



## Facts and Findings

TO: Coos County Planning Commission

FROM: Amy Dibble, Planner II

DATE: March 25, 2021

SUBJECT: Request to establish a Storage Unit Facility in the Controlled Development-5 (CD-5).

FILE NO: HBCU-21-001

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### I. Application Information:

Applicant/Property Owner: PATEL, PRABHAKAR  
2166 ASH ST  
NORTH BEND, OR 97459-2118

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### II. Applicable Criteria, Standards, and Procedures:

#### Coos County Zoning and Land Development Ordinance (CCZLDO)

- **Section 4.3.200 Zoning Tables Use # 81:** Storage Facilities and Units including parking facilities which are allowed within Controlled Development as a Hearings Body Conditional Use (HBCU).
- **Section 4.3.210(79) Categories and Review Standards:** for Storage Facilities and Units.
- **Section 4.3.220(3) Additional Conditional Use Review Standards:** Controlled Development (CD).
- **Section 4.3.225 General Siting Standards.**
- **Section 4.3.230(3) Additional Siting Standards –** Controlled Development (CD).
- **Article 7.5 Parking Standards.**

**General Statement of Compliance:** This type of application is listed as a HBCU in the Controlled Development – 5 (CD-5) zoning district which requires a public hearing and review before the reviewing body<sup>1</sup> of the Coos County Planning Commissioner (Hearings Body). All notice requirements found in SECTION 5.0.900 NOTICE REQUIREMENTS (ORS 197.763) have been complied with. Staff has addressed the specific criteria for the use in the portion of the report in section IV of this report.

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### III. PROPERTY INFORMATION

Property Location: Township 25S, Range 13W, Section 30AC Tax Lot 3400

Acreage: 0.68

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<sup>1</sup> SECTION 5.7.100 REVIEWING AUTHORITY

Property Address: No Situs Address  
Property Zone: CONTROLLED DEVELOPMENT-5 (CD-5)  
Special Development Considerations: ARCHAEOLOGICAL AREAS OF INTEREST (ARC)  
NATURAL HAZARD - TSUNAMI (NHTHO)  
URBAN UNINCORPORATED COMMUNITY (UUC)

**BACKGROUND INFORMATION:**

This property is not developed and the only permit background was from May 23, 2001 which consisted of an access permit (No. 96) was obtained from the County Road Department for access of Dolezal Lane and it appears that this was never developed; therefore, this permit is void.

**LAWFULLY CREATED:** The unit of land was created pursuant to 6.1.125.1.e by deed or land sales contract, if there were no applicable planning, zoning, or subdivision or partition ordinances or regulations that prohibited the creation. Prior to 1986 properties were allowed to be created by deed or sale agreement and this property was created prior to 1986, *see* Deed Document No. 72-7-7744.

**SITE DESCRIPTION AND SURROUNDING USES:**

- a. **SITE DESCRIPTION AND SURROUNDING USES:** The subject property is zoned Controlled Development – 5 (CD-5) is located south of the City of Coos Bay and within the Urban Unincorporated Community of Barview. The subject property contains 0.68 acres is undeveloped and cleared, Cape Arago Highway runs along the western boundary and Dolezal Lane borders the property to the north.

The property adjacent to the south is zoned Control Development -5 (CD-5) and has multiple structures, according to Assessment records they are being assessed for a commercial building. The adjacent property to the east is zoned Urban Residential -2 (UR-2) and the development consists of a single family dwelling and accessory structures, this property has an open violation of an alleged junkyard. The property to the north of Dolezal Lane is zoned CD-5 is developed with several structures, according to the Assessor’s records the development consists of a manufactured dwelling and commercial structures. The property to the west across Cape Arago Highway is within the Coos Bay Estuary Management Plan (CBEMP) Segments 55A Conservation Aquatic (55-CA), 57-Conservation Shorelands (57-CS), 56-Development Aquatic (56-DA), 55B-Natural Aquatic (55B-NA), 57-Natuaraal Aquatic (57-NA), 55-Urban Development (55-UD), and 56-Urban Water-Dependent (56UW) and is developed with a Recreation Vehicle Park.

- b. **PROPOSAL:** The applicant has described the proposal as a self storage facility on vacant land. The storage unit will be managed remotely with rental information available through the website. The applicant addresses sight distances for access. This is an unmanned operation with no need for water and sewer to the property. The applicant did not address security and staff would like the applicant to expand on fencing and emergency contact information to ensure the proposal is compatible with the surrounding uses. The plot plan provided shows there will be a total of 86 units.

#### IV. APPROVAL CRITERIA & FINDINGS OF FACT

- **Controlled Development (CD)**

*The intent of the Controlled Development is to reserve areas that are experiencing or are projected to experience limited conversion of residential areas to commercial uses. Urban Growth Areas include Urban Growth Boundaries (UGB) and Urban Unincorporated Communities (UUC) that were developed to urban levels of development and could be included in an Urban Growth Boundary expansion in the future. This designation is applied to specific portions of the following Urban Growth Areas: Bandon, Charleston, Barview and Bunker Hill.*

*There are two different controlled development zoning districts: Controlled Development-5 (CD-5) and Controlled Development-10 (CD-10).*

*The purpose of the “CD-5” and “CD-10” district is to recognize the scenic and unique quality of selected areas within Urban Growth Boundaries, to enhance and protect the unique “village atmosphere,” to permit a mix of residential, commercial, and recreational uses and to exclude those uses which would be inconsistent with the purpose of this district, recognizing tourism as a major component of the County’s economy.*

- **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 4.2.200 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		
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC		SS	MES
81.	Storage Facility and Units including parking facilities	N	N	N	N	N	HBCU	HBCU	ACU	CD	ACU	N	N	N	(79)

- **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.

(79) *Storage Facilities and Units* – The category includes warehouse, mini-storage, parking lots or parking structures.

- **Section 4.3.220 Additional Conditional Use Review Standards** for uses, development and activities listed in table 4.3.200

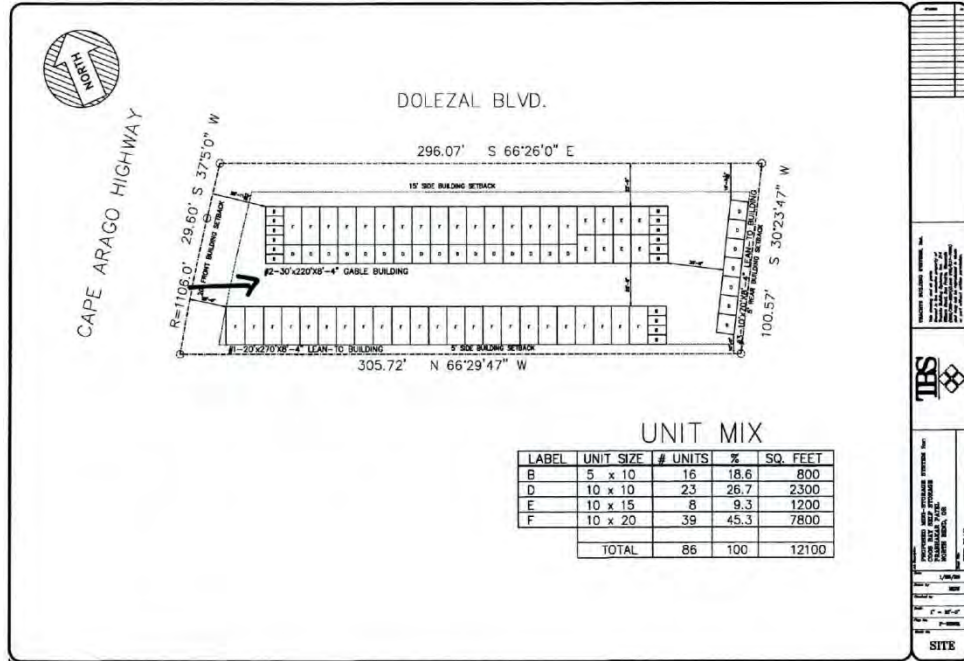
This section has specific criteria set by the zoning district for USES, ACTIVITIES and DEVELOPMENT:

- (1) **CONTROLLED DEVELOPMENT (CD)** - The following conditional use review standards apply to all USES, activities and development within the CD zoning district.
  - (a) **COMPATIBILITY:** The proposed USE, ACTIVITY OR DEVELOPMENT is required to demonstrate compatibility with the surrounding properties or compatibility may be made through the imposition of conditions. 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.

**Staff Recommendations:** The proposal is to site Storage Units. This facility will not have an onsite office. The facility will have electricity but will not require water and sewer. Staff requested additional information and an email was received on March 24, 2021 explaining that the facility will be fenced at the property lines with the front having a combination of fencing and a gate.

The proposal includes:

- 16 units – 5’ x 10’ in size
- 23 units – 10’ x 10’ in size
- 8 units – 10’ x 15’ in size
- 39 units – 10’ x 20’ in size



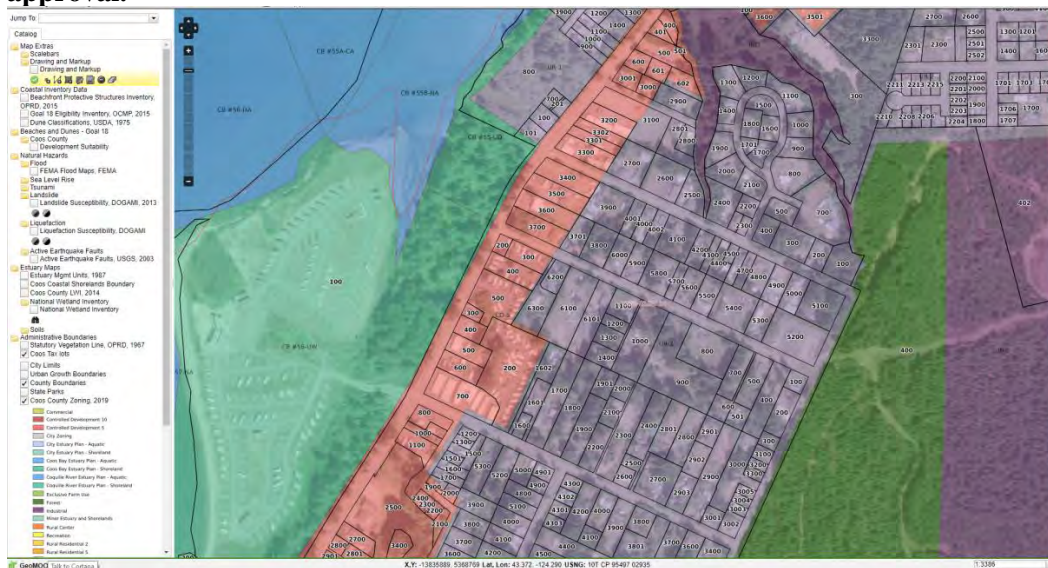
In order to operate Storage Units on a property located within the Controlled Development zoning district the use must satisfy the criterion for compatibility. As explained above, compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. 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	Zoning District
25S13W30AB	201	No	Undeveloped	UR-1
25S13W30AB	700	No	Undeveloped	UR-1
25S13W30AB	800	No	Undeveloped	UR-1/CBEMP
25S13W30AC	2600	Yes	Residential	UR-2
25S13W30AC	2700	Yes	Residential	UR-2
25S13W30AC	3300	Yes	Residential/Commercial	CD-5
25S13W30AC	3301	No	Unknown	CD-5
25S13W30AC	3302	No	Unknown	CD-5
25S13W30AC	3400	No	Subject Property	CD-5
25S13W30AC	3500	No	Commercial	CD-5
25S13W30AC	3600	Yes	Multi-Dwelling	CD-5
25S13W30AC	3700	Yes	Residential (2 dwellings)	CD-5
25S13W30AC	3701	Yes	Residential (2 dwellings)	UR-2
25S13W30AC	3800	Yes	Residential	UR-2
25S13W30AC	3900	Yes	Residential	UR-2
25S13W30AC	4001	Yes	Residential	UR-2
25S13W30AC	6000	Yes	Residential	UR-2
25S13W30BD	100	Yes	Residential	UR-1
25S13W30BD	101	No	Accessory Structure for Tax Lot 100	UR-1
25S13W30	100	No	Recreational Vehicle Park	CBEMP

The subject property is located off of Cape Arago Highway, which is a well-traveled State Highway, with a variety of uses that occur along its path. While the compatibility test shows the uses that are occurring within 250 feet of the subject property are mainly being utilized for residential, but these are also properties that are zoned Urban Residential -1 (UR-1) or Urban Residential -2 (UR-2), with the exception of one property that is zoned Controlled Development -5 (CD-5) and is being used for both residential and commercial. The CD-5 zoning district follows along the east side of Cape Arago Highway from the city limits of Coos Bay for approximately 1.35 miles. Along this 1.35 miles there are a mixture of uses which include a storage unit facility, several Recreational Vehicle Parks, commercial businesses, and residential. The UR-1 zoning district is located to the north of the subject property and on the west of Cape Arago Highway. The UR-2 zoning district is located to the east and south of the CD-5 zoning district.

Staff suggested that the Planning Commission find that this use is compatible with conditions of approval.



- (b) Within the a City Urban Growth Boundary:
- i. Signage –

**Staff Recommendations: This property is not within an Urban Growth Boundary; therefore, subsection (b) is not applicable.**

- (c) All parks (Recreational or Residential) shall comply with the following design criteria:
- i. The landscape shall minimize soil erosion. The exterior portion of the property shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the site abutting public roads or property lines that are common to other owners of property that are zoned for residential, except for points of ingress and egress;
  - ii. Lighting: Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent residential district or use.
  - iii. Exposed storage areas, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to the setbacks of the this zoning designation, screen plantings or other screening methods;

- iv. *Trash service shall be provided to the facility and the area for trash receptacle or receptacles shall be identified on the plot plan; and*
- v. *Hours of operation may be required in areas predominantly surrounded by residential zones.*

**Staff Recommendations: this proposal does not include a park; therefore, these criteria is not applicable.**

• **Section 4.3.225 General Siting Standards**

*All new USES, ACTIVITIES and DEVELOPMENT are subject to the following siting standards:*

- (1) *Agricultural and Forest Covenant - Any applicant for a dwelling permit adjacent to a Forest or Exclusive Farm Zone shall sign a statement on the Compliance Determination or Zoning Clearance Letter acknowledging that: "the normal intensive management practices occurring on adjacent resource land will not conflict with the rural residential landowner's enjoyment of his or her property.*

**Staff Recommendation: This property is not located within or adjacent to a resource zoning district. Therefore, this criterion does not apply.**

- (2) *Fences, Hedges, and Walls: No requirement, but vision clearance provisions of Section 7.1.525 apply.*

**Staff Recommendation: The applicant states that he will be fencing the property along the property lines with the front including fencing and a gate. Mr. Patel explains that the property has direct access to Cape Arago Highway and that the visibility of the traffic is excellent as this part of the road is very straight and there are no structures or tree obstructing the vision. Staff is unsure of the type of fencing or the height of the fencing that will be used and how this may impede ones vision; however, staff recommends that the Planning Commission make it a condition of approval that the vision clearance triangle provision of Section 7.1.525 be adhered to. These criteria may be further addressed at the hearing or made a condition of approval to ensure it has been fully addressed.**

- (3) *Limitation on uses of manufactured dwellings/structures for commercial purposes pursuant to ORS 466 et seq. Manufactured dwellings shall not be used for commercial purposes except:*
  - (a) *Where use of the manufactured dwelling for commercial purposes is authorized by the Building Codes Agency.*
  - (b) *Where used as a temporary sales office for manufactured structures; or*
  - (c) *As part of an approved home occupation. [OR-92-07-012PL]*

**Staff Recommendation: The proposal does not include manufactured dwellings or manufactured structures.**

- (4) *New lots or parcels - Creation of lots or parcels, unless it meets the circumstances of § 5.6.130, shall meet the street frontage, lot width, lot depth and lot size. Minimum road frontage/lot width shall be met unless waived by the Planning Director in consultation with the County Surveyor and County Roadmaster due to creating an unsafe or irregular configuration:*
  - (a) *Minimum Street frontage should be at least 30 feet; and*
  - (b) *Minimum lot width and Minimum lot depth is 50 feet.*



*Minimum parcel/lot size cannot be waived or varied unless otherwise provided by a specific zoning regulation. Tax lot creation and consolidations do not change the legally created status of a lot or parcel.*

**Staff Recommendation: This proposal does not include the creation of any new lots or parcels.**

(5) *Parking - Off-street access, parking and loading requirements per Chapter VII apply.*

**Staff Recommendation: The applicant shall provide a parking plan for the Roadmaster to review prior to receiving a Zoning Compliance Letter.**

(6) *Riparian -*

- (a) *Riparian vegetation setback within 50 feet of an estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except:*
  - i. *Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.*
  - ii. *Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;*
  - iii. *Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;*
  - iv. *Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;*
  - v. *Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;*
  - vi. *Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or*
  - vii. *The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration is not more than 100% of the size of the existing structure's "footprint".*
- (b) *Riparian removal within the Coastal Shoreland Boundary requires an Administrative Conditional Use application and review. See Special Development Considerations Coastal Shoreland Boundary.*
- (c) *The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.*

**Staff Recommendations: This property does not contain riparian vegetation nor is it located within the Coastal Shoreland Boundary. Therefore, these criteria are not applicable to this request.**

(7) *Setbacks:*



- (a) All Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater. This setback may be greater under specific zoning siting requirements.
- (b) Firebreak Setback - New or replacement dwellings on lots, parcels or tracts abutting the "Forest" zone shall establish and maintain a firebreak, for a distance of at least 30 feet in all directions. Vegetation within this firebreak may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with more than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet from the ground) branches. Accumulated needles, limbs and other dead vegetation should be removed from beneath trees.

**Staff Recommendations: According to the plot plan all setbacks will be satisfied. This property does not require that a firebreak setback be maintained. These criteria has been addressed.**

*OUTDOOR STORAGE IN RESIDENTIAL ZONES (a) Boats and trailers, travel trailers, pick-up campers or coaches, motorized dwellings, and similar recreation equipment may be stored on a lot but not used as an accessory use; (b) Automotive vehicles or trailers of any kind or type without current license plates, where required, and which are not in mechanical working order, shall not be parked or stored on any residentially zoned property other than in completely enclosed buildings; (c) One operating truck may be stored on the lot of a truck driver provided it is accessory to the main use of the property. Additional trucks shall not be allowed.*

**Staff Recommendations: This criterion is not applicable to the current request.**

- **Section 4.3.230 Additional Siting Standards**

*This section has specific siting standards and criteria set by the zoning district for USES, ACTIVITIES and DEVELOPMENT:*

- (3) **CONTROLLED DEVELOPMENT (CD)** - *The following siting standards apply to all USES, activities and development within the CD zoning district.*

- (a) *Minimum Lot size:*

- (1) *The following Controlled Development-5 minimum lot sizes shall apply:*
  - 1. *Sites having both public water and public sewer cannot be less than 5,000 square feet.*
  - 2. *Sites not having both public water and public sewer cannot be less than one (1) acre.*
  - 3. *Dwelling unit density shall not exceed one (1) unit per minimum lot size, except each additional attached dwelling unit requires 1200 additional square feet above the minimum lot size.*
- (2) *The following Controlled Development-10 minimum lot sizes shall apply:*
  - 1. *Site not having both public water and public sewer cannot be less than one (1) acre.*
  - 2. *Sites having both public water and public sewer cannot be less than 10,000 square feet.*
  - 3. *Dwelling unit density shall not exceed one (1) unit per minimum lot size, except each additional attached dwelling unit requires 1200 additional square feet above the minimum lot size. (OR-00-05-014PL)*

**Staff Recommendations: This proposal does not include creation of a new parcel. The unit of land was lawfully created. Therefore, this criterion has been addressed.**

*(b) Density or Size limits -*

- (1) Dwelling density shall be no more than one dwelling per lawfully created parcel unless otherwise provided for by this ordinance.*
- (2) If lawfully created parcels are less than one acre in size and not served by a public sewer then Department of Environmental Quality, State Building Codes and Oregon Department of Water Resources should be consulted by the developer prior to seeking a land use authorization to construct a dwelling as there may be development limitations.*

**Staff Recommendation: This proposal does not include siting of a dwelling. Therefore, this criterion is not applicable.**

*(c) Setbacks:*

- (1) Front Setback: 20 feet.*
  - (2) Side and Rear Set-Back: The side and rear setback shall be a minimum of 5 feet unless the side or rear yard is adjacent to a street or road (corner lot) the minimum setback shall be 15 feet from that street or road.*
  - (3) Setback exception – Front yard setback requirements of this Ordinance shall not apply in any residential district where the average depth of existing front yards on developed lots within the same zoning district block, but no further than 250 feet from the exterior side lot lines of the lot and fronting on the same side of the street as such lot, is less than the minimum required front yard building setback. In such cases the front yard setback requirement on any such lot shall not be less than the average existing front yard building setback.*
- (d) Building Height - Maximum Building height is 35 feet. However, spires, towers, domes, steeples, flag poles, antennae, chimneys, solar collectors, smokestacks, ventilators or other similar objects may be erected above the prescribed height limitations, provided no usable floor.*

**Staff Recommendation: The plot plan provided by the applicant shows that the setbacks will be satisfied. The applicant shall comply with the maximum building height and no building shall exceed 35 feet in height. These criteria have been addressed.**

- *Historical, Cultural and Archaeological Resources, Natural Areas and Wilderness (Balance of County Policy 5.7)*

*The Historical/Archeological maps have inventoried the following:*

- *Historical;*
- *Area of Archaeological Concern;*
- *Botanical; and*
- *Geological Resources.*

***Purpose Statement:***

*Coos County shall manage its historical, cultural and archaeological areas, sites, structures and objects so as to preserve their original resource value. This strategy recognizes that preservation of significant historical, cultural and archaeological resources is necessary to sustain the County's cultural heritage.*

- b. Areas of Archaeological Concern: Coos County shall continue to refrain from wide-spread dissemination of site-specific inventory information concerning identified archaeological sites. Rather, Coos County shall manage development in these areas so as to preserve their value as archaeological resources.*
  - i. This strategy shall be implemented by requiring development proposals to be accompanied by documentation that the proposed project would not adversely impact the historical and archaeological values of the project's site. "Sufficient documentation" shall be a letter from a qualified archaeologist/historian and/or a duly authorized representative of a local Indian tribe(s).*
  - ii. Properties which have been determined to have an "archaeological site" location must comply with the following steps prior to issuance of a "Zoning compliance Letter" for building and/or septic permits.*
    - 1) The County Planning Department shall make initial contact with the Tribe(s) for determination of an archaeological site(s). The following information shall be provided by the property owner/agent:*
      - a) Plot plan showing exact location of excavation, clearing, and development, and where the access to the property is located;*
      - b) Township, range, section and tax lot(s) numbers; and*
      - c) Specific directions to the property.*
    - 2) The Planning Department will forward the above information including a request for response to the appropriate tribe(s).*
    - 3) The Tribe(s) will review the proposal and respond in writing within 30 days to the Planning Department with a copy to the property owner/agent.*
    - 4) It is the responsibility of the property owner/agent to contact the Planning Department in order to proceed in obtaining a "Zoning Compliance Letter" (ZCL) or to obtain further instruction on other issues pertaining to their request.*
  - iii. In cases where adverse impacts have been identified, then development shall only proceed if appropriate measures are taken to preserve the archaeological value of the site. "Appropriate measures" are deemed to be those, which do not compromise the integrity of remains, such as:*
    - 1) Paving over the sites;*
    - 2) Incorporating cluster-type housing design to avoid the sensitive areas; or*
    - 3) Contracting with a qualified archaeologist to remove and re-inter the cultural remains or burial(s) at the developer's expense. If an archaeological site is encountered in the process of development, which previously had been unknown to exist, then, these three appropriate measures shall still apply. Land development activities found to violate the intent of this strategy shall be subject to penalties prescribed by ORS 97.745 (Source: Coos Bay Plan).*
  - iv. This strategy is based on the recognition that preservation of such archaeologically sensitive areas is not only a community's social responsibility but is also a legal responsibility pursuant to Goal #5 and ORS 97.745. It also recognizes that historical and archaeological sites are non-renewable, cultural resources (Source: Coos Bay Plan).*

**Staff Recommendation:** Staff sent a request for comments to the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians and the Coquille Indian Tribe on February 10, 2021 along with a copy of the application as submitted.

The Coquille Indian Tribe responded on February 22, 2021 stating that due to the proximity to known cultural resources, they request that the landowner and/or contractor contact their office to schedule a Cultural Resource Monitor to be on site during all ground-disturbing activities. They further asked that the landowner and/or contractor schedule the monitor a minimum of 72 hours in advance of the anticipated project start time.

The Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians responded on March 10, 2021 stating that they had no objections to the proposed work. The proposed work area is in proximity to known cultural resource sites and so may contain as yet unlocated cultural resources. They request that they be contacted immediately if any known or suspected cultural resources are encountered during any phase of the work.

• **4.11.132 Natural Hazards (Balance of County Policy 5.11)**

*Coos County has inventoried the following hazards:*

- *Flood Hazard*
  - *Riverine flooding*
  - *Coastal flooding*
- *Landslides and Earthquakes*
  - *Landslide Susceptibility*
  - *Liquefaction potential*
- *Tsunamis*
- *Erosion*
  - *Riverine streambank erosion*
  - *Coastal*
    - *Shoreline and headlands*
    - *Wind*
- *Wildfire*

*Purpose Statements:*

*Coos County shall regulate development in known areas potentially subject to natural disasters and hazards, so as to minimize possible risks to life and property. Coos County considers natural disasters and hazards to include river and coastal flooding, landslides, liquefaction potential due to earthquakes, fault lines, tsunamis, river bank erosion, coastal erosion along shorelines and headlands, coastal erosion due to wind, and wildfires, including those areas affected by gorse.*

*This strategy shall be implemented by enacting special protective measures through zoning and other implementing devices, designed to minimize risks to life and property associated with new development and substantial improvements. The determination of whether a property is located in one of the above referenced potentially hazardous areas shall be made by the reviewing body (Planning Director, Planning Commission, Board of Commissioners, or any designee based upon adopted inventory mapping). A specific site may not include the characteristics for which it is mapped. In these circumstances staff shall apply § 4.11.132.ii.2m.*

- c. *Tsunamis: Coos County shall promote increased resilience to a potentially catastrophic Cascadia Subduction Zone (CSZ) tsunami through the establishment of a Tsunami Hazard Overlay Zone (THO) in the Balance of County Zoning. See Sections 4.11.260-4.11.270 for the*

*requirements of this overlay zone.*

• **4.11.270 Tsunami Hazard Overlay Zone (Purpose, Applicability and Uses)**

1. *Purpose*

*The purpose of the Tsunami Hazard Overlay Zone is to increase the resilience of the community to a local source (Cascadia Subduction Zone) tsunami by establishing standards, requirements, incentives, and other measures to be applied in the review and authorization of land use and development activities in are as subject to tsunami hazards. The standards established by this section are intended to limit, direct and encourage the development of land uses within are as subject to tsunami hazards in a manner that will:*

- a. Reduce loss of life;*
- b. Reduce damage to private and public property;*
- c. Reduce social, emotional, and economic disruptions; and*
- d. Increase the ability of the community to respond and recover.*

*Significant public and private investment has been made in development in areas which are now known to be subject to tsunami hazards. It is not the intent or purpose of this section to require the relocation of or otherwise regulate existing development within the Tsunami Hazard Overlay Zone. However, it is the intent of this section to control, direct and encourage new development and redevelopment such that, overtime, the community's exposure to tsunamis will be reduced.*

2. *Applicability of Tsunami Hazard Overlay Zone*

*The Tsunami Hazard Overlay is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary and Coquille Estuary Management Plans when the Estuary Policies directly reference this section. Areas of inundation depicted on the Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) are subject to the requirements of this section as follows:*

- a. Except as provided in subsection (b), all lands identified as subject to inundation from the XXL magnitude local source tsunami event as set forth on the applicable Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) are subject to the requirements of this section.*
- b. Lands within the area subject to inundation from the XXL magnitude local source tsunami event as set forth on the applicable Tsunami Inundation Map(s) (TIM) published by the Oregon Department of Geology and Mineral Industries (DOGAMI) that have a grade elevation, established by fill or other means, higher than the projected elevation of the XXL magnitude local source tsunami event are exempt from the requirements of this section. Grade elevations shall be established by an elevation survey performed by a Professional Land Surveyor licensed in Oregon.*

3. *Uses*

*In the Tsunami Hazards Overlay Zone, except for the prohibited uses set forth in subsection 4 all uses permitted pursuant to the provisions of the underlying zone map may be permitted, subject to the additional requirements and limitations of this section. The Tsunami Hazard Overlay Zone does not establish any new or additional review processes. Application of the standards and requirements of the Tsunami Hazard Overlay Zone is accomplished through the applicable review processes of the underlying zone.*

4. *Prohibited Uses*

*Unless authorized in accordance with subsection 6, the following uses are prohibited in the specified portions of the Tsunami Hazard Overlay Zone:*

- a. In areas identified as subject to inundation from the L magnitude local source tsunami events set forth on the TIM, the following uses are prohibited:*
  - i. Hospitals and other medical facilities having surgery and emergency treatments area as;*
  - ii. Fire and police stations;*
  - iii. Hospital and other medical facilities having surgery and emergency treatment areas;*
  - iv. Structures and equipment in government communication centers and other facilities required for emergency response;*
  - v. Building with a capacity greater than 250 individuals for every public, private or parochial school through secondary level or childcare centers;*
  - vi. Buildings for colleges or adult education schools with a capacity of greater than 500 persons; and*
  - vii. Jails and detention facilities*
- b. In areas identified as subject to inundation from the M magnitude local source tsunami event as set forth on the Tsunami Inundation Map (TIM), the following uses are prohibited:*
  - i. Tanks or other structures containing, housing or supporting water or fire-suppression materials or equipment required for the protection of essential or hazardous facilities or special occupancy structures;*
  - ii. Emergency vehicle shelters and garages;*
  - iii. Structures and equipment in emergency preparedness centers;*
  - iv. Standby power generating equipment for essential facilities;*
  - v. Covered structures whose primary occupancy is public assembly with a capacity of greater than 300 persons;*
  - vi. Medical facilities with 50 or more resident, in capacitated patients;*
  - vii. Manufactured home parks, of a density exceeding 10 units per acre; and*
  - viii. Hotels or motels with more than 50 units.*
- c. Notwithstanding the provisions of Article 5.6 of the Coos County Zoning and Land Development Ordinance, the requirements of this subsection shall not have the effect of rendering any lawfully established use or structure nonconforming. The Tsunami Hazard Overlay is, in general, not intended to apply to or regulate existing uses or development.*

*5. Use Exceptions*

*A use listed in subsection (4) of this section may be permitted upon authorization of a Use Exception in accordance with the following requirements:*

- a. Public schools may be permitted upon findings that there is a need for the school to be within the boundaries of a school district and fulfilling that need cannot otherwise be accomplished.*
- b. Fire or police stations may be permitted upon findings that there is a need for a strategic location.*
- c. Other uses prohibited by subsection (4) of this section may be permitted upon the following findings:*
  - i. There are no reasonable, lower-risk alternative sites available for the proposed use;*
  - ii. Adequate evacuation measures will be provided such that life safety risk to building occupants is minimized;*
  - iii. The buildings will be designed and constructed in accordance with the Oregon Structural Specialty Code to minimize the risk of structural failure during the design earthquake and tsunami event; and*
  - iv. Developers of new essential facilities, hazardous facilities and major structures, and special occupancy structures that are located in an identified tsunami inundation zone, as described in subsection ORS 455.446. The provision of ORS 455.446 does not apply to*

*water-dependent and water-related facilities, including but not limited to docks, wharves, piers and marinas. Decisions made under ORS 455.446 are not land use decisions.*

*Applications, reviews, decisions and appeals for Use Exceptions authorized by this subsection with the exclusion of subsections iii and iv shall be in accordance with the requirements for an administrative conditional use procedure as set forth in Article 5.2 – Conditional Uses.*

6. *Evacuation Route Improvement Requirements. Except single family dwellings on existing lots and parcels, all new development, substantial improvements and land divisions in the Tsunami Hazard Overlay Zone shall incorporate evacuation measures and improvements, including necessary vegetation management, which are consistent with and conform to the adopted Tsunami Evacuation Facilities Improvement Plan. Such measures may include:*
  - a. *On-site improvements:*
    - i. *Improvements necessary to ensure adequate pedestrian access from the development site to evacuation routes designated in the Tsunami Evacuation Facilities Improvement Plan in all weather and lighting conditions.*
    - ii. *Frontage improvements to designate evacuation routes that are located on or contiguous to the proposed development site, where such improvements are identified in the Tsunami Evacuation Facilities Improvement Plan. Such improvements shall be proportional to the evacuation needs created by the proposed development.*
    - iii. *Where identified in the Tsunami Evacuation Facilities Improvement Plan as the only practicable means of evacuation, tsunami evacuation structure(s) of sufficient capacity to accommodate the evacuation needs of the proposed development.*
  - b. *Off-site improvements: Improvements to portions of designated evacuation routes that are needed to serve, but are not contiguous to, the proposed development site, where such improvements are identified in the Tsunami Evacuation Facilities Improvement Plan. Such improvements shall be proportional to the evacuation needs created by the proposed development.*
  - c. *Evacuation route signage consistent with the standards set forth in the Tsunami Evacuation Facilities Improvement Plan. Such signage shall be adequate to provide necessary evacuation information consistent with the proposed use of the site.*
  - d. *Evacuation route improvements and measures required by this subsection may include the following:*
    - i. *Improved streets and/or all-weather surface paths of sufficient width and grade to ensure pedestrian access to designated evacuation routes in all lighting conditions;*
    - ii. *Improved streets and paths shall provide and maintain horizontal clearances sufficient to prevent the obstruction of such paths from downed trees and structure failures likely to occur during a Cascadia earthquake; and*
    - iii. *Such other improvements and measures identified in the Tsunami Evacuation Facilities Improvement Plan. See Volume I, Part 2 Section 3.9. 400 of the Coos County Comprehensive Plan*
7. *Tsunami Evacuation Structures*
  - a. *All tsunami evacuation structures shall be of sufficient height to place evacuees above the level of inundation for the XXL local source tsunami event.*
  - b. *Tsunami evacuation structures are not subject to the building height limitations of this chapter.*
8. *Flexible Development Option*
  - a. *The purpose of the Flexible Development Option is to provide incentives for, and to*



*encourage and promote, site planning and development within the Tsunami Hazard Overlay Zone that results in lower risk exposure to tsunami hazard than would otherwise be achieved through the conventional application of the requirements of this chapter. The Flexible Development Option is intended to:*

- i. Allow for and encourage development designs that incorporate enhanced evacuation measures, appropriate building siting and design, and other features that reduce the risks to life and property from tsunami hazard; and*
- ii. Permit greater flexibility in the siting of buildings and other physical improvements and in the creation of new lots and parcels in order to allow the full realization of permitted development while reducing risks to life and property from tsunami hazard.*
- b. The Flexible Development Option may be applied to the development of any lot, parcel, or tract of land that is wholly or partially within the Tsunami Hazard Overlay Zone.*
- c. The Flexible Development Option may include any uses permitted outright or conditionally in any zone, except for those uses prohibited pursuant to subsection 5 of this section.*
- d. Overall residential density shall be as set forth in the underlying zone or zones. Density shall be computed based on total gross land area of the subject property, excluding street right-of-way.*
- e. Yards, setbacks, lot area, lot width and depth, lot coverage, building height and similar dimensional requirements may be reduced, adjusted or otherwise modified as necessary to achieve the design objectives of the development and fulfill the purposes of this section.*
- f. Applications, review, decisions, and appeals for the Flexible Development Option shall be in accordance with the requirements for an administrative conditional use procedure as set forth in Article 5 of the Coos County Zoning and Land Development Ordinance.*
- g. Approval of an application for a Flexible Development Option shall be based on findings that the following criteria are satisfied:*
  - i. The applicable requirements of sub-paragraphs (b) and (d) of this subsection are met; and*
  - ii. The development will provide tsunami hazard mitigation and/ or other risk reduction measures at a level greater than would otherwise be provided under conventional land development procedures. Such measures may include, but are not limited to:*
    - 1. Providing evacuation measures, improvements, evacuation way finding techniques and signage;*
    - 2. Providing tsunami evacuation structure(s) which are accessible and provide capacity for evacuees from off-site;*
    - 3. Incorporating building designs or techniques which exceed minimum structural specialty code requirements in a manner that increases the capacity of structures to withstand the forces of a local source tsunami; and*
    - 4. Concentrating or clustering development in lower risk portions or areas of the subject property and limiting or avoiding development in higher risk areas.*

**Staff Recommendation:** The property is located within the XXL Tsunami Inundation Zone. The proposed use is not listed as prohibited.

• **SECTION 7.5.175 Required Number of Parking Spaces for Type of Use:**

USE	STANDARD
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space

**Staff Recommendation:** The application request is for mini storages and is not covered under the parking guide. The applicant's plot plan does not indicate any parking spaces. The applicant will need to show adequate parking in front of storage units to allow for loading and unloading as well as one dedicated space. The Bicycle Space may be waived by the Roadmaster. The off loading areas and parking will need to be signed off by the Roadmaster or designated staff. This should be a condition of approval.

V. Decision and Staff Recommendation

SECTION 5.7.100 REVIEWING AUTHORITY (4) Decision:

- a. Decision: After the record has been closed and all evidence submitted into the record has been reviewed the Review Authority shall:
  - i. Approve or deny all or part of the application; or
  - ii. Approve all or part with modifications or conditions of approval.
- b. Basis for Decision: An approval or denial of a development action shall be based upon substantial evidence in the record that addresses the pertinent standards and criteria set forth in the applicable provisions of state law, the Comprehensive Plan, Coos County Zoning and Land Development Ordinance and other applicable laws as determined by the Review Authority.
- c. Findings and Conclusions: The Review Authority shall provide brief and concise findings of fact, conclusions of law and an order for all development approvals, conditional approvals or denials. The findings and order shall set forth the criteria and standards considered relevant to the decision, state the facts relied upon and briefly indicate how those facts support the decision. In the case of denial, it shall be sufficient to address only those standards upon which the applicant failed to carry the burden of proof or, when appropriate, the facts in the record that support denial.
- d. Conditions of Approval: The Review Authority may impose conditions on any conditional use approval in compliance with Section 5.0.350.
- e. Appeal Deadlines: Appeal deadlines are set out in Section 5.0.900.

SECTION 5.0.350 CONDITIONS OF APPROVAL:

1. Conditions of approval may be imposed on any land use decision when deemed necessary to ensure compliance with the applicable provisions of this Ordinance, Comprehensive Plan, or other requirements of law. Any conditions attached to approvals shall be directly related to the impacts of the proposed use or development and shall be roughly proportional in both the extent and amount to the anticipated impacts of the proposed use or development.
2. An applicant who has received development approval is responsible for complying with all conditions of approval. Failure to comply with such conditions is a violation of this ordinance, and may result in revocation of the approval in accordance with the provisions of Section 1.3.300.
3. At an applicant's request, the County may modify or amend one or more conditions of approval for an application previously approved and final. Decisions to modify or amend final conditions of approval will be made by the review authority with the initial jurisdiction over the original application using the same type of review procedure in the original review.

**Staff Recommendations:** Staff recommends that the Planning Commission find the applicant has met the burden of proof to meet the applicable criteria with the following statements:

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.

1. Applicant shall comply with the comments provided by the Coquille Indian Tribe and the Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw Indians.
2. Applicant shall update plot plan to include one (1) parking space and one (1) bicycle space.
3. Applicant shall comply with Section 4.3.230(c) Setbacks
  - i. Front Setback: 20 feet.
  - ii. Side and Rear Set-Back: The side and rear setback shall be a minimum of 5 feet unless the side or rear yard is adjacent to a street or road (corner lot) the minimum setback shall be 15 feet from that street or road.
4. Applicant shall comply with Section 4.3.230(d) Building Height
  - i. Building Height - Maximum Building height is 35 feet. However, spires, towers, domes, steeples, flag poles, antennae, chimneys, solar collectors, smokestacks, ventilators or other similar objects may be erected above the prescribed height limitations, provided no usable floor.
5. Applicant shall comply with Section 7.1.525 and maintain the vision clearance triangle.\
6. The applicant shall submit a parking plan to ensure compliance with parking standards.
7. The applicant shall post signs for contact in case of an emergency.
8. A security system of some type should be installed this could be emergency lighting, cameras or other alarm types.

COOS COUNTY PLANNING DEPARTMENT

*Amy Dibble*, Planner II

Coos County Staff Members

Jill Rolfe, Planning Director

Amy Dibble, Planner II

Crystal Orr, Planner I

Michelle Berglund, Planning Aide

Attachments: Application  
Comments Received



# 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: HBCU-21-001

Date Received: 2/3/2021 Receipt #: 224206 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) Prabhakar Patel

Mailing address: 2166 Ash Street, North Bend OR 97459

Phone: 9513336396

Email: prabhakarguitar@yahoo.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>25S</u> <input type="checkbox"/>	<u>13W</u> <input type="checkbox"/>	<u>30</u> <input type="checkbox"/>	<u>A</u> <input type="checkbox"/>	<u>C</u> <input type="checkbox"/>	<u>3400</u>
Select	Select	Select	Select	Select	

Tax Account Number(s): 374300 Zone: Select Zone Controlled Development (C)

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

### B. Applicant(s) Prabhakar Patel

Mailing address: 2166 Ash Street, North Bend OR 97459

Phone: 9513336396

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

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

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

### Type of Application Requested

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input type="checkbox"/> Administrative Conditional Use Review - ACU            | <input type="checkbox"/> Land Division - P, SUB or PUD    |
| <input type="checkbox"/> Text Amendment      | <input checked="" 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: Cape Arago Hwy ( exact address to be determined)

Type of Access: Public Road  Name of Access: cape arago hwy

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-



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**Prabhakar Patel**

2166 Ash Street  
North Bend, OR, 97459  
951-333-6396  
prabhakarguitar@yahoo.com

2nd, February 2021

**Coos County Planner**

Coquille OR 97423.

Dear Ms. Crystal Orr,

I am Prabhakar Patel currently living in North Bend. I would like to develop a self storage facility on a vacant land on Cape Arago Hwy in Coos Bay.

The land is flat land situated on the corner of Cape Arago Hwy and Dolezal Blvd. the dimensions of the land are 100 feet x 300 feet with direct access from Cape Arago Hwy. The visibility of the traffic is excellent as this part of the road is very straight and there are no structures or trees obstructing the vision. Current zoning for the land is CD-5. The current use of the land is a vacant land with no structures or prior development.

My proposal of self storage development would be beneficial to the people of Coos County as there is a severe housing shortage that has required lots of residents to share apartments and houses leaving them to need a storage space. Although storage facility is considered a commercial development it's has in essence turned into an extension of residential needs. There is a storage facility (Midway Self Storage CD-5 Zoning) within 3 blocks of my property and it has been historically completely full with sometimes requiring a waiting list.

The current use of the neighboring property to the north is a small gift shop with large open space which is rented sometimes to outdoor flea market. The neighbor to the south has a small single family house with most of the property being used as an outdoor storage and junk yard.

Coos County zoning and Ordinance requires development of a proposed self storage facility a conditional use permit.. Storage facility will be managed remotely with availability of a robust website to rent a unit online. Proposed development will only require electricity connection. The sewer and water are



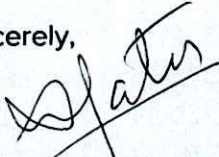
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available at the property line but will not be necessary as there will be no onsite manager or office.

Proposed development will cause very little disturbance to the surrounding properties and in fact will be beneficial to the neighborhood. I am open to any suggestions and requirements to bring my project to fruition.

I am attaching a preliminary site plan for the project with this application. I have records of prior survey which are included in the application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Prabhakar Patel', written over a horizontal line.

**Prabhakar Patel.**

**Stuntzner Engineering  
& Forestry, L.L.C.**

ENGINEERING • LAND SURVEYING • FORESTRY  
PLANNING • WATER RIGHTS  
705 South 4th St. Phone: (541) 267-2872  
Post Office Box 118 Coos Bay, Oregon 97420 Fax: (541) 267-0586

Drawn By: Don Jones Date: July 15, 1999  
Checked By: Tom Marshall Drawing No.: 99-130  
Designed By: Revised:  
Job Name: Phyllis Wilson Boundary Survey Sheet 1 of 1

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 16, 1940  
DONALD W. JONES  
2543  
EXPIRES 06/30/01

**Boundary Survey**

Prepared for  
Phyllis Wilson

Located in the SW 1/4, NE 1/4 Section 30, Township  
25 South, Range 13 West,  
Willamette Meridian, Coos County, Oregon

**Cape Arago Highway**

**Dolezal Blvd.**

**Deed Reference 72-10-7774**

**Deed Reference 71-65413**

**Spaw Blvd.**

Found 5/8" iron rod  
Held for Dolezal right-of-way  
CS 57-A-198

S68°26'00"E  
(S68°26'1")  
296.07'  
(296.07')

Basis of Bearing

Held 60.00'

Found & held  
1-1/4" iron pipe  
Unrecorded plat of  
Roosevelt Boulevard Park

(L=100.81')  
(L=101.16')  
R=1106.00

Found 1/2" Iron pipe  
Held for lot line  
Falls 2.9' into right-of-way  
CS 57-A-184

6.4'  
N66°29'47"W (N66°26'W)  
305.72' (305.27')  
Existing Building

S40°23'47"W  
(S40°37'W)  
101.427'  
(100.57')

Found & held  
3/4" iron pipe  
Unrecorded plat of  
Roosevelt Boulevard Park

N66°25'15"W (N66°26'W)  
306.19' (305.48')

Found 1/2 GIP  
Held for parcel line  
Falls N 66°25'15" W, 1.80'  
from SE corner of parcel  
CS 57-A-99

S40°23'47"W  
(S40°37'W)  
101.427'  
(100.76')

**Narrative**  
I hold to apparent original monuments along southeasterly parcel line.  
For the southerly line of that parcel conveyed by Deed Reference No. 71-65413,  
I hold to monuments shown as found.  
For Cape Arago Highway right-of-way, I prorate between the southerly Dolezal  
right-of-way and the southerly line of that parcel conveyed by Deed Reference No.  
71-65413

**Basis of Bearing**  
As shown on unrecorded plat of Roosevelt Blvd. Park. Apparently assumed.  
I hold to monuments shown as found along Dolezal Boulevard.

**Record Surveys**  
Unrecorded plat of Roosevelt Boulevard Park  
CS 57-A-198 Erichsen 1958  
CS 57-A-184 Wade 1977  
CS 57-A-198 Wade 1978

**Record Deeds**  
Coos County Deed Reference No. 71-65413  
Coos County Deed Reference No. 72-7-7744  
Coos County Deed Reference No. 75-12-1160

**Legend**  
⊙ = Found monument as noted  
○ = Set 5/8" x 30" iron rod with yellow plastic cap scribed "Stuntzner Eng."

Scale  
1"=30'

RECEIVED

JUL 29 1999

Filed Aug 19, 1999  
Karl E. Seidel  
County Surveyor

MICROFILMED

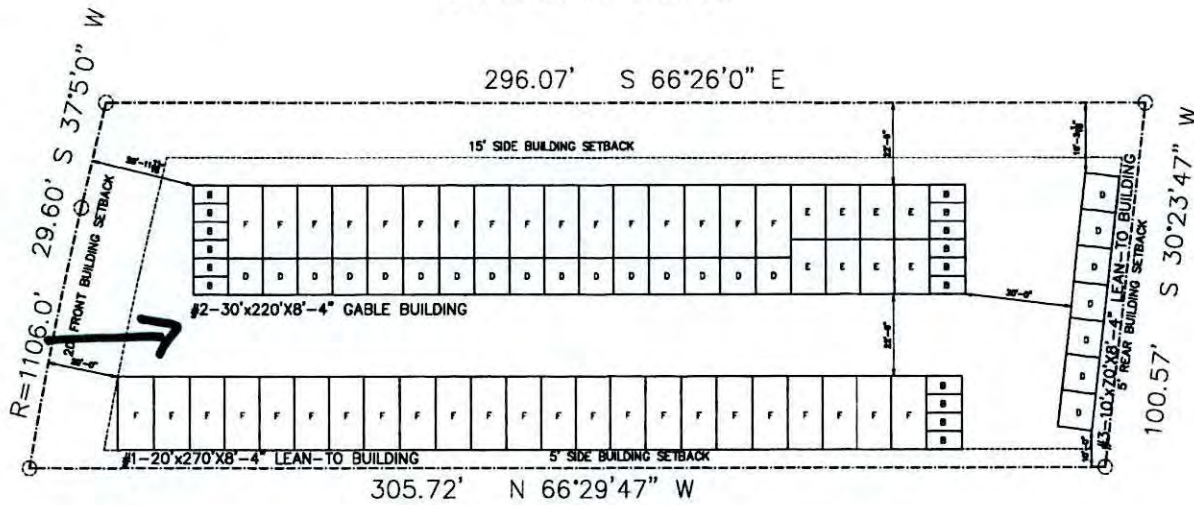
15826





CAPE ARAGO HIGHWAY

DOLEZAL BLVD.



UNIT MIX

LABEL	UNIT SIZE	# UNITS	%	SQ. FEET
B	5 x 10	16	18.6	800
D	10 x 10	23	26.7	2300
E	10 x 15	8	9.3	1200
F	10 x 20	39	45.3	7800
TOTAL		86	100	12100

**TBS**

TRENCH BUILDING SYSTEMS, INC.  
 10000 W. 10th Street, Suite 100  
 North Omaha, Nebraska 68131  
 Phone: (402) 426-1100  
 Fax: (402) 426-1101  
 Website: www.tbsinc.com

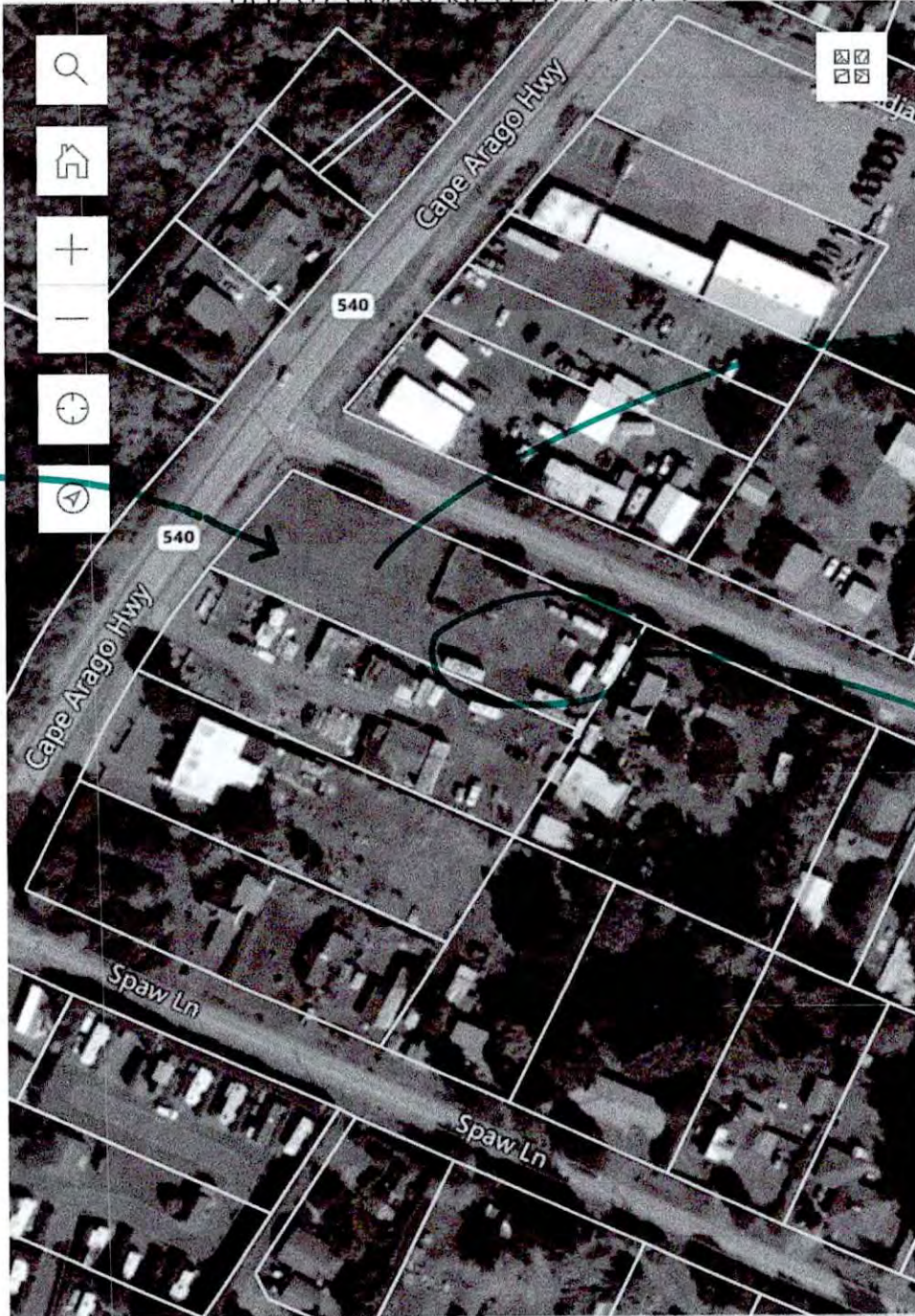
PROPOSED SELF-STORAGE SYSTEM FOR:  
 10000 W. 10th Street, Suite 100  
 NORTH OMAHA, NE

DATE: 1/28/08  
 DRAWN BY: MSU  
 CHECKED BY:  
 SCALE: 1" = 60'-0"  
 PLAN NO: P-0001

**SITE PLAN**



January 2021 Data Set (PARCEL ALIGNMENT WITH PHOTO MAY NOT BE EXACT)



Road Access

Flat Land  
No Vegetation

None Present currently.



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 Coos County Planning Department in the form of cash or check

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

**Applicant/Agent (print name):** PRABHAKAR PATEL  
**Mailing address:** 2166 Ash Street, North Bend OR 97459  
**Phone:** 951 333 6396 **Email:** DRPRABHAKAR@gmail.com

**Land Owner (print name):** PRABHAKAR PATEL  
**Mailing address:** 2166 Ash Street, North Bend OR 97459  
**Phone:** 951 333 6396 **Email:** DRPRABHAKAR@gmail.com

### LOCATION

25 S 13 W30 AC 3400  
Township Range Section Tax Lot

Cape Arago Hwy, Coos Bay OR 97420  
Site address

CD-5 0.68  
Zone (s) Acreage

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

Flat vacant land

**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.*

### Coos County Road Department Use Only

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

Driveway  Parking  Access

Bonded Date: \_\_\_\_\_ Receipt # \_\_\_\_\_

Comments and Requirements

Proposed Development :- Self storage (Plans attached)

Boundaries : survey attached

Location of structures : Vacant Land

Required Parking : 1 car parking, 1 Bicycle

Employees : No Employee on site

current utilities : None

Available utilities : Water, Power, sewer, cable

Proposed utilities : Electricity (Power)

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ersion 10/2016

**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.



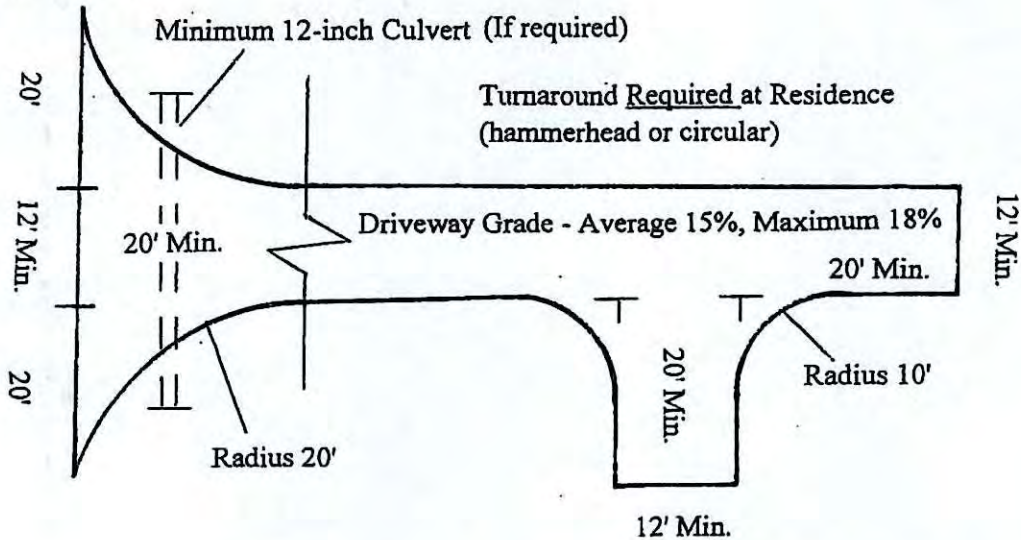
## DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

### 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



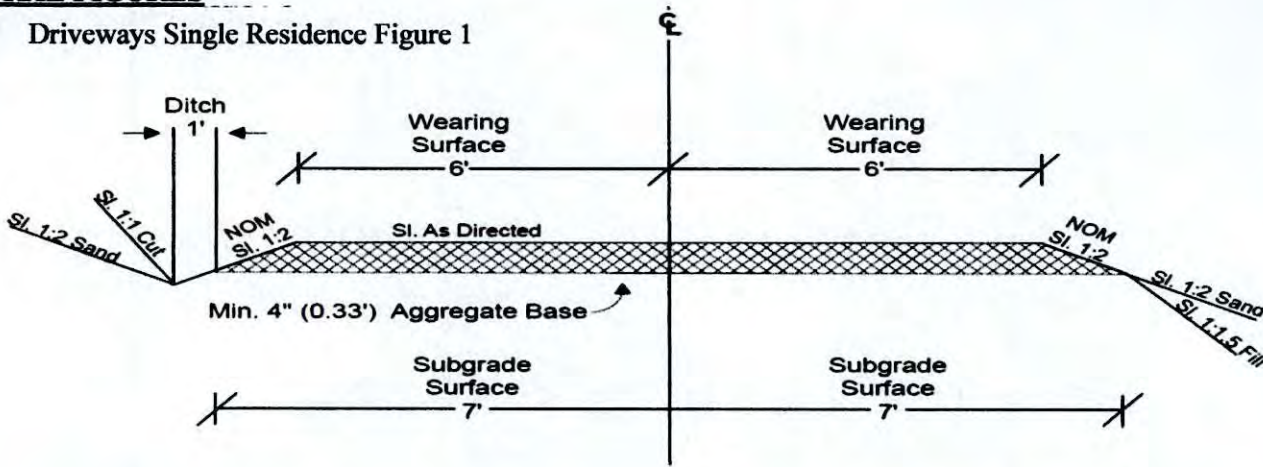
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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

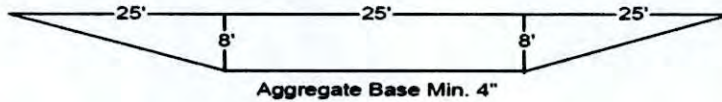
If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway 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:**

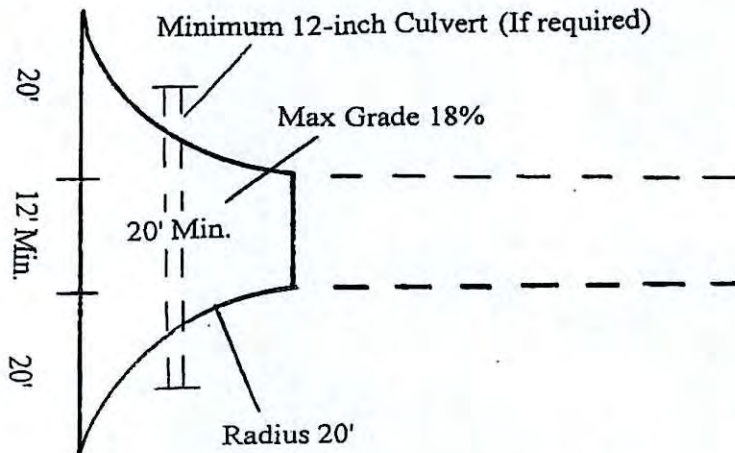
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways 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



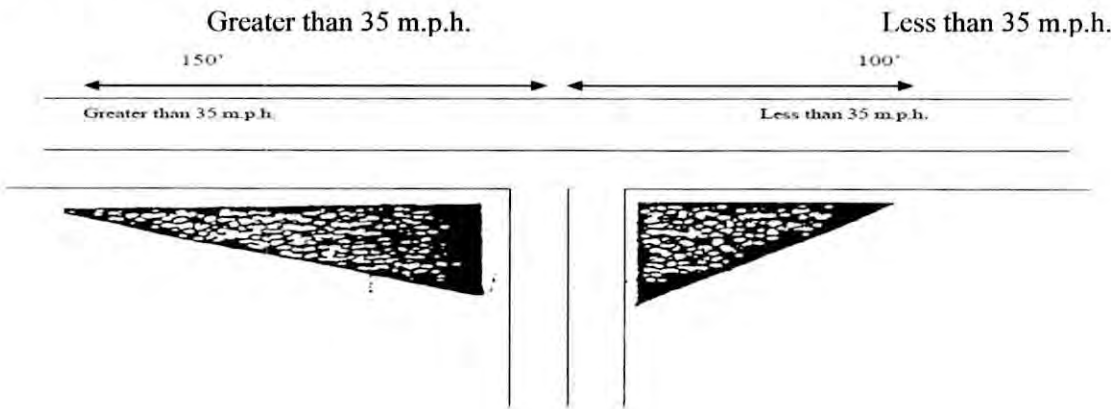
Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.



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

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.**



RECORDING REQUESTED BY:

**TICOR TITLE**  
County of Coos

300 W Anderson Avenue, PO Box 1075  
Coos Bay, OR 97420

**GRANTOR'S NAME:**

Phyllis A. Wilson

**GRANTEE'S NAME:**

Prabhakar Patel

**AFTER RECORDING RETURN TO:**

Order No.: 360820032935-LS  
Prabhakar Patel  
2186 Ash Street  
North Bend, OR 97459

**SEND TAX STATEMENTS TO:**

Prabhakar Patel  
2186 Ash Street  
North Bend, OR 97459

APN: 374300  
Map: 25S-13W-30AC TL 3400  
Vacant Land, Coos Bay, OR 97420

Coos County, Oregon

**2020-12086**

**\$96.00**

**Pgs=3**

**12/01/2020 03:37 PM**

eRecorded by: TICOR TITLE COOS BAY

Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Phyllis A. Wilson, Grantor, conveys and warrants to Prabhakar Patel, 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:

Beginning at a point on the Easterly boundary of the State Highway through Section 30, Township 25 South, Range 13 West of the Willamette Meridian, from which point the Southwest corner of said Section 30 bears South 32° 55' West a distance of 4611.08 feet; thence South 37° 05' West a distance of 29.52 feet to the point of beginning of a curve of 1106.3 foot radius; thence along said curve to the left through a central angle of 1° 53' a distance of 72.80 feet; thence South 66° 26' East a distance of 305.27 feet; thence North 30° 37' East a distance of 100.76 feet; thence North 66° 26' West a distance of 296.07 feet to the point of beginning, being a portion of the North Half of the E.J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINETY THOUSAND AND NO/100 DOLLARS (\$90,000.00). (See ORS 93.030).

**Subject to:**

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

**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: 11/21/2020

Phyllis A. Wilson  
Phyllis A. Wilson by Steven J. Wilson, POA

State of Oregon  
County of Washington

On this 11/21/2020, before me personally appeared Steven J. Wilson,

(proved to me on the basis of satisfactory evidence) (personally known to me) to be the person whose

name is subscribed to the within instrument (Type of Document:  
POA in Trust + will)

as the attorney in fact of: Phyllis A. Wilson,

and acknowledged that (he) (she) subscribed the name of Phyllis A. Wilson

thereto as principal, and (his) (her) own name as attorney in fact.

Ruthie Suzanne Crawford  
Notary Public - State of Oregon

My Commission Expires: 07/19/2024



Unofficial Copy





2305 Ocean Boulevard  
P. O. Box 539, Coos Bay, Oregon 97420-0108  
Telephone: (541) 267-3128 Fax: (541) 269-5370

Ivan D. Thomas, General Manager

September 5<sup>th</sup>, 2019

Brady Chindamo  
2707 Broadway Ave  
North Bend, OR 97459

SEP 09 2019

To Whom It May Concern,

The investigation for water service at lot 25S 13W 30AC parcel 3400 Cape Arago Hwy, Coos Bay, OR 97420 which you requested, has been completed and the location approved for service. The following are the itemized fixed costs for the service installation. Please note that "service line" costs for 1-inch services are fixed amounts, however, the cost for a 1½-inch and larger service line must be estimated and paid for at the actual cost of construction. Also be aware that some of these costs – such as service line, system development charge, or highway permits – are usually subject to change each July 1 by action of our Board of Directors.

1" service line with 3/4" meter	\$ 895.00
System development charge	\$ 5,730.00
State highway permit fee	\$ 40.00
Refund to previous main extension project	\$
Hauser/OECD surcharge	\$ _____
<b>TOTAL</b>	<b>\$ 6,665.00</b>

Based on the information you provided in the investigation for service, a backflow prevention assembly will not be required *at this time*. To initiate service installation, if not already provided, we will need to have the permanent address at the service location.

To initiate service installation, payment of the above total/estimate will be required in full. Once the service/meter has been installed, you will need to contact our office and speak with a Customer Service Representative to open your account and have the water turned on. If you have any technical questions regarding your new service, please contact Jeff Page, Operations Director, at 267-3128 ext 240. Otherwise, contact our Customer Service Department at the same number and we will ensure you receive a prompt response.

Sincerely,

Lily Hubbell  
Customer Service Representative

# COOS County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

**NOT OFFICIAL VALUE**

February 1, 2021 3:36:04 pm

Account # 374300  
 Map # 25S1330AC03400  
 Code - Tax # 0926-374300

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Desor See Record

Mailing Name PATEL, PRABHAKAR

Deed Reference # 2020-12086

Agent

Sales Date/Price 11-21-2020 / \$90,000.00

In Care Of

Appraiser

Mailing Address 2166 ASH ST  
 NORTH BEND, OR 97459-2118

Prop Class 200 MA SA NH Unit  
 RMV Class 200 01 02 BRV 6380-1

Situs Address(s) Situs City

Code Area	RMV	MAV	Value Summary			MSAV	RMV Exception	CPR %
			AV	SAV				
0926 Land	125,760					Land	0	
Impr.	0					Impr.	0	
<b>Code Area Total</b>	<b>125,760</b>	<b>58,460</b>	<b>58,460</b>	<b>0</b>	<b>0</b>		<b>0</b>	
<b>Grand Total</b>	<b>125,760</b>	<b>58,460</b>	<b>58,460</b>	<b>0</b>	<b>0</b>		<b>0</b>	

Code Area	ID#	RFPD Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
					TD%	LS	Size			
0926	10	<input checked="" type="checkbox"/>	CD-5	Market	100	A	0.68	MV	008	125,760
<b>Grand Total</b>							<b>0.68</b>			<b>125,760</b>

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
<b>Grand Total</b>										
							0			0

Code Area	Type	Exemptions/Special Assessments/Potential Liability							
0926	FIRE PATROL:								
	■ FIRE PATROL TIMBER	Amount	18.75	Acre	0.68	Year	2021		



# COQUILLE INDIAN TRIBE

3050 Tremont Ave. North Bend, OR 97459  
Telephone: (541) 756-0904 ~ Fax: (541) 756-0847  
[www.coquilletribe.org](http://www.coquilletribe.org)

February 22, 2021

Coos County Planning Department  
250 N Baxter  
Coquille, Oregon 97429

Re: HBCU-21-001

Project location: T25S, R13W, Section 30, TL3400

Thank you for the opportunity to comment on the proposal to construct a self-store facility at the above referenced location. Our records show known cultural resources within extremely close proximity to the project area.

Due to the close proximity to known cultural resources, we request that the landowner and/or contractor contact our office at (541) 808-5554 (Kassandra Rippee, Archaeologist/THPO) to schedule a Cultural Resource Monitor to be on site during all ground-disturbing activities. Please schedule the monitor a **minimum of 72 hours** in advance of anticipated project start time.

Please be aware that state statutes and federal law governs how archaeological sites are to be managed. 43 CFR 10 applies on tribal and federal lands, federal projects, federal agencies, as well as to federal actions and federally funded (directly or indirectly) projects. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or *private lands*. If archaeological materials are discovered, uncovered, or disturbed on the property, we will discuss the appropriate actions with all necessary parties.

Thank you again and feel free to contact me if you have any questions.

Masi (thank you),

Todd Martin  
Tribal Historic Preservation Specialist

CRT21074



## Amy Dibble

---

**From:** Courtney Krossman <ckrossman@ctclusi.org>  
**Sent:** Wednesday, March 10, 2021 9:13 AM  
**To:** Michelle Berglund  
**Cc:** Planning Department  
**Subject:** RE: Emailing: HBCU-21-001 Patel Tribe Request

This Message originated outside your organization.

---

Good Morning Ms. Berglund,

CTCLUSI has no objections to the proposed work. The proposed work area is in proximity to known cultural resource sites and so may contain as yet unlocated cultural resources. We request that we be contacted immediately if any known or suspected cultural resources are encountered during any phase of the work. Please feel free to reach out if we can be of further assistance.

Courtney Krossman  
Cultural Resources Protection Assistant  
Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians  
1245 Fulton Avenue  
Coos Bay, Or 97420  
(Office) 541.888.9577 ext. 7547  
(Cell) 541.808.5085

---

**From:** Michelle Berglund <mberglund@co.coos.or.us>  
**Sent:** Wednesday, February 10, 2021 10:34 AM  
**To:** Cassandra Rippee <CassandraRippee@coquilletribe.org>; Courtney Krossman <ckrossman@ctclusi.org>; THPO <THPO@coquilletribe.org>  
**Cc:** Planning Department <planning@co.coos.or.us>  
**Subject:** Emailing: HBCU-21-001 Patel Tribe Request

Good morning!

Please find attached the Conditional Use application for Prabhakar Patel. He is hoping to put in a self storage building on his property. Find identifying maps also included.

Please let us know any concerns or comments you might have.

Thank you so much  
Michelle, Planning Aide  
Coos County Planning Dept

### Disclaimer

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## Amy Dibble

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**From:** Prabhakar <prabhakarguitar@yahoo.com>  
**Sent:** Wednesday, March 24, 2021 3:49 PM  
**To:** Amy Dibble  
**Subject:** Re: HBCU-21-001

This Message originated outside your organization.

---

Hi Amy,

We are planning to have a fence around the property but it will be basically fence along the property lines on three sides except the entrance side where there will be a combination of fence and a gate.

Sent from my iPhone

On Mar 24, 2021, at 1:54 PM, Amy Dibble <adibble@co.coos.or.us> wrote:

Mr. Patel,

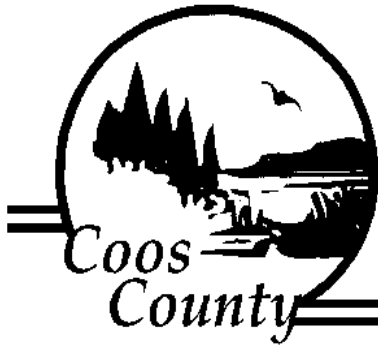
I have a quick question, I am drafting the staff report for the Hearing Body Conditional Use application for the storage units. Looking at the plot plan there is a dotted line around the structures that I am unsure of, is this a fence?

Thank you,  
Amy Dibble

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## **PUBLIC WORKS**

### **ROAD - SOLID WASTE**

250 N Baxter Street, Coquille, Oregon 97423

(541) 396-7665

FAX (541) 396-1023

**JOHN ROWE**

Director / Roadmaster

---

March 25,2021

Jill Rolfe  
Planning Director

Re: HBCU-21-001 Storage Unit  
T24S, R13W, Section 30AC TL 3400  
Applicant: Prabhkar Patel

#### Comments

A parking plan is required as per CCZLDO 7.5 Parking Standards. As per Table 7.5.175 for a storage warehouse, the required parking is 1 space per employee and 1 bicycle space.

A twenty foot (2 lane) entrance will be required. A permit from ODOT off of State Highway 540

Thank you,

*John J. Rowe*  
John Rowe  
Roadmaster