



# Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:  
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL  
[PLANNING@CO.COOS.OR.US](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770



FILE NUMBER: ACU-21-013

Date Received: 2/22/21 Receipt #: 221234 Received by: A. Dibble

This application shall be filled out electronically. If you need assistance please contact staff.  
If the fee is not included the application will not be processed.  
*(If payment is received on line a file number is required prior to submittal)*

## LAND INFORMATION

**A. Land Owner(s)** Rodney Jackson

Mailing address: 56174 Tom Smith Road Bandon, OR 97411

Phone: 541 435 4500 Email: rjackson307@gmail.com

Township: 28S Range: 14W Section: 16 1/4 Section: 0 1/16 Section: 0 Tax lots: 01401

Select Select Select Select Select

Tax Account Number(s): 955105 Zone: Select Zone Rural Residential-5 (RR-5)

Tax Account Number(s): \_\_\_\_\_ Please Select

**B. Applicant(s)** Rodney Jackson

Mailing address: 56174 Tom Smith Road Bandon, OR 97411

Phone: 541 435 4500

**C. Consultant or Agent:** \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

- Type of Application Requested
- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU | <input type="checkbox"/> Land Division - P, SUB or PUD    |
| <input type="checkbox"/> Text Amendment      | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU            | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone        | <input type="checkbox"/> Variance - V   | <input type="checkbox"/> Home Occupation/Cottage Industry |

Special Districts and Services

Water Service Type: Select type of Water Service Sewage Disposal Type: Select type of Sewage System

School District: Select School District Fire District: Select Fire District

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or contulant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

D. **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.

- I.  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.
- II.  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
- III.  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.

**ACCESS INFORMATION**

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 56174 Tom Smith Road Bandon, OR 97411

Type of Access: County Road  Name of Access: Tom Smith Road

Is this property in the Urban Growth Boundary? Yes

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or Bonded. Contact by phone at 541-396-7600

**Coos County Road Department Use Only**

Roadmaster or designee: \_\_\_\_\_

Driveway  Parking  Access  Bonded Date: \_\_\_\_\_ Receipt # \_\_\_\_\_

File Number: DR-20-026

Date Received: \_\_\_\_\_  
Receipt # \_\_\_\_\_

## COOS COUNTY ROAD DEPARTMENT



### ACCESS/DRIVEWAY/ROAD/ PARKING VERIFICATION PERMIT

THIS FORM NEEDS TO BE SUBMITTED TO COOS COUNTY PLANNING DEPARTMENT,  
225 N. ADAMS STREET OR MAILED TO: 250 N. BAXTER, COQUILLE OR 97423

**All new and replacement dwellings, commercial or industrial development requires this form. Other development may require verification of access.**

Payment for this permit can be submitted to the Cos County Planning Department in the form of cash or check

For Office Use Only: FILE # \_\_\_\_\_

FEE: \_\_\_\_\_

Applicant/Agent (print name): RODNEY JACKSON

Mailing address: 56174 TOM SMITH RD. BANDON, OR 97411

Phone: 541 435-4500 Email: rjackson307@gmail.com

Land Owner (print name): SAME AS ABOVE

Mailing address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

#### LOCATION

28      14      16      1401  
Township      Range      Section      Tax Lot

56174 TOM SMITH RD. BANDON, OR 97411  
Site address

Zone (s) \_\_\_\_\_

5.3  
Acreage

**EXISTING IMPROVEMENTS** Describe any improvements to the property such as any roads, structures, etc.

HOUSE, WELL, SEPTIC, DRIVEWAY, CULVERT

Applicant Signature: \_\_\_\_\_

Through applying for this application I authorize the Coos County Roadmaster or designee to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. The applicant shall contact the Coos County Road Department to arrange for the site visit once the access, driveway, road and/or parking requirements have been met. If you would like to schedule a visit or inquire further about requirements including bonding please contact 541-396-7660. This signed form must be returned to the Planning Department prior to the issuance of a zoning compliance letter.



**NOTICE:** The Applicant is responsible for providing enough information in this application for staff to make reasonable findings.

## **REQUIRED SUBMITTALS**

1. All permits shall contain the following:
  - a. Property boundaries;
  - b. Location of all structures on the subject property;
  - c. Required parking spaces;
  - d. Current utilities and proposed utilities; and
  - e. Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
  
2. In addition Parking Plans shall contain the following:
  - a. The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
  - b. Location of existing and proposed access point(s) on both sides of the road where applicable;
  - c. Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
  - d. All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
  - e. Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
  - f. Number and direction of lanes to be constructed on the road plus striping plans;
  - g. All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
  - h. Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.
  
3. Additional requirements that may apply depending on size of proposed development.
  - a. Traffic Study completed by a registered traffic engineer.
  - b. Access Analysis completed by a registered traffic engineer
  - c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

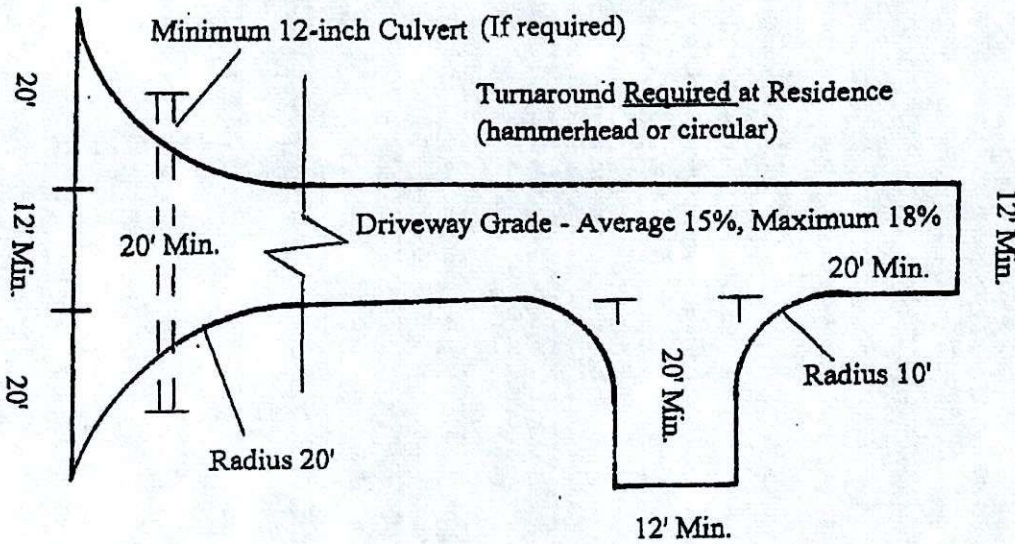
## DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

### Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



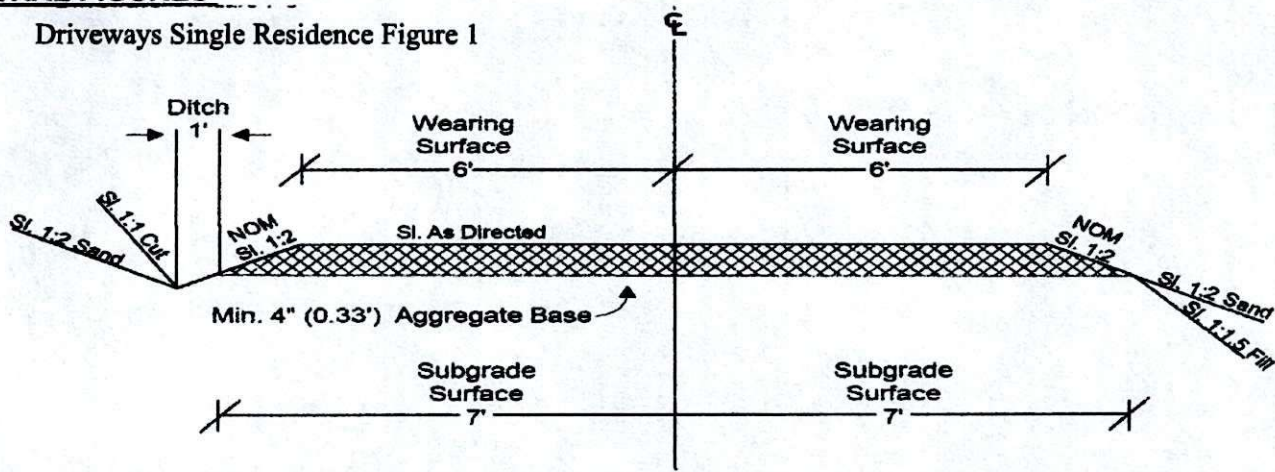
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

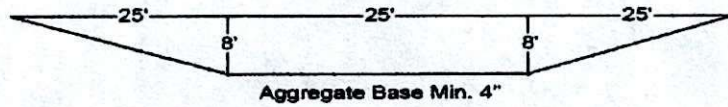
If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

# RURAL FIGURES

Driveways Single Residence Figure 1



Pull Outs



## FORESTRY, MINING OR AGRICULTURAL ACCESS:

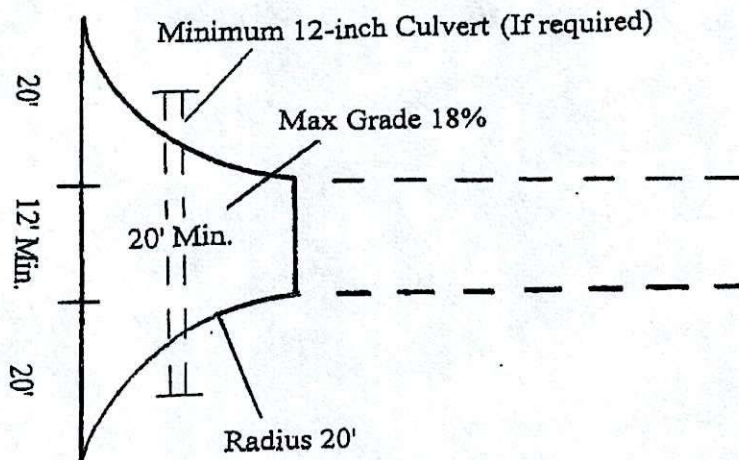
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

### Forestry, Mining or Agricultural Access Standard drawing Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35 mph – 150' both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster  
The access will be developed from the edge of the developed road.

Figure 7.1.450



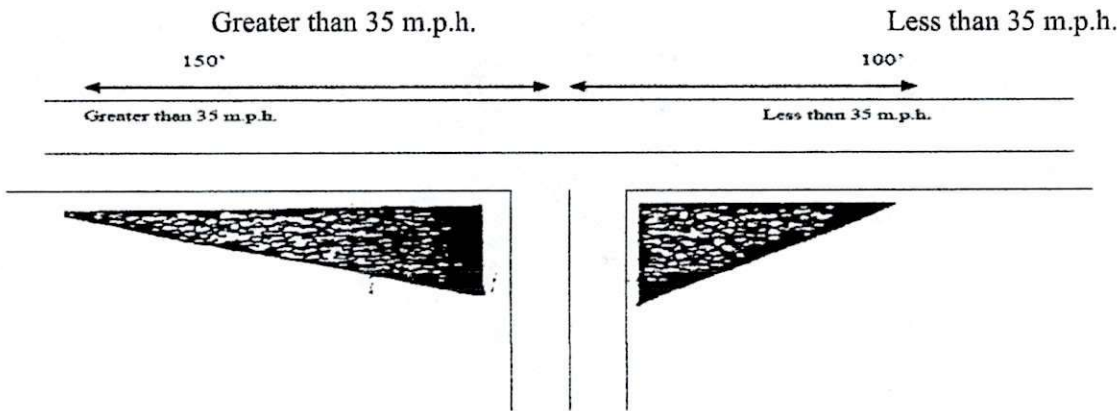
Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.



**VISION CLEARANCE TRIANGLE:**

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



**PARKING LOT STANDARDS:**

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length

	<p>or equivalent capacity if no seating is provided.  1 Bicycle space</p>
Storage warehouse, manufacturing establishment, or trucking freight terminal	<p>1 space per employee.  1 Bicycle space</p>
Wholesale establishment.	<p>1 space per employee plus  1 space per 700 square feet of patron serving area.  1 Bicycle space</p>
Welfare or correctional institution	<p>1 space per 5 beds for patients or inmates, plus 1 space per employee.  1 Bicycle space</p>
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	<p>1 space per 5 beds for patients or residents, plus 1 space per employee.  1 Bicycle space</p>
Church, mortuary, sports arena, theater.	<p>1 space for 4 seats or every 8 feet of bench length in the main auditorium.  1 Bicycle space</p>
Library, reading room.	<p>1 space per 400 square feet of floor area plus 1 space per employee.  1 Bicycle space</p>
Preschool nursery, kindergarten.	<p>2 spaces per teacher; plus off-street loading and unloading facility.  1 Bicycle space per 20 students</p>
Elementary or junior high school.	<p>1 space per classroom plus  1 space per administrative employee or  1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater.  1 Bicycle space per 10 students</p>
High school	<p>1 space per classroom plus  1 space per administrative employee plus  1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater.  1 Bicycle space per 20 students</p>
Other auditorium, meeting room.	<p>1 space per 4 seats or every 8 feet of bench length.  1 Bicycle space</p>
Single-family dwelling.	<p>2 spaces per dwelling unit.</p>
Two-family or multi-family dwellings.	<p>1 ½ spaces per dwelling unit.  1 bicycle space per unit for buildings with 4 or more units.</p>
Motel, hotel, rooming or boarding house.	<p>1 space per guest accommodation plus  1 space per employee.</p>
Mobile home or RV park.	<p>1 ½ spaces per mobile home or RV site.</p>

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
<b>Figures</b>	A	B	C	D	E
<b>Single row of Parking</b>					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
<b>Figures #'s</b>					
	F	G	H	I	J
<b>Two Rows of Parking</b>					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

**Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.**

**To: Coos County Planning Department**

**From: Rodney Jackson, Property Owner**

**Date: February 16, 2021**

**Subject: Statement of use for proposed Accessory Dwelling Unit**

The information being provided for consideration off improvements to include an accessory dwelling that will house aging family members with no charge or rent. This will never be used as a rental dwelling upon their demise.

As required, please consider the following as evidence and description of improvements planned for the property located at 56174 Tom Smith Road, Bandon, Oregon, Coos County:

1. Subject property is a 5.3-acre parcel located in Coos County; Oregon zoned rural residential. This is larger than the necessary requirement of 2 acres. The total square footage of proposed project will be less than the maximum square footage of 75%.
2. See attached plot plan.
3. Proposed construction will be as follows: attached additional square footage to existing single family dwelling of 595 square feet. This addition will include kitchen, living room, bedroom and 1 full bathroom.
4. Water, sewer and electricity is supplied by current well and septic system that accommodates a 4-bedroom dwelling.



Dabbie Heller, CCC, Coos County Clerk

AFTER RECORDING RETURN TO:  
Daniel M. Hinrichs, P. C.  
Attorney at Law  
590 Commercial Avenue  
Coos Bay, Oregon 97420

SEND TAX STATEMENTS TO:  
Rodney I. Jackson, Trustee of the  
Rodney I. Jackson Living Trust  
56174 Tom Smith Road  
Bandon, Oregon 97411

**BARGAIN AND SALE DEED**

KNOW ALL MEN BY THESE PRESENTS, that RODNEY ISAAC JACKSON, who acquired title as ROD JACKSON Grantor, does hereby grant, bargain, sell and convey all interest unto RODNEY ISAAC JACKSON as Trustee of THE RODNEY I. JACKSON LIVING TRUST uad: July 27<sup>th</sup>, 2020, Grantee, its heirs and assigns, all of their right, title and interest in and to the following described real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Coos, State of Oregon, bounded and described as follows, to-wit:

**Parcel 1 of final Partition Plat 2007 # 5, filed in CAB C-530, recorded February 2, 2007 as microfilm no. 2007-1532, Records of Coos County, Oregon.**

**Commonly known as: 56174 Tom Smith Road, Bandon, Oregon.  
Coos County Account: 955105.**

Consideration: No consideration is being given for this conveyance, which is executed and delivered for the purpose of transferring ownership of property owned by the Grantor to a revocable living trust.

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, OF CHAPTER 424, UNDER 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 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, OF 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.

WITNESS my hand and seal this 27<sup>th</sup> day of July, 2020.

\_\_\_\_\_  
RODNEY ISAAC JACKSON, aka ROD JACKSON

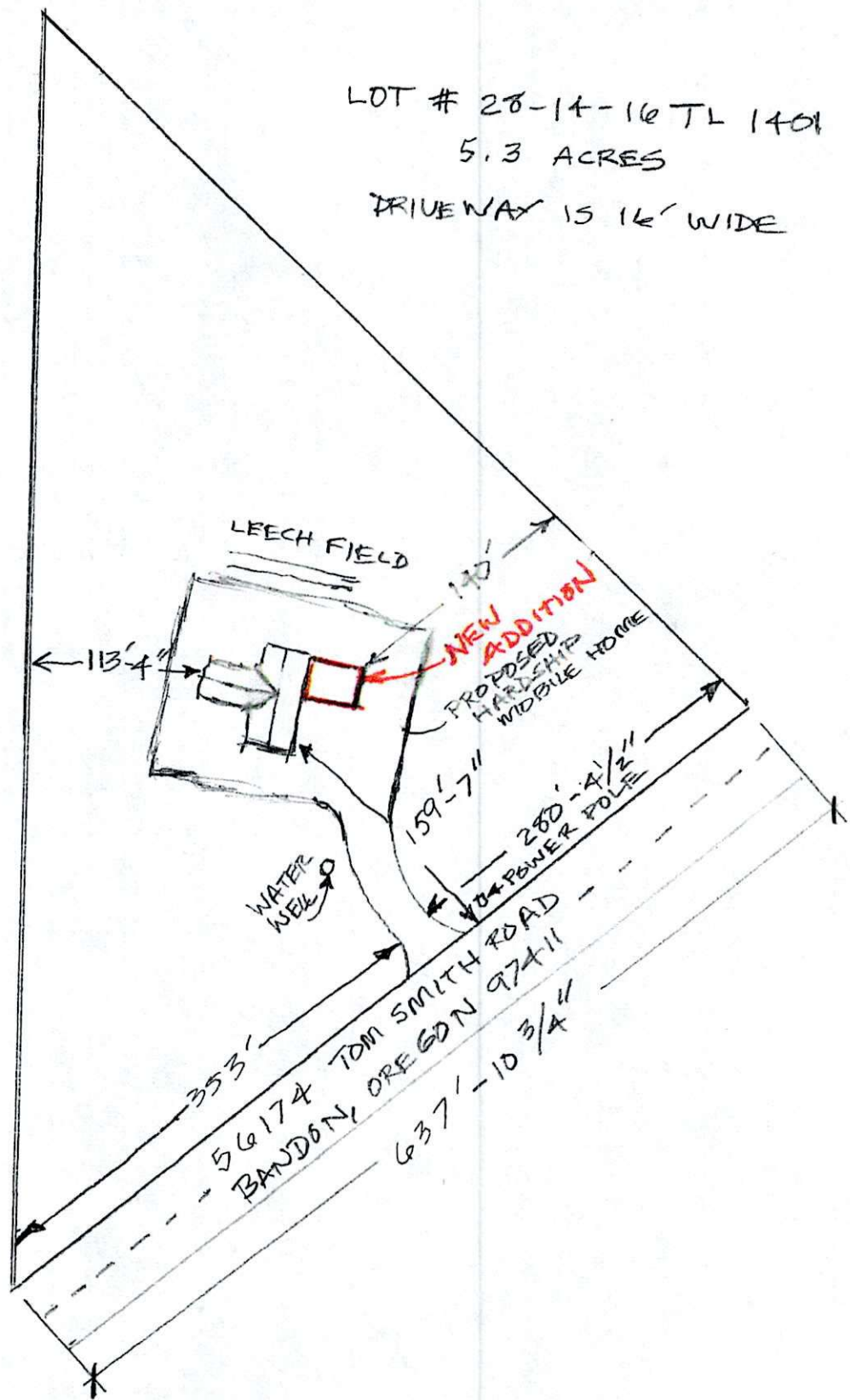
STATE OF OREGON                    )  
  ) ss.  
County of Coos                    )

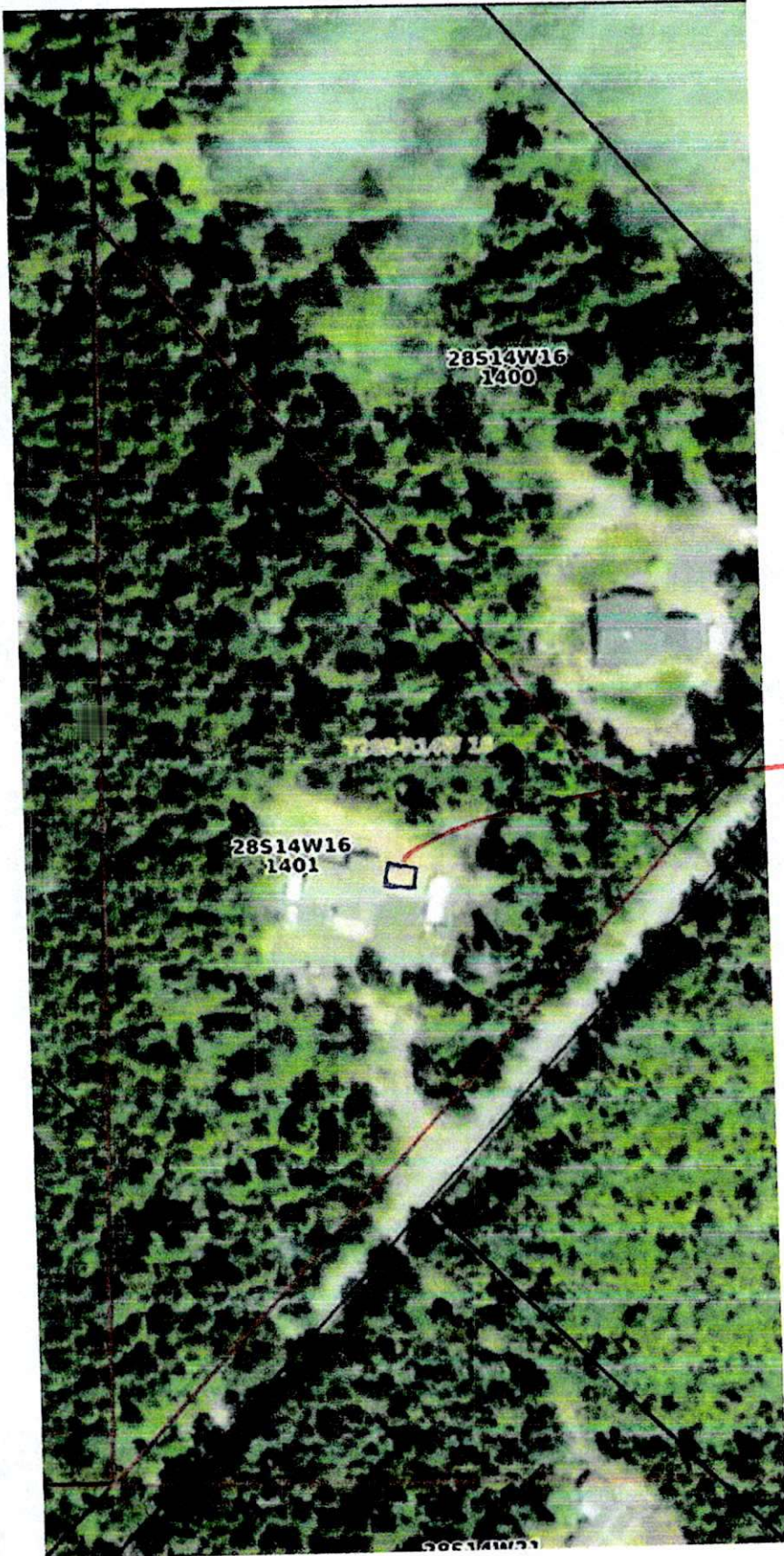
Personally appeared before me this 27 day of July, 2020, the above-named RODNEY ISAAC JACKSON who acknowledged the foregoing instrument to be their voluntary act and deed.



\_\_\_\_\_  
NOTARY PUBLIC FOR OREGON

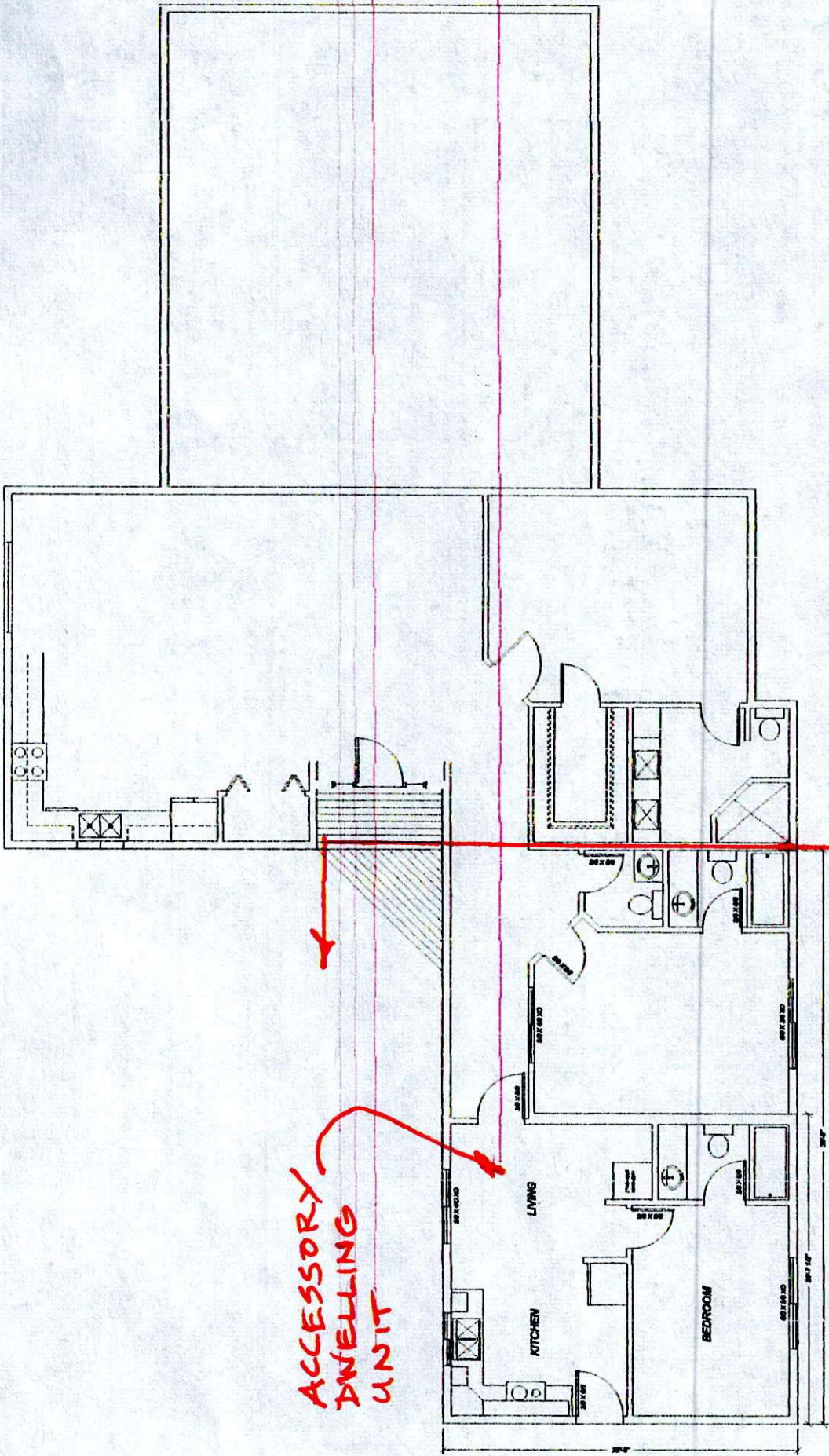
LOT # 28-14-16 TL 1401  
5.3 ACRES  
DRIVEWAY IS 16' WIDE





THIS PICTURE SHOWS  
CLEARED AREA WHERE HOUSE  
AND FUTURE ADDITION ARE  
LOCATED.

FUTURE ADDITION



ACCESSORY DWELLING UNIT

NEW ADDITION