



# 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 #: 224240 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: 25S Range: 13W Section: 13 ¼ Section: B 1/16 Section: B Tax lots: 4500

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

- Comp Plan Amendment
- Text Amendment
- Map - Rezone

- Administrative Conditional Use Review - ACU
- Hearings Body Conditional Use Review - HBCU
- Variance - V

- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- 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](#)

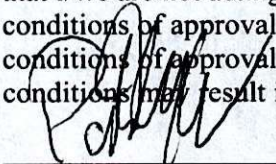
D. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning 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 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: 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 our 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:

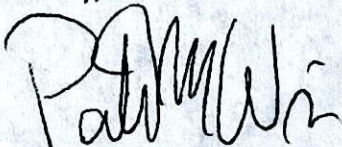
- a. Shall be found to be compatible with the surrounding area.
  1. Current Zone of RR-2 allows for Vacation Rentals/Home Occupation/Cottage Industry/Airbnb. I have spoken with several of my neighbors nobody has voiced a concern and my closest neighbor even asked if he could use it for his guests. Part 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

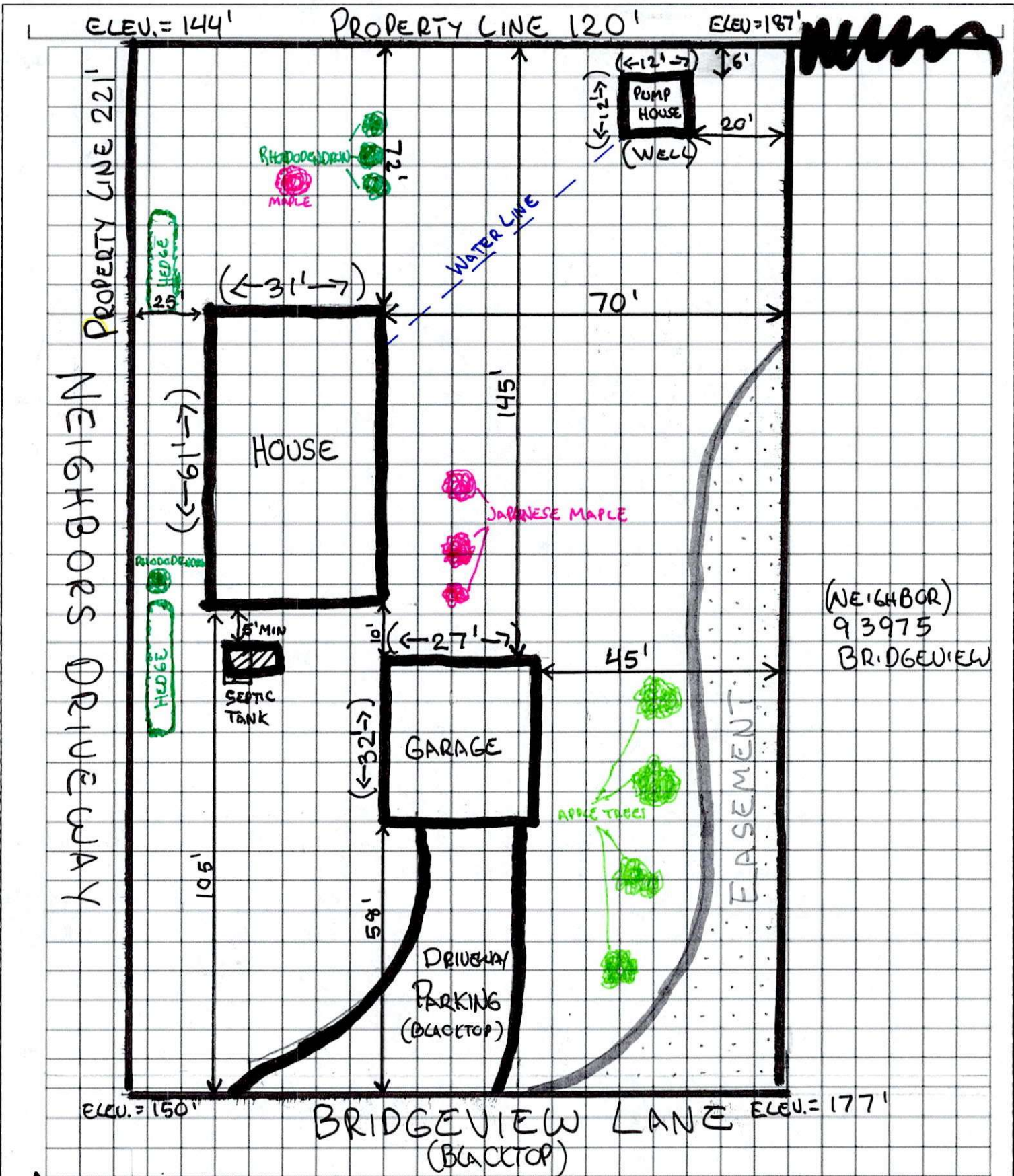
Thank you for your time and consideration with this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick M. Wright". The signature is stylized and cursive.

Patrick M. Wright

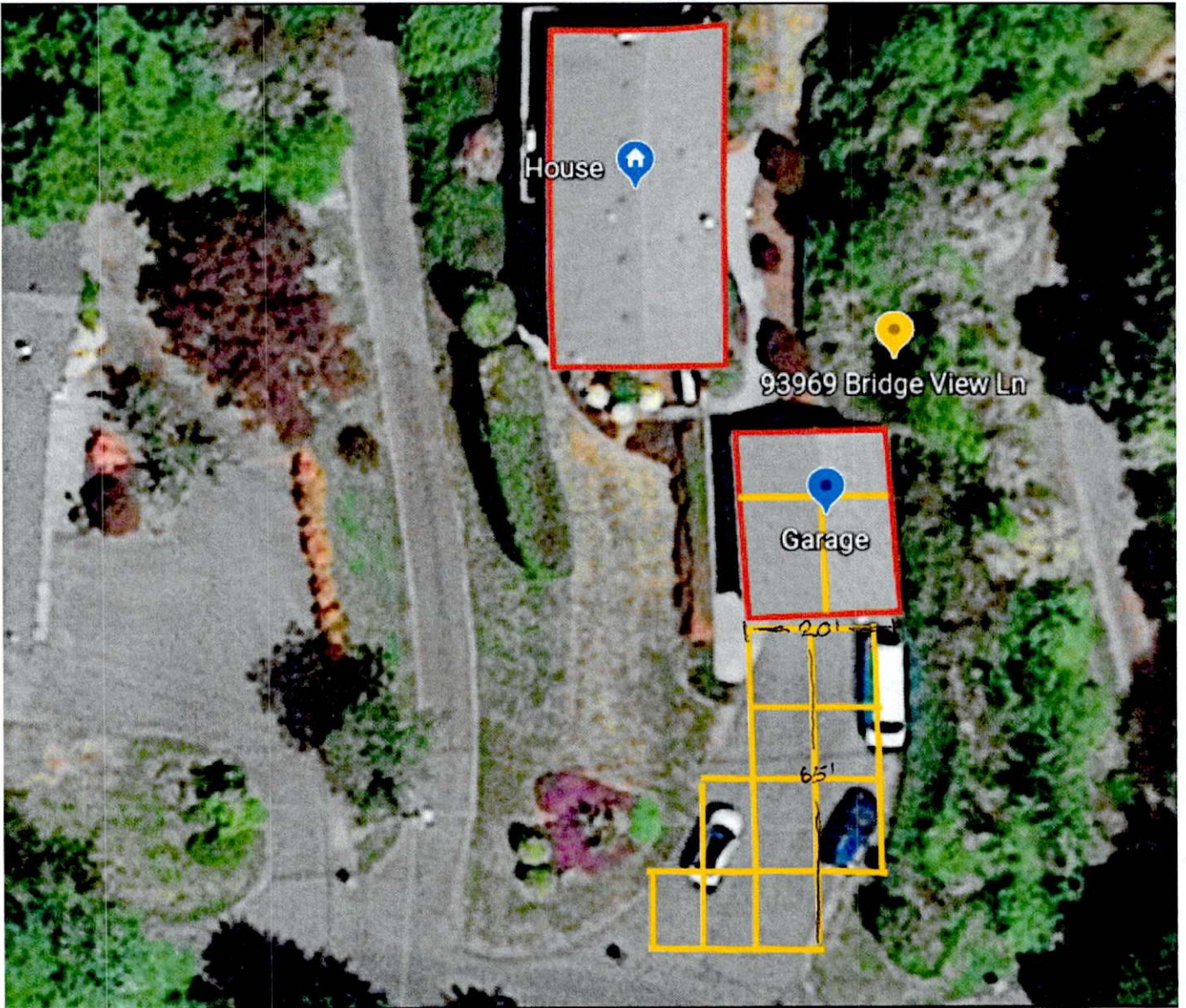
(541)294-5899



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







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December\_2020\_Parcels

Legend

About

Content

Legend

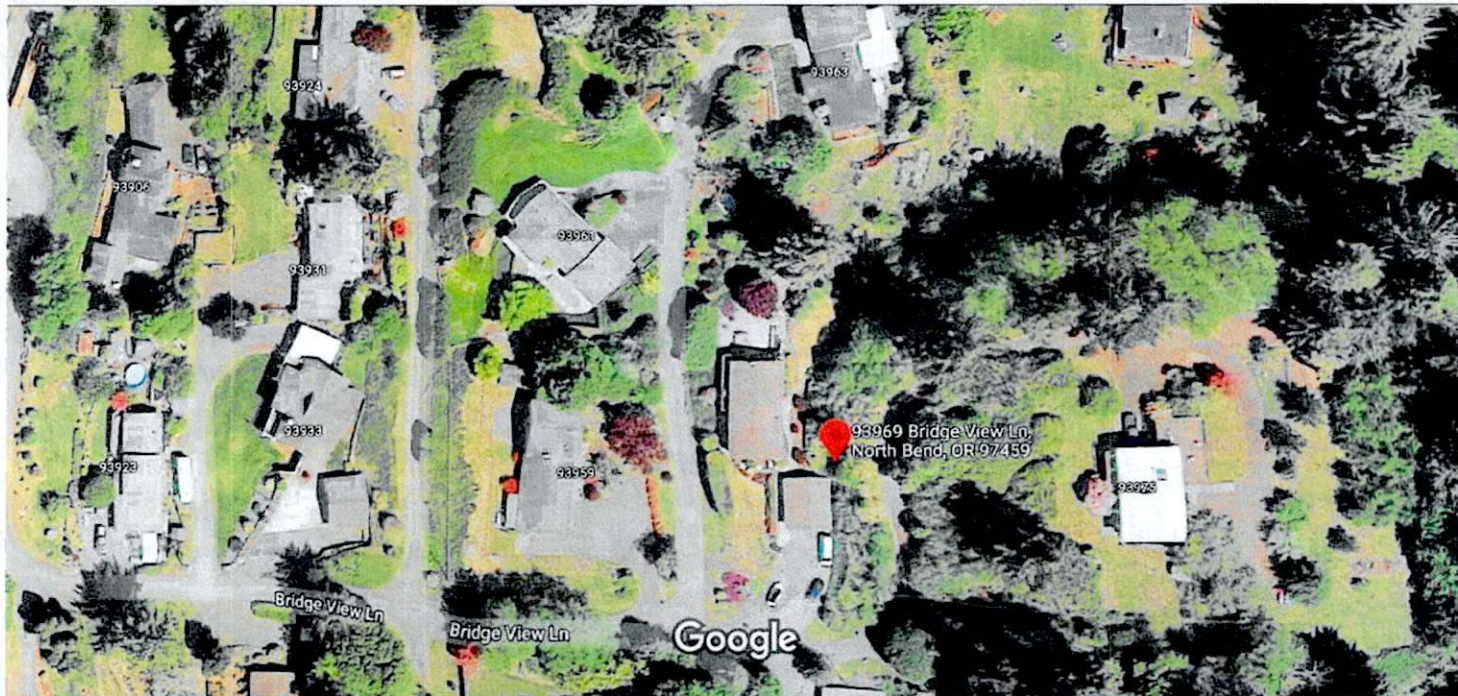
Details

Basemap

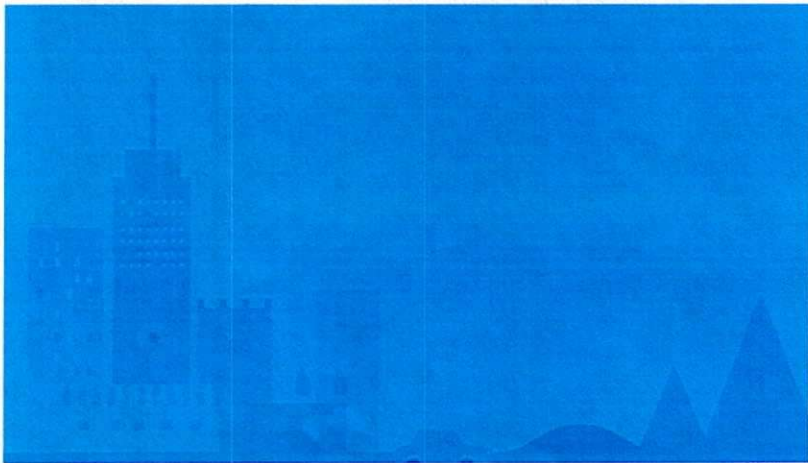
[Share](#) | 
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 [Measure](#)

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

**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 Norfolk

This instrument was acknowledged before me on 2/23/2018 by Julie Dalbec, Trustee of the Marcia A. Mann Family Trust 12-11-04.

Notary Public - State of MA  
My Commission Expires: 3/2/23

*John J. Sullivan*



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



DO NOT SEND MAIL OR PAYMENTS TO THIS ADDRESS  
P.O. Box 619063 • Dallas, TX 75261-9063

5-811-12874-0007517-001-000-000-000-000

PATRICK M WRIGHT  
93969 BRIDGE VIEW LANE  
NORTH BEND OR 97459-8543

**MORTGAGE STATEMENT**

Statement Date: 12/20/2020

Account Number	0580080235
Next Due Date	01/01/2021
Amount Due	<b>\$2,236.57</b>
<i>If payment is received after 01/16/2021, \$73.37 late fee may be assessed.</i>	

Phone: 866-317-2347  
Website: www.newrez.com

Explanation of Amount Due	
Principal	\$659.97
Interest	\$1,174.38
Escrow (Taxes and Insurance)	\$402.22
<b>Regular Monthly Payment</b>	<b>\$2,236.57</b>
Total Fees and Charges	\$0.00
Overdue Payment	\$0.00
<b>Total Amount Due</b>	<b>\$2,236.57</b>

Account Information	
Outstanding Principal	\$403,304.07
Interest Rate	3.5000%
Prepayment Penalty	None
Property Address:	93969 BRIDGE VIEW LANE NORTH BEND OR 97459
Contractual Due Date:	December 1, 2020
Current Escrow Balance:	\$1,327.26

Past Payments Breakdown		
	Paid Last Month	Paid Year to Date
Principal	\$656.13	\$5,195.93
Interest	\$1,178.22	\$9,478.87
Escrow	\$402.22	\$3,217.76
Fees/Late Charges	\$0.00	\$0.00
<b>Total</b>	<b>\$2,236.57</b>	<b>\$17,892.56</b>

Transaction Activity (11/19/2020 - 12/19/2020)			
Date	Description	Charges	Payments
11/15/2020	Regular Payment - (Due 11/1/2020)	\$0.00	\$2,236.57

**Important Messages**

\*Partial Payments: Any partial payments that you make are not applied to your mortgage, but instead are held in a separate suspense account according to applicable state law. If you pay the balance of a partial payment, the funds will be applied to your mortgage.

**Additional Messages**

**Affected by COVID-19? Assistance may be available. We offer relief options, such as a forbearance - a temporary suspension of payments and payment deferment. Visit our website [www.shellpointmtg.com](http://www.shellpointmtg.com) or call us at 866-825-2174 to see if you qualify.**

Federal law requires us to tell you how we collect, share, and protect your personal information. Our Privacy Policy has not changed. You can review our policy and practices with respect to your personal information at [www.newrez.com](http://www.newrez.com) or request a copy to be mailed to you by calling us at 866-317-2347.

Interested in refinancing or purchasing a new home? We're here to help – call (833) 422-3380 to speak with a loan officer today!

**For questions regarding the servicing of your loan, please contact us at 866-317-2347 Monday-Friday 8:00AM-10:00PM, and Saturday 8:00AM-3:00PM.**

**For information about your payments, total amount due, and any additional payment history, see reverse side.**

005-0814-1100F

Detach and return with payment.



Loan Number: 0580080235  
PATRICK M WRIGHT

Property Address:  
93969 BRIDGE VIEW LANE  
NORTH BEND OR 97459

NewRez LLC  
c/o SHELLPOINT MORTGAGE SERVICING  
PO BOX 740039  
CINCINNATI OH 45274-0039

Amount Due	
Payment Due Date	01/01/2021
Total Amount Due	\$2,236.57
<i>\$73.37 late fee may be charged after 01/16/2021</i>	
Please write clearly inside space provided	
Payment Amount	\$
Additional Principal	\$
Late / Other Charges	\$
Additional Escrow	\$
<b>Total Amount Enclosed</b>	<b>\$</b>
<small>(Please do not send cash)</small>	

Please be advised that NewRez LLC utilizes third-party providers in connection with the servicing of your loan, but NewRez LLC remains responsible for all actions taken by third-party providers.

Please note that we operate as NewRez Mortgage LLC dba Shellpoint Mortgage Servicing in Arkansas and Texas.

**Important Notice:** NewRez LLC dba Shellpoint Mortgage Servicing is a debt collector. This is an attempt to collect a debt and any information obtained will be used for that purpose. NewRez LLC dba Shellpoint Mortgage Servicing's NMLS ID is 3013.

If you are a customer in bankruptcy or a customer who has received a bankruptcy discharge of this debt: please be advised that this notice is to advise you of the status of your mortgage loan. This notice constitutes neither a demand for payment nor a notice of personal liability to any recipient hereof, who might have received a discharge of such debt in accordance with applicable bankruptcy laws or who might be subject to the automatic stay of Section 362 of the United States Bankruptcy Code. However, it may be a notice of possible enforcement of the lien against the collateral property, which has not been discharged in your bankruptcy.

**Notice of Error or Information Request Address**

You have certain rights under Federal law related to resolving errors in the servicing of your loan and requesting information about your loan. If you want to request information about your loan or if you believe an error has occurred in the servicing of your loan and would like to submit an Error Resolution or Informational Request, please write to us at the following address:

NewRez LLC  
P.O. Box 10826  
Greenville, SC 29603

For budget advice and credit counseling assistance please call the U.S. Department of Housing and Urban Development (HUD) at 800-569-4287 or at <http://www.hud.gov/offices/hsg/sfh/hcc/hcs.cfm>.

Amounts paid in excess of your payment amount will first be used to satisfy any delinquency. If there are no past due amounts then excess funds paid will be posted to your principal balance. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

NewRez LLC may assess a returned check fee consistent with the laws for your state and your loan documents on all checks returned by your financial institution. Additionally, NewRez LLC may charge a fee for processing payoff requests.

Si usted no entiende el contenido de esta carta, por favor contacte a uno de nuestros representantes que hablan Español al número 866-317-2347.

If you prefer to receive communication in a language other than English, please contact us at 866-317-2347 to speak with a translator in your preferred language about the servicing of your loan or a document you received.

Residential mortgage loan servicers are regulated by the Oregon Division of Financial Regulation. To file a complaint, call 888-877-4894 or visit <http://dfr.oregon.gov>.

A successor in interest is someone who acquires an ownership interest in a property secured by a mortgage loan by transfer upon the death of a relative, as a result of a divorce or legal separation, through certain trusts, between spouses, from a parent to a child, or when a borrower who is a joint tenant or tenant by the entirety dies. If you are a successor in interest, or you think you might be, please contact by phone, mail or email to start the confirmation process.

**Address, Phone, and Name Changes**

Type of change (check all that apply)

Address  Phone  Name\*\*  Email Address

**\*\*Please remember:**  
Name changes require a signature and a copy of a legal document noting the new name. Examples of legal documents are marriage licenses and divorce decrees.

Your Account # \_\_\_\_\_ Social Security Number: \_\_\_\_\_

Old Borrower Name: \_\_\_\_\_ New Borrower Name: \_\_\_\_\_

Old Co-Borrower Name: \_\_\_\_\_ New Co-Borrower Name: \_\_\_\_\_

Borrower Signature: \_\_\_\_\_ Co-Borrower Signature: \_\_\_\_\_

New Mailing Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

New Phone Number: Day (\_\_\_\_) \_\_\_\_\_ Evening (\_\_\_\_) \_\_\_\_\_ Email Address \_\_\_\_\_