



Curry County Community Development

94235 MOORE STREET, SUITE 113
GOLD BEACH, OREGON 97444
Phone (541) 247-3304

Administrative Staff Report and Decision

Application: AD-2127

March 7, 2022

I. LAND USE REVIEW:

Applicants request Conditional Use approval to construct a single-family dwelling on a 31.03-acre property within the Forestry Grazing (FG) zone using the Template Test.

Property Owner: Jamie Baier, et al

Applicant: Andrew and Kambri Weber

Property Description: Township 35 South, Range 14 West W.M., Section 16
Tax Lot (TL) 700

Location: Rural address has not yet been assigned. This property is across the road from Cedar Bend Golf Course, about 1 mile south of Cedar Valley Rd's intersection with Ophir Rd. The property is outside the Gold Beach Urban Growth Boundary.

Land Use Zone: Forestry Grazing (FG)

Property Size: 31.30 acres

Current Land Use: Mixed conifer and hardwood timber. Bonneville Power Authority Transmission Lines cross the western portion of the parcel, and the easement area is cleared of timber and brush.

Surrounding Land Use: Properties to the north, east and west have FG zoning. Properties to the south are within the Cedar Bend Rural Exception Area (Map #73) and properties to the northwest are within the Ophir Rural Community.

II. BACKGROUND

TL 700 was created by deed (BR 21 pg 605) prior to 1972 as a 34.27-acre property. The County Assessor's Official Record of Descriptions then lists a 1972 recording excluding the county road and a 1-acre parcel (TL 800). On June 26, 1975, these exclusions were reversed, returning the excluded acreage

to the TL 700. The Record of Descriptions listed the 1975 entry prior to the July 1974 partition of TL 701 (a 1.02-acre parcel), apparently correcting the 1-acre lot exclusion from 1972. The Curry County Land Division Ordinance was enacted on August 8, 1974, so the subject property is considered lawfully created since it was established before enactment of that ordinance. A 150 ft wide easement recorded (BR 14, page 307) in favor of Bonneville Power Authority crosses the western section of the subject tract.

A prior conditional use request (AD-0725) for a single-family dwelling in the FG zoning district was approved for this parcel on September 11, 2007, but the approval expired four years later with no substantial construction completed and no extension requested. There were nine conditions of approval for that application, but the only conditions addressed were the provision of a stocking report and verification from the County Assessor that the minimum stocking requirements had been met.

With this application the Applicants seek approval to establish a single-family dwelling on an FG zoned property using the Template 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). 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. Areas of geological hazard were identified on the parcel per the Provisional Maps of Rapidly Moving Landslides (recognized by the CCZO under Section 3.252), but no geology report was required since the proposed home site is outside the identified hazard area. A narrow wetland area was identified by the National Wetlands Inventory along a stream near the southwest corner of the parcel, but no wetlands report was required for this application since the proposed home site is more than 1000ft from the identified wetland area.

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:

Curry County Zoning Ordinance

- | | |
|----------------|---|
| Section 3.050. | Forest Grazing Zone |
| Section 3.052. | Conditional Uses Subject to Administrative Approval by the Director |

Oregon Revised Statutes

- | | |
|-------------|---|
| ORS 215.750 | Alternative Forestland Dwelling Criteria |
| ORS 215.730 | Additional Criteria for Forestland Dwelling Under ORS 215.705 |

Curry County Zoning Ordinance

- | | |
|----------------|--|
| 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

CCZO 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 30.31-acre FG zoned parcel. The application is consistent with the purpose of the FG zone, so this requirement is met.

CCZO 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.

ORS 215.750. Alternative Forestland Dwelling.

- (1) As used in this section, “center of the subject tract” means the mathematical centroid of the tract.*
- (2) In western Oregon, a governing body of a county or its designate may allow the establishment of a single-family dwelling on a lot or parcel located within a forest zone 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:*
 - (A) 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*
 - (B) At least three dwellings existed on January 1, 1993, on the other lots or parcels.*

(4) *Lots or parcels within urban growth boundaries may not be used to satisfy the eligibility requirements under subsection (2) or (3) of this section.*

(6) *Except as described in subsection (7) of this section, if the tract under subsection (2) or (3) of this section 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.*

Finding: The centroid of this irregularly shaped parcel was provided from a local surveyor based on a CAD program determination. The soils of this parcel are identified as Cunniff Silty Clay Loam (CSCL, 0-15% slopes) according to the Curry County GIS maps. Under the Soil Survey of Curry County (issued 2005), the major use of CSCL (69D) land is home site development, timber production, livestock grazing and hayland. Table 9 of the Soil Survey of Curry County reports Forestland Productivity. The CSCL can produce an annual growth of 158 cu ft/acre of Douglas fir (under the 50-year Site Index) or an annual growth of 156 cu ft/acre (under the 100-year Site Index). Since this soil type exceeds the 85-cu ft/acre/year production potential, template test ORS 215.750 (2)(c) standards must be met to approve a dwelling. Cedar Valley Rd (previously Squaw Valley Rd) existed prior to 1993, so a 160-acre rectangle may be used for this template test.

The Applicants identified 11 parcels (listed below) created before January 1, 1993, at least partially within the 160-acre rectangle centered on the subject tract, aligned with Cedar Valley Rd. The Applicants provided records from the County Assessor to support that 10 of the 11 parcels were placed on the Tax Roll prior to 1974, which was the date enacting the Land Division Ordinance. However, the 11th parcel identified was north of the 160-acre rectangle centered (using the centroid) on the subject parcel.

	Applicant's Lawfully Created Parcels	TL Added to Assessor's Records	Address	Dwelling Sited
1-	3514-08 -00500	1959	34869 Ophir	1971
2-	3514-09 -00302 – Outside 160 acre grid			
3-	3514-09 -00500	1959	no dwelling	--
4-	3514-09 -00600	1959	34707, 34701 Cedar	not clear
5-	3514-16 -00300	1970	golf course	--
6-	3514-16 -00500	1961	34669 Cedar Valley	1978; Rplcd'05
7-	3514-16 -00600	1971	no dwelling	--
8-	3514-16 -00701	1972	34554 Cedar Valley	1972
9-	3514-16 -00900	1971	34496 Cedar Valley	1994; Rplcd'00
10-	3514-16 -01000	1963	no dwelling	--
11-	3514-16 -01100	1970	no dwelling	--

	Additional Lawfully Created Parcels			
12-	3514-17 -00105	Plat 1991-12	no dwelling	
13-	3514-16 -00901	P-8366	34490 Cedar Valley	1978

Upon review, two additional lawfully created parcels (listed above) were identified which had been approved as minor partitions, so a total of 12 parcels which were lawfully created prior to 1993 were found. Of the 12 lawfully created parcels, the Applicant identified 4 parcels that had dwellings sited prior to January 1, 1993. Of the additional lawfully created parcels, 1 parcel was found to have a dwelling built prior to 1993, so 5 dwellings built before 1993 were found on the 12 lawfully created parcels. The construction dates of the dwellings were confirmed with the County Assessor's records. No parcels used to satisfy the eligibility requirements for the template test were within urban growth boundaries. Therefore, the requirements of this template test are met.

ORS 215.750. Alternative Forestland Dwelling.

(5) A proposed dwelling under this section is allowed only if:

(a) It will comply with the requirements of an acknowledged comprehensive plan, acknowledged land use regulations and other provisions of law;

Finding: The Applicants request approval to site a single-family dwelling on an FG-zoned parcel. The FG zone allows this use through a conditional use review. Conditional use review confirms that the proposed use meets the requirements of the Curry County comprehensive plan, acknowledge land use regulations and other provisions of the law.

(b) It complies with the requirements of [ORS 215.730 \(Additional criteria for forestland dwelling under ORS 215.705\)](#);

Finding: Additional criteria for forestland dwellings is reviewed later in this report under section ORS 215.730.

(c) No dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under [ORS 215.740 \(Large tract forestland dwelling\)](#) (3) for the other lots or parcels that make up the tract are met;

(d) The tract on which the dwelling will be sited does not include a dwelling;

Finding: This tract (defined under ORS 215.010 as one or more contiguous lots or parcels under the same ownership) consists of one parcel. There are no existing dwellings on the tract and no deed restrictions for dwellings were found. The Applicants request approval for only one single-family dwelling. This requirement is met.

(c) The lot or parcel on which the dwelling will be sited was lawfully established;

Finding: Under the **II. Background** Section of this report, the subject property's history was reviewed, and it was determined that the subject is a lawfully created parcel. This requirement is met.

(f) Any property line adjustment to the lot or parcel complied with the applicable property line adjustment provisions in [ORS 92.192 \(Property line adjustment\)](#);

(g) Any property line adjustment to the lot or parcel after January 1, 2019, did not have the effect of qualifying the lot or parcel for a dwelling under this section; and

Finding: There have been no lot line adjustments made since the 1974 establishment of the subject parcel. This requirement is not applicable.

(h) If the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract.

Finding: The parcel on which the dwelling will be sited was not part of another tract on January 1, 2019. This requirement is not applicable.

ORS 215.750. Alternative Forestland Dwelling.

(7) (a) If a tract 60 acres or larger described under subsection (2) or (3) of this section abuts a road or

perennial stream, the measurement shall be made in accordance with subsection (6) of this section. However, one of the three required dwellings must be on the same side of the road or stream as the tract and:

- (A) 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*
 - (B) 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.*
- (b) If a road crosses the tract on which the dwelling will be located, at least one of the three required dwellings must be on the same side of the road as the proposed dwelling.*

Finding: This tract is 30.31 acres, so this requirement for a 60 acre or greater tract is not applicable. Cedar Valley Rd forms the eastern parcel boundary, but it does not cross the subject parcel, so this requirement is also not applicable.

ORS 215.730. Additional criteria for forestland dwelling.

- (1) A local government shall require as a condition of approval of a single-family dwelling allowed under [ORS 215.705 \(Dwellings in farm or forest zone\)](#) on lands zoned forestland that:*
- (a) (B) If the lot or parcel is more than 10 acres in western Oregon as defined in [ORS 321.257 \(Definitions for ORS 321.257 to 321.390\)](#), the property owner submits a stocking survey report to the assessor and the assessor verifies that the minimum stocking requirements adopted under [ORS 527.610 \(Short title\)](#) to [527.770 \(Good faith compliance with best management practices not violation of water quality standards\)](#) have been met.*

Finding: The Applicant's parcel is 30.31 acres and is within the area defined as Western Oregon (per ORS 321.257 #8). Based on the reported soil types (per 2005 Soil Survey of Curry County), this property has good potential for timber production. Based on a review of Google Earth's historical aerial maps, the parcel appears to have mixed conifer and coastal hardwoods, but it does not appear that timber has been cut from since before the early 1990s. The prior conditional use approval (AD-0725) required a stocking report with verification from the County Assessor, and this was provided on Sept 5, 2007. This requirement has been met.

- (b) The dwelling meets the following requirements:*
- (A) The dwelling has a fire retardant roof.*
 - (B) The dwelling will not be sited on a slope of greater than 40 percent.*
 - (C) Evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry.*
 - (D) The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract.*
 - (E) If the dwelling is not within a fire protection district, the applicant provides evidence that the applicant has asked to be included in the nearest such district.*
 - (F) If the dwelling has a chimney or chimneys, each chimney has a spark arrester.*
 - (G) The owner provides and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner.*

Finding: As a condition of approval, the property owner must comply with the above construction requirements. These requirements are incorporated within the CCZO and are addressed later in this report under Fire Safety for Dwellings (Sections 3.055 #1-5) and Standards Governing Conditional Uses (Sections 7.040 #2).

- (2) (a) *If a governing body determines that meeting the requirement of subsection (1)(b)(D) of this section would be impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards. The means selected may include a fire sprinkling system, on-site equipment and water storage or other methods that are reasonable, given the site conditions.*

Finding: The Applicant's property is within the Ophir Rural Fire Protection District. This requirement is not applicable.

CCZO Section 3.053. Standards for the Approval of Dwellings.

4. *The approval of a dwelling under subsections 1, 2, or 3 above shall be subject to the following additional requirements. (Note: Subsection 3 refers to the old Template Test adopted in the CCZO, which has been superseded by ORS 215.750, reviewed above.)*

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: The Applicants propose placing the home site atop a knoll centered north and south between the loop in Cedar Valley Rd. Adjoining parcels to the west, north and east all have FG zoning, like the subject, but only parcels to the north and west have not been developed with residences. Based on historic photos from Google Earth, the adjoining 159+ acre tract to the west (TL 105) appears to have been partially cut of timber within the last few years, whereas the 59+ acre tract to the north (TL 500) appears to have been partially cut in the late 1990s. The proposed site is more than 1000 ft distant of timber land to the west, and more than 700 ft distant of the timber land to the north (based on rough measurements from the GIS). These distances provide good separation 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 Applicants propose placing the home site atop a knoll centered north and south between the loop in Cedar Valley Rd. The 150 ft easement for BPA power transmissions lines, cutting across the western half of this parcel, limits available site area for home site placement and timber production. There are currently no established farming practices on this tract, but 2007 timber stocking report was reviewed and approved by the County Assessor. Based on aerial maps, the area on the south side of the knoll appears mostly treed with non-marketable hardwoods (tanoaks), whereas the area to the north has more mature fir trees. Review of historic aerial maps on Google Earth suggest that timber has not been cut from the property since before the early 1990s. The proposed 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 proposed home site area appears to be in an area of mostly hardwood trees and it has not been cleared. The existing road would have to be extended about 400 ft to the proposed site, but the road extension also appears to traverse the area treed predominantly with non-marketable hardwoods. No significant removal of marketable timber is anticipated to develop the proposed road and home site, so the amount of forest lands used for access and home site development will be minimized. This requirement is met.

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

Finding: Per the Advanced Oregon Wildfire Risk Explorer (AOWRE, Exhibit E), a mapping tool designed in collaboration with OR Dept of Forestry and US Forest Service, this property is within the Euchre Creek-Frontal Pacific Ocean Watershed, extending inland from the ocean and covering 56,348 acres (88 sq miles). According to the AOWRE Homeowner's Report (for Lat/Long: 42.5517 N 124.3735 W),

Burn Probability

Humans are the most common cause of fires in Oregon. There are an average of 2 fire starts each year in your area, caused by both people and lightning. The average probability of a large wildfire (>250 acres) is **Low**, meaning the chances of an ignition that spreads to a large size are generally between 1 in 10,000 to 1 in 5,000. 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 **> 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 **High**. 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 Watershed Report, the Euchre Creek – Frontal Pacific Ocean Watershed includes the following information:

Predominant Land Ownership:	Private (81%)
Largest Existing Vegetation Type:	Conifer (88%)
Fire History:	70 acres / 22 fires / from 2010-2019 (100% human-caused)
Overall Risk - Watershed:	Low
Burn Probability - Watershed:	Moderate
Hazard to Potential Structures - Watershed:	High
Fire Intensity - Watershed:	>11 ft Average Flame Lengths
Overall Potential Impact - Watershed:	Moderate

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 proposed home site is about 275 ft from Cedar Valley Rd, at the closest point. 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). 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 Applicants propose to drill a well for a domestic water source and will not draw water from a Class II stream as defined in the Forest Practices Rules (OAR Chapter 629). No entry was found for the Applicant's parcel in the OR WRD online well log. Drilled wells require registration with OR WRD and must be submitted by the well driller within 30 days of drilling. Approval of this request is conditioned on provision of verification from OR WRD 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. Cedar Valley Rd is a county-maintained road. The drive to the subject property crosses TL 701 by recorded easement (BR 38, page 542). The drive is shared with a dwelling on TL 701 and ORS 105.175 provides for shared costs in the absence of a formal recorded maintenance agreement. 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 from the 2005 Soil Survey of Curry County, this property has good potential for timber production, primarily Douglas fir. However, based on a review of Google Earth's historical aerial maps, it does not appear that timber has been cut from this property since before the early 1990s. Per the GIS aerial maps, the property appears to be mixed conifer and coastal hardwoods.

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)) and ORS 215.730 (1B)) 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 provides forest protection for this property. Ophir Rural Fire Protection District provides structural protection for the dwelling and a signed service provider letter was provided with the application. 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 so no impediments to the standard for Fire Safety Areas are anticipated for this parcel. Compliance with the Fire Safety Areas (CCZO Section 3.055 (2) and ORS 215.730(1)(b)(G)) is anticipated and will be reviewed upon application of a development permit. As conditioned, this requirement will be met. (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 Applicants state that the dwelling will have a fire-retardant roof and that the dwelling will not be sited on a slope greater than 40%. Although chimney spark arresters were not specified, compliance with these three construction standards (ORS 215.730(1)(b)(A,B,F)) is a condition of approval and will be reviewed for compliance upon application for a building permit. (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. Per the AOWRE Watershed Report, the Euchre Creek – Frontal Pacific Ocean Watershed, the home site (for Lat/Long: 42.5517 N 124.3735 W) has:

Overall Risk - Watershed:	Low
Burn Probability - Watershed:	Moderate
Hazard to Potential Structures - Watershed:	High
Fire Intensity - Watershed:	>11 ft Average Flame Lengths
Overall Potential Impact - Watershed:	Moderate

Although there is forest and structural protection for the property, the Applicants will be required to provide an alternative means of protecting the dwelling from fire hazards given the AOWRE homeowner's ratings (Condition #6). As conditioned, this requirement will be met.

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: Although the GIS map shows an access road from an adjoining parcel to the northwest, the established access to the property is via a shared drive at the south end of the parcel. The drive crosses TL 701 by recorded easement and is shared. The Applicants intend to lengthen the existing drive (roughly 750 ft to the center of the parcel) about 400 ft eastward to the proposed home site (per rough GIS measurements). Incorporation of the Fire Safety Road Standards into the existing drive and the proposed drive extension 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 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 (Exhibit B), there are several areas on the subject parcel identified as having geological hazard. The proposed home site is not in an identified geological hazard area, so a geology report was not required for this application. Nevertheless, compliance with natural hazard requirements will be reviewed upon application of a development permit.

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: The GIS map shows a stream crossing the subject parcel near the south property line. Per the National Wetlands Inventory mapping (Exhibit C), wetland areas are identified along the stream. The proposed home site is some distance (more than 1000ft) from any identified wetland areas, so no wetland report was required. Nevertheless, compliance with riparian setbacks is anticipated and will be reviewed upon application of a development permit.

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 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 an 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 Ophir RFPD. The Applicant has provided service provider letters from CCEC and Ophir 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 Applicant provided a septic site evaluation from the online OR Records Management System (ORMS). The Residential Septic Site Evaluation for TL700 (08-30-89SE, dated March 8, 1989) approved feasibility of an onsite standard sewage disposal system. The Applicants state that the approved drain field area crosses into the BPA power line easement

(about 5-10 ft per the site evaluation map). The Applicants included a 1989 letter from BPA saying, “a septic system is generally determined not to be a hazard to, nor an interference with, BPAs use of the easement for electric transmission lines,” but they would require a written request and review of the septic design prior to approving the shared use of the BPA easement. The county sanitarian will review the proposed septic system design prior to issuance of a new septic construction permit. Provision of BPA’s approval to share the easement area with the drain field, as proposed on the site evaluation, will be required to obtain permit to construct the new septic system. As conditioned (Condition #8), this requirement will be 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 Applicants state the proposed home site will use a drilled well. The location of the well has not yet been determined, but the Applicants note that they will ensure that it is a minimum distance of 100 ft from the septic system, as required by state law. The Applicants state that adjacent parcels have individual wells and have provided documentation from OR WRD’s online well log of 11 wells within 1 mile. Upon review, the OR WRD well log has 6 records of drilled wells for these 5 parcels within a ¼ mile of the subject parcel, as listed below:

<u>Parcel (assessor’s map/TL)</u>	<u>Well Log Entry</u>	<u>Dated Drilled</u>	<u>Depth</u>	<u>Yield (gpm)</u>
3514-16; TL 701	CURR_50737	5/31/2001	125 ft	8.0
3514-16; TL 500	CURR_50534	7/14/1999	100 ft	1.0
3514-16; TL 900	CURR_50748	6/13/2001	200 ft	2.0
3514-16; TL 900	CURR_52985	01/21/2021	172 ft	5.0
3514-16; TL 901	CURR_50910	10/23/2002	120 ft	2.0
3514-16; TL 300	CURR_1314	06/25/1987	48 ft	10.0

These well records from existing wells on properties within ¼ mile of the subject parcel provide evidence supporting that there is ground water available near the proposed home site, so this requirement is met. Nevertheless, verification from OR WRD identifying a water source with sufficient yield for domestic use will be required 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 Euchre Creek - Frontal Pacific Ocean Watershed. Fire history for this watershed indicates there were 22 fires (~100% human caused) between 2010 and 2019, burning a total of 70 acres over those 10 years. This calculates to an average of 7 acres per year for an area of 56,348 acres. This watershed has low overall risk, moderate high burn probability (between 1 in 5000 and a 1 in 500 chance of a wildfire >250 acres in a single year), and moderate 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 also be reviewed for compliance at the time an application is made for a building permit (Conditions #4, #5, #6 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 landowner which recognizes the rights of adjacent and nearby landowners 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. As conditioned (Condition #9), 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 #10) 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 mailed to nearby property owners and interested parties regarding this request for Conditional Use Approval on December 14, 2021. ODOT responded that they had no comments on this application.

Dennis Jacobs (34554 Cedar Valley Rd) responded with 5 concerns, which have been considered with this application review. In response to his concerns, the following information was found. A septic site evaluation determines feasibility for a septic system in an identified area, but the placement on the parcel will not be exact until a construction permit is submitted and certified. BPA has indicated that they will

review septic design before issuing approval for shared use of their easement, but there appears to be ample area on the 30+ acre parcel should the drain field need to be relocated. There have been no significant changes to the property since before the early 1990s, so a 1989 site evaluation is likely to still be valid, but it will be reviewed by the sanitarian when the permit to construct the septic is submitted. A 25ft easement for access and utilities was recorded (BR 38, page 542) from Cedar Valley Road across TL 701 in favor of the subject parcel. Easements are a civil matter and are not under the county's jurisdiction. The proposed home site is not within a geological hazard area, according to the Provisional Maps of Rapidly Moving Landslides and the DOGAMI Landslide Maps, so it is unlikely to cause a slump on TL 701. Per septic requirements in Oregon, a drain field must be 10 ft from any building, 100 ft from any well or year-round body of water, 10 ft from the property line, 25 ft upgrade or 50 ft downgrade from an irrigation ditch, and 10 ft from any utility lines, but there are no state requirements for distances between drain fields and access roads.

No other written comments or concerns were received.

VI ADMINISTRATIVE DECISION AND CONDITIONS OF APPROVAL

Application AD-2127 for a Conditional Use Approval to establish a single-family dwelling on a 31.30-acre parcel within the Forestry Grazing (FG) zoning district, located on Assessor's Map 3514-16, Tax Lot 700, is **APPROVED** with conditions on this date of March 7, 2022.

With the imposition of the conditions listed below, the Applicant 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. Upon application for a development permit, the property owner shall provide verification from Oregon Water Resources that a water source with sufficient yield for domestic use has been identified.
3. Upon application to construct a dwelling, timber restocking requirements (CCZO Section 3.053 (4) (e-i)) will be reviewed for compliance if timber has been taken or removed from this property.
4. Upon application to construct a dwelling, compliance with Fire Safety Areas will be reviewed. Fire Safety Areas shall be cleared and maintained around all structures, consistent with CCZO Section 3.055 (2a) and (2b) and ORS 215.730(G), as follows:

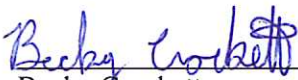
The primary fire safety area (30ft from structure) is defined as follows: an area in which the vegetation shall be limited to mowed grasses, low shrubs (less than two (2) feet high, and trees that are spaced with more than fifteen (15) feet between the crowns and pruned to remove dead and low (less than 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. Upon application to construct a dwelling, compliance with Fire Safety construction standards will be reviewed. 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.
6. Upon application for a development permit, the property owner shall provide an alternative means (water storage, fire sprinkling system, onsite fire suppression equipment, etc) of protecting the dwelling per Section 3.055 (1) from fire hazards.
7. Road access to the dwelling must meet Fire Safety Standards (CCZO Section 3.056). The property owner must submit 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. Upon application for a permit to install a septic system, the property owner must provide BPA's written approval to share the easement area with the drain field, as proposed on the site evaluation.
9. The property owner 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.
10. 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.


Becky Crockett
Curry County Planning Director

3/8/2022
Date

Exhibit A – Curry County GIS



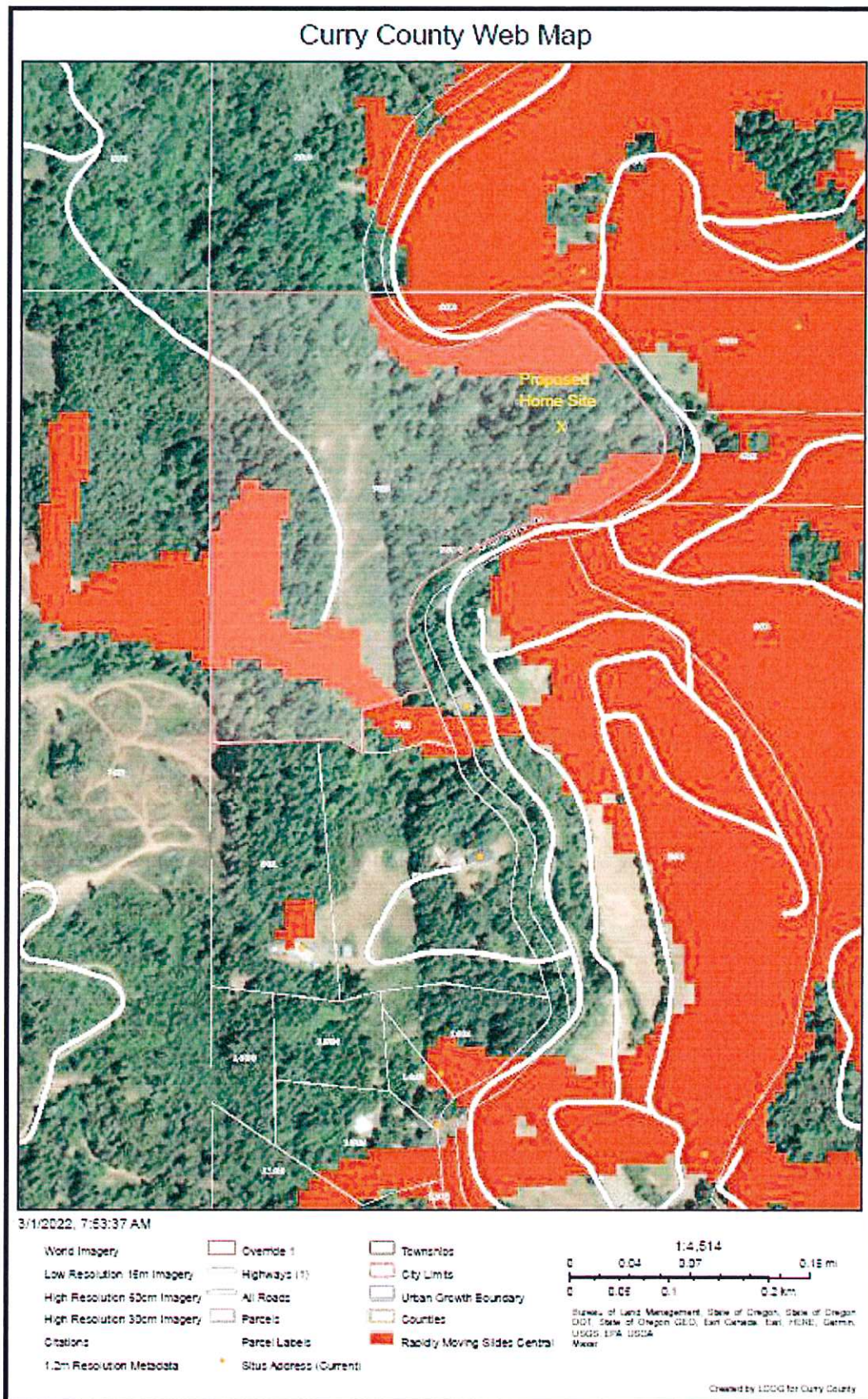




Exhibit D – Curry County GIS – Topographical Map

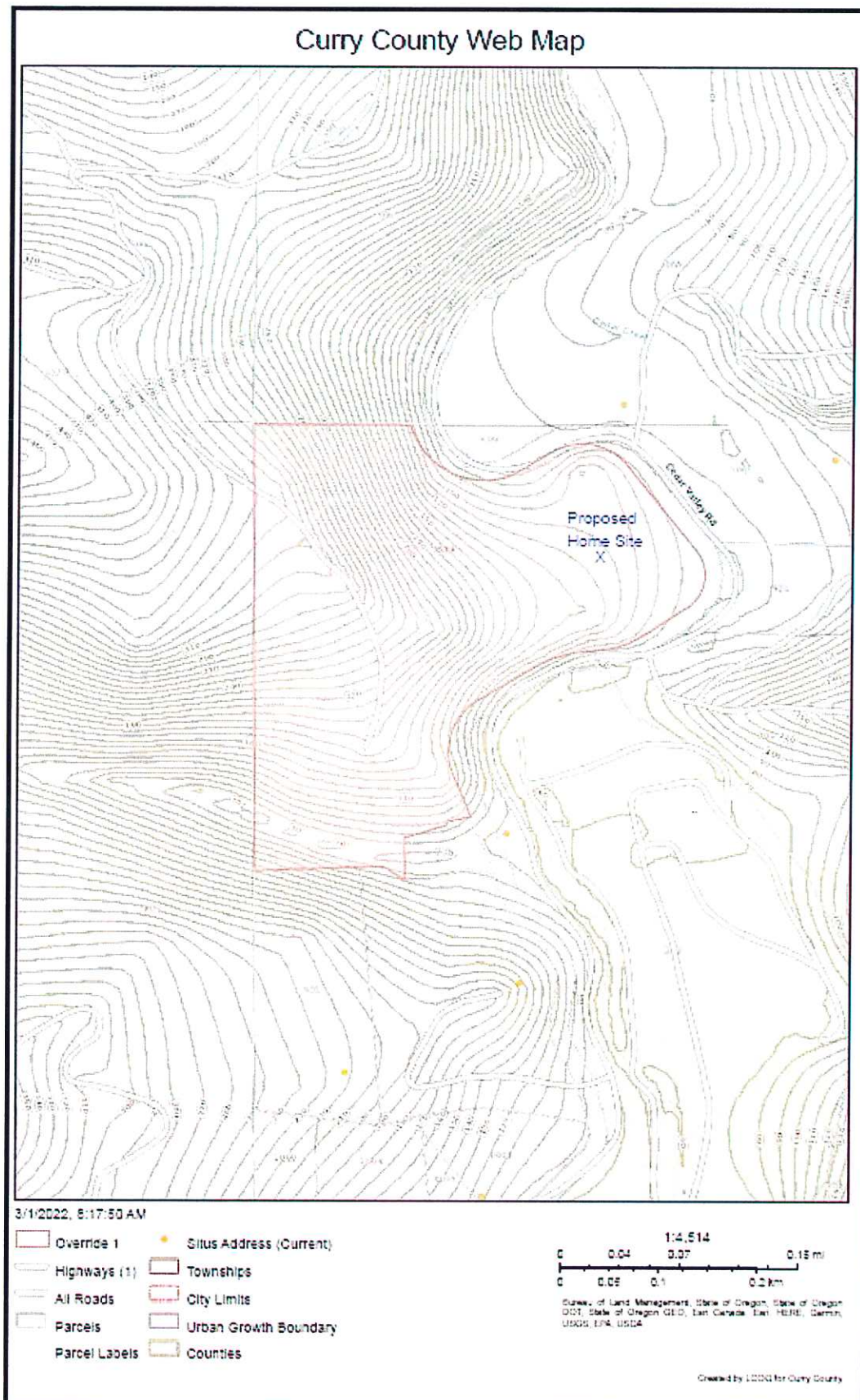


Exhibit E – OR Wildfire Risk Explorer – Watershed Summary Report



Oregon Wildfire Risk Explorer - Watershed Summary Report

Euchre Creek-Frontal Pacific Ocean
56,348 Acres: (88 Sq. Miles)



June 2020

Weather and vegetation conditions vary daily and seasonally. For current conditions and local fire restrictions, contact your local fire district or visit: www.KeepOregonGreen.org/current-conditions

AREA OF INTEREST

This report summarizes wildfire risk in Euchre Creek-Frontal Pacific Ocean from the Oregon Wildfire Risk Explorer map viewer. Wildfire risk combines the likelihood of a fire occurring with the exposure and susceptibility of valued resources and assets on the landscape. This report provides interpretive text, maps, and charts depicting the wildfire risk in this area and various characteristics that influence wildfire risk. This information can help raise awareness about wildfire risk, identify local susceptibilities and exposures, identify areas to take action to reduce catastrophic wildfire losses and costs, and where applicable, restore forest health and the health of other ecosystems influenced by wildfire in Oregon.

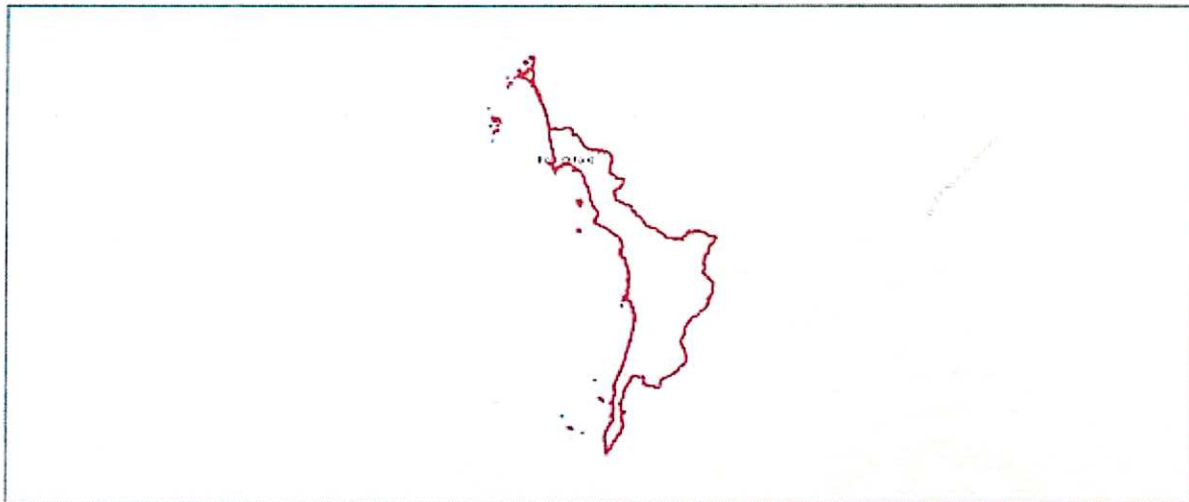
Nearly all areas in Oregon experience some level of wildfire risk. Conditions vary widely with local topography, fuels, and local weather, especially local winds. In all areas, under warm, dry, windy, and drought conditions, expect higher likelihood of fire starts, higher fire intensities, more ember activity, a wildfire more difficult to control, and more severe impacts.

For resources and information about the fire environment around your home and actions you can take to reduce your risk, generate a [Homeowner's Report](#). If you are a wildfire planner or professional, the [Advanced Oregon Wildfire Risk Explorer Map Viewer](#) provides many additional data layers and customized reporting.

Euchre Creek-Frontal Pacific Ocean in Oregon



Euchre Creek-Frontal Pacific Ocean Reference Map



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Oregon Wildfire Risk Explorer - Watershed Summary Report

Euchre Creek-Frontal Pacific Ocean
56,348 Acres: (88 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.

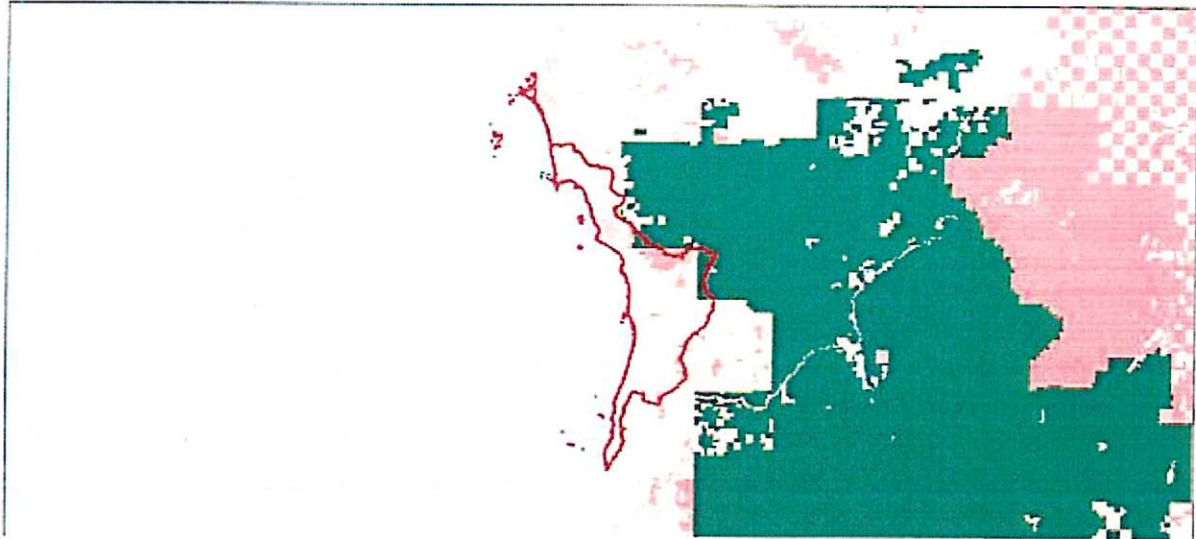
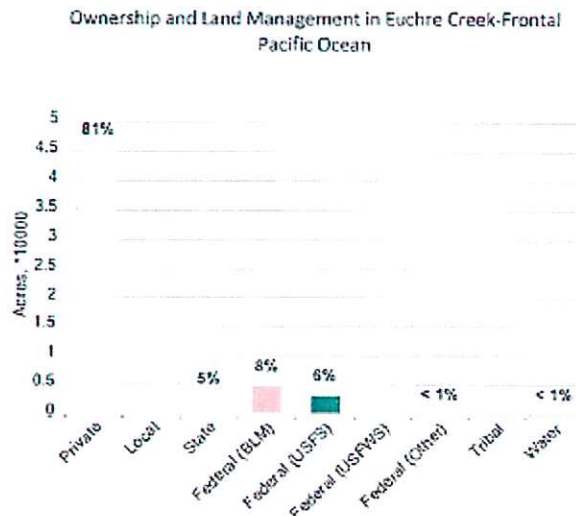
The total land base in Oregon is approximately 63 million acres, or just over 98,000 square miles. Euchre Creek-Frontal Pacific Ocean contains 56,303 acres (88 sq. miles).

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.

Euchre Creek-Frontal Pacific Ocean Land Ownership and Management





Oregon Wildfire Risk Explorer - Watershed Summary Report

Euchre Creek-Frontal Pacific Ocean
56,348 Acres: (88 Sq. Miles)



June 2020

EXISTING VEGETATION TYPE

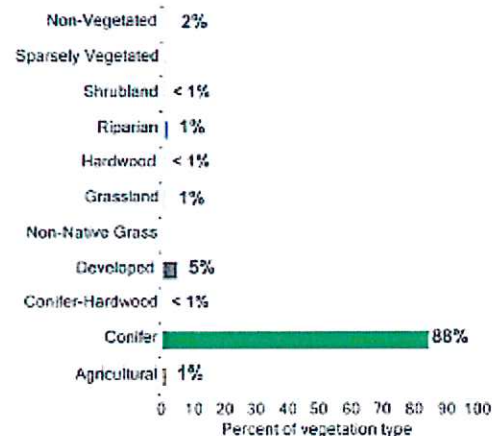
Vegetation is an important influence on potential wildfire behavior. The dominant vegetation type helps us understand the corresponding historical fire regime, a designation of fire frequency and severity. Fire frequency, or burn probability, suggests how often wildfire occurs. Fire severity tells us 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.

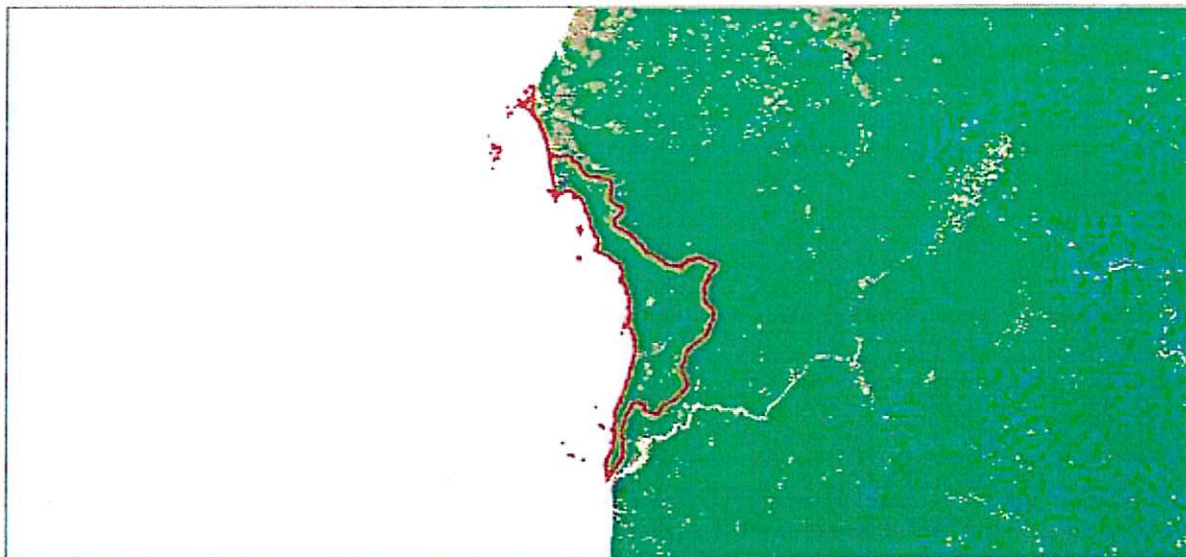
Lower frequency fire regimes experience less fire, but generally have higher severities, with vegetation and other ecosystem elements which can be considered sensitive. Examples of this type of area are coastal forests, subalpine forests and many stream headwaters and riparian areas.

The map below shows broad vegetation types throughout Euchre Creek-Frontal Pacific Ocean. 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 Euchre Creek-Frontal Pacific Ocean



Euchre Creek-Frontal Pacific Ocean Existing Vegetation Type





Oregon Wildfire Risk Explorer - Watershed Summary Report

Euchre Creek-Frontal Pacific Ocean
56,348 Acres: (88 Sq. Miles)



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HOUSING DENSITY - WHERE PEOPLE LIVE

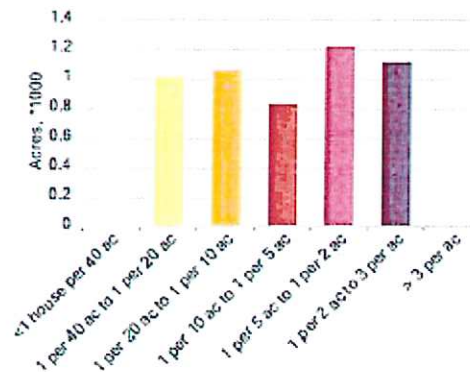
Areas where people live are a prime concern when assessing wildfire risk. Especially critical is an area called the Wildland Urban Interface (WUI). WUIs are areas where houses and other development meet or mix with undeveloped natural areas, with a close proximity of houses and infrastructure to flammable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

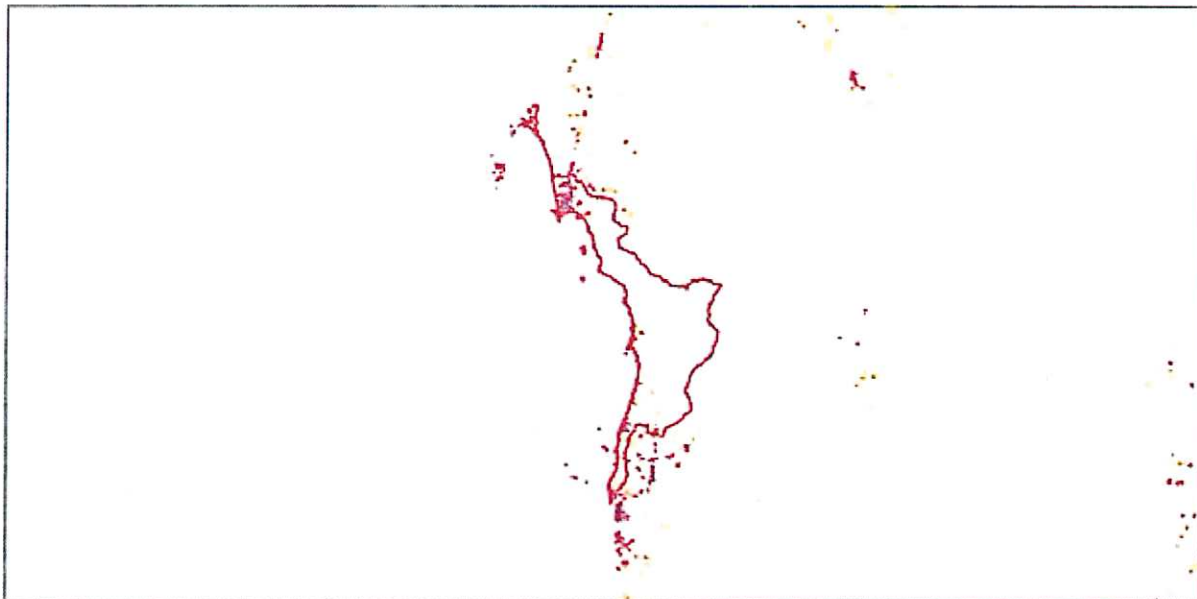
In Oregon, nearly 3,700 sq. mi. or 2.4 million acres are considered WUI areas, about 3.8% of the state. Of the nearly 1.7 million total homes in Oregon, over 603,000, or 36%, are in the WUI. The map below estimates where people live in Euchre Creek-Frontal Pacific Ocean in terms of location and housing 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
Euchre Creek-Frontal Pacific Ocean



Euchre Creek-Frontal Pacific Ocean Housing Density





Oregon Wildfire Risk Explorer - Watershed Summary Report

Euchre Creek-Frontal Pacific Ocean

56,348 Acres: (88 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 Euchre Creek-Frontal Pacific Ocean. Historical large fire perimeters are also viewable in the Oregon Wildfire Risk Explorer map viewers.

Fires in the Last 10 Years (2010-19) in Euchre Creek-Frontal Pacific Ocean

Total Acres Burned

70

Total Number of Fires

22

Average Acres Burned per year

7

Average Fires per year

2

Percent lightning caused

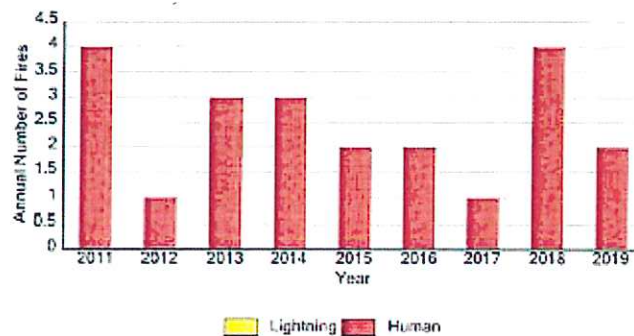
0%

Percent human caused

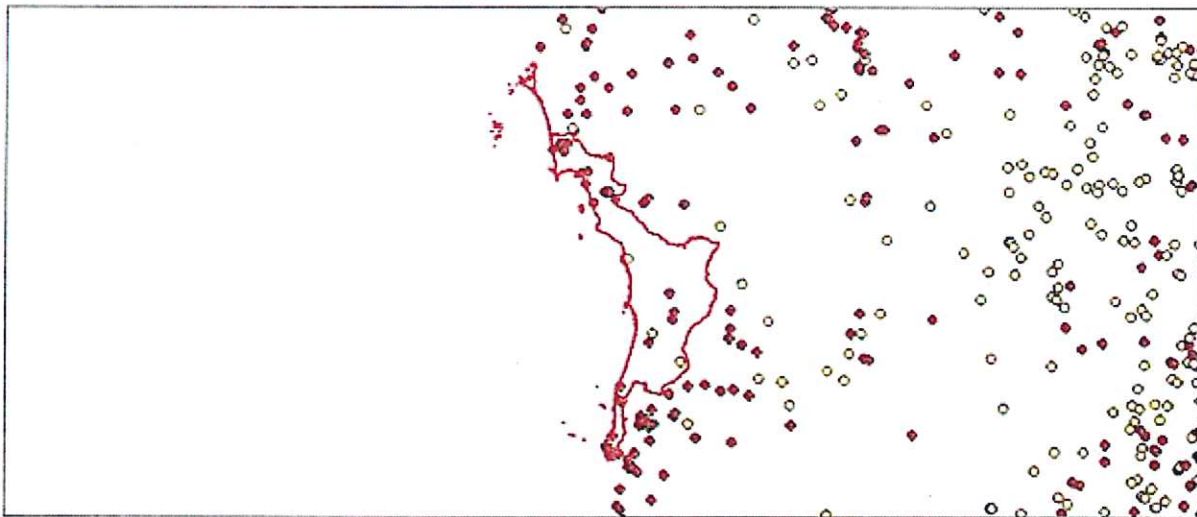
100%



Number of Lightning and Human Fires in last 10 Years for
Euchre Creek-Frontal Pacific Ocean



Euchre Creek-Frontal Pacific Ocean Fire Starts





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Euchre Creek-Frontal Pacific Ocean

56,348 Acres: (88 Sq. Miles)

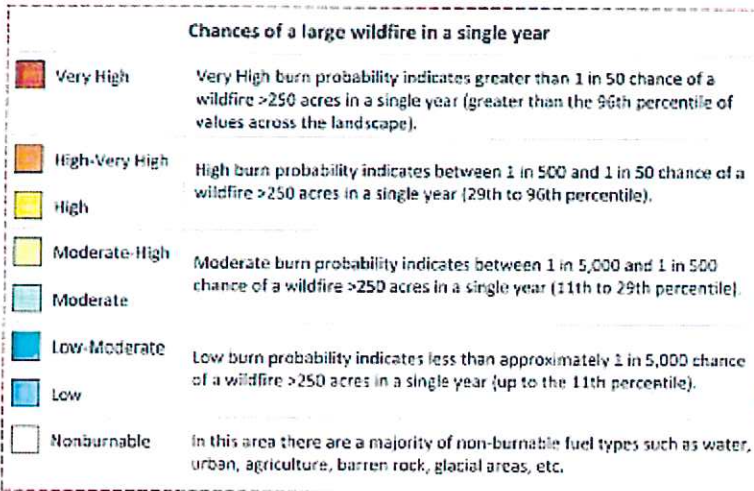


June 2020

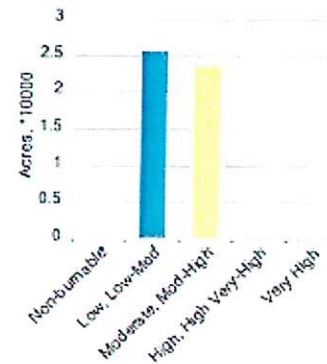
BURN PROBABILITY

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.

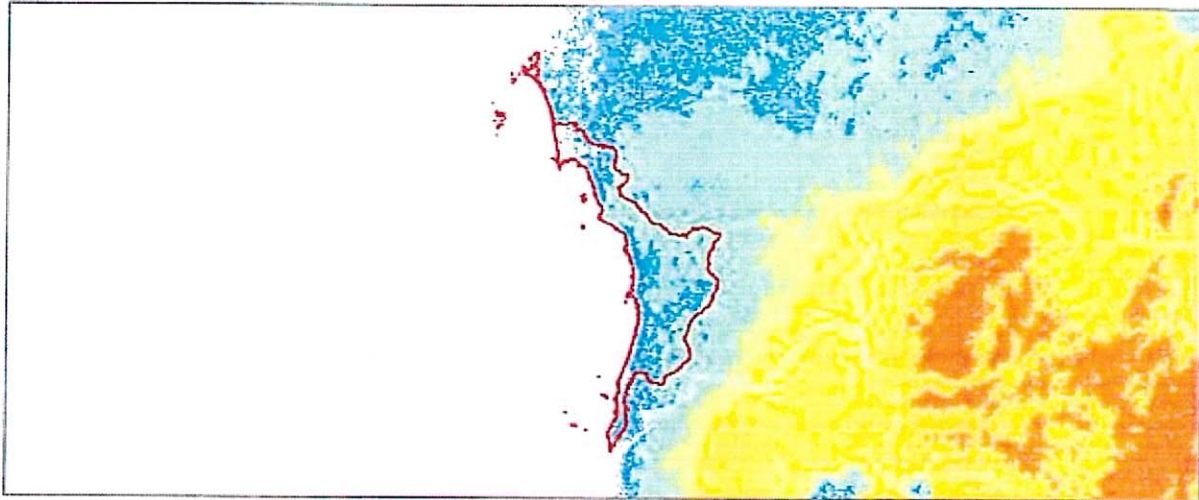
Conditions vary widely with local topography, fuels, and local weather, especially local winds, within large geographic areas. In all areas, under warm, dry, windy, and drought conditions, expect higher likelihood of fire starts, higher fire intensities, more ember activity, a wildfire more difficult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



Annual Large Wildfire Burn Probability Classes for Euchre Creek-Frontal Pacific Ocean



Euchre Creek-Frontal Pacific Ocean Annual Burn Probability





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56,348 Acres: (88 Sq. Miles)

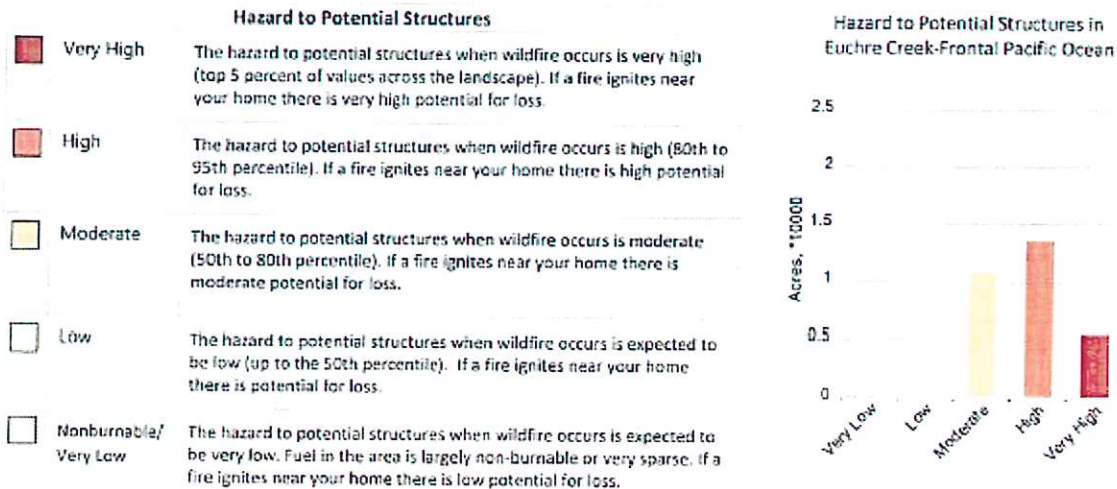


June 2020

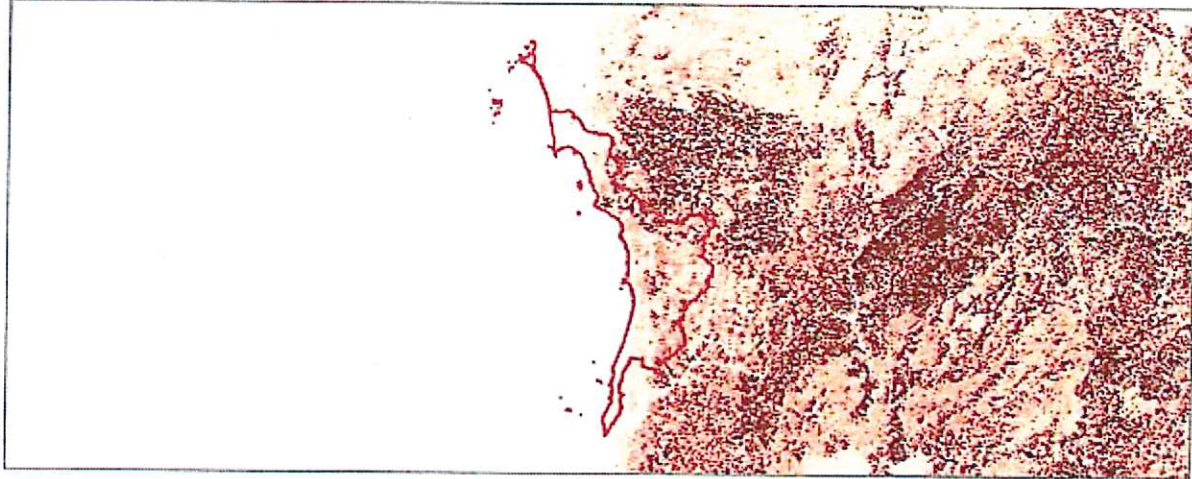
HAZARD TO POTENTIAL STRUCTURES

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 Euchre Creek-Frontal Pacific Ocean is shown in the chart.



Euchre Creek-Frontal Pacific Ocean Hazard to Potential Structures





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Euchre Creek-Frontal Pacific Ocean

55,348 Acres: (89 Sq. Miles)








June 2020

FIRE INTENSITY - FLAME LENGTHS

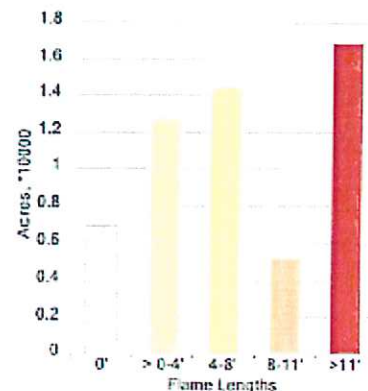
Flame length is an indication of fire intensity and a primary factor to consider for firefighter safety and for gauging potential impacts to values at risk. It can also guide mitigation work to reduce the potential for catastrophic fires bringing higher intensities down to lower intensities. Flame lengths 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 Euchre Creek-Frontal Pacific Ocean are shown in the chart below.

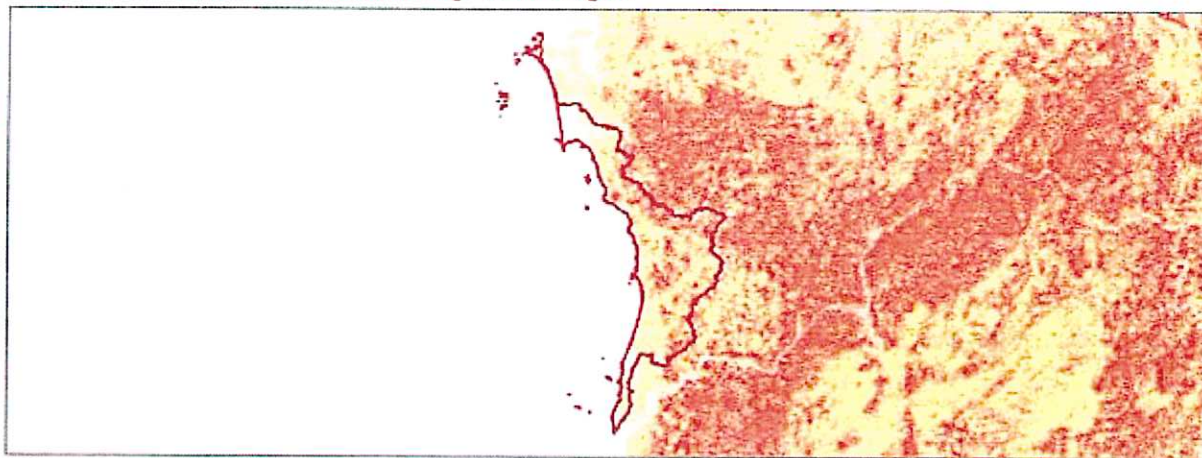
Average Flame Lengths under normal weather conditions

	> 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
Euchre Creek-Frontal Pacific Ocean



Euchre Creek-Frontal Pacific Ocean Average Flame Lengths





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Euchre Creek-Frontal Pacific Ocean
56,348 Acres: (88 Sq. Miles)



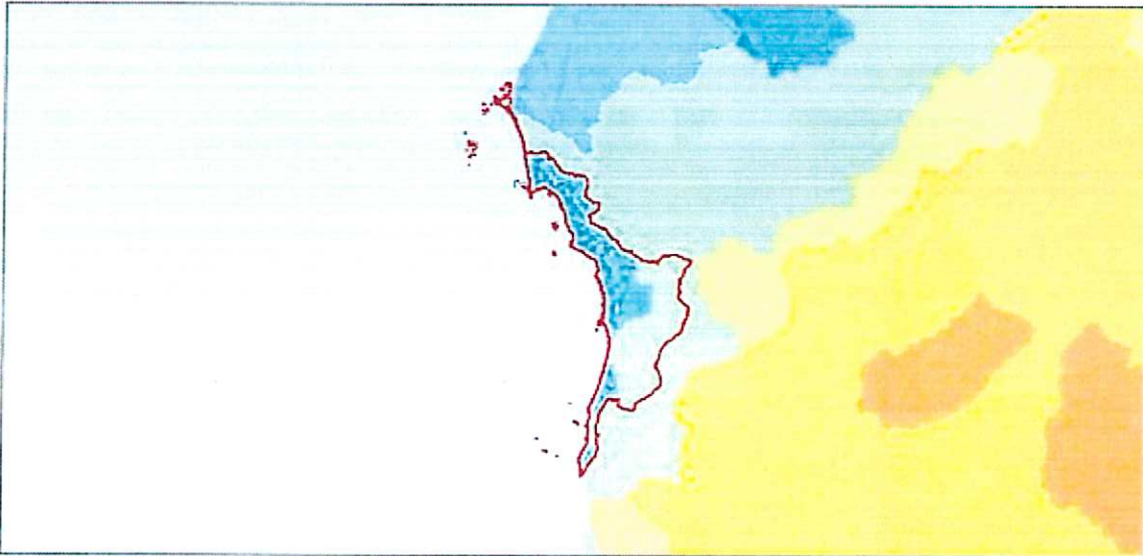
June 2020

SUB-WATERSHED SUMMARIES

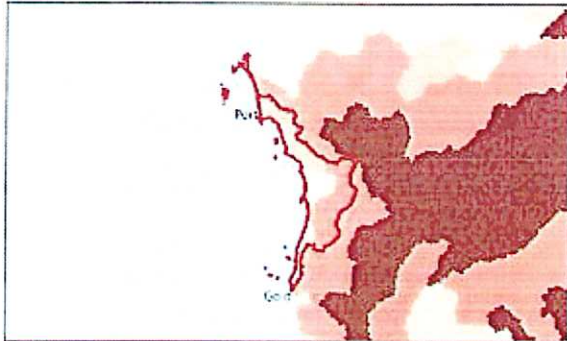
Summarizing wildfire risk data to landscape units such as watersheds provides important landscape-level context. Subwatershed (6th-level hydrologic unit, or ~10k-40k acres) summaries for mean burn probability, mean flame length and mean hazard to potential structures are included in this report for landscape-level 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 Euchre Creek-Frontal Pacific Ocean are shown below. Map legends are the same from pages 6-8, respectively for each map below.

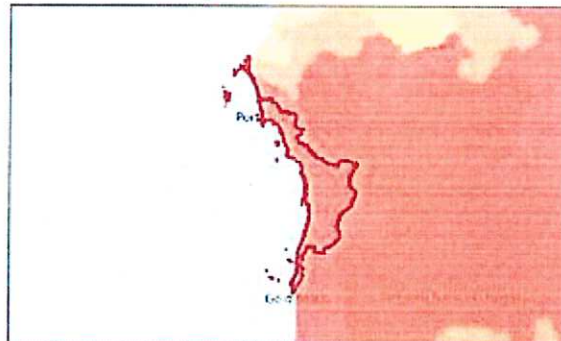
Mean Burn Probability



Mean Hazard to Potential Structures



Mean Fire Intensity





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Euchre Creek-Frontal Pacific Ocean
56,348 Acres: (88 Sq. Miles)




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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
Gold Beach Unit Office
PO Box 603
Gold Beach, OR 97444
541-247-6241



Oregon Wildfire Risk Explorer - Watershed Summary Report

Euchre Creek-Frontal Pacific Ocean
56,348 Acres (88 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 Euchre Creek-Frontal Pacific Ocean 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:



INSTITUTE FOR
NATURAL RESOURCES



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.