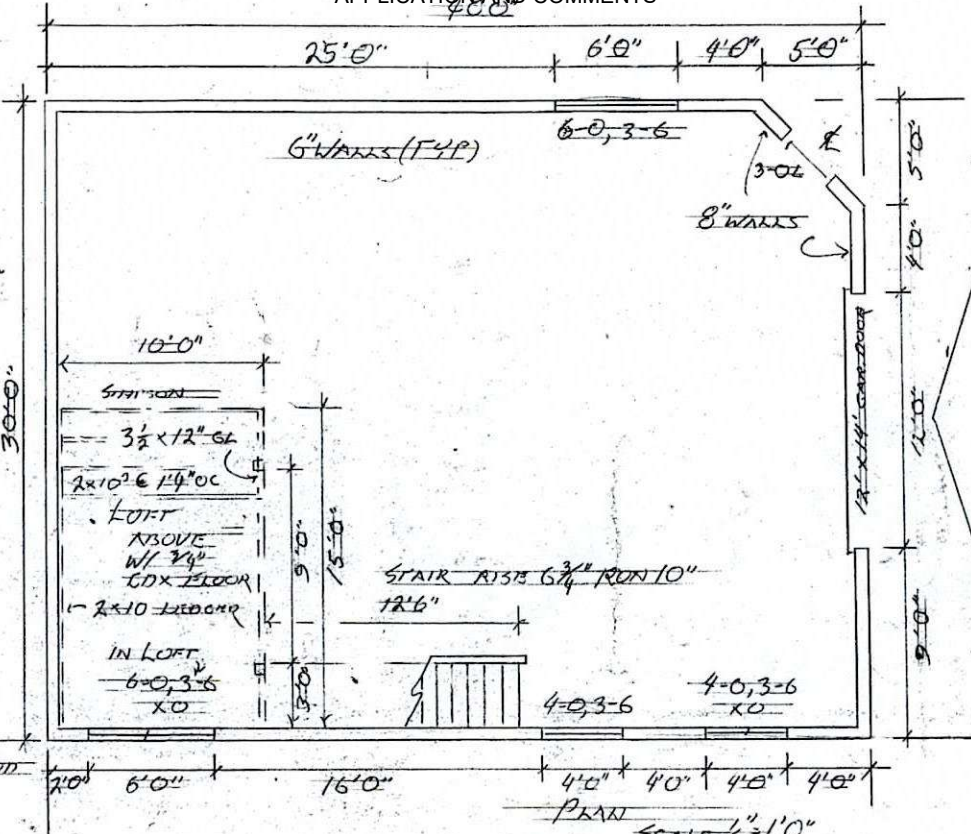
8" THICK 24" WIDE FOOTING W/ 2 #4 BARS

NOTE: ALL CONC. 3000# MIN.

PT. PANEL ON 4" x 10" L BOLT & CODE W/ 2" MIN.

4" CONC. BARS W/ FIBER ON MESH

NOTE: COMPACTIVE FILL



FOBY SHELDON
SHOP
90051 CAPE ARAGO HI
COOS BAY OREGON
SCALE 1/4" = 1'-0"

NOTE: DOWNSPROUTS TO DRAINAGE SYSTEM

WEST ELEVATION

BUTCH SCHROEDER
DESIGNER
APRIL 13, 21
541-756-9572

ALL LABOR & MATERIALS SUPPLIED ON THIS PROJECT MUST COMPLY WITH ALL CURRENT CODES & REGULATIONS REGARDLESS OF THE INFORMATION IN THESE DRAWINGS & SPECIFICATIONS

ACU-21-087

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.

_____ X Candace R. Sheldon



CONSULTING ENGINEERS & GEOLOGISTS, INC.

275 Market Ave. Coos Bay, OR 97420-2228 • 541-266-9890 • FAX: 541/266-9496 • coosbayinfo@shn-engr.com

Reference: 615006

March 26, 2015

Ms. Stephanie Highsmith
1041 Michigan Avenue
Coos Bay, OR 97420

Subject: Geologic Hazard Evaluation Focusing on Bluff Stability, 90051 Cape Arago Highway

Ms. Highsmith:

SHN Consulting Engineers & Geologists, Inc. is providing this letter report at your request to present the results of our geologic hazard evaluation on your property in the Lighthouse Beach area near Cape Arago. We understand that you own the subject parcels, which are currently occupied by a single residential structure, and that you are considering development options. The property is crossed by the State's "Coastal Shorelands Boundary," which imposes certain restrictions on development. The property is located at 90051 Cape Arago Highway, west of the town of Charleston.

The existing residence at the site, apparently built in 1954, is very close to the coastal bluff, and is to be demolished or relocated. The purpose of this investigation is to identify the buildable portions of the parcels that are associated with sufficiently low geologic hazards to allow residential development, including onsite sewage disposal. Development in areas seaward of the Coastal Shorelands Boundary requires certification of stable development conditions. The principal geologic hazard at the site is associated with coastal bluff retreat; therefore, this investigation is focused on identification of a suitable setback from the coastal bluff. Our work scope for this investigation included a review of pertinent geologic literature, a review of historical aerial photographs, a thorough site reconnaissance, and preparation of this report. Subsurface investigation is beyond the scope of this investigation, and was not performed.

In this report, suitable building sites are those areas subject to sufficiently low slope failure hazard to allow development of a residential structure and a subsurface drainfield for onsite sewage disposal that will neither contribute to, nor be subject to, substantial geologic instability during the economic lifespan of the residence. The "economic lifespan" of a coastal structure is not defined in Oregon statutes, but is assumed here to be on the order of 50 years.

The intent of our investigation is, ultimately, definition of an appropriate setback from the coastal bluff. Landward of this "setback line," we consider the area to be associated with sufficiently low slope failure hazards as to be a suitable location for residential development. It appears that the location of a drainfield for onsite sewage disposal is controlled by the State Department of Environmental Quality (DEQ), regardless of the residential setback line defined herein.

Ms. Stephanie Highsmith
Geologic Hazard Analysis, 90051 Cape Arago Highway
March 26, 2015
Page 2

Topographic and Geologic Setting

The project site occupies a generally low-gradient coastal bluff top that is the remnant of a marine terrace. Slopes at the project site are gentle (less than 5%) on the bluff top to moderately steep to steep (greater than 75%) along the bluff face along the property. There is a single, older, two-story, wood-frame residence (built in 1954) on the property, which is currently within about 4 feet of the bluff. The drain field associated with the onsite sewage disposal system is landward of the existing residence. Undeveloped portions of the parcels are grass covered. There is no established drainage on the subject parcels.

The marine terrace at the site is a late Pleistocene age coastal geomorphic feature eroded into the regional bedrock during a previous high sea level stand. Marine terraces typically consist of erosional benches (that is, abrasion platforms) formed during the high sea level period that are subsequently buried by nearshore marine deposits (typically referred to as "terrace cover sediments" or "marine terrace sediments") as the terrace "emerges" from the sea due to dropping sea levels and tectonic uplift. Terrace cover sediments at the site consist of 3 to 5 feet of sandy sediment with a distinct, black organic-rich silt cap. The marine terrace at the site is referred to as the "Whiskey Run" terrace on regional geologic maps (Madin and others, 1995), and is correlated with a sea level high stand 80,000 years ago.

Bedrock at the site is the middle Eocene age middle member of the Coaledo Formation (Madin and others, 1995). Along Lighthouse Beach, the middle Coaledo is exposed as an upturned sequence of interbedded siltstone and sandstone layers. Tabular beds of varying thickness, from thin laminations to thicker beds up to a few feet in thickness, dip steeply to the northeast. The bedrock appears generally competent, and resistant to wave erosion, although the difference between the erodibility of sandstone and siltstone beds is apparent. Sandstone beds are distinctly less erodible, and form resistant ribs that locally project well into the surf zone. Promontories along the irregular coastline are associated with concentrations of sandstone beds (Gregory Point and Yoakam Point, for example). Areas with higher concentrations of siltstone beds are recessed along the coastline, often associated with coves and embayments. The subject parcels occur along an arcuate segment of coast between two distinct sandstone promontories. The bluff along the majority of the subject property is underlain by a series of thin siltstone beds. Toward the northern end of the property, sandstone beds become more common, and the coastline begins to jut out toward Yoakam Point.

Coastal retreat in the area is a result of slope processes occurring on the bluff face. Along Lighthouse Beach, there are few established drainages, and therefore only minor erosive influences affecting the top of the bluff. Rather, the primary destabilizing influence appears associated with undercutting due to periodic attack by storm waves. There is a thin strip of protective beach along the coast here, which is subject to inundation at high tide and during periods of large surf. During these periods, waves erode the base of the bluff, albeit slowly, resulting in shallow translational failures and raveling of the upper bluff face. Review of historical aerial photographs (discussed below) indicates that geomorphic change along the coastline in this area occurs at a relatively slow rate. As such, the coastal bluff along Lighthouse Beach maintains a relatively steep gradient, maintains little if any soil cover, and is largely unvegetated. The coast along Lighthouse Beach does not exhibit evidence for large, catastrophic rotational failures that commonly affect many other parts of the Oregon coastline.

Ms. Stephanie Highsmith
Geologic Hazard Analysis, 90051 Cape Arago Highway
March 26, 2015
Page 3

Interpretation of Historic Aerial Photographs

We acquired a series of historical aerial photographs of the site through a private service that provides single frames of available photos (included as Attachment A). Aerial photographs of the site dating from 1942 through 2012, at a variety of scales, were interpreted to determine coastline changes in the project vicinity. The quality of the photos varies greatly; older photos are typically associated with lower quality, black-and-white imagery. The photos, however, provide an important record of coastal retreat that allows interpretation of the dynamic coastal process and the rate at which future bluff retreat may be expected to occur (assuming future conditions are similar to those in the recent past).

Although the residence was apparently built in 1954, it is difficult to see in many of the earlier subsequent photos due to the photo quality, dark roofing material, and lack of visual contrast. However, by using available landmarks and the general coastal geometry, it is possible to estimate the amount of coastline retreat on the subject properties. The earliest available photo that clearly shows the residence (1977 image) suggests that it was initially built very close to the bluff, apparently within about 10 to 15 feet of the bluff crest.

The photos document nominal change along the bluff during the 70-year photo history. At the project site, the amount of coastal retreat appears to be on the order of 10 feet; clearly less than 20 feet. An apron of talus at the base of the coastal bluff beneath the residence is apparent in 1994, and persists today. This deposit likely represents the debris associated with the most recent episode of bluff retreat. The length of time this loose material has persisted at the toe of the bluff reinforces the interpretation that bluff retreat along this segment of coastline occurs at a relatively low rate.

Conclusions and Recommendations

1. It is our opinion that if our recommendations are implemented, relocation of the existing residential structure, or development of a new residential structure (or structures), is feasible on the subject parcels such that it will not be subject to, or contribute to, substantial geologic hazards. An appropriate setback from the coastal bluff is described below.
2. The bluff face is a potentially unstable geologic feature—a moderately steep slope composed of competent bedrock that is subject to slow erosion by ocean waves. The most significant geologic hazard to the proposed building area is bluff top retreat due to slope failures on the bluff face. Shallow translational failures appear to be the primary mode of slope failure, most likely triggered by waves undercutting the slope toe. Based on geologic conditions and past bluff performance, retreat of 10 feet of the bluff during any one cycle would be considered a worst case scenario.
3. Bluff retreat hazards diminish with distance from the bluff edge. Building near the proposed bluff setback line would be associated with a reasonable risk level for most owners, but the level of risk can be further reduced by building even farther inland. We understand that development of coastal lots is strongly tied to ocean views, but it is important to be aware that increased views are associated with increased risk associated with retreat of the coastal bluff.

Ms. Stephanie Highsmith
Geologic Hazard Analysis, 90051 Cape Arago Highway
March 26, 2015
Page 4

4. Based on site conditions and the historical performance of the coastal bluff, we propose a geologic hazard setback of 50 feet from the current bluff edge. Residential structures should be located landward of this setback line. This setback would allow for bluff retreat of a similar magnitude as that which has occurred over the air photo record (approximately 10 feet over the past 70 years), with a suitable buffer to account for uncertainties (such as, strong seismic shaking and sea level rise).
5. Septic drainfields, for onsite sewage disposal, may be developed at the site without significant impact to bluff stability. Although lesser setbacks are feasible from a geotechnical standpoint (it would appear that a 30-foot setback from the bluff would be acceptable from a stability standpoint), we understand that the location of drainfields relative to coastal bluffs is the purview of the DEQ. Standard DEQ setback from a "descending escarpment" (which we take to be analogous to a coastal bluff) is 50 feet.
6. Construction of impervious surfaces associated with the proposed development (driveways and rooftops, for example) will change natural runoff conditions. Increased, concentrated runoff could result in accelerated erosion of the bluff. Site development should be designed to dissipate runoff uniformly; runoff should not be directed toward the bluff to the extent feasible. Actively eroding areas, and areas disturbed during construction or site grading should be revegetated prior to the beginning of the rainy season.
7. We recommend that the bluff face not be subjected to ground disturbance of any kind. Fill materials should not be cast over or toward the bluff face.

Closure and Limitations

The data and conclusions we have presented are based on interpretations of aerial photographs, topographic maps, surficial features, and natural soil exposures. Existing site conditions have evolved according to the geologic processes of the past. It is conceivable that these processes may change or accelerate in an unpredictable manner in the future, especially in the event of a great Cascadia Subduction Zone earthquake. Because the coastal region of Coos County is one of dynamic geologic processes, future geologic hazards may not be accurately portrayed by existing conditions. Therefore, risks from geologic hazards cannot be precisely determined when developing this site; as such, we have attempted to include sufficient contingencies based on the best available information.

If there is a substantial lapse of time between the submission of this report and the start of work at the site, or if conditions change due to natural causes or construction operations at or adjacent to the site, we recommend that the results of our report be reviewed for applicability to the current condition. This report is applicable only for the project site studied.

Reference

- Madin, I.P., McNelly, G.W., and Kelsey, H.M., 1995. Geologic Map of the Charleston quadrangle, Coos County, Oregon Department of Geology and Mineral Industries, Geologic Map Series 94. Scale 1:24,000.

Ms. Stephanie Highsmith
Geologic Hazard Analysis, 90051 Cape Arago Highway
March 26, 2015
Page 5

We hope that this report provides the information necessary at this time. If there are any questions, or if additional information is required, please do not hesitate to call me at 707-441-8855.

Respectfully,

SHN Consulting Engineers & Geologists, Inc.



Gary D. Simpson
Geoscience Director



Giovanni Vadurro
Senior Engineering Geologist, E2385



GDS:GAV:lms

Attachment: Aerial Photographs



Aerial Photographs



Highsmith Property

Cape Arago Hwy

Coos Bay, OR 97420

Inquiry Number: 4205518.1

February 12, 2015

The EDR Aerial Photo Decade Package



6 Armstrong Road, 4th Floor
Shelton, Connecticut 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXHIBIT "D"
APPLICATION AND COMMENTS

Date EDR Searched Historical Sources:

Aerial Photography February 12, 2015

Target Property:

Cape Arago Hwy

Coos Bay, OR 97420

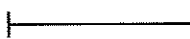
<u>Year</u>	<u>Scale</u>	<u>Details</u>	<u>Source</u>
1942	Aerial Photograph. Scale: 1"=750'	Flight Date: September 17, 1942	EDR
1957	Aerial Photograph. Scale: 1"=750'	Flight Date: July 07, 1957	EDR
1969	Aerial Photograph. Scale: 1"=750'	Flight Date: June 01, 1969	EDR
1970	Aerial Photograph. Scale: 1"=500'	Flight Date: May 03, 1970	EDR
1977	Aerial Photograph. Scale: 1"=500'	Flight Date: August 10, 1977	EDR
1983	Aerial Photograph. Scale: 1"=500'	Flight Date: August 03, 1983	EDR
1985	Aerial Photograph. Scale: 1"=1000'	Flight Date: August 28, 1985	EDR
1994	Aerial Photograph. Scale: 1"=750'	Flight Date: May 27, 1994	EDR
1994	Aerial Photograph. Scale: 1"=500'	DOQQ - acquisition dates: May 27, 1994	USGS/DOQQ
2005	Aerial Photograph. Scale: 1"=500'	Flight Year: 2005	USDA/NAIP
2009	Aerial Photograph. Scale: 1"=500'	Flight Year: 2009	USDA/NAIP
2011	Aerial Photograph. Scale: 1"=500'	Flight Year: 2011	USDA/NAIP
2012	Aerial Photograph. Scale: 1"=500'	Flight Year: 2012	USDA/NAIP

EXHIBIT "D"
APPLICATION AND COMMENTS



INQUIRY #: 4205518.1

YEAR: 1942

 = 750'



ACU-21-087



INQUIRY #: 4205518.1

YEAR: 1957

| = 750'





INQUIRY #: 4205518.1

YEAR: 1969

| = 750'



EXHIBIT "D"
APPLICATION AND COMMENTS



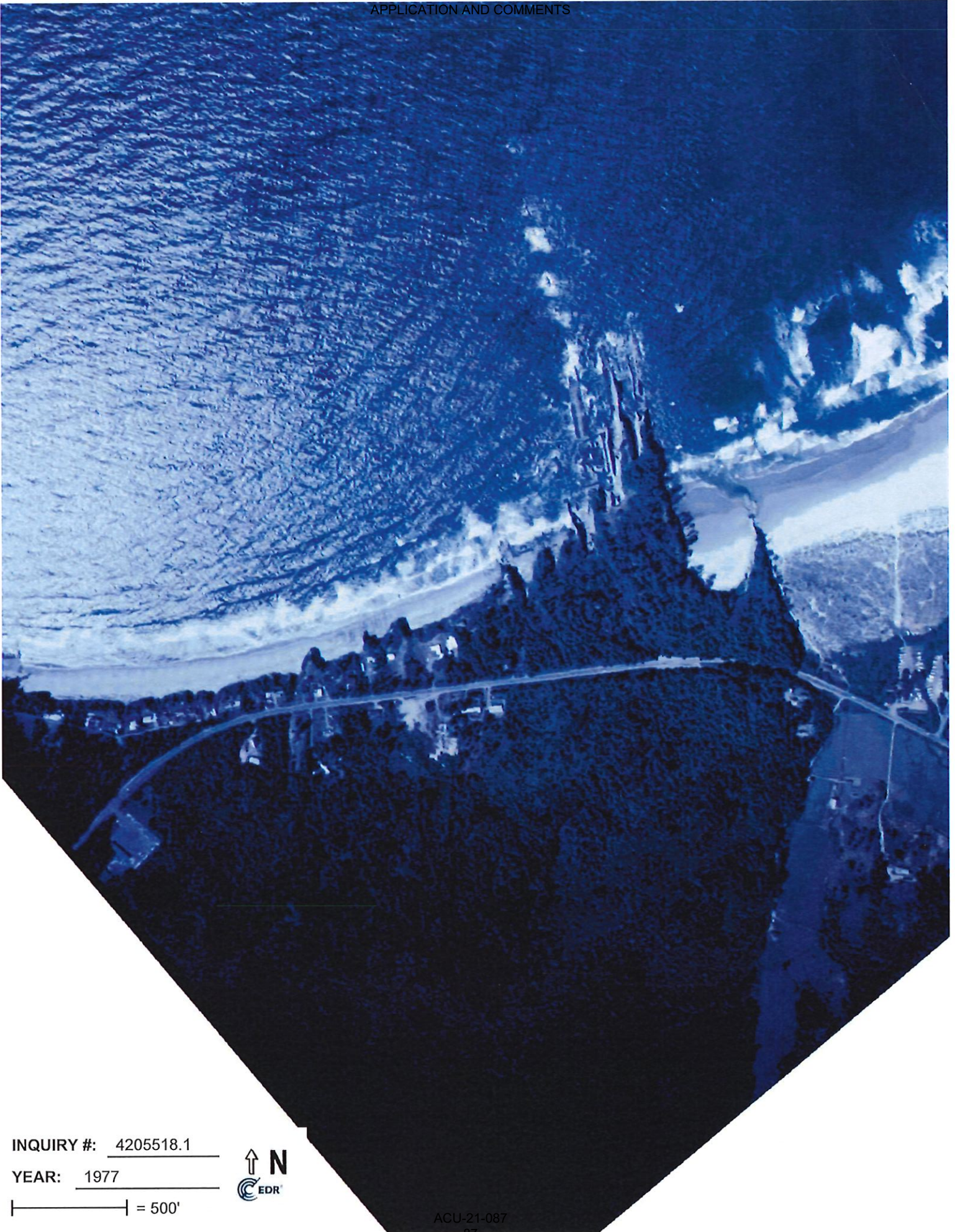
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YEAR: 1970

| = 500'



EXHIBIT "D"
APPLICATION AND COMMENTS



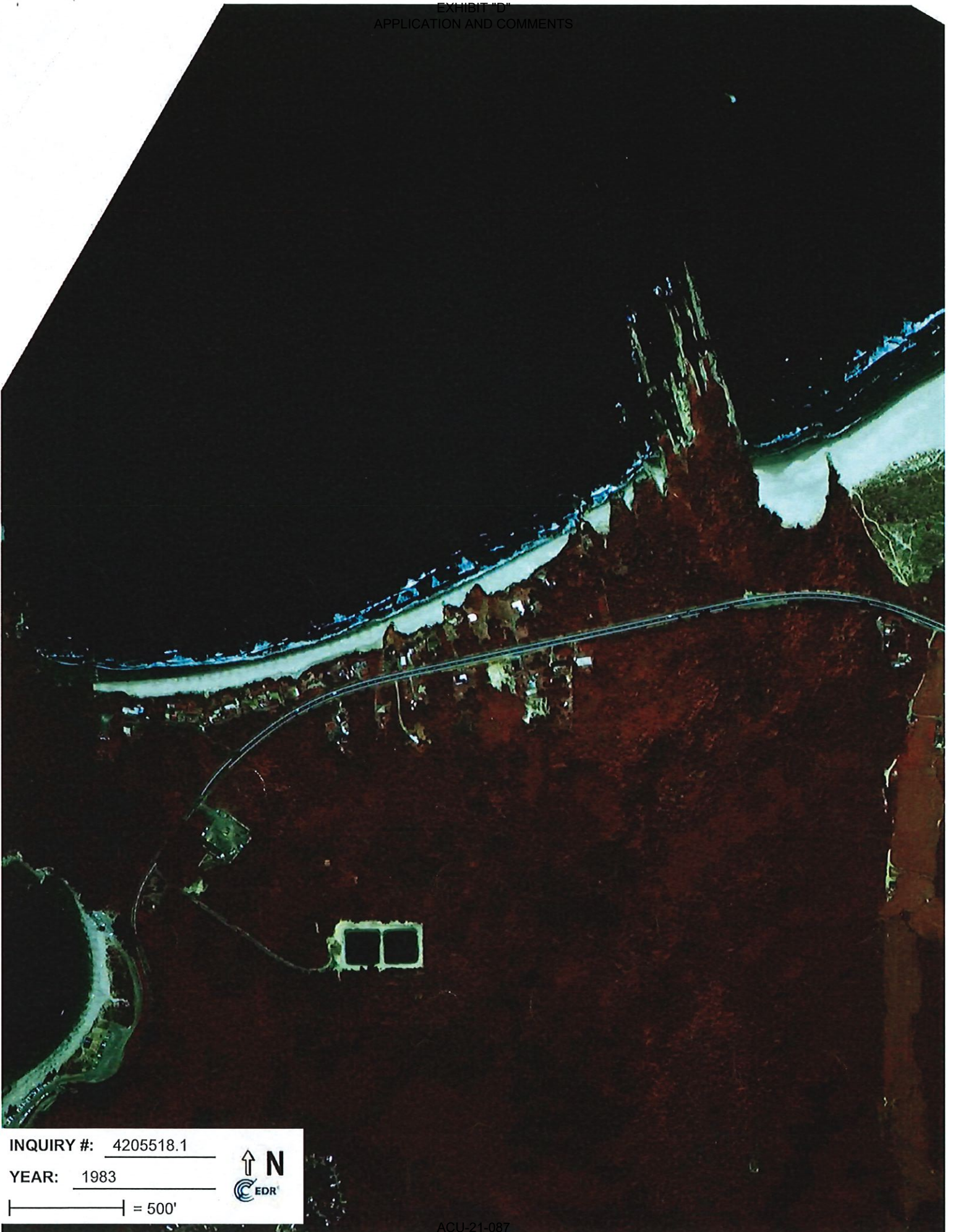
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YEAR: 1977

| = 500'



ACU-21-087

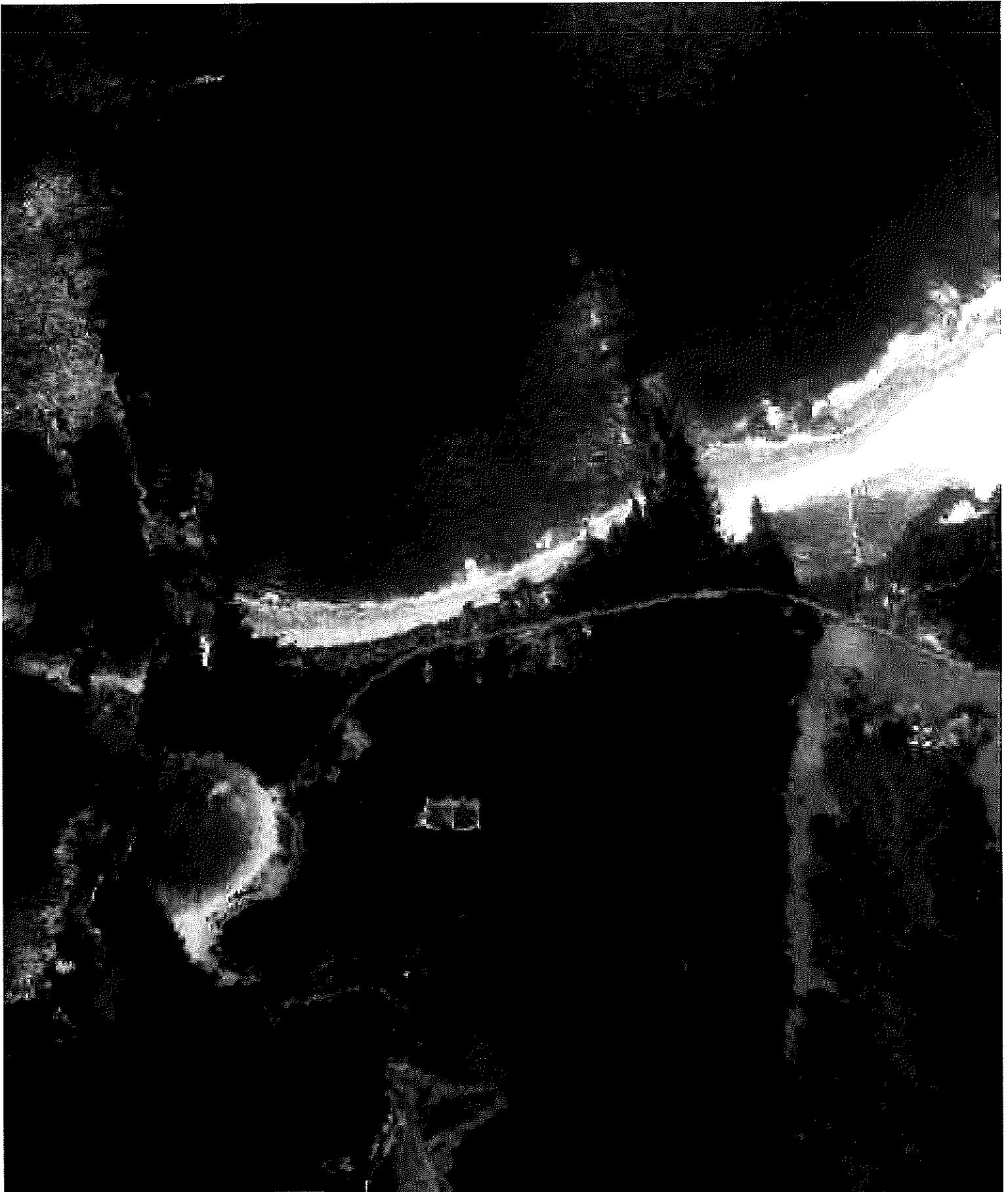


INQUIRY #: 4205518.1

YEAR: 1983

| = 500'



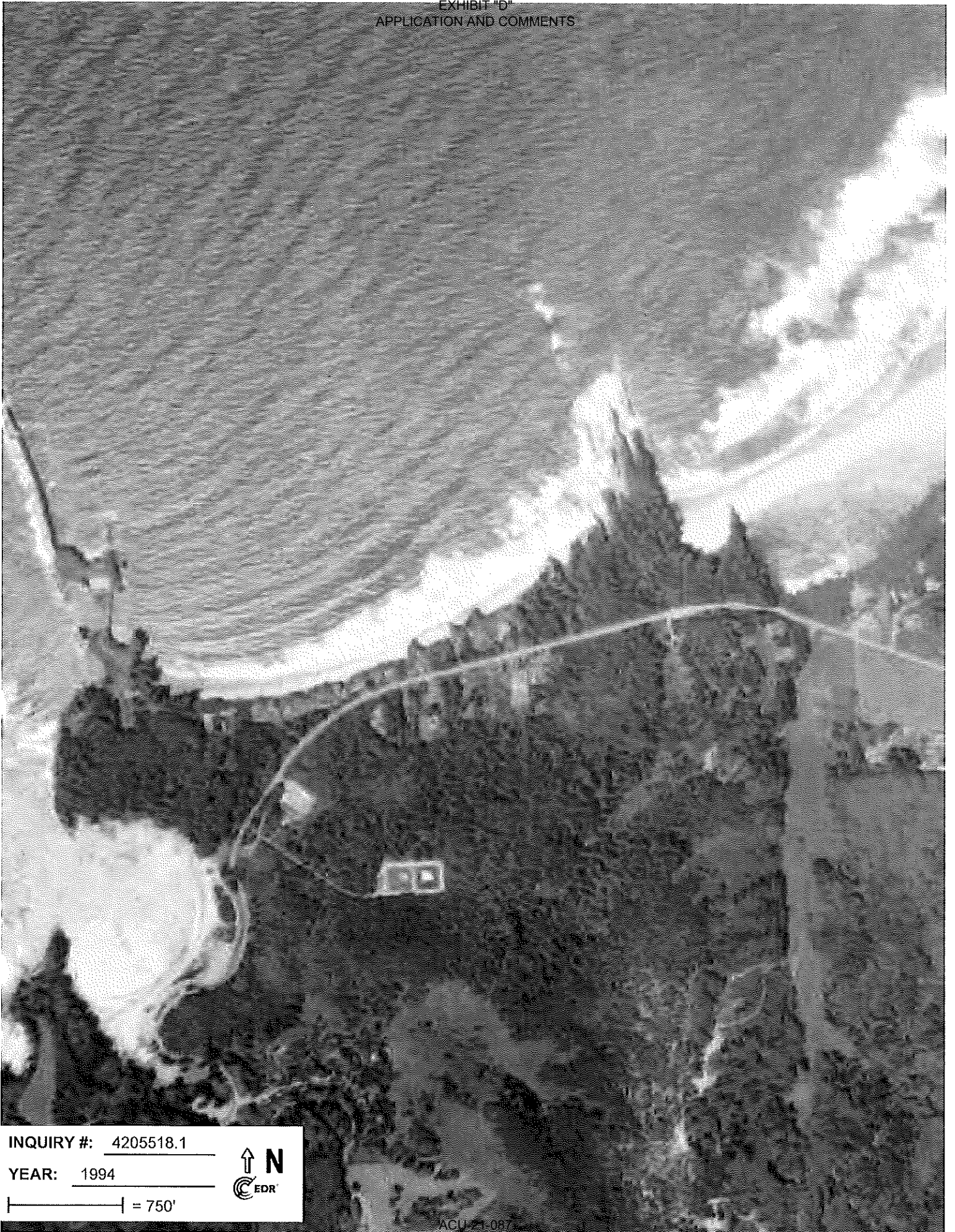


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YEAR: 1985

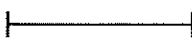
| = 1000'



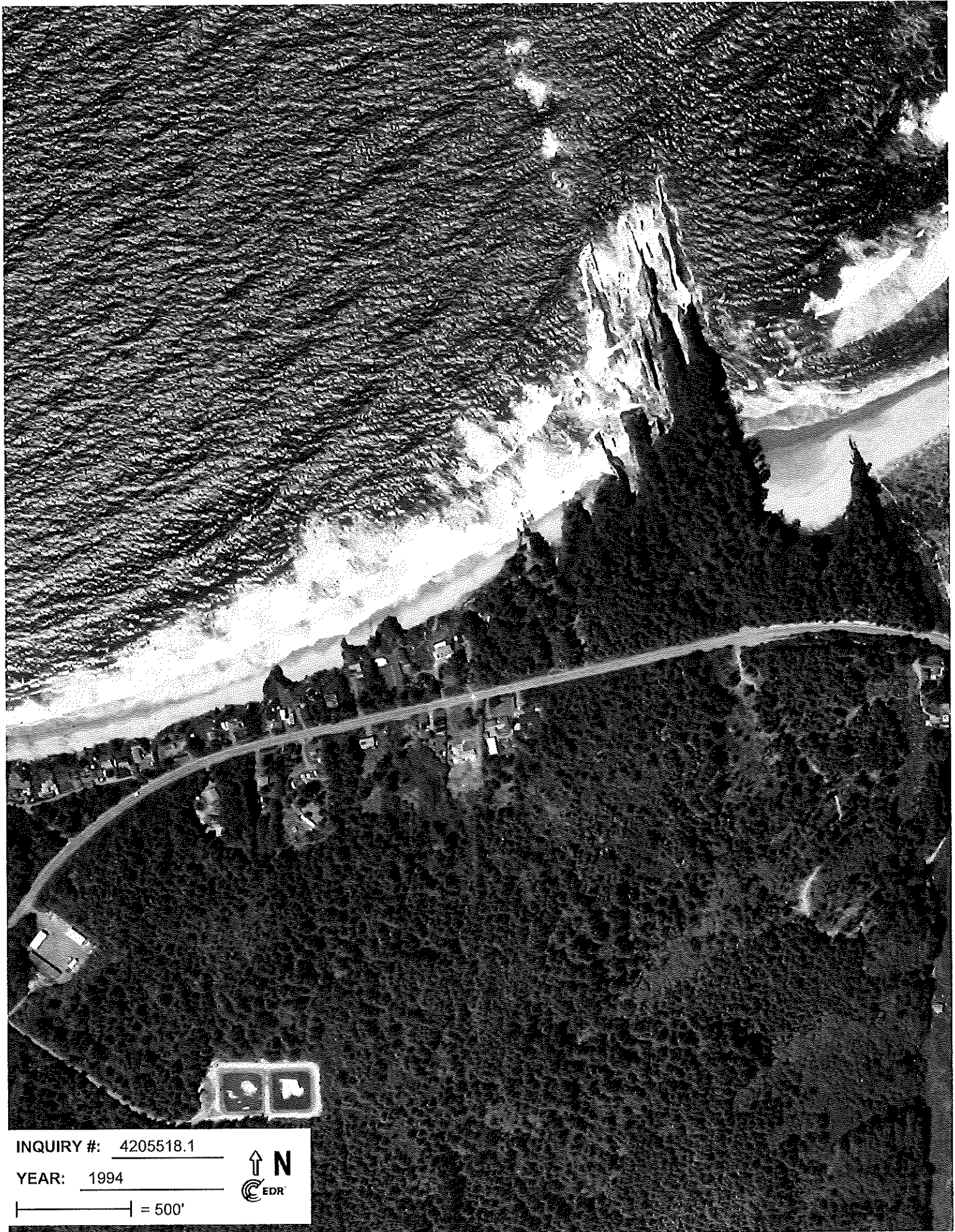


INQUIRY #: 4205518.1

YEAR: 1994

 = 750'



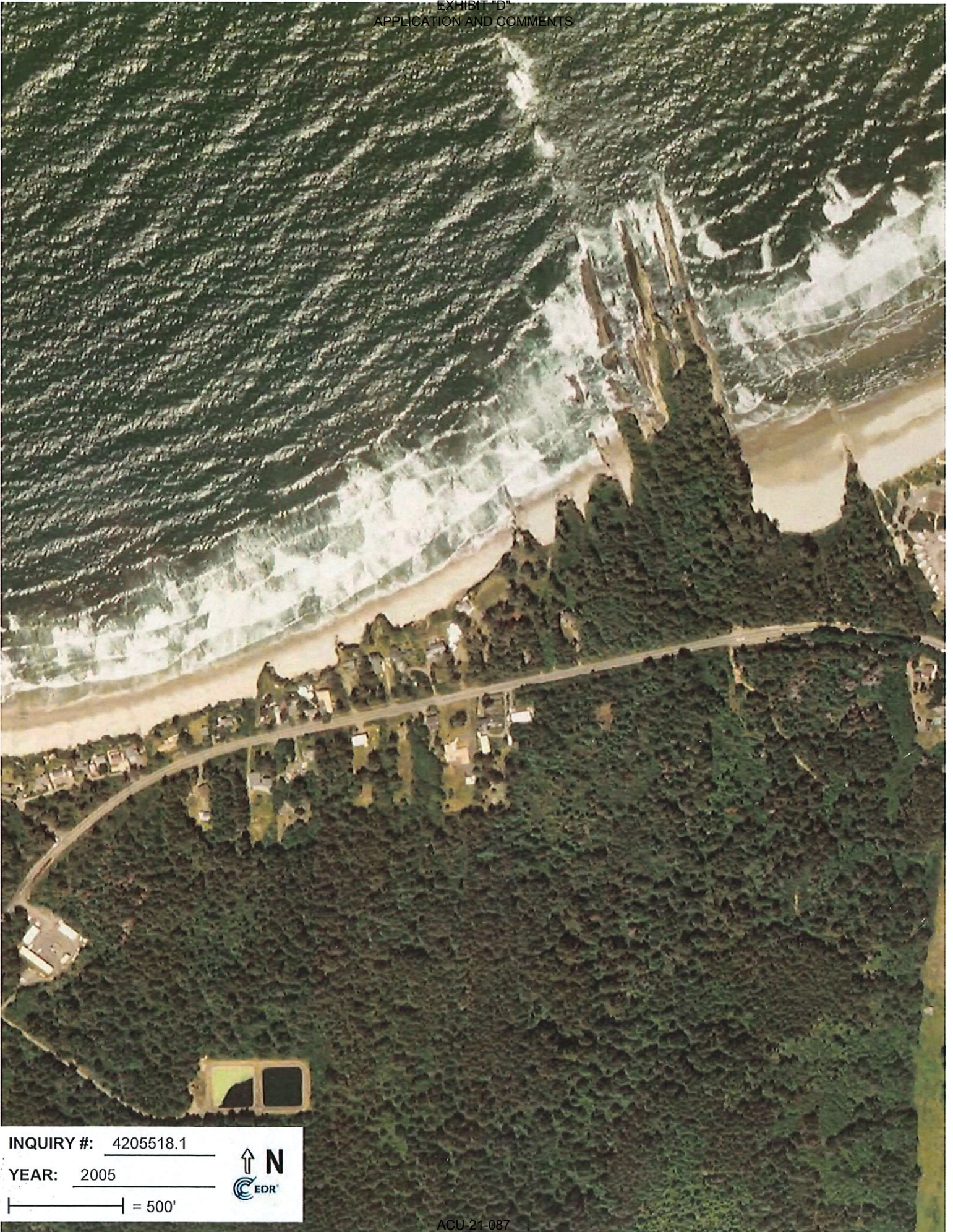


INQUIRY #: 4205518.1

YEAR: 1994

| = 500'





INQUIRY #: 4205518.1

YEAR: 2005

| = 500'





INQUIRY #: 4205518.1

YEAR: 2009

| = 500'





INQUIRY #: 4205518.1

YEAR: 2011

|—————| = 500'





INQUIRY #: 4205518.1

YEAR: 2012

| = 500'



EXHIBIT "D"
APPLICATION AND COMMENTS

1/4/22

Phone: (541) 266-9890 Email: info@shn-engr.com Web: shn-engr.com
275 Market Avenue, Coos Bay, OR 97420-2228



CD-21-138

Reference: 621145

December 22, 2021

William Sheldon
4826 W. Foothill Drive
Coeur D'Alene, ID 83814

**Subject: Addendum to Geologic Hazard Evaluation with Coastal Bluff
Development Setbacks, 90051 Cape Arago Highway, Lighthouse
Beach, Coos County**

Dear William Sheldon:

As requested, SHN is providing this letter in regard to geologic hazards and appropriate mitigation at 90051 Cape Arago Highway in the Lighthouse Beach area near Cape Arago, west of the town of Charleston. We understand that you are the current owner of the property and that you wish to further develop the site with a new shop building. As the site is located atop an eroding coastal bluff, an appropriate building setback should be considered for the new building footprint.

SHN previously prepared a geologic hazard report for the former owner (SHN, 2015) of the property. At that time, the existing residential structure was located in close proximity to the edge of the bluff. The exterior deck on the seaward edge of the residence was partially overhanging the bluff due recent erosion of the bluff face and retreat of the bluff edge. Due to the precarious setting and imminent threat posed to the residence, it was recommended by SHN that the structure be relocated landward a minimum of 50 feet. Based on a review of Google Earth imagery, it appears the structure was relocated approximately 50 feet landward from the coastal bluff edge.

At this time, we understand that you desire to build a detached shop building on the property, which currently consists of two adjoining bluff top parcels. Specifically, you would like to build north of the existing residence and require additional documentation relative to the bluff stability hazard posed to the site with a determination as to whether the recommendations provided in SHN's 2015 report remain valid. We also understand that Coos County has requested additional documentation due to the lapse in time since the previous report was submitted.

Previous Reporting

SHN's geologic hazard assessment in 2015 included a description of the geologic setting, a review of time-series aerial photographs depicting changes in the bluff edge, and a qualitative assessment of the bluff retreat hazard posed to the developments at the site. We estimated the amount of bluff retreat that was observed over the course of a 70-year aerial photographic record. Based on an assumed economic lifespan of 50 years for any existing and future developments at the site, we concluded that a minimum building setback of 50 feet from the top of the coastal bluff would be appropriate.



William Sheldon

Addendum to Geohazard Report with Coastal Bluff Setback Recommendations—90051 Cape Arago Highway

December 22, 2021

Page 2

As described above, the existing residence at the time of our site visit in 2015 was abandoned due to its precarious location near the top edge of the precipitously steep bluff face. The existing residence was subsequently relocated 50 feet landward from the bluff edge to its current location.

Proposed Shop Building

Site conditions are relatively uniform across the site; therefore, the conditions and hazards described in our 2015 reporting are consistent throughout the property and include the area of the proposed shop building. Geologic conditions at the site have not changed substantially since our previous reporting; therefore, hazards remain as described in 2015 and our recommendations remain valid. From a geologic hazard standpoint, a minimum 50-foot setback from the top of bluff is appropriate for the proposed shop building.

It is worth noting that the recommended 50-foot setback applies at the time of construction and should be measured in the field from top of bluff edge immediately prior to locating the building footprint. The bluff face is expected to experience ongoing erosion in the future that will result in incremental landward retreat of the top of bluff edge over the course of the new shop building's lifespan. Therefore, the reference point from which to measure the setback may change if there is a lapse of time between the submission of this report and issuance of a building permit for the project.

Please also note that our 2015 investigation and report includes a discussion regarding the level of geologic hazards relative to the proximity of the coastal bluff. Specifically, the level of hazard and risk posed to any structure increases substantially with decreasing distance from the bluff edge. Therefore, it is prudent to develop structures as far from the bluff as feasible. The recommended 50-foot setback is intended as a minimum buffer. Septic drain fields similarly should be setback as much as is feasible from the top of bluff edge. The currently proposed development should also incorporate appropriate site drainage of roof runoff to minimize the potential impact to bluff stability, as discussed in detail in SHN's 2015 report.

Conclusions

In the absence of significant changes to the geologic conditions at the site, the observations, conclusions, and recommendations provided in SHN's 2015 report for the site remain valid. The recommended building setback of 50 feet from the top of bluff edge is intended to provide a reasonable factor of safety to mitigate the hazard associated with coastal erosion and future bluff retreat at the site. As discussed above, the recommended building setback should be measured in the field at the time of the building footprint being located in order to account for any bluff erosion that may occur between the submission of this report and the issuance of a building permit.



William Sheldon

Addendum to Geohazard Report with Coastal Bluff Setback Recommendations—90051 Cape Arago Highway

December 22, 2021

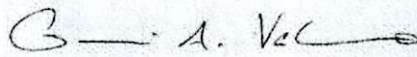
Page 3

Closure and Limitations

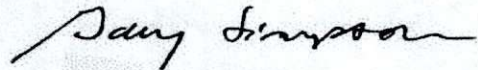
This focused assessment was performed to determine if site conditions have occurred following submission of our 2015 report. No additional site characterization of geologic conditions has been performed as part of this current investigation. Please note that the limitations discussed in the 2015 report remains applicable and should be reviewed in detail. We assume this level of effort is consistent with the conditions of approval requested by the local building authority. This report is not intended as an assessment of state regulations pertaining to new coastal developments.

Please call either of us at 707-441-8855 if you have any questions or require additional clarification regarding our recommendations.

SHN



Giovanni A. Vadurro, E 2385
Engineering Geologist



Gary Simpson, CEG
Geoscience Director





Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN#*

WN2021-1292

Responsible Jurisdiction

Staff Contact

Michelle Berglund

Jurisdiction Type

County

Municipality

Coos

Local case file #

ACU-21-087

County

Coos

Activity Location

Township

26S

Range

14W

Section

04

QQ section

DC

Tax Lot(s)

2700

Street Address

Address Line 2

City

Postal / Zip Code

State / Province / Region

Country

Coos

Latitude

43.340315

Longitude

-124.362996

Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- The property includes or is adjacent to state-owned waters.

Your Activity

EXHIBIT "D"
APPLICATION AND COMMENTS

Quarter-quarter Section (?)

DC

Tax Lot(s) *

2700

You can enter multiple tax lot numbers within this field. I.e. 100, 200, 300, etc.

To add additional tax map and lot information, please click the "add" button below.

Address

Street Address

Address Line 2

City

State

Postal / Zip Code

Country

County *

Coos

Adjacent Waterbody

Proposed Activity



Local Case File # *

ACU-21-087

Zoning

RR2

Proposed

Building Permit (new structures)

Conditional use Permit

Grading Permit

Planned Unit Development

Site Plan Approval

Subdivision

Other (please describe)

Accessory shop building

Project *

Accessory shop building

Required attachments with site marked: Tax map and site plan(s). (?)

ACU-21-087 Sheldon.pdf

17.93MB

Additional Attachments

Date

12/1/2021

- A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

Closing Information

Additional Comments

A land use notice response to WN2021-0792 (Local file CD-21-138) was sent August 4. There is no difference now except this response includes only tax lot 2700. An identical response to WN2021-0040 (tax lot 2700 only) was also completed previously in 2021. Based on the submitted site plan, it does not appear that the proposed shop will impact wetlands. We have a concern about a plastic pipe hanging over a cliff on the ocean. It should not be placed below the elevation of highest measured tide or vertically above that line. This is not the same as the mean high tide--it is higher. You may need an elevation survey to determine where it can be placed. What is being done to prevent erosion? I suggest you also contact Oregon Parks and Recreation, which regulates the beach, to inquire about the corrugated storm-water pipe that will outlet on the sand beach. Please contact me to discuss this.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WWW/Documents/Removal-FillFees.pdf>

Response Date

12/22/2021

Response by:

Lynne McAllister

Response Phone:

503-986-5300



Wetland Land Use Notification

OREGON DEPARTMENT OF STATE LANDS

775 Summer Street NE, Suite 100, Salem, OR 97301-1279

Phone: (503) 986-5200

This form is to be completed by planning department staff for mapped wetlands and waterways.

Responsible Jurisdiction

 City of County of
Municipality* Coos
Date* 12/1/2021

Staff Contact

First Name* Michelle
Last Name* Berglund
Phone* 541-396-7770
Email* planning@co.coos.or.us

Applicant

First Name* William
Last Name* Sheldon
Mailing Address*
Street Address
4826 W Foothill Dr
Address Line 2
City Coeur Alene State ID
Postal / Zip Code 83814 Country United States
Phone 208-691-7706
Email (?) tnchiddenfalls@yahoo.com

Is the Property Owner name and address the same as the Applicant?*

No Yes

Activity Location

Township* (?) 26S
Range* (?) 14W
Section* (?) 04

WN2021-1292 Response to Local Case File #ACU-21-087

From: lynne.mcallister@dsl.state.or.us (lynne.mcallister@dsl.state.or.us)

To: tnchiddenfalls@yahoo.com

Date: Wednesday, December 22, 2021, 12:28 PM PST

We have completed our review of the Wetland Land Use Notification that was prepared for William Sheldon - William Sheldon The WLUN form was submitted to the Department for review/response and given the file number WN2021-1292

The results and conclusions from that review are explained in the attached pdf documents. If the attached documents are illegible or difficult to open, you may contact the Department and request paper copies. Otherwise, please review the attachments carefully and direct any questions or comments to Jurisdiction Coordinator, Lynne McAllister at 503-986-5300 or lynne.mcallister@dsl.state.or.us. Thank you for your interest in the project.

Additional resources that may be helpful:
[DSL Coordinator List](#)

[R/F Fee Schedule](#)

Aquatic Resource Management Program
Oregon Department of State Lands
775 Summer St. NE, Ste. 100
Salem, OR 97301-1279
Fax: (503) 378-4844
www.oregon.gov/dsl



Wetland Land Use Notice.pdf
600.3kB



Wetland Land Use Notice Response.pdf
827.9kB