



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 PHONE: 541-396-7770

Date Received: 4/27/21 Receipt #: 93115476 FILE NUMBER: ACU-21-30
 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) Raya Ziegler
 Mailing address: 97400 Morgan Creek Ln Coos Bay
 Phone: 541-297-5260 Email: rayaziegler@hotmail.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
26S	12W	12	Select	Select	200
Select	Select	Select	Select	Select	

Tax Account Number(s): 472005 Zone: Select Zone Forest Mixed Use (FMU)
 Tax Account Number(s) _____ Please Select _____

B. Applicant(s) Michael Shott, Lori Shott
 Mailing address: 97400 Morgan Creek Ln. Coos Bay, OR 97420
 Phone: 541-297-1155 541-294-9326

C. Consultant or Agent: _____
 Mailing Address _____
 Phone #: _____ Email: _____

Type of Application Requested

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

Special Districts and Services

Water Service Type: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic
 School District: Coos Bay Fire District: Coos Forest Protective Association

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:
- 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.
 - A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - A complete description of the request, including any new structures proposed.
 - 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:
- Location of all existing and proposed buildings and structures
 - Existing County Road, public right-of-way or other means of legal access
 - Location of any existing septic systems and designated repair areas
 - Limits of 100-year floodplain elevation (if applicable)
 - Vegetation on the property
 - Location of any outstanding physical features
 - 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.

This property has passed the template dwelling test.
We believe this parcel will meet Coos County land development ordinance requirements. See attached

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: _____

Type of Access: County Road Name of Access: Morgan Creek Lane

Is this property in the Urban Growth Boundary? No

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

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

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

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

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

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

By signing the application I am authorizing Coos County Roadmaster or 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 APPLICATION INFORMATION

FILE NUMBER: AD-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: 97280 Morgan Creek Lane Coos Bay

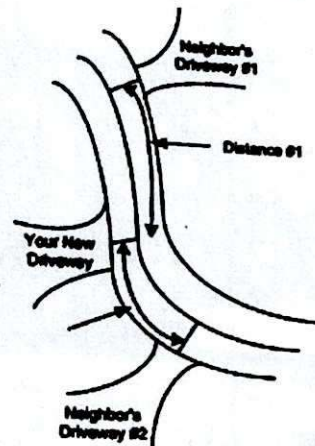
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: 121'

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

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: 97274 Morgan Creek Lane Coos Bay

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: 222'

Is this driveway on the same side of the road as your Driveway: No



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: On-site Spring

Sewage Disposal Type: On-site septic

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:

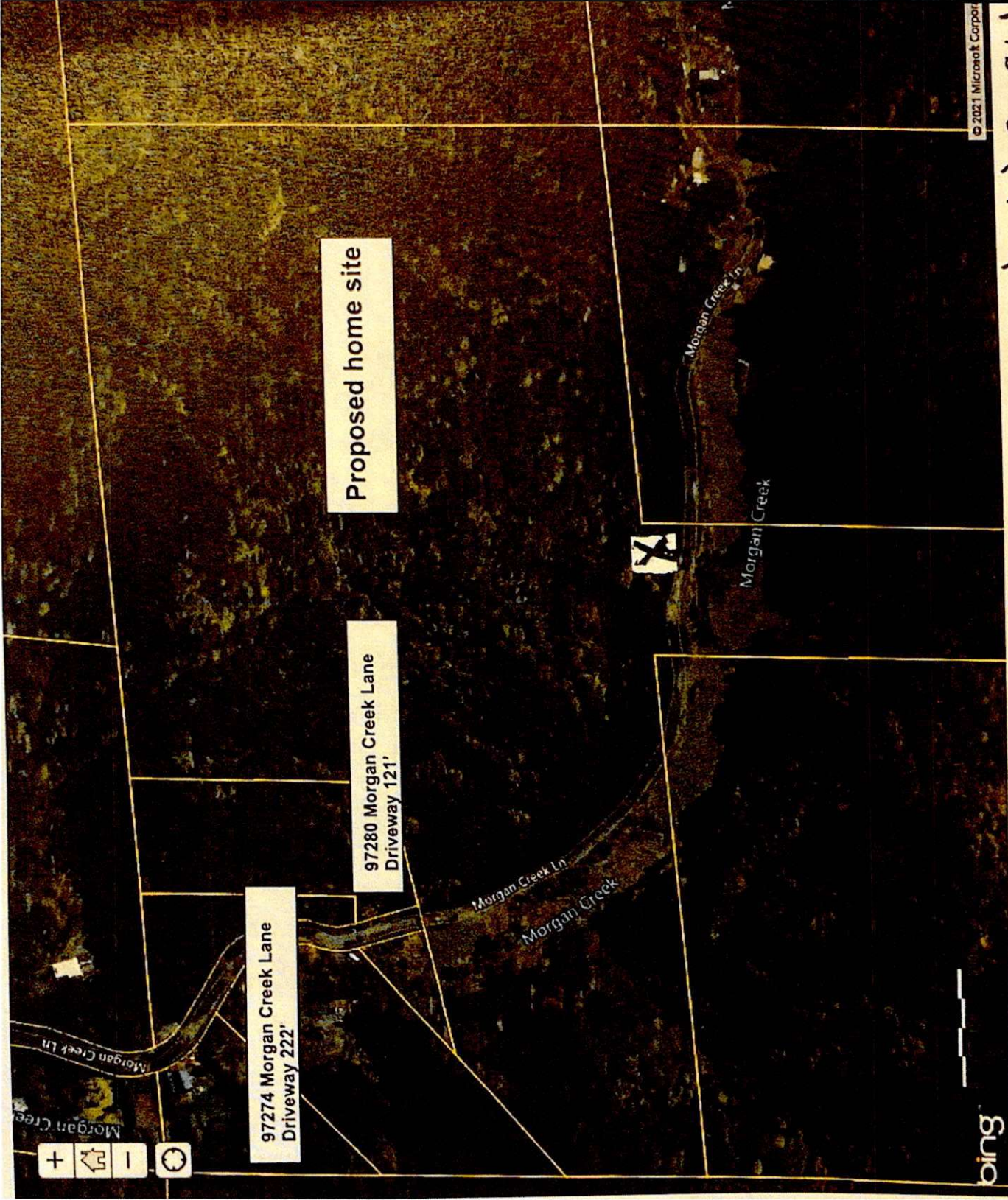
Staff Reviewing Application: _____

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:

*planned future spring & septic
as indicated above*

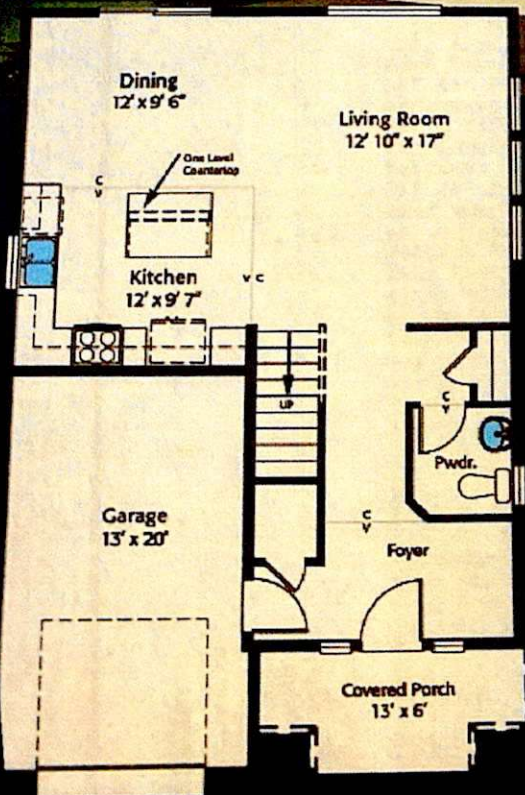


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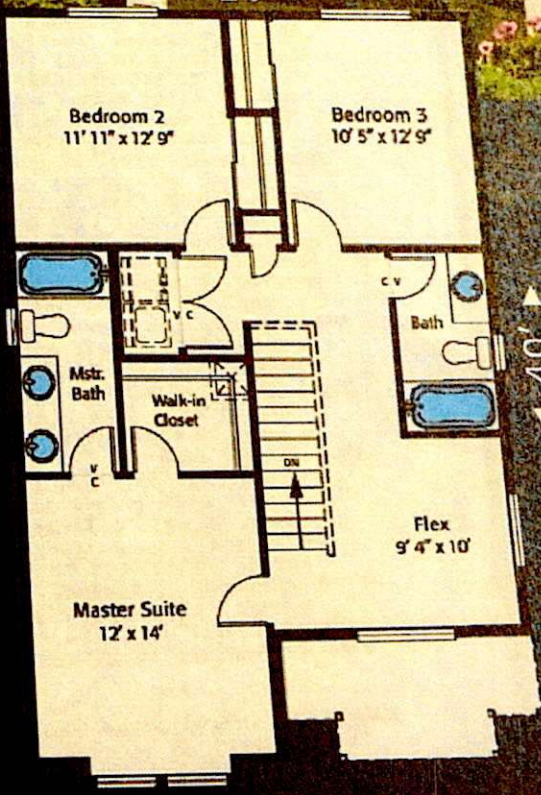
X = proposed driveway

360°

Virtual
Tour
Available
HiLineHomes.com



First Floor



Second Floor

Plan | 1675

Living Area | 1675 sq
Bedrooms | 3
Baths | 2-1/2
1 Car Gar

40'

26'

WARRANTY DEED

861396

MICHAEL LEUTHOLD, a single man, hereinafter called Grantor, conveys to CLARENCE F. JACOBSON and BARBARA I. JACOBSON, husband and wife, all that real property situated in Coos County, State of Oregon described as follows:

The Northwest quarter of Section Twelve (12), Township Twenty-six (26) South, Range Twelve (12) West of Willamette Meridian, Coos County, Oregon, except the portion embraced in the County Road; except that portion conveyed to Raymond H. Prescott et ux in Book 233, Page 678, described as follows: Beginning on the West line of said Section Twelve (12) at a point South 10° 44' East 520.35 feet from the iron rod at the Northwest corner of said Section Twelve (12); thence North 38° 17' East 525.51 feet to the center line of the County Road; thence along said County Road as follows: South 49° 14' East 203.35 feet; thence South 21° 58' East 97.55 feet; thence leaving the County Road run South 16° 14' West 137.56 feet; thence South 38° 17' West 635.43 feet to the West line of said Section Twelve (12); thence North 10° 44' West along said West line 449.72 feet to the point of beginning. Also, excepting parcel conveyed to Bernard M. Selthon et ux in Book 266, Page 194, Deed Records of Coos County, Oregon, described as follows: Beginning at the Northwest corner of said Section Twelve (12); thence North 84° 25' East along said North line of Section Twelve (12), 697.66 feet; thence due South 522.25 feet; thence due West 126 feet to the center line of the County Road; thence along the center line of the County Road as follows: North 16° 14' East 137.56 feet; North 21° 58' West 97.55 feet; North 49° 14' West 203.35 feet; thence leaving the County Road run South 38° 17' West 525.51 feet to the West line of said Section Twelve (12); thence North along the section line 520.35 feet to the point of beginning. Also, excepting parcel conveyed to Clarence F. Jacobson et ux in Book 292, Page 443, Deed Records of Coos County, Oregon, described as follows: The East 1000 feet of the Southeast quarter of the Northwest quarter of said Section Twelve (12).

SUBJECT TO: Provisions of Joint Water System Agreement between Lyle Strong et ux and Raymond H. Prescott, et ux, dated October 31, 1954 and recorded November 22, 1954 in Book 238, Page 141, Deed Records of Coos County, Oregon.

EXCEPTING and RESERVING: A perpetual right of way 30 feet in width for ingress, egress and public utilities across said premises following the route of the existing road across said premises, which road commences at the end of the Morgan Creek County Road on the North line of said Northwest quarter of said Section Twelve (12) and runs Southeasterly along the North side of Morgan Creek to the Easterly boundary of said Northwest quarter of said Section Twelve (12); said right of way shall be appurtenant to the South half of the Northeast quarter of said Section Twelve (12) and which said right of way has heretofore been made appurtenant to the said East 1000 feet of the Southeast quarter of the Northwest quarter of said Section

State of Oregon
County of Coos
I, Mary Ann Wilson, County Clerk, certify the within instrument was filed for record at
Oct 30 1956
By *[Signature]* Deputy
Pages 2 Fol 5

861397

Twelve (12) by virtue of agreement between Lyle Strong et ux and Clarence F. Jacobson et ux recorded in Book 292, Page 444, Deed Records of Coos County, Oregon, and shall be used in common with the owners of the premises conveyed herein and with the owners of said two tracts to which it is appurtenant.

EXCEPTING and RESERVING ALSO: That portion of the above described property situated in the Northwest quarter of the Northwest quarter of Section Twelve (12), Township Twenty-six (26) South, Range Twelve (12) West of the Willamette Meridian, particularly described as follows: Commencing at the Northwest corner of Section Twelve (12); thence North 84° 25' East 999.66 feet to the point of beginning; thence South 502.00 feet; thence South 80° West 620.00 feet; thence North 38° 17' East 305.00 feet; thence North 16° 14' East 8.00 feet; thence West 120.00 feet; thence North 522.25 feet; thence North 84° 25' East 302.00 feet to the point of beginning.

and covenant that Grantor is the owner of the above described property free of all encumbrances, excepting the 1968-69 taxes thereon and all subsequent taxes, together with all public charges and assessments which may hereafter be placed thereon and all liens and encumbrances incurred by or through the Second Parties, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Eleven Thousand and No/100 (\$11,000.00) Dollars.

The foregoing recital of consideration is true as I verily believe.

Dated this _____ day of May, 1968.

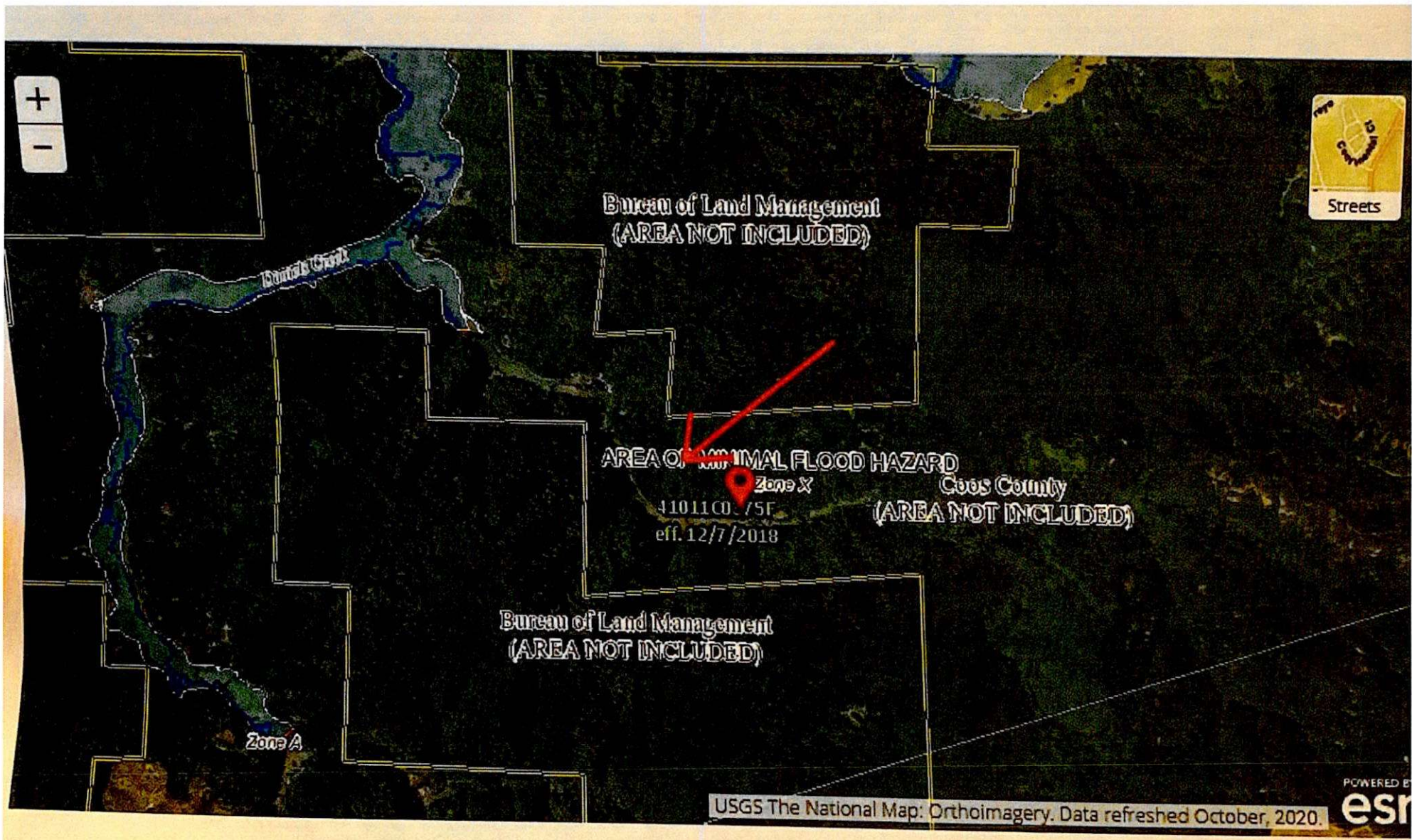
Michael T. Leuthold (SEAL)


STATE OF OREGON)
) ss
COUNTY OF COOS)

May _____, 1968.

Personally appeared the above named MICHAEL LEUTHOLD, a single man, and acknowledged the foregoing instrument to be his voluntary act. Before me:

Notary Public for Oregon
My Commission Expires _____



USGS The National Map: Orthoimagery. Data refreshed October, 2020. 

Downloaded from FEMA website 4/14/2021. Arrow points to approximate proposed home site.

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

NOT OFFICIAL VALUE

April 20, 2021 6:09:22 pm

Account # 472005
 Map # 26S12120000200
 Code - Tax # 0901-472005

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name ZIEGLER, RAYA

Deed Reference # 2016-9202

Agent

Sales Date/Price 04-11-2015 / \$0.00

In Care Of

Appraiser

Mailing Address 97400 MORGAN CRK LN
 COOS BAY, OR 97420-7573

Prop Class 562 MA SA NH Unit
 RMV Class 500 04 17 RRL 7921-1

Situs Address(s)	Situs City
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Code Area	RMV	MAV	Value Summary			RMV Exception	CPR %
			AV	SAV	MSAV		
0901 Land	13,478					Land	0
Impr.	0					Impr.	0
Code Area Total	13,478	0	9,059	13,478	9,059		0
Grand Total	13,478	0	9,059	13,478	9,059		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
0901	30	<input checked="" type="checkbox"/>		F, EFU	Farm Use Zoned	100	A	2.50	K4	006*	1,637
0901	15	<input checked="" type="checkbox"/>		F, EFU	Small Tract Forest land	100	A	8.70	STF-B	006*	1,662
0901	20	<input checked="" type="checkbox"/>		F, EFU	Small Tract Forest land	100	A	63.48	STF-C	006*	10,179
Grand Total								74.68			13,478

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

Code Area	Type	Exemptions/Special Assessments/Potential Liability
0901		

NOTATION(S):
 ■ FARM/FOREST POT'L ADD'L TAX LIABILITY
 FARM/FORST

FIRE PATROL:
 ■ FIRE PATROL TIMBER

Amount	125.89	Acres	74.68	Year	2021
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Terri L. Turl, Coos County Clerk

RECORDING REQUESTED BY:

GRANTOR:
Clarence F. Jacobson

GRANTEE:
Clarence F. Jacobson and Raya Ziegler

SEND TAX STATEMENTS TO:
Clarence F. Jacobson and Raya Ziegler

AFTER RECORDING RETURN TO:
Clarence F. Jacobson and Raya Ziegler

97400 Morgan Creek Lane
Coos Bay, OR 97420

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Clarence F. Jacobson, Grantor, conveys to

Clarence F. Jacobson and Raya Ziegler, not as tenants in common, but with the right of survivorship,
Grantee, the following described real property, situated in the County of Coos, State of Oregon.

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

The true consideration for this conveyance is NONE. (See ORS 93.030).

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 195.338 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 195.338 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.

Dated THIS ____ day of March, 2015

Clarence F. Jacobson
Clarence F. Jacobson

State of OREGON
COUNTY of COOS

This instrument was acknowledged before me on ~~March~~ ^{April} 11, 2015 by Clarence F. Jacobson

Katherine M. Ellison
My commission expires: March 26, 2017 Notary Public - State of Oregon



EXCEPTING AND RESERVING: A perpetual right of way 30 feet in width for ingress, egress and public utilities across said premises following the route of the existing road across said premises, which road commences at the end of the Morgan Creek County Road on the North line of said Northwest quarter of said Section Twelve and runs Southeasterly along the North side of Morgan Creek to the Eastern boundary of said Northwest quarter of said Section Twelve; said right of way shall be appurtenant to the South half of the Northeast quarter of said Section Twelve and which said right of way has heretofore been made appurtenant to the said East 1,000 feet of the Southeast quarter of the Northwest quarter of said Section Twelve by virtue of agreement between Lyle Strong et ux and Clarence F. Jacobson et ux recorded in Book 292, Page 444, Deed Records of Coos County, Oregon, and shall be used in common with the owners of the premises conveyed herein and with the owners of said two tracts to which it is appurtenant.

EXCEPTING AND RESERVING ALSO; A parcel of land located in the Northwest quarter of Section 12, Township 26 South, Range 12 West, Willamette Meridian, Coos County, Oregon, more specifically described as follows:

BEGINNING at a point on the North line of said Section 12 which is North $84^{\circ} 25'$ East 697.66 feet from the Northwest corner of Section 12, said point of beginning also being the Northeast corner of that parcel conveyed to Bernard M. Selthon et ux in Book 266, Page 194, Deed Records of Coos County, Oregon; thence North $84^{\circ} 25'$ East 292.87 feet along the North line of said Section 12; thence South 629.70 feet; thence South $76^{\circ} 19'$ West 603.66 feet, more or less, to the Easterly boundary of parcel conveyed to Raymond H. Prescott et ux in Book 233, Page 678, Deed Records of Coos County, Oregon; thence along the Raymond H. Prescott boundary North $39^{\circ} 17'$ East 282.48 feet, more or less, to its intersection with said Selthon boundary; thence East 120 feet along said Selthon boundary; thence North 522.25 feet along said Selthon boundary to the point of beginning. Said parcel contains 5.17 acres, more or less.

SUBJECT TO: Provisions of Joint Water System Agreement between Lyle Strong et ux and Raymond H. Prescott et ux dated October 31, 1954, and recorded November 22, 1954 in Book 238, Page 141, Deed Records of Coos County, Oregon.

STATE OF OREGON
CERTIFICATION OF VITAL RECORD

852096
 I.D. TAG NO.

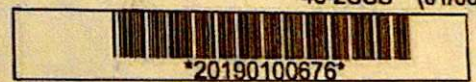
OREGON HEALTH AUTHORITY
CENTER FOR HEALTH STATISTICS
CERTIFICATE OF DEATH

136-2018-034493
 STATE FILE NUMBER

TO BE COMPLETED BY FUNERAL FACILITY

Legal Name		First	Middle	Last	Suffix	Death Date	
		Clarence	Frank	Jacobson		December 20, 2018	
Sex	Age	Social Security Number		County of Death			
Male	82 years	544-38-3000		Coos			
Birthdate	Birthplace		Was Decedent Ever in U.S. Armed Forces?				
November 04, 1936	North Bend, Oregon		No				
Residence:				City/Town			
97400 Morgan Creek Road				Coos Bay			
Residence County		State or Foreign Country		Zip Code + 4	Inside City Limits?		
Coos		Oregon		97420	No		
Marital Status at Time of Death		Spouse's Name Prior to First Marriage					
Married		Raya Ann Ziegler					
Father's Name				Mother's Name Prior to First Marriage			
Roy A. Jacobson				Enid B. Wilson			
Informant's Name		Telephone Number	Relationship to Decedent	Mailing Address			
Raya A. Ziegler		Not Available	Spouse	97400 Morgan Creek Road, Coos Bay, OR 97420			
Place of Death			Facility Name				
Decedent's Residence							
Location of Death		City/Town or Location of Death		State	Zip Code + 4		
97400 Morgan Creek Road		Coos Bay		Oregon	97420		
Method of Disposition		Place of Disposition		Location (City/Town and State)			
Cremation		Ocean View Memory Gardens Crematory		Coos Bay, Oregon			
Name and Complete Address of Funeral Facility							
Coos Bay Chapel Cremation & Funeral Service				685 Anderson Avenue, Coos Bay, Oregon 97420			
Date of Disposition		Funeral Director's Signature		Electronically Signed	OR License Number		
TBD		Thomas V Boynton			CO-3504		
Registrar's Signature			Date Received		Local File Number		
Jennifer A. Woodward			December 31, 2018				
Amendment							

45-2CCS (01/06)



I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

January 02, 2019

DATE ISSUED:

Jennifer A. Woodward
 JENNIFER A. WOODWARD, Ph.D.
 STATE REGISTRAR



THIS COPY IS NOT VALID WITHOUT INTAGLIG STATE SEAL AND BORDER

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

The Northwest quarter of Section Twelve, Township Twenty-six South, Range Twelve, West of the Willamette Meridian, Coos County, Oregon.

EXCEPT that portion conveyed to Raymond H. Prescott et ux in Book 233, Page 678, described as follows:

BEGINNING on the West line of said Section Twelve at a point South $10^{\circ} 44'$ East 520.35 feet from the iron rod at the Northwest corner of said Section Twelve; thence North $38^{\circ} 17'$ East 525.51 feet to the center line of the County Road; thence along said County Road as follows: South $49^{\circ} 14'$ East 203.35 feet; thence South $21^{\circ} 58'$ East 97.55 feet, thence leaving the County Road run South $16^{\circ} 14'$ West 137.56 feet; thence South $38^{\circ} 17'$ West 635.43 feet to the West line of said Section Twelve; thence North $10^{\circ} 44'$ West along said West line 449.72 feet to the point of beginning.

ALSO, EXCEPTING parcel conveyed to Bernard M. Seltho et ux in Book 266, Page 194, Deed Records of Coos County, Oregon, described as follows:

BEGINNING at the Northwest corner of said Section Twelve; thence North $84^{\circ} 25'$ East along said North line of Section Twelve, 697.66 feet; thence due South 522.25 feet; thence due West 120 feet to the center line of the County Road; thence along the center line of the County Road as follows: North $16^{\circ} 14'$ East 137.56 feet; North $21^{\circ} 58'$ West 97.55 feet; North $49^{\circ} 14'$ West 203.35 feet; thence leaving the County Road run South $38^{\circ} 17'$ West 525.51 feet to the West line of said Section Twelve; thence North along the section line 520.35 feet to the point of beginning.

ALSO, EXCEPTING parcel conveyed to Clarence F. Jacobson et ux in Book 292, Page 443, Deed Records of Coos County, Oregon, described as follows: The East 1,000 feet of the Southeast quarter of the Northwest quarter of said Section Twelve.



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, OR 97423
Physical Address: 225 N. Adams, Coquille, Oregon 97423
(541) 396-7770
FAX (541) 396-1022 / TDD (800) 735-2900
planning@co.coos.or.us
Jill Rolfe, Planning Director

April 1, 2021

Mike Shott
97400 Morgan Creek Lane
Coos Bay, OR 97420

RE: Research Request R-21-001 on property located at Township 26S, Range 12W, Section 12, Tax Lot 200

Mr. Carnahan:

Pursuant to your research request, a forest template dwelling test was conducted for the parcel located east of the City of Coos Bay. The purpose of the test was to determine if the parcel was zoned Forest (F) Mixed Use (MU) if it would qualify for a dwelling based on the relevant Coos County Zoning and Land Development Ordinance ("CCZLDO") provisions.

The applicable CCZLDO criteria for the template test are:

Section 4.6.120(II) – Residential Uses [in the Forest Zone]

(II) TEMPLATE DWELLING - 215.750 Alternative forestland dwellings; criteria.

(1) In western Oregon, a governing body of a county or its designate may allow the establishment of a single-family dwelling on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:

(a) Capable of producing 0 to 49 cubic feet per acre per year of wood fiber if:

(A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels continue to exist on the other lots or parcels;

(b) Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:

(A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels; or

(c) Capable of producing more than 85 cubic feet per acre per year of wood fiber if:

(A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and

(B) At least three dwellings existed on January 1, 1993, on the other lots or parcels.

(2) (Reserved)

(3) Lots or parcels within urban growth boundaries shall not be used to satisfy the eligibility requirements under subsection (1) or (2) of this section.

(4) A proposed dwelling under this section is not allowed:

(a) If it is prohibited by or will not comply with the requirements of an acknowledged comprehensive plan and acknowledged land use regulations or other provisions of law.

(b) Unless it complies with the requirements of ORS 215.730.

- (c) Unless no dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under ORS 215.740 (3) for the other lots or parcels that make up the tract are met.
- (d) If the tract on which the dwelling will be sited includes a dwelling.
- (5) Except as described in subsection (6) of this section, if the tract under subsection (1) or (2) of this section abuts a road that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road.
- (6)(a) If a tract 60 acres or larger described under subsection (1) or (2) of this section abuts a road or perennial stream, the measurement shall be made in accordance with subsection (5) of this section. However, one of the three required dwellings shall be on the same side of the road or stream as the tract and:
- (A) Be located within a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and that is, to the maximum extent possible, aligned with the road or stream; or
- (B) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.
- (b) If a road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling.
- (7) Notwithstanding subsection (4)(a) of this section, if the acknowledged comprehensive plan and land use regulations of a county require that a dwelling be located in a 160-acre square or rectangle described in subsection (1), (2), (5) or (6) of this section, a dwelling is in the 160-acre square or rectangle if any part of the dwelling is in the 160-acre square or rectangle.
[1993 c.792 §4(6),(7),(8); 1999 c.59 §58; 2005 c.289 §1]

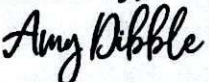
As the property is 60 acres or larger and abuts a road that existed prior to January 1, 1993 the rectangle template was used and results are as follows:

Rectangle Template Results:

Minimum of eleven (11) required pre-1993 parcels within a 160 acre square:	MET (13 parcels)
Minimum of three (3) required pre-1993 dwellings within a 160 acre square:	MET (4 dwellings)

This test shows that CCZLDO Section 4.6.120 (II)(1)(c) would be satisfied using the property's current configuration. If the configuration of the subject property were to change, such as through a partition or property line adjustment, if additional discrete parcels are discovered, or any of the qualifying dwellings were replaced within the test area, this test will no longer be valid and a new test will be required. This does not guarantee approval of a dwellings as an Administrative Conditional Use application is required to site a template dwelling within the Forest Mixed Use Zone.

If there are any questions regarding this test, please contact the Planning Department.

Sincerely,


Amy Dibble, Planner II

Attachment: Template Test Map – Rectangle Template Test
 C: File



COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423


Physical Address: 225 N. Adams, Coquille Oregon


Phone: (541) 396-7770


Fax: (541) 396-1022/TDD (800) 735-2900





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 TEMPLATE1X4

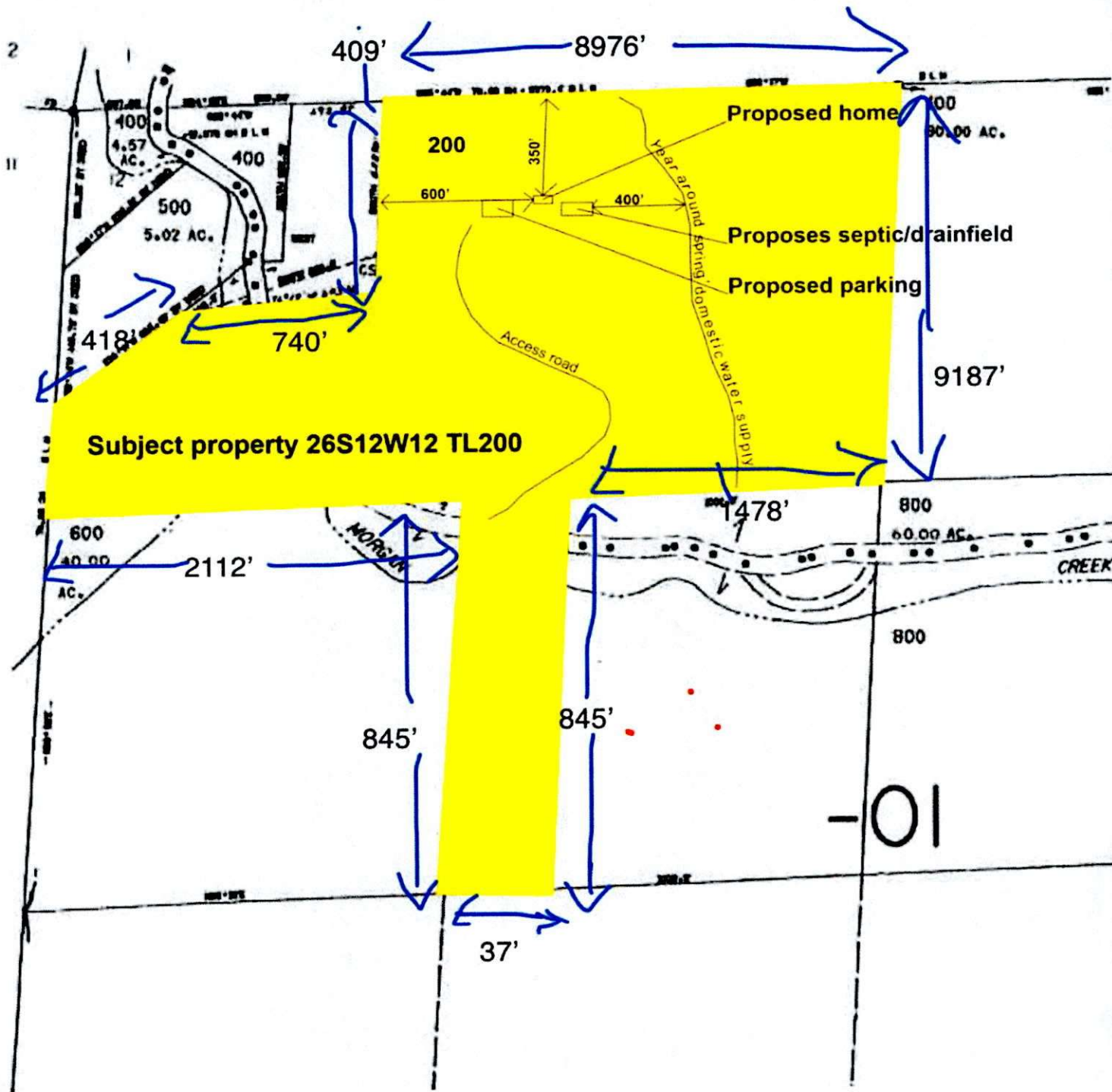
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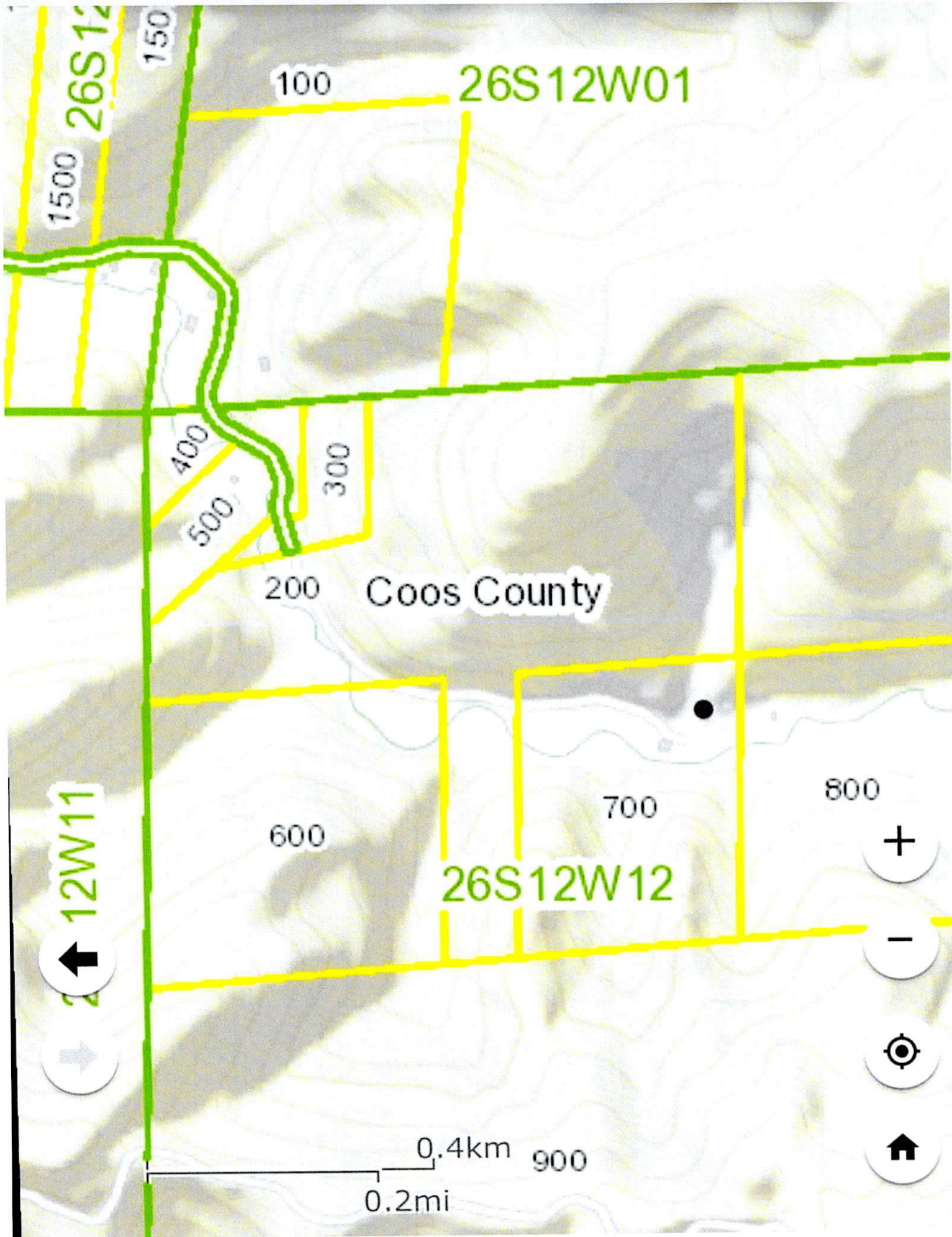
 Template_Parcels

 Qualifying_Template_Parcels

 Qualifying_Parcels_W_Qualifying_Dwellings

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





1500 26S12

150

100

26S12W01

400

500

300

200

Coos County

2 12W11

700

800

600

26S12W12

0.4km

900

0.2mi

