



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: September 01, 2015
Jurisdiction: Coos County
Local file no.: AM-15-07/RZ-15-01
DLCD file no.: 005-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 09/01/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 37 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 005-15 {23883}

Received: 9/1/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: Coos

Local file no.: AM-15-07/RZ-15-01/ACU-15-19

Date of adoption: 8/18/15

Date sent: 8/31/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 6/30/15

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes ☐ No ☒

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Jill Rolfe, Planning Director

Phone: 541-396-7770

E-mail: jrolfe@co.coos.or.us

Street address: 250 N. Baxter

City: Coquille

Zip: 97423-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from Agricultural to Forest 11.10 acres. A goal exception was required for this change.

Change from to acres. A goal exception was required for this change.

Change from to acres. A goal exception was required for this change.

Change from to acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): 25-12-06C/07-101/798

The subject property is entirely within an urban growth boundary ☒The subject property is partially within an urban growth boundary ☒

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from Exclusive Farm Use	to Forest	Acres: 11.10
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: Mixed Use Acres added: 11.10 Acres removed:

Location of affected property (T, R, Sec., TL and address): 94475 Golf Course Lane

List affected state or federal agencies, local governments and special districts: ODF, ODA, Port of Coos Bay

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

1 BOARD OF COMMISSIONERS

2 COOS COUNTY

3 STATE OF OREGON

4 In The Matter of Amending The Coos County
5 Comprehensive Plan Map and approval of a
6 Conditional Use Application for Rick Orton

ORDINANCE No.: 15-08-011PL

7
8 SECTION 1. TITLE

9 This Ordinance shall be known as the "Coos County Ordinance No. 15-08-011PL".

10 SECTION 2. AUTHORITY

11 This ordinance is enacted pursuant to the provisions of ORS 203.035 and Chapter 215;

12 SECTION 3. PURPOSE

13 The purpose of this Ordinance is to amend the Coos County Ordinance 85-03-004L and
14 amendinents thereto, which is the Coos County Zoning & Land Development Ordiuance that implements
15 Volume I of the Coos County Comprehensive Plan;

16 SECTION 4. FINDINGS

17 WHEREAS an application was submitted on property described as Township 25S Range
18 12W Section 06C/07 Tax Lot 101/798 and located northeast of the City of North Bend off of Golf Course Lane
19 (94475 Golf Course Lane), the application is found at Attachment A. The Subject property was part of a larger
20 property known as the Kentuck Golf Course. In 2009 this property was rezoned as a tract from Recreation to
21 Exclusive Farm Use. The prior application did not take into consideration that this was a discrete parcel
22 (lawfully created) from the lower area that had been used as the golf course. The lower portion of the property
23 has transferred ownership leaving the subject property that contains the old club house and storage areas
24 unusable as a legal non-conforming golf course;

25 WHEREAS the application hired a consultant to review the zoning and upon that review the
26 consultant compared the soils with the zoning and found them to be inconsistent with the Exclusive Farm Use
27 designation. Therefore, the applicant has applied to have the Forest Mixed Use zone applied to the subject
28 property. Staff reviewed the proposal and made findings in the July 30, 2015 staff report that the applicant met
29 the required criteria and recommended that the Plaanning Commission (Hearings Body) find that the application
30 complied with CCZLDO § 5.1.400, staff report is found at Attachment A;

WHEREAS the Planning Commission found that the rezone would conform to the Coos County Comprehensive Plan, the rezone will not seriously interfere with the permitted uses on other nearby parcels; and the rezone will comply with other policies and ordinances adopted by the Board of Commissioners. The Planning Commission voted to recommend approval of this application as it was submitted including the conditional use for a template dwelling;

AND IT APPEARING to the Board of Commissioners that the application meets the criteria for a rezone and conditional use.

SECTION 5. SEVERANCE CLAUSE

If any section, subsection, provision, clause or paragraph of this ordinance shall be adjudged or declared by any court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect the validity of the remaining portions of this ordinance; and it is hereby expressly declared that every other section, subsection, provision, clause or paragraph of this ordinance enacted, irrespective of the enactment or validity of the portion thereof declared to be unconstitutional or invalid, is valid.

SECTION 6. REPEAL OF INCONSISTENT ORDINANCES

Coos County Ordinance 85-03-004L is repealed to the extent that they are in conflict with this ordinance. Coos County Ordinance 85-03-004L shall remain in full force and effect in all other respects.

Dated this 25th day of August, 2015.

BOARD OF COMMISSIONERS

ATTEST

Amy May
Recording Secretary

Robert "Bob" Main
Chair

Approved as to form:

[Signature]
Office of Legal Counsel

[Signature]
Vice Chair

[Signature]
Commissioner

1st Reading: August 6, 2015

2nd Reading: August 18, 2015

Effective Date of Adoption: Sept 8, 2015

STAFF

Jill Rolfe, Planning Director
 Amy Dibble, Planner I
 Alex Murphy, GIS Planner I
 Troy May, Planning Assistant



FILE#: AM-15-07/RZ-15-01/ACU-15-09
 HEARING DATE: August 6, 2015
 REPORT DATE: July 30, 2015

STAFF REPORT FOR HEARINGS BODY REVIEW

APPLICANT/
 OWNER: Estate of Joanne El Culp
 c/o Rick Orton P.R.
 95297 Matson Lane
 Coos Bay OR 97420

REQUEST: To amend the Coos County Comprehensive Plan designation for this property from Agriculture to Forest and to change the zone designation adopted on the Coos County Comprehensive Zone Map from Exclusive Farm Use to Forest with a mixed use overlay. The applicant is also requesting approval of a template dwelling.

STAFF CONTACT: Jill Rolfe, Planning Director

REVIEWING BODY: Coos County Planning Commission

MAP NUMBER(S) / LEGAL DESCRIPTION

ASSESSOR'S MAPS: Township 25S Range 12W Section 06C/07 Tax Lot 101/798

PROPERTY LOCATION

The subject property is located northeast of the City of North Bend off of Golf Course Lane with an address of 94475 Golf Course Lane.

APPLICABLE CRITERIA

Coos County Zoning and Land Development Ordinance (LDO), Coos County Comprehensive Plan (CCCP), Oregon Administrative Rule (OAR)

Amendment/Rezone

LDO	§5.1.400	Decisions of the Hearings Body for a Rezone
CCCP	Volume I, Part 1	Policy 5.4(8)
CCCP	Volume I, Part 2	3.2 Forest Lands (5) Implementation Strategies
OAR	Oregon Administrative Rule	660-006-0057

Template Dwelling

LDO	§4.6.110(3)(b)	Template Dwellings
LDO	§4.6.130	Additional Criteria for all Administrative and Hearings Body Application Reviews.
LDO	§4.6.140	Development and Siting Criteria

I. BASIC FINDINGS

A. **Lawfully Created Parcel:** The current configuration of the property was authorized pursuant to a 2012 property line adjustment. Therefore, these properties are lawfully created pursuant to CCZLDO § 6.1.125(2).

B. **Background:** This property was a part of a golf course (Kentuck Golf Course). The property was rezoned in 2009 and after reconfiguration this is the remainder which consists of the club house and storage building. The club house was built in 1964 and is now considered a legal non-conforming use. However, a golf course is no longer a viable use of the property due to the size. The applicant is requesting a rezone and template dwelling to allow the conversion of the club house to a dwelling.

C. **Zoning:** The current zone is Exclusive Farm Use (EFU) and the proposed zone is Forest Mixed Use (FMU).

Current Applicable Zoning - Exclusive Farm Use

The purpose of the "EFU" district is to preserve the integrity and encourage the conservation of agricultural lands within Coos County and thereby comply with the provisions of ORS 215; to minimize conflicts between agricultural practices and non-farm uses by limiting any development to uses distinguished as dependent upon or accessory to supporting agricultural or forestry production and which qualify such farm lands for special tax relief pursuant to the provisions of Oregon Revised Statutes. This zone is also for the cultivation and marketing of specialty crops, horticultural crops and other intensive farm uses.

Proposed Zoning - Forest Mixed Use

The purpose of the "F" district is to designate forest lands and protect them for forest uses, except where findings establish that certain limited non-forest uses may be allowed. Some of the areas covered by the "F" zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.

Mixed farm-Forest Areas "MU" areas include land which is currently or potentially in farm-forest use. Typically such lands are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and grazing uses. The areas generally occupy land on the periphery of large corporate and agency holdings and tend to form a buffer between more remote uplands and populated valleys. In addition, these "mixed use" areas contain ownership of smaller size lots than in prime forest areas. Some are generally marginal in terms of forest productivity, such as areas close to the ocean.

In certain areas of the County, these "mixed use" areas consist of extensive uplands where the lands are held predominantly by ranchers who manage their properties interchangeably between grazing and forestry depending on the economic base of each commodity at any given time. An essential management approach practiced by these ranchers is to maintain enough upland grazing acreage to sustain livestock during the winter months due to the flooding of lowland areas. Some intensive forest management is practiced on these lands, but not to the same extent as in "prime forest areas", and grazing is in many places a co-dominant use. There are typically mixtures of farm and forest uses in these areas. Certain non-forest uses will be allowed in areas that meet the criteria of this classification as established in the zoning ordinance.

D. **SPECIAL CONSIDERATIONS:** The lower portion of the property is in the floodplain.

E. **SOILS:** Based on the Soil Survey about 75% of the subject property consists of soil type 54D (Templeton silt Loam with 7 to 30 percent slopes), the rest of the property is made up of 52F (Salander silt loam, 50 to 75 percent slopes), 54E (Templeton silt loam, 30 to 50 percent slopes), and I2 (Coquille silt loam). The development is located in soil type 54D. Due to the fact that the maps are a tool and the segments may not line up

on the ground there may be little to no soil type 12 which is consistent with the EFU zoning. Mr. Troy Rambo, Registered Profession Land Survey has been on site and he compiled the report for the applicant. His assessment of the property is that the majority of this property is Templeton silt loam soils. These soils are not considered prime farmland or farmland of statewide importance.

The forest soil has a site index of 100 for Sitka Spruce 180 and has a growth rate of 270 cu. ft./ac./yr. which is a class I soil and would support both agricultural and forest production as consistent with the Forest Mixed Use classification. This is a class II soil for both farm and forest and would support both agricultural and forest production and would be appropriate for a Forest Mixed Use classification.

F. **SURROUNDING USES:** This property has a mix of zones that surround it. There is some residential development and zoning to the southeast of the proposal and the south, southeast is FMU and EFU surrounds the rest of the property.

II. FINDINGS TO THE APPLICABLE REVIEW CRITERIA

Amendment/Rezone		
CCZLDO	§5.1.400	Decisions of the Hearings Body for a Rezone

SECTION 5.1.400. Decisions of the Hearings Body for a Rezone. The Hearings Body shall, after a public hearing on any rezone application, either:

1. Recommend the Board of Commissioners approve the rezoning, only if on the basis of the initiation or application, investigation and evidence submitted all the following criteria are found to exist:
 - a. The rezoning will conform with the Comprehensive Plan or Section 5.1.250; and
 - b. The rezoning will not seriously interfere with permitted uses on other nearby parcels; and
 - c. The rezoning will comply with other policies and ordinances as may be adopted by the Board of Commissioners.
2. Recommend the Board of Commissioners approve, but qualify or condition a rezoning such that:
 - a. The property may not be utilized for all the uses ordinarily permitted in a particular zone; or
 - b. The development of the site must conform to certain specified standards; or
 - c. Any combination of the above.

A qualified rezone shall be dependent on findings of fact including but not limited to the following:

 - i. Such limitations as are deemed necessary to protect the best interests of the surrounding property or neighborhood; or
 - ii. Such limitations as are deemed necessary to assure compatibility with the surrounding property or neighborhood; or
 - iii. Such limitations as are deemed necessary to secure an appropriate development in harmony with the objectives of the Comprehensive Plan; or
 - iv. Such limitations as are deemed necessary to prevent or mitigate potential adverse environmental effects of the zone change.
3. Deny the rezone if the findings of 1 or 2 above cannot be made. Denial of a rezone by the Hearings Body is a final decision not requiring review by the Board of Commissioners unless appealed.

SECTION 5.1.450. Status of Hearings Body Recommendation of Approval. The recommendation of the Hearings Body made pursuant to 5.1.400(1) or (2) shall not in itself amend the zoning maps.

FINDING: The proposal will conform to the Comprehensive Plan zoning designation of Forest Mixed Use as the soils are suitable for either farm or forest and it would be inconsistent to limit it to one designation. The proposal is consistent with nearby permitted and developed uses on adjacent parcels. This rezone is consistent with past Board of Commissioners policies and there have been no suggested changes in policies that would affect

this rezone request.

There is no reason that staff could find to require this to be a qualified rezone. Staff suggest the Planning Commission recommend to the Board of Commissioners that this proposal is consistent with the Coos County Comprehensive Plan for Forest with a Mixed Use overlay due to the fact the property contains soils that could be utilized for both farm or forest, the property currently is growing trees and the surrounding properties contain the same designation.

CCCO	Volume I Policies	Policy 5.4(8)
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Volume I, Part 1, Policy 5.4 PLAN IMPLEMENTATION STRATEGIES (8) states: Coos County shall consider, and approve where appropriately justified, changes from forestry to agriculture zoning districts, and vice-versa, upon findings which establish:

- a. That the proposed rezone would be at least as effective at conserving the resource as the existing zone,
- b. That the proposed rezone would not create a non-conforming use,
- c. That the applicant for the proposed rezone has certified that he/she understands that the rezone, if granted, could have significant tax consequences. Furthermore, Coos County shall, upon a finding to approve the rezone under consideration, amend the "Agricultural Land" or "Forest Land": Comprehensive Plan Map designation so as to correspond to the new zone, as approved.

Implementation of this policy shall include conducting a "rezone public hearing".

This strategy recognizes:

- a. That agriculture and forestry are closely related in Coos County because the land resource base is capable of and suitable for supporting both agricultural and forest use and activities;
- b. That this simplified plan revision process for agriculture and forest plan designations is necessary to help support the existing commercial agricultural and forest enterprises because it enables individual management decisions to be made in a timely manner as a response to changing market conditions.

FINDING: The rezone will still preserve the resource but allow for both farm and forest uses which are consistent with the soils. The property is not developed at this point but as part of the request the applicant has requested a template dwelling under the forest zone criteria. The rezone will not create any non-conforming uses because there is no development and the current use is growing trees. The applicant has acknowledged in his application that there may be some tax consequences from the rezone. According to the assessment records this property is being taxed as forest property.

The application request complies with these criteria.

CCCP	Volume I, Part 2	3.2 Forest Lands, Implementation Strategies 5
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There are basically two different types of forest areas in Coos County. These are (i) prime forest areas, and (ii) mixed farm-forest areas. Certain non-farm uses not allowed in the former may be allowed as conditional uses in the latter. The two types of forest land are described in greater detail, as follows:

(i) "Prime Forest Area". These areas or parcels are typically large contiguous blocks of undeveloped land which are managed exclusively for timber production with some ancillary forest uses. Intensive forest management is practiced within this classification. A parcel or area subject to this classification will be preserved primarily for forest uses.

(ii) "Mixed Farm-Forest Area". These areas include land which is currently or potentially in farm-forest

use. Typically such lands are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and grazing uses. The areas generally occupy land on the periphery of large corporate and agency holdings and tend to form a buffer between more remote uplands and populated valleys. In addition, these “mixed use” areas contain ownerships of smaller size than in prime forest areas. Some are generally marginal in terms of forest productivity, such as areas close to the ocean.

In certain areas of the County, these “mixed use” areas consist of extensive uplands where the lands are held predominantly by ranchers who manage their properties interchangeably between grazing and forestry depending on the economic base of each commodity at any given time. An essential management approach practiced by these ranchers is to maintain enough upland grazing acreage to sustain livestock during the winter months due to the flooding of lowland areas. Some intensive forest management is practiced on these lands, but not to the same extent as in “prime forest areas”, and grazing is in many places a co-dominant use. There are typically a mixture of farm and forest uses in these areas. Certain non-forest uses will be allowed in areas that meet the criteria of this classification as established in the zoning ordinance.

The mixed use areas are identified at a scale of 1”=2 miles on the “Mixed Agricultural-Forest Use Areas” Comprehensive Plan inventory map. A change in the boundary of the “mixed use” inventory map will require a comprehensive plan amendment. Criteria used to designate these areas are as follows:

- 1) Mixed use areas are those areas with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and agricultural uses.
- 2) Mixed use areas are those areas generally managed to maintain enough upland acreage to sustain livestock during the winter months due to flooding of lowland areas.
- 3) Mixed use areas are those areas predominantly co-managed for both farm and forest uses.

FINDING: This property could be used for farm or forest practices. The fact that this property represents a challenge to apply either forest or farm but it would most likely not qualify for a non-resource rezone. This property does not meet the definition for prime forest zone. The property is not lowland subject to flooding. It is clear that the property could be utilized for either farm or forest based on the soil and the topography.

OAR	660-006-0057	Rezoning Land to an Agriculture/Forest Zone
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Any rezoning or plan map amendment of lands from an acknowledged zone or plan designation to an agriculture/forest zone requires a demonstration that each area being rezoned or re-planned contains such a mixture of agriculture and forest uses that neither Goal 3 nor 4 can be applied alone.

FINDING: The applicants demonstrated compliance with the OAR. The soil data demonstrates that the area contains a mixture of agriculture/forest uses that neither Goal 3 nor 4 can be applied alone.

Template Dwelling		
CCZLDO	§ 4.6.110(3)(b)	Residential Uses [in the Forest zone] – Template Dwellings

b. Template Dwelling

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

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

FINDING: The subject tract is one parcel of 11.10 acres. Aerial photographs from May 2015 confirm no other dwellings exist on the tract in question. Therefore, this criterion has been met.

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

FINDING: No deed restrictions regarding establishing a dwelling are in place for the subject property. Therefore, this criterion has been met.

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

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

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

FINDING: In the application, the applicant's surveyor, Troy Rambo, stated the production capacity of the lot is 180 cubic feet per acre per year, which requires a minimum of 11 parcels and 3 dwellings be in existence as of January 1, 1993 within a 160-acre square or rectangle to qualify for a Forest Template Dwelling. A template test completed by Planning Staff confirms that the parcel meets the threshold to qualify for a template dwelling. Therefore, this criterion has been met.

- i. **If the tract on which the dwelling is to be sited is 60 acres or larger and abuts a road or perennial stream, the measurement shall be made by using a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to maximum extent possible, aligned with the road or stream. If a road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling. However, one of the three required dwellings shall be on the same side of the road or stream as the tract and:**
- 1) Be located within a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream. or**
 - 2) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.**

FINDING: The subject tract is less than 60 acres in size. Therefore, this criterion does not apply.

- ii. **If a tract abuts a road that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract**

and that is to the maximum extent possible, aligned with the road. Road, as used in this subsection, means a public or private way that is created to provide ingress or egress for persons to one or more lots, parcels, areas or tracts of land. This excludes a private way that is created to provide ingress or egress to such land in conjunction with the use of such land for forestry, mining or agricultural purposes.

FINDING: The subject tract passed the template test using the square template. Therefore, this criterion does not apply.

- iii. The proposed dwelling is not prohibited by, and will comply with, the requirements of the acknowledged Comprehensive Plan and its implementing measures.

FINDING: The proposed dwelling complies with the requirements of CCZLDO § 4.6.110(3)(b) and is consistent with the acknowledged Comprehensive Plan. Therefore, this criterion has been met.

CCZLDO	§ 4.6.130	Additional Criteria for all Administrative and Hearings Body Application Review
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All Conditional Use Applications (Administrative and Hearings Body) are subject to requirements that are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands as follows:

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.
2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
3. All uses must comply with applicable development standards and fire siting and safety standards.

FINDING: The structure is already in place; therefore, there will be no significant change in or increase in cost of accepted farming or forest practices or fire hazards. The structure already meets the required development standards. This criterion has been met.

4. A "Forest Management Covenant", which recognized the right of adjacent and nearby landowners to conduct forest operations consistent with the Forest Practices Act and Rules, shall be recorded in the deed records of the County prior to any final County approval for uses authorized in Section any type of residential use. There may be other criteria listed that applies to individual uses.

FINDING: No Forest Management Covenant has been recorded as of the date of this report. As a condition of approval, the applicant shall be required to provide evidence indicating a "Waiver of Right to Object Forest and Farm Practices Management Covenant" has been recorded with the Coos County Clerk prior to the issuance of a Zoning Compliance Letter.

5. The following siting criteria shall apply to all dwellings, including replacement dwellings, and structures in the Forest and Forest Mixed Use zones. Replacement dwellings may be sited in close proximity to the existing developed homesite. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. These criteria may include setbacks from adjoining

properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

a. Dwellings and structures shall be sited on the parcel so that:

- i. They have the least impact on nearby or adjoining forest or agricultural lands.**
- ii. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized.**
- iii. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized, and**
- iv. The risks associated with wildfires are minimized.**

FINDING: This is an existing structure that meets the required setbacks and development standards. Therefore, these criteria have been met.

b. The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices Rules. For the purposes of this Section, evidence of a domestic water supply means:

- i. Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water.**
- ii. A water use permit issued by the Water Resources Department for the use described in the application, or**
- iii. Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the County upon completion of the well.**

FINDING: The applicant states the proposed use will not exceed 15,000 gallons per day, thereby complying with ORS 537.545. As a condition of approval, the applicant shall be required to submit either a permit issued by the Water Resources Department for the proposed use of the site as a single family dwelling or verification that a permit is not required or exempt from permitting requirements.

6. As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the United States Bureau of Land Management, or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

FINDING: The subject property is accessed off of Golf Course Lane through a private driveway. This is a privately maintained road. The applicant will need to provide proof of a road agreement as a condition of approval.

7. Approval of a dwelling shall be subject to the following additional requirements:

- a. Approval of a dwelling requires the owner to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules.
- b. The Planning Department shall notify the County Assessor of the above condition at the time the dwelling is approved.
- c. The property owner shall submit a stocking survey report to the County Assessor and the Assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry Rules. The Assessor will inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report of where the survey report indicates that minimum stocking requirements have not been met.
- d. Upon notification by the Assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If the Department of Forestry determines that the tract does not meet those requirements, it will notify the owner and Assessor that the land is not being managed as forest land. The Assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372

FINDING: As a condition of approval, the owner of the property shall be required to plant a sufficient number of trees demonstrating the tract is reasonably expected to meet Oregon Department of Forestry (ODF) stocking requirements at the time specified in ODF administrative rules. The property owner shall also submit a stocking survey to the Coos County Assessor and Coos County Planning Department in order for the Assessor to verify the stocking requirements have been met by the time specified in ODF administrative rules.

A copy of this report and application shall be forwarded to the Coos County Assessor's office and ODF.

CCZLDO

§ 4.6.140

Development and Siting Criteria

This section contain all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

1. **Minimum Lot Size for the creation of new parcels shall be at least 80 acres. Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.**

FINDING: No new lot is being created as a result of this application. The subject lot was lawfully created pursuant to CCZLDO § 6.1.125(2). Therefore, this criterion has been met.

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

FINDING: The building site is located in such a way that the road setbacks will be met. Therefore, this criterion has been met.

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

FINDING: This is an existing structure that meets this requirement. Therefore, this criterion has been met.

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

FINDING: This is an existing building that was developed with parking that exceeds the residential off street and loading requirements of Chapter VII. Therefore, this criterion does not apply.

5. Minimizing Impacts: In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.

FINDING: This requirement shall be addressed by the "Forest Management Covenant" requirement stipulated above. Therefore, this criterion has been met.

6. Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:

- a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
- b. Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;
- c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;
- d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;
- e. Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;
- f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or
- g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".
- h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
- i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.

FINDING: The proposed homesite is located more than 50 feet away from any wetland, stream, lake, or river. Therefore, this criterion has been met.

7. All new dwellings and permanent structures and replacement dwellings and structures shall, at a minimum, meet the following standards. The Planning Director may authorize alternative forms of fire protection when it is determined that these standards are impracticable. The dwelling shall be located within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall

provide evidence that the applicant has asked to be included within the nearest such district. If the applicant is outside the rural fire protection district, the applicant shall provide evidence that they have contacted the Department of Forestry of the proposed development.

FINDING: The subject property is located within the boundaries of the North Bay Rural Fire Protection District. Therefore, this criterion has been met.

8. Firebreak:

- a. A firebreak shall be established and maintained around all structures, including decks, for a distance of at least 30 feet in all directions.
- b. This firebreak will be a primary safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.
- c. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
- d. A secondary fire break of at least 100 feet radius around the primary safety zone shall be established and maintained.
- e. Vegetation should be pruned (to at least 8 feet in height) and spaced so that fire will not spread between the crowns of trees. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.
- f. The primary fuel-free break and secondary break areas shall be provided and maintained on land surrounding the dwelling that is owned or controlled by the owner. A variance application will not be required if the parcel's configuration (shape and/or size) does not allow the primary or secondary fire break to be met. (OR-98-01-002PL)

FINDING: The building site is located in such a way that the firebreak setbacks can be met. Therefore, this criterion has been met.

9. 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.

FINDING: The is not a new structure; therefore, this criterion does not apply.

10. 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).

FINDING: The applicant has not stated if a water supply exceeding 4,000 gallons will be available for fire suppression. As a condition of approval, if a water supply of 4,000 gallons or greater is made available in the future, the property owner shall be required to submit evidence to the Planning Department that the road access and turning space is suitable for fire suppression efforts or that the water supply is constructed in such a way or location that it is not suitable for fire suppression use in the form of certification from the Coos County Road Department and/or North Bay Rural Fire Protection District.

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

FINDING: The current structure is located in area that is far less than 40 percent. Therefore, this criterion has been met.

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

FINDING: This is an existing structure but if a new chimney is proposed it must be installed with a spark arrester.

13. The dwelling shall be located upon a parcel 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.

FINDING: The subject property is located within the boundaries of the North Bay Fire Protection District. Therefore, this criterion has been met.

14. 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.

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

FINDING: The road and driveway have already been constructed and exceed the minimum requirements. Therefore, the criteria have been met.

III. NOTIFICATION/ COMMENTS

Notification was provided as consistent with LDO Section 5.7.300. Notification was also provided on July 17, 2015, to subject property owners, property owners within 500' feet from the subject property. The notice was provided to all special districts and the property owners. There have been no comments received as of the date of this report. This notice of hearing was published in *The World News Paper* on July 27, 2015 and will be published again on August 18, 2015 to comply with the notice requirements.

IV. SUMMARY / CONCLUSIONS

This rezone is consistent with the CCCP and the Planning Commission should recommend approval. The Planning Commission can recommend approval of this application as it stands, recommend the application with qualifiers to ensure that it meets the criteria or deny the application outright. If the Planning Commission recommends the application for approval as is or with qualifiers then the Board of Commissioners will review this matter on August 18, 2014 at 1:30 p.m.

If you have any questions please contact staff.

COOS COUNTY PLANNING DEPARTMENT

Jill Rolfe, Planning Director

Attachments: Applicants Submittal
C: Troy Rambo

EC: County Counsel
Dave Perry, DLCD
John Rowe. County Roadmaster



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, OR 97423
Physical Address: 225 N. Adams, Coquille, Oregon
(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
planning@co.coos.or.us

Official Use Only	
FEE:	<u>\$ 3320</u>
Receipt No.	<u>171522</u>
Check No./Cash	<u>1168</u>
Date	<u>6/5/14</u>
Received By	<u>AM</u>
File No.	<u>AM-16-01/RT-15-01</u>

AMENDMENT/REZONE APPLICATION
(PLEASE SUBMIT 20 COMPLETE COPIES OF THIS APPLICATION)

The following questions are to be completed in full. An application will not be accepted for an Amendment/Rezone without this information. The applicant should contact the Planning Department prior to filing, in order to determine a valid basis for the request.

The Board of Commissioners and Hearings Body will use these answers in their analysis of the merits of the request.

PLEASE PRINT OR TYPE:

A. APPLICANT:

Name: RICK ORTON P.R. Telephone: 541-297-1837
Address: 95297 MATSON LANE
COOS BAY, OR 97420

As applicant, I am (check one):

- ☐ The owner of the property;
- ☐ The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application;
- ☐ A lessee in possession of the property who has written consent of the owner to make such application;
- ☒ The agent of any of the foregoing who states on the application that he is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal. **SEE DEED**

If other than the owner, please give the owner's name and address:

ESTATE OF JOANNE E. CULP
SAME ADDRESS AS APPLICANT

B. DESCRIPTION OF PROPERTY:

Township 25 S Range 12 W Section 60 : 7 Tax Lot 101 : 798
Account No. 99917457 : 8 Lot Size 11.1 AC Zoning District EFV
Existing Use GOLF COURSE FACILITY

C. STATE SPECIFIC ZONE DISTRICT REQUESTED: FOREST

RECEIVED

JUN 05 2015

Updated 2012

Rezone Application
Page 1

COOS COUNTY
PLANNING DEPARTMENT

ATTACHMENT A

D. JUSTIFICATION:

- (1) If the purpose of this rezone request is to rezone one or more lots or parcels in the interior of an exclusive farm use zone for non-farm uses, the following question must be answered:
Were the lots or parcels for which a rezone request is made, physically developed for a non-farm use prior to February 16, 1983? SEE ATTACHED
Explain and provide documentation: _____

- (2) If the purpose of this rezone request is for other than (1) above the following questions must be answered: SEE ATTACHED
- a. Will the rezone conform with the comprehensive plan? _____
Explain: _____

- b. Will the rezone seriously interfere with the permitted uses on other nearby parcels? _____
Explain: _____

- c. Will the rezone comply with other adopted plan policies and ordinances? _____
Explain: _____

- (3) If a Goal Exception is required one of the following sets of criteria must be addressed. An applicant must demonstrate that all of the standards of I, II, or III have been met.

NOTE: This information outlines standards at OAR 660-004-0025, 660-004-0028 and 660-04-0022 for goal exceptions, but is NOT to be considered a substitute for specific language of the OARs. Consult the specific Oregon Administrative Rule for the detailed legal requirements.

- I. For a "Physically Developed" Exception, OAR 660-004-0025 applies:
- a. Findings must demonstrate that land is already physically developed to the extent that it is no longer available for uses allowed by the applicable Goal.
 - b. Findings must show:
 - The exact nature and extent of the area;
 - Extent and location of existing physical development;
 - Uses allowed by a Goal to which an exception is being taken shall not be used to justify an exception as "physically developed".
- II. For an "Irrevocably Committed" Exception, OAR 660-004-0028 applies:
- a. An exception is justified under this category when "land subject to the exception is irrevocably committed to uses not allowed by the applicable Goal because existing adjacent uses and other relevant factors make uses allowed by the applicable Goals impracticable."
 - b. Findings must address:
 - Existing adjacent uses;

- Public facilities and services;
- Parcel size and ownership patterns:
 - i) This must include an analysis of how existing parcel sizes came about. Past land divisions made without application of the Goals do not in themselves demonstrate irrevocable commitment—the County must also show some other type of development to justify commitment.
 - ii) Parcels created under the Goals cannot be used to justify commitment.
 - iii) Differing contiguous parcels under one ownership must be considered as one parcel.
 - iv) Small parcels alone do not justify commitment—parcels must be clustered in a large group and at least partially developed to justify commitment.
- Neighborhood and regional characteristics;
- Natural boundaries or other buffers separating the exception area from adjacent resource land;
- Other relevant factors; and
- Facts must support a conclusion that it is “impracticable” to apply the Goal.

III. For a “Need” or “Reasons” Exception, OAR 660-004-0022 applies:

- a. Reasons must justify why the state policy embodied in the applicable Goals should not apply.
- b. It must be demonstrated that areas which do not require a new exception cannot reasonably accommodate the use.
- c. The economic, social, environmental and energy consequences resulting from the use must be shown to be not significantly more adverse than would result from the same proposal being located in another area requiring an exception.
- d. The proposed uses must be shown to be compatible with other adjacent uses or can be so rendered.
- e. Reasons showing a need for rural residential land cannot be based on market demand; and a strong connection must exist between the subject area and “existing or planned rural industrial, commercial or other economic activity.

E. REQUIRED SUPPLEMENTAL INFORMATION TO BE SUBMITTED WITH APPLICATION:

- 1. A legal description of the subject property (deed);
- 2. Covenants or deed restrictions on property, if any;
- 3. A general location map of the property;
- 4. A detailed parcel map of the property illustrating the size and location of existing and proposed uses and structures on 8 ½” x 11” paper;
- 5. If applicant is not the owner, documentation of consent of the owner, including:
 - a. A description of the property;
 - b. Date of consent
 - c. Signature of owner
 - d. Party to whom consent is given
- 6. The applicant must supply a minimum of 20 copies of the entire application, including all exhibits and color photocopies, or as directed by the Planning Staff.

G. Authorization:

Updated 2012

All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.

R.O.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

R.O.

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.

R.O.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I have the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

R.O.

As applicant(s) I/we acknowledge that it is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

Rick Z. Oster

Applicant(s) Original Signature

Applicant(s) Original Signature

6-4-15

Date

APPLICANT'S EXHIBIT "A"

THE ESTATE OF JOANNE E. CULP FARM TO FOREST PLAN AMENDMENT AND REZONE

INTRODUCTION

Overview

The landowner, the Estate of Joanne E. Culp, is requesting a rezone of a portion of an 11.1 +/- acre tract of land located approximately 2 miles east of the City of North Bend, Oregon. The subject parcel is the remainder of the Kentuck golf course after property line adjustments that were completed in 2012. The subject property was split zoned (REC, RR-5 & F) until 2009. The REC zone was rezoned to EFU for mitigation purposes.

The landowner is requesting to change the zone designation Exclusive Farm Use (EFU) to Forest (F) with a "Mixed Use" (Agriculture) overlay and to apply for a conditional use to allow for a template dwelling. This will allow the current structure (clubhouse) to be utilized as a dwelling.

Surrounding Properties

The adjacent lands are zoned EFU, FMU and RR-5.

Land Topography and Soil Type

The subject property, while zoned EFU, is timberland (see attached photo). The slopes of the subject property range from less than 5% around the existing clubhouse and parking lot to 30%+ along the West and North boundaries of the subject parcel. Based on the Natural Resource Conservation Service (NRCS) soil survey map, the majority of the subject property contains soil type 54D (Templeton Silt Loam) 7 to 30 percent slopes. A small amount of soil type 54E (Templeton Silt loam - 30% - 50% slopes) and 52F (Salander Silt loam - 50 to 75 percent slopes) is also present. Based on the soil survey, neither of the soil types are considered prime farm type soils. Based on the Soil Survey, the 100 year site index for Sitka Spruce for both soil type is 180 and has a growth rate of 270 cu. ft./ac./yr. which is a class I soil and will support both agricultural and forest production which would comply with the Forest Mixed Use classification.

Current Property Use:

The subject property has been used for commercial uses (golf course and clubhouse). There are 2 large shop type buildings on the subject property. There are scattered trees along the Northern portion of the property. The golf course was created in the early 1960's for recreation.

Statewide Planning Goals

RESPONSE: Pursuant to Statewide Planning Goal 4 (Forest Land), where a plan amendment is proposed, forest lands shall include lands that are suitable for commercial forest uses. Based on the site index and volume growth rate for the soil type "Templeton Silt loam and Salander Silt Loam, the subject property is forestland by both use and definition.

The soil type also is suitable for agricultural uses pursuant to Statewide Planning Goal 3, therefore it appears that a more appropriate zone for the subject property would be Forest (F) with a Mixed Use (MU) overlay.

Pursuant to Appendix 1, Volume 1 Policy 5.4(8) of the Coos County Comprehensive Plan, Statewide Planning Goals 3 and 4, the applicable Oregon Administrative Rule 660-006-0057, the applicant hereby requests a change of the current zone designation from Exclusive Farm Use (EFU) to Forest (F) with a mixed use agricultural overlay. The proposed zone change will better support the predominant forest use and the subordinate agricultural traits of the subject property.

FINDING OF FACTS AND CONCLUSIONS

OREGON ADMINISTRATIVE RULES

OAR 660-06-057 - Rezoning Land to an Agricultural/Forest Zone

RESPONSE: Any rezoning or plan amendment of lands from an acknowledged zone or plan designation to an Agriculture/Forest zone require a demonstration that each area being rezoned or re-planned contains such a mixture of agriculture and forest uses that neither Goal 3 or 4 can be applied alone.

According to the Natural Resource Conservation Service (NRCS) survey map, the predominant soil type for the subject property is Templeton Silt loam with a trace of Salander Silt loam. For forestry purposes, the 100 year site index for Sitka Spruce is 180 which produces 270 cubic feet of fiber per acre per year and therefore is a class I soil.

The subject property is currently zoned Exclusive Farm Use (EFU) and has been acknowledged by the State as being in compliance with Statewide Planning Goal 3. The subject property has predominantly been used for recreation (golf course) and was recently rezoned to EFU for mitigation purposes. The properties to the east and south

have predominantly been managed for forest uses except for 4 small parcels that have existing homes which are zoned RR-5. The property to the North and West were part of the original parcel prior to property line adjustment and were used for a golf course.

Based on the predominant recreational and forestry use and soil characteristics of the subject property and adjacent properties, a conclusion can be made that the area contains a mixture of agriculture and forest uses that neither Goal 3 nor 4 can be applied alone.

Volume I, Part I, Policy 5.4(8) FOREST LANDS

5.4(8) Coos County shall consider, and approve where appropriately justified, changes from forestry to agriculture zoning districts, and vice versa, upon findings which establish:

- a. That the proposed rezone would be at least as effective at conserving the resource as the existing zone;

RESPONSE: The subject property is forestland by use and definition.

- b. That the proposed rezone would not create a non-conforming use;

RESPONSE: The subject property currently has an existing building that was used for a clubhouse for the golf course and two large buildings used for storage. The four adjacent properties immediately to the East have dwellings that were established prior to 1980. If rezoned, the subject property would meet the template dwelling criteria under the Forest designation zoning rules. The property is adjacent to FMU zoned property and the proposal would not create a spot zoning.

- c. That the applicant for the proposed rezone has certified the he/she understands that the rezone, if granted, could have significant tax consequences;

RESPONSE: Based on the existing improvements, if the rezone is granted, there should be no significant tax consequences. The structures are being taxed as commercial facilities.

MIXED AGRICULTURAL-FOREST USE AREAS

Volume I, Part II, 3.2(5) Implementation Strategies (Appendix 1)

1. Mixed-use areas are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and agriculture uses.

2. Mixed-use areas are those areas generally managed to maintain enough upland acreage to sustain livestock during the winter months due to flooding of lowland areas.
3. Mixed-use areas are those areas predominantly co-managed for both farm and forest uses.

RESPONSE: According to the Natural Resource Conservation Service (NRCS) survey map, the primary soil type for the subject property is Templeton Silt loam with a trace of Salander Silt loam. For forestry purposes, the 100 year site index for Sitka Spruce is 180 which produces 270 cubic feet of fiber per acre per year and therefore is a class I soil.

The subject property is currently zoned Exclusive Farm Use (EFU) and has been acknowledged by the State as being in compliance with State Wide Planning Goal 3. The subject property was zoned and used for recreation until a few years ago and the surrounding properties have predominantly been managed for forest uses with homes sited on the adjacent RR-5 properties.

CONCLUSION:

Based on the soil type and topography and the fact that the surrounding area is predominantly managed for forestry uses, a mixed-use overlay is appropriate based on the Coos County Comprehensive Plan.

Based on the submitted evidence addressing the applicable criteria for a rezone from EFU zone to F zone, a conclusion can be made that criteria has been satisfied and that a Forest (F) zone designation with a Mixed-use overlay is appropriate for the subject property.

D. JUSTIFICATION:

- (1) If the purpose of this rezone request is to rezone one or more lots or parcels in the interior of an exclusive farm use zone for non-farm uses, the following question must be answered:

Were the lots or parcels for which a rezone request is made, physically developed for a non-farm use prior to February 16, 1983? YES

Explain and provide documentation:

The subject property was a part of a larger parcel until a recent property line adjustment. The original parcel was a golf course with a clubhouse and out buildings. The purpose of this proposed rezone application is to change the resource zone designation of the subject property from Exclusive Farm Use (EFU) to Forest (F) with a Mixed-use overlay so the original clubhouse can be converted to a residential dwelling through the Template Dwelling application process. A physically developed or irrevocably committed exception pursuant to Goal 2 is not required for changes from one resource zone designation to another resource zone designation, provided it can be documented that the requested zone designation satisfies the definitions prescribed by the pertaining Goal (See OAR 660-33-030(4)). Furthermore, standard farm practices are allowed outright in the Forest zone districts.

- (2) If the purpose of this rezone request is for other than (1) above the following questions must be answered:

- a. Will the rezone conform with the comprehensive plan? YES

Explain:

Evidence has been submitted addressing Appendix 1 CCCP Volume 1, Policy 5.4(8) which allows changes in zoning districts from Forestry to Agriculture and vice versa, provided adequate findings are made supporting the request. The policy recognizes "That agriculture and forestry are closely related in Coos County because the land resource base is capable of and suitable for supporting both agricultural and forest uses and activities."

- b. Will the rezone seriously interfere with the permitted uses on other nearby parcels? NO

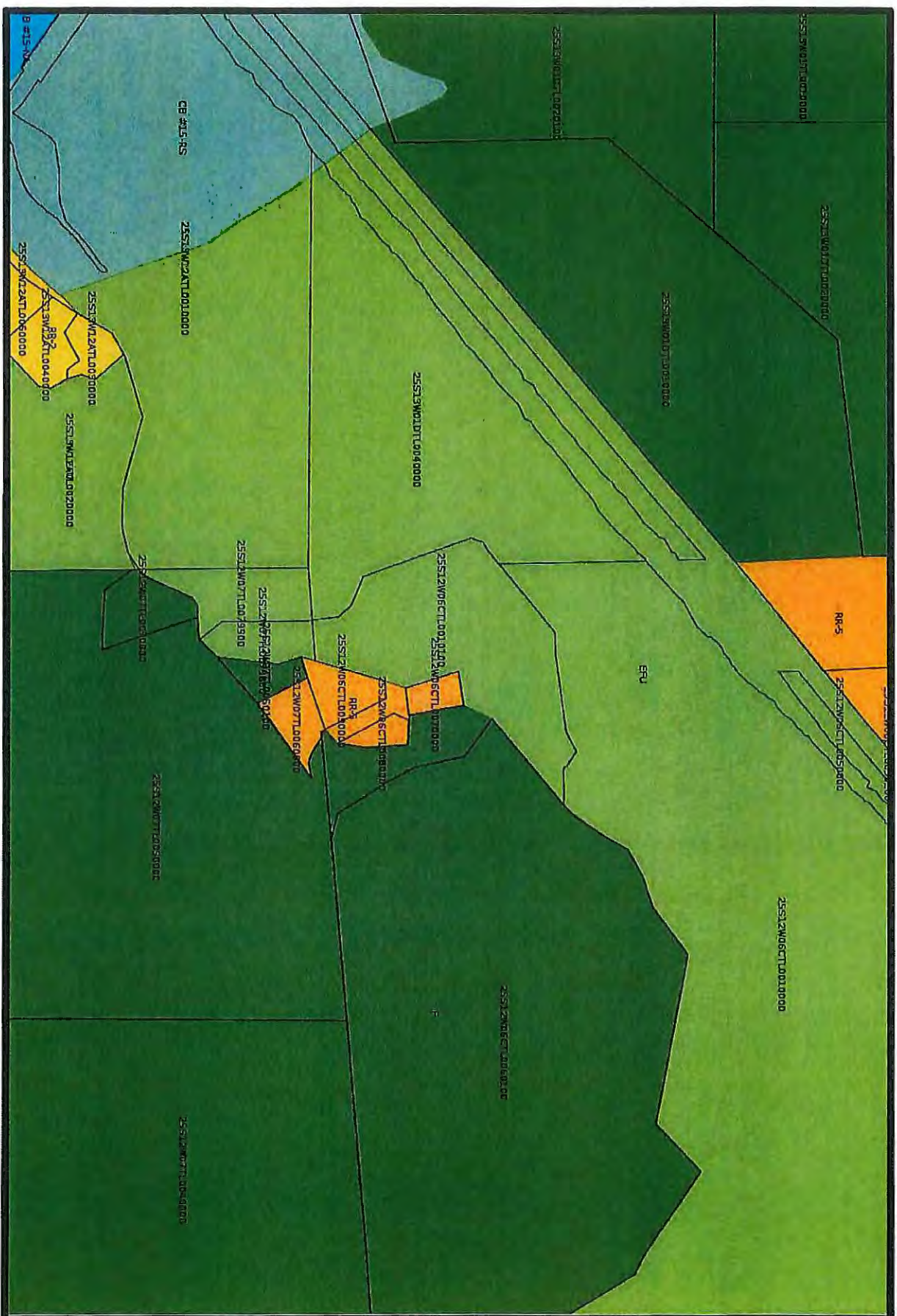
Explain:

This request is to rezone the subject property to reflect the existing forest use and subordinate agricultural characteristics. The lands surrounding the subject property are zoned Forest, EFU and RR-5. Because agriculture and forestry are closely related, changing the resource designation will not seriously interfere with the permitted uses on nearby parcels.

- c. Will the rezone comply with other adopted plan policies and ordinances? YES

The intent of this application is to adopt an appropriate zone designation for the subject property pursuant to Oregon Statewide Planning Goal 4 (Forestry) and those portions of the Coos County Comprehensive Plan and Zoning Ordinance that have been acknowledged to be in compliance with Goal 4. Substantial evidence has been submitted in this application showing compliance with both the Comprehensive Plan and Implemented Ordinance.

ORSON POSTAL STEPS



ATTACHMENT A

[illegible]

Printed 05/08/2015

ATTACHMENT A



Coos County Planning Department
Land Use Application

Official Use Only

FEE: \$3320
Receipt No. 171522
Check No./Cash 1168
Date 6/5/15
Received By AM
File No. AW-15-10

Please place a check mark on the appropriate type of review that has been requested.

- | | |
|---|---|
| ☐ Administrative Review | ☐ Hearings Body Review |
| ☐ Final Development Plan (BDR) | ☐ Variance |

An **incomplete** application **will not** be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed. Please indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: RICK ORTON - P.R. Telephone: 541-297-1837
Address: 95297 MATSON LANE
City: COOS BAY State: OR Zip Code: 97420

B. Owner:

Name: ESTATE OF JOANNE E. CULP Telephone: _____
Address: SAME AS APPLICANT
City: _____ State: _____ Zip Code: _____

C. As applicant, I am (check one): Please provide documentation.

- ☐ The owner of the property (shown on deed of record);
- ☐ The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).
- ☐ A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
- ☒ The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 25 S Range 12 W Section 60 Tax Lot 101
Tax Account 99917457 Lot Size 11.10 ac Zoning District EFU/F/RR-5

RECEIVED

JUN 05 2015

Updated 2013

**COOS COUNTY
PLANNING DEPARTMENT**

ATTACHMENT A

E. Information (please check off as you complete)

- ☒ 1. Existing Use FORMERLY GOLF COURSE CLUB HOUSE
- ☒ 2. Site Address GOLF COURSE LANE
- ☒ 3. Access Road EAST BAY ROAD
- ☒ 4. Is the Property on Farm/Forest Tax Deferral No
- ☒ 5. Current Land Use (timber, farming, residential, etc.) GOLF COURSE FACILITIES
- ☒ 6. Major Topography Features (streams, ditches, slopes, etc.) SLOPES
- ☐ 7. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map.
- ☐ 8. Identify any homes or development that exists on properties identified in #7.
- ☒ 9. A copy of the current deed of record.
- ☒ 10. Covenants or deed restrictions on the property, if unknown contact title company. N/A
- ☐ 11. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8½" x 11" paper to scale.
Applicable distances must be noted on the parcel map along with slopes.
(See example plot map)

F. Proposed use and Justification

Please attach an explanation of the requested proposed use and **findings (or reasons)** regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

Applicable Criteria: _____

G. Authorization:

All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

R.O.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

R.O.

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set-forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are response to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may chose to revoke this permit or send this debt to a collection agency at your expense.

R.O.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

R.O.

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

Rick L. Dutton

Applicant(s) Original Signature

Applicant(s) Original Signature

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2015

NOT OFFICIAL VALUE

May 22, 2015 2:08:48 pm

Account # 258702
Map # 25S1206-C0-00900
Code - Tax # 1398-258702

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name ESTATE OF JOANNE E. CULP

Used Reference # 2014-04015

Agent

Sales Date/Price 05-29-2014 / \$0.00

In Care Of ORTON, RICK; PS REP

Appraiser DAVID C. BOWMAN

Mailing Address 95297 MATSON LN
COOS BAY, OR 97420-5308

Prop Class 101 MA 8A NH Unit
RMV Class 101 02 11 RRL 3935-1

Situs Address(s)	Situs City
ID# 10 94506 GOLF COURSE LN	NORTH BEND

Code Area	AV	Value Summary RMV	MAV	RMV Exception	CPR %
1398 Land		88,090		Land	0
Impr.		99,270		Impr.	0
Code Area Total	167,860	187,360	167,860		0
Grand Total	167,860	187,360	167,860		0

Code Area	ID#	RFD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1398	10	R		RR-5	Market	100	A	0.78	HS	*	88,090
Grand Total								0.78			88,090

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS	Acot #	Trended RMV
1398	1	1963	141	One story-Class 4		100	1,458			99,270
Grand Total										99,270

Code Area	Type	Exemptions/Special Assessments/Potential Liability
1398		NOTATION(S): ■ SEPARATING IMPROVEMENTS-NO VALUE CHG ADDED 2014 12/20/2013, Separate imps, no value change, jh



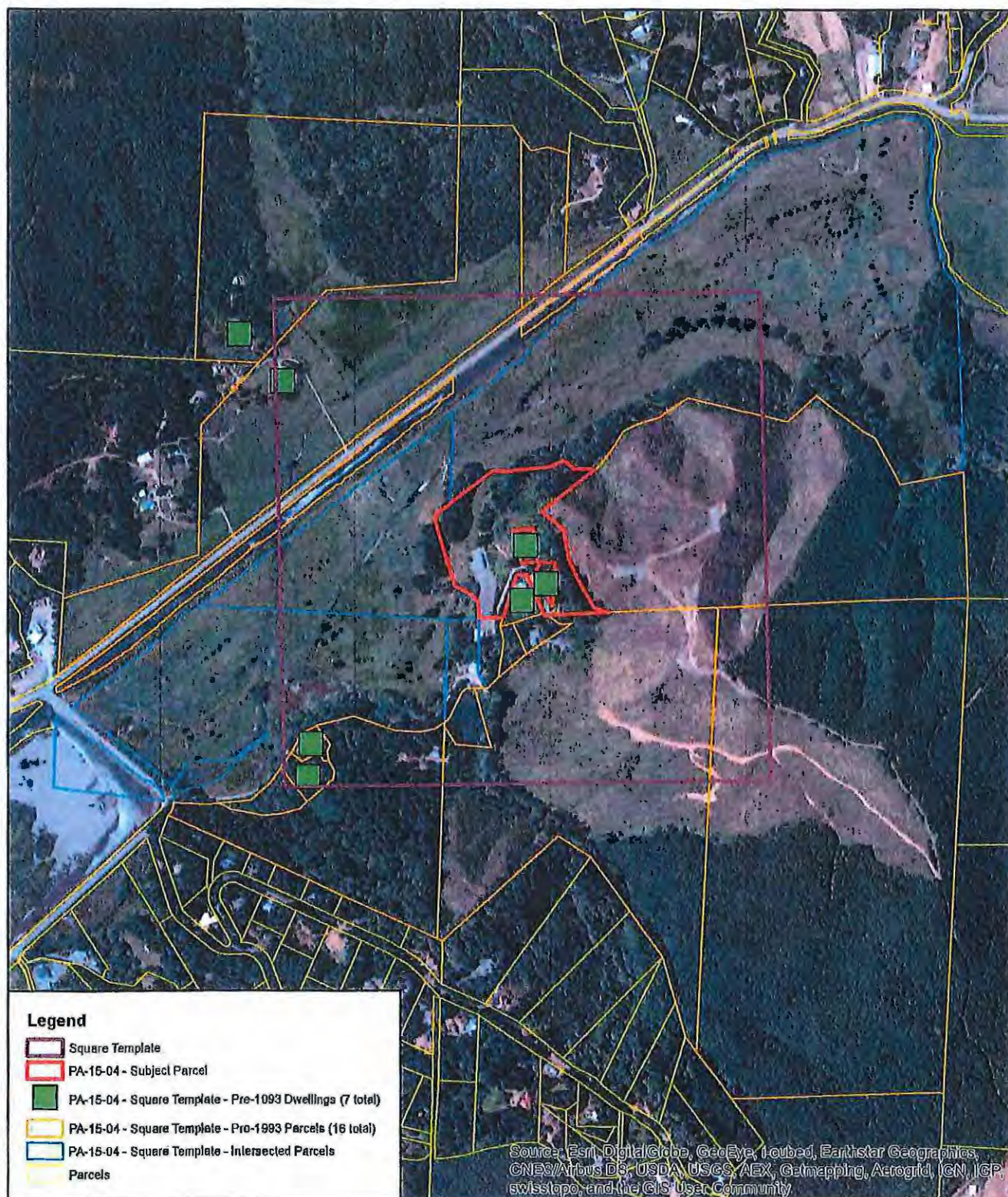
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: 225 N. Adams, Coquille Oregon

Phone: (541) 396-7770

Fax: (541) 396-1022/TDD (800) 735-2900



MULKINS & RAMBO, LLC

P.O. BOX 809
NORTH BEND, OR 97459
PHONE (541) 751-8900
FAX (541) 751-9000

May 26, 2015

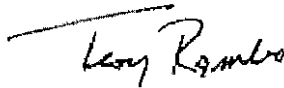
Coos County Planning Dept.
250 N. Baxter
Coos County Courthouse
Coquille, OR 97423

RE: Soil Classification for T.L. 101 - 25S 12W 6C & T.L. 798 - 25S 12W 7

Based on Sheet Number 15 of the Soil Survey of Coos County, Oregon the subject property predominantly consists of soil type 54D (Templeton Silt Loam, 7 to 30 percent slopes) and a very small amount of soil type 54E (Templeton Silt Loam, 30 to 50 percent slopes) and 52F (Salander Silt loam, 50 to 70 percent slopes). This soil type is mainly used for timber production and wildlife habitat. It is also used for livestock grazing and homesite development.

Based on the Soil Survey, the 100 year site index for Sitka Spruce is 180 which is a class I soil and will produce 270 cu.ft./ac./year of fiber.

If you have any questions, please give me a call. Thank you.



Troy Rambo

June 3, 2015

Coos County Planning Dept.

RE: Template Dwelling Application - T.L. 101 - 25S 12W 6C & T.L. 798 - 25S 12W 7

Applicant:

Rick Orton, P.R.
95297 Matson Lane
Coos Bay, OR 97420

Owner:

Estate of Joanne E. Culp
95297 Matson Lane
Coos Bay, OR 97420

RE: Review Standards and Special Considerations

Section 4.8.400

- A. Siting a home on the subject tract will not force a significant change in, or significantly increase the cost of accepted forest or farming practices on the adjacent lands.
There are multiple parcels within the 160 acre square ranging from 0.28 acres to 80 acres of which are zoned Forest, EFU and RR-5. Many of the surrounding parcels already have homes or structures sited on them. Based on the 160 acre square it was determined that there are a minimum of 15 parcels with 7 dwellings that existed prior to 1993 that fell within the 160 acre template (see attached).
By allowing the siting of a single family dwelling on this site, the parcel would conform to what already exists within the area.
- B. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or increase risks to fire suppression personnel.
The maintained roads, pond, maintained firebreak will actually aid in fire suppression by allowing easy and fast access in the event of a fire.

Section 4.8.525

- B 1) Only one residential dwelling will be sited on the subject parcel.

2) There are no deed restrictions on the subject property restricting dwellings.

3) The subject parcel will meet the required number of parcels (11) if the property is capable of producing +85 Cf/Ac./Yr of growth using the 160 acre square. See attached Soil Classification letter.

Section 4.8.600

- A. 1. The existing structure is located a minimum of 130 feet from any property line. The existing shops will not meet the minimum setbacks as they were sited when the property was zoned for Recreation and were in compliance at that time. Setbacks from a public road are 35 feet from centerline or 5 feet from the right of way line, whichever is greater - not an issue.
2. The proposed home site (existing structure) will not impact any future forest/farming operations.
3. The existing cleared building site is approximately 2 acres.
4. A 30 ft. primary firebreak around the existing structure already exists. A secondary firebreak (where available) 100 feet beyond the primary firebreak will be maintained to minimize any risks associated with wildfires. The existing shop currently do not meet the criteria as they were sited under different rules.
- B.. Under ORS 537.545 (b) & (d) - no permit is required to take water for single or group purposes in the amount not to exceed 15,000 gallons per day or for watering a lawn or non commercial garden not to exceed ½ acre in size. This fits this proposed situation.
- C. The access road is the Golf Course Lane (part of the subject property).
- D. 1. The a portion of the subject parcel beyond the existing structure is growing trees and brush.

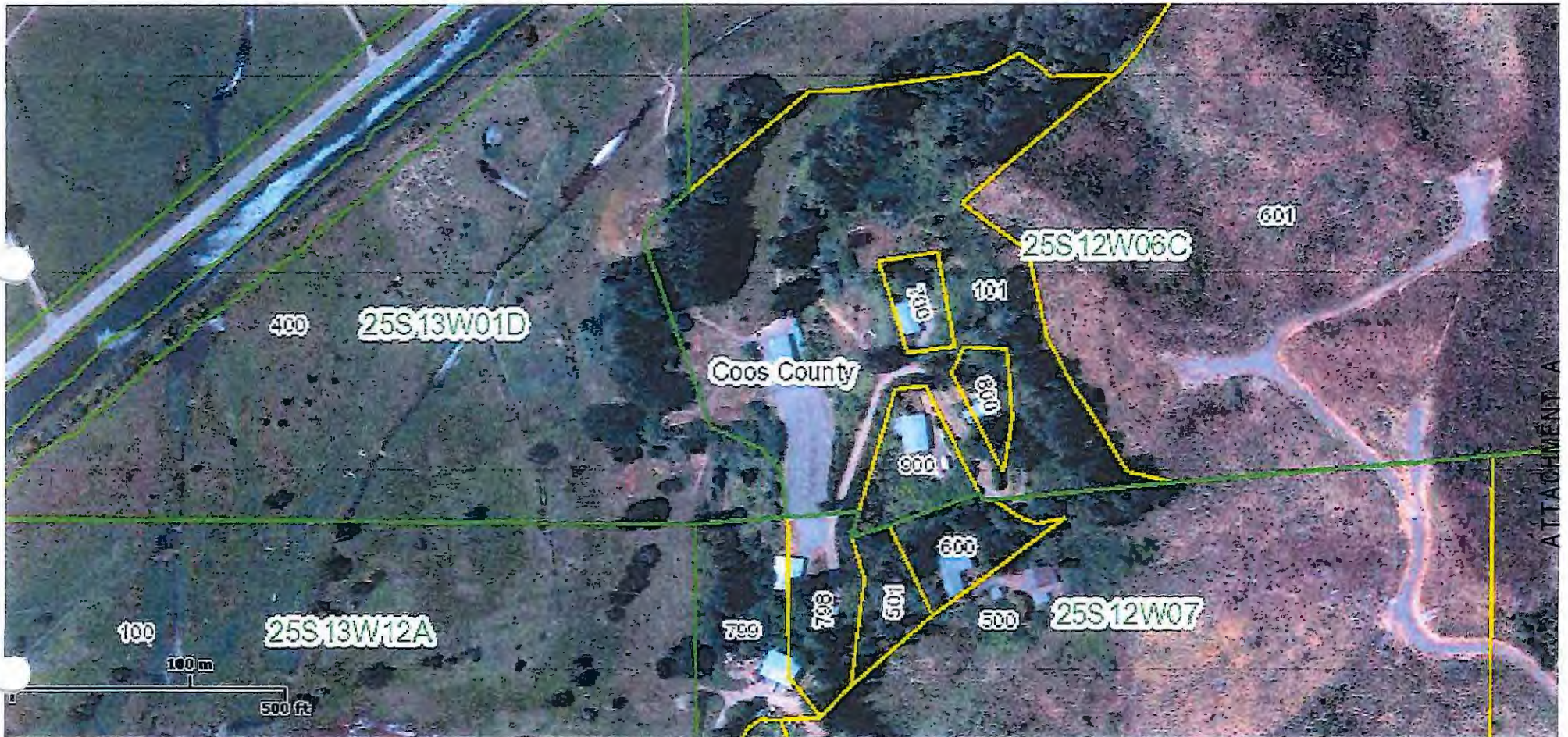
Section 4.8.700 -

- A. 1. Primary firebreak - all brush would be cleared back a minimum of 30 feet from any new structures.

2. A garden hose will be available to reach the perimeter of the primary firebreak.
 3. A secondary firebreak (where available) 100 feet beyond the primary firebreak shall be maintained. The subject parcel falls within the North Bay Rural Fire Protection District.
- B. Any new structures will be constructed with non-combustible or fire resistant roofing material.
 - C. There is a water supply exceeding 4000 gallons (existing pond) adjacent to the subject property.
 - D. The proposed home site has a grade of less than 5%.
 - E. A spark arrester will be required on any chimney.
 - F. The subject property does fall within North Bay Rural fire Protection District.
 - G. A private road (Golf Course Lane) serves the subject property. The existing driveway to the proposed home site exceeds the county driveway standards of 16 ft. subgrade and 12 ft. surface.

The Oregon Map

New Directions



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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Coos County, Oregon**

**AM-15-07/RZ-15-01/ACU-15-19 -
Orton/Culp Estate**



July 29, 2015

ATTACHMENT A

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface.....	2
How Soil Surveys Are Made.....	5
Soil Map.....	7
Soil Map.....	8
Legend.....	9
Map Unit Legend.....	10
Map Unit Descriptions.....	10
Coos County, Oregon.....	12
12—Coquille silt loam.....	12
52F—Salander silt loam, 50 to 75 percent slopes.....	13
54D—Templeton silt loam, 7 to 30 percent slopes.....	14
54E—Templeton silt loam, 30 to 50 percent slopes.....	15
References.....	17
Glossary.....	19

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

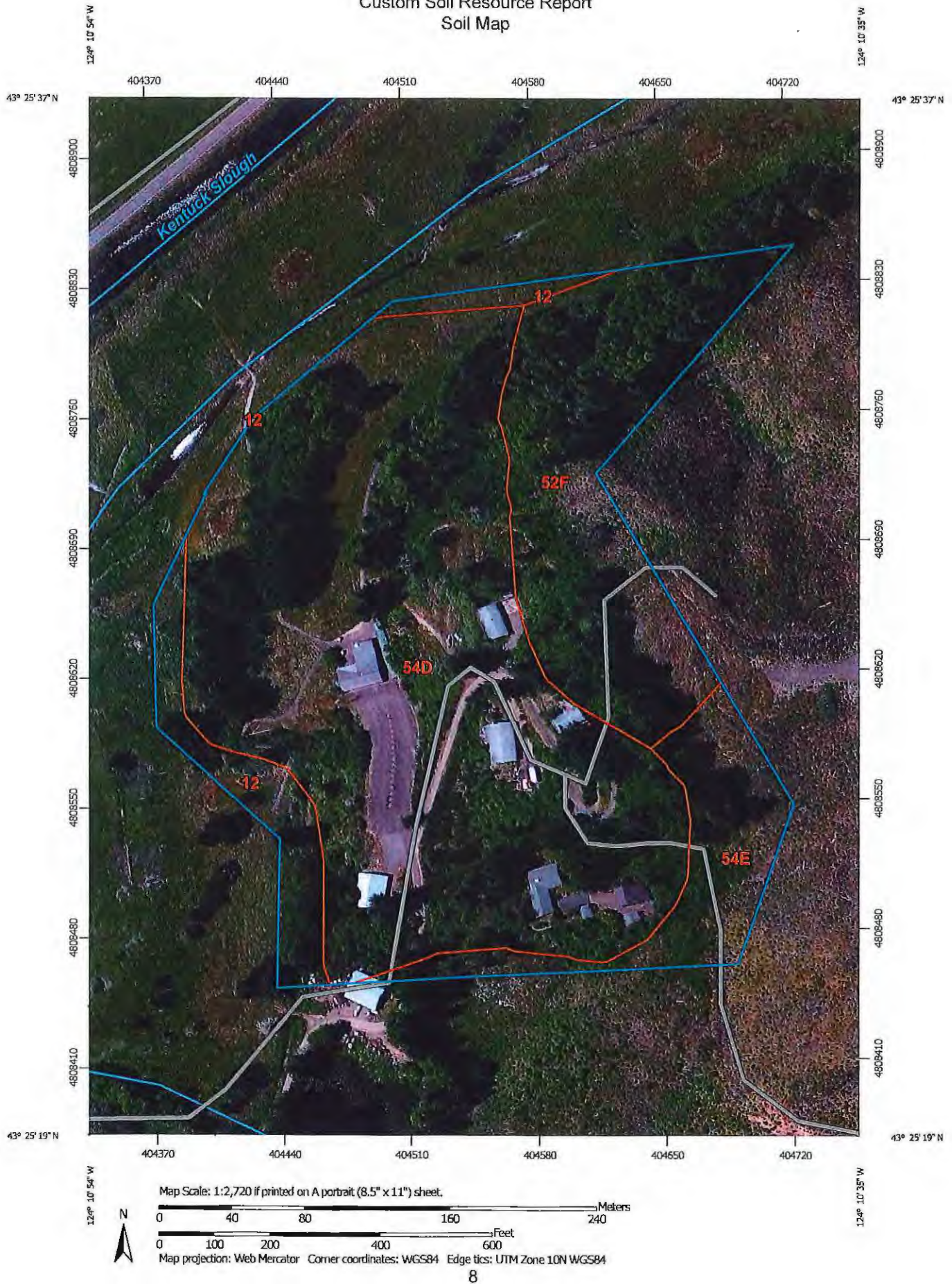
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



MAP LEGEND

Area of Interest (AOI)		 Spoil Area
 Area of Interest (AOI)		 Stony Spot
Soils		 Very Stony Spot
 Soil Map Unit Polygons		 Wet Spot
 Soil Map Unit Lines		 Other
 Soil Map Unit Points		 Special Line Features
Special Point Features		Water Features
 Blowout		 Streams and Canals
 Borrow Pit		Transportation
 Clay Spot		 Rails
 Closed Depression		 Interstate Highways
 Gravel Pit		 US Routes
 Gravelly Spot		 Major Roads
 Landfill		 Local Roads
 Lava Flow		Background
 Marsh or swamp		 Aerial Photography
 Mine or Quarry		
 Miscellaneous Water		
 Perennial Water		
 Rock Outcrop		
 Saline Spot		
 Sandy Spot		
 Severely Eroded Spot		
 Sinkhole		
 Slide or Slip		
 Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Coos County, Oregon
Survey Area Data: Version 9, Sep 17, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 6, 2010—Jul 13, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Coos County, Oregon (OR011)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Coquille silt loam	1.6	6.6%
52F	Salander silt loam, 50 to 75 percent slopes	5.2	21.5%
54D	Templeton silt loam, 7 to 30 percent slopes	15.3	63.1%
54E	Templeton silt loam, 30 to 50 percent slopes	2.1	8.8%
Totals for Area of Interest		24.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that

Custom Soil Resource Report

have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Coos County, Oregon

12—Coquille silt loam

Map Unit Setting

National map unit symbol: 21m5
Elevation: 0 to 40 feet
Mean annual precipitation: 50 to 80 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 200 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Coquille and similar soils: 75 percent
Minor components: 19 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Coquille

Setting

Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Typical profile

H1 - 0 to 14 inches: silt loam
H2 - 14 to 36 inches: silty clay loam
H3 - 36 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Rare
Frequency of ponding: Frequent
Salinity, maximum in profile: Very slightly saline to slightly saline (2.0 to 4.0 mmhos/cm)
Available water storage in profile: High (about 11.0 inches)

Interpretive groups

Land capability classification (irrigated): 4w
Land capability classification (nonirrigated): 4w
Hydrologic Soil Group: C/D
Other vegetative classification: Very Poorly Drained (G004AY019OR)

Minor Components

Langlois

Percent of map unit: 7 percent
Landform: Flood plains
Landform position (three-dimensional): Tread

Custom Soil Resource Report

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Very Poorly Drained (G004AY019OR)

Chetco

Percent of map unit: 6 percent

Landform: Flood plains, deltas

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Very Poorly Drained (G004AY019OR)

Clatsop

Percent of map unit: 6 percent

Landform: Tidal flats

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

52F—Salander silt loam, 50 to 75 percent slopes

Map Unit Setting

National map unit symbol: 21pw

Elevation: 50 to 800 feet

Mean annual precipitation: 60 to 80 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Salander and similar soils: 80 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Salander

Setting

Landform: Mountain slopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Mountainflank

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Colluvium derived from sedimentary rock

Typical profile

H1 - 0 to 26 inches: silt loam

H2 - 26 to 65 inches: silty clay loam

Properties and qualities

Slope: 50 to 75 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Custom Soil Resource Report

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very high (about 22.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: B

54D—Templeton silt loam, 7 to 30 percent slopes

Map Unit Setting

National map unit symbol: 21q0

Elevation: 50 to 800 feet

Mean annual precipitation: 60 to 70 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Templeton and similar soils: 75 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Templeton

Setting

Landform: Mountain slopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Mountainflank

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 16 inches: silt loam

H2 - 16 to 42 inches: silt loam

H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

Slope: 7 to 30 percent

Depth to restrictive feature: 40 to 60 inches to paralithic bedrock

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 10.8 inches)

Custom Soil Resource Report

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Other vegetative classification: Well Drained >15% Slopes (G004AY013OR)

54E—Templeton silt loam, 30 to 50 percent slopes

Map Unit Setting

National map unit symbol: 21q1

Elevation: 50 to 800 feet

Mean annual precipitation: 60 to 80 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 200 to 240 days

Farmland classification: Not prime farmland

Map Unit Composition

Templeton and similar soils: 75 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Templeton

Setting

Landform: Mountain slopes

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Mountainflank

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Colluvium and residuum weathered from sedimentary rock

Typical profile

H1 - 0 to 16 inches: silt loam

H2 - 16 to 42 inches: silt loam

H3 - 42 to 52 inches: weathered bedrock

Properties and qualities

Slope: 30 to 50 percent

Depth to restrictive feature: 40 to 60 inches to paralithic bedrock

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: High (about 10.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Other vegetative classification: Well Drained >15% Slopes (G004AY013OR)

Custom Soil Resource Report

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