

LAND USE PERMIT APPLICATION – BALANCE OF COUNTY
COOS COUNTY PLANNING DEPARTMENT

COMPLETED BY STAFF	
<p>Received By: <u>UMB</u></p> <p>Date Submitted: <u>11/12/19</u></p> <p>Application No.: <u>FHD-19-04</u></p> <p>Fee: <u>875⁰⁰</u></p> <p>Fee Paid: <u>875⁰⁰</u></p> <p>Receipt No.: <u>214423</u></p>	<p><input type="checkbox"/> COMP PLAN AMENDMENT</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> TEXT AMENEDMENT</p> <p>CONDITIONAL USE REVIEW</p> <p><input type="checkbox"/> HEARINGS BODY</p> <p><input type="checkbox"/> ADMINISTRATIVE</p> <p><input type="checkbox"/> VARIANCE</p> <p><input type="checkbox"/> LAND DIVISION *</p> <p><input type="checkbox"/> HAZARD REVIEW *</p> <p><input type="checkbox"/> FARM OR FOREST REVIEW *</p> <p><input checked="" type="checkbox"/> FAMILY/MEDICAL HARDSHIP*</p> <p><input type="checkbox"/> HOME OCCUPATION/COTTAGE INDUSTRY</p> <p>*Supplemental Application required</p> <p>STAFF NOTES:</p>

Please type or clearly print all of the requested information below. Please be sure to include any supplemental application for if required.

I. APPLICANT

Name: Morrison-Gederos Construction c/o Sheri McGrath

Mailing Address: P.O. Box 1548

City Bandon State OR Zip 97411

Daytime Phone 541-982-9531

Email: cooscurry@gmail.com

II. OWNER(S)

Name: Scott Manske

Mailing Address: P.O. Box 649

City Lakeside State OR Zip 97449

Daytime Phone

Email: *smanske@att.net*

III. PROPERTY - If multiple properties are part of this review please check here and attached a separate sheet with property information.

Location or Address: 64282 Fairview Road, Coquille, OR 97423

No. Acreage 13.76 acres

Tax Acct. 450603

Township: 26 Range: 11 Section: 21 1/4 Section: 1/16 Section: Tax lot: 401

Zone: F

Water Service Type: Well Log COOS 57502

Sewage Disposal Type: On site septic system

School District: Coquille

Fire District: Coos Forest Protective Association

IV. REQUEST SUMMARY (Example: "To establish a template dwelling in the Forest Zoning District.") Use an existing manufactured home as a hardship dwelling after the replacement dwelling has been constructed.

V. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.


Application Check List: Please make off all steps as you complete them.

- A. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
 - 1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 - 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - 3. A complete description of the request, including any new structures proposed.
 - 4. If applicable, documentation from sewer and water district showing availability for connection.
- B. A plot plan (map) of the property. Please indicate the following on your plot plan:
 - 1. Location of all existing and proposed buildings and structures
 - 2. Existing County Road, public right-of-way or other means of legal access
 - 3. Location of any existing septic systems and designated repair areas
 - 4. Limits of 100-year floodplain elevation (if applicable)
 - 5. Vegetation on the property
 - 6. Location of any outstanding physical features
 - 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- C. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director’s decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county’s behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit.

Sheri McGrath on behalf of Morrison-Gederos Construction
Applicant/Owner Signature


Applicant/Owner Signature

Morrison-Gederos Construction, LLC
CCB #178168
P.O. Box 1225 * Coos Bay, Oregon 97420
Keith Morrison 541-260-6740

CONSENT FOR REPRESENTATION

I, Scott Manske of P.O. Box 649 in Lakeside, Oregon give permission to Morrison-Gederos Construction to represent me on all design, permit and consulting matters concerning the property located at 26-11-21 TL 401 in Coos County, Oregon. The site address for this property is 10 64282 Fairview Road in Coquille, Oregon. The tax account for this property is 450603.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the above property.

Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires twelve months from the date below, without requirement of notice.

DATED: July 25, 2019

MORRISON-GEDEROS CONSTRUCTION, LLC



By: KEITH MORRISON

CLIENT



By: Property Owner

RECORDING REQUESTED BY:
GRANTOR:
James D. Judd and K'Lynn Landmark
60110 Lee Valley Rd.
Coquille, OR 97423

COOS COUNTY, OREGON 2014-05530
\$58.00 07/17/2014 01:29:57 PM
Page 3



Terri L. Turt, Coos County Clerk

GRANTEE:
Scott L. Manske
PO Box 649
Lakeside, OR 97449

SEND TAX STATEMENTS TO:
Scott L. Manske
P.O. Box 649
Lakeside, OR 97449

AFTER RECORDING RETURN TO:
Scott L. Manske
P.O. Box 649
Lakeside, OR 97449

AFTER RECORDING
RETURN TO
Titor Title Insurance
300 West Anderson Ave - Box 1075
Coos Bay, OR 97420-0233

Escrow No: 360614011066-TTCOO42
26-11-21 401 A450603
M195497
64282 Fairview Rd
Coquille, OR 97423

STATUTORY WARRANTY DEED

James D. Judd and K'Lynn Landmark, not as tenants in common, but with the right of survivorship, that is the fee shall vest in the survivor of the grantees, Grantor, conveys and warrants to

Scott L. Manske, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

See Attached Exhibit "A"

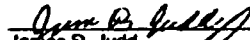

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$175,000.00. (See ORS 93.030)

Subject to and excepting:

2014/15 taxes, covenants, conditions, restrictions, easements, rights of way, homeowners association assessments, if any, and matters now of record.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED: 7-15-14


James D. Judd

K'Lynn Landmark

360614011066-TTCOO42
Deed (Warranty-Statutory)

State of OREGON

COUNTY of COOS

This instrument was acknowledged before me on 7-15, 2014

by: James D. Judd and K'Lynn Landmark

Tonya Leanne Tucker, Notary Public - State of Oregon
My commission expires: 5-26-18



EXHIBIT "A"

That portion of land located in the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 21, Township 26 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, being more particularly described as follows: Beginning at a point 1125.28 feet North and 3284.49 feet East of the Center-South 1/16th corner, Section 20, Township 26 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, said point being the end of the Laverne Park North County Road; thence North 35° 02' West a distance of 30.00 feet to the Northerly boundary of a 60 foot right-of-way; thence continuing along said right-of-way boundary North 54° 58' East a distance of 242.33 feet; thence North 60° 27' East a distance of 344.22 feet; thence North 47° 51' 30" East a distance of 221.92 feet; thence North 69° 41' 30" East a distance of 77.92 feet; thence North 17° 40' 30" East a distance of 295.53 feet; thence North 57° 41' East a distance of 314.20 feet; thence North 33° 38' 30" East a distance of 163.04 feet; thence North 69° 20' 30" East a distance of 378.28 feet; thence North 49° 50' East a distance of 251.55 feet; thence North 32° 22' 30" East a distance of 521.42 feet; thence North 36° 39' East a distance of 20 feet, more or less, to a point 60.00 feet West of the East line of the NW 1/4; thence Northerly and parallel with the East line of the NW 1/4 to the Southeasterly edge of the North Fork of the Coquille River; thence Southwesterly along the Southerly edge of the North Fork of the Coquille River to the West line of Section 21, Township 26 South, Range 11 West of the Willamette Meridian, Coos County, Oregon; thence Southerly along said West line of Section 21 a distance of 250 feet, more or less, to the Northerly boundary of the Laverne Park North County Road; thence Northeasterly along the Northerly boundary of said County Road to the point of beginning.

TOGETHER WITH a perpetual right for ingress and egress as disclosed in instrument recorded June 3, 1978, as Microfilm No. 78-4-6370, Records of Coos County, Oregon.

ALSO TOGETHER WITH a perpetual right for ingress and egress as set forth in instrument recorded August 10, 2001, as Microfilm No. 2001-9243, Records of Coos County, Oregon.

EXCEPT:

Beginning at a point 1125.28 feet North and 3284.49 feet East of the center South 1/16 corner of Section 20, Township 26 South, Range 11 West of the Willamette Meridian, Coos County, Oregon, said point being the end of the LaVerne Park North County Road; thence North 35° 02' West 30.00 feet to the Northwesterly boundary of a 60 foot right of way and the true point of beginning; thence continuing along the right of way boundary, North 54° 58' East 242.33 feet; thence North 60° 27' East 344.22 feet; thence North 47° 51' 30" East 142.43 feet; thence leaving the right of way boundary, North 67° West 600 feet, more or less, to the Southerly edge of the North Fork of the Coquille River; thence Southwesterly along the Southerly edge of the North Fork of the Coquille River to the West Section line of Section 21; thence Southerly along said Section line 250 feet, more or less, to the Northerly boundary of the LaVerne Park North County Road; thence Northeasterly along the Northerly boundary of said County Road to the point of beginning. Being a portion of the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 26 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

November 8, 2019

APPLICATION FOR HARDSHIP DWELLING

64282 Fairview Road

Coquille, OR 97423

26-11-21 TL 401

Tax Account 450603

PROPERTY OWNER

Scott Manske

P.O. Box 649

Lakeside, OR 97449

APPLICANT

Morrison-Gederos Construction, LLC

% Sheri McGrath

P.O. Box 1548

Bandon, OR 97411

cooscurry@gmail.com

CCB #178168

EXISTING PROPERTY CONDITIONS

The Manske property is located outside of the city limits of Coquille, found in Coos County, Oregon. The property is known as Tax Lot 401 on the Coos County Tax Assessor's Map 26-11-21. The property is located in the forest zoning district. The property is 13.76 acres in size. The situs address is 64282 Fairview Road, Coquille, OR 97423.

Existing development includes a septic system, well, a 1970 manufactured home with porch and deck, a small wood shed, a 24'x40' shop, a 22'-6" x 59' garage, and a 10'-6" x 36'-6" barn. With exception to the well, these improvements existed when Mr. Manske purchased the property. A mix of vegetation exists including bushes and scrubs, a variety of trees and grasses. The property is not used for farming or forest practices and is primarily cleared. All driveways are installed, and kept in good working order.

The North Fork of the Coquille River abuts the property, and a portion of the property is located within the 100 year floodplain. A site survey by Troy Rambo of Mulkins and Rambo, LLC shows the location of the floodplain, and all existing development is outside of that area. A floodplain application is not required for the existing or proposed development.

All development pre-exists the records of the Coos County Tax Assessor's office. Enclosed is the oldest assessment record available, and shows that all development was placed prior to 1990.

PROPOSED PROPERTY CONDITIONS

The Manske family would like to construct a single family dwelling on the subject property with the intent to reside on site to care for a family member in need. An application for the replacement dwelling accompanies this application for a comprehensive review by the Coos County Planning Department. The existing manufactured home is needed for a medical hardship dwelling, and enclosed is a Physician's Letter for Opal Murphy who is in need of full time assistance.

She currently resides in the manufactured home, and the new construction will house the family members who will attend to her needs.

The applicant is requesting clearance for the hardship dwelling, and if necessary, after the fact clearance for the existing improvements shown on the plot plan and described above. Clearance for a new septic system is also needed for the siting of the new home site as shown on the plot plan and provided in the compliance determination application for the replacement dwelling.

Enclosed is a Conditional Use Permit Application and associated fee of \$875.00. Below are findings to support the request.

COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO) FINDINGS OF FACT

2.1.200 Single Family Dwelling is defined as, "a single household unit of which construction is characterized by no common wall or ceiling with another unit, including a mobile home unless otherwise prohibited." *The existing dwelling meets this definition.*

Accessory Use is defined as, "a use, building or structure that is (1) customarily incidental and subordinate to the principal use, main building or structure, and (2) subordinate in extent, area, and purpose to the principal use. A use that constitutes, in effect, conversion to a use not permitted in the district is not an accessory use." *There are no proposed changes to the existing accessory structures.*

Agricultural Building is defined as, "a structure customarily provided in conjunction with farm or forest use for..." In the instance of this specific property, the barn is used for, "Storage, maintenance or repair of farm or forestry machinery and equipment."

Conditional Use is "applied to a use which may be permitted by the issuance of a conditional use permit." *The hardship dwelling may be permitted as an Administrative Conditional Use.*

Evidence is defined as, "Facts, documents, data or other information offered to demonstrate compliance or noncompliance with the standards believed by the proponent to be relevant to the decision.

Zoning District is defined as, "a zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed." *The proposed hardship dwelling is located in the Forest zoning district.*

4.6.110(3,a) A medical hardship dwelling may be allowed as a conditional use if certain criteria are met. One manufactured home in conjunction with an existing dwelling may be used as a hardship dwelling. *The existing manufactured home is proposed to be the Medical Hardship Dwelling. The existing resident is in need of full time care, and the family is medically responsible for her well being. A new home will need to be constructed in order for the existing home to be considered a hardship dwelling. The applicant has applied for a Replacement Dwelling in order to provide a location for the family caregiver to live.*

A shared sewage disposal system is required for both dwellings, and the applicant is proposing a new septic system. The new system will be located near the proposed new construction in order to better serve the permanent home. A pump may be required by DEQ for the distance between dwellings, though that will be determined during the DEQ review process. The applicant is proposing a new

system, and the decommissioning of the existing septic system in order to comply with the requirement for one sewage system.

- 4.6.110(3,a,v) The applicant must provide certification from a qualified physician stating what the hardship is and that the person must live close to someone during the hardship. *A physician's letter is enclosed.*
- 4.6.110(3,a,vi) Within three months of the end of hardship, the manufactured dwelling must be removed or demolished or converted to a non residential use. *The applicant is aware of this criteria, and will notify the planning department when the hardship ends for either removal or non residential conversion approval.*
- 4.6.110(3,a,vii) The applicant must provide updates every two years for the Planning Director to determine that the permit still qualifies. *The applicant understands the criteria, and will provide updates every two years.*
- 4.6.110(3,a,viii) A temporary residence approved under this section is not eligible for replacement. *The applicant understands the criteria.*
- 4.6.110(3,a,ix) The landowner shall acknowledge and file a Forest Management Covenant in the deed records of the county prior to county approval. *The applicant understands the criteria, and will provide evidence of the recording to the planning department.*
- 4.6.130 All conditional uses are subject to requirements that make the use compatible with forest and agricultural operations. *The applicant understands the criteria.*
- 4.6.130(1) The proposed use will not result in a significant change or increase the cost of accepted farming and forest practices. *Though the property is zoned Forest, the use is Residential in nature. There are no known farm or forest practices in the vicinity that will be affected by the hardship dwelling.*
- 4.6.130(2) The proposed use will not significantly increase fire suppression costs or increase risk. *The property is protected by the Coos Forest Protective Association. The proposed hardship dwelling will be using a manufactured home that was sited prior to 1990. There are no increased risks associated with the use.*
- 4.6.130(3) All uses must comply with applicable development standards and fire siting and safety standards. *There is a primary and secondary firebreak around the structure.*
- 4.6.130(4) A "Forest Management Covenant" must be signed by the owner and recorded in the deed records of Coos County. *The applicant will sign the covenant and have it recorded. A recorded copy will be given to the planning department.*
- 4.6.130(5,a) The dwelling will be sited so that it has the least impact on nearby forest or agricultural lands. There will be no adverse impacts on existing operations. The amount of forest lands used to site roads and structures will be minimized. The risks associated with wildfires will be minimized. *The proposed use will be located in a manufactured home that was sited prior to 1990. There have been no impacts on existing operations, and no impacts are anticipated. The new homesite is located near other existing development including the neighboring development and an installed driveway.*
- 4.6.130(5,b) Verification of on site water availability has been provided.

- 4.6.140(1) The minimum lot size for the Forest Zone is 80 acres. *The subject property is 13.76 acres and was lawfully created. Development occurred prior to 1990.*
- 4.6.140(2) All structures will have a 35' setback from the center of a right of way line, or 5' from the edge of the right of way, whichever is greater. *All structures meet the criteria.*
- 4.6.140(3) No fences are proposed at this time.
- 4.6.140(4) Off street parking will be provided per Chapter 7. *Existing parking is provided and meets this criteria.*
- 4.6.140(5) A Forest Management Covenant shall be filed prior to final approval of the dwelling. *The applicant understands the criteria, and will provide evidence of the recording to the planning department.*
- 4.6.140(6) Riparian vegetation will be protected within 50' of a wetland, stream or lake *The applicant understands the criteria.*
- 4.6.140(7) The dwelling is fire protected by the Coos Forest Protective Association.
- 4.6.140(8) Alternative methods for water supply are not proposed.
- 4.6.140(9) The property owner will provide and maintain a water supply of at least 500 gallons with an operating water pressure of 50PSI. A ¾" garden hose will be provided to reach the perimeter of the primary setback. *The applicant understands the criteria.*
- 4.6.140(10) A 30' primary safety zone will be provided around the structure. Vegetation will be limited to mowed grasses, low scrubs and trees spaced more than 15' apart. A secondary safety zone will be provided for sloped areas. *Owner will follow Table 1 when determining the required feet for the secondary zone based on slope percentage.*
- 4.6.140(16) All roads will be constructed for fire fighting equipment requirements. *The existing driveways meet this criteria.*
- 4.6.140(17) All roads will meet the standards outlined in Chapter 7. *The existing driveways meet this criteria.*
- 4.11.200 Overlay zones add further requirements to the development process.
- 4.11.211 A portion of the property is located in the Floodplain overlay.
- 4.11.235 A Floodplain application is required for all development within the overlay. *The proposed hardship dwelling and other existing structures are located outside of the floodplain overlay.*
- 6.1.125 The parcel is considered lawfully created.
- 6.2.550 Improvements will comply with the county and state laws as required for water, sewer, drainage, storm drainage and erosion control.

- 7.1.425 The road access points and driveway are required to be inspected and permitting by the Coos County Road Department. *The driveways will be inspected by the road department as part of the Compliance Determination for the replacement dwelling application.*

ADDITIONAL SUPPORTING DOCUMENTS

Consent Form
Coos County Tax Assessor's Map 26-11-21 TL 401
Coos County Tax Assessor's Summary Report, current
Coos County Tax Assessor's Summary Report, year 1990
Proposed plot plan
As Built Survey with Floodplain Location by Mulkins and Rambo, LLC
Aerial showing existing development
Floodplain Overlay
Well Log
Warranty Deed
Physician's Letter
Photographs of existing structure
Compliance Determination application for Replacement Dwelling

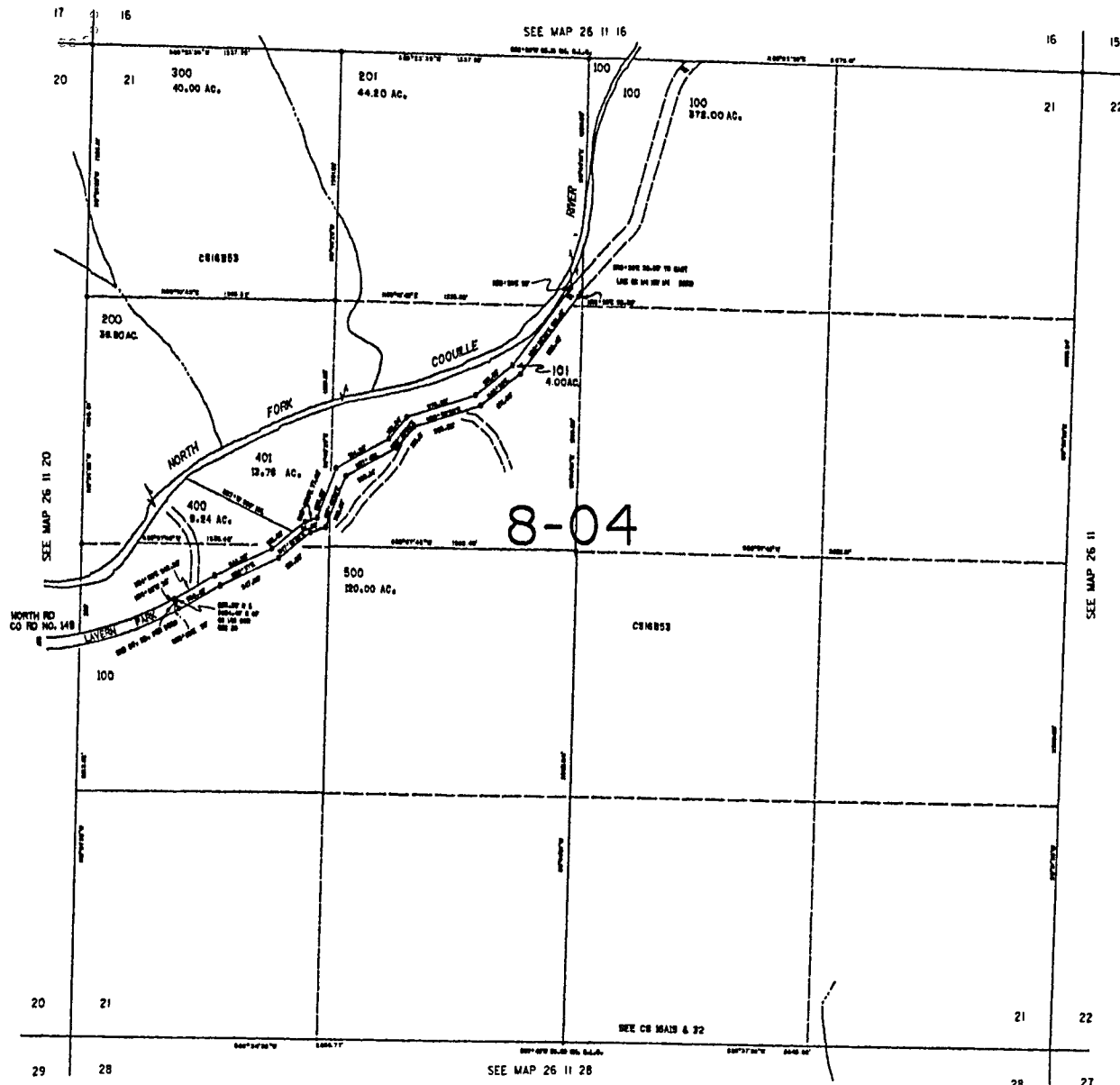
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 21 T.26S. R.11W. W.M.
COOS COUNTY

1" = 400'

26 11 21

CANCELLED



DATE
26 11 21

COOS County Assessor's Summary Report
Real Property Assessment Report
FOR ASSESSMENT YEAR 2019
NOT OFFICIAL VALUE

July 21, 2019 7:21:31 am

Account #	450603	Tax Status	ASSESSABLE		
Map #	26S11210000401	Acct Status	ACTIVE		
Code - Tax #	0804-450603	Subtype	NORMAL		
Legal Descr	See Record				
Mailing Name	MANSKE, SCOTT L.	Deed Reference #	2014-05530		
Agent		Sales Date/Price	07-15-2014 / \$175,000.00		
In Care Of		Appraiser	GORDON WEST		
Mailing Address	PO BOX 649 LAKESIDE, OR 97449-0649				
Prop Class	641	MA	SA	NH	Unit
RMV Class	601	04	16	RRF	7456-1

Situs Address(s)	Situs City
ID# 10 64282 FAIRVIEW RD	COQUILLE

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0804 Land	116,766			Land	0
Impr.	54,480			Impr.	0
Code Area Total	171,246	156,660	162,624		0
Grand Total	171,246	156,660	162,624		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0804	50	<input type="checkbox"/>		F	Designated Forest Land	100	A	8.26	A	006*	
0804	10	<input type="checkbox"/>		F	Market	100	A	1.00	HS	003	
0804	40	<input type="checkbox"/>		F	Market	100	A	4.50	MV	003	
Grand Total											13.76

Code Area	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0804	1	0	303	General Purpose Building	100	864		5,350
0804	2		303	General Purpose Building	100	960		11,200
0804	1	1970	462	MH REAL DOUBLE CLASS 6	100	1,392	E - 195497	37,930
Grand Total								54,480

Code Area	Type	Exemptions/Special Assessments/Potential Liability
<p>NOTATION(S):</p> <ul style="list-style-type: none"> ■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST ■ FIRE PATROL ADDED 2014 ■ REVIEW BY APPRAISER ADDED 2018 Reappraisal 		
0804	FIRE PATROL:	
	■ FIRE PATROL SURCHARGE	Amount 47.50 Year 2019
	■ FIRE PATROL TIMBER	Amount 21.02 Acres 13.76 Year 2019

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 1990

October 15, 2019 9:58:19 am

Account # 450603
 Map # 26S11210000401
 Code - Tax # 0804-450603

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name PERRY, GLENN L. & MAXINE M.

Deed Reference # 2014-05530

Agent

Sales Date/Price 07-15-2014 / \$175,000.00

In Care Of

Appraiser

Mailing Address HC 83 BOX 4360
 COQUILLE, OR 97423

Prop Class 543 MA SA NH Unit
 RMV Class 500 04 00 004 7456-1

Situs Address(s)	Situs City
------------------	------------

		Value Summary						
Code Area		RMV	MAV	AV	SAV	MSAV	RMV Exception	CPR %
0804	Land	18,333	0	0	18,333	0	Land	0
	Impr.	19,637	0	0	0	0	Impr.	0
Code Area Total		37,970	0	0	18,333	0		0
Grand Total		37,970	0	0	18,333	0		0

		Land Breakdown									
Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0804	20	<input checked="" type="checkbox"/>		F	Designated Forest Land	100	A	8.26	AA	006*	1,487
0804	30	<input checked="" type="checkbox"/>		F	Farm Use Unzoned	100	A	2.50	B4	006*	408
0804	40	<input checked="" type="checkbox"/>		F	Farm Use Unzoned	100	A	2.00	H5	006*	158
0804	10	<input checked="" type="checkbox"/>		F	Farm Use Zoned	100	A	1.00	MHS	006*	16,280
Grand Total								13.76			18,333

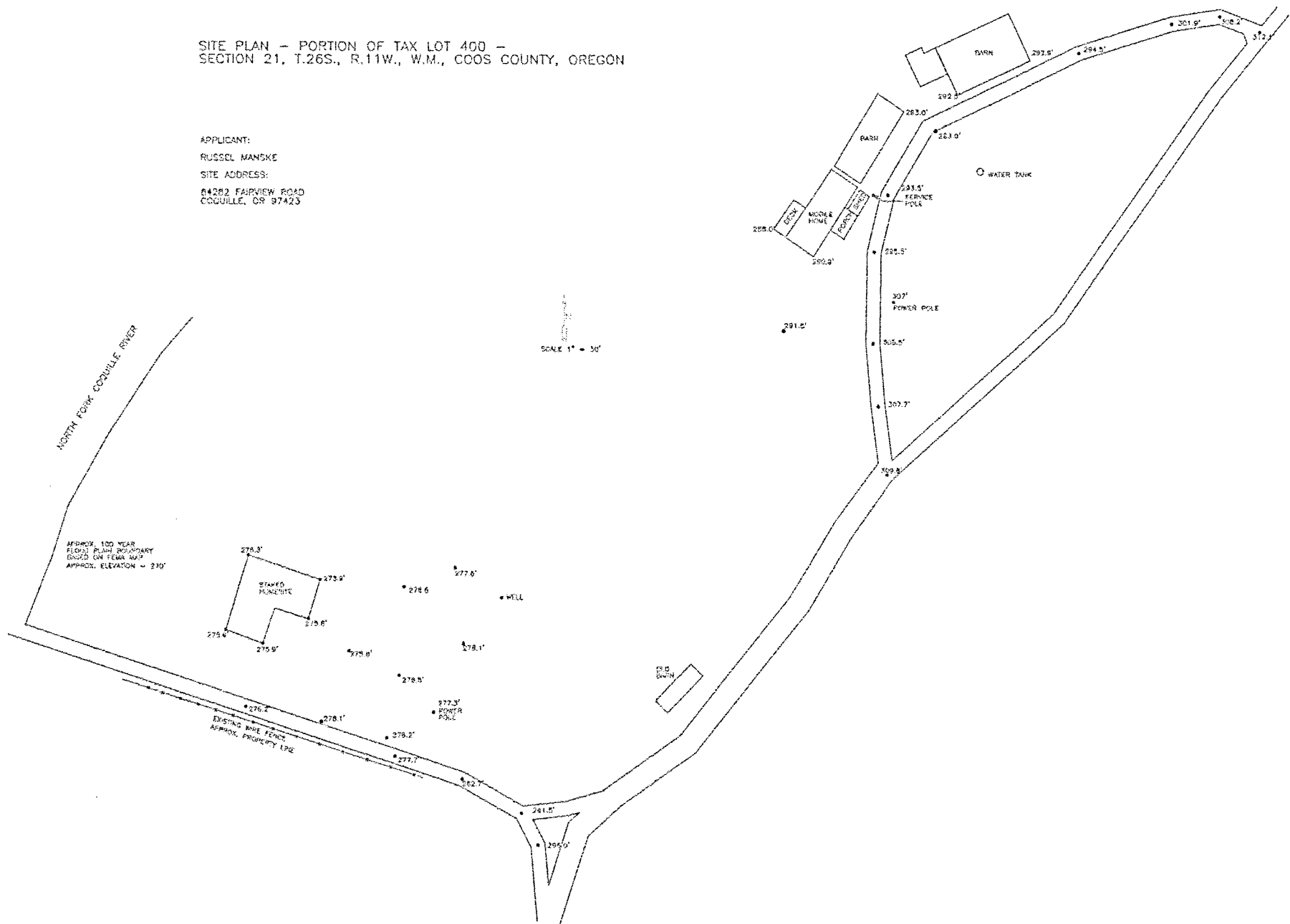
		Improvement Breakdown								
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV	
0804	1	1970	462	MH REAL DOUBLE CLASS 6	100	1,392		R - 195497	0	
0804	1	0	309	MISC FARM BUILDING	100	0			19,637	
Grand Total							1,392		19,637	

Exemptions/Special Assessments/Potential Liability									
Code Area	Type								
NOTATION(S):									
■ OTHER POT'L ADD'L TAX LIABILITY									
0804	FIRE PATROL:								
	■ FIRE PATROL TIMBER	Amount	35.00	Acres	0	Year	1990		

*** The Real MS value is not included in the total of the real account

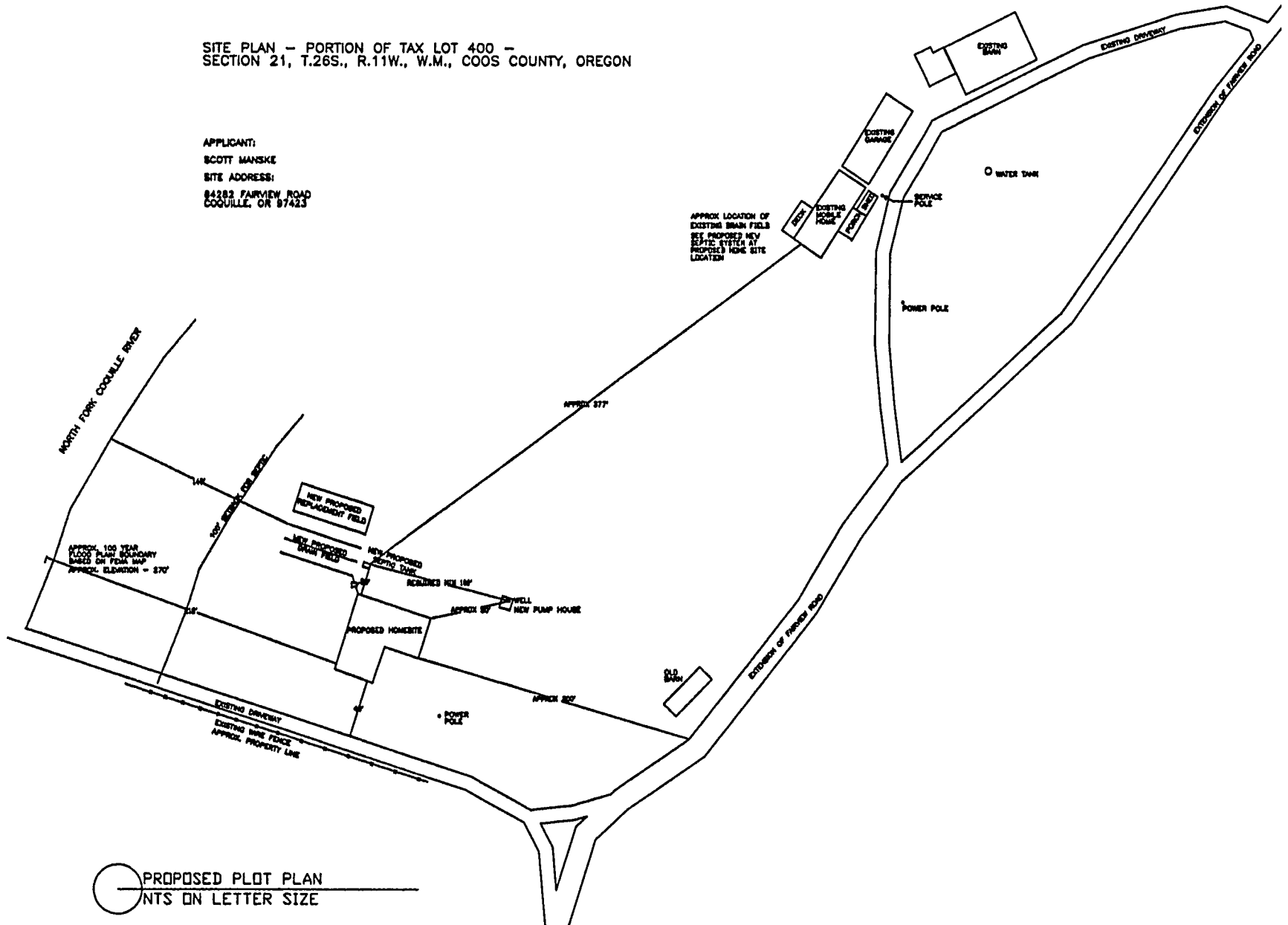
SITE PLAN - PORTION OF TAX LOT 400 -
SECTION 21, T.26S., R.11W., W.M., COOS COUNTY, OREGON

APPLICANT:
RUSSEL MANSKE
SITE ADDRESS:
64282 FAIRVIEW ROAD
COQUILLE, OR 97423



SITE PLAN - PORTION OF TAX LOT 400 -
SECTION 21, T.26S., R.11W., W.M., COOS COUNTY, OREGON

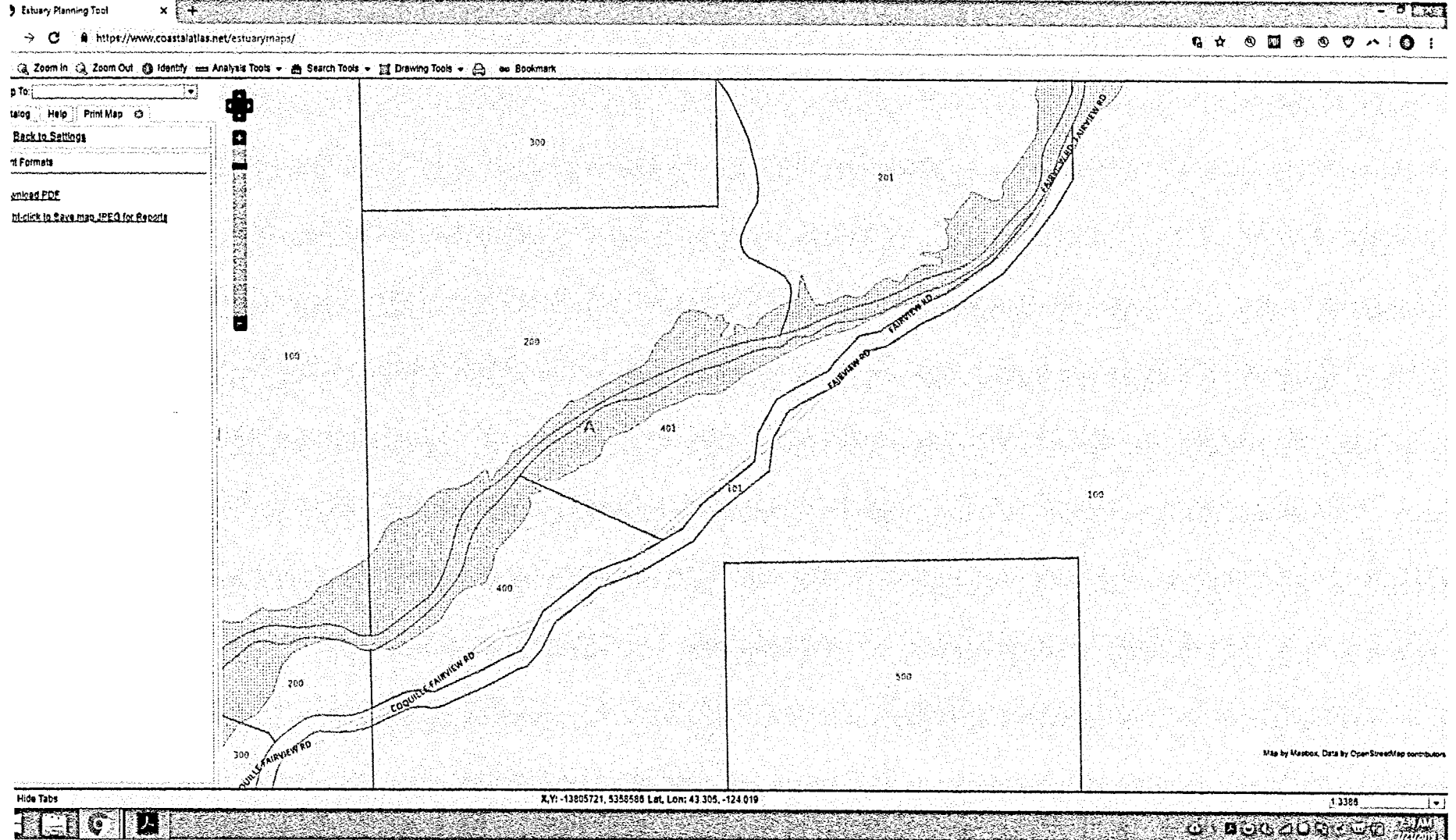
APPLICANT:
SCOTT MANSKE
SITE ADDRESS:
84282 FAIRVIEW ROAD
COQUILLE, OR 97423



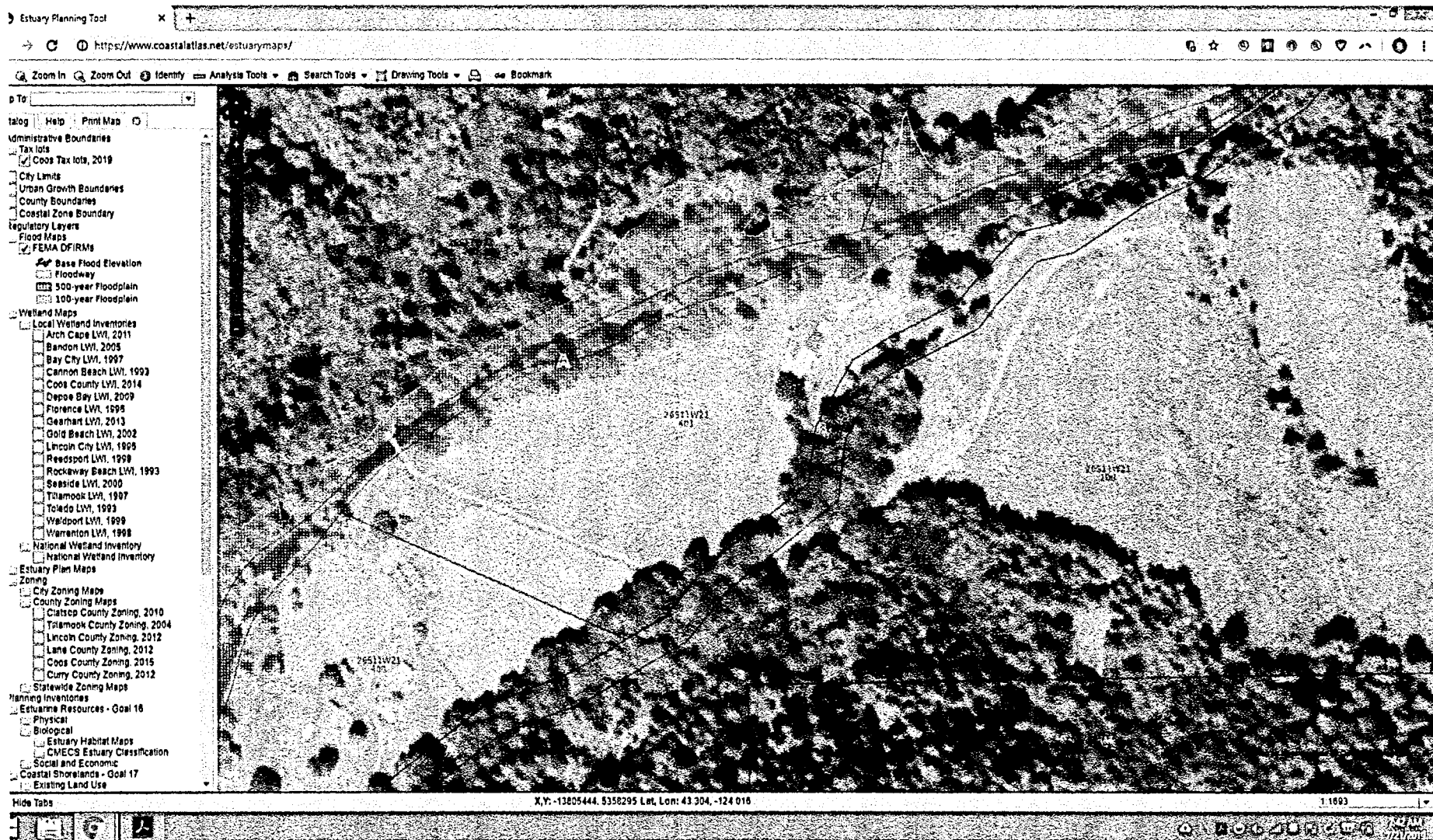
PROPOSED PLOT PLAN
NOTES ON LETTER SIZE

inske Property
64282 Fairview Rd
Coquille, OR 97423
-11-21 TI 401

Wetland Overlay



rial with Floodplain Overlay



X,Y: -13205444, 5358295 Lat, Lon: 43.304, -124.016

1:1000

**STATE OF OREGON
WELL LOCATION MAP**

This map is supplemental to the WATER SUPPLY WELL REPORT

Oregon Water Resources Department
725 Summer St NE, Salem OR 97301
(503)986-0900



LOCATION OF WELL

Latitude: 43.3039 Datum: WGS84

Longitude: -124.0174

Township/Range/Section/Quarter-Quarter Section:

WM 26S 11W 21 SWNW

Address of Well:

64282 FAIRVIEW

COQUILLE, OR 97423

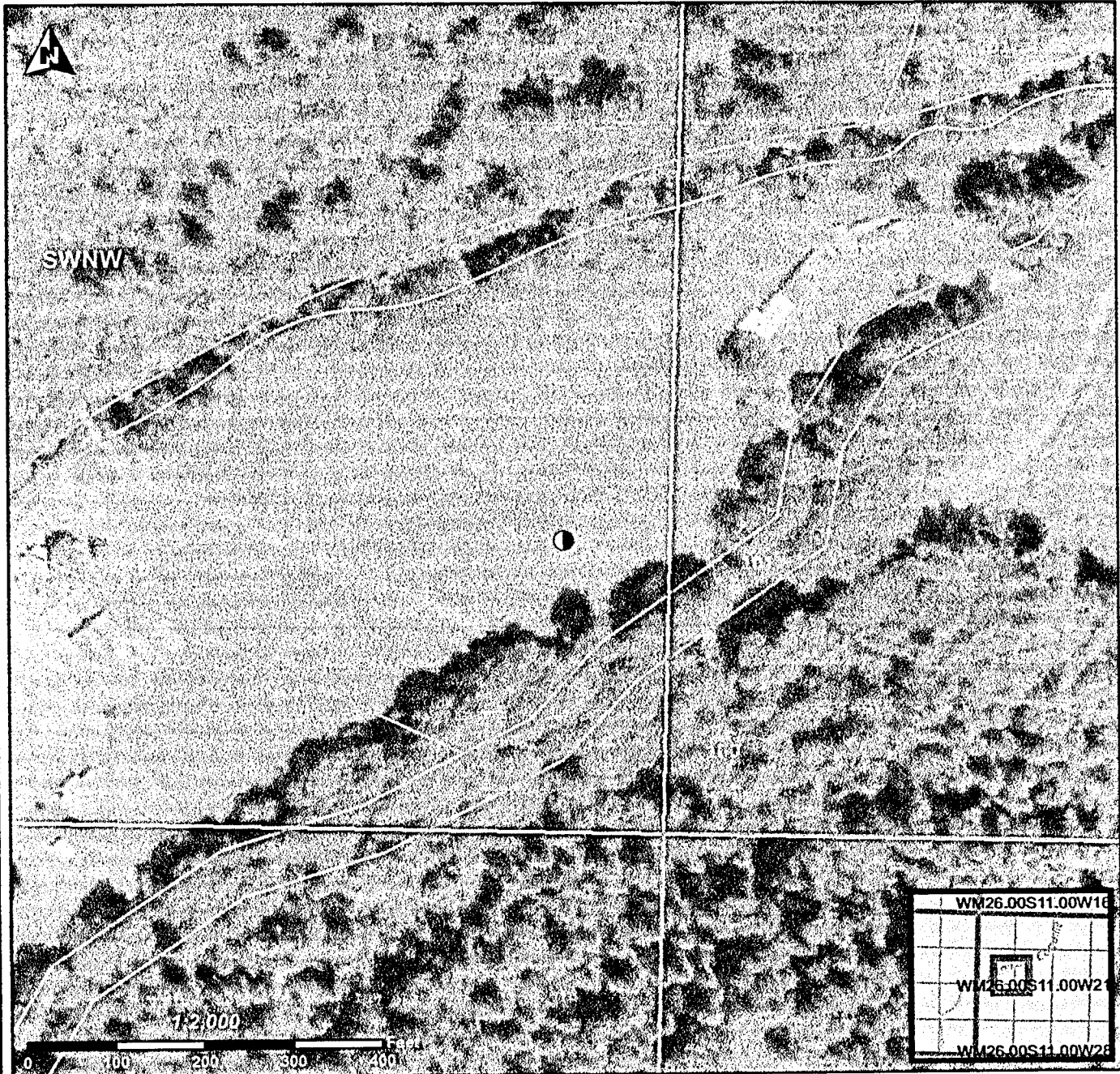
Well Label: L131293

Well Log: COOS 57502

Printed: May 29, 2019

DISCLAIMER: This map is intended to represent the approximate location of the exempt use well provided by the land owner. It is not intended to be construed as survey accurate in any manner.

Generated by OWRD



STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.765 & OAR 690-205-0210)

COOS 57502
5/28/2019

WELL I.D. LABEL# L 131293
START CARD # 1042569
ORIGINAL LOG #

(1) LAND OWNER
Owner Well I.D.
First Name SCOTT Last Name MANSKE
Company
Address 64236 FAIRVIEW
City COQUILLE State OR Zip 97423

(2) TYPE OF WORK
[X] New Well [] Deepening [] Conversion
[] Alteration (complete 2a & 10) [] Abandonment (complete 5a)

(2a) PRE-ALTERATION
Dia + From To Gauge Std Plstc Wld Thrd
Casing: [] [] [] [] [] [] [] [] [] []
Material From To Amt sacks/lbs
Seal: [] [] [] [] [] [] [] [] [] []

(3) DRILL METHOD
[X] Rotary Air [] Rotary Mud [] Cable [] Auger [] Cable Mud
[] Reverse Rotary [] Other

(4) PROPOSED USE
[X] Domestic [] Irrigation [] Community
[] Industrial/ Commercial [] Livestock [] Dewatering
[] Thermal [] Injection [] Other

(5) BORE HOLE CONSTRUCTION
Special Standard [] (Attach copy)
Depth of Completed Well 224.00 ft.

Table with columns: Dia, From, To, Material, From, To, Amt, Sacks/lbs. Row 1: 10, 0, 20, Bentonite Chips, 0, 20, 12, S. Row 2: 6, 20, 224, Calculated, 10.7.

How was seal placed: Method [] A [] B [] C [] D [] E
[X] Other POURED
Backfill placed from ft. to ft. Material
Filter pack from ft. to ft. Material Size
Explosives used: [] Yes Type Amount

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
Proposed Amount Actual Amount

(6) CASING/LINER
Casing Liner Dia + From To Gauge Std Plstc Wld Thrd
[] [] [] [] [] [] [] [] [] []
Shoe [] Inside [] Outside [] Other Location of shoe(s)
Temp casing [] Yes Dia From + To

(7) PERFORATIONS/SCREENS
Screens Type Material
Perf/ Casing/ Screen Dia From To Scrn/slot width Slot length # of slots Tel/ pipe size
Perf Liner 4.5 32 224 25 5 240

(8) WELL TESTS: Minimum testing time is 1 hour
[] Pump [] Bailer [X] Air [] Flowing Artesian
Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)
10 224 1

Temperature 52 °F Lab analysis [] Yes By
Water quality concerns? [] Yes (describe below) TDS amount 91 ppm
From To Description Amount Units

(9) LOCATION OF WELL (legal description)
County coos Twp 26.00 S N/S Range 11.00 W E/W WM
Sec 21 SW 1/4 of the NW 1/4 Tax Lot 00401
Tax Map Number Lot
Lat " or 43.30388398 DMS or DD
Long " or -124.01737691 DMS or DD
[] Street address of well [] Nearest address
64282 FAIRVIEW
COQUILLE, OR 97423

(10) STATIC WATER LEVEL
Date SWL(psi) + SWL(ft)
Existing Well / Pre-Alteration
Completed Well 4/29/2019 19
Flowing Artesian? [] Dry Hole? []

WATER BEARING ZONES
Depth water was first found 19.00
SWL Date From To Est Flow SWL(psi) + SWL(ft)
4/29/2019 32 33 1 19
4/29/2019 138 139 9 19

(11) WELL LOG
Ground Elevation
Material From To
TOP SOIL 0 1
BROWN SANDY CLAY 1 3
BROWN SANDY CLAYSTONE SANDSTONE 3 14
BROWN GRAVEL 14 15
BLUE GRAY SANDSTONE 15 36
BROWN BLUE SANDSTONE 36 45
BLUE GRAY BALSALT 45 88
BLUE GRAY SANDSTONE 88 130
BLUE GRAY BALSALT 130 138
BLUE GRAY SANDSTONE 138 224

Date Started 4/27/2019 Completed 4/29/2019

(unbonded) Water Well Constructor Certification
I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
License Number Date
Signed

(bonded) Water Well Constructor Certification
I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
License Number 1381 Date 5/28/2019
Signed RONALD BARRINGTON (E-filed)
Contact Info (optional) BARRINGTON WELL DRILLING I.L.C. 541-269-7221



Coos County Planning Department
Coos County Courthouse Annex, Copalis, Oregon 97421
Mailing Address: 250 N. Baxter, Coos County Courthouse, Copalis, OR 97421
Physical Address: 223 N. Adams, Copalis, Oregon 97421
(541) 396-7779
FAX (541) 396-1022 TDD (800) 735-2900
Planning Department
Bill Kelle, Planning Director

Physician's Certificate

This form must be completed and signed by a qualified physician and submitted with your application for a Temporary Medical Hardship Dwelling.

By completing this form, the physician, therapist or professional counselor asserts their patient needs frequent care in such a manner that the caretaker must reside on the same premises.

To Be Completed by Physician

This is to certify that the person listed below is my patient:

Opal L. Murphy
(Please Print or Type name of patient)

It is my medical opinion that this person has a medical or physical hardship that requires care and attention as described above, and the named patient should be permitted to reside near a caretaker in order to facilitate proper care.

Office Name: North Bend Medical Center

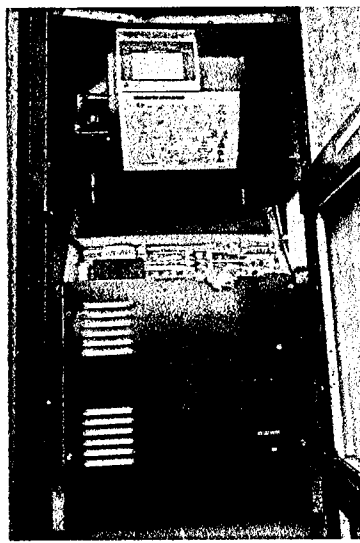
Physician's Signature: Dallas Carter

Physician's Name: Dallas Carter (Please Print or Type) (D/License #: MD 13088)

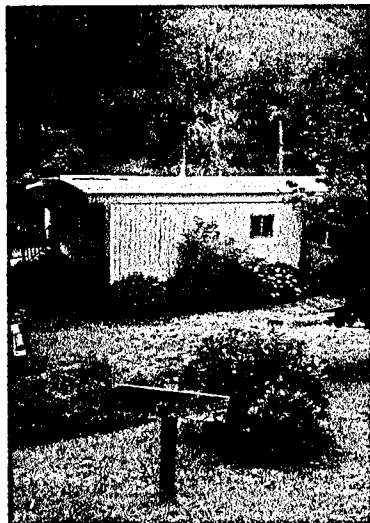
Address: 900 Woodland Dr Phone #: 541-267-5151



All plumbing is in working condition



All heat is in working condition



All four exterior walls and roof are in tact