



# Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL  
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL  
[PLANNING@CO.COOS.OR.US](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

DR-21-063

FILE NUMBER: ACU-21-028

Date Received: 04/14/21 Receipt #: 224327 Received by: MB

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

## LAND INFORMATION

A. Land Owner(s) Patrick Wright & Angela Boyd

Mailing address: 94753 Haynes Way Lane

Phone: 541-297-0571 Email: angie@archerfarms.org

Township: 24S Range: 13W Section: 13 1/4 Section: D 1/16 Section: Select Tax lots: 1200  
Select Select Select Select Select

Tax Account Number(s): 168317 Zone: Select Zone Exclusive Farm Use (EFU)  
Tax Account Number(s): Please Select

B. Applicant(s) Patrick Wright & Andela Boyd

Mailing address: 94753 haynes Way Ln, North Bend, OR 97459

Phone: 541-297-0571 Angie@archerfarms.org

C. Consultant or Agent:

Mailing Address

Phone #: Email:

### Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone
- Administrative Conditional Use Review - ACU
- Hearings Body Conditional Use Review - HBCU
- Variance - V
- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

### Special Districts and Services

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

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

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



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

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

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

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

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



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Patrick M. Wright                      Angela a Boyd



**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: 94753 Haynes Way LN

Type of Access: Select Public Name of Access: Haynes Way LN

Is this property in the Urban Growth Boundary? Select NO

Is a new road created as part of this request? Select 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 designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

**Coos County Road Department Use Only**

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

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

File Number: DR-21-



ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: \_\_\_\_\_

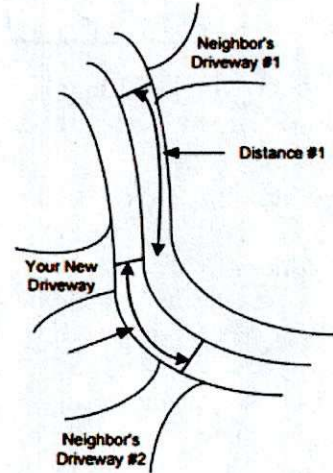
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: \_\_\_\_\_

Is this driveway on the same side of the road as your Driveway: Select

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: \_\_\_\_\_

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: \_\_\_\_\_

Is this driveway on the same side of the road as your Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.



## SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: Select

Sewage Disposal Type: Select

Please check  if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check  if the request is for a land division.

### Coos County Environmental Health Use Only:

Staff Reviewing Application: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

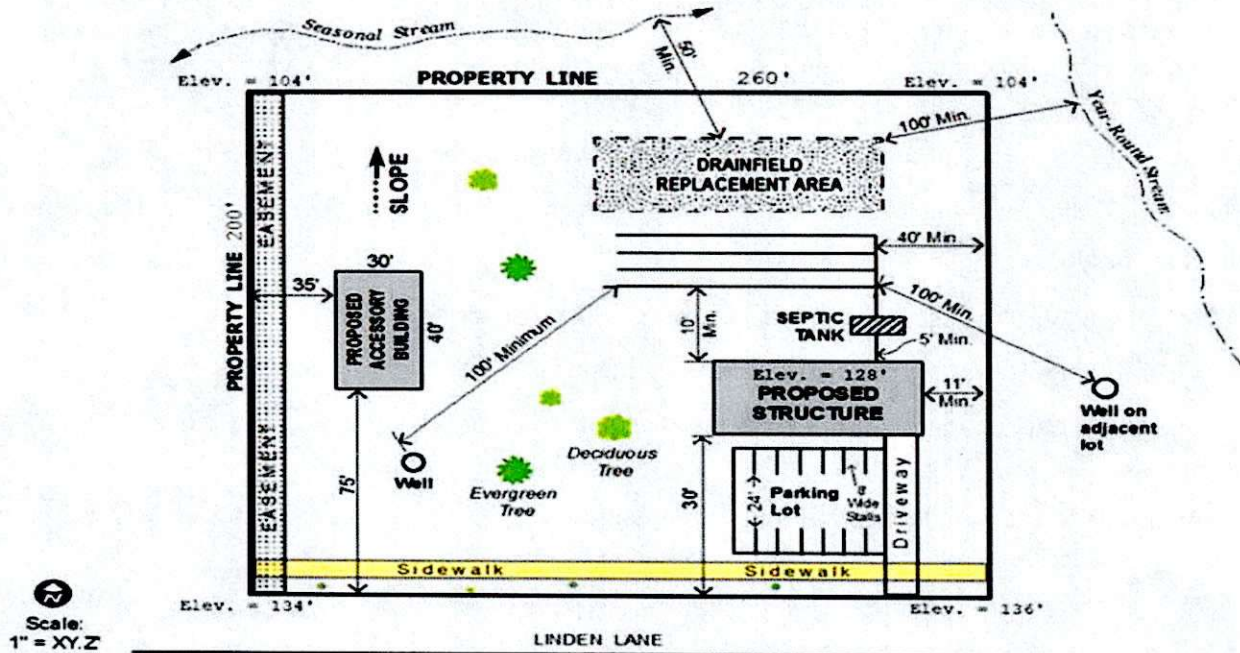
- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Health Division to make an appointment.

Additional Comments:



Plot Plan  
The grid for the plot plan is found on the next page

**SAMPLE PLOT PLAN**

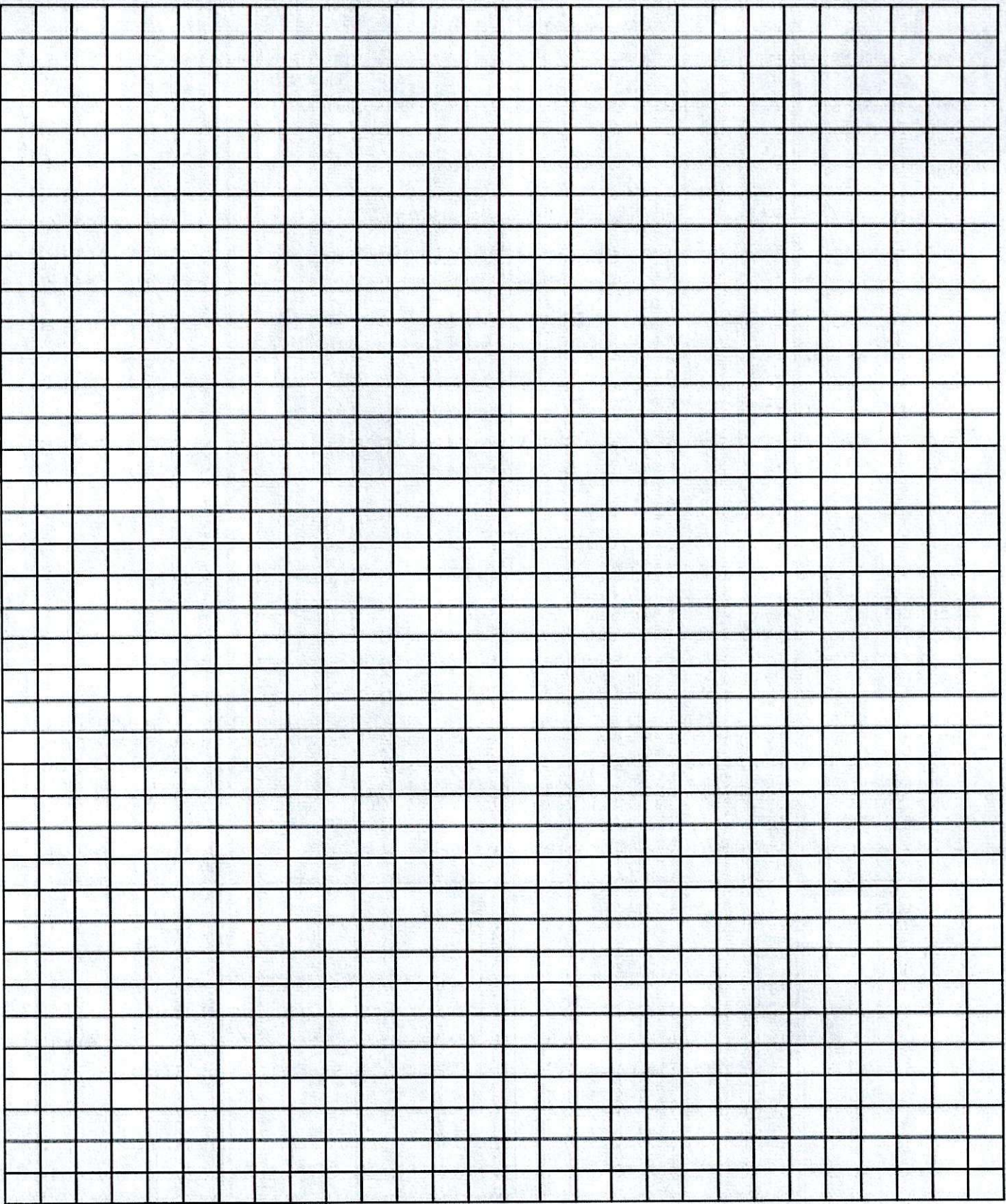


**ITEMS THAT MUST BE ON THE PLOT PLAN:**

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.











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.

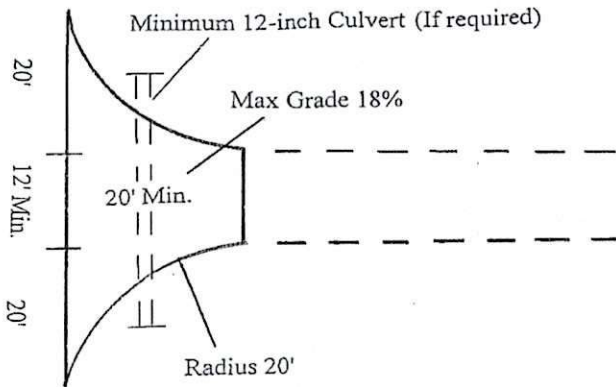
**Forestry, Mining or Agricultural Access Standard drawing**

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

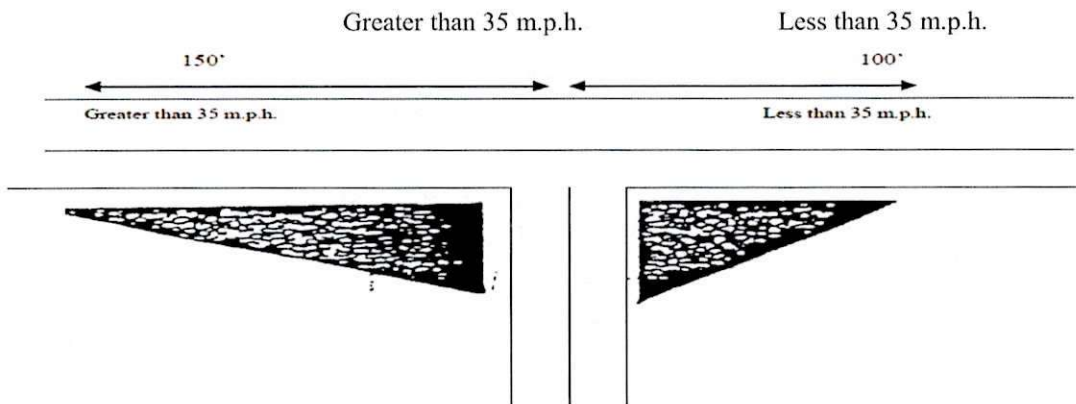


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

**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 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<br>1 space per employee.<br>1 Bicycle space   |
| Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.) | 1 space per 600 square feet of floor area, plus<br>1 space per employee.<br>1 Bicycle space   |
| Bank, general office, (except medical and dental).  | 1 space per 600 square feet of floor area, plus<br>1 space per employee.<br>1 Bicycle space   |
| Medical or dental clinic or office.   | 1 ½ space per examination room plus<br>1 space per employee.<br>1 Bicycle space   |
| Eating or drinking establishment.   | 1 space per 200 square feet of floor area, plus 1 space for every 4 seats.<br>1 Bicycle space   |
| Bowling Alley   | 5 spaces per alley plus<br>1 space per 2 employees.<br>1 Bicycle space  |
| Dance hall, skating rink, lodge hall.   | 1 space per 100 square feet of floor area plus 1 space per 2 employees.<br>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.<br>1 Bicycle space  |
| Storage warehouse, manufacturing establishment, or trucking freight terminal                  | 1 space per employee.<br>1 Bicycle space  |
| Wholesale establishment.  | 1 space per employee plus<br>1 space per 700 square feet of patron serving area.<br>1 Bicycle space   |
| Welfare or correctional institution   | 1 space per 5 beds for patients or inmates, plus 1 space per employee.<br>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.<br>1 Bicycle space   |
| Church, mortuary, sports arena, theater.  | 1 space for 4 seats or every 8 feet of bench length in the main auditorium.<br>1 Bicycle space  |
| Library, reading room.  | 1 space per 400 square feet of floor area plus<br>1 space per employee.<br>1 Bicycle space  |
| Preschool nursery, kindergarten.  | 2 spaces per teacher; plus off-street loading and unloading facility.<br>1 Bicycle space per 20 students  |
| Elementary or junior high school.   | 1 space per classroom plus<br>1 space per administrative employee or<br>1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater.<br>1 Bicycle space per 10 students                 |
| High school   | 1 space per classroom plus<br>1 space per administrative employee plus<br>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.<br>1 Bicycle space per 20 students |



|  |   |
|--|---|
| Other auditorium, meeting room.          | 1 space per 4 seats or every 8 feet of bench length.<br>1 Bicycle space                       |
| Single-family dwelling.                  | 2 spaces per dwelling unit.   |
| Two-family or multi-family dwellings.    | 1 ½ spaces per dwelling unit.<br>1 bicycle space per unit for buildings with 4 or more units. |
| Motel, hotel, rooming or boarding house. | 1 space per guest accommodation plus<br>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.**



## **Statement of Intent**

**The property at 94753 Haynes Way Lane, North Bend, Oregon is currently zoned exclusive farm use as defined in OAR 660-033-0020(8)**

**We are asking to operate a home occupation / Cottage Industry by renting out sections of our property as shown on the plot plan as event space. This inclusion is defined in ORS 215.448**

**Although it is our intent to use the property as farming to include raising animals, we would like to supplement our income but allowing people to reserve sections for special events.**

**The property is approximately 10 acres. There is a mixture of pasture and rolling hills which are surrounded by trees. There is a small 2 acre vineyard, several already established fruit trees (plum, apple, cherry, pear, walnut)**

**The pasture land and the metal barn is being used by our animals (6 Llamas, 2 Scottish Highland Cows, 2 Sheep, 3 Nigerian Dwarf Goats, and lastly 6 chickens)**

**We have reviewed all parts of OAR 350-09-81-0098 and will be operating within all guidelines provided.**

**The Red Barn on the property will be used as a special event space.**

**The second story of the Small Barn will be used as a dressing area for renters.**

**There will be no employees other than 2 people who live on the property full time.**

**The business will not interfere with any existing or neighboring properties.**

**The business will not have a typical retail store.**

**No signage will be needed.**



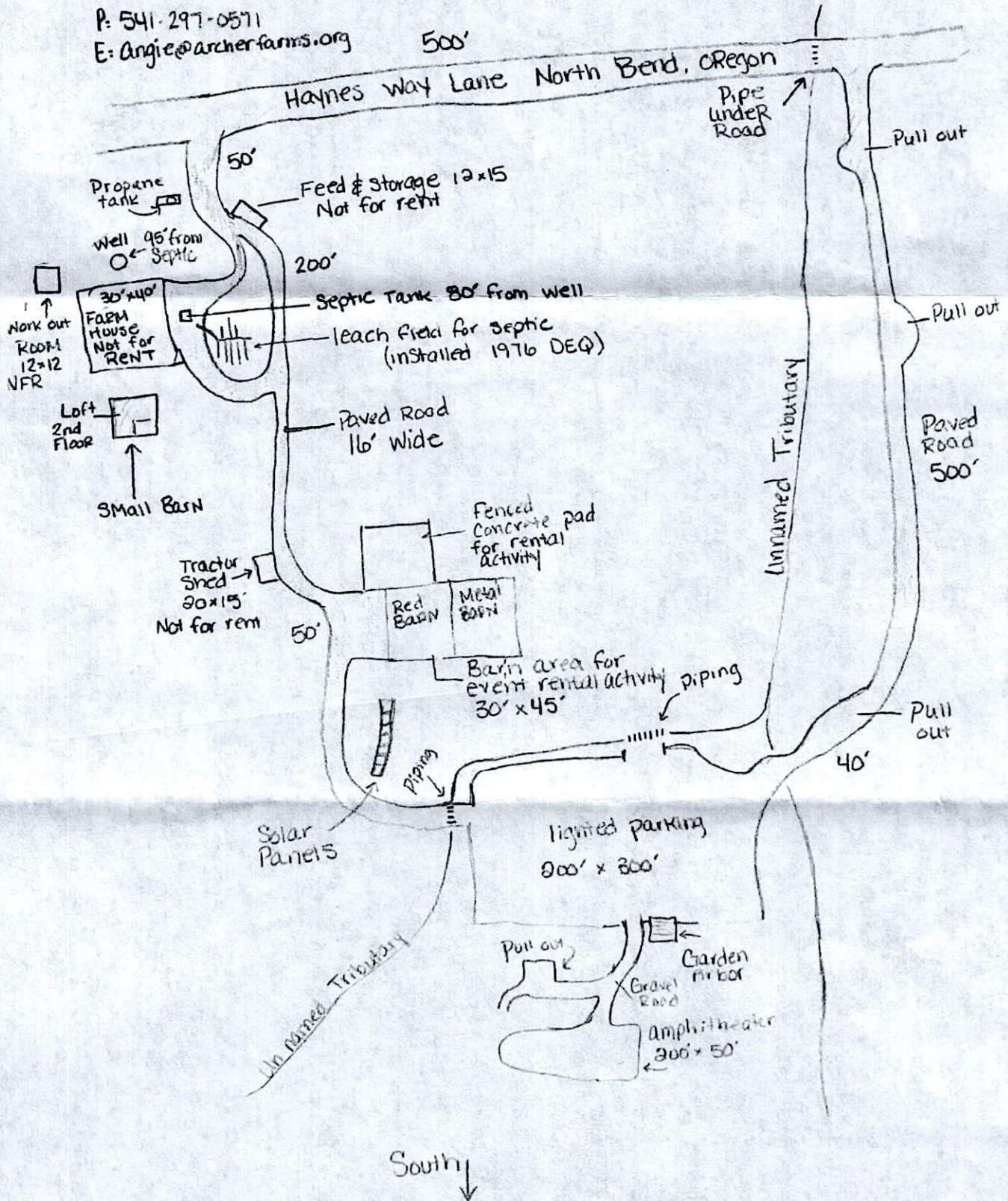
Angela Boyd & Patrick Wrigm  
94753 Haynes Way Lane  
North Bend, OR 97459

North ↑

P: 541-297-0571

E: Angie@archerfarms.org





500'

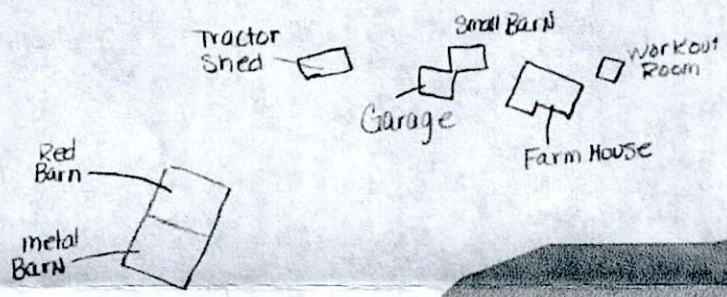




### Oregon 100-yr Flood Zones

#### Oregon 100-yr Flood Zones

-  FEMA Effective
-  FEMA Preliminary
-  FEMA Q3
-  State Digitized



This layer includes the best available "100-year" floodplain data for Oregon as represented by FEMA's Flood Insurance Rate Maps (FIRM). The FEMA flood hazard is defined as the are ...

200ft

FEMA, Oregon DLCD, Oregon Geospatial Enterprise Office | Esri Community Maps Contributors, State of Oregon GEO, BuildingFootprintUSA, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, US Census Bureau, USDA