



Curry County Community Development

94235 MOORE STREET, SUITE 113

GOLD BEACH, OREGON 97444

Phone (541) 247-3304

Administrative Staff Report and Decision

Application: AD-2120

December 30, 2021

I. LAND USE REVIEW:

Applicant requests Conditional Use approval to construct a single-family dwelling on a 55-acre property within the Forestry Grazing (FG) zone using the Template or Grid Density Test.

Property Owner: Michael C Pape

Agent: Michael C Pape

Property Description: Township 32 South, Range 15 West W.M., Index Map,
Tax Lot (TL) 2401

Location: This property is off Sixes River Rd, about 1 mile east of its
intersection with US Highway 101 and outside the Urban Growth
Boundary of City of Port Orford.

Land Use Zone: Forestry Grazing (FG)

Property Size: 55 acres

Current Land Use: This property has mixed conifer and hardwood timber. The upper
portion of the property (about 3 to 5 acres) was cleared since 2019
to construct 3 large greenhouses, but no significant timber cutting
was evident from a review of aerial maps during the last 25 years.

Surrounding Land Use: Properties surrounding the subject all have FG zoning. Many
smaller rural properties along the river have been developed with
residences mostly constructed before the 1980s. Larger tracts
setback from Sixes River are under commercial timber
production.

II. BACKGROUND

In 1985, planning approval (file DL-8511) was given to divide Assessor's Map 3215-00; Tax Lot 2400 into three parcels, with one of the parcels being the subject 55+/- acre property. Approval to partition was subject to the subdivision ordinance requirements. Apparently, a transfer deed (BR 81, page 42) had already been recorded in 1980 for which the county assessor assigned a new tax lot number (TL 2401, a 57.14-acre parcel), and a subdivision application was never submitted. The lot size was reduced in 1981 to 55 acres to recognize the exclusion of Sixes River Road from the parcel. With ORS 92.178, *Creation of a Parcel Previously Approved but Not Acted Upon*, this parcel will be validated as a lawful lot.

After purchasing the parcel in October 2013, the Applicant built two dwellings, three agricultural greenhouses and one accessory structure still under construction. Code enforcement was notified of the unapproved development in September of 2021 and the Applicant was required to bring the property into compliance with the County's planning, sanitation and building requirements.

The Applicant seeks approval to establish a single-family dwelling on an FG zoned property using the Template or Grid Density test. A parcel in the FG zone may be approved for the siting of a dwelling under any one of the three tests allowed in the Curry County Zoning Ordinance (CCZO). However, any structure within the FG zone must meet certain general standards and requirements, as well as specific fire safety criteria found under CCZO Sections 3.055 and 3.056. This property includes narrow wetlands areas along streams (according to the National Wetlands Inventory) and areas of geological hazard (according to the Provisional Maps of Rapidly Moving Landslides, as recognized by the CCZO under Section 3.252). The Applicant identified a primary home site near a stream, but it is some distance from the identified wetlands and geological hazard areas, so no wetland or geology report was required for this application.

The Community Development Department has duly accepted the application filed in accordance with CCZO Section 7.020 for an application requesting conditional use approval and has given notice of this matter to affected property owners as set forth in CCZO Section 2.070(2).

III. APPLICABLE REVIEW CRITERIA

The proposed application for Conditional Use Approval of a single-family dwelling on an FG zoned parcel is an Administrative Decision under CCZO Section 2.060(1), subject to the following review requirements:

ORS 92.178 Creation of Parcel Previously Approved but Not Acted Upon

Curry County Zoning Ordinance

Section 3.050.	Forest Grazing Zone
Section 3.052.	Conditional Uses Subject to Administrative Approval by the Director
Section 3.053.	Standards for the Approval of Dwellings
Section 3.055.	Fire Fighting Standards for Dwellings and Structures
Section 3.056.	Fire Safety Standards for Roads
Section 3.252.	Development in Areas of Geologic Hazards
Section 4.011.	Riparian Vegetation Set-Back
Section 7.040.	Standards Governing Conditional Uses
Section 7.050.	Time Limit on a Permit for Conditional Uses

IV. FINDINGS

ORS 92.178. Creation of Parcel Previously Approved but Not Acted Upon.

The governing body of a county may approve an application requesting formation of one parcel if the county issued a land use decision approving the parcel prior to January 1, 1994, and:

- (a) A plat implementing the previous land use decision was not recorded; or*
- (b) A condition of approval of the previously approved land use decision requiring consolidation of adjacent lots or parcels was not complied with by a previous owner of the land.*

Finding: An application for division of land (DL-8511) was submitted on 9/10/1985. The application proposed dividing the master parcel (Assessor's Map 3215-00; Tax Lot 2400) into three parcels. The Applicant's parcel (approximately 55 acres) was one of the three proposed parcels. The basic proposal requested that TL 2400 be divided pursuant to a distribution of property order by a Decree of Dissolution of Marriage. DL-8511 was presented in a public hearing on 10/3/1985 and approved under planning commission decision. Notice of Decision was sent to the property owner on 10/7/1985, authorizing the property owner to submit appropriate applications as defined by the Curry Co. Subdivision Ordinance.

Apparently, a transfer deed (BR 81, page 42) had already been recorded in 1980 for which the county assessor assigned a new tax lot number (TL 2401, a 57.14-acre parcel), and a subdivision application was never submitted. Therefore, the county issued a land use decision prior to January 1, 1994, and a plat implementing that land use decision was not recorded. This requirement for validating parcel creation is met.

Section 3.050. Forestry Grazing Zone (FG).

Purpose of Classification: The Forestry Grazing Zone is applied to resource areas of the county where the primary land use is commercial forestry with some intermixed agricultural uses for livestock uses. The purpose of the Forestry Grazing Zone is:

- (a) to implement the forest land policies of the Curry County Comprehensive Plan;*
- (b) to implement Statewide Planning Goal 4 with respect to forest lands in the county;*
- (c) to implement the agricultural land policies of the Curry County Comprehensive Plan with respect to livestock grazing and related farm uses which are intermixed with forest land in some parts of the county; and*
- (d) to implement Statewide Planning Goal 3 with respect to intermixed farm and forestland in the county.*

Finding: The Applicant requests approval to site a single-family dwelling on an FG-zoned parcel. The FG zone allows this use through a conditional use review. The Applicant has submitted a complete conditional use application with findings to address the applicable CCZO criteria for siting a single-family dwelling on a 55-acre FG zoned parcel. The application is consistent with the purpose of the FG zone, so this requirement is met.

Section 3.052. Conditional Uses Subject to Administrative Approval by the Director.

The following uses may be allowed provided a land use application is submitted pursuant to Section 2.060 of the Curry County Zoning Ordinance and the Planning Director approves the proposed use based upon relevant standards for review in this ordinance. Numbers in parenthesis following the uses indicate the standards described in Section 7.040 that must be met to approve the use.

16. Dwellings subject to Section 3.053 (1,16)

– Note CCZO Error: The correct reference is Section 3.053(1, 2, 17).

Finding: The Applicant has submitted a complete conditional use application for review by the Planning Director under the provisions of CCZO Section 2.060. The CCZO Section 3.052 identifies the proposed residential use as being allowed through a conditional use review. This requirement is met.

Section 3.053. Standards for the Approval of Dwellings.

One single-family dwelling may be approved on a forest land parcel if the dwelling meets any of the tests set forth in (1), (2) or (3) below.

This application has been made under test (3) as follows:

3. A single-family dwelling may be sited on forest land if the lot or parcel is predominantly composed of soils that are:

c) capable of producing more than 85 cubic feet per acre per year of wood fiber if:

(1) all or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(2) at least three dwellings existed on January 1, 1993, on other lots or parcels.

d) If the 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 to the maximum extent possible, aligned with the road.

g) 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.

Finding: The GIS map identifies the soils of this parcel as Millicoma-Whaleshead-Reedsport Complex (30-60% slopes). Under the Soil Survey of Curry County (issued 2005), the major use of MWR complex (178F) land is timber production. Table 9 of the Soil Survey of Curry County reports Forestland Productivity. The MWR Complex can produce an annual growth of 140-162 cu ft/acre of Douglas fir (under the 50-year Site Index) or an annual growth of 138-158 cu ft/acre (under the 100-year Site Index). Since this soil type potentially exceeds the 85-cu ft/acre/year production potential, test (3)(c) standards must be met to approve a dwelling.

TL 2401 abuts Sixes River Road which existed prior to January 1, 1993. The Applicant

identified 12 parcels at least partially within the 160-acre rectangle (1/4 mile wide and 1 mile long, centered on the subject property and aligned with Sixes River Road) lawfully created before January 1, 1993. Of those 12 parcels, the Applicant identified 4 parcels with residences established prior to January 1, 1993. The Applicant provided documentation from the County Assessor to verify parcel creation and year built of the dwellings. Therefore, the requirements of this Template or Grid Density test are met.

4. *The approval of a dwelling under subsections 1, 2, or 3 above shall be subject to the following additional requirements.*

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;*

Finding: This is a retrospective application requesting conditional use approval of an established home site. The home site is in the southwest corner of the parcel. Adjoining rural parcels to the west, south and east are developed with residences. Adjoining parcels to the north are under private and commercial timber production. Based on rough GIS measurements, the home site is about 200 ft from Sixes River Road and about 130 ft distant of the west property line. The home site has good separation from adjacent parcels and sufficient distance to maintain the required Fire Safety Areas. No negative impacts are anticipated from the proposed home site for the mixed forestry/grazing uses on the adjoining lots. This requirement is met.

ii) *the siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;*

Finding: The home site is in the southwest corner of the parcel, about 200 ft distant of Sixes River Road. Beyond the site, the property is available for timber production. The proposed residential site will not force a significant change on forest operations or accepted farming practices on this tract. This requirement is met.

iii) *the amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and*

Finding: The immediate home site area has been cleared of brush and the home site was placed near the existing access road, so no further significant tree removal is anticipated to develop a home site. Therefore, the amount of forest lands used for access and home site development was minimized. This requirement is met.

iv) *the risks associated with wildfire are minimized.*

Finding: Per the Advanced Oregon Wildfire Risk Explorer (AOWRE, Exhibit D), a mapping tool designed in collaboration with OR Dept of Forestry and US Forest Service, this property is within the Sixes River Watershed, extending inland from Cape Blanco and covering 86,280 acres (135 sq miles). According to

the OR AOWRE Homeowner's Report (for Lat/Long: 42.8128 N 124.4643 W),

Burn Probability

Humans are the most common cause of fires in Oregon. There are an average of 1 fire starts each year in your area, caused by both people and lightning. The average probability of a large wildfire (>250 acres) is **Very Low**, meaning the chances of an ignition that spreads to a large size are generally between <= 1 in 10,000. Some areas may experience a burn probability of **Low**.

Fire Intensity and Flame Length

The intensity of a fire indicates how difficult it will be to control and can be measured by expected flame lengths. Under high fire intensities, a fire is more difficult to control and will likely have higher impacts to property and risk to lives. Average flame lengths in your area are expected to be **8-11 feet**, but flame lengths may be much higher in some places and under severe weather.

Hazard to Potential Structures

Hazard to potential structures depicts the hazard to a hypothetical structure anywhere on the landscape (not just existing structures) if a wildfire were to occur. If a fire were to occur in your area, the average hazard to a potential structure is **Low**, with some areas experiencing **Low**. Note that this rating reflects the broader fire environment around the home and not building materials of your home (see next page).

According to the AOWRE, the Sixes River Watershed included the following information:

Largest Existing Vegetation Type:	Conifer (91%)
Housing Density:	<1 house per 40 acres
Fire History (last 10 years):	114 acres / 12 fires (91.7%human caused)
Burn Probability (annual chance of a large fire):	Low
Hazard to Potential Structures:	Low
Average Flame Lengths (under normal weather):	8-11 ft
Overall Potential Impact:	Low
Potential Impact to Timber Resources:	Low

Requirements to reduce the risks associated with wildfire are addressed later in this report (CCZO Sections 3.055 and 3.056) and must be minimized in accordance with those standards. If the applicable standards of CCZO Sections 3.055 and 3.056 are met, then the risks associated with wildfire are minimized, thereby meeting this requirement.

- b) the siting criteria to (a) above 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.*

Finding: Per the Curry County GIS (Exhibit A), the home site is about 200 ft from Sixes River Road (southern property boundary) and about 130 ft from the western property line. Applicant reports the distance between the home site and the western property line as 220 ft. Nevertheless, a minimum of 130 ft distance to the property

lines is required to meet the Setbacks for Fire Safety Areas (under CCZO Section 3.055). Riparian vegetation buffers (Section 4.011) will be required and reviewed for compliance upon application of a development permit. This requirement is met.

- c) *The applicant shall provide evidence that the domestic water supply is from a source authorized by the Oregon Water Resources Department's administrative rules for the appropriation of ground water or surface water and is not from a Class II stream as defined in the Forest Practices Rules (OAR Chapter 629). For purposes of this subsection, evidence of a domestic water supply means:*
- (1) 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, or*
 - (2) a water use permit issued by the Oregon Water Resources Department for the use described in the application; or*
 - (3) verification from the Oregon 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 that there are two water potential water sources, but that a water source for the home site has not yet been designated. The potential water sources are an existing well, located above the home site, and a seasonal creek, adjacent to the home site. The OR WRD well log has an entry (CURR_1034) for this property from 1980, showing a 20 ft hand dug well yielding about 22 gallons per minute when it was dug. The GIS map shows two streams crossing this property, but no water rights were found for these surface water sources using the online OR WRD Water Rights Information Query. The approval of this request is conditioned on provision of an OR WRD well log or water rights certificate identifying a water source with sufficient yield for domestic use prior to application for home site development permits (Condition #2). As conditioned, this requirement will be met.

- d) *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 permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.*

Finding: Access to the home site does not cross ODF, US BLM, or US FS roads. Sixes River Road is a county maintained paved road off US Highway 101. This requirement is met.

- e) *Approval of a dwelling shall be subject to the following requirements:*
- (1) the applicant shall 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;

- f) The Director shall notify the county Assessor of the above condition at the time the dwelling is approved.*
- g) the property owner shall submit a stocking survey report to the Assessor and the Assessor shall verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules;*
- h) the Assessor shall inform the Department of Forestry in cases where the property owner has not submitted a stocking survey report or where the survey report indicates that minimum stocking requirements have not been met;*
- i) upon notification by the Assessor the Department of Forestry shall determine whether the tract meets the minimum stocking requirements of the Forest Practices Act, if the Department of Forestry determines that the tract does not meet those requirements then the Department shall notify the owner and the Assessor that the land is not being managed as forest land, the Assessor shall then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax pursuant to ORS 321.372.*

Finding: Based on the reported soil types, this property has good potential for timber production of Douglas fir. Based on a review of Google Earth's historical aerial maps, timber was cut from this property in the early 1990s. Per the GIS aerial maps, the property appears to be mixed conifer and coastal hardwoods and an area was cleared at the top of the ridge between 2015 and 2019 to construct agricultural greenhouses. The property is currently specially assessed as 50 acres of timber land, along with a hypothetical 5-acre home site.

If commercial timber is taken or removed from this property, the Department of Forestry must be notified, and the property owner will be required to follow Department of Forestry restocking requirements. Timber restocking requirements (CCZO Section 3.053 (4) (e-i)) will be reviewed for compliance upon application to construct a dwelling if timber has been harvested from this property. (Condition #3)

Section 3.055. Fire Fighting Standards for Dwellings and Structures

The following fire siting standards shall apply to all new dwellings or permanent structures constructed or placed on lands within the Forestry Grazing (FG) Zoning designation.

- 1. The dwelling shall be located on a parcel that is located within a structural fire protection district or the owner has contracted with a structural fire protection district for residential fire protection. 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 Director determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the Director may provide an alternative means for protecting the dwelling from fire hazards. The alternative means for providing fire protection may include a fire sprinkling system, onsite fire suppression equipment and water storage or other methods that are*

reasonable, given the site conditions. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that always contains at least 4,000 gallons or a stream that has a continuous year-round flow of at least one cubic foot per second. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits, or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for fire-fighting pumping units. The road access shall accommodate the turnaround of fire-fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

Finding: Coos Forest Protective Association would provide forest protection for this property. Sixes Rural Fire Protection District would provide protection for the dwelling and a signed service provider letter was provided. Per the AOWRE, the home site (for Lat/Long: 42.8128 N 124.4643 W) has:

Overall Wildfire Risk: Low
Burn Probability: Low
Hazard to Potential Structures: Low

Since there is forest and structural protection for the property, plus LOW ratings from AOWRE, the Applicant will not be required to provide an alternative means of protecting the dwelling from fire hazards. This requirement is met.

2. *Fire Safety Area: Owners of new dwellings and structures shall comply with the following requirements.*

a) *A primary fire safety area of at least thirty (30) feet width shall be maintained around all structures; NOTE: For purposes of this ordinance a primary fire safety area shall be defined as follows:*

An area in which the vegetation shall be limited to mowed grasses, low shrubs (less than two (2) feet high, and trees that are spaced with more than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath the trees.

b) *A secondary fire safety area of at least one hundred (100) feet width shall be cleared and maintained around the primary fire safety area. NOTE: For purposes of this ordinance a secondary fire safety area shall be defined as follows:*

An area in which the vegetation shall be limited to mowed grasses, low shrubs (less than two (2) feet high, and trees that are spaced with more than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet from the ground) branches.

Finding: The proposed home site has sufficient separation from the property lines to meet the distance requirements for both the primary and secondary Fire Safety Areas. No impediments to the standard for Fire Safety Areas are anticipated for this property.

Compliance with the Fire Safety Areas (CCZO Section 3.055 (2)) is anticipated and will be reviewed by the building inspector to obtain a retrospective building permit for the existing dwelling. (Condition #4)

3. *The dwelling shall have a fire-retardant roof.*
4. *If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.*
5. *The dwelling shall not be sited on a slope greater than 40 percent.*

Finding: The Applicant states that the existing dwelling has Class A fire-resistant composition shingle roof, no chimney, and was constructed on a gentle slope (less than 40%). Compliance with these construction standards will be reviewed by the building inspector to obtain a retrospective building permit for the existing dwelling. (Condition #5)

6. *The County may impose standards and conditions in addition to those specified above, when it deems it necessary to protect the public health, safety, and welfare.*

Finding: This requirement permits the County to impose additional standards and conditions on a dwelling constructed in an FG zone if the County believes it is necessary to protect the public. Since conditional use approval of a single-family dwelling is being sought retrospectively, after the dwelling was constructed, this approval additionally requires that the Applicant obtain a retrospective building permit for the existing dwelling and any structures accessory to the residence. (Condition #6)

7. *Replacement or substantial improvement of legally sited existing dwellings requires compliance with the Fire Safety Area requirements of subsection (2) above. Substantial improvement constitutes an improvement which is more than 50% of the assessed value of the existing dwelling.*

Finding: This application is a request to permit a new dwelling. This standard is not applicable.

8. *Road Access to Dwellings*
Road access to the dwelling shall meet the requirements set forth in Section 3.056.

Finding: Road access standards (Section 3.056) are addressed under the next section.

Section 3.056. Fire Safety Standards for Roads. *The following special road standards shall apply within the Forestry Grazing (FG) zoning designation. These special road standards shall not apply to private roads accessing only commercial forest uses that do not include permanent dwellings or structures. The purpose of the rule is to provide adequate access for fire-fighting equipment.*

1. *Roads and driveways shall have a drivable surface width of sixteen (16) feet.*
2. *Roads and driveways shall have an all-weather drivable surface of gravel or rock.*

3. Roads and driveways shall have an unobstructed horizontal clearance of not less than sixteen (16) feet and an unobstructed vertical clearance of not less than twelve (12) feet.
4. Average grade for a road or driveway shall not exceed thirteen and one-half (13.5%) percent for any one mile of road length; or exceed twenty (20%) percent for any four hundred (400) consecutive feet of road length.
5. Roads and driveways shall have a drivable surfaced turnaround which has either a thirty-five (35) foot radius cul-de-sac, or a sixty (60) foot "T-shaped" design for the turning of fire-fighting equipment.
6. Roads, driveways, bridges, and culverts shall be designed and maintained to support a minimum gross weight (GVW) of 50,000 pounds for the passage of fire fighting vehicles or equipment.
7. Bridges or culverts which are part of the construction of the road or driveway to the dwelling or structure shall have written verification from a Professional Engineer, licensed in the State of Oregon, that the structure can meet the 50,000-pound construction standard.
8. All bridges shall be inspected and certified as to compliance with the 50,000-pound construction standard at an interval not greater than once every two years from the date of this ordinance. The inspection report shall be filed with the Curry County Road Department.
9. Variations from these standards may be granted through the provisions of Article VIII of this ordinance. The applicant shall provide a written statement from the governing board of the fire protection district having responsibility for structural fire protection in the area where the new dwelling or structure is to be located which states that their fire-fighting vehicles and equipment can negotiate the proposed road and driveway.

Finding: There is a drive to the existing home site area, and that drive continues to the upper portion of the parcel. Incorporation of the Fire Safety Road Standards into the existing drive does not appear insurmountable for this property. Compliance with the road access standards (Section 3.056) is anticipated and will be reviewed at the time an application is made for a retrospective building permit. (Condition #7)

Section 3.252. Development in Areas of Geologic Hazards.

Those areas identified as geologic hazard areas shall be subject to the following requirements at such time as a development activity application is submitted to the Director.

1. *The applicant shall present a geologic hazard assessment prepared by a geologist at the applicant's expense that identifies site specific geologic hazards, associated levels of risk and the suitability of the site for the development activity in view of such hazards. The geologic hazard assessment shall include an analysis of the risk of geologic hazards on the subject property, on contiguous and adjacent property and on upslope and downslope properties that may be at risk from, or pose a risk to, the development activity. The geologic hazard assessment shall also assess erosion and any increase in storm water runoff and any diversion or alteration of natural storm water runoff patterns resulting from the development activity. The geologic hazard assessment shall include one of the following:*

- a) *A certification that the development activity can be accomplished without measures to mitigate or control the risk of geologic hazard to the subject property or to adjacent properties resulting from the proposed development activity.*
 - b) *A statement that there is an elevated risk posed to the subject property or to adjacent properties by geologic hazards that requires mitigation measures in order for the development activity to be undertaken safely and within the purposes of Section 3.250.*
2. *If the assessment provides a certification pursuant to Section 3.252(1)(a), the development activity may proceed without further requirements of this Section*
 3. *If the assessment provides a statement pursuant to Section 3.252(1)(b), the applicant must apply for and receive an Administrative Decision prior to any disturbance of the soils or construction.*

Finding: Per the Provisional Maps of Rapidly Moving Landslides, portions of this property are identified as having geological hazard areas (Exhibit B). The existing home site is some distance from any of the identified geological hazard areas, so no geology report was required. Nevertheless, compliance with natural hazard requirements will be reviewed upon application of a development permit. (Condition #8)

Section 4.011 Riparian Vegetation Setback

The following setbacks shall be required from waterbodies for the protection of riparian vegetation:

1. *Notwithstanding any yard or other setback requirement in any zone, all structural development located along a stream, river, or lake shall maintain the requirements of the Riparian Corridor Buffer Overlay (RB) zone, if applicable, or if not applicable then a minimum fifty (50) foot setback from the top of the bank of that water body.*
2. *The county shall provide notice to the Oregon Division of State Lands (DSL) for all development permits that are requested which affect wetlands identified on the Statewide Wetlands Inventory (OAR 660-023-0100(7)).*

Finding: Per the National Wetlands Inventory mapping (Exhibit C), portions of this property are identified as having stream and wetland areas. The Applicant states that the existing home site is near a seasonal creek, but GIS maps show that it is some distance from any identified wetland areas, so no wetland report was required. Nevertheless, compliance with riparian setbacks is anticipated and will be reviewed by the building inspector to complete the retrospective building permit for the dwelling and any accessory structures. (Condition #9)

Section 7.010 Authorization to Grant or Deny Conditional Uses:

Uses designated in this ordinance as conditional uses may be permitted, enlarged, or altered in accordance with the requirements of Sections 7.020 through 7.050. In permitting a conditional use the County may impose conditions in addition to the provisions set for uses within each zone to protect the best interests of the surrounding property, the neighborhood, or the County as a whole. A change in use, the size of the site area of use, or a structure that is classified as conditional and in existence prior to the effective date of this ordinance shall conform to all

provisions of this ordinance pertaining to conditional uses.

Finding: The authority stated above gives the County the ability, if warranted by findings of fact, to impose some or all the conditions set forth in Section 7.040(1) below or other conditions that may be necessary to protect the best interests of the area or the County as a whole. There are conditions applicable to this application that will be required to be satisfied at the time a retrospective development permit is requested on this property. This finding is met.

Section 7.040 Standards Governing Conditional Uses:

1. Conditional Uses Generally.

- a) The County may require property line setbacks or building height restrictions other than those specified in Article IV to render the proposed conditional use compatible with surrounding land use.*
- b) The County may require access to the property, off-street parking, additional lot area, or buffering requirements other than those specified in Article IV to render the proposed conditional use compatible with surrounding land uses.*
- c) The County may require that the development be constructed to standards more restrictive than the Uniform Building Code or the general codes to comply with the specific standards established and conditions imposed in granting the conditional use permit for the proposed use.*

Finding: Based on evaluation of this application, the County is not requiring additional conditions of approval related to items a) – c) to find the proposed use of establishing a dwelling on the property to be compatible with adjacent land uses. This requirement is met.

- d) If the proposed conditional use involves development that will use utility services; the applicant shall provide statements from the affected utilities that they have reviewed the applicants' proposed plans. These statements shall explicitly set forth the utilities' requirements, terms and conditions for providing or expanding service to the proposed development and shall be adopted by the Commission or Director as part of the conditional use permit.*

Finding: The proposed dwelling is located outside the utility service areas for public water and sewer service. Electrical service is supplied by the Coos Curry Electric Co-Op and structural fire protection is available from Sixes RFPD. The Applicant has provided service provider letters from CCEC and Sixes RFPD. This requirement is met.

2. Dwelling not served by community water or sewer service.

- a) A dwelling not served by community sewer may be authorized as a conditional use only after the individual sewage disposal system site has been approved in writing by the County Sanitarian or other agent authorized to regulate sewage disposal systems in the county. If the Board, Commission or Director has been informed as to a possible environmental hazard if the conditional use permit were approved, or if*

records show past environmental violations on the part of the applicant; the Board, Commission or Director shall request that this conditional use be reviewed by the Department of Environmental Quality and that a sewage disposal system plan shall be approved for this conditional use before the permit is granted.

Finding: The online OR Records Management System (ORMS) has a Residential Septic Site Evaluation (08-225-91SE, dated 12/30/1991) approving feasibility of an onsite sewage disposal system on the subject property. The Applicant states that an application for a new site evaluation will be submitted to Josephine County Onsite Septic (manages septic systems in Curry County), but a request has not yet been submitted. Approval of the septic system will be required for the retrospective building permit for the existing dwelling. This requirement is met.

- b) *A dwelling not served by community water may be authorized as a conditional use only after the description of the proposed method of supplying domestic water to the proposed dwelling have been approved by the decision maker. If the proposed method involves the creation of a community water system; the plans, approved by a licensed engineer, and other related documents including water rights, water quality test(s), water quantity test(s), and letters of approval from the appropriate agency shall be provided to the decision maker. If the proposed method involves the extension of an existing water supply system a statement from the agency that controls the system indicating that it can and will supply water to the proposed dwelling shall be provided to the decision maker. If the proposed water source is an individual on-site source a description of the water source and quantity of flow shall be provided to the decision maker. If the water source is to be a proposed well the applicant shall provide evidence that there is ground water available based on the well records from existing wells within 1/4 mile of the proposed well site.*

Finding: The Applicant states that there are two potential water sources, but that a water source for the home site has not yet been designated. The potential water sources are an existing well, located above the home site, and a seasonal creek, adjacent to the home site. The OR WRD well log has an entry (CURR_1034) for this property from 1980, showing a 20 ft hand dug well yielding about 22 gallons per minute when it was dug. The GIS map shows two streams crossing this property, but no water rights were found for these surface water sources using the online OR WRD Water Rights Information Query. The approval of this request is conditioned on provision of an OR WRD well log or water rights certificate identifying a water source with sufficient yield for domestic use prior to application for home site development permits (Condition #2).

17. *Uses on resource land.*

- a) *The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agricultural or forestland.*

Finding: This request is for a single-family dwelling plus the implementation of associated residential activities. The Applicant has submitted evidence and has proposed to comply with provisions intended to alleviate any conflicts associated with nearby forest or farming uses. The impact of a dwelling has been found to have minimal impact on adjacent forest or farming uses; therefore, the proposed use should not significantly deter those uses. This requirement is met.

- b) *The proposed use will not significantly increase fire suppression costs or significantly increase the risks to fire suppression personnel.*

Finding: Per the Advance Oregon Wildfire Risk Explorer (AOWRE), this property is in the Sixes River Watershed. Fire history for this watershed indicates there were 12 fires (~8.3% lightening caused and ~91.7% human caused) between 2010 and 2019, burning a total of 114 acres over those 10 years. This calculates to an average of 11 acres per year for an area of 86,280 acres. This watershed has low overall risk, low burn probability, and low overall potential impact.

Fire safety requirements have been addressed in prior sections of this review (Sections 3.055 and 3.056). The conclusion was reached that if all conditions of approval were met for the stated requirements and standards, danger from wildfire would be minimized. If danger from wildfire is minimized, the use should not pose a significant risk to personal involved in fire suppression, nor significantly increase the associated costs. The requirements for Fire Fighting Standards for Dwellings and Structures (Section 3.055) and Fire Safety Standards for Roads (Section 3.056) will be reviewed for compliance at the time an application is made for a building permit (Conditions #4, #5 and #7).

- c) *A written statement be recorded with the deed or written contract with the County or its equivalent shall be obtained from the land owner which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Oregon Forest Practices Act and related Oregon Administrative Rules.*

Finding: As a condition of approval, a written statement recognizing the rights of adjacent and nearby landowners to conduct forest operations consistent with the Oregon Forest Practices Act and related Oregon Administrative Rules shall be recorded (Condition #10). As conditioned, this requirement will be met.

Section 7.050 Time Limit on a Permit for Conditional Uses – *Authorization of a conditional Use permit to establish a single-family dwelling in the FG zone, outside the urban growth boundary, shall become null and void after four years unless substantial construction has taken place, or an extension has been granted. The county may grant an extension period of up to 12 months if the applicant makes a written request for an extension and the request is submitted to the County prior to the expiration of the approval period.*

Finding: To comply with Section 7.050 of the CCZO, the conditional use approval for the single-family dwelling will include a condition (Condition #11) that the approval expires if construction does not commence within four years and if an extension is not requested by the applicant and granted by the Planning Director.

V. PUBLIC COMMENTS OR CONCERNS

A Notice of Application was issued to nearby property owners and interested parties regarding this request for Conditional Use Approval on October 21, 2021. No written comments or concerns were received.

VI ADMINISTRATIVE DECISION AND CONDITIONS OF APPROVAL

Application AD-2120 for a Conditional Use Approval to establish a single-family dwelling on a 55-acre property within the Forestry Grazing (FG) zoning district, located on Assessor's Map 3215-00, Tax Lot 2401, is **APPROVED** with conditions on this date of December 30, 2021.

The Applicant has demonstrated that this request, with the imposition of the conditions listed below, will meet all applicable requirements and standards for a dwelling in the FG zone.

1. One single-family dwelling may be developed on this tract. This approval is based on siting the single-family dwelling as indicated in this application. Therefore, to comply with the applicable criteria and standards of the CCZO, and the recommended conditions of approval, the dwelling and any accessory structures must be sited in the approved area proposed in this application. No change in the location of the approved area is authorized without amendment of this conditional use approval.
2. The Applicant shall provide an Oregon Water Resources well log or water rights certificate identifying a water source with sufficient yield for domestic use upon application for a home site development permit.
3. Timber restocking requirements (CCZO Section 3.053 (4) (e-i)) will be reviewed for compliance upon application to construct a dwelling if timber has been taken or removed from this property.
4. Fire Safety Areas shall be cleared and maintained around all structures, consistent with CCZO Section 3.055 (2a) and (2b), and compliance will be reviewed upon application for a home site development permit. Fire Safety Areas are defined as:

The primary fire safety area (30ft from structure) is defined as follows: an area in which the vegetation shall be limited to mowed grasses, low shrubs (less than two (2) feet high, and trees that are spaced with more than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath the trees.

The secondary fire safety area (an additional 100ft beyond the primary area) is defined as follows: an area in which the vegetation shall be limited to mowed grasses, low shrubs (less than two (2) feet high, and trees that are spaced with more than fifteen (15) feet between the crowns and pruned to remove dead and low (less than eight (8) feet from the ground) branches.

5. The dwelling must be sited on a slope less than 40 percent, shall have a fire-retardant roof and all chimneys shall have approved spark arresters installed. Compliance with these standards will be reviewed upon application for development, plus inspected and certified by the building inspector at the time of construction.
6. Applicant must obtain a retrospective building permit for the existing dwelling and any structures accessory to the residence.

7. Road access to the dwelling must meet Fire Safety Standards (CCZO Section 3.056). The Applicant must submit, prior to retrospective building permit issuance, a copy of a signed and notarized form, supplied by the County, stating that the private drive has been constructed and will be maintained to the standards in CCZO Section 3.056.
8. Development near geological hazard areas must meet the requirements of the Natural Hazard Overlay Zone (CCZO Section 3.250). Compliance with these standards will be reviewed upon application of a retrospective building permit for the dwelling and any accessory structures.
9. Development near stream and wetland areas must meet Riparian Vegetation Setbacks (CCZO Section 4.011). Compliance with these setbacks will be reviewed by the building inspector to complete the retrospective building permit for the dwelling and any accessory structures.
10. The Applicant shall provide a recorded statement recognizing the rights of adjacent and nearby landowners to conduct forest operations consistent with the Oregon Forest Practices Act and related Oregon Administrative Rules.
11. This approval will **expire four (4) years** from the date this decision becomes final unless substantial construction toward home site development has taken place or an extension of time has been granted. Requests for extension of time shall be consistent with CCZO Section 7.050(5) and must be received by the Planning Department, in writing, with the appropriate fee, prior to the expiration date.

This decision is limited to the review of Curry County applicable zoning rules and land use law, as outlined in the Curry County Comprehensive Plan and the Curry County Zoning Ordinance. Other county, state and federal agencies may have regulatory review authority for development projects. The decision rendered herein neither implies nor guarantees compliance with the requirements of any other regulatory agency. It is the property owner's responsibility to ensure that the development complies with the requirements of any other regulatory agency or provisions of law prior to initiating the development. Notice of this decision is being sent to property owners in the vicinity of this property.

Notice of this Administrative Decision will be sent to property owners within the statutory vicinity of this property. The applicants, or the noticed adjacent property owners, have the right to request an appeal hearing within 15 days of this decision. This decision will be final once the 15-day period has ended, provided an appeal has not been filed. Any appeal must meet the provisions of CCZO Sections 2.060 (2) (b), 2.170; and 2.180.



Craig Anderson
Curry County Planning Director

1-4-22

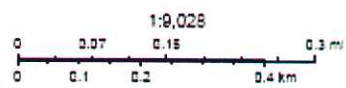
Date

Curry County Web Map



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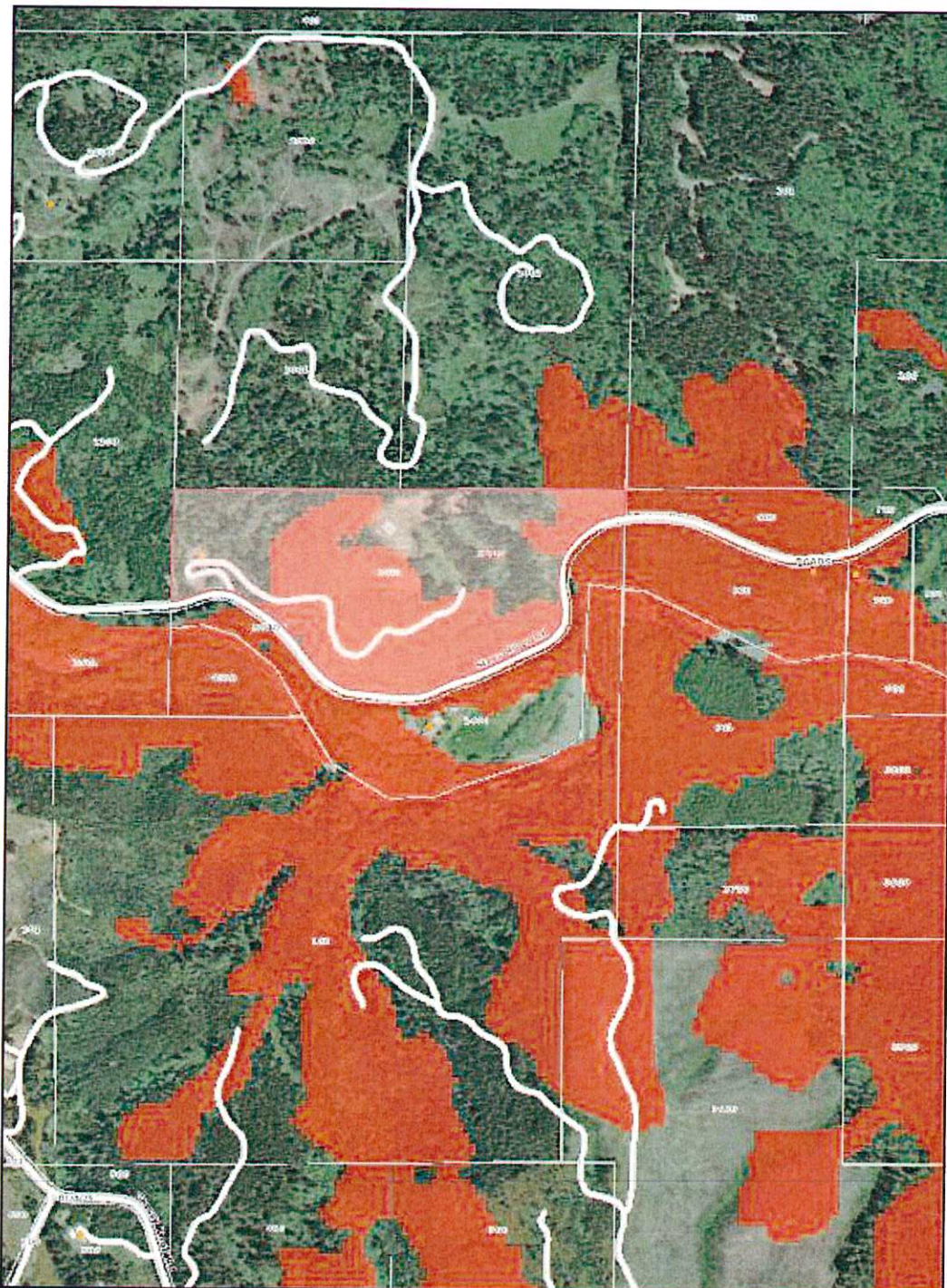
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|------------------------------|------------------------|-----------------------|
| World Imagery | Override 1 | Townships |
| Low Resolution 15m Imagery | Parcels | City Limits |
| High Resolution 60cm Imagery | Parcel Labels | Urban Growth Boundary |
| High Resolution 30cm Imagery | All Roads | Counties |
| Citations | Highways (1) | |
| 2.4m Resolution Metadata | Site Address (Current) | |



Map:
Bureau of Land Management, State of Oregon, State of Oregon
DOT, State of Oregon GEO, Earl Canada, Earl, HERS, Gerni,
Intermap, USGS, METANASA, ENR, USDA

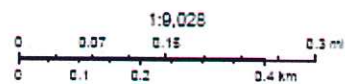
Created by LCOG for Curry County

Curry County Web Map



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|------------------------------|------------------------|-----------------------------|
| World Imagery | Override 1 | Townships |
| Low Resolution 15m Imagery | Parcels | City Limits |
| High Resolution 60cm Imagery | Parcel Labels | Urban Growth Boundary |
| High Resolution 30cm Imagery | All Roads | Counties |
| Citations | Highways (1) | Rapidly Moving Slides North |
| 2.4m Resolution Metadata | Site Address (Current) | |



Map:
Bureau of Land Management, State of Oregon, State of Oregon
DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin,
Intermap, USGS, METNAGA, ENR, USDA

Created by LCOG for Curry County

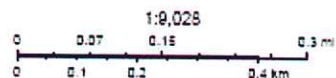
Exhibit C – Curry County GIS – Wetlands (NWI) Overlay

Curry County Web Map



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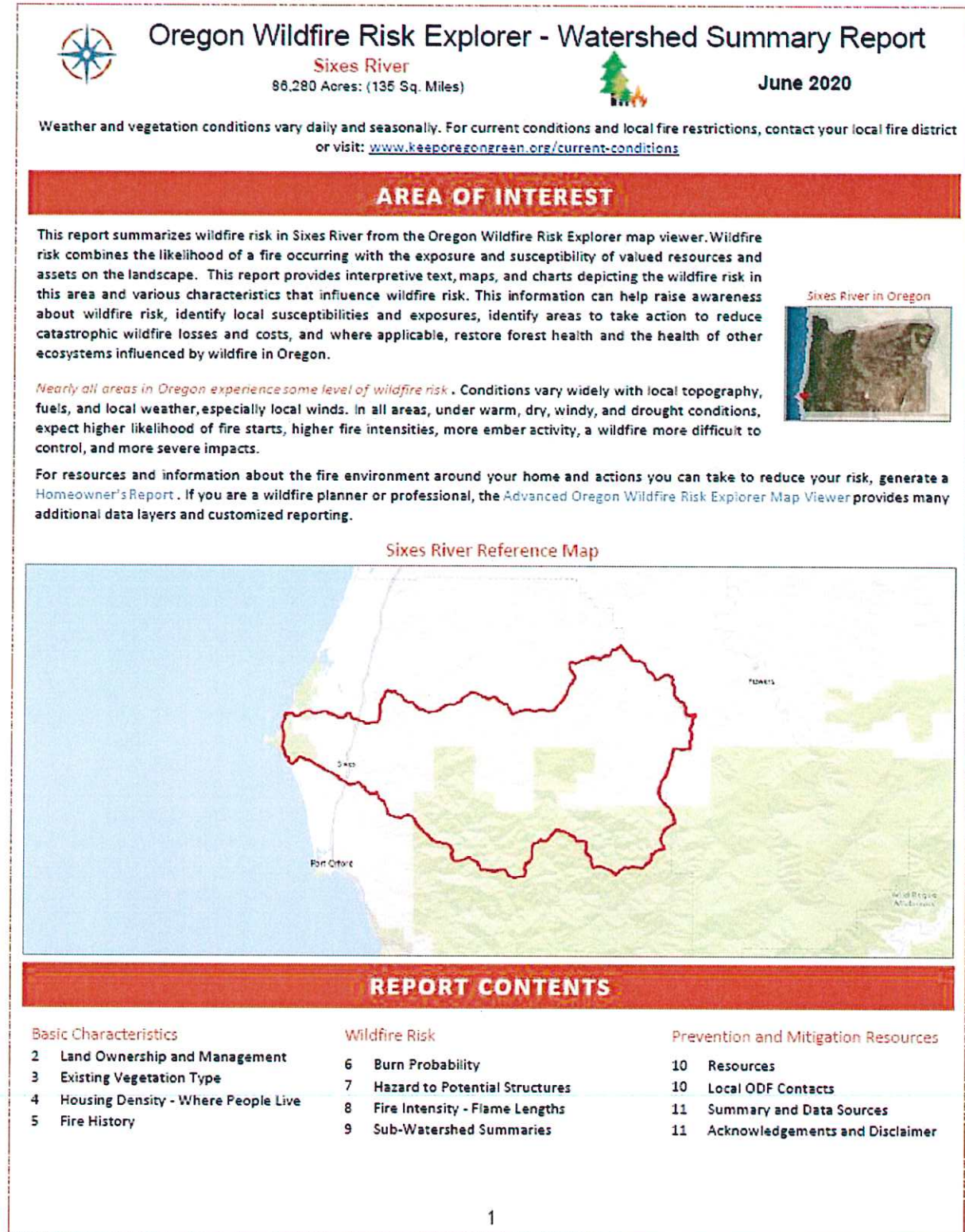
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|-----------------------------|------------------------|-----------------------|
| World Imagery | Override 1 | Townships |
| Low Resolution 15m Imagery | Parcels | City Limits |
| High Resolution 60m Imagery | Parcel Labels | Urban Growth Boundary |
| High Resolution 30m Imagery | All Roads | Counties |
| Citations | Highways (1) | Wetlands (NWI) |
| 2.4m Resolution Metadata | Site Address (Current) | Streams |



Map:
Bureau of Land Management, State of Oregon, State of Oregon
DOT, State of Oregon GEO, Geo Canada, Geo HERE, Garmin,
Intermap, USGS, METANASA, EPA, USDA

Created by LCOG for Curry County

Exhibit D – OR Wildfire Risk Explorer – Watershed Summary Report





Oregon Wildfire Risk Explorer - Watershed Summary Report

Sixes River

86,280 Acres: (135 Sq. Miles)



June 2020

LAND OWNERSHIP AND MANAGEMENT

Knowing the land ownership and management in an area is important for hazard planning and for awareness when wildfires occur. Oregon has a coordinated wildfire management system between state, federal and local agencies and organizations, including local fire districts and rangeland fire protection associations. Federal, state, tribal, local, and private entities participate to fight fire in local areas and throughout the state according to their jurisdictions and protection responsibilities. Different land owners and managers have a variety of highly valued resources and assets to protect. Agencies differ in land use and overall management, including fire management.

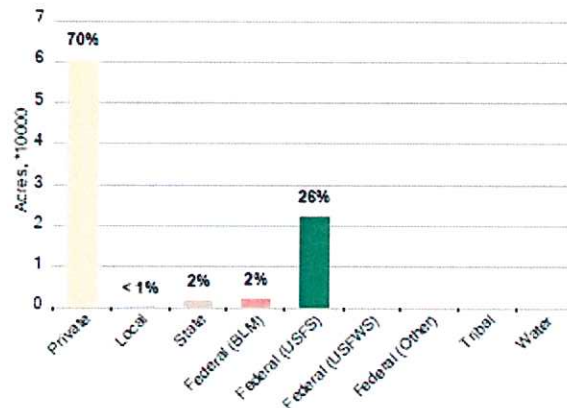
The total land base in Oregon is approximately 63 million acres, or just over 98,000 square miles. Sixes River contains 86,275 acres (135 sq. miles).

Within the entire state, the US Forest Service (USFS) manages just over 17 million acres, and US Bureau of Land Management (BLM) manages nearly 16 million acres; together they manage about 52% of the total land base. Other landownership and management types include other federal lands (e.g. US Fish and Wildlife Service [USFWS]), state, tribal, and private.

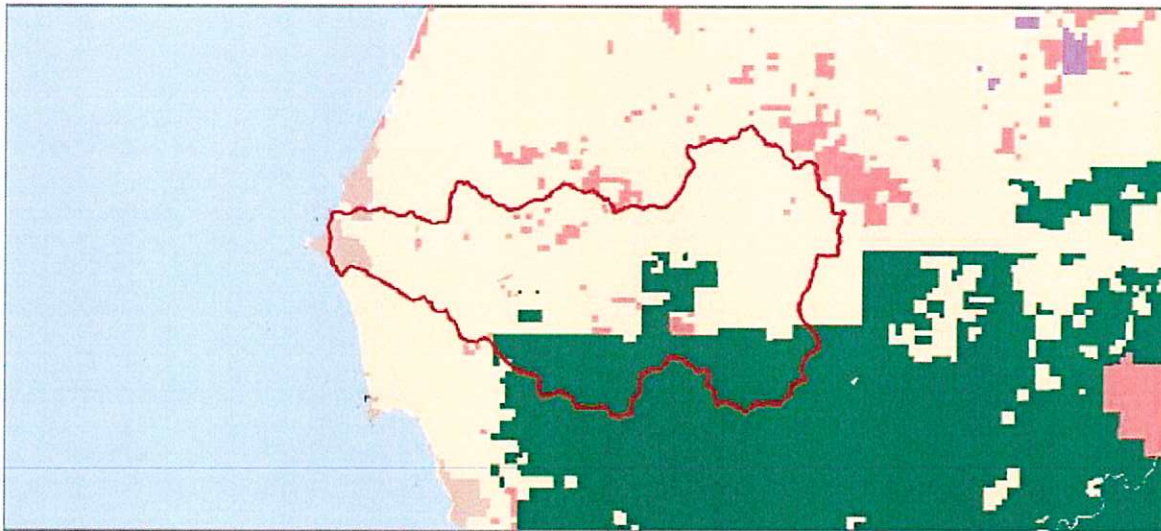
Of the nearly 30 million acres of forestland in Oregon, approximately 18 million is federal, 10 million is private, 1 million is state, and 475,000 acres are tribal. Many forested areas in Oregon are private, owned and managed for industrial timber and in small family farms and woodlands.

In your area, ownership and land management are mapped below and approximate percentages are shown in the chart.

Ownership and Land Management in Sixes River



Sixes River Land Ownership and Management





Oregon Wildfire Risk Explorer - Watershed Summary Report

Sixes River
86,280 Acres: (135 Sq. Miles)



June 2020

EXISTING VEGETATION TYPE

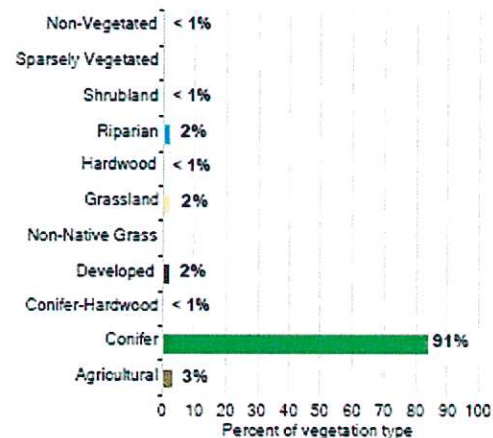
Vegetation is an important influence on potential wildfire behavior. The dominant vegetation type helps us understand the corresponding historical fire regime, a designation of fire frequency and severity. Fire frequency, or burn probability, suggests how often wildfire occurs. Fire severity tells us how much impact wildfires are likely to have on the vegetation and other elements of an ecosystem. More information about the fire regime in this area can be found on pages 5 and 6 (local fire history and burn probability).

Higher frequency fire areas generally have lower severities. Vegetation is continually or often thinned by fire and the remaining vegetation and other ecosystem elements can be considered adaptive or resilient to fire. Examples of this type of area are Ponderosa pine forests and oak woodlands.

Lower frequency fire regimes experience less fire, but generally have higher severities, with vegetation and other ecosystem elements which can be considered sensitive. Examples of this type of area are coastal forests, subalpine forests and many stream headwaters and riparian areas.

The map below shows broad vegetation types throughout Sixes River. Although it is not shown in the map, the living and dead vegetation below forest canopies (shrubs, grasses, leaf litter, dead tree snags, etc.) strongly influence fire behavior and severity in a location. These elements are also extremely important to address in protecting a home from wildfire.

Vegetation Types in Sixes River



Sixes River Existing Vegetation Type





Oregon Wildfire Risk Explorer - Watershed Summary Report

Sixes River
98,280 Acres: (135 Sq. Miles)



June 2020

HOUSING DENSITY - WHERE PEOPLE LIVE

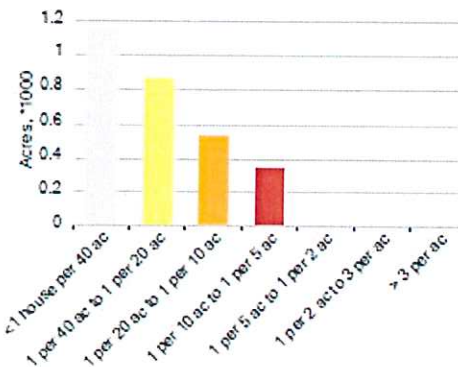
Areas where people live are a prime concern when assessing wildfire risk. Especially critical is an area called the Wildland Urban Interface (WUI). WUIs are areas where houses and other development meet or mix with undeveloped natural areas, with a close proximity of houses and infrastructure to flammable wildland vegetation.

In the U.S., the number of homes in the WUI increased by 13.4 million from 1990, making it the fastest growing land use type in the conterminous U.S. This expansion of the WUI poses particular challenges for wildfire management, creating more structures and populations at risk in environments where firefighting is often difficult.

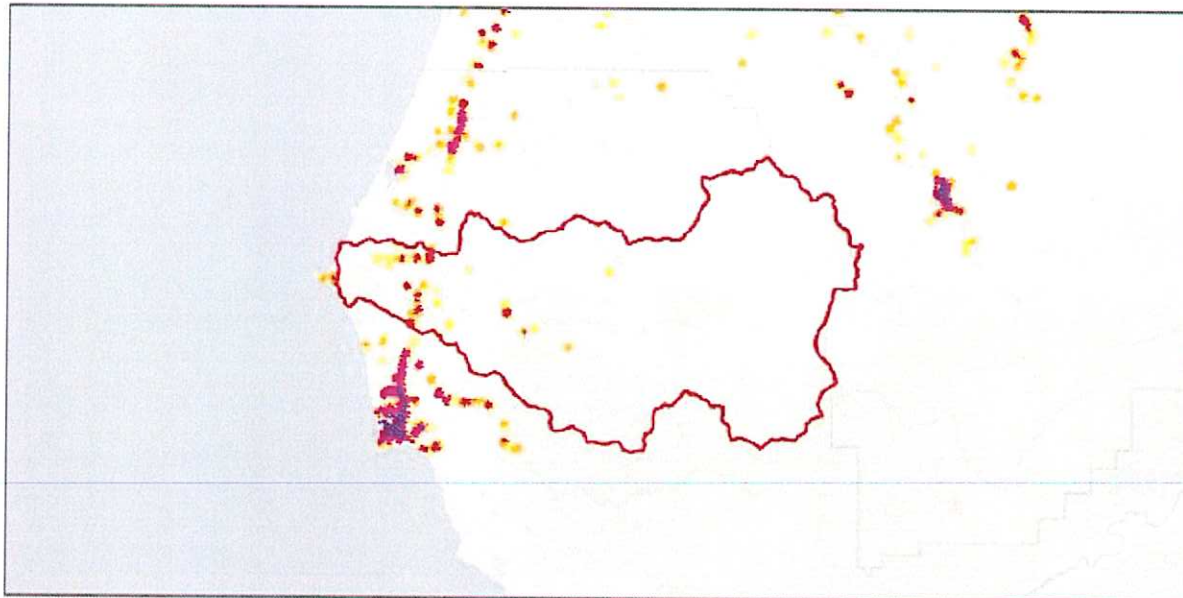
In Oregon, nearly 3,700 sq. mi. or 2.4 million acres are considered WUI areas, about 3.8% of the state. Of the nearly 1.7 million total homes in Oregon, over 603,000, or 36%, are in the WUI. The map below estimates where people live in Sixes River in terms of location and housing density. The chart shows approximate acres of the different housing density classes. Generally, WUI areas are just outside the most dense urban core, adjacent to, and within wildlands.

There are a variety of educational and mitigation resources for people living in the WUI. The National Fire Protection Association's [Firewise USA™](#) program teaches people how to adapt to living with wildfire and encourages neighbors to work together and take action to prevent losses. For more resources, including joining a network for [Fire Adapted Communities](#), please see page 10 of this report.

Housing Density in
Sixes River



Sixes River Housing Density





Oregon Wildfire Risk Explorer - Watershed Summary Report

Sixes River
98,280 Acres: (135 Sq. Miles)



June 2020

FIRE HISTORY

Historical fire information is important to understand the fire environment in your area, and knowing where and why fires start is the first step in prevention and mitigation. Viewing local fire starts in conjunction with large wildfire probability (next page) can give a more comprehensive view of local fire history and potential. Knowing where and why fires start is the first step in prevention and mitigation.

In all of Oregon from 2008-2017, an annual average of over 2,000 fire starts were recorded, with average acres burned reaching 480,000 per year. 71% of fires recorded by the Oregon Department of Forestry (ODF) are human-caused, and many of these fires are near or in the WUI. Lightning caused fires make up only 29% of fire starts on ODF protected lands, but tend to burn more acres as many start in more remote areas or wilderness.

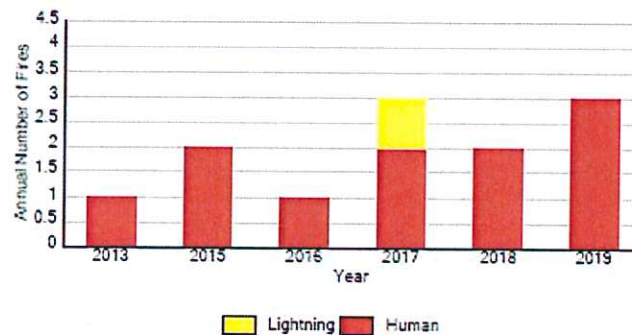
The map and charts below show the locations of human and lightning-caused fires for the past 10 years in Sixes River. Historical large fire perimeters are also viewable in the Oregon Wildfire Risk Explorer map viewers.

Fires in the Last 10 Years (2010-19) in Sixes River

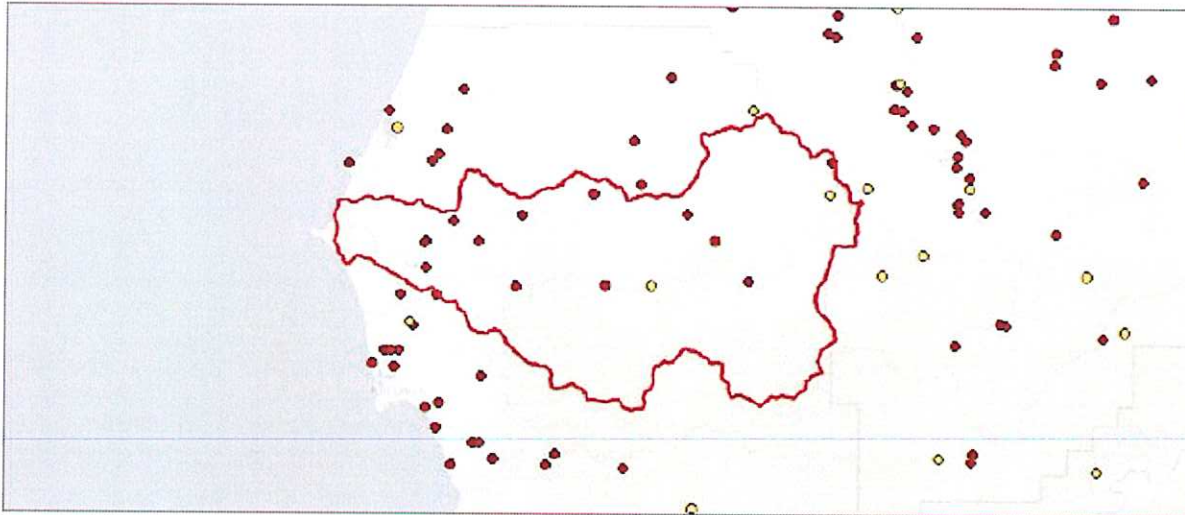
Total Acres Burned
114
Total Number of Fires
12
Average Acres Burned per year
11
Average Fires per year
1
Percent lightning caused
8.3%
Percent human caused
91.7%



Number of Lightning and Human Fires in last 10 Years for Sixes River



Sixes River Fire Starts





Oregon Wildfire Risk Explorer - Watershed Summary Report

Sixes River
86,280 Acres: (135 Sq. Miles)



June 2020

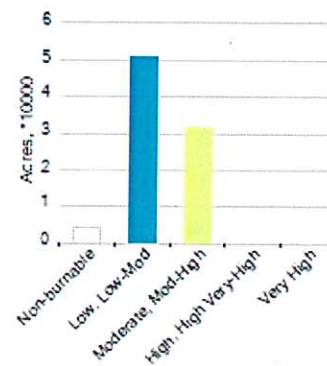
BURN PROBABILITY

Burn probability shows the annual likelihood of occurrence of a large wildfire greater than 250 acres, considering weather, topography, fire history, and fuels (vegetation), including recently disturbed fuels from large Oregon wildfires in notable years 2013, 2014, 2015, and 2017. Only large wildfires are included here because they are the most influential on the landscape and they can be simulated using computer software.

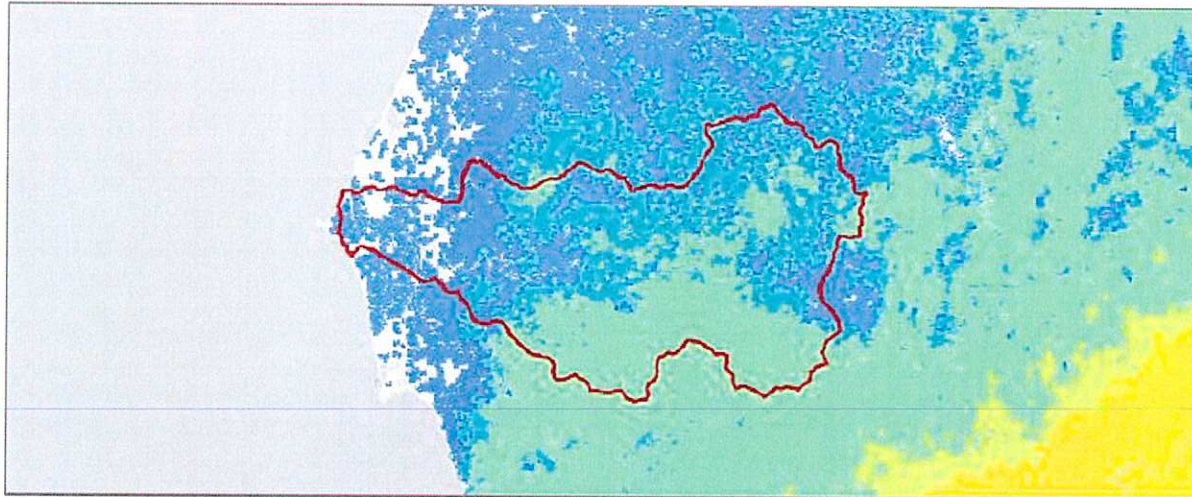
Conditions vary widely with local topography, fuels, and local weather, especially local winds, within large geographic areas. In all areas, under warm, dry, windy, and drought conditions, expect higher likelihood of fire starts, higher fire intensities, more ember activity, a wildfire more difficult to control, and more severe fire effects and impacts. Under normal weather conditions, descriptive classes of annual large wildfire burn probability within Sixes River is shown in the chart below.

Chances of a large wildfire in a single year	
Very High	Very High burn probability indicates greater than 1 in 50 chance of a wildfire >250 acres in a single year (greater than the 96th percentile of values across the landscape).
High-Very High	High burn probability indicates between 1 in 500 and 1 in 50 chance of a wildfire >250 acres in a single year (29th to 96th percentile).
High	
Moderate-High	Moderate burn probability indicates between 1 in 5,000 and 1 in 500 chance of a wildfire >250 acres in a single year (11th to 29th percentile).
Moderate	
Low-Moderate	Low burn probability indicates less than approximately 1 in 5,000 chance of a wildfire >250 acres in a single year (up to the 11th percentile).
Low	
Nonburnable	In this area there are a majority of non-burnable fuel types such as water, urban, agriculture, barren rock, glacial areas, etc.

Annual Large Wildfire Burn Probability Classes for Sixes River



Sixes River Annual Burn Probability





Oregon Wildfire Risk Explorer - Watershed Summary Report

Sixes River
96,280 Acres: (135 Sq. Miles)



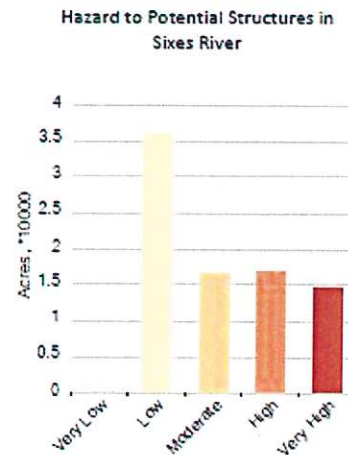
June 2020

HAZARD TO POTENTIAL STRUCTURES

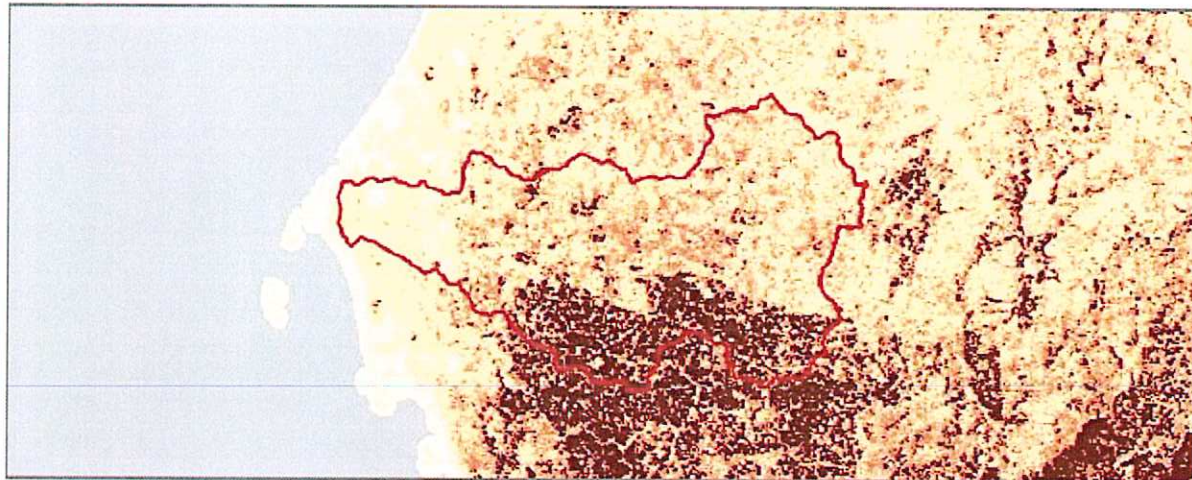
Hazard to potential structures depicts the hazard to a hypothetical structure (not necessarily an existing structure) if a wildfire were to occur. This differs from overall estimates of wildfire impact, as those estimates only consider where existing structures are located. Hazard to potential structures depicts the fire environment only and does not consider other important factors in determining structural fire risk such as building construction materials. Community planners can use this information when planning development outside of existing urban or WUI areas, and are encouraged to develop as [Fire Adapted Communities](#).

Conditions vary widely with local topography, fuels, and local weather, especially local winds. In all areas, under warm, dry, windy, and drought conditions, expect higher likelihood of fire starts, higher fire intensities, more ember activity, a wildfire more difficult to control, and more severe fire effects and impacts. Hazard to potential structures within Sixes River is shown in the chart.

Hazard to Potential Structures		
	Very High	The hazard to potential structures when wildfire occurs is very high (top 5 percent of values across the landscape). If a fire ignites near your home there is very high potential for loss.
	High	The hazard to potential structures when wildfire occurs is high (80th to 95th percentile). If a fire ignites near your home there is high potential for loss.
	Moderate	The hazard to potential structures when wildfire occurs is moderate (50th to 80th percentile). If a fire ignites near your home there is moderate potential for loss.
	Low	The hazard to potential structures when wildfire occurs is expected to be low (up to the 50th percentile). If a fire ignites near your home there is potential for loss.
	Nonburnable/ Very Low	The hazard to potential structures when wildfire occurs is expected to be very low. Fuel in the area is largely non-burnable or very sparse. If a fire ignites near your home there is low potential for loss.



Sixes River Hazard to Potential Structures





Oregon Wildfire Risk Explorer - Watershed Summary Report

Sixes River
86,280 Acres: (135 Sq. Miles)








June 2020

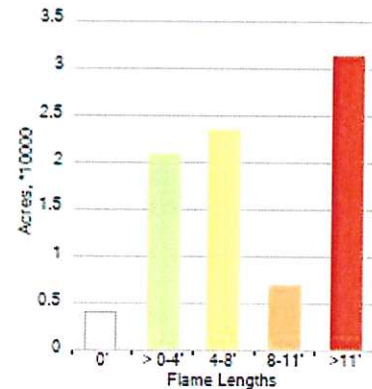
FIRE INTENSITY - FLAME LENGTHS

Flame length is an indication of fire intensity and a primary factor to consider for firefighter safety and for gauging potential impacts to values at risk. It can also guide mitigation work to reduce the potential for catastrophic fires bringing higher intensities down to lower intensities. Flame lengths have potential to exceed the mapped values shown, even under normal weather conditions and especially under more severe fire weather.

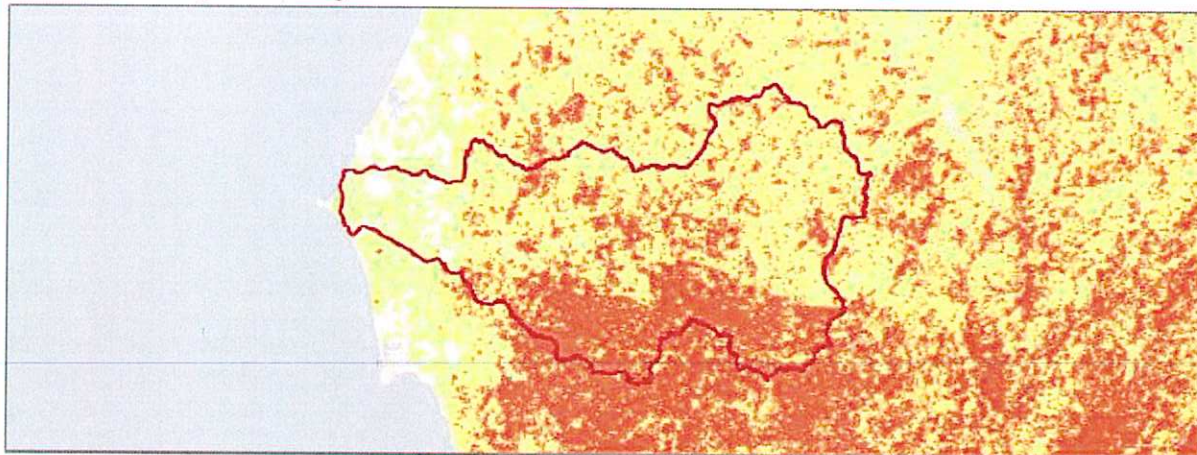
Conditions vary widely with local topography, fuels, and local weather, especially local winds. In all areas, under warm, dry, windy, and drought conditions, expect higher likelihood of fire starts, higher fire intensities, more ember activity, a wildfire more difficult to control, and more severe fire effects and impacts. Under normal weather conditions average flame lengths within Sixes River are shown in the chart below.

Average Flame Lengths under normal weather conditions		
	> 11 foot	Under normal weather conditions, a fire in these areas can be expected to be very high intensity. The fire may exhibit on average, greater than 11-foot flames, and is expected to be extremely difficult to control. Major fire movement is likely with tree crowning and longer-range spotting and ember travel.
	8-11 foot	Under normal weather conditions, a fire in these areas can be expected to be high intensity. The fire may exhibit on average, 8-11 foot flames, and is expected to be highly to extremely difficult to control. Expect tree torching and spotting (additional fires igniting away from the main fire). Ember travel increased.
	4-8 foot	Under normal weather conditions, a fire in these areas can be expected to be moderate intensity. The fire may exhibit on average, 4-8 foot flames, and is expected to be moderately to highly difficult to control. Fires are too intense to work at the front of the flame. Embers travel moderate distances.
	> 0-4 foot	Under normal weather conditions, a fire in this area can be expected to be low intensity. The fire may exhibit on average, 4 foot flames, and is expected to be low to moderately difficult to control.
	Nonburnable (0 foot)	In this area there are a majority of non-burnable fuel types such as water, urban, agriculture, barren rock, glacial areas, etc.

Average Flame Lengths in Sixes River



Sixes River Average Flame Lengths





Oregon Wildfire Risk Explorer - Watershed Summary Report

Sixes River
86,280 Acres: (135 Sq. Miles)



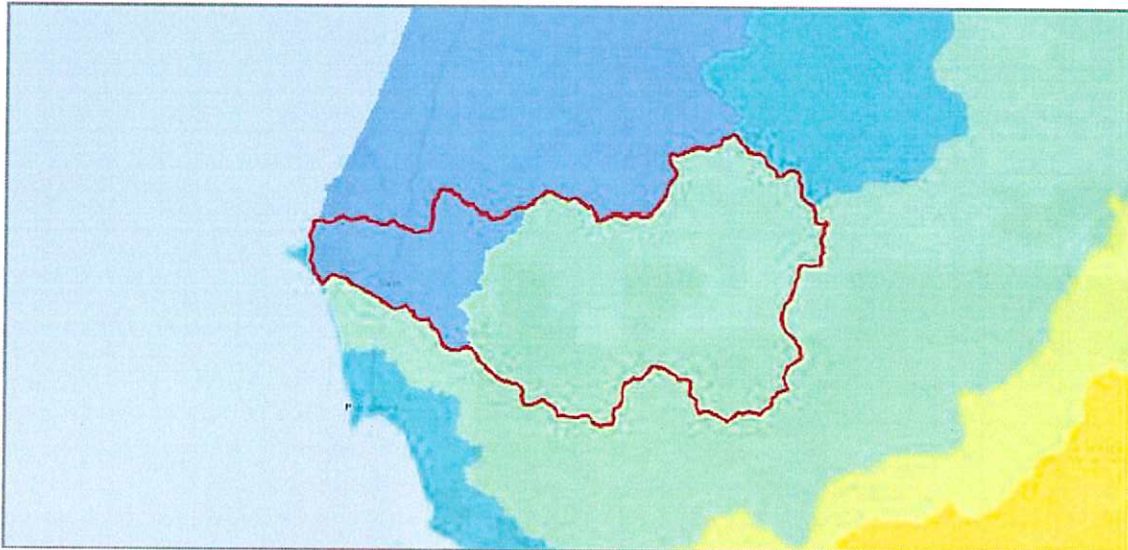
June 2020

SUB-WATERSHED SUMMARIES

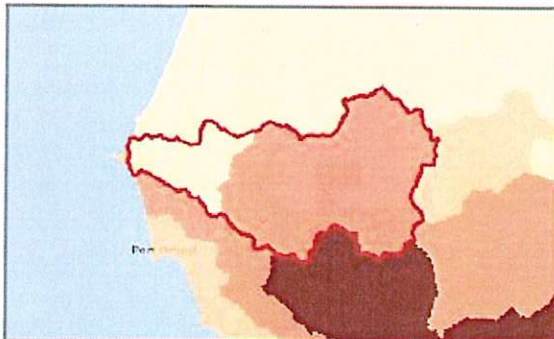
Summarizing wildfire risk data to landscape units such as watersheds provides important landscape-level context. Subwatershed (6th-level hydrologic unit, or ~10k-40k acres) summaries for mean burn probability, mean flame length and mean hazard to potential structures are included in this report for landscape-level awareness. These summaries are important for efforts such as the [National Cohesive Wildland Fire Strategy](#). Wildfire is a natural process and does not follow administrative boundaries. Neighbors in Oregon work together to reduce the potential for catastrophic wildfire, improve ecosystem and forest health, and stimulate economic development such as working in [Oregon Forest Collaboratives](#). Using these watershed summaries, localities can prioritize areas for prevention education and outreach, and for mitigation or fuels reduction projects.

Watershed Summaries for Sixes River are shown below. Map legends are the same from pages 6-8, respectively for each map below.

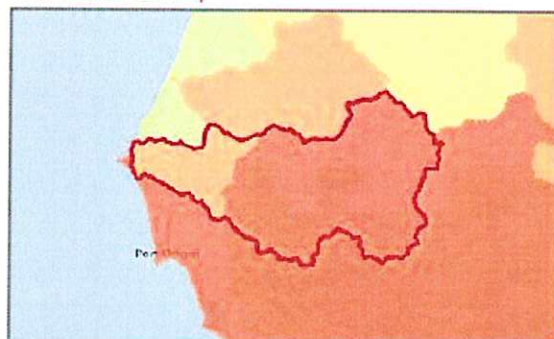
Mean Burn Probability



Mean Hazard to Potential Structures



Mean Fire Intensity





Oregon Wildfire Risk Explorer - Watershed Summary Report

Sixes River
88,280 Acres: (135 Sq. Miles)



June 2020

PREVENTION & MITIGATION RESOURCES

About 70% of the wildfires in Oregon are started by people, and over 80% of those wildfires start in the wildland urban interface. The leading cause of wildfire on state-protected lands is backyard debris burning. Burning allows property owners to clean up and dispose of branches and brush around their property. However, these fires can spread when left unattended or when lit under windy conditions. Backyard campfires can also escape if they are unattended or not fully extinguished. The simple act of DROWN, STIR, DROWN with water and a shovel can prevent careless wildfires. For current conditions and local fire restrictions, contact your local fire district or visit: www.KeepOregonGreen.org/current-conditions

Motor vehicles (including ATVs), weed eaters and lawn mowers are a few examples of power equipment that can cause a wildfire. A vehicle driving or idling over dry grass, a lawn mower blade striking a rock or a power saw casting sparks into dry vegetation creates the ignition.

Remember the embers! Even if a wildfire occurs outside of your immediate area, embers can travel more than a mile ahead of a fire.



Wildfire safety begins with you. Since people start most wildfires do your part to prevent them. Contact your local fire agency for information on current fire restrictions that may be in place during fire season.

- Avoid burning debris, particularly in the afternoon when temperatures are high and humidity is low. If you choose to burn your yard debris, follow all open air burning regulations and check current conditions and local fire restrictions:

www.KeepOregonGreen.org/current-conditions

- Avoid using any power equipment near dry vegetation.
- Dispose of woodstove and BBQ ashes properly by soaking them in water, in a metal container for three days prior to discarding them in an area free of fuel.
- Never leave a backyard fire unattended. Extinguish your fire completely before calling it a night.
- Keep vehicles on established roads and trails.
- Teach children about fire safety.
- From target shooting to smoking, always have the proper tools on hand, such as a fire extinguisher, shovel, garden hose or a bucket of water to extinguish any ignitions or escaped embers.

Oregon Department of Forestry (ODF)
www.oregon.gov/odf

ODF Fire Season Restrictions & Closures
www.oregon.gov/ODF/Fire/Pages/Restrictions.aspx

Oregon Office of State Fire Marshal
www.oregon.gov/osp/sfm

Oregon Defensible Space Law
www.oregon.gov/ODF/Fire/Pages/UrbanInterface.aspx

Keep Oregon Green
www.KeepOregonGreen.org

Oregon Ready Set Go!
www.oregonrsg.org

Oregon State University Extension
extensionweb.forestry.oregonstate.edu

Firewise
www.firewise.org

Pacific Northwest Fire Adapted Communities
www.pnwfac.org

Ready.gov
www.ready.gov/wildfires

Federal Emergency Management Agency (FEMA)
www.fema.gov

Insurance Information Institute
www.iii.org

U.S. Fire Administration (USFA)
www.usfa.fema.gov

LOCAL ODF CONTACTS

This report is not a substitute for an on-the-ground site assessment from a professional forester or fire personnel. Please contact your local fire department or Oregon Department of Forestry for more information.

Oregon Department of Forestry Office
Bridge Unit Office
98247 Bridge Lane
Myrtle Point, OR 97456
541-572-2796



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86,280 Acres: (135 Sq. Miles)



June 2020

SUMMARY

This report provides an overview of a variety of elements to consider in a wildfire risk assessment. Valued resources and assets were identified and mapped, then potential exposures and susceptibilities from wildfire were estimated. Not all resources, assets, or risk assessment outputs are shown in this Sixes River summary report. For a more detailed inventory of risk assessment data layers and reports options, please see the [Advanced Oregon Wildfire Risk Explorer map viewer](#).

PRIMARY DATA SOURCES

Primary wildfire risk assessment data and products are from the Pacific Northwest Quantitative Wildfire Risk Assessment. 2018. USFS Pacific NW & Alaska Regions/BLM State Office. Portland, OR. Pyrologix. [View final report](#)

Some wildfire risk interpretative context is courtesy of Fire Program Solutions, LLC. www.fireps.com.

Estimated Housing Density is from Oakridge National Laboratory LandScan™ population data, and was obtained from the 2013 West Wide Wildfire Risk Assessment. web.ornl.gov/sci/landscan/

Fire history point data for 1992-2015 is from Short, Karen C. 2017. Spatial wildfire occurrence data for the United States, 1992-2015 [FPA_FOD_20170508]. 4th Edition. Fort Collins, CO: Forest Service Research Data Archive. <https://doi.org/10.2737/RDS-2013-0009.4>

Fire history point data for 2016-2019 was compiled by the, Oregon Department of Forestry.

Oregon Land Ownership/Management is from the Bureau of Land Management (2015).

Vegetation Type and other general fire-related reference data is from LANDFIRE. www.landfire.gov.

ACKNOWLEDGEMENTS AND DISCLAIMER

This report was generated from the Oregon Wildfire Risk Explorer map viewer at this website address: tools.oregonexplorer.info/OE_HtmlViewer/index.html?viewer=wildfire For more information on wildfire risk in a specific location, you can generate a Homeowner's report from the Oregon Wildfire Risk Explorer map viewer.

How to Cite:

Accessed from the Oregon Wildfire Risk Explorer on June 17, 2020

URL: https://tools.oregonexplorer.info/OE_HtmlViewer/index.html?viewer=wildfire

Primary data Source: USDA Forest Service Pacific Northwest Quantitative Wildfire Risk Assessment (2018)

The Oregon Wildfire Risk Explorer site, tools and reports are the result of a collaboration among the following organizations and others:



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Wildfire risk data is primarily from the USDA Forest Service 2018 Pacific Northwest Quantitative Wildfire Risk Assessment with some components from the 2013 West Wide Wildfire Risk Assessment. The information is being provided as is and without warranty of any kind either express, implied or statutory. The user assumes the entire responsibility and liability related to their use of this information. By accessing this website and/or data contained within, you hereby release the Oregon Department of Forestry, Oregon State University, and all data providers from liability. This institution is an equal opportunity provider. This publication was made possible through grants from the USDA Forest Service.