



# NOTICE OF LAND USE DECISION

Coos County Planning  
225 N. Adams St.  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770  
Fax: 541-396-1022

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. The development is contained within the identified property owners' land. Notice is required to be provided pursuant to ORS 215.416. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

Date of Notice: **Wednesday, August 25, 2021**

File No(s): ACU-21-015

Proposal: Request for approval to change the residential use to a vacation rental.

Applicant(s): Patrick Wright and Angela Boyd  
97453 Haynes Way Lane  
North Bend, OR 97459

Staff Planner: Amy Dibble, Planner II

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Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Thursday, September 09, 2021**. Appeals are based on the applicable land use criteria Vacation Rental reviews are subject to Coos County Zoning and Land Development Ordinance (CCZLDO) Sections 4.3.210.87 *Categories and Review Standards – Vacation Rentals*. **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.**

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### **Property Information**

Account Numbers	3592800
Map Numbers	25S1313BB-04500
Property Owners	WRIGHT, PATRICK M 93969 BRIDGE VIEW LN NORTH BEND, OR 97459-8303
Situs Addresses	93969 BRIDGE VIEW LN NORTH BEND, OR 97459
Acreages	0.61 Acres
Zoning(s)	RURAL RESIDENTIAL-2 (RR-2)
Special Development Considerations and Overlays	ARCHAEOLOGICAL AREAS OF INTEREST (ARC)

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The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County

This notice shall be posted from August 25, 2021 to September 9, 2021

Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance.

Staff tries to post all applications on the website at the following link:

<https://www.co.coos.or.us/planning/page/applications-2021>

The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. If you would like to view the record in this matter, please make an appointment. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Amy Dibble, Planner II and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: Amy Dibble Date: Wednesday, August 25, 2021 .

Amy Dibble, Planner II

**This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, Application and all evidence associated as listed in the exhibits.**

#### EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit C: Staff Report -Findings of Fact and Conclusions

Exhibit D: Application

Exhibit E: Comments Received

## EXHIBIT "A"

The applicant shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

### CONDITIONS OF APPROVAL

The applicant has met the criteria for a Vacation Rental, with the following conditions:

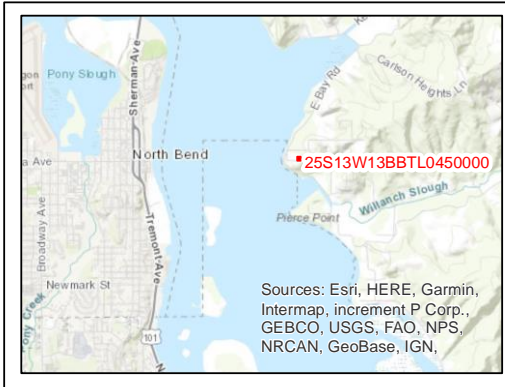
1. The applicant shall submit a plan to cover nuisance issues to ensure the use is compatible with the neighborhood. The plan shall consist of **contacts for the property manager to report problems to, noise restriction and emergency contact information. The advertisement for the rental shall include a property manager name and contact information. A contract that will be used for the rental shall contain all of this information and shall be filed with the Planning Department.**
2. A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use.
3. The parking and access shall be reviewed and signed off by the Coos County Road Department prior to receiving a Zoning Clearance Letter from staff. The parking will be limited to two (2) vehicles maximum per County Roadmaster.
4. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter shall be required prior to the use of the dwelling as a vacation rental on the property.
5. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity.
6. Pursuant to CCZLDO § 4.3.110.10(a) the applicant shall obtain a license from the Coos County Health Department in accordance with ORS 446.310-350.

**EXHIBIT "B"**  
**VICINITY MAP**



**COOS COUNTY PLANNING DEPARTMENT**

Mailing Address: 225 N. Adams, Coquille, Oregon 97423  
Physical Address: 60 E. Second, Coquille Oregon  
Phone: (541) 396-7770  
TDD (800) 735-2900



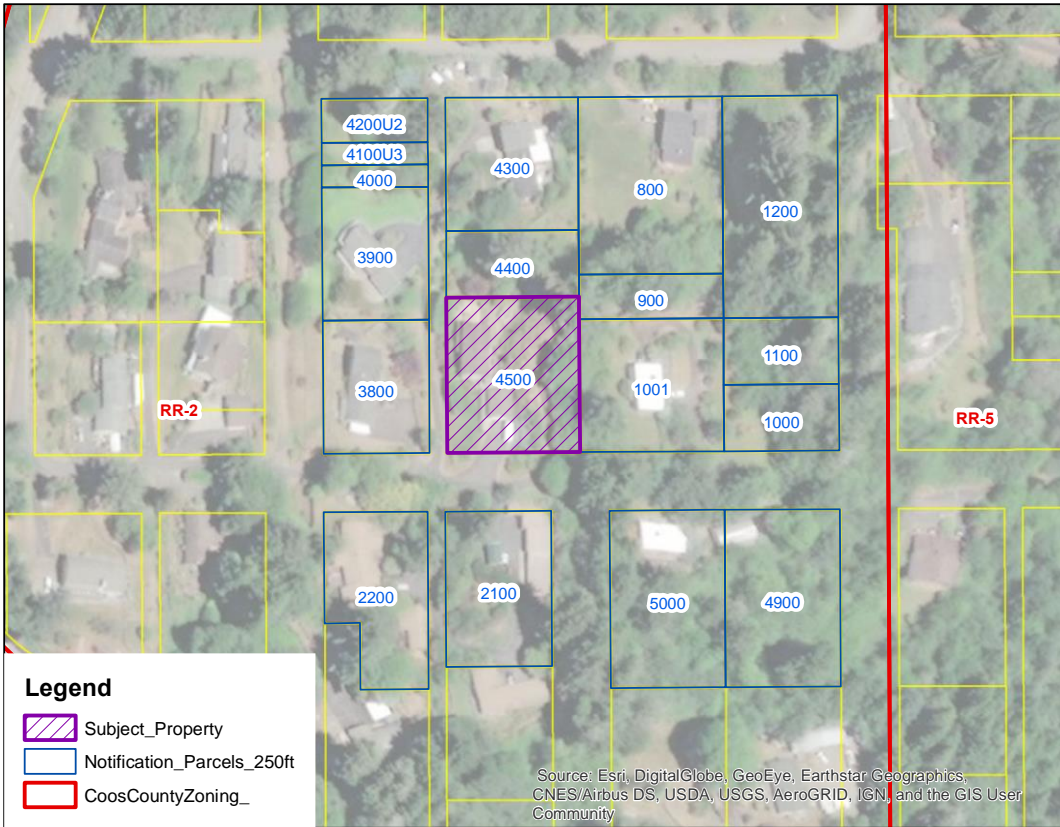
File: ACU-21-015

Applicants/  
Owner: Patrick Wright and Angela Boyd  
Patrick Wright

Date: August 13, 2021

Location: Township 25S Range 13W  
Section 13BB TL 4500

Proposal: Administrative Conditional Use



**EXHIBIT “C”  
STAFF REPORT  
FINDINGS OF FACT AND CONCLUSIONS**

**I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:**

- A. PROPOSAL:** The applicant has requested a change of use from a Single Family Dwelling to a Vacation Rental.
- B. BACKGROUND/PROPERTY HISTORY:** This property has a Single Family Dwelling that was constructed in 1972 which was prior to a land use authorization to be obtained. However, the zoning is Rural Residential and a dwelling would be permitted. On July 27, 1990 a Zoning Verification Letter (VL-90-391) was issued providing authorization to site an accessory structure (garage). There are no other improvements on this property.

The current application was submitted on March 4, 2021 and deemed complete within the 30-day time frame (April 2, 2021) explained in the Coos County Zoning and Land Development Ordinance Section 5.0.200 (ORS 215.427) and 5.0.250. The deemed complete process is a review that all the materials have been submitted as explained in the applications. This is not full review of the criteria as the burden of proof rest with the applicant and the details of the application are reviewed during the review period.

- C. COMPLIANCE PURSUANT TO SECTION 1.1.300:** *It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.*

Staff has reviewed the property history and county files to determine that at this time the property is compliant based on the information that is available at this time.

**II. BASIC FINDINGS:**

- A. LOCATION:** The subject property is located east of the City of Coos Bay off East Bay Road at 93969 Bridgeview Lane, North Bend, OR 97459.
- B. ZONING:** The subject property is zoned Rural Residential-2 (RR-2).

**ARTICLE 4.2 – ZONING PURPOSE AND INTENT**

**SECTION 4.2.100 RESIDENTIAL**

*There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.*

*The purpose of the “RR-2” and “RR-5” districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.*

*The “RR-2” district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.*

**C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERALYS:**

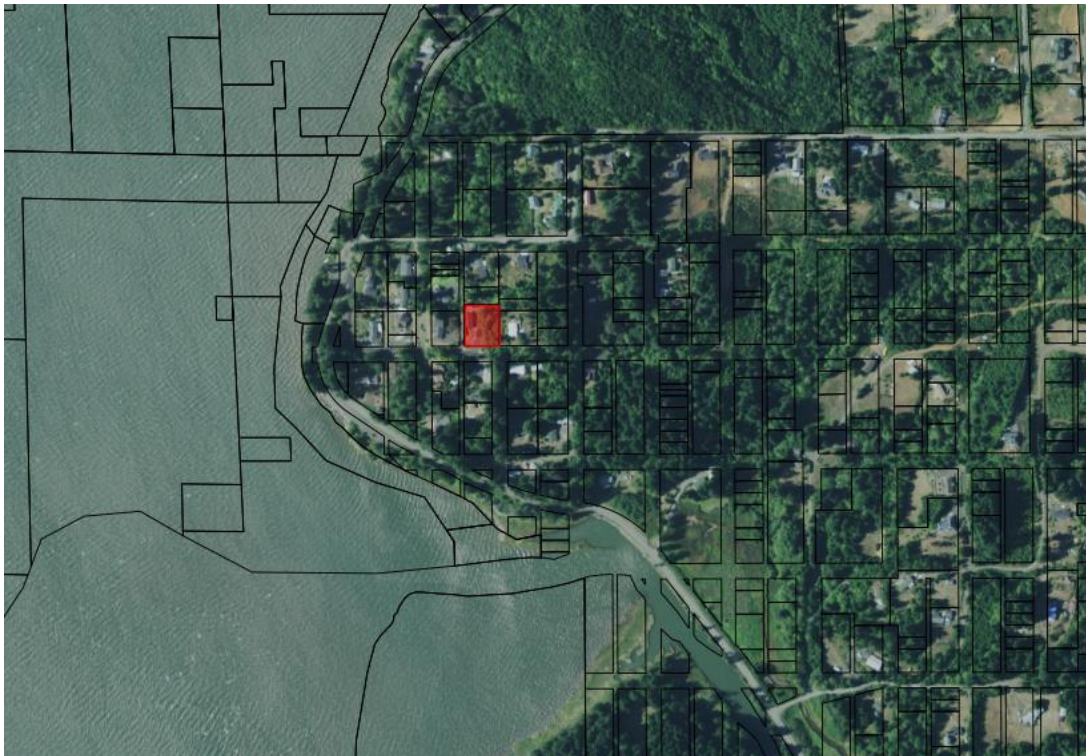
*SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed In the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site*

*SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.*

No development is part of this request; therefore, additional review was not required.

**D. SITE DESCRIPTION AND SURROUNDING USESITE DESCRIPTION AND SURROUNDING USES:**

The subject tract contains 0.61 acres (tax lot ) and is developed with a dwelling and an accessory structure. This subject property is located on Bridgeview Lane, which is off East Bay Road. There are residential developed properties surrounding the subject property. The property seems to be developed with ornamental trees and hedges buffering the dwelling from the road and some trees separating the neighboring properties.



**E. COMMENTS:**

- a. **PUBLIC AGENCY:** This application request did not require any request for comments prior to the release of the decision.
- b. **PUBLIC COMMENTS:** This application request did not require any request for public comments prior to the release of the decision.
- c. **LOCAL TRIBE COMMENTS:** This application does not include development or land disturbing activities; therefore, request for comments are not required prior to the release of the decision. However, staff sent request for comments. The Coquille Indian Tribe responded that they would defer comments to Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians. The Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians did not respond. The comments from the Coquille Indian Tribe may be found Exhibit E.

**F. LAWFULLY CREATED UNIT OF LAND:** This tax lot was lawfully created pursuant to 6.1.125.1.e by deed prior to applicable planning, zoning, subdivision or partition ordinances that would prohibit the creation (deed document number 72-1-67001).

Lots 10 to 16 inclusive. Block 14, City of Coos Bay, Coos County, Oregon according to the map and plat thereof on file and of record in the office of the County Clerk of Coos County, Oregon.

### **III. STAFF FINDINGS AND CONCLUSIONS:**

#### **A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:**

The proposal is for Planning Director Approval to change the existing residential use to a vacation rental.

#### **B. Key definitions:**

*Compatibility: Compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses, and not potential or future uses in the surround area. The surrounding area consists of the notification area for the project as set out in § 5.0.900.*

#### **C. Criteria and standards for Vacation Rentals**

##### **I. Vacation Rentals**

- **Section 4.3.200 Zoning Tables for Urban and Rural Residential, mixed Commercial-Residential, Commercial, Industrial, Minor Estuary and South Slough**

*The table indicates the type of review process that is required. Remember that CU is an conditional use review and the letter prior explain what level of conditional use is required (A = administrative and H=Hearing)*

*As used in the zoning tables the following abbreviations are defined as:*

- “P” Permitted and requires no review from the Planning Department. No review is required but other agencies may have requirements.
- “CD” Compliance Determination review (permitted with standards) with clear and objective standards (Staff review usually referred to as Type I process or ministerial action). These uses are subject to development standards in sections 4.3.22, 4.3.230 and notices requesting comments may be provided to other agencies as result. The process takes a minimum of 30 days to complete. Industrial zones may require additional review. All structures and uses shall meet the

applicable Development and Siting Criteria or Special Development Considerations and Overlays for the zoning district in which the structure will be sited.

- “ACU” Administrative Conditional Use (Planning Director’s Decision usually referred to as a Type II Process)
- “HBCU” Hearing Body Conditional Use (Planning Commission, Board of Commissioner or Hearings Officer Decision usually referred to as a Type III Process)
- “PLA” Property Line Adjustments subject to standards found in Chapter 6.
- “P”, “SUB”, “PUD” = Partition, Subdivision, Planned Unit Development that require Land Division Applications subject to standards found in Chapter 6.
- The “Subject To” column identifies any specific provisions of Section 4.3.210 to which the use is subject.
- “N” means the use is not allowed.

The zoning table sets out Uses, Developments and Activities that may be listed in a zone and the type of review that is required within that zone. If there is a conflict between uses the more restrictive shall apply. Section 4.3.210 provides an explanation of the use category and the specific criteria that shall apply and if the use is identified as requiring a conditional use. Section 4.3.225 General Siting Standards apply to all regulated Uses, Developments, or Activities, but these are clear and objective standards that do not, in themselves, require a land use notice. Section 4.3.230 Specific Standards list specific siting standards by zones and 4.2.220 Additional Conditional Use Review and Standards for table 4.3.200 contains any additional criteria that applied to a Use, Development or Activity that has been identified by the following table as requiring.

#	Use	Zones													Subject To
		Section 4.3.210 CATEGORIES & Review Standards - 4.3.220 Additional Conditional Use Review - Section 4.3.225 General Siting Standards - Section 4.3.230 Specific Standards													
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES	
63.	Retail Business	N	N	N	N	N	ACU	HBCU	CD	N	N	HBCU	N	N	(75)
64.	Vacation Rentals (in an existing dwelling)	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	N	N	(87)

• **Section 4.3.210 – CATEGORIES and review standards**

The following categories provide a definition and specific standards that will regulate the Development, Use or Activity identified in the table above.

(87.) Vacation rental/short term rental - Subject to the following criteria:

- Shall be found to be compatible with the surrounding area.
- Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;
- Shall meet parking access, driveway and parking standards as identified in Chapter VII;
- Shall not be conveyed or otherwise transferred to a subsequent landowner without a the new property owner submitting a Compliance Determination Application showing compliance with this section; and
- A deed restriction shall be recorded with the Coos County Clerk’s Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.

**FINDING: A Vacation Rental can only be established in an existing dwelling. The subject property contains an existing dwelling built in 1972. The primary criterion for this application is compatibility. As explained above; compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses, and not potential or future uses in the surrounding area.**



**The properties that are within the notification area are shown below:**

Map No	Parcel No	Residence	Use
25S13W13BA	800	Yes	Primary Dwelling
25S13W13BA	900	No	Undeveloped
25S13W13BA	1000	No	Undeveloped
25S13W13BA	1001	Yes	Primary Dwelling
25S13W13BA	1100	No	Undeveloped
25S13W13BA	1200	No	Undeveloped
25S13W13BA	4900	No	Undeveloped
25S13W13BA	5000	Yes	Primary Dwelling
25S13W13BB	2100	Yes	Primary Dwelling
25S13W13BB	2200	Yes	Primary Dwelling
25S13W13BB	3800	Yes	Primary Dwelling
25S13W13BB	3900	Yes	Primary Dwelling
25S13W13BB	4000	No	Undeveloped
25S13W13BB	4100U3	No	Undeveloped
25S13W13BB	4200U2	No	Undeveloped
25S13W13BB	4300	Yes	Primary Dwelling
25S13W13BB	4400	No	Undeveloped
25S13W13BB	4500	Yes	Subject Property

**The compatibility area for the Rural Residential-2 (RR-2) zoning district is 250 feet. Although other vacation rentals and dwellings are not required to be in the area staff does look at adjoining uses to establish if the use can be capable of existing together with the surrounding uses without discord or disharmony.**

**The property development in the area is residential. There are zero (0) permitted Vacation Rentals, zero (0) Secondary Dwellings, nine (9) undeveloped property, and eight (8) Primary Dwellings within the notification area.**

**The applicants stated that they have reach out to the neighbors and received no negative comments about using the dwelling for a vacation rental and in order to maintain compatible with the surrounding properties the guest of the Vacation Rental will be required to adhere to a 10 pm noise ordinance and only allowed to have two cars at a time. This will result in the same traffic impacts as a residential use that is not limited two vehicles. The noise restricts will reduce any impacts to the neighbors. Any violators of the regulations will be warned one time and then removed and will be banned from future rentals. The applicants explain that the property has external cameras for 24 hour monitoring to ensure secure measures are in place and monitoring of the site for compliance.**

**The applicants are not proposing any structural development at this time.**

**The applicants have reached out to the Coos County Road Department. The Roadmaster has recommended that parking being limited to two (2) vehicles at a time. As a conditional of approval, applicants will be restricted to no more than two (2) vehicles.**

**The applicants have acknowledged that a license and inspections will be completed by Coos Health & Wellness in compliance with ORS 446.310 through 446.350.**

**The applicants have acknowledged that the Vacation Rental approval will not transfer to a subsequent owner without a Compliance Determination.**

**The applicants shall record a deed restriction with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use, this will be made a condition of approval. All conditions shall be complied with as final approval.**

**IV. DECISION:**

The proposed Vacation Rental/Short-Term Rental in the Rural Residential-2 Zoning District meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit "A" of this report.

**V. EXPIRATION:**

The conditional use will not expire; however, if the property changes ownership the new owner will be required to submit an application to operate a Vacation Rental within the existing Single Family Dwelling.

**VI. NOTICE REQUIREMENTS:**

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special districts, or parties: North Bay Rural Fire Protection District, Oregon International Port of Coos Bay, & Coos Bay North Bend Water Board.

A Notice of Decision and Staff Report will be provided to the following:

Applicants/Owners, Department of Land Conservation and Development, Coos Health and Wellness, Planning Commission and Board of Commissioners.

Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

**EXHIBIT "D"**  
**Application**



**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 PHONE: 541-396-7770

FILE NUMBER: ACU-21-015

Date Received: 3/4/21 Receipt #: 224260 Received by: JMB

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)** Patrick M. Wright

Mailing address: 93969 Bridgeview Land

Phone: (541)294-5899 Email: pmwright0369@yahoo.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>25S</u>	<u>13W</u>	<u>13</u>	<u>B</u>	<u>B</u>	<u>4500</u>
Select	Select	Select	Select	Select	

Tax Account Number(s): 3592800 Zone: Select Zone Rural Residential-2 (RR-2)  
 Tax Account Number(s) \_\_\_\_\_ Please Select \_\_\_\_\_

**B. Applicant(s)** Patrick Wright and Angela Boyd

Mailing address: 97453 Haynes Way Lane

Phone: (541)294-5899

**C. Consultant or Agent:** NONE

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 checked="" type="checkbox"/> Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic  
 School District: North Bend Fire District: North Bend RFPD

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 consultant.

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 referred 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: 93969 Bridgeview Land, North Bend, OR 97459

Type of Access: County Road Name of Access: East Bay Rd

Is this property in the Urban Growth Boundary? No

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.

- 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.

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-

Patrick Wright

93969 Bridgeview Lane

North Bend, OR 97459

**Administrative Conditional Use Application**

**located in 93969 Bridgeview Lane North Bend, OR 97459**

To whom it may concern,

I am asking to be able to use the above-named property to use as home occupation/cottage industry (Airbnb). This home is 5 Bedrooms 3 bathrooms and 3,000sqft built in 1972. The house is two stories with 3 bedrooms, two bathrooms, kitchen, and the family room on the first floor. The second floor has two bedrooms, 1 bathroom, and another family room. The property consists of a detached garage, pump house, several apple trees, Japanese maples, pompous grass, and two large hedges. With the home have 5 bedrooms and all queen size beds we will be advertising is as occupancy for 10 people.

This home sits on a hill with several other home in a custom build home development. Each home has large lot and is spread out nicely. Bridgeview is named such as the homes sit on a hill with large flat lots that overlook the City of North Bend, the bay, and the North Bend Bridge. We are not making any structural changes nor are we making any changes to the layout of the property or adding any buildings.

The following items are to be addressed individually according to Coos County Zoning and Land Development Ordinance (CCLDO) Article 7.

Vacation rental/short term rental - Subject to the following criteria:

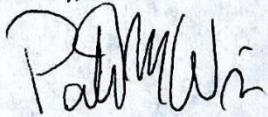
- a. Shall be found to be compatible with the surrounding area.
  1. Current Zone of RR-2 allows for Vacation Rentals/Home Occupation/Cottage Industry/Airbnb. I have spoken with several of my neighbors nobody has voiced a concern and my closest neighbor even asked if he could use it for his guests. Part of our contract with the guest is a 10pm noise ordinance. Violators will be warned one time and then removed and not allowed to return. We have external cameras to monitor the property 24 hours a day to ensure compliance. These are my neighbors and I do not wish to do anything that would upset them.
- b. Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;
  1. After speaking with Coos Health and Wellness I was informed that I would need to have this application approved prior to obtaining a license from them.
- c. Shall meet parking access, driveway and parking standards as identified in Chapter VII;
  1. East Bay road and Bridgeview Lane are paved roads maintained by the county. The driveway and parking area is also paved. Our driveway is 20ft W x 54ft L. At about 24ft it starts to get wider to about 24ft wide. At the

widest point it is 40ft W x 65ft L. The elevation change is 3.2ft over 65ft giving a 4% grade. This meets the requirements of a minimum 14' sub grade width and 18% max grade according to AASHTO. According to the parking lot diagram with the spaces being 9'Wx16'L the driveway will be able to accommodate 10 cars in the driveway and two cars in the garage.

- d. Shall not be conveyed or otherwise transferred to a subsequent landowner without a the new property owner submitting a Compliance Determination Application showing compliance with this section; and
  - 1. I acknowledge that this cannot be transferred without the new property submitting a Compliance Determination Application and the deed restriction. At this time we do not have plans to sell the home.
- e. A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.
  - 1. Acknowledged

Thank you for your time and consideration with this matter.

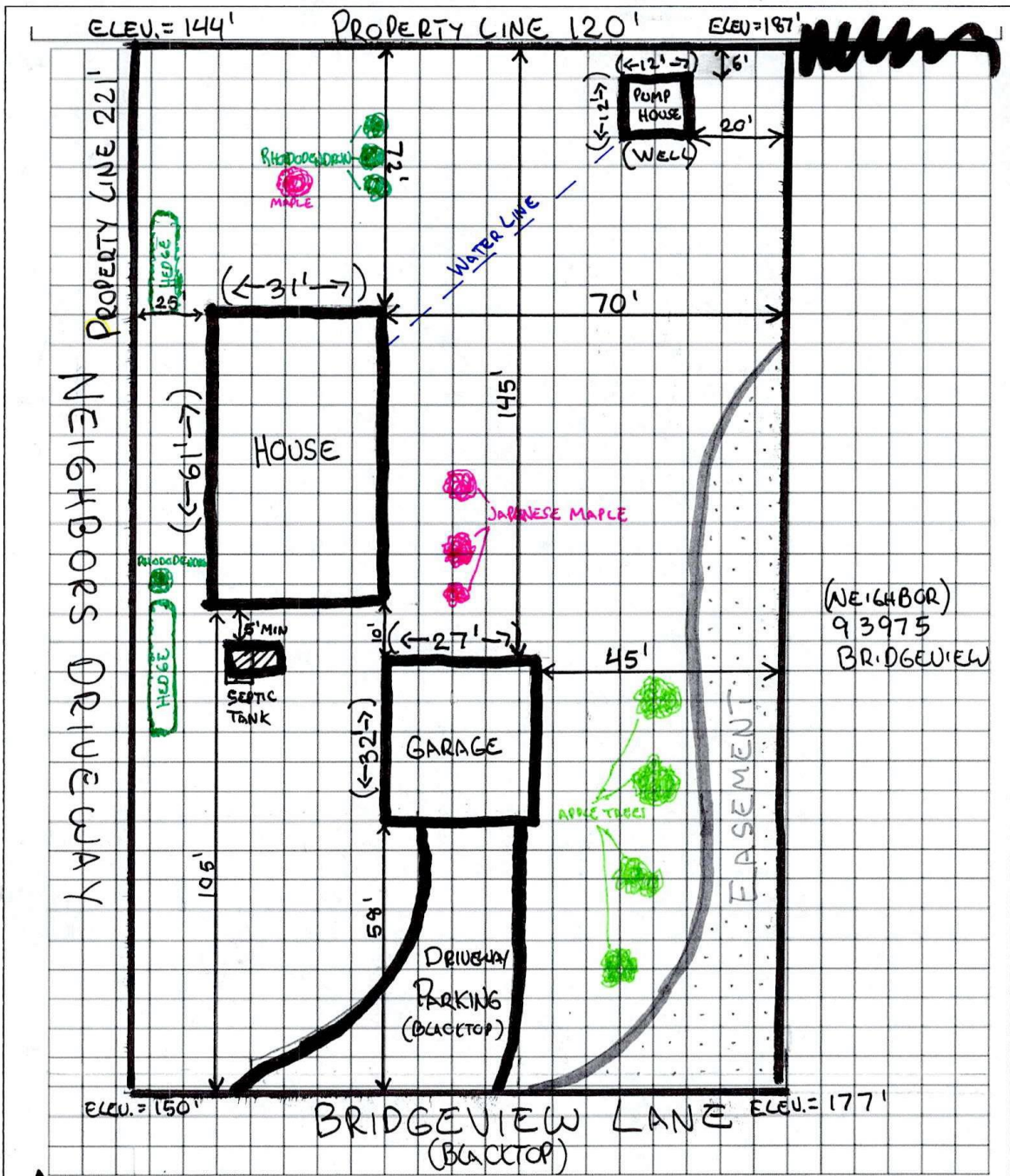
Sincerely,



Patrick M. Wright

(541)294-5899





(NEIGHBOR)  
93975  
BRIDGEVIEW

↑ N  
SCALE  
1 SQUARE = 6 FEET  
1" = 24 FEET

93969 BRIDGEVIEW LN  
NORTH BEND, OR 97459  
TAX ACCOUNT # 3592800

MAP # 25S13W13BB  
PARCEL # 4500  
ACRES 0.61



# PARKING PLAN

ALL SPACES ARE

9' w x 16' L

12 SPACES TOTAL

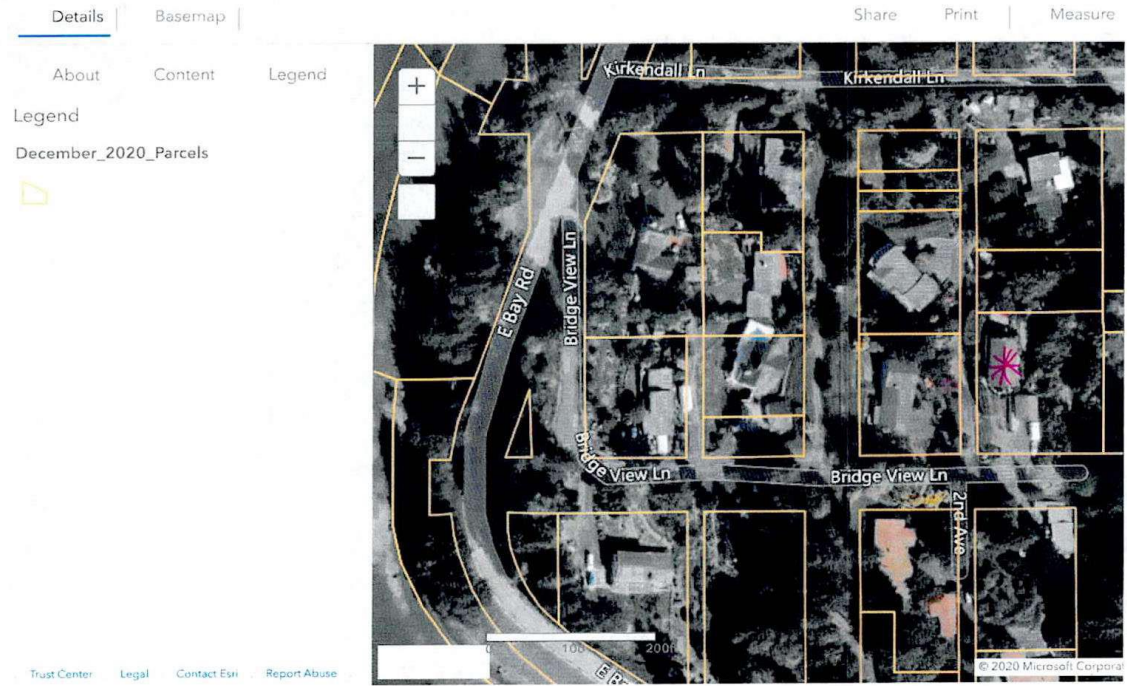
GARAGE CAN BE ADA  
PARKING



100%

Camera: 150 m 43°24'24"N 124°11'47"W 47 m



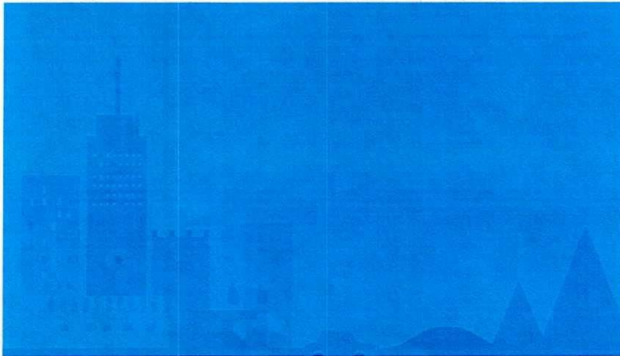


SHOWS COUNTY PAVED  
ROADS OF EAST BAY RD  
AND BRIDGEVIEW LN

Google Maps 93969 Bridge View Ln



Imagery ©2020 Google, Imagery ©2020 Maxar Technologies, State of Oregon, Map data ©2020 50 ft



### 93969 Bridge View Ln

North Bend, OR 97459



Directions



Save



Nearby



Send to your phone



Share



CR43+QG North Bend, Oregon

<https://www.google.com/maps/place/93969+Bridge+View+Ln,+North+Bend,+OR+97459/@43.407168,-124.1964272,130m/data=!3m1!1e3!4m13!1m7!...> 1/1

**AFTER RECORDING RETURN TO:**

Order No.: 360518022540-DM  
Patrick M Wright  
93969 Bridge View Lane  
North Bend, OR 97459

**SEND TAX STATEMENTS TO:**  
Patrick M Wright  
93969 Bridge View Lane  
North Bend, OR 97459

APN: 3592500  
Map: 25S1313-BB-04400

COOS COUNTY, OREGON **2018-01872**  
**\$51.00** **02/26/2018 03:24:00 PM**  
DEBBIE HELLER, CEA, COOS COUNTY CLERK Pgs=2

**AFTER RECORDING  
RETURN TO**

**Ticor Title Company**  
**300 West Anderson Ave. - Box 1075**  
**Coos Bay, OR 97420-0233**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Julie Dalbec, Trustee of the Marcia A. Mann Family Trust 12-11-04, Grantor, conveys and warrants to Patrick M. Wright, 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.

AN UNDIVIDED 1/3 INTEREST in Lots 7, 8 and 9, Block 14, The Townsite of City of Coos Bay, Coos County, Oregon, together with any portion of the vacated Third Avenue, which was vacated by Order V-548, recorded September 15, 1998, bearing Microfilm Reel No. 1998-56719, which would inure thereto by reason of the vacation thereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TEN AND NO/100 DOLLARS (\$10.00). (See ORS 93.030).

**Subject to:**

Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Julie Dalbec, Trustee of the Marcia A. Mann Family Trust under agreement dated December 11, 2004  
Purpose: use, maintenance, repair or replacement of the existing well and waterline  
Recording Date: February 15, 2018  
Recording No: 2018-01530

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Calvin E. Mang and Shelly A. Mang, husband and wife  
Purpose: take water from spring and maintain the point of diversion and to repair or replace the existing waterline  
Recording Date: February 15, 2018  
Recording No: 2018-01531

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Clifford S. Lance III and Adrienne T. Lance, husband and wife  
Purpose: take water from the existing spring and to maintain the point of diversion and to repair or replace the existing waterline  
Recording Date: February 15, 2018  
Recording No: 2018-01532

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.

**STATUTORY WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: February 22, 2018

Marcia A. Mann Family Trust 12-11-04

BY: Julie Dalbec trustee  
Julie Dalbec  
Trustee

State of MA  
✓ County of Middlesex  
This instrument was acknowledged before me on Feb/23/2018 by Julie Dalbec, Trustee of the Marcia A. Mann Family Trust 12-11-04.  
✓ Notary Public - State of MA  
My Commission Expires: 3/2/13

John J. Sullivan



MICHAEL J. O'SULLIVAN  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires March 2, 2023

## EXHIBIT "E" Comments Received

### Michelle Berglund

**From:** THPO [THPO@coquilletribe.org]  
**Sent:** Thursday, March 18, 2021 3:35 PM  
**To:** Michelle Berglund  
**Cc:** Planning Department  
**Subject:** RE: Emailing: ACU-21-015 Wright

This Message originated outside your organization.

Good afternoon Michelle,

Coquille THPO will defer cultural resources comments to the other tribes indicated by Oregon LCIS for this project.

Please keep us informed of significant archaeological findings, which may include ancestral human remains or funerary items. In the event that ancestral remains are observed or disturbed, follow the [State Guidelines](#). In the event that proposed mitigation measures may be developed for other cultural resources in the Project area, we would like to have the opportunity to comment.

Masi (thank you),  
Todd

Todd Martin  
Tribal Historic Preservation Specialist  
Coquille Indian Tribe  
495 Miluk Drive  
Coos Bay, Oregon 97420

m: 541-217-5721  
o: 541-756-0904 x1209  
f: 541-888-2418  
[toddmartin@coquilletribe.org](mailto:toddmartin@coquilletribe.org)  
[THPO@coquilletribe.org](mailto:THPO@coquilletribe.org)

This message may contain confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. E-mail transmission cannot be guaranteed to be secure or error-free as information could be intercepted, corrupted, lost, destroyed, arrive late or incomplete, or contain viruses. The sender therefore does not accept liability for any errors or omissions in the contents of this message, which arise as a result of e-mail transmission.

**From:** Michelle Berglund <[mberglund@co.coos.or.us](mailto:mberglund@co.coos.or.us)>  
**Sent:** Thursday, March 4, 2021 4:54 PM  
**To:** Cassandra Rippee <[KassandraRippee@coquilletribe.org](mailto:KassandraRippee@coquilletribe.org)>; Courtney Krossman <[ckrossman@ctclusi.org](mailto:ckrossman@ctclusi.org)>; THPO <[THPO@coquilletribe.org](mailto:THPO@coquilletribe.org)>; Stacy (SScott@ctclusi.org) <[SScott@ctclusi.org](mailto:SScott@ctclusi.org)>  
**Cc:** Planning Department <[planning@co.coos.or.us](mailto:planning@co.coos.or.us)>  
**Subject:** Emailing: ACU-21-015 Wright

WARNING: This email originated from outside of the organization!

Good afternoon;  
Please find attached the application for Patrick Wright to turn their property into a vacation rental. Maps are included.

1

We would appreciate any concerns, comments, or questions that you might have.

Thank you so much

Michelle Berglund, Planning Aide  
Coos County Planning Dept

#### Disclaimer

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