



# 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](mailto: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, March 10, 2022**  
File No: ACU-21-088

Proposal: Request for Single Family Dwelling in the Beaches and Dunes & Coastal Shoreland Boundary Overlay Zones.

Applicant(s): Edward A and Lee Riddell  
PO Box 1765  
Jackson, WY 83001

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, March 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 Dwelling Review is subject to Article 4.3.200.30 Zoning Tables for Urban and Rural Residential, Mixed Commercial-Residential, Industrial, Minor Estuary and South Slough; Section 4.3.220 Additional Conditional Use Review Standards criteria. 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: 2934801  
Map Number: 29S1501CC-01801

Property Owner: RIDDELL, EDWARD & LEE

Situs Address: NONE

Acreage: 0.42 Acres

Zoning: CONTROLLED DEVELOPMENT-10 (CD-10)

Special Development Considerations and Overlays: ARCHAEOLOGICAL AREAS OF INTEREST (ARC)  
BANDON AIRPORT CONICAL ZONE (ABC)  
BANDON URBAN GROWTH BOUNDARY (BGB)  
BEACHES/DUNES - LIMITED (BDL)  
COASTAL SHORELAND BOUNDARY (CSB)  
NATURAL HAZARD - TSUNAMI (NHTHO)  
NATURAL HAZARD - WILDFIRE (NHWF)

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: \_\_\_\_\_ Date: **Thursday, March 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 covenant shall be recorded with the County Clerk and copy provided to the Planning Department.
  - b. Section 4.11.132.4.4.a: Firebreak: a. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees. b. Sufficient Garden Hose to reach the perimeter of the primary safety zone (30 feet) shall be available at all times. c. The owners of the dwelling shall maintain a primary fuel-free break (30 feet) area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1. Table one is addressed in the staff report based on down slope. This can be shown on a plot plan.
  - c. Section 4.11.132.4.4.e: All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit. If they are not available yet then this will be a condition of approval on the ZCL.
  - d. Section 4.11.132.4.4.h: If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester. A copy of the building plans shall be submitted. If they are not available, then this will be a condition of approval on the ZCL.
  - e. Access to new dwellings shall meet road and driveway standards in Chapter VII. Driveway/ Access Parking/Access permit application shall be signed off by the Coos County Road Department prior to issuance of a Zoning Compliance Letter.
  - f. 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.

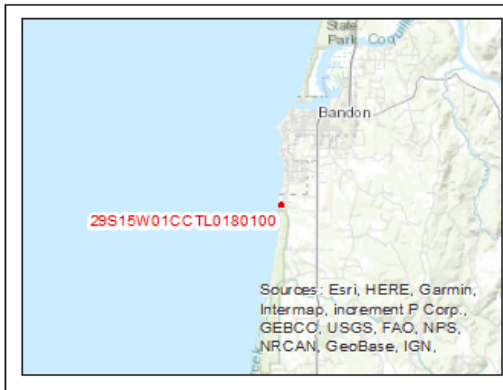
- g. Shall comply with the recommendations set forth in the Geologic Site Evaluation Report performed by Cascadia Geoservices, Inc. A representative from CGS be retained to observe general excavation, stripping, fill placement, footing subgrades, and subgrades and base rock for floor slabs and pavements. 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.
- h. The applicant will be required to contact the Coquille Indian Tribe to schedule a monitor a minimum of 72-hours prior to project start time.
- i. All domestic and irrigation shall come from an offsite public water source

**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



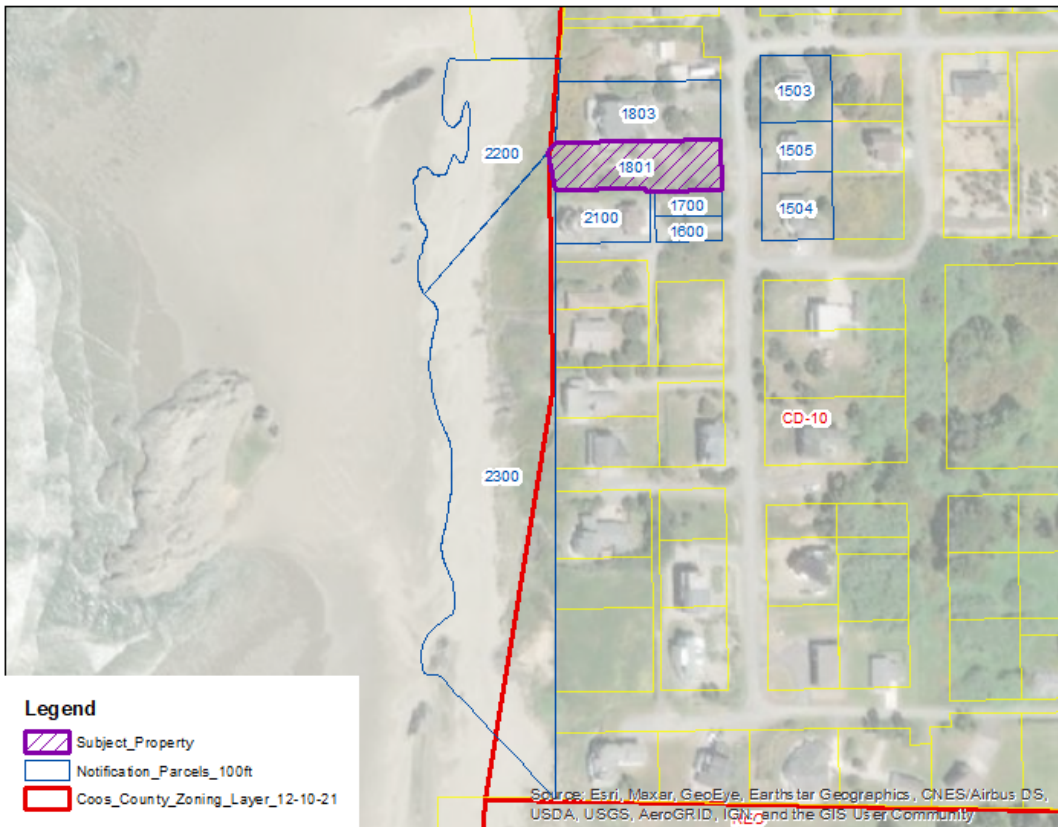
File: ACU-21-088

Applicant/  
Owner: Edward A and Lee Riddell

Date: February 14, 2022

Location: Township 29S Range 15W  
Section 01CC TL 1801

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 Single-Family Dwelling and associated development in the Beaches & Dunes with Limited Suitability for Development and Coastal Shoreland Boundary overlayzones. There is no indication that any other development is proposed at this time.

**B. BACKGROUND/PROPERTY HISTORY:**

On June 19, 2001, an administrative conditional use (ACU-01-019) was approved to allow a dwelling within the “Beach and Dune Limited Suitability for Development Area”.

On August 13, 2003, a zoning compliance letter (ZCL-03-399) was approved to site a single family dwelling per ACU-01-019.

On April 2, 2004, a property line adjustment was approved between tax lots 29-15-1CC-1800/1801/1900.

**C. LOCATION:**The subject property is located southwest the City of Bandon in the Sunset City area. Sunset City is part of the Bandon Urban Growth Boundary.

**D. ZONING:** - This property is zoned Controlled Development-10 (CD-10).

CONTROLLED DEVELOPMENT (CD)

*The intent of the Controlled Development is to reserve areas that are experiencing or are projected to experience limited conversion of residential areas to commercial uses. Urban Growth Areas include Urban Growth Boundaries (UGB) and Urban Unincorporated Communities (UUC) that were developed to urban levels of development and could be included in an Urban Growth Boundary expansion in the future. This designation is applied to specific portions of the following Urban Growth Areas: Bandon, Charleston, Barview and Bunker Hill.*

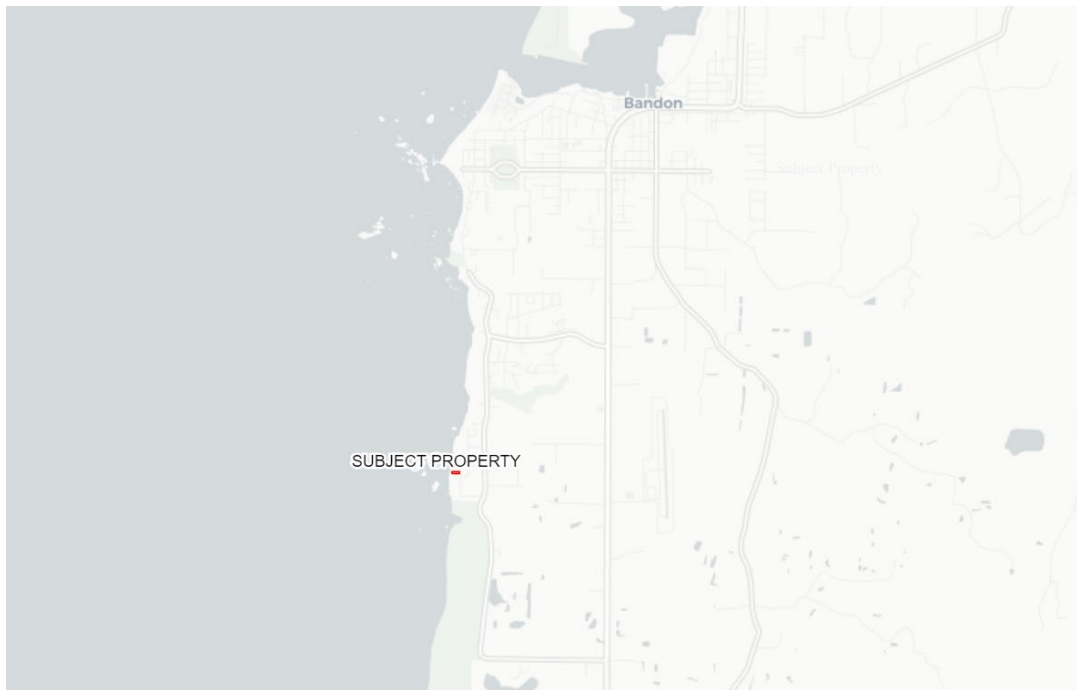
*There are two different controlled development zoning districts: Controlled Development-5 (CD-5) and Controlled Development-10 (CD-10). The purpose of the “CD-5” and “CD-10” district is to recognize the scenic and unique quality of selected areas within Urban Growth Boundaries, to enhance and protect the unique “village atmosphere,” to permit a mix of residential, commercial, and recreational uses and to exclude those uses which would be inconsistent with the purpose of this district, recognizing tourism as a major component of the County’s economy.*

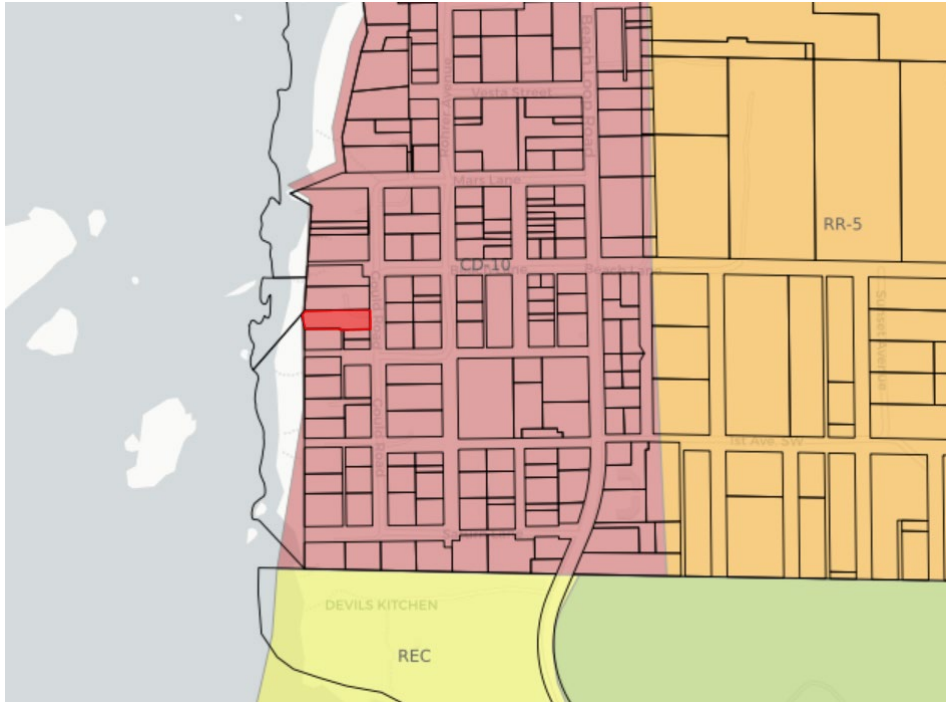
**E. SITE DESCRIPTION AND SURROUNDING USES:**

The subject property is located within the Plat of Sunset City, which is a pre-ordinance platted subdivision within the City of Bandon Urban Growth Boundary (UGB). The UGB in this area has historically has been serviced by the City of Bandon for water but not public sewer. The property

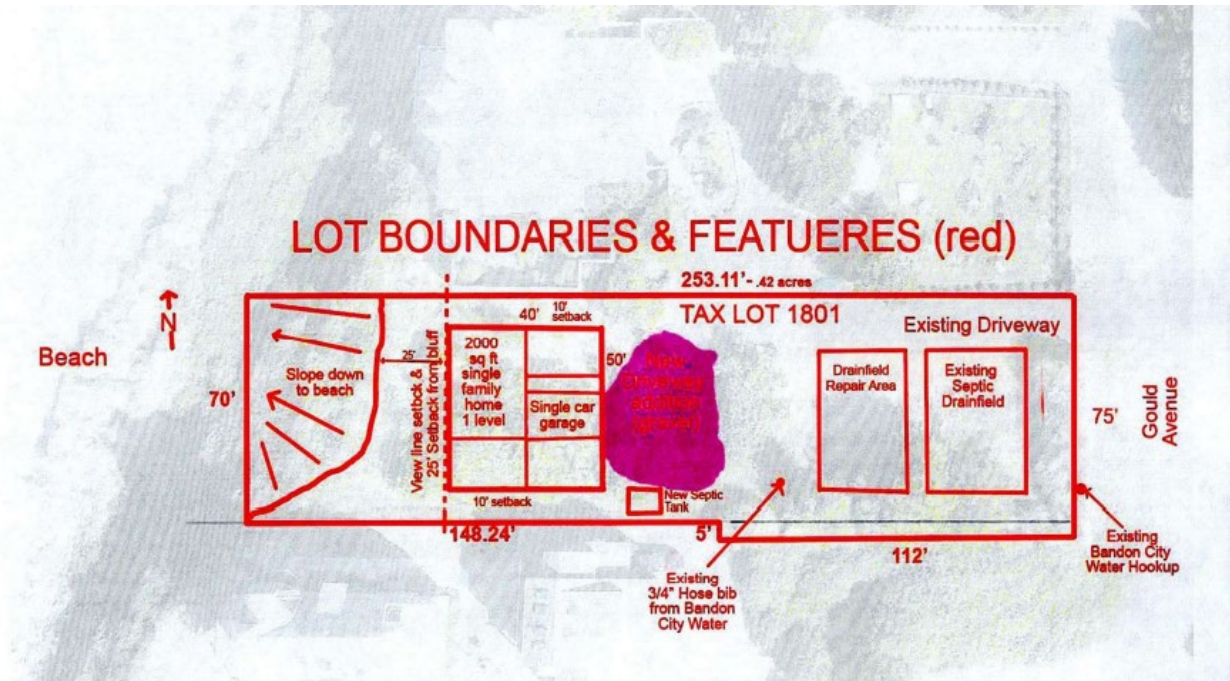
will require an onsite septic treatment system as permitted by Oregon Department of Environmental Quality (DEQ). The subject property is zoned CD-10 and surrounded by the same zoning. The Plat of Sunset City consists of a mixture of Single-Family Dwellings both primary and vacation homes, or investment properties such as short-term vacation rentals. There are some undeveloped lots within the plat. The City of Bandon lies directly north of the Plat of Sunset City, while Devils Kitchen State Park is located south of the subdivision. To the east of the subdivision is lightly developed Rural Residential-5 properties. The Pacific Ocean and State beaches are located to the west of the Plat of Sunset City. There is a public beach access point, on Mars Lane, located north of the subject property.

The subject property is a beachfront lot accessing off Gould Road, between Beach Lane and Juno Lane. There are residentially developed properties on both the north and south sides of subject property. East of the subject property are developed properties with single-family dwellings. West of the subject property are State beaches and the Pacific Ocean.









Maps are not to scale

**F. COMMENTS:**

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

The Oregon Department of Aviation responded they have no comments for this particular application.

The City of Bandon did not respond as of the date of the writing of this Staff Report.

- 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 required request for comments from the Coquille Indian Tribe. The Coquille Indian Tribe sent response as follows:

The Coquille Indian Tribe’s response is as follows “*Our records show known cultural resources within extreme proximity to the project area. Due to the proximity to known cultural resources, we request that the landowner and/or contractor contact our office at (541) 808-5554 (Kassandra Rippee, Archaeologist/THPO) to schedule a Cultural Resource Monitor to be on site during all ground-disturbing activities. Please schedule the monitor a minimum of 72-hours in advance of anticipated project start time.*

**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:**

*“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.a, through an approved or pre-ordinance plat. The subject property consists of multiple subdivision lots and a separate parcel against the ocean side. This property was also found to be lawfully created. The property was later reconfigured when a vacation of the public platted alleyway. 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 *Single-Family Conventional Dwelling* in Controlled Development-10 zoning subject to the Beaches & Dunes Area with Limited Development Suitability and Coastal Shoreland Boundary Special Development Consideration area.

**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.*

*DUNES, YOUNGER STABILIZED: A wind stable dune with weakly developed soils and vegetation.*

*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 # 30. Dwelling – Single Family Conventional – is a Compliance Determination Subject to Section 4.2.210(27)(k)*

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

*(27)(k) Single family dwelling- A single household unit. Construction is characterized by no common wall or ceiling with another unit, including a mobile home unless otherwise allowed by under this ordinance.*

**Finding: According to the application the property owner is seeking approval for constructing a new Single-Family Dwelling on a lot in Controlled Development-10 Zoning District. The Dwelling–single family conventional is permitted in CD-10 zoning district as a compliance determination subject to**

**Section 4.3.210.27 (k) in Section 4.3.210. A Conditional Use Application was required to be submitted because this proposal includes development within both the Beaches & Dunes Area with Limited Development Suitability and Coastal Shoreland Boundary Special Development Consideration. There is no indication that any other development is proposed at this time.**

**The applicant's plot indicated they plan on a setback, greater than 20 feet from the eastern property line (Gould Road). The plot plan also indicated they intend to use Gould Road for their driveway access. Therefore, the front setback has been met. The plot plan also indicated the proposed dwelling will be 10 feet from both the northern and southern property lines, and 25 feet from the bluff line. The bluff line is not the western property line. Therefore, all additional setback distances have been complied with.**

**According to both the written application and plot plan, the proposed dwelling meets the definition of single-family dwelling. 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 permit 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 application had a driveway and parking form included. This shall be signed off by the Road Access Manager prior to receiving a Zoning Compliance Letter. There is no riparian area that requires setbacks. 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: \*\*\**

(3) *Controlled Development (CD) - The following siting standards apply to all USES, activities and development within the CD zoning district.*

(a) *Minimum Lot size:*

(1) *The following Controlled Development-5 minimum lot sizes shall apply:*

1. *Sites having both public water and public sewer cannot be less than 5,000 square feet.*
2. *Sites not having both public water and public sewer cannot be less than one (1) acre.*
3. *Dwelling unit density shall not exceed one (1) unit per minimum lot size, except each additional attached dwelling unit requires 1200 additional square feet above the minimum lot size.*

(2) *The following Controlled Development-10 minimum lot sizes shall apply:*

1. *Site not having both public water and public sewer cannot be less than one (1) acre.*
2. *Sites having both public water and public sewer cannot be less than 10,000 square feet.*
3. *Dwelling unit density shall not exceed one (1) unit per minimum lot size, except each additional attached dwelling unit requires 1200 additional square feet above the minimum lot size. (OR-00-05-014PL)*

(b) *Density or Size limits -*

(1) *Dwelling density shall be no more than one dwelling per lawfully created parcel unless otherwise provided for by this ordinance.*

(2) *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.*

(c) *Setbacks:*

(1) *Front Setback: 20 feet.*

(2) *Side and Rear Set-Back: The side and rear setback shall be a minimum of 5 feet unless the side or rear yard is adjacent to a street or road (corner lot) the minimum setback shall be 15 feet from that street or road.*

(3) *Setback exception – Front yard setback requirements of this Ordinance shall not apply in any residential district where the average depth of existing front yards on developed lots within the same zoning district block, but no further than 250 feet from the exterior side lot lines of the lot and fronting on the same side of the street as such lot, is less than the minimum required front yard building setback. In such cases the front yard setback requirement on any such lot shall not be less than the average existing front yard building setback.*

- (d) *Building Height - Maximum Building height is 35 feet. However, spires, towers, domes, steeples, flag poles, antennae, chimneys, solar collectors, smokestacks, ventilators or other similar objects may be erected above the prescribed height limitations, provided no usable floor.*

**FINDING:** There is only one Single Family Dwelling proposed. No new lot creation is proposed. The applicant's plot indicated they plan on a setback, greater than 20 feet from the eastern property line (Gould Road). The plot plan also indicated they intend to use Gould Road for their driveway access. Therefore, the front setback has been met. The plot plan also indicated the proposed dwelling will be 10 feet from both the northern and southern property lines, and 25 feet from the western bluff line. The bluff line is not the western property line. There is additional distance to the actual property line. Therefore, all additional setback distances have been complied with, and the applicable criteria have 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.*

- **4.11.128 HISTORICAL, CULTURAL AND ARCHAEOLOGICAL RESOURCES, NATURAL AREAS AND WILDERNESS (BALANCE OF COUNTY POLICY 5.7)**

*The Historical/Archeological maps have inventoried the following:*

- *Historical;*
- *Area of Archaeological Concern;*
- *Botanical; and*
- *Geological Resources.*

***Purpose Statement:***

*Coos County shall manage its historical, cultural and archaeological areas, sites, structures and objects so as to preserve their original resource value. This strategy recognizes that preservation of significant historical, cultural and archaeological resources is necessary to sustain the County's cultural heritage.*

*b. Areas of Archaeological Concern: Coos County shall continue to refrain from wide-spread dissemination of site-specific inventory information concerning identified archaeological sites. Rather, Coos County shall manage development in these areas so as to preserve their value as archaeological resources.*

*i. This strategy shall be implemented by requiring development proposals to be accompanied by documentation that the proposed project would not adversely impact the historical and archaeological values of the project's site. "Sufficient documentation" shall be a letter from a qualified archaeologist/historian and/or a duly authorized representative of a local Indian tribe(s).*

*ii. Properties which have been determined to have an "archaeological site" location must comply with the following steps prior to issuance of a "Zoning Compliance Letter" for building and/or septic permits.*

- 1) *The County Planning Department shall make initial contact with the Tribe(s) for determination of an archaeological site(s). The following information shall be provided by the property owner/agent:*
  - a) *Plot plan showing exact location of excavation, clearing, and development, and where the access to the property is located;*
  - b) *Township, range, section and tax lot(s) numbers; and*
  - c) *Specific directions to the property.*
- 2) *The Planning Department will forward the above information including a request for response to the appropriate tribe(s).*
- 3) *The Tribe(s) will review the proposal and respond in writing within 30 days to the Planning Department with a copy to the property owner/agent.*
- 4) *It is the responsibility of the property owner/agent to contact the Planning Department in order to proceed in obtaining a "Zoning Compliance Letter" (ZCL) or to obtain further instruction on other issues pertaining to their request.*

iii. *In cases where adverse impacts have been identified, then development shall only proceed if appropriate measures are taken to preserve the archaeological value of the site. "Appropriate measures" are deemed to be those which do not compromise the integrity of remains, such as:*

- 1) *Paving over the sites;*
- 2) *Incorporating cluster-type housing design to avoid the sensitive areas; or*
- 3) *Contracting with a qualified archaeologist to remove and re-inter the cultural remains or burial(s) at the developer's expense. If an archaeological site is encountered in the process of development, which previously had been unknown to exist, then, these three appropriate measures shall still apply. Land development activities found to violate the intent of this strategy shall be subject to penalties prescribed by ORS 97.745 (Source: Coos Bay Plan).*

iv. *This strategy is based on the recognition that preservation of such archaeologically sensitive areas is not only a community's social responsibility but is also a legal responsibility pursuant to Goal #5 and ORS 97.745. It also recognizes that historical and archaeological sites are non-renewable, cultural resources (Source: Coos Bay Plan).*

**Finding: This property required comments from the local Tribes prior to the release of this decision. The Coquille Indian Tribe requested that the landowner and/or contractor contact their office at (541) 808-5554 (Kassandra Rippee, Archaeologist/THPO) to schedule a Cultural Resource Monitor to be on site during all ground-disturbing activities. Please schedule the monitor a minimum of 72-hours in advance of anticipated project start time. Therefore, this criterion has been addressed.**

○ **BEACH AND DUNES AREAS WITH LIMITED DEVELOPMENT SUITABILITY CRITERIA**

**4.11.129 Beaches and Dunes (Policy 5.10)**

*The Beaches and Dunes map has inventoried the following:*

- *Beaches and Dunes*
  - *Suitable for most uses; few or no constraints (Does not require a review)*
  - *Limited Suitability; special measures required for most development*
  - *Not Suitable for Residential, commercial or Industrial Structures*

***Purpose Statement:***



*Coos County shall base policy decisions for dunes on the boundaries for these areas as identified on the plan map titled "Development Potential within Ocean Shorelands and Dunes" and the boundaries delineates the following specific areas "Suitable", "Limited Suitability" and "Not Suitable" areas of development potential.*

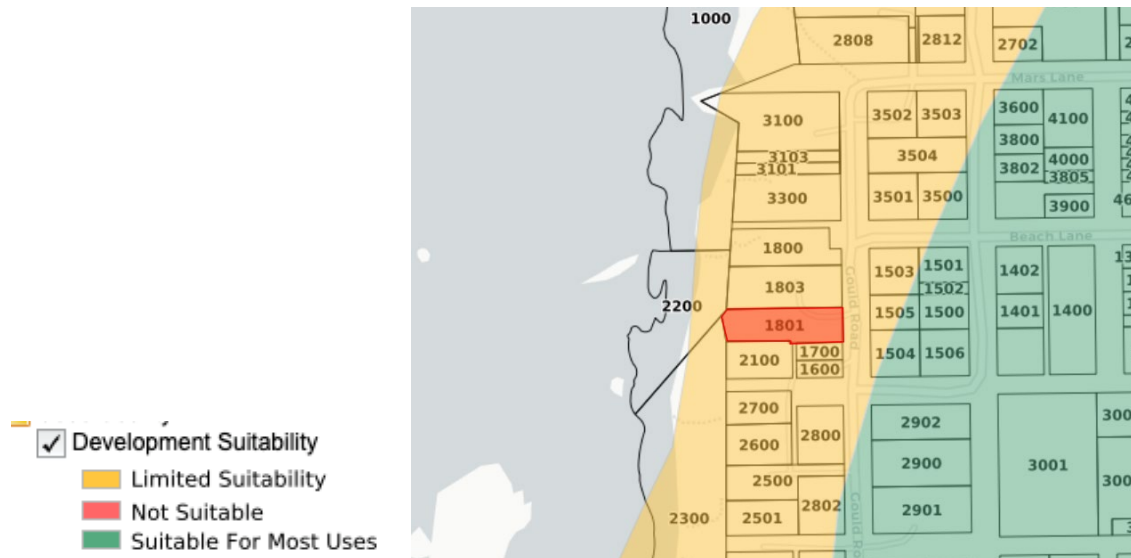
- a. Limited Suitability: "Beach and Dune Areas with Limited Development Suitability" includes all dune forms except older stabilized dunes, active foredunes, conditionally stable foredunes that are subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) subject to ocean flooding.*

*The measures prescribed in this policy are specifically required by Statewide Planning Goal #18 for the above-referenced dune forms; and that this strategy recognizes that designated mitigation sites must be protected from other uses.*

*Implementation shall occur through an Administrative Conditional Use process, which shall include submission of a site investigation report that addresses this subsection, by a qualified registered and licensed geologist or engineer.*

- i. Coos County shall permit development within areas designated as "Beach and Dune Areas with Limited Development Suitability" only upon the establishment of findings that consider at least:*
  - a) The type of use proposed and the adverse effects it might have on the site and adjacent areas;*
  - b) The need for temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;*
  - c) The need for methods for protecting the surrounding area from any adverse effects of the development; and*
  - d) Hazards to life, public and private property, and the natural environment which may be caused by the proposed use.*
- ii. Further, Coos County shall cooperate with affected local, state and federal agencies to protect the groundwater from drawdown, which would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies. Coos County shall cooperate with state and federal agencies in regulating the following actions in the beach and dune areas with limited development potential:*
  - a) Destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage);*
  - b) The exposure of stable and conditionally stable areas to erosion;*
  - c) Construction of shore structures which modify current air wave patterns leading to beach erosion; and*
  - d) Any other development actions with potential adverse impacts.*

**Finding:** The applicant submitted a Geological Site Evaluation Report for the proposed dwelling as it is located within the limited development suitability for Beaches & Dunes.



The Geotechnical Site Evaluation Report was performed by Cascadia Geoservices and is written and stamped by Eric Oberbeck, Certified Engineering Geologist #1332. The engineering geologist acknowledged the applicant’s proposal is to construct a new single-family dwelling and the geological report is based on this proposed use. According to the geological report, a preliminary site visit by Cascadia Geoservices was conducted on October 5, 2021. A second site visit was conducted on October 19, 2021 which three exploratory test pits were completed.

The dune formation is classified as a **DUNES, YOUNGER STABILIZED: A wind stable dune with weakly developed soils and vegetation.** This type of dune formation is classified as a limited suitability for development since it does not fit the definition of ‘beaches and dunes area unsuitable for development’ per Coos County Comprehensive Plan 5.10.3.iv.a.



The geologic report noted that the surface is *“is on an elevated coastal terrace (known locally as the Bandon Bluff), which is bordered on the west by a steep, roughly 35.0-foot-high actively eroding sea cliff. The site is approximately 49.0 feet above mean sea level (AMSL), is 0.42 acres, and is rectangular in shape (see Figure 2, Site Map). The site is undeveloped and is moderately to densely vegetated with gorse, native coastal shrubs, and some conifer trees. The building site is level-to-very-gently-sloping to the west”*.

The geological report including the results of soil testing and the recommendations for site preparation and grading, structural fill placement and compaction, cut and fill slopes, site drainage and erosion control, trenching and piping, and recommendation for the construction of building foundations. As a condition of approval, the applicants/landowners will be required to follow all design and site development recommendations prescribed by this report. These requirements will be made a condition of approval.

Based on the applicant’s proposal, the engineering geologist noted that *“Based on our site evaluation and on our experience working in this region, it is our opinion that the proposed development will not have an adverse impact on either the site or adjacent areas”*. Therefore, (a)(i)(a) criteria has been addressed.

The engineering geologist also stated in their report that *“it is our opinion that because the building site is generally level and the soils well drained, there is no need for temporary or permanent stabilization programs and/or maintenance of new and existing vegetation other than those typically incorporated into residential landscaping”*. Therefore, (a)(i)(b) criteria has been addressed.

The geologic report stated that *“the proposed development will not have an adverse impact on either the site or adjacent areas”*. Therefore, (a)(i)(c) criteria has been addressed.

The engineering geologist stated that *“we see no hazards to life, public and private property, or to the natural environment by the proposed development”*. Therefore, (a)(i)(d) criteria has been addressed.

The geologic report noted *“it is our professional opinion that the proposed development will not cause excessive destruction of desirable vegetation (including Inadvertent destruction by moisture loss or root damage), cause exposure of stable and conditionally stable areas to erosion or modify current airwave patterns leading to beach erosion”*. Therefore, (a)(ii)(a) criterion has been addressed. In order to meet the criteria for (a)(ii)(b,c), a condition of approval will be place on the subject property that all domestic and irrigation shall come from an offsite public water source. This condition will help prevent water drawn down which will negatively affect native vegetation and may cause saltwater intrusion into the water table.

The geologic report also stated, *“the proposed development will not have an adverse impact on either the site or adjacent areas”*. Therefore, (a)(ii)(d) criterion has been addressed.

- ***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 proposing a single-family dwelling within the CD-10 zone on an existing lot. The subject property has multiple other overlay zones, including the Coastal Shoreland Boundary. Additional findings for compatibility of the proposed dwelling and Coastal Shoreland Boundary are below.**

*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;*

**FINDING:** The applicant’s geologic report stated that the *“there is no need for temporary or permanent stabilization programs and/or maintenance of new and existing vegetation”*. Staff finds that the Certified Engineering Geologist, based on their professional opinion, has concluded that any typical landscape should minimized the chance of any soil erosion on the subject property. Therefore, this criterion has been met.

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

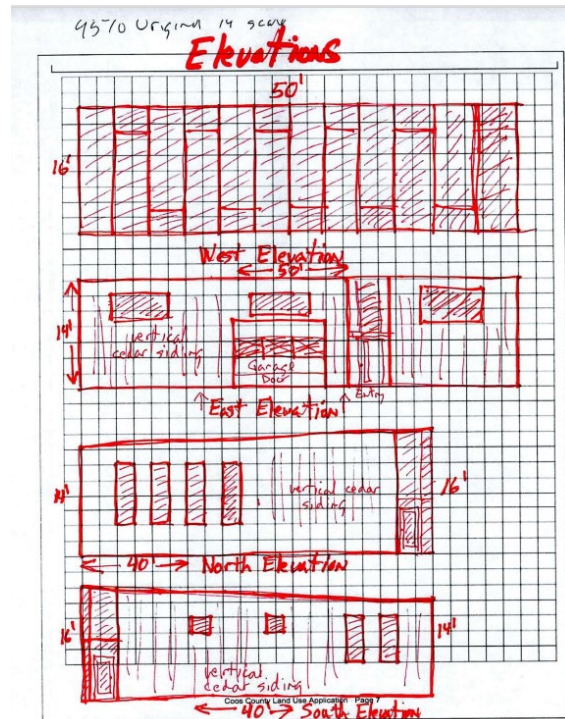
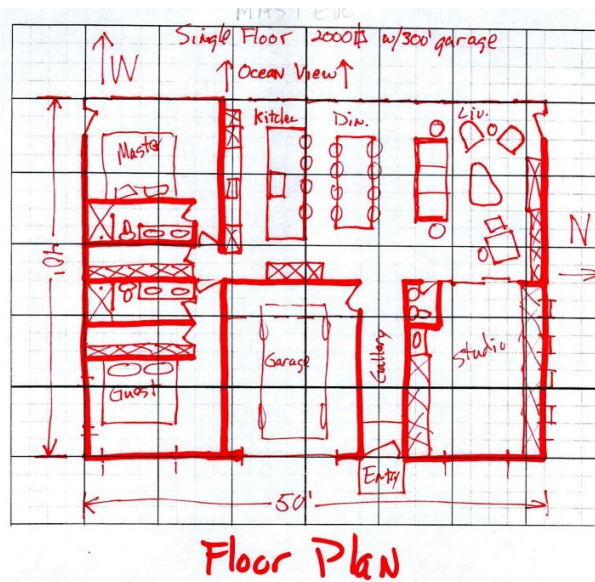
**FINDING:** The subject property is located in Sunset City. Sunset City is a pre-ordinance platted subdivision within the City of Bandon Urban Growth Boundary. The applicant noted that *“no grade changes are anticipated”*. The Engineering Geologist also stated *“the building site is level-to-very-gently-sloping to the west”* and *“no plans for excavations over four feet deep (except possibly for utility trenches) and no planned fills over four feet thick”*. Therefore, this criterion has been addressed.

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 Sunset City. Sunset City is a pre-ordinance platted subdivision within the City of Bandon Urban Growth Boundary. This area has been historically serviced with City of Bandon water and onsite septic treatment systems. This area is zoned Controlled Development-10. Sunset City consists of a mixture of single-family primary dwellings, single family secondary dwellings or investment properties, short-term vacation rentals, and undeveloped lots. While commercial use is plausible in CD-10, there historically has not been much interest in developing commercial uses in this area. The City of Bandon lies directly north of Sunset City, while Devils Kitchen State Park is located south of the subdivision. To the east of the subdivision is lightly developed Rural Residential-5 properties. The Pacific Ocean and State beaches are located to the west of Sunset City. There is a public beach access point, on Mars Lane, located north of the subject property.

The subject property is a beachfront lot accessing off Gould Road, between Beach Lane and Juno Lane. There are residentially developed properties on both the north and south sides of subject property. East of the subject property are developed properties with single-family dwellings. West of the subject property are State beaches and the Pacific Ocean



Staff finds that proposed development will be occupy the usual amount of lot coverage as the existing residential properties.

- 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:** There are no existing buildings on the subject property. The applicant’s proposal is for a new single-family home with enclosed garage. 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 substantially developed single family residential development on adjoining neighboring properties. 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 access driveway is a from the existing Gould Road. The developable portion of the subject property is limited to a specific access point given the need for placing the septic drain field on the northern portion of the subject property. The applicant will need to submit a signed off from the County Roadmaster prior to requesting a Zoning Compliance Letter. The County Road Department will verify this criterion is sufficient during this process.

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:** First, Staff has access to Coos County Public Works records and is unaware of any public storm drainage systems within the Sunset City subdivision. The applicant stated that the “*soil is porous sandy soil and all drainage will be prepared as per the attached geotechnical study which is attached to this request*”. The geologic report stated that “*the site was observed to be well drained during our site visit*”, and there are no plans for excavation and grade changes over 4 feet. Staff finds that there is no evidence presented that this proposal would result in a negative effect. The geologic report did note that “*it is our opinion that there is no need for temporary or permanent stabilization programs and/or maintenance of new and existing vegetation*”. Therefore, Staff finds that the criteria for surface water drainage has been met.

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 indicated that “*all utilities are available at the site. All utilities are below ground and will be extended to the proposed building below ground*”. The applicant also stated the method of sanitary sewer disposal will from a septic tank with a drain field. This particular property already has a septic drain field installed. The applicant indicated the existing drain field will be utilized; however, a new septic tank will be installed. The applicant also stated, and Staff confirms, that other properties in Sunset City are utilized onsite septic systems for sewer disposal. 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:** The applicant indicated that the plan for landscaping will include “*only low growing grasses are planned in addition to the small pines and large cypress which already exists*”. The applicant providing detail maps showing the extent of the planned vegetation removal on the subject property. Based on the maps, the applicants may be planning removal gorse on the adjacent property to the north. While located in the Coastal Shoreland Boundary, gorse is a non-native species that is considered invasive and a fire hazard. Therefore, removing gorse does not require a Coastal Shoreland Boundary application.

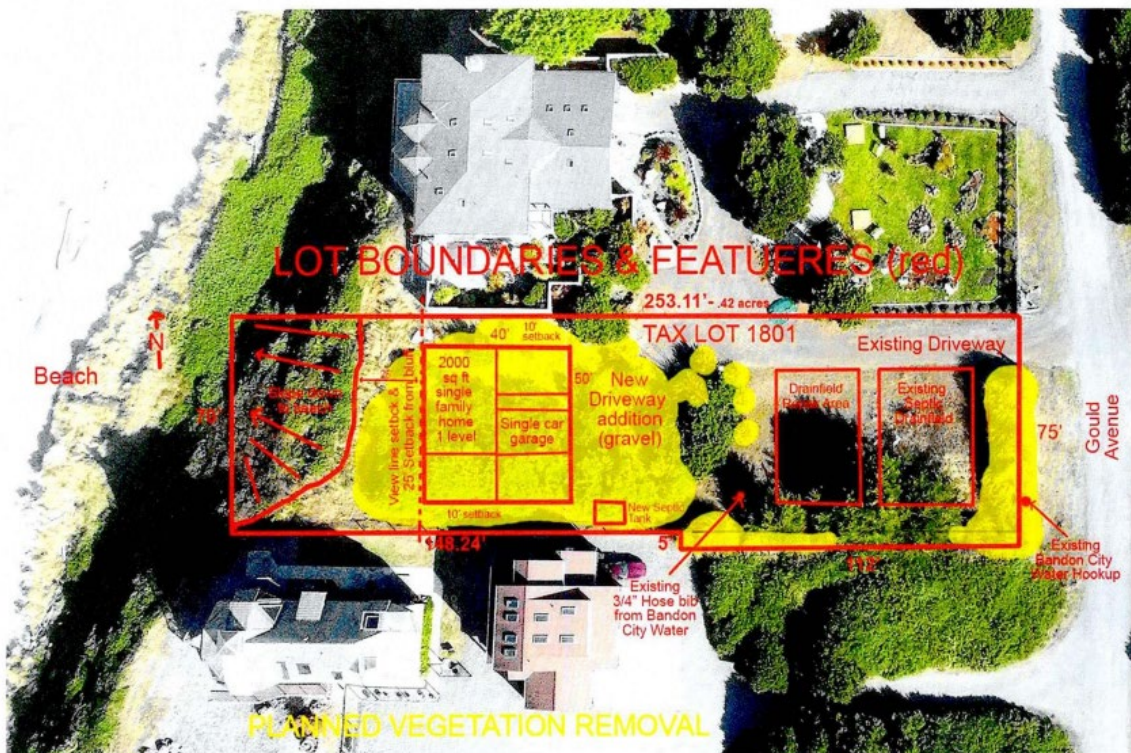


Figure 1: Planned Vegetation Removal



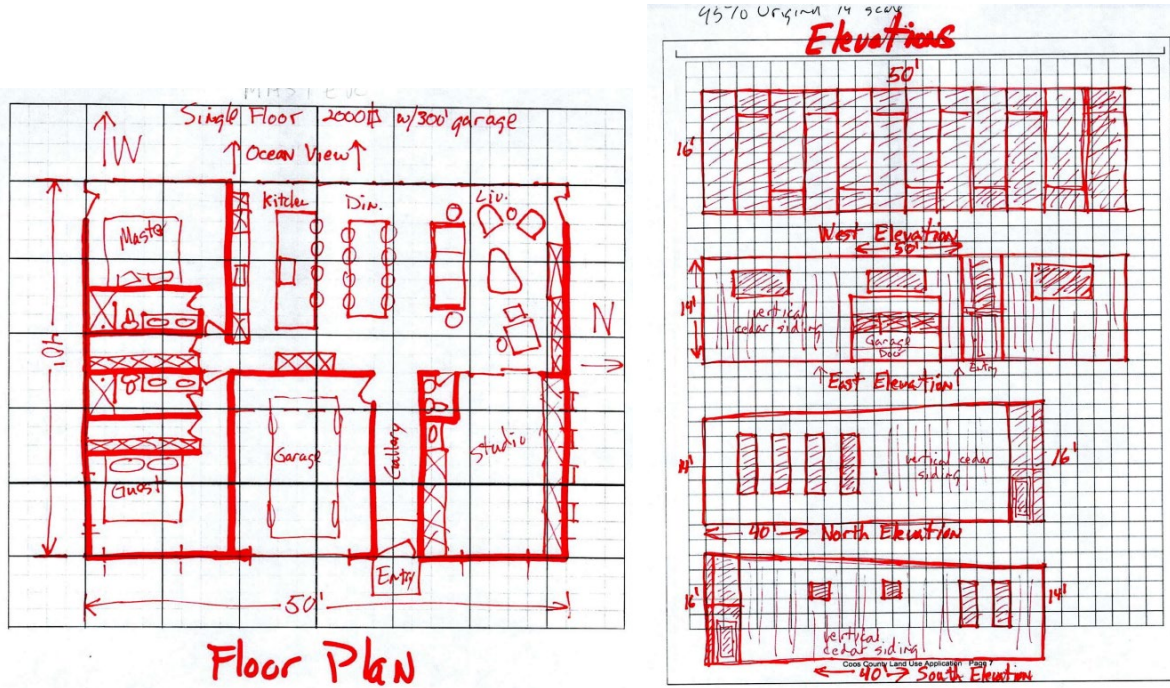


Figure 2: Planned Gorse Removal



Figure 3: Vegetation to Remain

The applicant provided architectural sketches (please see below) and the applicants also stated that “no solar panels are planned. West facing side of house will be low reflectance glass, plus smaller windows on north, south and east”.



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 applicant submitted architectural sketches and landscaping plans sufficient enough for Staff to determine the application meets the criteria for review of the Coastal Shoreland Boundary. Therefore, this criterion has been addressed.

- **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

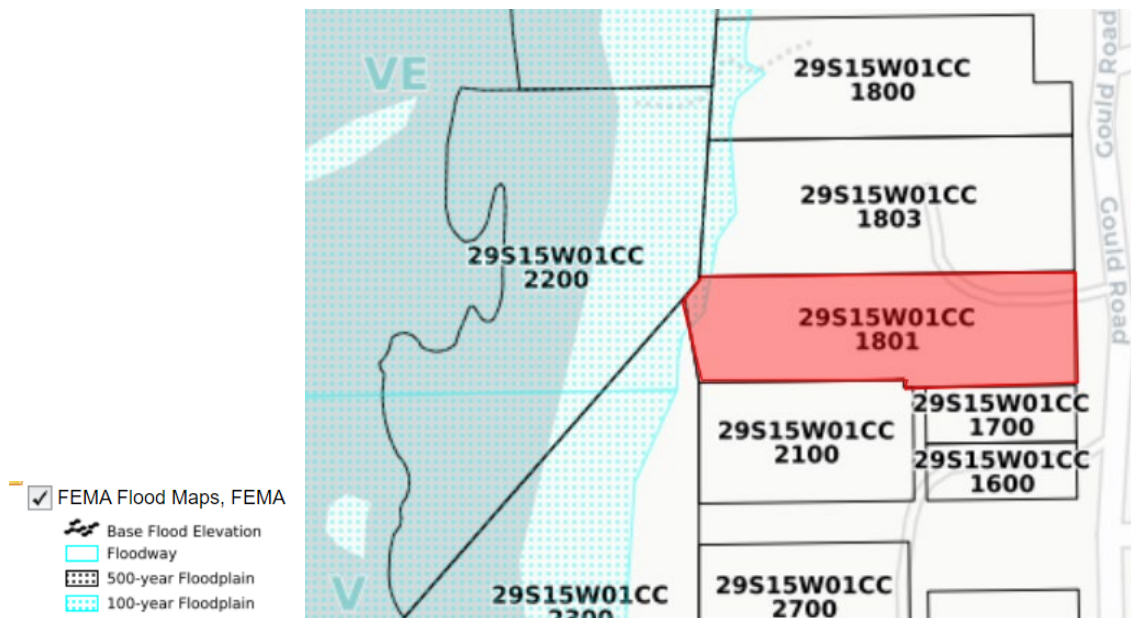
*Purpose Statements:*

*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: There is mapped 100 yr floodplain on the subject property. The floodplain zone is located in the subject property’s northwest corner, and classified as VE flood zone.**





Based on the submitted plot plan and the adopted FEMA floodplain map. Staff finds that the development is outside of the mapped floodplain zone. Therefore, this criteria has been addressed.

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 residential dwelling. This use is not regulated as an essential facilities, 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.**

**f. Wildfires:** *Coos County shall promote protection of property from risks associated with wildfires. New development or substantial improvements shall, at a minimum, meet the following standards, on parcels designated or partially designated as “High” or “Moderate” risk on the Oregon Department of Forestry 2013 Fire Threat Index Map for Coos County or as designated as at-risk of fire hazard on the 2015 Coos County Comprehensive Plan Natural Hazards Map:*

- 1. The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district or is provided fire protection by contract.*
- 2. When it is determined that these standards are impractical the Planning Director may authorize alternative forms of fire protection that shall comply with the following:*
  - a. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions, as established by credible documentation approved in writing by the Director;*
  - b. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons per dwelling or a stream that has a continuous year-round flow of at least one cubic foot per second per dwelling;*
  - c. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits, or registrations are not required for the use; and*
  - d. Road access shall be provided to within 15 feet of the water’s edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.*
- 3. Fire Siting Standards for New Dwellings:*
  - a. The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient ¾ inch garden hose to reach the perimeter of the primary fuel-free building setback.*
  - b. If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water’s*

edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

4. Firebreak:

- a. A firebreak shall be established and maintained around all structures, including decks, on land owned or controlled by the applicant for a distance of at least 30 feet in all directions.
- b. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.
- c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
- d. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures that is owned or controlled by the owner in accordance with the provisions in “Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads” dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.

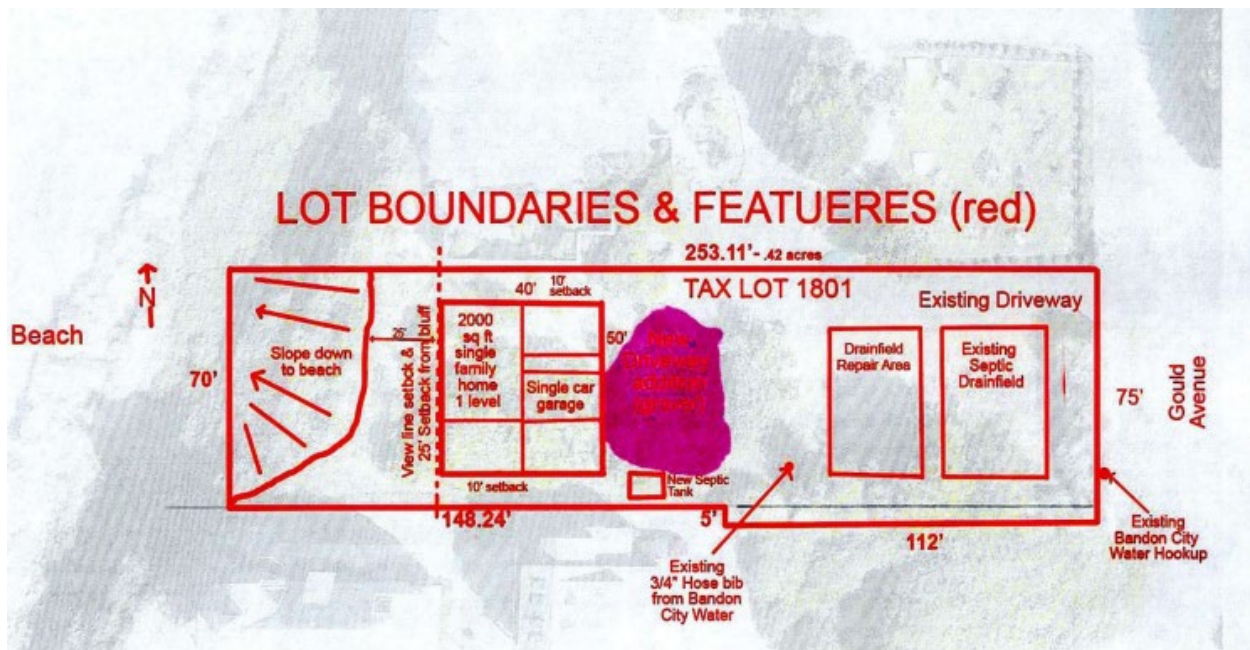
Table 1 – Minimum Primary Safety Zone

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

- e. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.
- f. If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).
- g. The structure shall not be sited on a slope of greater than 40 percent.
- h. If the structure has a chimney or chimneys, each chimney shall have a spark arrester.
- i. Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads, and driveways shall be constructed so as to provide adequate access for firefighting equipment. Confirmation shall be provided from the Coos County Road Department or local fire protection district that these standards have been met.

5. *Wildfires inside urban growth boundaries.* Certain areas inside urban growth boundaries may present special risks and may be made subject to additional or different standards and requirements jointly adopted by a city and the county in the form of code requirements, master plans, annexation plans, or other means.

**Finding:** The proposed dwelling will be located within the Bandon Rural Fire Protection district. The subject property is completely within the City of Bandon Urban Growth Boundary. Under the agreement between the City of Bandon and Coos County; as a condition of approval, the subject property will be required to meet the fire siting standards identified in section 4.11.132.f.4. Based on the submitted plot plan, the applicant appears to be developing most of the subject property with the residence, parking, and septic drain fields.



The applicant states that there are City of Bandon fire hydrants providing services to Sunset City. The Planning Director also finds that for rule 3 and 5; that the 500-gallon tank requirement may be supplemented by utilized the existing water main and hydrants in the Sunset City subdivision. The applicant stated that all “*firebreak materials will be utilized between the structure and the adjoining property lines inside the setbacks*”. Staff finds this will be sufficient for providing a firebreak for all structures. The applicant also stated that “*no vegetation other than low growing grasses will be with 10 feet of the house. Setbacks from the adjoining property lines is 10*”. Staff finds that given the subject property is located within a pre-existing residential subdivision. Therefore, they are maintaining primary setback sufficient on land that is owned or controlled by the landowners in accordance with the provisions of the ODF fire siting standards. The applicant indicated that dwelling “*will have a PVC roof gravel ballast*”, therefore meeting the criteria that new structures shall use non-combustible or fire-resistant roofing materials. Other than Subsection 4.f&i; all requirements of subsection 4 will be conditions of approval. Therefore, these criterions have been addressed.

- **FLOATING ZONE: AIRPORT SURFACES**

**Bandon, Lakeside and Powers Airports**

- **SECTION 4.11.300 PURPOSE:**

*The purpose of the Airport Surface Floating zone is to protect public health, safety and welfare. It is recognized that obstructions to aviation have potential for endangering the lives and property of users of selected airports, and property of occupancy of land in the airport's vicinity. An obstruction may affect future instrument approach minimums and obstructions may reduce the area available for the landing, take-off and maneuvering of aircraft, thus tending to destroy or impair the utility of the airport and the public investment therein.*

- **SECTION 4.11.305 DESIGNATION OF AIRPORT SURFACES:**

*Those lands lying beneath the approach surfaces, transition surfaces, horizontal surfaces and conical surfaces as they apply to the "Bandon, Lakeside and Powers Airports Approach and Clear Zone Inventory Map" shall be subject to the requirements of this floating zone. Southwest Regional Airport Surfaces (AKA North Bend Municipal Airport) regulations can be found in Sections 4.11.400 through 4.11.460.*

- **SECTION 4.11.310 AIRPORT SUB-ZONES:**

*Sub-zones are hereby established and defined as follows:*

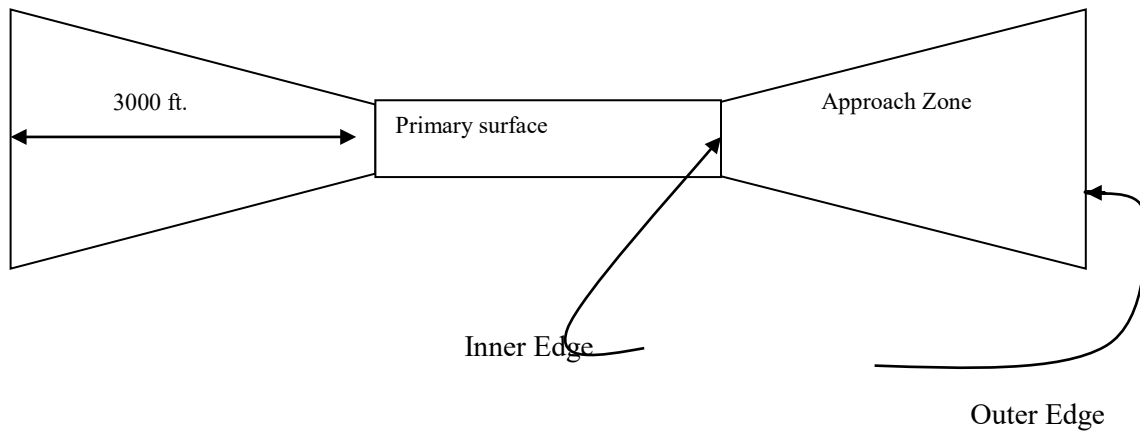
1. *Approach zone—The inner edge of the approach zone coincides with the primary surface of the runway:*

<i>Bandon =</i>	<i>500 ft. wide</i>
<i>Lakeside =</i>	<i>50 ft. wide</i>
<i>Powers =</i>	<i>100 ft. wide</i>

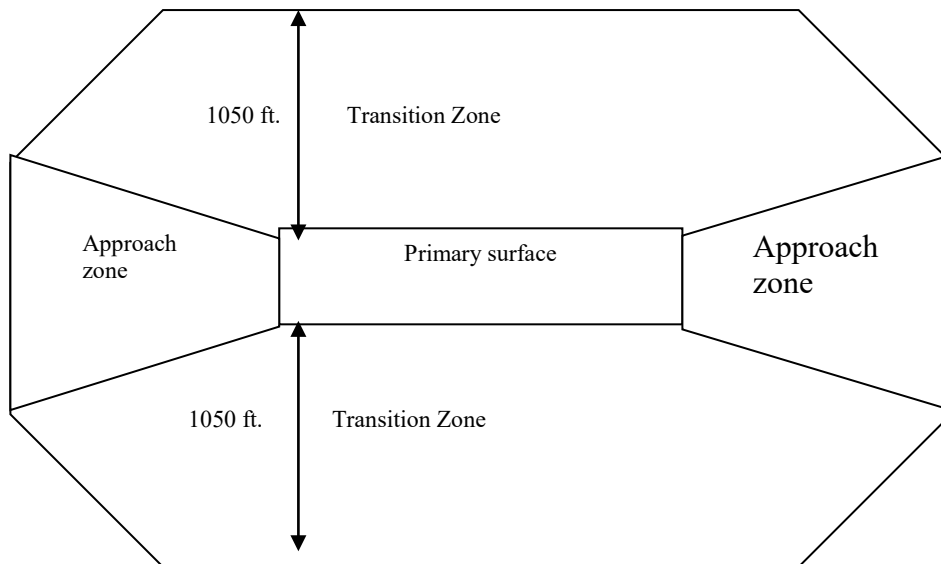
*The approach zone expands outward uniformly to a width of:*

<i>Bandon =</i>	<i>1400 ft. wide</i>
<i>Lakeside =</i>	<i>900 ft. wide</i>
<i>Powers =</i>	<i>900 ft. wide</i>

*At a horizontal distance of 3000 feet for all airports from the primary surface. Its centerline is the continuation of the runway centerline.*



1. *Transition Zone* – The inner edge of the transition zone coincides with the outer edges of the primary surface and approach zone. The outer edge of the transition zone parallels the primary surface and is 1050 feet wide tapering to the end of the approach zone.



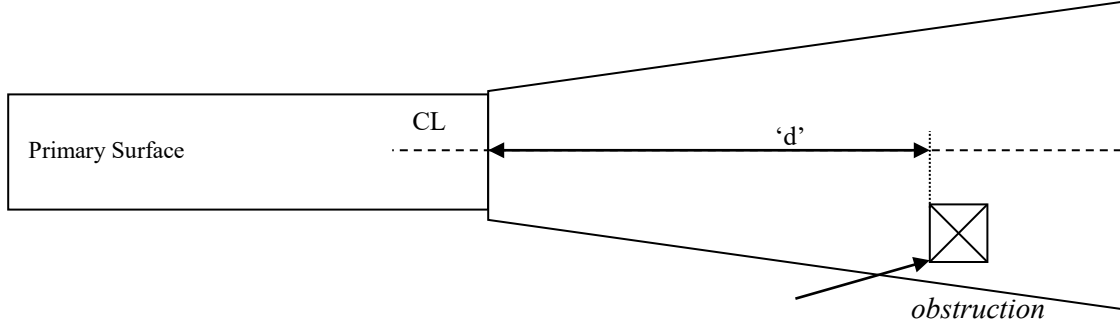
3. *Horizontal Conical Zone* – The horizontal conical zone is established by swinging arcs of 9,000 feet radii from the center of each end of the primary surface of each runway and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal conical zone does not include the approach and transitional zones.
4. *Primary Surface Zone* – The primary surface zone overlays the runway surface:

*Bandon* = 500 ft. wide  
*Lakeside* = 50 ft. wide  
*Powers* = 100 ft. wide

○ **SECTION 4.11.315 AIRPORT SURFACES HEIGHT LIMITATIONS:**

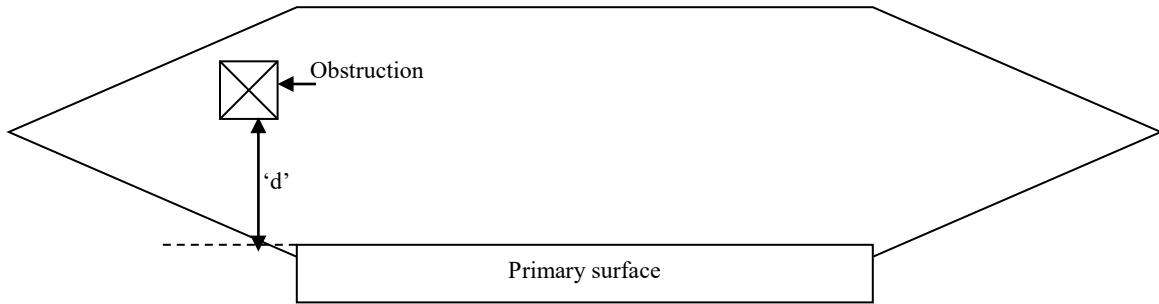
Notwithstanding other provisions of this Ordinance, no structure shall be created or altered to a height in excess of the applicable height limits herein established. Such applicable height limitations are hereby established:

1. *Approach zone – The maximum height allowed shall be 5% of the distance from the primary surface as measured along the centerline to a point, perpendicular to the obstruction, and shall not exceed 35 ft.*



*'d' = distance from primary surfaces allowable height = (0.05) x ('d'). and not to exceed 35 ft.*

2. *Transition Zone – The maximum height allowed shall be 14% of the distance as measured perpendicular to the outer edge of the primary surface (or an extension of the outer edge) but shall not exceed 35 feet.*



*'d' = distance from the primary surface outer edge allowable height = (0.14) x ('d') and not to exceed 35 feet.*

3. *Horizontal Conical Zone – Maximum allowable height = 35 feet.*
4. *Primary Surface – Maximum allowable building height = 0 (zero) feet for structures or other improvements. Siting of structures or improvements other than navigational aides permitted by State Aeronautics is prohibited.*

○ **SECTION 4.11.320 PERMITTED USES:**

*Except as restricted by Section 4.11.330, in a District in which the /AS zone is combined, those uses permitted by the underlying district are permitted outright in the /AS FLOATING ZONE.*

○ **SECTION 4.11.325 CONDITIONAL USES:**

*Except as restricted by Section 4.11.330, in a District with which the /AS is combined, those uses subject to the provisions of ARTICLE 5.2 (Conditional Uses) may be permitted in the /AS FLOATING ZONE.*

○ **SECTION 4.11.330 USE RESTRICTIONS:**

*Notwithstanding any other provision of this Ordinance, no use may be made of land or water within any zone established by this Ordinance in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport light and other, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.*

○ **SECTION 4.11.335 CLARIFICATION OF GRANDFATHER USES AND RIGHTS:**

- 1. In addition to Article 3.4, the regulations prescribed by this zone shall not be construed to require the removal, lowering, or other change or alteration of any structure not conforming to the regulations as of the effective date of this Ordinance, or otherwise interfere with the continuance of the Grandfathered Use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Ordinance, and is diligently prosecuted.*

*However, no permit shall be granted that would allow the establishment or creation of an obstruction or permit a Grandfathered Use or structure to become a greater hazard to air navigation than it was on the effective date of this Ordinance or any amendments thereto or than it is when the application for a permit is made.*

- 2. Marking and Lighting – Notwithstanding the preceding provision of this Section, the owner of any existing Grandfathered structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Airport Owner to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. Such markers and lights shall be installed, operated, and maintained at the expense of the Airport Owner.*

○ **SECTION 4.11.340 VARIANCES:**

*Variations may be granted where consistent with the procedural and substantive requirements of Article 5.3.*

○ **SECTION 4.11.345 CONFORMANCE REQUIREMENT:**

*All structures and uses within the Airport Operations District shall conform to the requirements of Federal Aviation Agency Regulation FAR-77 or its successor, and to other Federal and State laws as supplemented by Coos County Ordinances regulating structure height, steam or dust, and other hazards to flight, air navigation or public health, safety and welfare.*



**Finding: 4.11.315.3 requires all structures be limited to a height restriction of 35 feet. The property is already subject to the 35 feet height limitation in the Controlled Development-10 zoning district. The applicant did not request a variance to the height limitation for this proposal. Therefore, these 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 dwelling in Beaches & Dunes and Coastal Shorelands Boundary 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 100 feet of the subject properties and the following agencies, special districts, or parties: City of Bandon, Bandon Rural Fire Protection District, and Southern Coos General Health District.

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.

**EXHIBIT "D"**  
**APPLICATION AND COMMENTS**



**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

DR-21-163

# 2186 Beaches + Dunes

FILE NUMBER: ACU-21-088

Date Received: <u>12/23/21</u> 13	Receipt #: <u>105176409</u>	Received by: <u>MB</u>
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)** Edward A and Lee Riddell

Mailing address: PO Box 1765, Jackson, WY 83001

Phone: 307 690-3980 Email: ed@edwardriddell.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>29S</u>	<u>15W</u>	<u>1</u>	<u>C</u>	<u>C</u>	<u>1801</u>
Select	Select	Select	Select	Select	

Tax Account Number(s): 2934801 Zone: Select Zone Controlled Development (CD)

Tax Account Number(s): \_\_\_\_\_ Please Select \_\_\_\_\_

**B. Applicant(s)** Edward A and Lee Riddell

Mailing address: PO Box 1765, Jsvkdon, WY 83001

Phone: 307 690-3980

**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 Sewage Disposal Type: On-Site Septic

School District: Bandon Fire District: Bandon 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 contulant.

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

- 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: **(attached)**
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. **(attached)**
- II.  A plot plan (map) of the property. Please indicate the following on your plot plan: **(attached)**
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. **(attached)**

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.

Edward A Riddell

Digitally signed by Edward A Riddell  
Date: 2021.12.09 17:17:23 -07'00'

Lee Riddell

Digitally signed by Lee Riddell  
Date: 2021.12.09 17:17:46 -07'00'

**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: TRS-29S-15W-01CC TL 1801 (Lot 1801 on Gould Ave, Bandon, OR)

Type of Access: Public Road Name of Access: Driveway

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

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

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

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

- 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 OF DRIVEWAY #1 CLOSEST TO YOUR  
NEW DRIVEWAY: 1505 Gould Avenue

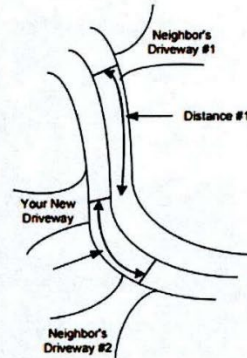
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW  
DRIVEWAY: 25 feet

Is this driveway on the same side of the road as your  
Driveway: No

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR  
NEW DRIVEWAY: 1600 Gould Avenue

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW  
DRIVEWAY: 70 feet

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



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 lot is in the Sunset City development and all the driveways are already in place. This lot already has a driveway and has previously received a Conditional Use Permit in 2001.

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: Shared/Community Sytem

Sewage Disposal Type: On-site septic

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

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

Please check  if the request is for a land division.

**Coos County Environmental Health Use Only:**

Staff Reviewing Application: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

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

Additional Comments:

# STATEMENT OF INTENT

## BRIEF FOR RIDDELL BANDON BEACH HOUSE 11.18.2021

### FAMILY

Lee and I live alone. We have chosen not to have children and to live our lives creatively. We have made several life changes always in search of discovering new ideas and new sources of inspiration.

We have lived in Jackson Hole since we met there in 1976. We have built three houses and one commercial office building. We love architecture. We love exploring new ways of living and we love being inspired in our daily lives by great architecture.

Life in Jackson Hole is changing. Jackson Hole is getting unbearably crowded in the the summer (our favorite season). Smoke from wildfires in the west seems to be a new reality. We are ready for the inspiration of a new place, specifically on the ocean with it's dramatic changes in weather and light. We don't know at this point whether we will end up with two residences or one. We'll see how we feel about Bandon and Jackson Hole after our Bandon Beach Retreat is built. We probably can't afford to support two houses so we might end up selling our Jackson Hole house. Time will tell . . . . But the Bandon house needs to be adequate to support us living there full time. It's also possible we'll try to keep both by renting one house or the other when we are not there.

We do love having occasional guests both for week long stays and for dinner. So the house should comfortably accommodate that.

### SITE

We have specifically chosen an oceanfront lot in Bandon so we can be part of the daily and seasonal changes in light and weather. We will have directly access to the beach and we presume that we will walk on the beach every day with our current or future dog just as we walk in the hills around Jackson every day.

### FEELINGS

We want our Bandon house to inspire us creatively and mentally. We've lived in Jackson Hole for 45 years and being inspired by a new place is part of our motivation. We want to wake up every day and be inspired by the weather and light. We hope that inspiration will invigorate our creativity and continue to inspire our joy for living. We have lived now in two architecturally significant houses and we know for sure that good architecture inspires daily living.

### AESTHETICS

We love modern architecture. We love its simplicity of line and the way it infuses light into your life. Less is definitely more for us. But the "less" needs to be transformative. I have always wanted a Phillip Johnson/Mies Van Der Rohe glass house and we have yet to pull it off. I would love it if every major room in the house had full glass views of the sea. I am very inspired by the living room, dining room, kitchen and master bedroom of the Cutler house. Having a glass curtain wall like that in every major room in the house would be incredible.

### NEEDS

I've done a lot of thinking about this and I've even come up with some initial thoughts about room sizes and program. Here are my thoughts.

I've broken the program down into "areas" which reflect our lifestyle.

Module 1- Living room, dining room, kitchen (open plan) - 35'x20' (700 sq ft) (w/ocean views)

Module 2- Master bedroom, closet, bathroom - 15'x20' (300 sq ft) (w/ocean views)

Module 1&2 are the spaces we'll actually live in on a daily basis. Waking up to expansive views of the ocean and living with those views throughout the day would be amazing. Would be nice if these spaces were connected.

Module 3-Guest bedroom, guest closet, bathroom 15'x20' and laundry room (300 sq ft) Should have easy access but privacy from the central living space.



Module 4-One car garage (we may try to live with just one car) with expansive storage along both walls and mechanical space for water heater and in floor heat boiler and controls. 15'x20' (280 sq ft) (w/ocean views) Would be nice if the garage could open into the studio and provide a large extra workspace for projects if the car is pulled out, especially if the garage also has glass curtain wall on the west.

Module 5-Daylight painting and photography studio, gallery and workspace 20'x20" (400 sq ft) The shared studio could be as small as 15x20 leaving 5x20 for additional storage space or perhaps an entry/gallery.

Module 6-Entry, stairs, elevator, powder room (5'x27') (135 sq ft)

As with every house we've had we tend to accumulate stuff. When we move we do a major cleansing. We'll need to do this with the Bandon house. That said you can never have enough storage space.

#### RESOURCE USE

We'd love to be an energy efficient as possible, but only if it is economically feasible. If there is a way to incorporate solar energy in this project it would be wonderful, but I doubt we can afford it. That said I would like to be as green as possible. We don't think active cooling is necessary in Bandon. The month with the highest average daytime temps in Bandon is August with average daily highs of 65.

#### HEALTH

Air quality on the Pacific Coast is one of the things that attracts us. Westerly ocean breezes provide some of the best air quality in the US. After not seeing blue skies for almost 2 1/2 months this summer in JH, that's a big attraction. We like to find a way to allow fresh air into the house through opening windows, but still respect the needs to meet wind loads. Apparently the system in the Cutler house accomplishes this.

#### INVESTMENT

The NEEDS section above adds up to 2100 sq ft. (400 sq ft of which is garage and entry/stairs). We hope we can build that house for around \$600/sq ft. We really want to make that our goal. Harmon Construction who did the Cutler house said it was finished last year for \$500/ft but would likely cost \$600/ft now.

#### OTHER THOUGHTS

MODULE 1-2 total 1000 sq ft.

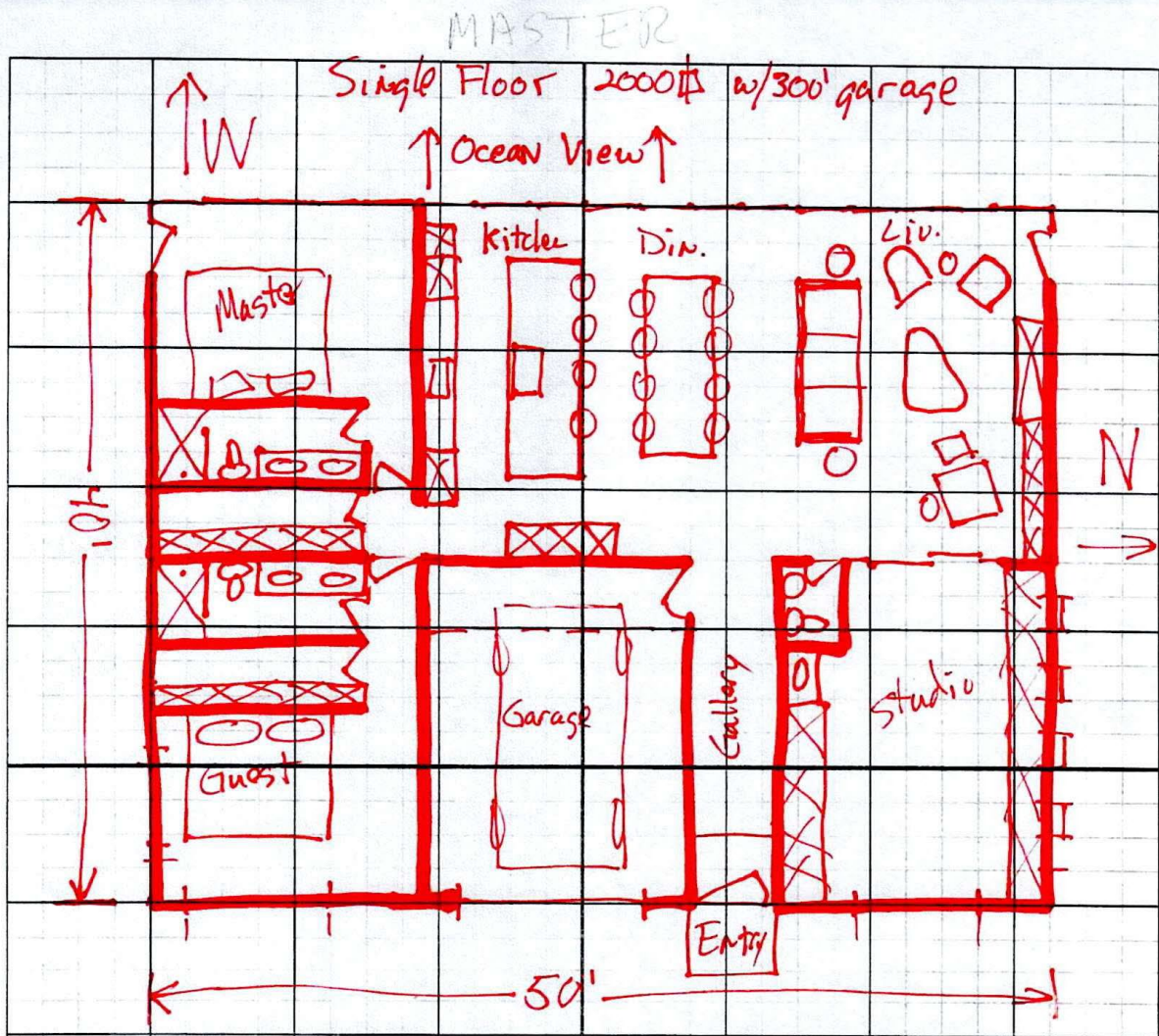
MODULES 3,4,5 also total 1000 sq ft.

MODULE 6 (ENTRY) is 100-135 sq ft.

It might be interesting to stack these two units and have a western facade be entirely a glass curtain wall.

It might be really cool to have part of the curtain wall operable so it could be opened up to the sea on select days. Probably not practical given that we probably need design for very high westerly winds.

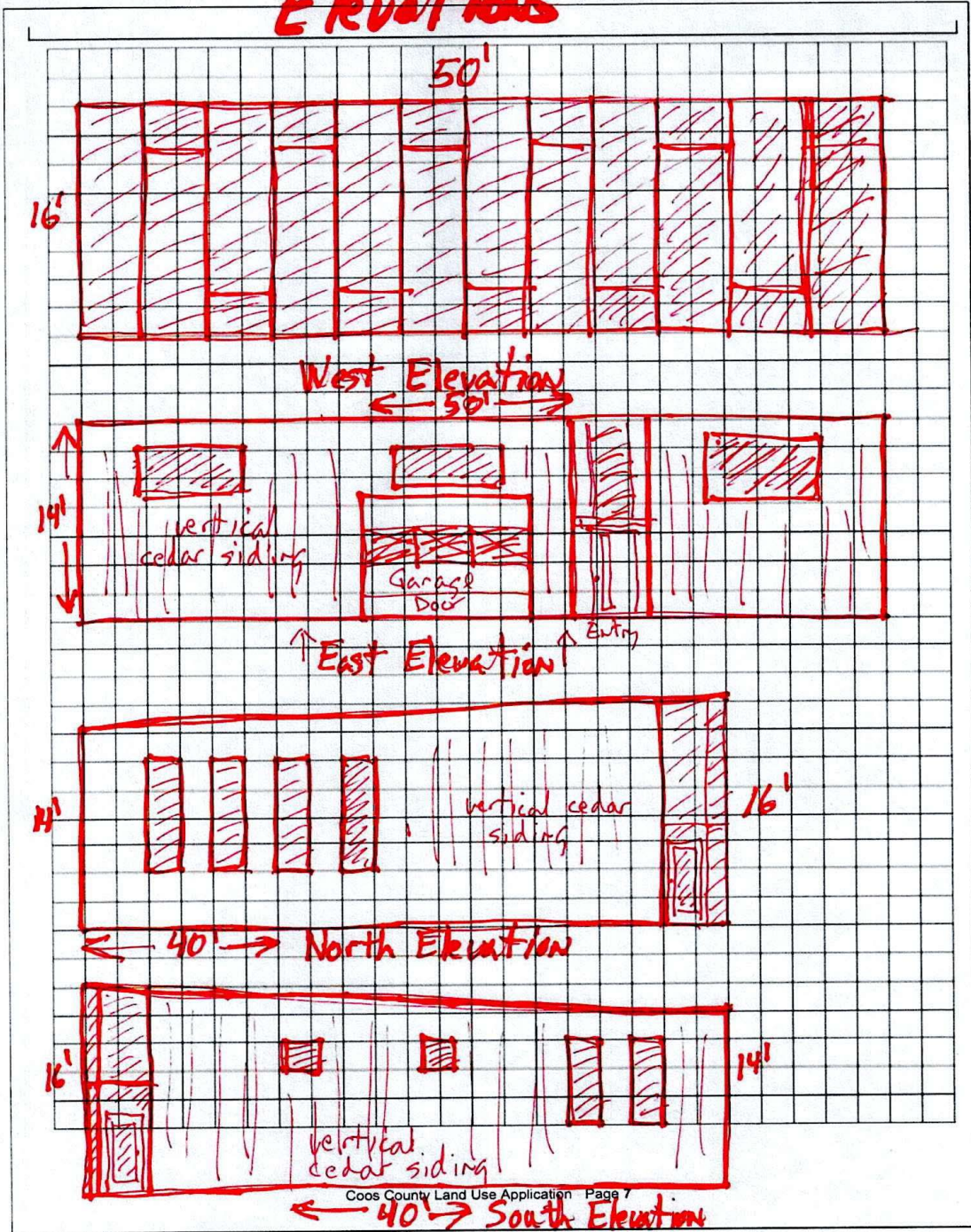
# **FLOOR PLAN AND ELEVATIONS**



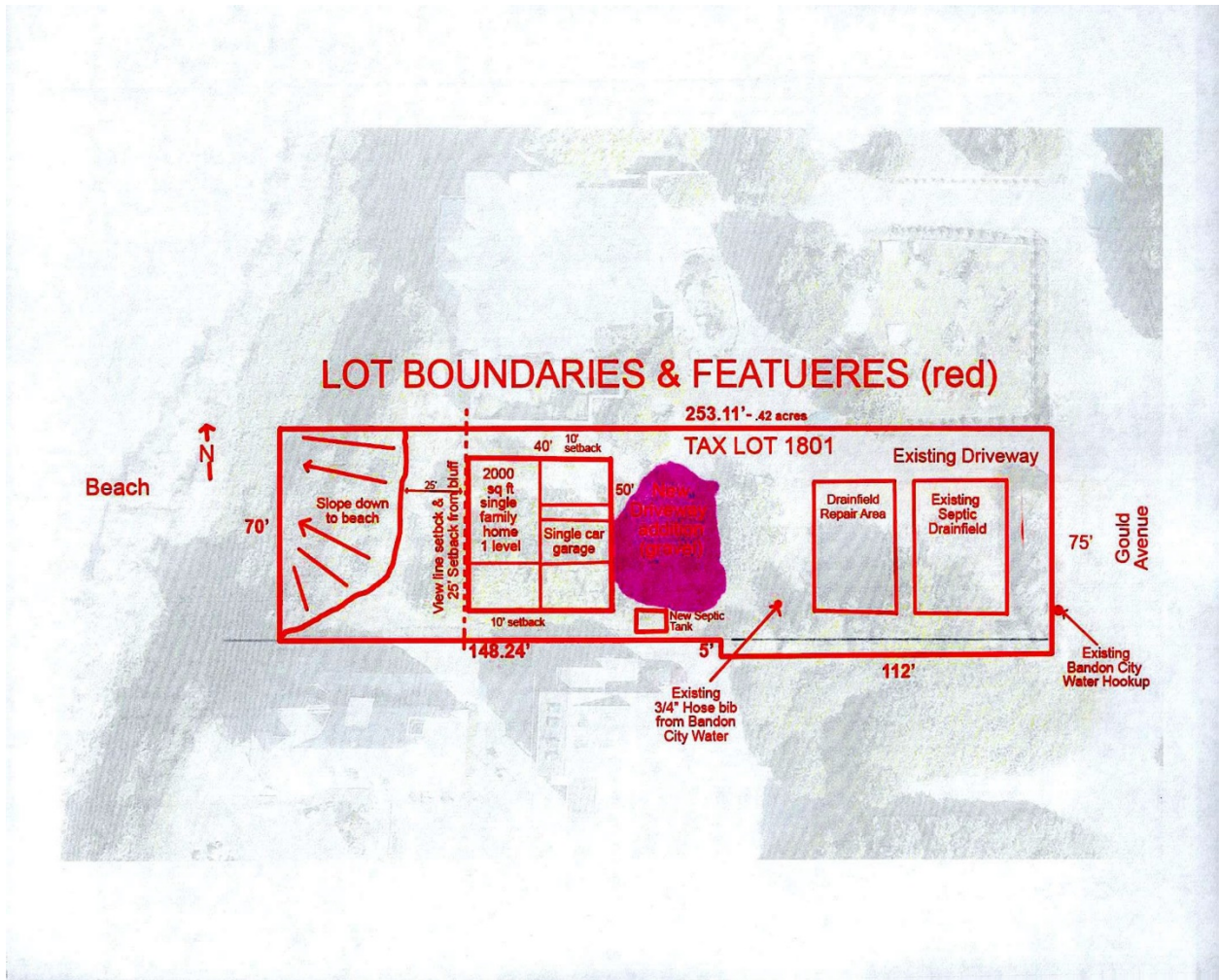
Floor Plan

9570 Original 14 SCW

# Elevations



Coos County Land Use Application Page 7





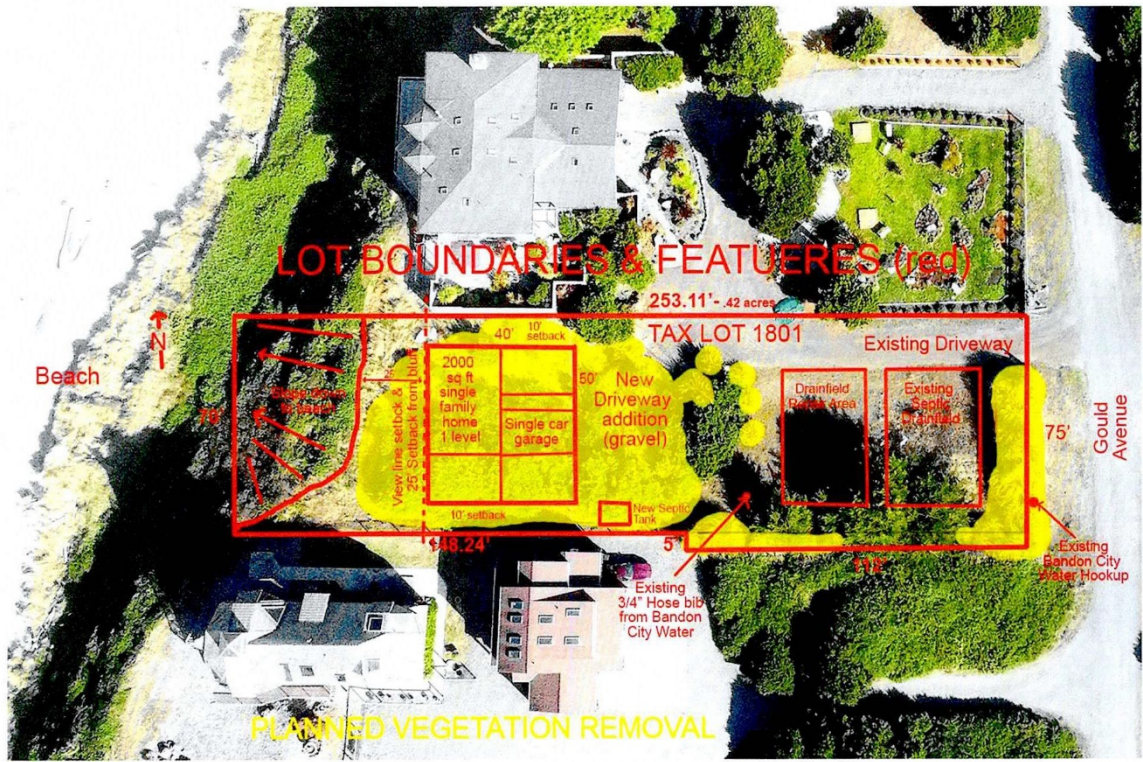


# **PLOT PLAN**

**suorin eil**











**COASTAL  
SHORELINE  
BOUNDARY  
REVIEW**

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

**SEE NOTATIONS IN RED BELOW**

- 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 **This application falls under this category.**
  - 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; **See recommendatins of attached geotechnical study.**
- b. Any grade changes shall be in keeping with the general appearance of neighboring developed areas. **No grade changes are anticipated.**

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; **Structure will be lower than the houses on both adjoining lots. We anticipate about a 16' height. See attached Plot Plan**
- 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. **See above.**

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. **Existing roadways and driveways are already provided in the subdivision. There is an existing driveway on the lot and only a small additional to that driveway is planned to connect to the new structure. See attached Plot Plan**

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. **Soil is porous sandy soil and all drainage will be prepared as per the attached geotechnical study which is attached to this requet.**

5. Utility Service

- a. Whenever feasible, electric, telephone and other utility lines shall be underground; **All utilities are available at the site. All utilities are below ground and will be extended to the proposed building below ground.**
- b. Any utility installations remaining above ground shall be located so as to have an harmonious relation to neighboring properties and the site; **No above ground utility installations**
- c. The proposed method of sanitary sewage disposal from all buildings shall be indicated. **Septic tank and drain field as per all**

properties in this subdivision. Drain field exists and will be utilized. A new septic tank will be installed.

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; **See attached Plot Plan.**
- 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; **Only low growing grasses are planned in addition to the small pines and large cypress which already exists. See attached Plot Plan.**
- 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; **Architectural sketches are provided, construction documents and working plans will be provided before commencement of construction.**
- d. Specifications as to type, color and texture of exterior surfaces of proposed structures including reflective surfaces of solar collectors; **No solar panels are planned. West facing side of house will be low reflectance glass, plus smaller windows on north, south and east.**
- e. An application request which shall include: **Conditional Use Permit application of which this is a part includes all the information requested below.**
  - 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 **Fee to be paid online with this submission.**
  - 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. **N/A**

# **WILDFIRE SUBMITTAL**

**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 **SEE NOTATIONS IN RED BELOW**

*f. Wildfires: Coos County shall promote protection of property from risks associated with wildfires. New development or substantial improvements shall, at a minimum, meet the following standards, on parcels designated or partially designated as "High" or "Moderate" risk on the Oregon Department of Forestry 2013 Fire Threat Index Map for Coos County or as designated as at-risk of fire hazard on the 2015 Coos County Comprehensive Plan Natural Hazards Map:*

1. *The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district or is provided fire protection by contract. Tax Lot 1801 is in the Bandon Rural Fire Protection District and receives the same service as properties with the Bandon City limits. This Tax Lot is subject to an additional mill levy on its annual property tax bill which supports the Bandon Rural Fire Protection District*
2. *When it is determined that these standards are impractical the Planning Director may authorize alternative forms of fire protection that shall comply with the following: Fire Hydrants are located in the neighborhood to serve this lot.*
  - a. *The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions, as established by credible documentation approved in writing by the Director;*
  - b. *If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons per dwelling or a stream that has a continuous year round flow of at least one cubic foot per second per dwelling;*
  - c. *The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and*
  - d. *Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.*

3. *Fire Siting Standards for New Dwellings: Fire hydrants provide in neighborhoods. Plus there is a 3/4" hose bib on the property which is connected to Bandon City water system.*
  - a. *The property owner shall provide and maintain a water supply of at least 500 gallons with an operating water pressure of at least 50 PSI and sufficient 3/4 inch garden hose to reach the perimeter of the primary fuel-free building setback.*
  - b. *If another water supply (such as a swimming pool, pond, stream, or lake) is nearby, available, and suitable for fire protection, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.*
  
4. *Firebreak: See attached Plot Plan for vegetation and firebreak. There will be no vegetation other than low-growing native grasses in the vicinity of the house. Most of the existing vegetation is being removed and gorse removal will be undertaken on the western bluff. A large cypress tree on the south east corner of the lot will remain and trimmed to achieve a "bonsai" type of look. A few small pines will also remain and be trimmed as "bonsai" pines.*
  - a. *A firebreak shall be established and maintained around all structures, including decks, on land owned or controlled by the applicant for a distance of at least 30 feet in all directions. Firebreak materials will be utilized between the structure and the adjoining property lines inside the setbacks.*
  - b. *This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees. Acknowledged and planned.*
  - c. *Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times. This is existing on property*
  - d. *The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1. No vegetation other than low growing grasses will be with 10 feet of the house. Set backs from the adjoining property lines is 10' See attaches Plot Plan*

Table 2 – Minimum Primary Safety Zone

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

- e. *All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit. **New house will have PVC roof with gravel ballast. Siding will be unstained cedar siding.***
  - f. *If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond). **See notes about fire hydrants***
  - g. *The structure shall not be sited on a slope of greater than 40 percent. **Structure is on flat ground***
  - h. *If the structure has a chimney or chimneys, each chimney shall have a spark arrester. **There will be no chimneys or wood burning fireplaces. Only a gas fireplace with an small exhaust vent is planned.***
  - i. *Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads, and driveways shall be constructed so as to provide adequate access for firefighting equipment. Confirmation shall be provided from the Coos County Road Department or local fire protection district that these standards have been met. **N/A Structure is in a planned, existing subdivision with coverage by the Bandon Rural Fire Protection District.***
5. *Wildfires inside urban growth boundaries. Certain areas inside urban growth boundaries may present special risks and may be made subject to additional or different standards and requirements jointly adopted by a city and the county in the form of code requirements, master plans, annexation plans, or other means. **N/A***

**PREVIOUS  
CONDITIONAL USE  
PERMIT**



**Coos County Planning Department**

Coos County Courthouse Annex, Coquille, Oregon 97423

Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-3121 Ext.210

FAX (541) 396-2690 / TDD (800) 735-2900

PATTY EVERNDEN

PLANNING DIRECTOR

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**NOTICE OF PLANNING DIRECTOR'S DECISION**

July 19, 2001

FILE # : ACU-01-19

APPLICANT : Donald & Susan Broyles

LEGAL DESCRIPTION : T.29, R.15, S.01CC, TL#1900

ZONE/ACREAGE : Controlled Development-10 (CD-10)/approximately 0.24 acre

GENERAL LOCATION/ACCESS : South of Bandon via Gould Road

REQUEST : To allow a dwelling within a "Beach and Dune Limited Suitability for Development Area"

REVIEW CRITERIA : Appendix I Policy 5.10 of the Coos County Zoning and Land Development Ordinance (CCZLDO)

Dear Adjacent Property Owner and Planning Commissioners:

Notice is hereby given that the Planning Director has approved the above referenced conditional use application request. A copy of the application, all documents and evidence relied upon by the applicant, the applicable criteria and staff report are available for inspection at the Planning Department and copies will be provided for a reasonable fee of \$.25 per page. You may also check out these documents for a deposit equaling \$.25 per page and take them to copy elsewhere. Upon return of the documents, your deposit will be refunded.

The decision may be appealed to the Coos County Hearings Body pursuant to Article 5.8 of the Ordinance within 15 days of the date notice of decision is mailed. Therefore, appeals filed after August 3, 2001, are not timely and will not be considered. The decision will not be final until the period for filing an appeal has expired. This decision cannot be appealed directly to the Land Use Board of Appeals under ORS.197.830.

Detailed information about the appeal process, filing fees and additional information may be obtained by contacting Staci Courtright, Planner, at (541) 396-3121 or 756-2020, Extension 210.

Sincerely,  
COOS COUNTY PLANNING DEPARTMENT

  
Judy Norris, Office Manager  
JN/dd

Coos County is an Affirmative Action/Equal Opportunity Employer and complies with Section 504 of the Rehabilitation Act of 1973

ACU-21-088

**SEPTIC SYSTEM  
STATEMENT OF  
COMPLETION**



12049

Control No.  
\$ 990.00  
Fee

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY

PERMIT NO. 603-182

New Construction       Repair       Other \_\_\_\_\_

Permit Issued To Don Broyles      29      15      01CC      1801/29348.01      Coos  
 (Property Owner's Name)      (Township)      (Range)      (Section)      (Tax Lot / Acct. No.)      (County)

Could Rd.      Bandon      Del Cline, R.S.      09/05/2003  
 (Road Location)      (City)      (Issued by - Signature)      (Date Issued)

**PERMITS ARE NOT TRANSFERABLE**

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

**SPECIFICATIONS**

EXPIRATION DATE 09/05/2004      TYPE OF SYSTEM BOTTOMLESS SAND FILTER

Design Sewage Flow 450 Gallons/Day

Tank Volume 1,500 Gallons      Disposal Trenches       Seepage Bed(s)       \_\_\_\_\_ Square Feet

Maximum Depth 24 inches.      Minimum Depth 12 inches.      \_\_\_\_\_ Linear Feet

Equal       Loop       Serial       Pressurized       Minimum Distance Between Trenches \_\_\_\_\_

Total Rock Depth \_\_\_\_\_ inches.      Below Pipe \_\_\_\_\_ inches.      Above Pipe \_\_\_\_\_ inches.       Rake Sidewall

Special Conditions (Follow Attached Plot Plan) SEE REVERSE FOR INSTRUCTIONS AND INSPECTIONS.

PRE-COVER INSPECTION REQUIRED — CONTACT DEQ 269-2721

**CERTIFICATE OF SATISFACTORY COMPLETION**

As-Built Drawing with Reference Locations \_\_\_\_\_

Installer Te Bulldog / Kokosar

Final Insp. Date 6/13-05

Inspected By Del Cline

Issued by Operation of Law

Pre-cover inspection waived pursuant to OAR 340, Division 71

9-18-03 SF Box 18K20  
 9-25-03 sanded? how suspension = sand spread and 25' diameter pipe replaced  
 10-16-03 sputter test gave 5+ ft  
 1-13-05 sand bank test evaluation could 64"  
 6-13-05 sand & alum not yet covered system complete

This Certificate of Satisfactory Completion is valid for a period of 5 years for connection of the system to the facility for which it was constructed. After the 5-year period, rules for Authorization Notices or Alteration Permits apply, as outlined in OAR 340-071-0205 and 340-071-0210, which includes paying a fee.

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above.

Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

Del Cline      on-site consultant      10-14-05      ABC  
 (Authorized Signature)      (Title)      (Date)      (Office)



# Oregon

John A. Kitzhaber, Governor

## Department of Environmental Quality

Western Region Coos Bay Office

381 N 2nd Street

Coos Bay, OR 97420

(541) 269-2721

FAX (541) 269-7984

Donald & Suzanne Broyles  
13805 SW 248<sup>th</sup> St.  
Homestead, FL 33032

April 6, 2011

RE: WQ/SS-Coos County  
29-15-01CC-1801/29348.01  
54196 Gould – Bandon, OR  
Sand Filter Pumping

A final inspection of the sand filter system serving the above referenced property was done on June 13, 2005.

To maintain the integrity of the Sand Filter system serving your residence, it is highly recommended that you open up the septic tank and check to see if it needs to be pumped. We recommend that this be done every 48 months. If the surface scum layer is 6-8 inches thick then it should be pumped. We have no record of the septic tank being pumped.

If the tank has not been pumped since 2005 it is highly recommended that you have it checked to see if it needs to be pumped at this time. If it needs to be pumped please submit a copy of the receipt so we can update our records.

Thank you for your response.

Sincerely,

Geri Sledd  
Administrative Specialist

GS:gs

E:SFPump2



ACU-21-088

Michael K. Renaldo and Sheri M. Renaldo

**GRANTEE'S NAME:**

Edward Riddell and Lee Riddell

**AFTER RECORDING RETURN TO:**

Order No.: 360621037869-LS  
Edward Riddell and Lee Riddell, as tenants by the entirety  
PO Box 1765  
Jackson, WY 83001

**SEND TAX STATEMENTS TO:**

Edward Riddell and Lee Riddell  
PO Box 1765  
Jackson, WY 83001

APN: 2934801  
Map: 29S1501CC01801  
V/L .42 acre Gould Avenue, Bandon, OR 97411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Michael K. Renaldo and Sheri M. Renaldo, as tenants by the entirety**, Grantor, conveys and warrants to **Edward Riddell and Lee Riddell, 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:

**PARCEL 1:**

Lots 6, 7 and 8, Block 23, Original Plat of Sunset City, Coos County, Oregon. Together with vacated alley that would inure to said property by operation of law.

**PARCEL 2:**

That portion of the Southwest quarter of the Southwest quarter of Section 1, Township 29 South, Range 15 West of the Willamette Meridian, Coos County, Oregon, as established by the Circuit Court of Coos County in August 1911, lying West of the alley running North and South through Block 23, Sunset City, Coos County, Oregon; South of Beach Street, extended Westerly; and North of Juno Street, extended Westerly.

EXCEPTING THEREFROM, that portion sold under Contract of Sale, more particularly described as follows: Beginning at a point on the West line of Section 1, Township 29 South, Range 15 West of the Willamette Meridian, Coos County, Oregon, which is North 0° 26' West 851.57 feet from the Southwest corner of said Section 1, which such point is also the point of intersection of the West line of said Section 1 with the North line of Juno Street, Sunset City, Coos County, Oregon, extended Westerly; thence North 88° 54' East along the North line of Juno Street 133.45 feet to the West line of the alley fronting Block 23 of Sunset City; thence North along the West line of such alley 50 feet; thence South 88° 54' West 133.45 feet, more or less, to the West line of said Section 1; thence South along such Section line 50 feet to the place of beginning.

ALSO EXCEPTING, that portion lying North of the South line of Lot 5, Block 23, Sunset City, Coos County, Oregon, if extended Westerly to the Section line of Section 1, Township 29 South, Range 15 West of the Willamette Meridian, Coos County, Oregon.

ALSO EXCEPTING THE FOLLOWING: Beginning at a point on the West boundary of the alley running through Block 23 in the Plat of Sunset City, Coos County, Oregon, said point being located North 00° 55' 18" West 50.00 feet from the North line of Juno Street in said Sunset City; thence South 89° 04' 42" West 148.72 feet to the West line of Section 1, Township 29 South, Range 15 West of the Willamette Meridian, Coos County, Oregon; thence North along said Section line 30.02 feet; thence North 89° 04' 42" East 148.24 feet to the West line of said alley through Block 23; thence South 00° 55' 18" East 30.00 feet to the point of beginning.

ALSO EXCEPTING, any portion of said premises lying below the ordinary high water line of the Pacific Ocean.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINE HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$935,000.00). (See ORS 93.030).

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.

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.

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.

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, 462 P2d 671 (1969).

Rights of the public, riparian owners and governmental bodies in that portion of the subject land lying in wetlands.

Deed restriction as disclosed by Warranty Deed including the terms and provisions thereof,

Recording Date: September 18, 2020  
Recording No: 2020-09211  
Between: Donald E. Broyles, Jr. and Suzanne C. Broyles  
And: Michael K. Renaldo and Sheri M. Renaldo, as tenants by the entirety

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.

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

Dated: 11/9/2021

[Signature]  
Michael K. Renaldo

[Signature]  
Sheri M. Renaldo

State of Oregon  
County of Washington

This instrument was acknowledged before me on 11/9/2021 by Michael K. Renaldo and Sheri M. Renaldo.

[Signature]  
Notary Public - State of Oregon

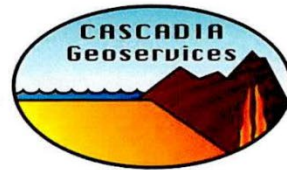
My Commission Expires: 11/18/2022



# **GEO TECH REPORT**

**Cascadia Geoservices, Inc.**

190 6<sup>th</sup> Street  
PO Box 1026  
Port Orford, Oregon 97465  
D. 541-332-0433  
C. 541-655-0021  
Email: [info@cascadiageoservices.com](mailto:info@cascadiageoservices.com)  
www: [CascadiaGeoservices.com](http://CascadiaGeoservices.com)



**Geotechnical Site Evaluation**

Gould Avenue Property  
Bandon, Oregon 97411  
T29S, R15W, Sec 01CC, Tax Lot 1801

Mr. Edward Riddell  
PO Box 1765  
Jackson, Wyoming 83001  
Sent via email: [ed@edwardriddell.com](mailto:ed@edwardriddell.com)

November 29, 2021  
CGS Project No. 21123

**TABLE OF CONTENTS**

INTRODUCTION..... 3

PROJECT UNDERSTANDING AND DESCRIPTION ..... 3

BEACH AND DUNE INVENTORY ..... 4

SURFACE DESCRIPTION ..... 5

SUBSURFACE EXPLORATIONS..... 5

    Subsurface Conditions Encountered ..... 6

LABORATORY ANALYSIS..... 7

GROUNDWATER ..... 7

GEOLOGIC HAZARDS ..... 8

SEISMIC DESIGN CRITERIA .....10

    Liquefaction.....10

    Tsunamis .....11

SETBACK.....11

DISCUSSION AND RECOMMENDATIONS .....11

    Floor Slabs .....13

CONSTRUCTION .....13

    Site Preparation .....13

    Probing .....14

    Excavation .....14

DRAINAGE .....15

    Surface and Groundwater .....15

    Wet Weather/Wet-soil Conditions.....15

CONSTRUCTION OBSERVATIONS .....15

LIMITATIONS .....16

PROFESSIONAL QUALIFICATIONS .....18

FIGURES.....19

ATTACHMENTS .....21

## **INTRODUCTION**

Cascadia Geoservices, Inc. (CGS) is pleased to provide you with this Geotechnical Site Evaluation report which summarizes our evaluation of a portion of your property located in Bandon, Oregon (see Figure 1, Location Map). We understand that you have recently purchased the subject property and are requesting that CGS evaluate the site and provide you with an opinion as to the geotechnical suitability of the site for residential development. This report summarizes our project understanding and site investigation, including subsurface explorations, and provides our conclusions and recommendations for developing the site.

## **PROJECT UNDERSTANDING AND DESCRIPTION**

Our understanding is based on telephone and email correspondence with both you and your real estate broker beginning on October 1, 2021, and on a site visit on October 5, 2021. Our understanding is further based on our review of an approved Conditional Use Application (ACU-01-19) submitted to Coos County on July 19, 2001, to site a residential dwelling on the site, and as part of that application, a Geologic Hazard Evaluation Report submitted by others,<sup>1</sup> dated December 12, 1994. Our understanding is further based on a second site visit on October 19, 2021, at which time a geologic reconnaissance of the site was done and three exploratory test pits were completed.

As a requirement of the earlier approved Conditional Use Application, the county adopted recommendations by the Oregon State Parks Department and the earlier Geologic Hazard Evaluation Report and set a minimum setback requirement of 25.0 feet from the break-in-slope above the sea cliff for a future residential dwelling. We understand that this minimum setback requirement is still in effect. We further understand that you are proposing to construct a new residential structure on the site and plan to abide by this setback requirement.

Under Coos County's Land Use Ordinance Chapter IV, Beaches and Dunes (Policy 5.10), the site has been classified as having "limited suitability" for development. This classification requires that, prior to development, the applicant must submit a report

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<sup>1</sup> Geologic Hazard Evaluation of Property for Homesite Development, December 12, 1994. Prepared for Don and Suzanne Broyles, 13805 SW 248th Street, Homestead, Florida 33032, by Terra Firma Geologic Services, Gold Beach, Oregon.



prepared by a qualified registered and licensed geologist or engineer, which evaluates the adverse effects, if any, of the proposed development and provides stabilization and maintenance plans to stabilize the site. We address these items in this report.

We understand that you are proposing to develop the site with a wood-framed residential structure and that you have no plans for excavations over four feet deep (except possibly for utility trenches) and no planned fills over four feet thick. As of the date of this report, CGS has not been provided with construction documents or with a site plan. Further, at the time that we did the test pits, the location of the proposed structure was not staked out on the ground.

#### **BEACH AND DUNE INVENTORY**

Based on a review of the Coos County Map Atlas, Tax Lots 1801 has been classified, in accordance with Goal 18 eligibility inventory, as "not eligible for protection." The sand dunes on the site are classified as younger, stabilized dunes, in accordance with USDA findings. This agrees with our site evaluation. Coos County has inventoried the site and surrounding area and has classified the site as having "limited suitability" for development. We note that the site is within the Sunset City Subdivision and is zoned Controlled Development 10 (CD-10), and that adjoining parcels to the north and south have been developed with residential structures.

Based on our site evaluation and on our experience working in this region, it is our opinion that the proposed development will not have an adverse impact on either the site or adjacent areas. Further, it is our opinion that because the building site is generally level and the soils well drained, there is no need for temporary or permanent stabilization programs and/or maintenance of new and existing vegetation other than those typically incorporated into residential landscaping. Further, we see no hazards to life, public and private property, or to the natural environment by the proposed development. Finally, it is our professional opinion that the proposed development will not cause excessive destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage), cause exposure of stable and conditionally stable areas to erosion or modify current air wave patterns leading to beach erosion. If, after development, you decide to reclaim portions of the dune, we recommend that you seek advice from your local Soil Conservation Survey.

### **SURFACE DESCRIPTION**

The site is located within the Klamath Mountain physiographic region of southwestern Oregon and is on an elevated coastal terrace (known locally as the Bandon Bluff), which is bordered on the west by a steep, roughly 35.0-foot-high actively eroding sea cliff. The site is approximately 49.0 feet above mean sea level (AMSL), is 0.42 acres, and is rectangular in shape (see Figure 2, Site Map). The site is undeveloped and is moderately to densely vegetated with gorse, native coastal shrubs, and some conifer trees. The building site is level-to-very-gently-sloping to the west. The site was observed to be well drained during our site visit.

The site is in an area which is principally residential and is bordered on the north, east, and south by developed residential properties, and on the west by the sea cliff. The site is accessed from the east via Gould Avenue and a gravel driveway.

The subject property appeared stable at the time of our site visit, with no ground cracks, areas of settlement, fresh earthen scarps, or landslides observed.

Based on work done by others,<sup>2,3</sup> native soils at the site consist of sandy loam (8E—Bullards sandy loam, 30 to 50 percent slopes). Underlying these soils are surficial deposits of Quaternary marine terrace deposits, which consist of unconsolidated-to-semi-consolidated marine sand, silt, clay, and gravel. These overlie bedrock of Late Mesozoic Sixes River mélange. Bedrock is exposed in outcrop at the base of the sea cliff below but is not exposed on the building site. This assemblage of soils and rocks has been elevated due to regional tectonic forces associated with the Cascadia Subduction Zone.

### **SUBSURFACE EXPLORATIONS**

In order to analyze the soils at the site, CGS observed the excavation of three test pits during our October 19, 2021 site visit. The test pits were excavated by Natural Origins LLC of Bandon, Oregon, to depths of 3.5 to 4.5 feet below ground surface (bgs) at three locations. The test pits were logged by a member of our staff from our southern Oregon

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<sup>2</sup> United States Department of Agriculture (USDA). Natural Resource Conservation Service Web Soil Survey, retrieved from <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

<sup>3</sup> Thomas J. Wiley, et. al. (2014). Geologic map of the southern Oregon coast between Port Orford and Bandon, Curry and Coos Counties, Oregon. Oregon Department of Geology and Mineral Industries (DOGAMI) open-file report O-14-0.

coast office. A dynamic cone penetrometer (DCP),<sup>4</sup> pocket penetrometer, and hand tools were used by CGS to test the relative hardness of the surficial soils in the test pits. Soil samples from the test pits were collected and stored in moisture-proof plastic bags and transported to our lab. Upon completion, the test pits were refilled with uncompacted excavated material. The locations of the test pits were determined using GPS and are shown on Figure 2, Site Map. Detailed logs for the test pits are included at the end of this report in Attachment 1.

#### **Subsurface Conditions Encountered**

The material encountered in the test pits was similar. Test pits TP-1 and TP-2 were excavated on the western portion of the site, approximately 10.0 to 20.0 feet from the break-in-slope of the sea cliff, and TP-3 was excavated near the center of the site, approximately 125.0 feet east of the break-in-slope of the sea cliff. The material encountered in the test pits consisted of tannish brown fine sand. The fine sand encountered was loose and became medium dense, tannish orangish brown, and strongly cemented at 4.0 feet bgs in TP-1 and TP-2, and 2.0 feet bgs in TP-3. Some light-and-dark-gray sand was encountered in TP-2 above the medium-dense fine sand. The soil encountered in the test pits showed good horizontal and vertical continuity on the site.

Based on mapping by others,<sup>3</sup> we interpret these sands to be part of the Quaternary marine terrace deposits.

Our analysis of the subsurface conditions on the site is based on the soil encountered in our borings and is summarized as follows:

**Fine Sand (Quaternary Marine Terrace Deposits):** Encountered in all the test pits. Consisted of loose, tannish brown fine sand that was moist. Became medium dense and strongly cemented at 4.0 feet bgs in TP-1 and TP-2 and at 2.0 feet bgs in TP-3.

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<sup>4</sup> The dynamic cone penetrometer (DCP) test uses a 15 lb. steel mass falling 20 inches to strike an anvil to penetrate a 1.5-inch-diameter, 45-degree (vertex angle) cone that has been seated in the bottom of a hand-augered hole. The penetrometer is used to determine a penetration resistance relationship with the standard penetration resistance of virgin soils. The penetration rate (PR) is the average number of blows needed to advance the cone a distance of 1 inch.

**LABORATORY ANALYSIS**

Select samples were packaged in moisture-proof bags and transported to our laboratory where they were classified in general accordance with the Unified Soil Classification System, Visual-Manual Procedure. In addition, select samples were analyzed, where applicable, for water content (ASTM D698), percent of fines (ASTM D1140), and Atterberg limits (ASTM D4318). The results are summarized below in Table 1. The Lab Analysis Reports for the samples are provided at the back of this report as Attachment 2.

**Table 1: Laboratory Testing Results**

Sample ID	Test Pit / Depth (feet)	Type of Soil	Water Content (%)	Fines (%)	USCS Symbol <sup>5</sup>
SS-3	TP-1 / 4.5	Fine Sand	11.0	1.0	SP
SS-5	TP-2 / 4.0	Fine Sand	10.0	1.0	SP
SS-7	TP-3 / 2.0	Fine Sand	8.0	2.0	SP

Our lab analysis indicates that the fine sands have a minor percentage of fines and are poorly graded, and that the sand has a low water content.

Our analysis and recommendations are based on the following physical properties of the soils encountered, which are listed below in Table 2.

**Table 2: Physical Properties of Soil**

Type of Soil	Depth below Surface (feet)	N-Value	Effective Unit Weight (pcf)	Drained Friction Angle, $\phi'$ (degrees)
Fine Sand	0 to 4.0	7-10	95.0-125.0	36.0

**GROUNDWATER**

Groundwater was not encountered in any of our test pits. Further, there was no seepage or caving detected in any of the test pits. Our review of water-well cards for

<sup>5</sup> Classification symbols are estimated based on visual observation.

the area<sup>6</sup> indicates that groundwater levels are generally less than 15.0 feet bgs. We anticipate that the primary groundwater table is near the underlying contact with bedrock, which we infer is between 15 and 20 feet bgs. We infer that water levels will rise during periods of sustained rainfall and that perched groundwater will form within the surficial sands above confining layers of clay and/or bedrock. Based on the topography, we anticipate that the hydraulic gradient is to the west towards the Pacific Ocean.

### **GEOLOGIC HAZARDS**

Based on a review of Oregon HazVu: Statewide Geohazards Viewer, the sea cliff west of the site and the top of the bluff adjacent to the sea cliff have been identified by the State as being susceptible to moderate-to-very-active coastal erosion. Coastal erosion on the Bandon Bluff is well documented and is a significant geologic hazard, causing localized landslides along the edges of the sea cliff. Because of this coastal erosion hazard, the sea cliff and top of the bluff have both been identified by the State as having a high likelihood of future landslides.

Oregon's Department of Geology and Mineral Industries (DOGAMI), in concert with others, has begun monitoring rates of erosion along parts of the Oregon coastline. The department has identified chronic coastal hazards such as mass wasting of sea cliffs and recession of coastal bluffs caused by wave attack and geologic instability. This process is known as bluff retreat.

Beach profiles surveyed by DOGAMI using GPS provide a measure of offshore wave energy, which is reflected in accretion of sediments on the beach during the summer and erosion of sediments in winter. These data allow profiling of the beach and a determination as to past bluff erosion and retreat rates. A beach profile taken 930.0 feet north of the site, which was initially surveyed in April 1998 and most recently in February 2009, indicates that approximately 80.0 feet of sand has been deposited at the base of the sea cliff during the 11 years between surveys. The profile indicates that accretion of sediments at the base of the sea cliff has occurred since 1998 at various rates. We conclude, based on our site observations, that wind deposition has been the prevailing form of sediment transport. The cliff-backed beach where the survey was

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<sup>6</sup> Oregon Water Resources Department well report query, viewed online at <https://apps.wrd.state.or.us>

conducted is similar in elevation and geologic setting as that of the sea cliff west of the subject property.

Haystack Rock, a sea stack west of the site, provides natural protection from wave action as it dissipates the wave energy, which lessens erosion at the base of the sea cliff. Further, wind erosion of the sands is lessened by dense vegetated cover. Based on this, it is our opinion that this rate of deposition is representative of what we are seeing along the sea cliff west of the subject property. Please note that erosion of Oregon's coastal bluffs is expected to intensify in the future along its beaches due to diminishing beach sediments which provide buffering during winter storms. Future wave attack will be more destructive due, in part, to long-term rises in mean sea level and warmer oceans which will cause more intense storms associated with climate cycles such as El Niño.

A review of the State Landslide Inventory Database (Oregon HazVu)<sup>7</sup> indicates that the site is not part of an identified landslide, earthflow, or debris-flow complex. Further, the state has identified the slopes and portions of the west side of the site as having a moderate susceptibility to future landslides.

A review of LIDAR mapping for the area<sup>8</sup> indicates that the building site is an elevated level terrace. Further, arcuate-shaped features and settlement on the sea cliff can be observed on the LIDAR mapping. As such, the LIDAR imagery for the slopes and site is smooth and regular. Based on our LIDAR review, there are no landforms associated with geologic hazards, including landslides, on the building site; however, the arcuate-shaped features and settlement that can be observed on the sea cliff via LIDAR imagery indicate that the slope could be potentially unstable and that there may be features associated with geologic hazards, including landslides, on the site.

Based on a review of U.S. Geological Survey maps,<sup>9</sup> there are not geologically young fault systems within ½ mile of the subject property. As with other folds and faults located

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<sup>7</sup> (HazVu). Oregon Department of Geology and Mineral Industries (DOGAMI) Statewide Geohazards Viewer. Viewed at <https://www.oregongeology.org>

<sup>8</sup> LIDAR is an aerial imagery technology that penetrates the vegetative cover by measuring distance by measuring the amount of time it takes for light to travel from a light-emitting source to an object and back to a sensor.

<sup>9</sup> U.S. Geological Survey (USGS), Quaternary Faults Web Mapping Application, viewed at <https://earthquake.usgs.gov>

in the Cascadia forearc, it is suspected that great megathrust earthquakes along the Cascadia Subduction Zone will cause future rupture and displacement on these faults.

**SEISMIC DESIGN CRITERIA**

Our seismic design parameters are based on Site Class D – Stiff Soil. The subject property is located in an area that is highly influenced by regional seismicity due to the proximity to the Cascadia Subduction Zone (CSZ). Seismic design criteria, in accordance with the ASCE<sup>10</sup> 7-16 (IBC-12<sup>11</sup>), are summarized in Table 3 below.

**Table 3: ASCE 7-16 (IBC-12) Seismic Design Parameters**

Seismic Design Parameters	Short Period	1 Second
Maximum Credible Earthquake Spectral Acceleration	$S_s = 2.021 \text{ g}$	$S_1 = 0.969 \text{ g}$
Site Class	D – Stiff Soil	
Site Coefficient	$F_a = 1.0$	$F_v = \text{null}$
Adjusted Spectral Acceleration	$S_{MS} = 2.021 \text{ g}$	$S_{M1} = \text{null}$
Design Spectral Response Acceleration Parameters	$S_{Ds} = 1.347 \text{ g}$	$S_{D1} = \text{null}$
Peak Ground Acceleration	PGA = 1.008 g	

**Liquefaction**

Liquefaction occurs when loosely packed, water-logged granular sediments lose their strength in response to strong ground shaking. Liquefaction occurring beneath buildings and other structures can cause major damage during earthquakes. Liquefaction potential was assessed based on the information obtained from our test pits and using the parameters suggested in Youd & Andrus, et al., 2001.<sup>12</sup> According to our seismic analysis, the site will experience a peak ground acceleration (PGA) during a design seismic event of 1.008 g. Further, groundwater was not observed in our test pits. Based on the inferred depth of groundwater and the consistency of the fine sandy soils

<sup>10</sup> American Society of Civil Engineers

<sup>11</sup> 2012 International Building Code

<sup>12</sup> Youd, T. L., Andrus, I. M., et al., 2001. Resistance of Soils: Summary Report from the 1996 NCEER and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils. ASCE, Journal of Geotechnical and Geoenvironmental Engineering, v. 127, no. 10, pp. 817-833.

encountered in our test pits, it is our opinion that the liquefaction potential for the site is low.

### **Tsunamis**

**Based on recent mapping and modeling done by the state of Oregon,<sup>13</sup> the site is within the Tsunami Inundation Zone and may be inundated during a tsunami generated by a local-source (Cascadia Subduction Zone) moment magnitude (Mm) earthquake of 9.0 or greater. Because of this, we strongly recommend that you check local resources and the state of Oregon's Department of Geology and Mineral Industries (DOGAMI) Tsunami Resource Center<sup>14</sup> for current information regarding tsunami preparedness and emergency procedures.**

### **SETBACK**

The 2017 Oregon Residential Specialty Code,<sup>15</sup> Section R.403.1.9.1 (code) requires that buildings adjacent to descending slope surfaces be founded in firm material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing without detrimental settlement. When determining setbacks, the code recommends a minimum setback of at least the smaller of H/3 and 40 feet for descending slopes and the smaller of H/2 and 15 feet from ascending slopes.<sup>16</sup> For slopes steeper than 100 percent, the setback shall be measured from an imaginary plane 45 degrees to the horizontal projected upward from the toe of the slope. We provide our setback recommendations in our **DISCUSSION AND RECOMMENDATIONS** section of this report.

### **DISCUSSION AND RECOMMENDATIONS**

Based on our surface and subsurface investigation, it is our opinion that the proposed building site is suitable to site a single-family residence. Further, the use of a conventional shallow foundation is feasible, provided that you prepare the building site in accordance with our recommendations.

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<sup>13</sup> Local-source (Cascadia Subduction Zone) Tsunami Inundation Map, Bandon, Oregon. State of Oregon Department of Geology and Mineral Industries online at <http://www.oregongeology.org>

<sup>14</sup> Viewed online at [www.oregongeology.org](http://www.oregongeology.org)

<sup>15</sup> Oregon Residential Specialty Code, 2017, State of Oregon, viewed at <http://ecodes.biz>

<sup>16</sup> H = the height of the slope



We recommend that the upper 3.0 feet of loose fine sand encountered in our test pits be removed from beneath the building footprint, including 5.0 feet around the building footprint, and be replaced with approved structural fill and recompacted. The structural fill should be placed in 9-inch lifts and compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557.

All footings should be designed for an allowable bearing pressure of 1,500 pounds per square foot (psf). The weight of the footing and overlying backfill can be disregarded in calculating footing sizes. The recommended allowable bearing pressure applies to the total of dead plus long-term-live loads, and this bearing pressure may be doubled for short-term loads such as those resulting from wind or seismic forces. For footings in contact with native soils, use a coefficient of friction equal to 0.20 when calculating resistance to sliding.

Based on CGS's estimates, total post-construction settlement is estimated to be less than one (1) inch, with post-construction differential settlement of less than 0.5 inches over a 50-foot span.

All surfaces with building foundations or pavement areas should be prepared in accordance with these recommendations. Continuous wall and isolated spread footings should be at least 2 and 3 feet wide, respectively. The bottom of exterior footings should be at least 18 inches below the lowest adjacent exterior grade. The bottom of interior footings should be established at least 12 inches below the base of the floor slab.

Lateral loads on footings can be resisted by passive earth pressure on the sides of the structures and by friction at the base of the footings. An allowable passive earth pressure of 263 pounds per cubic foot (pcf) may be used for footings confined by native soils and new structural fills. Adjacent floor slabs, pavements, or the upper 12-inch depth of adjacent, unpaved areas should not be considered when calculating passive resistance.

A CGS engineering geologist (or their representative) should confirm suitable bearing conditions and evaluate all footing subgrades prior to the forming of the footings. Observations should also confirm that loose or soft material, organics, roots, unsuitable

fill, and old topsoil zones are removed. You should anticipate some deepening of the excavations if deeper soft material is uncovered.

We understand that the western perimeter foundation will be set back 25.0 feet from the break-in-slope along the sea cliff. We recommend that this be a minimum setback. And we recommend that, upon completion, the building pad be graded to provide positive drainage away from the structure and away from the sea cliff west of the homesite.

#### **Floor Slabs**

Satisfactory subgrade support for reinforced building floor slabs can be obtained from the subgrade prepared in accordance with our site-preparation recommendations. A minimum of 12 inches of loose, imported granular material should be placed and compacted over the prepared subgrade. Imported granular material should be crushed rock or crushed gravel that is fairly well graded between coarse and fine, contains no deleterious materials, has a maximum particle size of one (1) inch, and has less than 5 percent by weight passing the U.S. Standard No. 200 Sieve.

#### **CONSTRUCTION**

##### **Site Preparation**

In order to prepare the site, all existing tree or shrub roots should be removed. All organics, roots, or other deleterious material should be transported off site. Deeper excavations and debris removal may be required at the discretion of the engineering geologist.

As discussed, we recommend that the upper 3.0 feet of loose fine sand encountered in our test pits be removed from beneath the building footprint, including 5.0 feet around the building footprint, and be replaced with approved structural fill and recompacted. The structural fill should be placed in 9-inch lifts and compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557.

The fill used to rebuild the pad should meet the specifications of Selected Granular Backfill in accordance with Oregon Standards for Specifications for Construction<sup>17</sup>. The imported granular material should be crushed rock or crushed gravel and sand or

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<sup>17</sup> Oregon Standards for Specifications for Construction, 2021. Oregon Department of Transportation. Viewed online at <https://www.oregon.gov>

approved sand that is fairly well graded between coarse and fine sand and contains no deleterious materials. Material that is encountered in the excavation that does not meet these criteria should not be used and should be disposed off-site. The granular fill should be placed in 9-inch lifts and compacted to at least 95 percent of the maximum dry density, as determined by ASTM D1557. Compaction should be checked using either a nuclear gauge or Sand Cone Test, as determined by ASTM D1556, and by a proof-roll. Please contact our office for additional assistance with this.

A CGS engineering geologist (or their representative) should confirm suitable bearing conditions and evaluate all footing subgrades. Observations should also confirm that loose or soft materials, organics, unsuitable fill, and old topsoil zones are removed. Localized deepening of footing excavations may be required to penetrate any deleterious materials.

#### **Probing**

Following site preparation and prior to forming the foundation, the exposed excavated surface and the footing or slab subgrade should be evaluated by probing. A member of our geotechnical staff should carry out the probing. Soft or loose zones identified during the field evaluation should be compacted to an unyielding condition or be excavated and replaced with structural fill.

#### **Excavation**

Subsurface conditions at the project site show that the upper fill is predominantly very-loose-to-medium-dense sand. Excavations in these soils may be readily accomplished with conventional earthwork equipment.

Trench cuts in native materials should stand vertical to a depth of approximately four feet, provided no groundwater seepage is present in the trench walls, with the understanding that some sloughing may occur. The trenches should be flattened to 1.5H:1V if excessive sloughing occurs or seepage is present.

Groundwater was not encountered in our test pits. If shallow groundwater is observed during construction, use of a trench shield (or other approved temporary shoring) is recommended for cuts that extend below groundwater seepage or if vertical walls are desired for cuts deeper than four feet. If shoring or dewatering is used, CGS recommends that the type and design of the shoring and dewatering systems be the

responsibility of the contractor, who is in the best position to choose systems that fit the overall plan of operation. These excavations should be made in accordance with applicable Occupational Safety and Health Administration and State regulations.

## **DRAINAGE**

### **Surface and Groundwater**

We recommend that the site be graded to prevent ponding and to provide positive drainage away from the proposed structure. Further, we recommend that surface drains be tightlined to provide drainage away from the slope west of the house site.

### **Wet-Weather/Wet-Soil Conditions**

If construction occurs during wet weather, we recommend that a thin layer of compacted, crushed rock be placed over the footing subgrades to help protect them from disturbance due to foot traffic and the elements.

The soils at the site may be susceptible to disturbance during the wet season. Trafficability or grading operations within the exposed soils may be difficult during or after extended wet periods or when the moisture content of the soils is more than a few percentage points above optimum. Soils disturbed during site-preparation activities, or soft or loose zones identified during probing, should be removed and replaced with compacted structural fill.

## **CONSTRUCTION OBSERVATIONS**

Satisfactory pavement and earthwork performance depends on the quality of construction. Sufficient monitoring of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. We recommend that a representative from CGS be retained to observe general excavation, stripping, fill placement, footing subgrades, and subgrades and base rock for floor slabs and pavements.

Subsurface conditions observed during construction should be compared with those encountered during the subsurface explorations. Recognition of changed conditions requires experience; therefore, qualified personnel should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

### **LIMITATIONS**

Cascadia Geoservices, Inc.'s (CGS) professional services are performed, findings obtained, and recommendations prepared in accordance with generally accepted principles and practices for engineering geologists. No other warranty, express or implied, is made. The Customer acknowledges and agrees that:

1. CGS is not responsible for the conclusions, opinions, or recommendations made by others based upon our findings.
2. This report has been prepared for the exclusive use of the addressee, and their agents, and is intended for their use only. It is not to be photographed, photocopied, or similarly reproduced, in total or in part, without the expressed written consent of the Customer and Cascadia Geoservices, Inc.
3. The opinions, comments, and conclusions presented in this report are based upon information derived from our literature review, historical topographic map and aerial photograph review, and on our site observations. The scope of our services is intended to evaluate soil and groundwater (ground) conditions within the primary influence or influencing the proposed development area. Our services do not include an evaluation of potential ground conditions beyond the depth of our explorations or agreed-upon scope of our work. Conditions between or beyond our site observations may vary from those encountered.
4. Recommendations provided herein are based in part upon project information provided to CGS. If the project information is incorrect or if additional information becomes available, the correct or additional information should be immediately conveyed to CGS for review.
5. The scope of services for this subsurface exploration and report did not include environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous substances in the soil, surface water, or groundwater at this site.
6. If there is a substantial lapse of time between the submission of this report and the start of work at the site, if conditions have changed due to natural causes or construction operations at or adjacent to the site, or if the basic project scheme is significantly modified from that assumed, this report should be reviewed to determine the applicability of the conclusions and recommendations. Land use, site conditions (both on and off site), or other factors may change over time and

could materially affect our findings. Therefore, this report should not be relied upon after two years from its issue, or in the event that the site conditions change.

7. The work performed by the Consultant is not warranted or guaranteed.
8. There is an assumed risk when building on marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground.
9. The Consultant's work will be performed to the standards of the engineering and geology professions and will be supervised by licensed professionals. Attempts at improving marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground supporting the Customer's property may, through acts of God or otherwise, be temporary and that marginal ground, sites subject to flooding, or adjacent to bluffs, sea cliffs, or on steep ground may continue to degrade over time. The Customer hereby waives any claim that they may have against CGS for any claim, whether based on personal injury, property damage, economic loss, or otherwise, for any work performed by CGS for the Customer relating to or arising out of attempts to stabilize the marginal ground, sites subject to flooding, or bluffs, sea cliffs, or steep ground located at the Customer's property identified hereunder. It is further understood and agreed that continual monitoring of the Customer's property may be required, and that such monitoring is done by sophisticated monitoring instruments used by CGS. It is further understood and agreed that repairs may require regular and periodic maintenance by the Customer.
10. The Customer shall indemnify, defend, at the Customer's sole expense, and hold harmless CGS, affiliated companies of CGS, its partners, joint ventures, representatives, members, designees, officers, directors, shareholders, employees, agents, successors, and assigns (Indemnified Parties) from and against any and all claims for bodily injury or death, damage to property, demands, damages, and expenses (including but not limited to investigative and repair costs, attorney's fees and costs, and consultant's fees and costs) (hereinafter "Claims") which arise or are in any way connected with the work performed, materials furnished, or services provided under this Agreement by CGS or its agents.

**PROFESSIONAL QUALIFICATIONS**

To review our professional qualifications, please visit our website at  
[www.CascadiaGeoservices.com](http://www.CascadiaGeoservices.com).

Sincerely,

Cascadia Geoservices, Inc.



Eric Oberbeck, RG/CEG  
Expires June 1, 2022

A handwritten signature in black ink that reads "Adam Fulthorpe".

Adam Fulthorpe, Staff Geologist

**FIGURES**

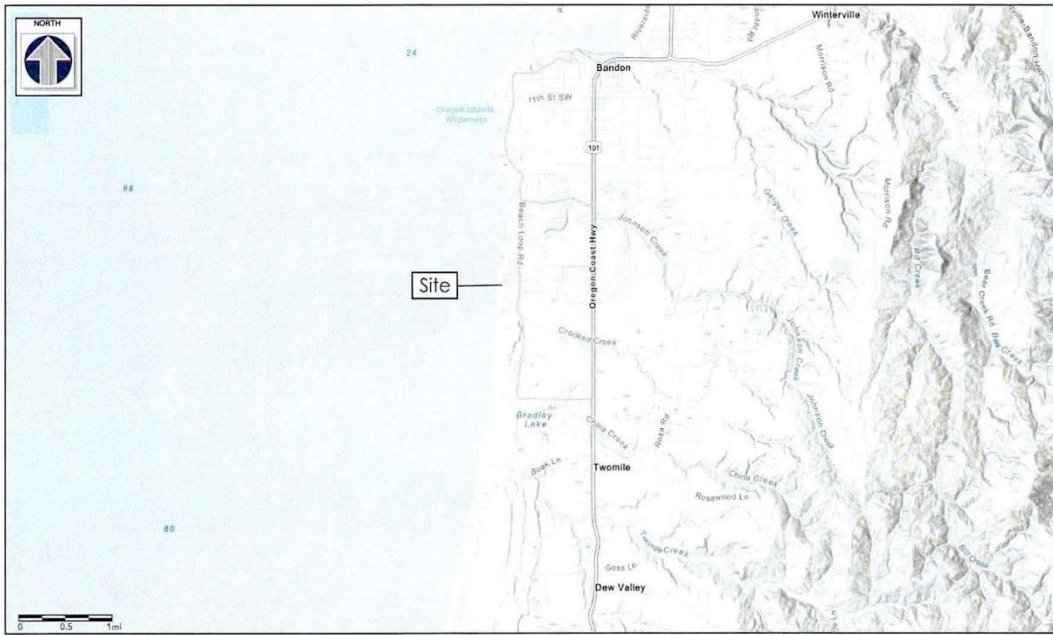
Figure 1, Location Map

Figure 2, Site Map

**ATTACHMENTS**

Attachment 1 – Summary Test Pit Logs

Attachment 2 – Lab Analysis Reports



Base map provided by: ESRI

Prepared for Mr. Edward Riddell



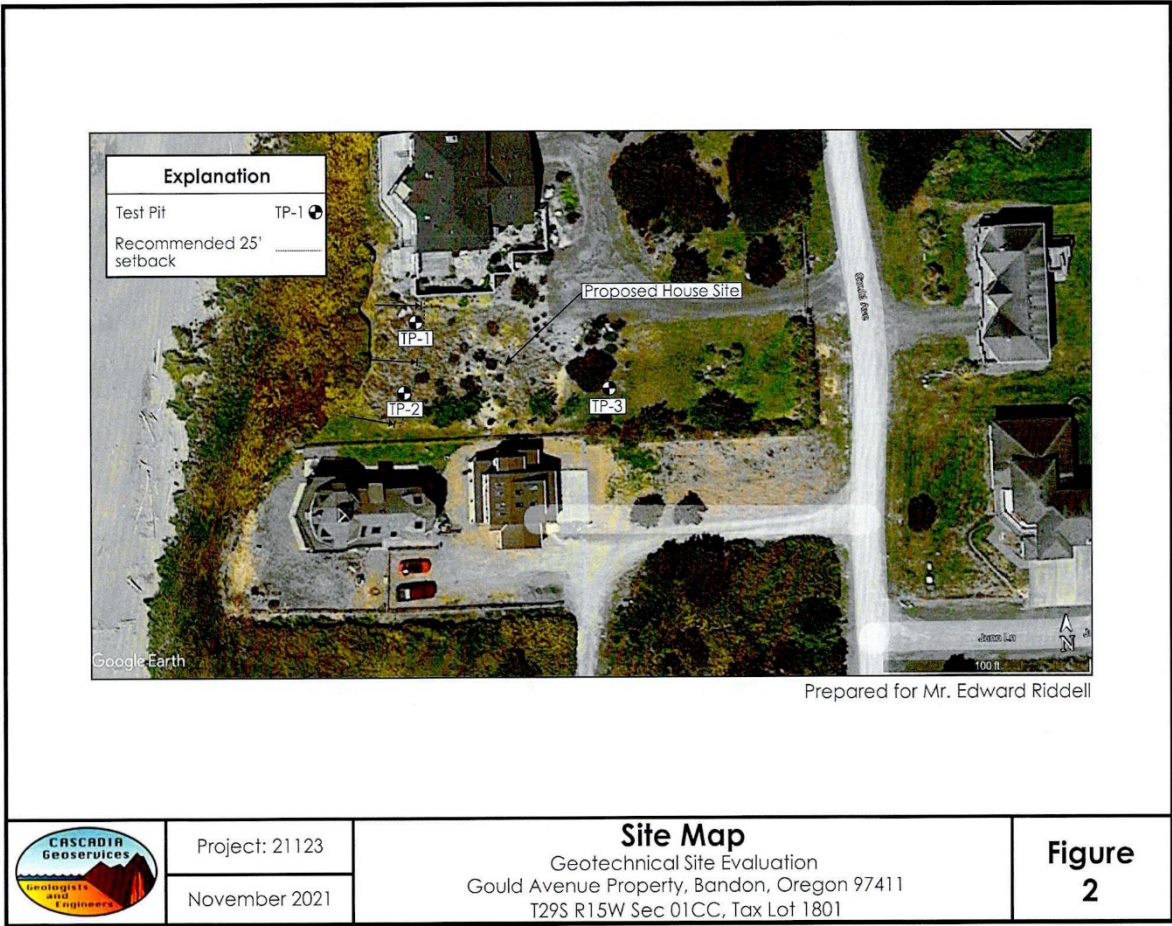
Project: 21123

November 2021

**Location Map**  
 Geotechnical Site Evaluation  
 Gould Avenue Property, Bandon, Oregon 97411  
 T29S R15W Sec 01CC, Tax Lot 1801

**Figure  
1**





**TABLE 1  
FIELD CLASSIFICATIONS**

**SOILS**

**ATTACHMENT 1**



SOIL DESCRIPTION FORMAT	
(1) consistency,	(9) structure,
(2) color,	(10) cementation,
(3) grain size,	(11) reaction to HCL,
(4) classification name [secondary PRIMARY additional];	(12) odor,
(5) moisture,	(13) groundwater seepage,
(6) plasticity of fines,	(14) caving,
(7) angularity	(15) (unit name and/or origin),
(8) shape,	

Note: Bolded items are the minimum required elements for a soil description.

1. CONSISTENCY - COARSE-GRAINED				
TERM	SPT (140-LB. HAMMER) <sup>1</sup>	D & M SAMPLER (140-LB. HAMMER) <sup>1</sup>	DYNAMIC CONE PENETROMETER PENETRATION RATE SAMPLER (DCP) <sup>4,5,6</sup>	FIELD TEST (USING 1/2-INCH REBAR)
Very loose	0-4	0-11	0-2	Easily penetrated when pushed by hand
Loose	4-10	11-26	2-5	Easily penetrated several inches when pushed by hand
Medium dense	10-30	26-74	6-31	Easily to moderately penetrated when driven by 5 lb. hammer
Dense	30-50	74-120	32-42	Penetrated 1-foot with difficulty when driven by 5 lb. hammer
Very dense	>50	>120	>43	Penetrated only few inches when driven by 5 lb. hammer

1. CONSISTENCY - FINE-GRAINED						
TERM	SPT (140-LB. HAMMER) <sup>1</sup>	D & M SAMPLER (140-LB. HAMMER) <sup>1</sup>	DYNAMIC CONE PENETROMETER PENETRATION RATE SAMPLER (DCP) <sup>5,6</sup>	POCKET PEN. <sup>2</sup>	TORVANE <sup>3</sup>	FIELD TEST
Very soft	<2	<3	<2	<0.25	<0.13	Easily penetrated several inches by fist
Soft	2-4	3-6	2-3	0.25-0.5	0.13-0.25	Easily penetrated several inches by thumb
Medium stiff	5-8	7-12	4-7	0.50-1.0	0.25-0.5	Can be penetrated several inches by thumb with moderate effort
Stiff	9-15	13-25	8-16	1.0-2.0	0.5-1.0	Readily indented by thumb but penetrated only with great effort
Very stiff	16-30	26-65	17-27	2.0-4.0	1.0-2.0	Readily indented by thumbnail
Hard	>30	>65	>28	>4.0	>2.0	Difficult to indent by thumbnail

- 1 Standard penetration resistance (SPT N-value); Dames and Moore (D & M) sampler, number of blows/ft. for last 12" and 30" drop. Unconfined
- 2 compressive strength with pocket penetrometer; in tons per square foot (tsf).
- 3 Undrained shear strength with torvane (tsf).
- 4 Up to maximum medium-size sand grains only.
- 5 Dynamic cone penetration resistance; number of blows/inch.
- 6 Reference: George F. Sowers et. al. "Dynamic Cone for Shallow In-Situ Penetration Testing of In-Situ Soils, ASTM STP 399, ASTM, . pg. 29. 1966.

**2. COLOR**  
Use common colors. For combinations use hyphens. To describe tint use modifiers: pale, light, and dark. For color variations use adjectives such as "mottled" or "streaked". Soil color charts may be required by client. **Examples:** red-brown; or orange-mottled pale green; or dark brown.

3. GRAIN SIZE		
DESCRIPTION	SIEVE*	OBSERVED SIZE
boulders	-	>12"
cobbles	-	3" - 12"
gravel	coarse	3/4" - 3"
	fine	#4 - 3/4"
sand	coarse	4.75 mm (0.19") - 3/4"
	medium	#10 - #4
	fine	2.0 - 4.75 mm
fines	#40 - #200	0.425 - 2.0 mm
	<#200	0.075 - 0.425 mm

**4. CLASSIFICATION NAME**  
\* Use of #200 field sieve encouraged for estimating percentage of fines.

	NAME AND MODIFIER TERMS	CONSTITUENT PERCENTAGE	CONSTITUENT TYPE
Coarse grained	GRAVEL, SAND, COBBLES, BOULDERS	>50%	PRIMARY
	sandy, gravelly, cobbly, bouldery	30 - 50%	secondary
	silty, clayey*	15 - 50%	
	with (gravel, sand, cobbles, boulders)	15 - 30%	additional
	with (silt, clay)*	5 - 15%	
Fine grained	trace (gravel, sand, cobbles, boulders)	<5%	additional
	trace (silt, clay)*	<5%	
	CLAY, SILT*	>50%	PRIMARY
	silty, clayey*	>50%	secondary
	sandy, gravelly	30 - 50%	
Organic	with (sand, gravel, cobbles, boulders)	15 - 30%	additional
	with (silt, clay)*	5 - 15%	
	trace (sand, gravel, cobbles, boulders)	5 - 15%	
Organic	trace (silt, clay)*	5 - 15%	additional
	PEAT	50 - 100%	PRIMARY
	organic (soil name)	15 - 50%	secondary
	(soil name) with some organics	5 - 15%	additional





\* For classification and naming fine-grained soil: dry strength, dilatancy, toughness, and plasticity testing are performed (see Describing Fine-Grained Soil page 2). Confirmation requires laboratory testing (Atterberg limits and hydrometer).

**TABLE 1  
FIELD CLASSIFICATIONS**

**SOILS**

5. MOISTURE	
TERM	FIELD TEST
dry	absence of moisture, dusty, dry to touch
moist	contains some moisture
wet	visible free water, usually saturated

6. PLASTICITY OF FINES	
See "Describing fine-grained Soil" on Page 2.	

7. ANGULARITY	
 rounded  Angular	 subrounded  Subangular

8. Shape	
TERM	OBSERVATION
flat	particles with width/thickness ratio >3
elongated	particles with length/width ratio >3
flat and elongated	particles meet criteria for both flat and elongated

9. STRUCTURE	
TERM	OBSERVATION
stratified	alternating layers >1 cm thick, describe variation
laminated	alternating layers <1 cm thick, describe variation
fissured	contains shears and partings along planes of weakness
slickensides	partings appear glossy or striated
blocky	breaks into lumps, crumbly
lensed	contains pockets of different soils, describe variation
homogenous	same color and appearance throughout

10. CEMENTATION	
TERM	FIELD TEST
weak	breaks under light finger pressure
moderate	breaks under hard finger pressure
strong	will not break with finger pressure

11. REACTION TO HCL	
TERM	FIELD TEST
none	no visible reaction
weak	bubbles form slowly
strong	vigorous reaction

12. ODOR	
Describe odor as organic; or potential non-organic* *Needs further investigation	

13. GROUNDWATER SEEPAGE	
Describe occurrence (i.e. from soil horizon, fissures with depths) and rate: slow (<1 gpm); moderate (1-3 gpm); fast (>3 gpm)	

14. CAVING	
Describe occurrence (depths, soils) and amount with term	
Test Pits	minor (<1 ft <sup>3</sup> )    moderate (1-3 ft <sup>3</sup> )    Severe (>3 ft <sup>3</sup> )



15. (UNIT NAME/ORIGIN)	
Name of stratigraphic unit (e.g. Willamette Silt), and/or origin of deposit (Topsoil, Alluvium, Colluvium, Decomposed Basalt, Loess, Fill, etc.).	

DESCRIBING FINE-GRAINED SOIL				
FIELD TEST				
NAME	PLASTICITY (A BELOW)	DRY STRENGTH (B BELOW)	DILATANCY REACTION (C BELOW)	TOUGHNESS OF THREAD (D BELOW)
SILT	non-plastic, low	none, low	rapid	low
SILT with some clay	low	low, medium	rapid, slow	low, medium
clayey SILT	low, medium	medium	slow	medium
silty CLAY	medium	medium, high	slow, none	medium, high
CLAY with some silt	high	High	none	high
CLAY	high	very high	none	high
organic SILT	non-plastic, low	low, medium	slow	low, medium
organic CLAY	medium, high	medium to very high	none	medium, high
A. PLASTICITY				
TERM	OBSERVATION			
non-plastic	A 1/8" (3-mm) thread cannot be rolled at any water content.			
low	The thread can barely be rolled and the lump cannot be formed when drier than the plastic limit.			
medium	The thread is easy to roll and not much time is required to reach the plastic limit. The thread cannot be re-rolled after reaching the plastic limit. The lump crumbles when drier than the plastic limit.			
high	It takes considerable time rolling and kneading to reach the plastic limit. The thread can be re-rolled several times after reaching the plastic limit. The lump can be formed without crumbling when drier than the plastic limit.			
B. DRY STRENGTH				
TERM	OBSERVATION			
none	Dry specimen crumbles into powder with mere pressure of handling.			
low	Dry specimen crumbles into powder with some finger pressure.			
medium	Dry specimen breaks into pieces or crumbles with considerable finger pressure.			
high	Dry specimen cannot be broken with finger pressure. Will break into pieces between thumb and a hard surface.			
very high	Dry specimen cannot be broken between thumb and a hard surface.			
C. DILATANCY REACTION				
TERM	OBSERVATION			
none	No visible change in the specimen.			
slow	Water appears slowly on surface of specimen during shaking and doesn't disappear or disappears slowly upon squeezing.			
rapid	Water appears quickly on the surface of the specimen during shaking and disappears quickly upon squeezing.			
D. TOUGHNESS OF THREAD				
TERM	OBSERVATION			
low	Only slight hand pressure is required to roll the thread near the plastic limit. The thread and lump are weak and soft.			
medium	Medium pressure is required to roll the thread to near the plastic limit. The thread and lump have medium stiffness.			
high	Considerable hand pressure is required to roll the thread to near the plastic limit. The thread and lump have very high stiffness.			

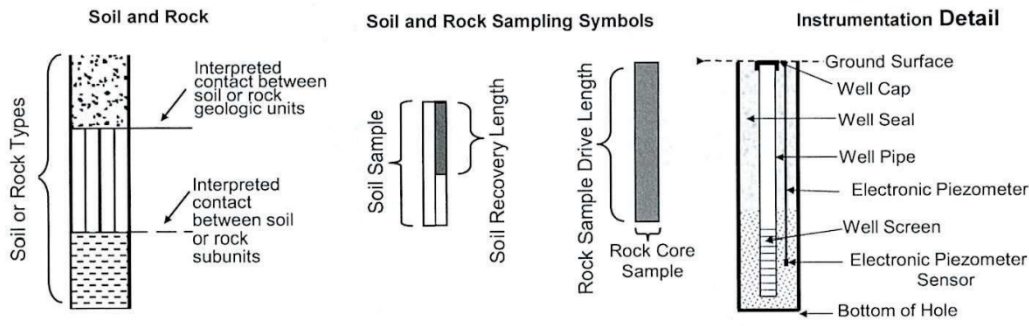
**TABLE 2**  
**KEY TO TEST PIT AND BORING LOG SYMBOLS**



**SAMPLE NUMBER ACRONYMS/WATER SYMBOLS**

DM - Dames & Moore Sampler		
GR - Grab or Bulk Samples		
OS - Osterberg (Piston) Sampler		
C - Rock Core		
SA - Screen Air Sampling		
SW - Screen Water Sampling		
SS - SPT Standard Penetration Drive Sampler (ASTM D1586)		
ST - Shelby Tube Push Sampler (ASTM D1587)		
	Water Level During Drilling/ Excavation 	Water Level on Date Measured 

**LOG GRAPHICS/INSTALLATIONS**




**GEOTECHNICAL FIELD & LABORATORY TESTING/ACRONYM EXPLANATIONS**

ATT	Atterberg Limits	OC	Organic Content
AMSL	Above Mean Sea Level	OD	Outside Diameter
BGS	Below ground surface	P200	Percent Passing U.S. Standard No. 200 Sieve
CBR	California Bearing Ratio	PI	Plasticity Index
CON	Consolidation	PL	Plasticity Limit
DCP	Dynamic Cone Penetrometer	PP	Pocket Penetrometer
DD	Dry Density	RES	Resilient Modulus
DS	Direct Shear	SC	Sand Cone
GPS	Global Positioning System	SIEV	Sieve Gradation
HCL	Hydrochloric Acid	SP	Static Penetrometer
HYD	Hydrometer Gradation	TOR	Torvane
kPa	kiloPascal	UC	Unconfined Compressive Strength
LL	Liquid Limit	VS	Vane Shear


**ENVIRONMENTAL TESTING/ACRONYM EXPLANATIONS**

ATD	At Time of Drilling	ND	Not Detected
BGS	Below ground surface	NS	No Sheen
CA	Sample Submitted for Chemical Analysis	PID	Photoionization Detector Headspace Analysis
HS	High Sheen	PPM	Parts Per Million
MS	Moderate Sheen		

Rev. 3/2019

TEST PITS		RIDDEL PROPERTY GOULD AVENUE BANDON, OREGON 97411 T29S R15W SEC 01CC TL 1801		Cascadia Geoservices, Inc. 190 6th Street Port Orford, OR 97465 D. 541-332-0433 C. 541-655-0021			
CASCADIA GEOSERVICES PROJECT NO: 21123							
DEPTH IN FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE/ SAMPLE ID	◆ DYNAMIC PENETROMETER (DP or DCP) ■ STATIC PENETROMETER (SP) ● MOISTURE CONTENT (%) ○ INDEX PROPERTIES (IP) ▲ NUCLEAR DENSITY (ND) □ DRY DENSITY (DD) ▽ SIEVE (SIEV)	COMMENTS
<p><b>TP-1</b> SURFACE CONDITIONS: Damp</p> <p>0.0 Loose, tannish-brown and dark tannish-brown, fine SAND; moist, with roots</p> <p>1.0</p> <p>2.0 becomes with no roots</p> <p>3.0</p> <p>4.0 becomes medium dense, tannish-orangish-brown, strong cementation</p> <p>4.5 <b>QUATERNARY MARINE TERRACE DEPOSITS</b></p> <p>5.0 Final depth 4.5 feet bgs; test pit backfilled with uncompacted excavated material</p>							
			0.0		0	25	50
					SS-1	4	5
				P200 DCPs			W% = 7.0% P200 = 1%
					SS-2	8	9
				P200 DCPs			W% = 10.0% P200 = 2%
				P200 DCPs		15	16
					SS-3		W% = 11.0% P200 = 1% No groundwater or caving observed to the depth explored
<p><b>TP-1</b> Location: Lat: 43.085702 Long: -124.434450 (See Figure 2); Elevation: 49 feet (Google Earth) Date Completed: 10/16/2021</p>							
<p><b>TP-2</b> SURFACE CONDITIONS: Damp</p> <p>0.0 Loose, tannish-brown and dark tannish-brown, fine SAND; moist, with roots</p> <p>1.0 becomes with no roots</p> <p>2.0</p> <p>3.0 becomes with light and dark grayish-brown</p> <p>4.0 becomes medium dense, tannish-orangish-brown, strong cementation</p> <p>4.5 <b>QUATERNARY MARINE TERRACE DEPOSITS</b></p> <p>5.0 Final depth 4.5 feet bgs; test pit backfilled with uncompacted excavated material</p>							
			0.0		0	25	50
					SS-4	4	5
				P200 DCPs			W% = 7.0% P200 = 1%
					SS-5	10	11
				DCPs P200			W% = 10.0% P200 = 1% No groundwater or caving observed to the depth explored
<p><b>TP-2</b> Location: Lat: 43.085702 Long: -124.434450 (See Figure 2); Elevation: 49 feet (Google Earth) Date Completed: 10/16/2021</p>							
EXCAVATION METHOD: Mini Excavator EXCAVATED BY: Natural Origins, LLC LOGGED BY: A. Fullthorpe							

ALL EXPLORATIONS: 2 PER PAGE, RIDDEL PROP, TP-1, 3, 101821.GPJ, PRINT DATE: 10/24/21

TEST PIT		RIDDEL PROPERTY GOULD AVENUE BANDON, OREGON 97411 T29S R15W SEC 01CC TL 1801			Cascadia Geoservices, Inc. 190 6th Street Port Orford, OR 97465 D. 541-332-0433 C. 541-655-0021 		
CASCADIA GEOSERVICES PROJECT NO: 21123							
DEPTH IN FEET	GRAPHIC LOG	MATERIAL DESCRIPTION	DEPTH	TESTING	SAMPLE/ SAMPLE ID	COMMENTS	
0.0	TP-3	SURFACE CONDITIONS: Damp		0	25	50	TP-3
0.0		Loose, brown, fine SAND; moist, with roots					
0.5		becomes with no roots					
1.0							
2.0		becomes medium dense, tannish- orangish-brown, strong cementation					
2.5		<b>QUATERNARY MARINE TERRACE DEPOSITS</b>					
3.0							
3.5		Final depth 3.5 feet bgs; test pit backfilled with uncompacted excavated material	3.5	DCPs	16-0017		
4.0							No groundwater or caving observed to the depth explored
5.0							
TP-3		Location: Lat: 43.085702 Long: -124.434450 (See Figure 2); Elevation: 50 feet (Google Earth)				Date Completed: 10/16/2021	
EXCAVATION METHOD: Mini Excavator EXCAVATED BY: Natural Origins, LLC LOGGED BY: A. Fulthorpe							

ALL EXPLORATIONS 2 PER PAGE RIDDELPROP\_TP1-3\_101921.GPJ PRINT DATE: 10/24/21

CASCADIA GEOSERVICES, INC.  
 Material Laboratory  
 190 6th St  
 Port Orford, Oregon 97465  
 P.541-332-0433



Project No.: 21123  
 Testing Date: November 15, 2021  
 Tests Performed: Water Content, Soil Finer Than 75µm  
 Standards Followed: D2216, D1140  
 Performed By: AF

Notes:

**Water Content (D2216)**

Sample Name	SS-1	SS-2	SS-3	SS-4	SS-5	SS-6	SS-7						
Pan Letter	A	B	C	D	E	F	G						
$M_c$ = Mass of Container, g	1.84	1.85	1.85	1.85	1.86	1.87	1.86						
$M_{cms}$ = Mass of Container and Moist Specimen, g	22.39	27.96	26.89	28.04	33.16	23.21	25.32						
$M_{c ds}$ = Mass of Container and Dry Specimen, g	21.04	25.60	24.34	26.28	30.38	20.50	23.49						
$M_s$ = Mass of Oven Dry Specimen = $M_{c ds} - M_c$ , g	19.20	23.75	22.49	24.43	28.52	18.63	21.63						
$M_w$ = Mass of Water = $M_{cms} - M_{c ds}$ , g	1.35	2.36	2.55	1.76	2.78	2.71	1.83						
w = Water Content = $M_w/M_s \times 100\%$	7%	10%	11%	7%	10%	15%	8%						

**% Finer Than 75µm (D1140)**

Sample Name	SS-1	SS-2	SS-3	SS-4	SS-5	SS-6	SS-7						
Pan Letter	A	B	C	D	E	F	G						
$M_c$ = Mass of Container, g	1.85	1.85	1.86	1.85	1.85	1.88	1.87						
$M_{cfs}$ = Mass of Container and Retained Specimen, g	31.79	34.18	34.59	39.93	41.31	30.87	32.33						
$M_s$ = Mass of Oven Dry Specimen = $M_{c fs} - M_c$ , g	19.20	23.75	22.49	24.43	28.52	18.63	21.63						
$M_r$ = Mass of Retained Specimen = $M_{c fs} - M_c$ , g	19.10	23.36	22.25	24.12	28.16	18.56	21.21						
% Finer Than 75µm = $(M_s - M_r)/M_s \times 100\%$	1%	2%	1%	1%	1%	0%	2%						

COOS COUNTY CONDITIONAL USE APPLICATION (submitted December 9, 2021)  
FOR LOT: TRS-29S-15W-01CC TL 1801  
APPLICANTS/OWNERS: EDWARD A and Lee Riddell

## STATEMENT OF INTENT

Complete explanation of how application complies with Zoning Ordinance  
Applicants are seeking to receive a Conditional Use Permit to develop a single family home on the lot at 1801 Gould Avenue in Coos County. Previous owners have successfully received such a permit in 2001 and a copy of that decision is attached.

Current applicants have been in contact with the Coos County Planning Department and are submitting this application based on information received from the Planning department on Nov 17, 2021.

### HISTORICAL BACKGROUND FOR TAX LOT 1801

1. The original documents refer to Tax Lots 1900 and 1801. Since the original application the two Lots have been combined into a single lot referred to as Tax Lot 1801
2. This lot received a conditional use permit in 2005. A copy of that permission is attached. That permit has obviously expired but reference to that permission may be helpful to the Planning Department.
3. Tax Lot 1801 is in an existing lot in a subdivision which is almost entirely built out.
4. Both the lots adjoining the Tax Lot 1801 (to the north and the south) are already developed with single family homes.
  1. There was a geologic survey performed in 2001 with the first conditional use application. The new owners have performed a new geotechnical study which is attached. The new study confirms the study completed in 2001 that the lot is suitable for construction of a single family home with a conventional foundation and recommends that the new structure not be located closer than 25ft to the west bluff on the property. The applicants plan on following that recommendation.
5. A septic tank and drain field was completed on Lot 1801 in 2005 and shared with neighboring lot TL 1803. In 2020 Lot 1803 had Roto-Rooter install their own septic tank and drain field on Lot 1803 and the easement for use of Lot 1801 for a shared drain field was abandoned. The existing drain field on applicant's lot 1801 is still functional. The current applicants have spoken with Roto-Rooter who has confirmed that when building a new house on Lot 1801 that they will install a new septic tank and utilize the existing drain field which is in good working order.
6. Tax Lot 1801 has Bandon City water to the lot with a water main and a 3/4" hose bib. The water is not turned on at the moment. The City of Bandon has said they will turn on the water after the applicant makes a request and sets up an account with the City.
7. There is an existing driveway on Lot 1801 which was utilized by Lot 1801 and Lot 1803. The owner of Lot 1803 realizes that he does not have right to use of driveway on Lot 1801 and that the connection to the driveway on Lot 1803 will be eliminated. See attached aerial photo. Current applicants intend to use the existing driveway and add a new section to connect with the garage on the plan residence
8. Quite a lot of vegetation has grown up on Lot 1801. Originally there was just grass. Much of that new vegetation will be cleared in December of 2021 to make way for



construction. Gorse on the western bluff will also be cleared with the intent of eliminating the gorse and replacing it with other soil stabilizing plants.

#### SPECIFIC PLANNING DEPARTMENT REQUESTS

- Proposed development will meet setback requirements on all sides and abide by the 35' maximum height restriction. Applicant foresees a residence less than 25ft in height.
- Applicant recognizes the the property is in the Bandon Airport Conical Zone and doesn't foresee any issues since there are neighboring houses on each side. Applicant assumes that Coos County will provide notice to the Oregon Department of Aviation as required.
- Since the property is in the Natural Hazard of Wildfire Zone, the applicant will maintain required firebreaks. Since there is Bandon City water to the lot there is no need for additional water supply.
- The property is in the Tsunami Inundation Zone (mostly in the X-large zone) the Coos County Planning Department has stated, "There is no restriction on residential development."
- The property is within the Coastal Shoreline Boundary hence the need for this Administrative Conditional Use permit.
- The property is in the Beaches and Dunes Area and we have attached a current report from a licensed geotechnical firm addressing all the critical issues.

#### DESCRIPTION OF THE PROPERTY

- Tax Lot 1801 is approximately 253' x 72.5'
- The majority of the lot is flat with the exception of a sloped bluff on the west end of the property which goes down to the beach below.
- A bluff on the west edge of the property descends to the beach. Applicant intends to follow recommendations to set the building back 25' from the bluff and also respect the view line of the neighbor to the north.
- The lot has an existing driveway, Bandon City water and a septic system drain field.
- The original lot was mostly grass covered though previous owners planted some ornamental plants and trees which will be cleared to make way for a new house.

#### DESCRIPTION OF REQUEST

- Applicants are requesting a Conditional Use Permit to construct a 2000-2500 square foot on 1 level. Plot Map submitted is for a 2000 square foot footprint. Home would include kitchen, living, dining, two bedrooms, 2.5 baths, 1 car garage and studio.

#### SEWER AND WATER

- Lot has Bandon City water
- Lot has a completed septic drain field which will be connected to a new septic tank. Arrangements, permitting and construction by Roto-Rooter who installed the system are in progress will be undertaken after receipt of a Conditional Use Permit.

PROPERTY DEED AND LEGAL DESCRIPTION IS ATTACHED

**Michelle Berglund**

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**From:** THOMPSON Seth <Seth.THOMPSON@odav.oregon.gov>  
**Sent:** Tuesday, January 04, 2022 4:25 PM  
**To:** Michelle Berglund  
**Subject:** RE: Emailing: ACU-21-088 Riddell

This Message originated outside your organization.

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Good afternoon,

The Oregon Department of Aviation (ODA) has no comment on File Number: ACU-21-088 Riddell.

Thank you for allowing the ODA to comment on this proposal.

Please let me know if you have any questions.

Best regards,

**Seth Thompson**  
OREGON DEPARTMENT OF AVIATION  
AVIATION PLANNER



OFFICE 503-378-2529 CELL 503-507-6965  
EMAIL [seth.thompson@odav.oregon.gov](mailto:seth.thompson@odav.oregon.gov)  
3040 25<sup>TH</sup> STREET SE, SALEM, OR 97302  
[WWW.OREGON.GOV/AVIATION](http://WWW.OREGON.GOV/AVIATION)

---

**From:** Michelle Berglund <mberglund@co.coos.or.us>  
**Sent:** Tuesday, December 28, 2021 11:50 AM  
**To:** THOMPSON Seth <Seth.THOMPSON@odav.oregon.gov>  
**Cc:** PECK Heather <heather.peck@odav.oregon.gov>  
**Subject:** Emailing: ACU-21-088 Riddell

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good Morning;

Please find attached the application for Edward & Lee Riddell. They are hoping to build a single family home in Bandon. Please let us know any questions, comments, or concerns that you might have.

Thank you so much!  
Hope you have a good rest of your day!

Michelle Berglund, Planning Assistant  
Coos County Planning Dept  
[planning@co.coos.or.us](mailto:planning@co.coos.or.us)

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## COQUILLE INDIAN TRIBE

3050 Tremont Ave. North Bend, OR 97459  
Telephone: (541) 756-0904 ~ Fax: (541) 756-0847  
[www.coquilletribe.org](http://www.coquilletribe.org)

January 4, 2022

Coos County Planning Department  
[planning@co.coos.or.us](mailto:planning@co.coos.or.us)  
Michelle Berglund [mberglund@co.coos.or.us](mailto:mberglund@co.coos.or.us)

Re: ACU-21-088

Project location: T29S, R15W, Section 1CC, TL1801

Thank you for the opportunity to comment on the proposal to construct a new single-family dwelling at the above referenced location. Our records show known cultural resources within extreme proximity to the project area.

Due to the proximity to known cultural resources, we request that the landowner and/or contractor contact our office at (541) 808-5554 (Kassandra Rippee, Archaeologist/THPO) to schedule a Cultural Resource Monitor to be on site during all ground-disturbing activities. Please schedule the monitor a **minimum of 72-hours** in advance of anticipated project start time.

Please be aware that state statutes and federal law governs how archaeological sites are to be managed. 43 CFR 10 applies on tribal and federal lands, federal projects, federal agencies, as well as to federal actions and federally funded (directly or indirectly) projects. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or *private lands*. If archaeological materials are discovered, uncovered, or disturbed on the property, we will discuss the appropriate actions with all necessary parties.

Thank you again and feel free to contact me if you have any questions.

Masi (thank you),

Todd Martin  
Tribal Historic Preservation Specialist

CRT22004