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June 3, 2019

Jill Rolfe, Director  
Coos County Planning Department  
225 N. Adams Street  
Coquille, Oregon 97423

In Re: Appeal of Approved Decision of Application EXT-19-001/ACU-14-32

To Whom It May Concern:

I am writing in support of the appeal as submitted by Beverly Segner regarding Application EXT-19-001/ACU-14-32. Although I now reside in Ohio, I lived at 74799 Crannog Road from 2000 to 2016 and have been asked by current neighborhood residents to share my information regarding this matter with you.

When I moved to Oregon in 2000 to live with Mike Smith, South Coast Trail Riders (SCTR) was an established dirt bike club with approximately 20 active, "voting" members paying annual dues. There was, and is still, a very much larger number of "lifetime" members who paid \$1 for the privilege and includes people whose sole connection to the club is having attended an SCTR poker run in the 1990's. In 2000, the club held monthly meetings, poker runs that drew dirt bike riders from around the state, and had other group events including gatherings to build and maintain trails, primarily at Blue Ridge and Winchester Trails. Although some of the SCTR members did ride motorcycles and ATV's in the dunes, SCTR was by no means a sand group. Mike was president at that time. Active members included Lane and Helen Clow, Dan and Kelly Sauter, Bill Coleman, Will Coleman, Steve Roberts, Scott McNew, Scott Smith, Rob Lauver, myself, and others.

In 2002, Mike learned that the property containing the dune access near the end of Crannog Road was being sold by Dr. Holbert. Mike wrote a grant proposal to the Oregon Department of Transportation ATV Funds for SCTR to buy the 13+ acre property. The grant was awarded and the property purchased with stipulation in the deed that the dune access would remain open to the public in perpetuity. I believe the deed also included language giving stewardship of the property to the Oregon Motorcycle Riders Association in Portland in the event of the demise of SCTR.

At the time the property was purchased, SCTR was already struggling due mostly to infighting. Mike was disappointed with participation and direction and was fine with letting the club lapse. By the end of 2002, meetings were no longer held and although Mike named his brother, Scott, as vice president and me as secretary/treasurer, Scott and I had no meaningful input as to the actions of Mike Smith acting as the sole decision-maker for SCTR.

Over the next few years, Mike began to talk of the possibilities for the club property. He spoke of subdividing and selling parcels and began to work clearing the north end. He worked on the access road and made what he thought were considerable improvements. Mike developed plans for a "clubhouse"

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just south of the access road and cleared a large piece of land there. He spoke of a large facility with a game room with a big screen TV, kitchen and bathroom facilities, outdoor firepit, and plenty of parking. There was even talk of small bunk rooms and locking ATV storage that could provide a place that guests at Dune Haven (Mike's adjacent vacation rentals) could leave their sand rigs between visits, have overflow guests and accommodate reunions and other gatherings that Dune Haven could not. The \$1 lifetime membership fee was to be paid by Dune Haven guests so that access to the facility would be sanctioned. He even speculated that there could be a caretaker apartment that we could live in so as to free up his house for another Dune Haven rental.

Few actions were taken on the property other than clearing land and maintaining the dune access for some years. The north end of the property was used to store Mike's vehicles, equipment, burn pile, lumber, etc., and the occasional bonfire was lit for a party. Mike spoke of waiting until there were no longer any SCTR members whose collective memory might monitor his actions before proceeding with larger plans. He did buy a couple of privately owned, small land parcels adjacent to the club property and spoke of adding some club property to those parcels to make them more saleable.

In 2016 it became necessary to end my marriage to Mike and, while going through files to copy information I thought I might need, I discovered that, in 2013, Mike had subdivided the SCTR property, filed lot line adjustments and conveyed two parcels of the club property to himself. He signed the Coos County documents as both grantor and grantee, effectively transferring property owned by a non-profit to a private citizen. (Interestingly, although South Coast Trail Riders is named as the Grantor, Mike signed as president of Oregon Trail Riders, a group that I'm not sure exists and is certainly not the Grantor. Are these conveyances valid?) Mike did not have the signatures of two club officers for this transaction which I believe is required by SCTR by-laws.

And so, with few if any active members and likely none who were actively involved with the SCTR in 2002, Mike has sold part of the club property and is seeking to clear the way for his clubhouse. I have passed along the property conveyance information to the Oregon Department of Parks and Recreation and, at last word, they were looking into the transactions.

Although this is certainly more information than the Planning Commission needs for their decision, I feel strongly that the information I have should be known. SCTR seems to have evolved into a shell non-profit for Mike's personal agenda. I unconditionally support Beverly Segner's appeal and urge the county to deny Mike's application to build a single-family dwelling on SCTR property. His intention is to build something much larger for personal profit with considerably more impact to the land and the neighborhood.

I can be reached at 541-294-4183 and/or [nancy22tilleyhill@gmail.com](mailto:nancy22tilleyhill@gmail.com) if you have any questions. Thank you for your time.

Sincerely,

Nancy C. Hill

Cc: Ian Caldwell, OR Dept of Parks & Rec