

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

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. **NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

The application, staff report and any conditions can be found at the following link: <https://www.co.coos.or.us/planning/page/land-use-applications> The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 60 E Second St, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Planner I and the telephone number where more information can be obtained is (541) 396-7770.

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

Reviewed by: _____ Date: Wednesday, March 09, 2022 .
Crystal Orr, Planner I

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

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map & Template Map

The Exhibits below are mailed/ emailed to the Applicant, Board of Commissioners and Planning Commission only. Copies are available upon request or at the following

Exhibit C: Staff Report

Exhibit D: Application

EXHIBIT "A"
Conditions of Approval

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 pursuant to the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

CONDITIONS OF APPROVAL

The applicant has met the applicable criteria, with the following conditions:

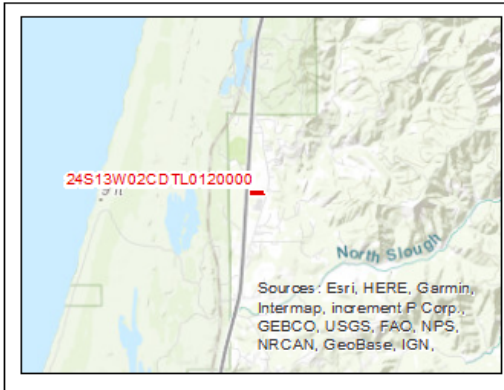
1. All necessary federal, state, and local permits shall be obtained.
2. Prior to submittal of the Final Plat the following conditions shall be completed:
 - a. Must comply with all comments within Exhibit D.
 - b. Applicant submits construction drawings for any new public roads or access easements to the Roadmaster. The County Roadmaster reviews construction drawings and applicable specifications for public roads and access easements; and
 - c. Applicant constructs or bonds for required improvements; and
 - d. County Roadmaster inspects construction unless improvements are bonded; and
 - e. Must submit verification from the Coos Bay North Bend Water Board that the parcel is within their service area.
 - f. Applicant submits final plat after all conditions of approval have been completed.
3. All Final Plat shall meet the requirements SECTION 6.2.800 FINAL PLAT REGULATION AND REQUIREMENTS. Planning staff shall check off the requirements at the time of submittal and if not found to comply corrections shall be made prior to moving on to the Surveyor, Roadmaster and Assessor's Office for appropriate signatures. There may be corrections through the final plat process or taxes that are required to be paid.
4. Planning Department coordinates review of final plat by affected County Departments; and
5. Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications; and
6. Planning Director reviews final plats for partitions not proposing public dedications; and
7. If the final plat is approved, the applicant shall comply with Section 6.2.825 and file the plat with the County Clerk. (OR 92-07-012PL)
8. Once the final plat is recorded then the Compliance Determination will be completed.

EXHIBIT "B"
Vicinity Map & Tentative Plat

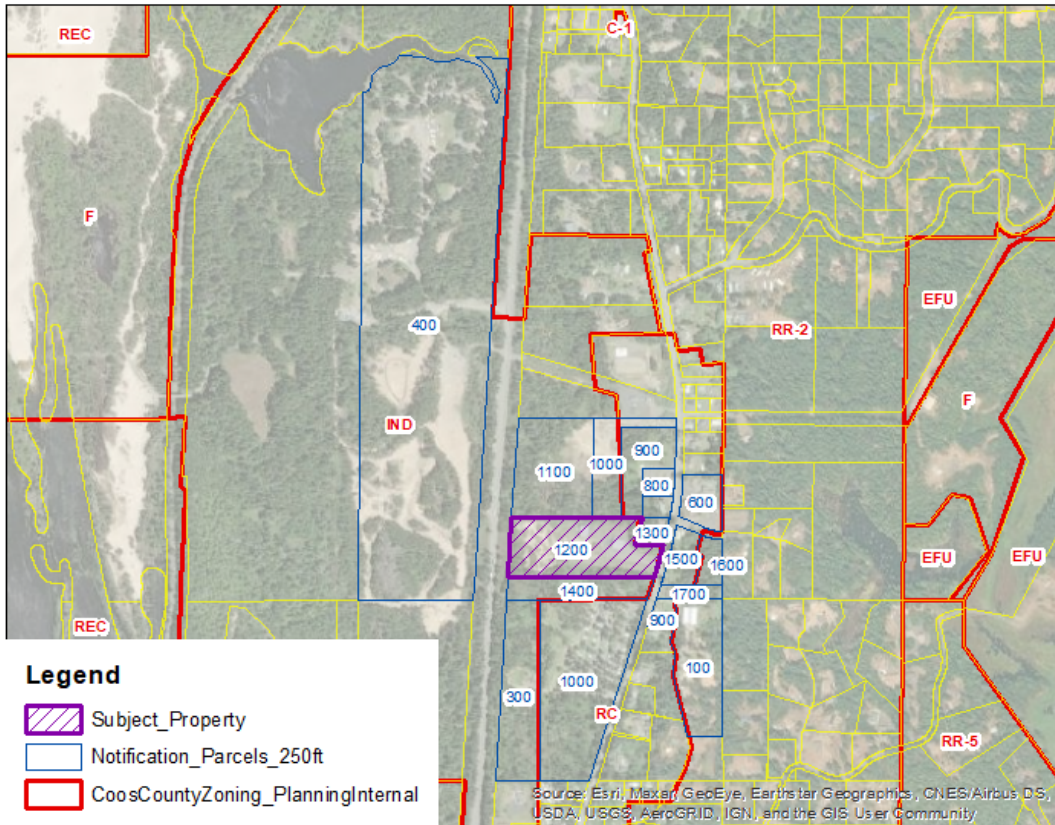


COOS COUNTY PLANNING DEPARTMENT

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



File: P-21-006
 Applicant/ Owner: Brad Woodruff/ NBOR RVST, LLC
 Date: February 18, 2022
 Location: Township 24S Range 13W Section 02CD TL 1200
 Proposal: Partition



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

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

A. PROPOSAL: The applicants' proposal is a request for Planning Director Approval for a two (2) parcel partition as provided by the Coos County Zoning and Land Development Ordinance (CCZLDO).

B. BACKGROUND/PROPERTY HISTORY:

The property currently has some development, but during the Technical Review Committee meeting the applicant's representative stated that the property will be cleared of all development as they are siting mini storage units.

The current application was received on November 15, 2021 and deemed complete on December 3, 2021 which is within the 30-day time frame explained in the Coos County Zoning and Land Development Ordinance Section 5.0.200 (ORS 215.427) and 5.0.250. The deemed complete process is a review that all the materials have been submitted as explained in the applications. This is not full review of the criteria as the burden of proof rest with the applicant and the details of the application are reviewed during the review period.

C. LOCATION: The subject property is located north of the City of North Bend within the Urban Unincorporated Community of Hauser. The property is accessed via Wildwood Road, which is a public dedicated Coos County Maintained Road.

D. ZONING: The property is zoned Industrial (IND).

The intent of the Industrial designation applies to sites potentially needed for industrial development. Use of the designation is not restricted to urban growth areas.

The purpose of the “IND” district is to provide an adequate land base necessary to meet industrial growth needs and to encourage diversification of the area's economy accordingly. The “IND” district may be located without respect to Urban Growth Boundaries, as consistent with the Comprehensive Plan. The “IND” designation is appropriate for industrial parcels that are needed for development, as consistent with the Comprehensive Plan.

E. SITE DESCRIPTION AND SURROUNDING USES: This property is located north of the City of North Bend within the Urban Unincorporated Community of Hauser. The property is accessed via Wildwood Drive, which is off Oregon State Highway 101. The property is zoned Industrial (IND) and Rural Center (RC). The properties within this area are used for commercial, residential and recreational uses.

F. COMMENTS: There have been no comments received beyond the comments explained under the Technical Review Committee.

II. GENERAL PROPERTY COMPLIANCE:

A. COMPLIANCE PURSUANT TO SECTION 1.1.300:

It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the

district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.

B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

“Lawfully established unit of land” means:

1. The unit of land was created:

- a. Through an approved or pre-ordinance plat;*
- b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*
- c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*
- d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;*
- 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.*
- f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.*

FINDING: This property is a lawfully created pursuant to CCZLDO § 6.1.125.1.e, created by deed prior to any zoning or partition ordinance that would prohibit the creation (deed document 1975-119140).

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for a land partition creating two (2) parcels and is subject to *Coos County Zoning and Land Development Ordinance (CCZLDO) Article 6.2 Land Divisions; Section 6.2.100 General Purpose; Section 6.2.125 Approval of Partitions, Planned Unit Development and Subdivision Required; Section 6.2.150 Conformity with Zoning Ordinances and Comprehensive Plan; Section 6.2.200 Application for Land Divisions; Section 6.2.350 Tentative Plat Requirements (Tentative Plan); Section 6.2.375 Review of Tentative Plan; Section 6.2.400 Access in Conjunction with a Land Division; Section 6.2.475 Access; Section 6.2.500 Easements; Section 6.2.525 Lots and Parcels; Section 6.2.550 Improvement Specifications; Section 6.2.800 Final Plat Regulations; Section 7.2, Table 7.2A Minimum Standards for New Roads and Driveways in Rural.*

B. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:

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

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

FINDING: The very western portion of the property is mapped as being within the National Wetland Inventory Site. Staff sent a request for comments to Department of State Lands, they responded that “it appears the proposed project may impact wetlands and may require a State permit. An onsite inspection by a qualified wetland consultant is recommended prior to the development to determine if the site has wetlands or other waters that may be regulated. The determination or delineation report should be submitted to DSL for review and approval. Approved maps will have a DSL stamp with approval date and expiration date.” These comments are referring to the development that the applicants propose after the approval of the land division. Therefore, this does not effect the proposed land division.

C. LAND DIVISION REQUIREMENTS (PARTITION REQUIREMENTS)

Coos County Zoning and Land Development Ordinance (CCZLDO)

i. GENERAL COMPLIANCE

- ARTICLE 6.2 LAND DIVISIONS As authorized by law, including ORS Chapters 92, 197 and 215, subdivisions, land partitions and streets created for the purpose of partitioning land shall be approved in accordance with this Ordinance. This Article applies to all land within the unincorporated territory of the County. A person desiring to subdivide land, to partition land, or to create a street or a private road shall submit preliminary plans and final documents for approval as provided in this ordinance and state statutes.
 - SECTION 6.2.100 GENERAL PURPOSE: *All divisions of land shall conform to the Comprehensive Plan of Coos County with respect to the type and intensity of use, population densities, locations and sizes of public areas, rights-of-way and improvements of streets, and any other aspects governed by Comprehensive Plan goals, policies, or maps.*
 - SECTION 6.2.125 APPROVAL OF PARTITIONS, PLANNED UNIT DEVELOPMENTS (RESIDENTIAL AND RECREATIONAL) AND SUBDIVISIONS REQUIRED:
 1. *No person shall divide land, except after approval of such division pursuant to this Article.*
 2. *No person shall sell any lot in any subdivision or convey any interest in a parcel in any partition until the plat of the subdivision or partition or declaration of partition described in Section 6.2.825 has been acknowledged and recorded with the recording officer of Coos County.*
 - a. *No person shall negotiate to sell any lot in a subdivision until a tentative plan has been approved.*
 - b. *A person may negotiate to sell any parcel in a partition prior to the approval of the tentative plan.*
 - c. *In negotiating to sell a lot in a subdivision or convey any interest in a parcel in any partition, a person may use the approved tentative plan for such subdivision or partition. [OR-92-07-012PL]*
 3. *No person shall create a road or street for the purpose of land division without the approval of the County.*
 4. *Coos County shall refrain from issuing any permit or approval for any application other than approval pursuant to this Section, including building permits or verification letters for any parcel of land not complying with this Section. [OR-93-12-017PL 2/23/94]*
 5. *A Traffic Impact Study (TIS) may be required in accordance with § 7.1.350*
- SECTION 6.2.150 CONFORMITY WITH THE ZONING ORDINANCE AND COMPREHENSIVE PLAN:
 1. *All divisions of land, regardless of the number of lots or parcels, shall conform in all respects with the applicable regulations and specifications of Chapters 3, 4 and 7, including uses of*

land, lot size and dimensions, space for off-street parking, landscaping and other requirements as may be set forth; and

2. *Whenever any department of the County finds that the provisions of a Article have apparently been or may be violated by any person, the director of said department shall report such findings to the Planning Department Director for investigation and enforcement.*

FINDING: The application submittal was received, and the proposal reviewed to ensure compliance with all comprehensive plan and ordinance requirements. The Roadmaster did not require a traffic impact study. The property has some current development, but the land will be cleared. The property is large enough to accommodate the proposal.

Therefore, currently the property is found to be in compliance and the review will continue to demonstrate the proposal can meet the applicable criteria.

- *SECTION 6.2.300 GENERAL OUTLINE: The following is a general outline of the process for the review of land divisions in Coos County:*
 1. *Application is filed and reviewed for completeness pursuant to §5.0.200; and*
 2. *Technical Review Committee (TRC) reviews tentative plans within 30 days from the date the application has been deemed complete. The Planning Director may extend this timeline if needed; and*
 3. *Planning Director makes a decision unless subject to limited land use notice. If subject to limited land use notice pursuant to Article 5.0 a notice of decision will be mailed out within seven days of the expiration of the limited land use notice; and*
 4. *Applicant submits construction drawings for any new public roads or access easements to the Roadmaster. The County Roadmaster reviews construction drawings and applicable specifications for public roads and access easements; and*
 5. *Applicant constructs or bonds for required improvements; and*
 6. *County Roadmaster inspects construction unless improvements are bonded; and*
 7. *Applicant submits final plat after all conditions of approval have been completed; and*
 8. *Planning Department coordinates review of final plat by affected County Departments; and*
 9. *Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications; and*
 10. *Planning Director reviews final plats for partitions not proposing public dedications; and*
 11. *If the final plat is approved, the applicant shall comply with Section 6.2.825 and file the plat with the County Clerk. (OR 92-07-012PL)*

FINDING: The application was received on November 15, 2021 and reviewed for completeness. A deemed complete letter was issued on December 3, 2021 within the 30 days. Once a completed application was received the process was followed as explained above. The notice of decision means the applicant must comply with steps four (4) through eleven (11). Therefore this section has been addressed.

- *SECTION 6.2.350 TENTATIVE PLAT REQUIREMENTS:*
 1. *Application Requirements*
 - a. *An application and a tentative plat for approval shall be initiated as provided in Section 5.0.150 of this ordinance.*
 - b. *The applicant shall file with the Director the original and four (4) additional copies of the tentative map on 11" X 17" paper for partitions and 18" x 24" paper for subdivisions.*
 - c. *The tentative plat shall be clearly and legibly drawn. It shall show all required information to scale so that the Approving Authority may have an adequate understanding of what is proposed. Under ordinary circumstances, the scale shall use a typical engineer scale (example 1" = 50').*

2. *Information required for tentative plat.*

a. *All Land Divisions*

- i. *North arrow, scale and date of the drawing.*
- ii. *Appropriate identification clearly stating the map is a tentative plat.*
- iii. *Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.*
- iv. *The tract designation or other description according to the real estate records of Coos County [Township, Range, Section, Tax Lot Number(s), and Assessor's Tax Account Number(s)].*
- v. *The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.*
- vi. *Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.*
- vii. *The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.*
- viii. *The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings, railroad rights-of-way and other important features such as section lines, political subdivision boundary lines and school district boundaries.*
- ix. *Existing sewers, water mains, culverts, drainage ways or other underground utilities or structures within the tract or immediately adjacent thereto, together with pipe sizes, grades and locations indicated.*
- x. *Location, acreage and dimensions of land to be dedicated for public use or reserved in the deeds for the common use of property owners in the proposed land division, together with the purpose of conditions or limitations of such reservations, if any.*
- xi. *Easements, together with their dimensions, purpose and restrictions on use.*
- xii. *Zoning classification of the land and Comprehensive Plan map designation.*
- xiii. *Draft of proposed restrictions and covenants affecting the plat.*
- xiv. *Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards.*
- xv. *A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.*

b. *Subdivisions (must address subsection a & b)*

- i. *The proposed name of the subdivision must be on the plat.*
- ii. *The proposed street pattern or layout showing the name and widths of proposed streets and alleys.*
- iii. *Private streets and all restrictions or reservations relating to such private streets.*
- iv. *Proposed Subdivision proposed lots, approximate dimensions, size and boundaries. Residential lots shall be numbered consecutively. Lots that are to be used for other than residential purposes shall be identified with letter designations.*
- v. *Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.*
- vi. *The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.*
- vii. *Proposed means and location of sewage disposal and water supply systems.*

3. *Development Phasing*

a. *Subdivisions shall:*

- i. provide for platting in as many as three (3) phases. The preliminary plan must show each phase and be accompanied by proposed time limitations for approval of the final plat for each phase.
 - ii. Time limitations for the various phases must meet the following requirements:
 1. Phase 1 final plat shall be approved within twenty-four (24) months of preliminary approval.
 2. Phase 2 final plat shall be approved within thirty-six (36) months of preliminary approval.
 3. Phase 3 final plat shall be approved within forty-eight (48) months of preliminary approval.
- b. Partitions shall:
- i. Provide all phasing for partitions. If phasing is proposed, then road standards for subdivisions shall apply.
 - ii. If a land division is proposed on a property that has been partitioned in the prior three years then the partition shall be reviewed pursuant to subdivision criteria.

Finding: This section was reviewed prior to deeming the application complete. The application was deemed complete on December 3, 2021. An application for a land division shall meet the requirements of the tentative plan prior to setting up the Technical Review Committee to allow for comments and review. The Technical Review Committee Meeting was held on December 15, 2021. Therefore, the proposal is following the schedule.

ii. LAND DIVISION APPROVAL CRITERIA

- Section 6.2.375 Review of Tentative Plan:
 1. Distribution to Affected Bodies. The Planning Department shall furnish a copy of the tentative plan to all affected special districts and cities which have a coordination agreement with Coos County; and
 2. Within twenty (20) days of postmark, each city, special district and County Department receiving a copy of the tentative plan should submit a written statement to the Planning Department with respect to any matter, information, or recommendation deemed necessary for the applicant's or public's benefit.
 3. The Planning Department shall make copies of all written statements available to the applicant and others interested.

FINDING: The application was distributed to all affected bodies including special districts and agencies and/or departments that the County has an agreement with. Comments have been summarized below and were provided to the applicant as part of the Technical Review Committee (TRC).

- Department of Environmental Quality provided the following comments about the site:

Little is known about the reported existing septic system as it either predates or avoided permitting requirements. As such the drainfield should be abandoned in place and the tank properly decommissioned during the platting process.

The current proposal identifies the two proposed lots to be serviced by one individual septic system. This is the definition of a community septic system requiring DEQ Water Pollution Control Facility WPCF permitting. The proposal discusses the development of an RV dump station and washing facility both of which will contribute wastewater constituents not found in residential wastewater. DEQ Guidelines require applied wastewater to onsite absorption facilities to meet residential waste strength characteristics.

The proposal is encumbered by existing onsite and assumed neighboring water wells complicating the siting of a code compliant septic system due to setback requirements. Based on a review of Coos ArcGIS the parcel appears to be further encumbered by historical vehicular traffic which is detrimental to the existing soil deposits ability to adequately treat and disperse applied wastewater. Therefore, the applicant is strongly encouraged to evaluate the parcels suitability to be serviced by a WPCF permitted septic system before pursuing any further development options.

Vehicle washing, including RV's cannot be discharged to an onsite wastewater treatment system. A separate 1700-A Vehicle and equipment wash water general National Pollutant Discharge Elimination System (NPDES) permit or 1700-B Vehicle and equipment wash water permit issued by DEQ, is required.

- **The County Surveyor had no comments about the proposal as it appears the tentative plan meets the surveying requirements.**
 - **The County Roadmaster found the proposal meet the criteria in Chapter VII.**
 - **No comments were received the Assessor's Office or Health Department.**
4. *Planning Director Review. The Planning Director, after reviewing the tentative plan and comments, may approve, conditionally approve, or disapprove any application. The Planning Director shall take action within forty-five (45) days of the date the application was accepted as complete, unless additional time is deemed necessary to complete the review.*

FINDING: The application was received November 15, 2021 and deemed complete December 3. Additional time was necessary to complete the review due to workload.

5. *Criteria for Approval of tentative land division plan*
- a. *A decision on the tentative land division plan application shall be made and notices shall be processed as required in Chapter 5.0 of this ordinance.*

FINDING: The tentative land division plan is found to comply with the requirements of this article and other articles pertaining to mapping and access with conditions of approval. The decision will be processed accordingly.

- b. *The preliminary subdivision plan shall be approved if the Approving Authority finds the following:*
 - i. *The information required by this Article has been provided;*
 - ii. *The design and development standards this chapter have been met; and*
 - iii. *Applicable transportation standards in chapter VII have been or will be complied with;*
 - iv. *Minimum parcel/lot sizes and requirements have been complied with for the zoning district.*
 - v. *If the preliminary plan provides for development in more than one phase, the Approving Authority makes findings and conclusions that such phasing is necessary due to the nature of the development, and that the applicant will be able to comply with the proposed time limitations.*

FINDING: The minimum street frontage of 30 feet, and minimum lot width and depth of 50 feet has been met for all parcels. The Industrial (IND) zone does not have a minimum lot size. This is not a phased partition.

- c. *In granting tentative approval, the Approving Authority may impose conditions of approval deemed necessary to carry out the Comprehensive Plan and the provisions of this ordinance. Such conditions may include the construction of offsite public improvements, or money equivalent, deemed necessary, either immediately or in the future, as a result of the proposed development and shall be reasonably conceived to fulfill public needs emanating from the proposed development in the following respects:*
 - i. *Protection of the public from the potentially deleterious effects of the proposed development;*
or
 - ii. *Fulfillment of the need for public service demands created by the proposed development.*

FINDING: The application has been conditioned to ensure the proposal complies with the Coos County Comprehensive Plan and Implementing Ordinance.

- 6. *Conditional Approval. The Planning Director may impose special conditions upon the approval of a tentative plan when it is established that such conditions are necessary to protect health, safety or welfare. Conditions may include but are not limited to the following:*
 - a. *roadway and plat design modifications;*
 - b. *utility design modifications;*
 - c. *conditions deemed necessary to provide safeguards against documented geologic hazards;*
 - d. *other conditions deemed necessary to implement the objectives of the Comprehensive Plan.*

Finding: The table below provides the requirements for roadways in commercial/industrial. The roadway must meet the below requirements.

MINIMUM STANDARDS FOR NEW ROADS AND DRIVEWAYS IN RURAL TABLE 7.2 A

Classification of Roadway	Figure # Typical Cross-section	Average Daily Traffic	Right-of-Way Width	Sub grade Width	All-Weather Travel Surface	Construction		Maximum Grade	Centerline Maximum Degree of Curvature	Vertical Unobstructed Clearance	Minimum Access spacing
						Compacted Rock Depth	Asphalt Concert Depth				
Local Commercial/Industrial	5	0-600	60'	38'	32' paved,	12"	4" Two Lifts	12%	56 deg	13.5'	500'

- 7. *Effective Date. Unless the action of the Planning Director is appealed, the action shall be effective upon the expiration of the appeal period pursuant to Article 5.8. Following approval of a tentative plan, the applicant may proceed with preparation of any required construction drawings. Development as per the tentative plan may yet be subject to approval of the supplemental information as required by Section 6.5.250(5) and approval of construction drawings as required by Section 6.5.350. [OR-92-07-012PL]*

Finding: The effective date for this tentative approval will be the date the appeal period expires unless an appeal is received prior to that timeline.

- 6. *Duration of Preliminary Subdivision Plan Approval*
 - a. *Approval of a preliminary subdivision plan shall be valid for twenty-four (24) months from the date of approval of the preliminary plan, provided that if the approved preliminary plan provides for phased development, the approval shall be valid for the time specified for each phase. Each phase shall be valid for an additional twenty-four (24) months from the date of approval of the preliminary plan. For example, if there were three phases each phase has 24 months from the date of the decision of the prior phase (decision of the first phase was on 10/11/13 then phase two has until 10/11/15 and phase three would have until 10/11/17 to be completed).*

An applicant may choose to set a lesser time limit, but this represents the maximum time allowed for phasing.

- b. If any time limitation is exceeded, approval of the tentative plan, or of the phase of the preliminary tentative plan, and any subsequent phases, shall be void. Any subsequent proposal by the applicant for division of the property shall require new Administrative Action.*

7. Granting of Extensions.

- a. An applicant may request an extension of the validity of a tentative land division plan approval or, if the preliminary plan provides for phased development, an extension of the validity of a tentative approval with respect to the phase the applicant is then developing. Such request shall be considered a Ministerial Action and shall be submitted to the Director, in writing, prior to expiration of such approval, stating the reason why an extension should be granted.*
- b. The Director may grant an extension of up to twelve (12) months in the validity of a tentative plan approval or, if the tentative plan provides for phased development, an extension of up to twelve (12) months in the validity of a tentative plan approval with respect to the phase then being developed, if it is determined that a change of conditions, for which the applicant was not responsible, would prevent the applicant from obtaining final plat approval within the original time limitation.*

Finding: This land division is not a phase partition and shall be valid for two (2) years from the effective date. The final partition plat shall be filed on or before this two (2) year time period expires. If the applicant is unable to complete the conditions of approval and file, the final partition prior to the expiration an extension can be applied for. Extensions are valid for twelve (12) months.

- **Section 6.2.400 Access in Conjunction with a Land Division:**

All access shall conform to the provisions under Article 6.2 and Chapter VII.

- **Section 6.2.475 Access:**

Each unit of land proposed to be created shall have access by way of a County road except as provided below:

- 1. Local Access Road: A unit of land created by subdivision or partitioning may have access by way of an existing local access road provided:*
 - a. The local access road was open to public use on January 1, 1986.*
 - b. Use of the local access road is not restricted by adopted policies of the Comprehensive Plan.*
 - c. The local access road is constructed to the private road standard contained in Article VII. However, if the road will, or could in the future, provide service to more than three (3) units of land in an urban unincorporated area or more than ten (10) units of land in a rural residential area, the finished top surface width shall be a minimum of 18 feet and turnouts shall not be required.*
 - d. If the Approving Authority determines that the existing development pattern, topography, physical characteristics of the land, applicable land use regulations, or other circumstances affecting the area served by the local access road prevent the road from being used to provide access to more than three (3) units of land in an urban unincorporated area or more than ten (10) units of land in a rural residential area, the Approving Authority may allow the local access road to be constructed to the same standards that are required for private roads, pursuant to Article VII.*
 - e. Additional right-of-way is provided along the frontage of the subject property when such is required to meet the minimum right-of-way requirements for a County road.*
 - f. The applicant agrees to participate in a private maintenance program for the local access road and executes any documents required by the Approving Authority to insure such participation.*

- g. *The applicant agrees to participate in any local improvement district which may be formed under ORS 371.605 to 371.660 or the Coos County Local Assessment Ordinance to improve the local access road to County Road standards. The applicant shall execute any documents required by the Approving Authority, including a waiver of remonstrance, to insure such participation.*
- 2. *In addition to the requirements above, approval of a subdivision served by a local access road shall require:*
 - a. *All interior streets in the subdivision that require dedication shall be built to the County standard such that they may be incorporated into the County road maintenance system.*
 - b. *The subdivision shall be subject to adequate restrictive covenants or other similar device which require interior streets to be maintained by lot owners in accordance with County standards. Such restrictive covenants shall be enforceable by the County.*
- 3. *Any access approval request under this section shall be reviewed to assure that no development occurs in known natural hazard areas without appropriate safeguards. The Planning Director or designee may condition its approval of a request on the provision of such safeguards, or otherwise condition approval of such requests to insure compatibility with the objectives of this ordinance, and the Coos County Comprehensive Plan.*

FINDING: The access for all parcels will be through Coos County Maintained public road Wildwood Drive.

- **Section 6.2.500 Easements:**

Easements may include but are not limited to the following:

- 1. *Private Road Access information is found in Chapter VII (Roads or Streets).*
- 2. *Utility Easements. Easements including but not limited to sewers, water mains and electrical lines shall be at least fifteen (15) feet wide, except for utility pole tieback easements which may be reduced to six (6) feet in width.*
- 3. *Pedestrian and Bicycle Ways. When necessary for public convenience, safety or if designated on an adopted County or State recreation or transportation system plan, the County Planning Director will require a developer of a subdivision, PUD, and office park complex to dedicate to the public, public access easements ten (10) feet in width. Said easements may be deemed necessary to provide access:*
 - a. *through unusually long or oddly shaped lots or parcels;*
 - b. *to schools, parks, or other public areas;*
 - c. *for pedestrian travel adjacent to streets;*
 - d. *to water bodies or other natural amenities;*
 - e. *between streets or cul-de-sacs; or*
 - f. *between office structures and through parking facilities.*
- 4. *Slope Easements. Necessary when right-of-way slope construction extends outside of the normal right-of-way.*

Finding: The proposed access to all parcels is through the proposed Coos County Maintained Public road, Wildwood Drive.

There is no proposed pedestrian or bicycle path as part of this request and the county does not find it is necessary for convenience, safety or and this area is not adopted as part of the State recreational or transportations system plan for these types of improvements.

Therefore, based on staff's review the above criteria have addressed the access and easement criteria.

- **Section 6.2.525 Lots and Parcels:**

1. *Lot and parcel sizes shall meet the minimum lot sizes as established by the applicable zoning district.*
2. *Within an Urban Growth Boundary, no lot area, yard, offstreet parking and loading area or other open space which is required by this Ordinance for one use shall be used as the required lot area, yard or other open space for another use, such as utility easements, access easements, road and street right-of-ways or septic drain fields.*
3. *Outside of the urban growth boundary no lot area, yard, offstreet parking and loading area or other open space which is required by this ordinance for one use shall be used as the required lot area, yard or other open space for another use. This does not include utility easements, private road access easements or septic drainfields; but does include all public road and street right-of-ways.*
4. *Panhandle lots or parcels shall be an acceptable method of land division. More than two contiguous panhandles (as opposed to the panhandle “lots” themselves) shall not be permitted. Where two panhandles are contiguous, the County may require easements and construction of an access road. Panhandles are also referred to flag lots.*
5. *Dimensional Standards. The property will comply with development standards set out in the applicable zoning districts.*

Finding: This property is zoned Industrial (IND) and contains approximately 9.95 acres according to assessment information. Parcel 1 will retain 4.97 acres and Parcel 2 will retain 5.02 acres. Parcel 1 is a panhandle lot but meets the minimum street frontage.

The property is not within the Urban Growth Boundary; and, does not require any lot area, yard, off street parking, loading or any other type of open space for this partition.

There are no developed sidewalks, bike lanes or storm water drains developed in this area.

The General Siting Standards listed in Coos County Zoning and Land Development Ordinance Section 4.3.225(4) states that new lots or parcels must meet the street frontage, lot width, lot depth and lot size. The minimum lot width and depth of 50 feet has been met for all parcels. All parcels meet the minimum street frontage of 30 feet.

- **Section 6.2.550 Improvement Specifications:**

Improvements shall conform to the following standards:

1. *Proof of an adequate supply of potable water. Water supply systems, both public and private, shall conform to the requirements of state law. Adequate water supply may be accomplished with storage tanks. Water requirement of Section 6.2.800(3).*
2. *Sewage disposal systems, both public and private, shall conform to the requirements of state law.*
3. *Grading shall be performed, and drainage facilities installed (i.e. French drains, catch basins, etc.) as is necessary to provide proper drainage within the partitioned area.*
4. *The installation of storm sewers may be required where necessary to insure proper drainage, to conform to an established or proposed drainage system or to eliminate threat to the public health and safety.*
5. *Streets or roads shall conform to the improvement standards stated in Chapter VII of this Ordinance. The county may deny, approve or approve with conditions a development proposal in order to minimize impacts to and protect transportation facilities. Any application that is expected to impact the state highway system must be provided to the Oregon Department of Transportation for their review and comment regarding conformance with state access management and mobility standards.*

6. *Sidewalks of an all-weather material not less than five (5) feet in width, nor more than eight (8) feet in width shall be constructed as close to the center of pedestrian and bicycle ways as practical, when required.*
7. *Erosion prevention. When necessary to prevent erosion all cuts and fills and other graded areas shall be protected from erosion by appropriate seeding or planting of grass shrubs, trees or other soil stabilizing vegetation. (OR 98-12-009PL)*

Finding: The applicant states that the property has Coos Bay North Bend Water Board for water service. As a condition of approval proof must be submitted from the Coos Bay North Bend Water Board that the property is served by their water district. The applicant proposes to site a septic system.

No drainage issues have been identified on this property. A grading and storm water plan are not required at this time; however, grading, drainage, and erosion prevention may be required when new development takes place.

Sidewalks are not required as part of this partition.

Therefore, the criterion for a tentative plan has been met.

iii. TRANSPORTATION, ACCESS AND PARKING

- ***SECTION 7.1.225 authority & Responsibility for Determining Compliance with this Chapter:***

The Coos County Roadmaster has the authority to impose any conditions on any permit required by Chapter VII that is deemed necessary to meet the standards of the American Association of State Highway and Transportation Officials (AASHTO standards) or make the road safe for travel. The Coos County Roadmaster may modify the minimum standards if it is found that the lesser standard is compatible with the area.

The Coos County Roadmaster shall be responsible for determining compliance with the provisions of this chapter. When road and driveway improvements are required by this ordinance, the Roadmaster shall provide the Planning Director with written notice when the provisions of this chapter have been satisfied with respect to an application and/or any other matter under review.

If discretion is used to determine a standard or modification of a standard, then a notice of administrative approval will be mailed and is appealable.

Finding: The Coos County Roadmaster commented that the roadway widths, parking plan, and street connections appear to meet the requirements of CCLZLDO Chapter VII.

REQUIREMENTS:

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

The following will receive the decision and all attachments: Property Owners and Applicant; Applicant's Surveyor; Board of Commissioners; Planning Commission; Department of Land Conservation and Development; County Road Department; County Surveyor; County Assessor; and Oregon Department of Transportation.



Coos County Planning Department
 Coos County Courthouse Annex, Coquille, Oregon 97423
 Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423
 (541) 396-7770
 FAX (541) 396-1022 / TDD (800) 735-2900
Jill Rolfe, Planning Director

CONSENT

On this 12th day of November, 2021,

I, Brad Woodruff, NBOR RVST LLC
 (Print Owners Name as on Deed)

as owner/owners of the property described as Township 24S, Range 13W,


Section 02 CD, Tax Lot 1200, Deed Reference 2021-8815

Hereby grant permission to Hailey Sheldon so that a(n)
 (Print Name)

Compliance Determination and Partition application can be submitted to the Coos
 (Print Application Type)

County Planning Department.

Owners Signature/s



OVERVIEW

Applicant	NBOR RVST LLC c/o Brad Woodruff
Site Address	69362 Wildwood Rd, North Bend Oregon
Map No.	24S13W02CD
Parcel No.	1200
Coos County Account No.	159505
Size	9.95 Acres
Zoning	Industrial (IND)
Special Development Considerations and Overlays	<ul style="list-style-type: none"> - Coos County Beaches and Dunes Development Suitability: Suitable for Most Uses - FEMA Flood Maps: None - DOGAMI Landslide Susceptibility: Low to Moderate - DOGAMI Liquefaction Susceptibility: Low - Coos Coastal Shorelands Boundary: N/A - Estuarine wetland, stream, lake or river: N/A - National Wetland Inventory: Freshwater Forested/Shrub Wetland on Western boundary, within Hwy 101 easement area; no development proposed in this area.
Proposal	(1) the partition of subject property in to two lots and (2) the development of two neighboring RV storage facilities, one on each resultant lot.
Access	Both newly created units of land are proposed to gain access from Wildwood Rd. Wildwood Rd is a Coos County Road (classification Local – Paved).
Site Description	Flat land with existing shed and fencing. See Attachment I Tentative Partition Plat Existing Conditions.
Surrounding Zoning & Use	Approx. 4 miles south of Lakeside UGB and 6 miles north of North Bend UGB. Located within Rural Unincorporated Community of Hauser. Surrounding zoning and use is Industrial and Rural Center.



NARRATIVE

CCZLDO § 6.2.350 Tentative Plat Requirements (Tentative Plan):

2. Information required for tentative plat.

a. All Land Divisions

- i. North arrow, scale and date of the drawing.
- ii. Appropriate identification clearly stating the map is a tentative plat.
- iii. Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.
- iv. The tract designation or other description according to the real estate records of Coos County [Township, Range, Section, Tax Lot Number(s), and Assessor's Tax Account Number(s)].
- v. The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
- vi. Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.
- vii. The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
- viii. The location, widths, and names of existing or platted streets or other public ways (including easements) within or adjacent to the tract, existing permanent buildings, railroad rights-of-way and other important features such as section lines, political subdivision boundary lines and school district boundaries.
- ix. Existing sewers, water mains, culverts, drainage ways or other underground utilities or structures within the tract or immediately adjacent thereto, together with pipe sizes, grades and locations indicated.
- x. Location, acreage and dimensions of land to be dedicated for public use or reserved in the deeds for the common use of property owners in the proposed land division, together with the purpose of conditions or limitations of such reservations, if any.
- xi. Easements, together with their dimensions, purpose and restrictions on use.
- xii. Zoning classification of the land and Comprehensive Plan map designation.
- xiii. Draft of proposed restrictions and covenants affecting the plat.
- xiv. Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards.
- xv. A current property report (less than 6 months old) indicating any taxes, assessment or other liens against the property, easements, restrictive covenants and rights-of-way, and ownerships of the property of the proposed development. A title report is acceptable.

The applicant has provided the information required by 6.2.350 as Attachment 1 Tentative Partition Plan.

The development plans for subject properties contain shared features. Easements, covenants, and restrictions related to these shared features will be provided with the final plat.

CCZLDO § 6.2.375 Review of Tentative Plan:

5. Criteria for Approval of tentative land division plan

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[...]

b. *The preliminary subdivision plan shall be approved if the Approving Authority finds the following:*

- i. *The information required by this Article has been provided;*
- ii. *The design and development standards this chapter have been met; and*
- iii. *Applicable transportation standards in chapter VII have been or will be complied with;*
- iv. *Minimum parcel/lot sizes and requirements have been complied with for the zoning district.*

The applicant's proposed tentative plan meets these standards; these findings are included under the relevant chapters and sections below.

v. *If the preliminary plan provides for development in more than one phase [...]*

[...]

7. *Effective Date. Unless the action of the Planning Director is appealed, the action shall be effective upon the expiration of the appeal period pursuant to Article 5.8. Following approval of a tentative plan, the applicant may proceed with preparation of any required construction drawings. Development as per the tentative plan may yet be subject to approval of the supplemental information as required by Section 6.5.250(5) and approval of construction drawings as required by Section 6.5.350. [OR-92-07-012PL]*

8. *Duration of Preliminary Subdivision Plan Approval*

a. *Approval of a preliminary subdivision plan shall be valid for twenty-four (24) months from the date of approval of the preliminary plan, provided that if the approved preliminary plan provides for phased development, the approval shall be valid for the time specified for each phase. Each phase shall be valid for an additional twenty-four (24) months from the date of approval of the preliminary plan. For example if there were three phases each phase has 24 months from the date of the decision of the prior phase (decision of the first phase was on 10/11/13 then phase two has until 10/11/15 and phase three would have until 10/11/17 to be completed).*

An applicant may choose to set a lesser time limit but this represents the maximum time allowed for phasing.

b. *If any time limitation is exceeded, approval of the tentative plan, or of the phase of the preliminary tentative plan, and any subsequent phases, shall be void. Any subsequent proposal by the applicant for division of the property shall require new Administrative Action.*

9. *Granting of Extensions.*

[...]

No phases are proposed. The applicant understands that the tentative partition will be valid for two years from the effective date. The applicant intends to file the final partition plat on or before this two year time period expires. If the applicant is unable to complete the conditions of approval and file the final partition plat prior to the expiration, an extension will be applied for.

CCZLDO § 6.2.400 Access in Conjunction with a Land Division:

All access shall conform to the provisions under Article 6.2 and Chapter VII.

CCZLDO § 6.2.425 Roads/Streets/Pedestrian Ways:

The standards of Chapter VII shall apply.

CCZLDO § 6.2.475 Access:

Each unit of land proposed to be created shall have access by way of a County road except as provided below [...]

Both newly created units of land are proposed to gain access from Wildwood Rd aka Old U.S. Coast Hwy. Wildwood Rd is a Coos County Road (classification Local – Paved).

The northern lot is proposed to have 66.48 feet of frontage along Wildwood. The southern lot is proposed to have 178.57 feet of frontage on Wildwood.

The applicant intends to improve each lot's access to Wildwood with a 45' wide driveway and understands they'll be required to gain access permits from the Coos County Road Department for each driveway access, prior to receiving zoning compliance for the proposed developments.

CCZLDO § 6.2.500 Easements:

Easements may include but are not limited to the following:

- 1. Private Road Access information is found in Chapter VII (Roads or Streets).*
- 2. Utility Easements. Easements including but not limited to sewers, water mains and electrical lines shall be at least fifteen (15) feet wide, except for utility pole tieback easements which may be reduced to six (6) feet in width.*

The development plans for subject properties contain shared features. Easements, covenants, and restrictions related to these shared features will be provided with the final plat. The overall purpose of these documents will to convey that the property owner(s) are responsible for ensuring compliance with all land use authorizations, specifically the zoning compliance determination for the RV storage development. These documents will be filed with the deeds to subject properties, to ensure land use authorization remains recorded in the chain of title. The statements will include language that the purchaser of the property has been provided a copy of the land use approval containing all conditions or restrictions understands the obligation and agrees to fulfill the conditions, unless a modification is approved as provided in this ordinance.

CCZLDO § 6.2.525 Lots and Parcels:

- 1. Lot and parcel sizes shall meet the minimum lot sizes as established by the applicable zoning district.*

There is no minimum lot size in the Industrial (IND) zone. The lot sizes proposed are: northern lot = 5.03 acres and southern lot = 4.96 acres.

[...]

- 3. Outside of the urban growth boundary no lot area, yard, offstreet parking and loading area or other open space which is required by this ordinance for one use shall be used as the required lot area, yard or other open space for another use. This does not include utility easements, private road access easements or septic drainfields; but does include all public road and street right-of-ways.*

Each of the two lots, and their proposed developments, independently meet the lot area, yard, offstreet parking and loading, open space, and all other requirements for the use "storage facility and units including parking facilities."¹

There are proposed shared elements between the two lots, but those elements are exclusive to utility easements, private road access easements, septic system elements, private water system elements, and electric. All shared elements could be reconfigured so that each lot could stand alone and meet the

¹ CCZLDO § 4.3.210 Categories and Review Standards: (79) Storage Facilities and Units – The category includes warehouse, mini-storage, parking lots or parking structures.

standards for either the use “storage facility and units including parking facilities” or another use permitted in the zone; no shared element is foundational to the uses’ compliance with the standards for the zone.

4. Panhandle lots or parcels shall be an acceptable method of land division. More than two contiguous panhandles (as opposed to the panhandle “lots” themselves) shall not be permitted. Where two panhandles are contiguous, the County may require easements and construction of an access road. Panhandles are also referred to flag lots.

One panhandle lot is proposed (the northern lot).

5. Dimensional Standards. The property will comply with development standards set out in the applicable zoning districts.

The dimensional standards for the zone (IND), are as follows:

CCZLDO § 4.3.230 Additional Siting Standards: (6) Industrial (IND) and Airport Operations (AO)

(a) Minimum lot/parcel size –

i. No minimum lots size standard for this zone.

Northern lot: ~ 5.03 acres

Southern lot: ~ 4.96 acres

ii. Minimum street frontage and minimum lot width is 20 feet.

Northern lot: ~ 66 feet of street frontage; lot width at narrowest point ~ 66 feet

Southern lot: ~ 178 feet of street frontage; lot width at narrowest point ~ 178 feet

(b) Setback -

i. Front, side and rear setbacks are 5 feet from abutting properties that are zoned Controlled Development or residential zoning districts.

Subject property is surrounded by Industrially zoned land, with the exception of its northeastern-most corner, as shown below, which is zoned “Rural Center,” a mixed commercial-residential zone.²

All proposed setbacks are shown on Attachment 2 Site Plan and comply with the standards of the Industrial zone.

Northern lot: front = > 60 feet, side = ≥ 10 feet, rear = ≥ 30 feet.

Southern lot: front = > 60 feet, side = ≥ 5 feet, rear = ≥ 30 feet.

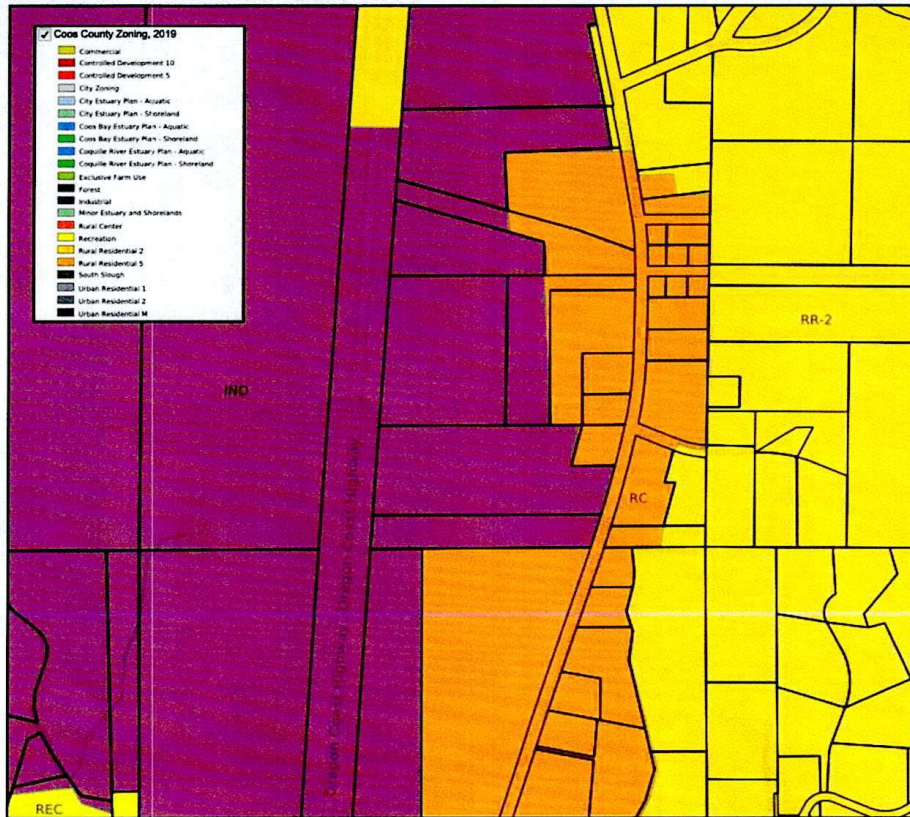
² CCLZDO Section 4.2.200 Mixed Commercial-Residential Rural Center (RC)

The intent of the Rural Center Designation “committed” rural nodes is to provide residential, commercial, and public/semi-public uses.

The purpose of the “RC” is to provide for the development of rural commercial, tourist commercial, residential and services facilities, necessities, convenience and supplies ancillary to nearby agricultural, forestry, recreational and rural residential uses and activities and to conserve energy by providing for needed commercial outlets in rural areas already “committed” as residential/commercial nodes.

New commercial uses that are consistent with the objectives of the “RC” district are those uses which are needed for the convenient shopping needs of the nearby rural population.

Only one Primary Use can exist, and any other use must be subordinate in size and nature. Pursuant to OAR-660-022-003 Commercial building or buildings in a rural unincorporated community shall not exceed 4,000 square feet of floor space.



ii. *Setback exception – Front yard setback requirements of this Ordinance shall not apply in any residential district where [...]*

(c) Building Height - does not have any requirement, except those sites abutting a residential or controlled development zone shall have a max height of 35 feet plus one (1) additional foot in height for each foot of setback exceeding 5 feet (i.e. if the setback is 10 feet, the maximum building height would be 40 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 space above the height limits is added. Such over height object shall not be used for advertising of any kind.

Northern lot: enclosed structure ~ 20 feet tall, canopies ~ 14 feet tall.

Southern lot: enclosed structure ~ 20 feet tall, canopies ~ 14 feet tall, operations building ~ 20 feet 8 inches tall.

(d) Building Density or Size limits –

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i. For building or buildings located within an Unincorporated Community Boundary as adopted by the Coos County Comprehensive Plan Volume 1 Part 2 § 5.5 the following square foot requirements apply:

- 1. Urban Unincorporated Community shall not exceed 60,000 square feet of floor space; or*
- 2. Rural Unincorporated Community shall not exceed 40,000 square feet of floor space.*

Subject properties are included in the Rural Unincorporated Community of Hauser.

Northern lot: the floor space of the RV storage building is 39,337 square feet.

Southern lot: the floor space of the RV storage building is 38,433 square feet; the floor space of the operations building is 1,523 square feet; total = 39,956 square feet floor space.

Floor space calculations include all enclosed space, including exterior walls.

(e) Design Standards:

i. The landscape shall minimize soil erosion.

The site is relatively flat, as shown on Attachment 1 Tentative Partition Plan, Existing Conditions.

No cut or fill slopes in excess of two feet horizontal to one-foot vertical (2:1) are planned.

No retaining walls which support a regulated structure or protect a structure from a slide event are planned.

No excavations exceeding 5,000 cubic yards within a 12-month period are planned.

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;

The perimeter of the facility (encompassing both lots) will be fenced with an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting. Security cameras will be placed throughout.

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 Rural Residential, Urban Residential or Controlled Development Zoning districts.

Light poles, surface mounted lighting on the enclosed buildings, and strip lighting under the canopies are proposed, as shown on Attachment 2 Site Plan.

All lighting will reflect downward; designed to reflect light away from the perimeter of the property.

All lighting is proposed to be privately maintained.

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;

No development with the exception of fence and paving is proposed within the setbacks described above and shown on Attachment 2 Site Plan, in compliance with the standards for the Industrial zone.

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

The dumpster area is shown on Attachment 2 Site Plan. Trash service will be provided to the facility.

v. Hours of operation may be required in areas predominantly surrounded by residential zones.

No hours of operation are proposed. The applicant contends that hours of operation should not be required in this case for two reasons:

- (1) the surrounding area is zoned "Rural Center," not residential (although some residential uses are present). This is a mixed commercial-residential zone.³
- (2) the facility isn't "open to the public" in the traditional sense, because entry requires tenancy. And there's a finite number of tenants possible (301 or fewer). And tenancy is conditioned upon adherence to facility rules, and the tenants are under surveillance. So hours of operation are not necessary to control disruptions to the neighborhood after hours.

OAR 660-022-0030: Planning and Zoning of Unincorporated Communities

[...]

(3) County plans and land use regulations may authorize only the following new or expanded industrial uses in unincorporated communities:

- (a) Uses authorized under Goals 3 and 4;*
- (b) Expansion of a use existing on the date of this rule;*
- (c) Small-scale, low impact uses;*
- (d) Uses that require proximity to rural resource, as defined in OAR 660-004-0022(3)(a);*
- (e) New uses that will not exceed the capacity of water and sewer service available to the site on the effective date of this rule, or, if such services are not available to the site, the capacity of the site itself to provide water and absorb sewage;*
- (f) New uses more intensive than those allowed under subsection (a) through (e) of this section, provided [...]*

(11) For purposes of subsection (c) of section (3) of this rule, a small-scale, low impact industrial use is one which takes place in an urban unincorporated community in a building or buildings not exceeding 60,000 square feet of floor space, or in any other type of unincorporated community in a building or buildings not exceeding 40,000 square feet of floor space.

Subject property is located within the Rural Unincorporated Community of Hauser.

The proposed use is a small-scale, low impact industrial use. The combined number of RV storage spaces between both lots is 300 (145 on the northern lot and 155 on the southern). On the spectrum of intensity of industrial uses – which include manufacturing, warehousing and freight – RV storage is small-scale and low impact. Intensity can be measured by: (1) traffic count, (2) noise, (3) odor, (4) sight.

³ CCLZDO Section 4.2.200 Mixed Commercial-Residential Rural Center (RC)

The intent of the Rural Center Designation "committed" rural nodes is to provide residential, commercial, and public/semi-public uses.

The purpose of the "RC" is to provide for the development of rural commercial, tourist commercial, residential and services facilities, necessities, convenience and supplies ancillary to nearby agricultural, forestry, recreational and rural residential uses and activities and to conserve energy by providing for needed commercial outlets in rural areas already "committed" as residential/commercial nodes.

New commercial uses that are consistent with the objectives of the "RC" district are those uses which are needed for the convenient shopping needs of the nearby rural population.

Only one Primary Use can exist, and any other use must be subordinate in size and nature. Pursuant to OAR-660-022-003 Commercial building or buildings in a rural unincorporated community shall not exceed 4,000 square feet of floor space.

(1) Traffic count. The ITE lists 6 types of industrial land use:

ITE Trip Generation, 10th Edition [Abbreviated]			
ITE No.	Land Use Description Industrial/Agricultural	Unit	Daily Rate
110	General Light Industrial	ksf	4.96
		emp	3.05
130	Industrial Park	ksf	3.37
		emp	2.91
140	Manufacturing	ksf	3.93
		ac	35.02
150	Warehousing	ksf	1.74
		emp	5.05
151	Min-Warehouse	ksf	1.51
160	Data Center	ksf	0.99

The most similar land use to RV storage numbered by the ITE is “mini-warehouse” (151). This is the second-lowest traffic generating use of all ITE-enumerated industrial uses, second to data centers (like a server farm, for example).

Mini warehouses are estimated to generate 1.51 average daily trips per 1,000 square feet. Or 141 average daily trips for the northern lot and 139 for the southern lot.⁴ This is a comparatively low trip count when compared to other industrial uses occupying the same square footage.

Moreover, it is a significantly inflated trip count, because it doesn’t take in to account the seasonality of the proposed use RV storage. RV storage is a seasonal use. On peak summer days, the daily trip count could potentially reach the ADT estimated for a mini-warehouse of the same size; but the other 9 months of the year traffic counts will be less.

As such, the proposed RV storage use carries a comparatively low trip count when compared to other industrial uses occupying the same square footage, making it a relatively low impact industrial use from the standpoint of traffic generation.

(2) Noise. The perimeter of the facility (encompassing both lots) will be fenced with an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting. Security cameras will be placed

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	Space Width	Space Depth	Space Square Footage	Number of Spaces	Square Footage
Enclosed	13	65	845	44	37,180
Not Enclosed	12	65	780	7	5,460
	12	50	600	46	27,600
	12	40	480	48	23,040
Total Square Footage of All 145 Spaces Northern Lot					93,280
Average Daily Trips (/1,000 * 1.51)					140.85
Enclosed	13	65	845	43	36,335
Not Enclosed	12	65	780	15	11,700
	12	40	480	47	22,560
	12	35	420	50	21,000
Total Square Footage of All 155 Spaces Southern Lot					91,595
Average Daily Trips (/1,000 * 1.51)					139.31

throughout. The facility will be gated, with an electronic gate.⁵ Tenants will be provided with keys or codes to the gate. Tenancy will be conditioned upon adherence to the facility rules, which will prohibit loitering and outside storage.

Typical noise is people driving their personal vehicles and RVs in to the storage area, dropping them off, and driving away.

None of the noises typically generated by industrial uses – sounds generated by freight vehicles, loading/unloading of freight, manufacturing processes, etc – will accompany the proposed use.

As such, the proposed RV storage use is less noisy than other industrial uses, making it relatively low impact from the standpoint of noise.

(3) Odor. The facility won't generate any obnoxious odor.

(4) Sight. The facility will be fenced around the perimeter with sight-obscuring material. The view from Wildwood and from the properties to the east and west will be of the fence.

CCZLDO § 6.2.550 Improvement Specifications:

Improvements shall conform to the following standards:

1. Proof of an adequate supply of potable water. Water supply systems, both public and private, shall conform to the requirements of state law. Adequate water supply may be accomplished with storage tanks. Water requirement of Section 6.2.800(3)(o).

Subject property is served by Coos Bay North Bend Water Board. The applicant plans to connect to CBNB water service, in compliance with the Water Board's standards.

There may be an old water well on the property, as shown on the existing conditions map in Attachment 1. The applicant will work with Oregon Water Resources Department, if necessary, to have the well abandoned/decommissioned; the well doesn't show up on the OWRD Well Report Query page.

2. Sewage disposal systems, both public and private, shall conform to the requirements of state law.

The applicant plans to gain a septic system permit from Oregon Department of Environmental Quality (DEQ).

The approximate location of the proposed septic leach field is shown on Attachment 2 Site Plan.

In 1979, a DEQ permit was issued for a septic tank on subject property. But the applicant assumes that they'll need to improve or replace that system, for their proposed improvements; they intend to gain permits to do so from the Oregon DEQ.

The new septic system will serve the operations office on the southern lot and the dump and wash stations on the northern lot.

The covenants filed with deeds to subject properties will describe shared access to and responsibility for this system.

3. Grading shall be performed and drainage facilities installed (i.e. French drains, catch basins, etc.) as is necessary to provide proper drainage within the partitioned area.

⁵ The applicant understands that keys to the gate or combination number shall be provided to Coos County Planning, Emergency Services, and Health Department, and that the gate must meet the requirements of Oregon Fire Code D103.5 Fire Apparatus Access Road Gates and its emergency opening device approved by the fire code official.

4. The installation of storm sewers may be required where necessary to insure proper drainage, to conform to an established or proposed drainage system or to eliminate threat to the public health and safety.

All stormwater will be directed towards the retention ponds shown on Attachment 2, and retained in those ponds on site.

5. Streets or roads shall conform to the improvement standards stated in Chapter VII of this Ordinance. The county may deny, approve or approve with conditions a development proposal in order to minimize impacts to and protect transportation facilities. Any application that is expected to impact the state highway system must be provided to the Oregon Department of Transportation for their review and comment regarding conformance with state access management and mobility standards.

Both newly created units of land are proposed to gain access from Wildwood Rd aka Old U.S. Coast Hwy.

Wildwood Rd is a Coos County Road (classification Local – Paved).

The applicant intends to improve each lot's access to Wildwood with a 45' wide driveway and understands they'll be required to gain access permits from the Coos County Road Department for each driveway access, prior to receiving zoning compliance for the proposed developments.

6. Sidewalks of an all-weather material not less than five (5) feet in width, nor more than eight (8) feet in width shall be constructed as close to the center of pedestrian and bicycle ways as practical, when required.

No sidewalks are proposed or required.

7. Erosion prevention. When necessary to prevent erosion all cuts and fills and other graded areas shall be protected from erosion by appropriate seeding or planting of grass shrubs, trees or other soil stabilizing vegetation. (OR 98-12-009PL)

The developer will take all measures necessary to prevent erosion.

CCZLDO § Section 4.3.225 General Siting Standards

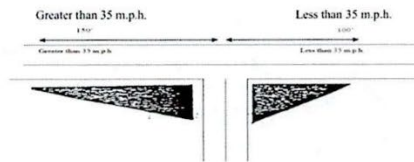
All new uses, activities, and development are subject to the following siting standards:

(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.

No Forest or Exclusive Farm zones are adjacent to subject property.

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

The speed limit on Wildwood abutting subject properties is 35 MPH. No visual obstructions over 36 inches high within the vision clearance triangle is proposed.



[...]

(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

Proposed street frontage: northern lot: ~ 66 feet; southern lot: ~ 178 feet.

(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.

Proposed lot width: northern lot = 224.75', southern lot = 207.25'. Proposed lot depth: northern lot ~ 938' (exclusive of flagpole), southern lot ~ 1,056'

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

> CCZLDO § 7.5.175 Required Number of Parking Spaces for Type of Use:

[...] Storage warehouse, manufacturing establishment, or trucking freight terminal: 1 space per employee; 1 bicycle space.

The applicant is proposing eleven standard 9x20' parking spaces and 3 pull-through spaces, configured around a 30' circular drive, as shown on Attachment 2 Site Plan.

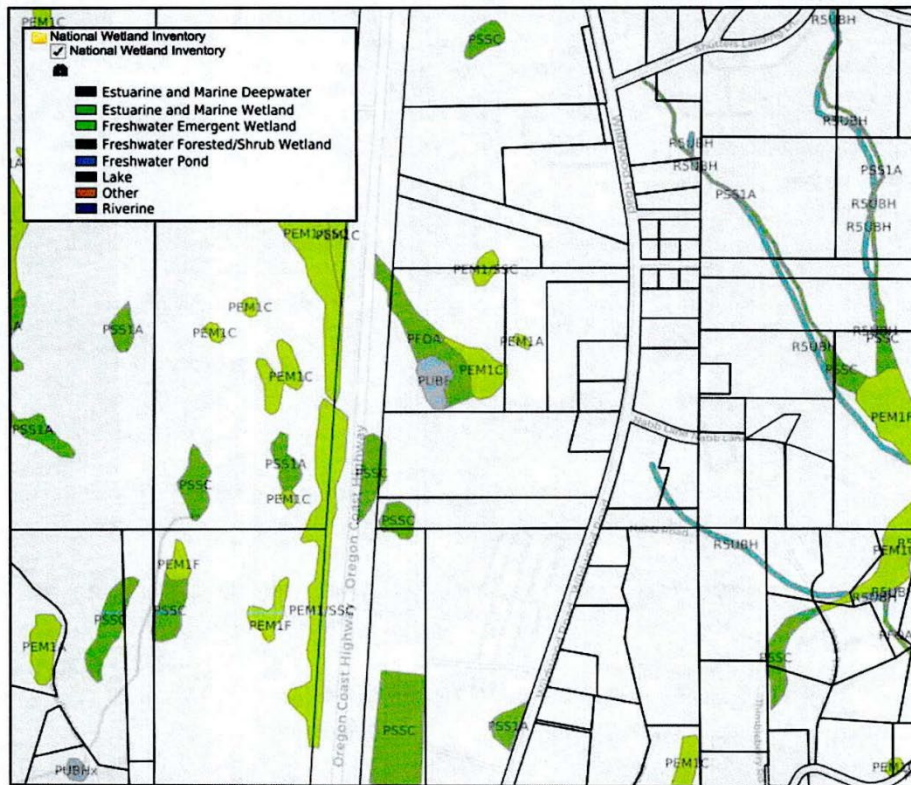
(6) Riparian -

(a) Riparian vegetation setback within 50 feet of a estuarine wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps, shall be maintained except: [...]

There is a small section of National Wetland Inventoried Freshwater Forested/Shrub Wetland on the western boundary of subject property, within the 30' highway easement.

No development is proposed within this area.

This area is not identified as estuarine wetland, stream, lake, or river, nor is located within the Coos Coastal Shorelands Boundary.



(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.

No development, with the exception of fences, is proposed within 35 feet of the centerline of Wildwood or five feet from the right of way line, as shown on Attachment 2 Site Plan.

(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.

Subject property does not abut the Forest zone.

(8) 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.

No outdoor storage is proposed

ATTACHMENTS

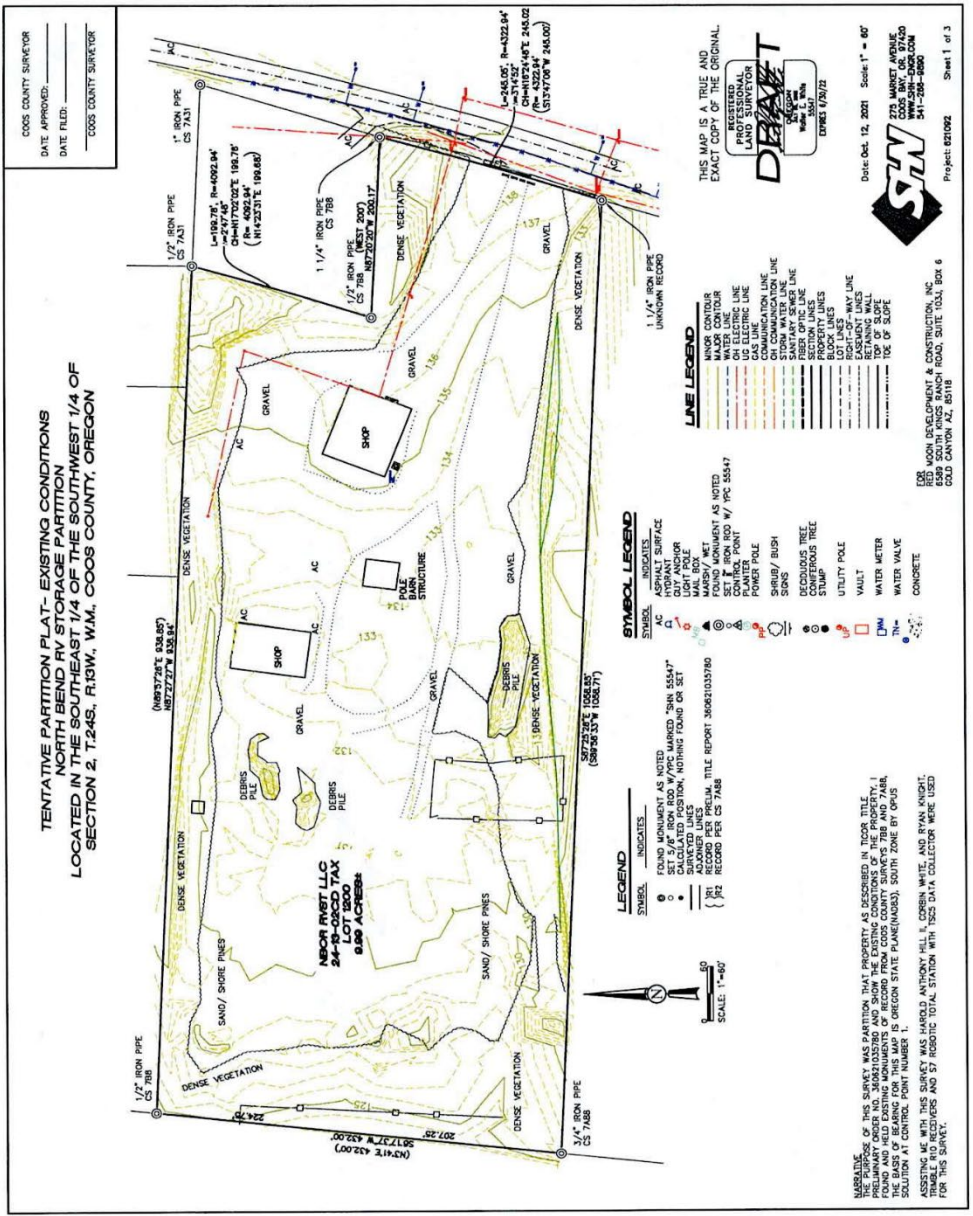
The following attachments are available at:

<https://www.dropbox.com/sh/iykw743p3aaik6t/AACQIriY8NML2bVQk-1me09a?dl=0>

1. Tentative Partition Plat
2. Site Plan
3. Deed (2021-8815)
4. Assessor's Map

ATTACHMENT 1
Tentative Partition Plat

Application to Coos County for Partition and Compliance Determination
Wildwood Rd, North Bend
November 12, 2021



**PRELIMINARY PARTITION PLAT EXISTING CONDITIONS-
COOS BAY RV STORAGE
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
SECTION 2, T.24S, R.13W, W.M., COOS COUNTY, OREGON**

COOS COUNTY SURVEYOR
DATE APPROVED: _____
DATE FILED: _____
COOS COUNTY SURVEYOR

SURVEYOR'S CERTIFICATE

I, WALTER WHITE, PROFESSIONAL LAND SURVEYOR OF OREGON #55547, DO STATE THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND THE BOUNDARIES OF SAID PLAT ARE AS FOLLOWS:

EXTERIOR PROPERTY LINE DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SW 1/4 OF SECTION 2, TOWNSHIP 24 SOUTH, RANGE 13, WEST OF THE MERIDIAN, COOS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY OF OLD OREGON COAST HIGHWAY AT THE SOUTHWEST CORNER OF THAT PARCEL CONVEYED TO WILLIAM B. PROCTOR, ET AL IN DEED RECORDED JUNE 17, 1965 IN BOOK 318, PAGE 37, DEED RECORDS OF COOS COUNTY, OREGON, THENCE WEST ALONG PROCTOR'S SOUTH BOUNDARY 500 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4092.84 FEET, THE LONG CHORD OF WHICH BEARS NORTH 14°23' 31" EAST 198.88 FEET TO A POINT ON THE SOUTH BOUNDARY OF A PARCEL OF LAND CONVEYED TO BETTY M. ATKINS AND RECORDED IN BOOK 312, PAGE 721, DEED RECORDS OF COOS COUNTY, OREGON; THENCE WEST 538.08 FEET TO THE EASTLY RIGHT OF HWY BOUNDARY OF U.S. HIGHWAY 101; THENCE ALONG THE EASTERN BOUNDARY OF SAID HIGHWAY, SOUTH 2° 41' WEST 432.00 FEET; THENCE LEAVING SAID HIGHWAY NORTH 88° 56' 30" EAST 1028.71 FEET TO THE WEST BOUNDARY OF THE SAID OLD OREGON COAST HIGHWAY; THENCE ALONG SAID BOUNDARY NORTHERLY TO THE POINT OF BEGINNING.

COUNTY SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE REQUIREMENTS FOR ACCURACY AND COMPLETENESS PURSUANT TO ARTICLE 61 AND THAT ALL MONUMENTS HAVE BEEN SET PURSUANT TO THIS ORDINANCE.

SIGNED THIS _____ DAY OF _____, 2021

MICHAEL L. DADD
COUNTY SURVEYOR
COOS COUNTY, OREGON _____

COUNTY ASSESSOR'S CERTIFICATE

I, HEREBY CERTIFY THAT ALL AD VALOREM TAXES AND ALL SPECIAL ASSESSMENTS, FEES, OR OTHER CHARGES REQUIRED BY LAW TO BE PLACED UPON THE TAX ROLL, WHICH HAVE BECOME A LIEN UPON THE PARCEL, HAVE BEEN PAID OR WHICH WILL BECOME A LIEN DURING THE TAX YEAR HAVE BEEN PAID.

SIGNED THIS _____ DAY OF _____, 2021

STEVE JANSEN
COUNTY ASSESSOR
COOS COUNTY, OREGON _____

COUNTY CLERK'S CERTIFICATE

I, DORNE HELLER, COUNTY CLERK OF COOS COUNTY, OREGON HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECORDED INTO THE COOS COUNTY RECORDS IN _____

MICROFILM NO. _____ CABINET _____ PAGE _____
RECORD OF PLAT, THIS _____ DAY OF _____, 2021.

DORNE HELLER
COUNTY CLERK
COOS COUNTY, OREGON _____

PLANNING DIRECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SHOWN PLAT IS IN CONFORMITY WITH APPLICABLE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCES.

JILL MOULT
PLANNING DIRECTOR
COOS COUNTY, OREGON _____ DATE _____

OWNER'S DECLARATION

I, I KNOW ALL MEN BY THESE PRESENT THAT RED MOON DEVELOPMENT & CONSTRUCTION INC. IS THE OWNER OF RECORD OF THE LAND HEREON SHOWN AND REPRESENTED ON THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND DIVIDED INTO LOTS AS HEREON SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 92 AND AS A CONDITION OF APPROVAL OF THIS PLAT:

OWNER:

RED MOON DEVELOPMENT & CONSTRUCTION INC.
8088 SOUTH BRUSH BANCH ROAD, SUITE 103A, BOX 6
GOLD CANYON, AZ 85118
BRAD WOODRUFF, PRESIDENT _____ DATE _____

STATE OF OREGON }
COUNTY OF COOS }
SOS

THIS IS TO CERTIFY THAT BRAD WOODRUFF PERSONALLY APPEARED BEFORE ME ON THIS _____ DAY OF _____, 2021, WHO HAS ACKNOWLEDGED THAT HE HAS SIGNED THE ABOVE OWNER'S DECLARATION AS HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC OF OREGON _____

MY COMMISSION EXPIRES: _____

THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL.



Date: Oct. 12, 2021 Soles: None

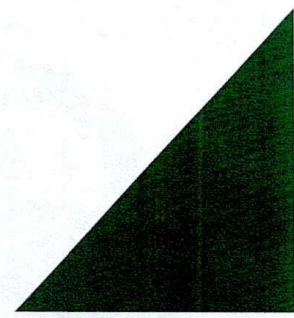


Project: 621062 Sheet 3 of 3

ATTACHMENT 2

Site Plan

Application to Coos County for Partition and Compliance Determination
Wildwood Rd, North Bend
November 12, 2021



ATTACHMENT 3

Deed

Application to Coos County for Partition and Compliance Determination
Wildwood Rd, North Bend
November 12, 2021

RECORDING REQUESTED BY:



201 Central Avenue
Coos Bay, OR 97420

AFTER RECORDING RETURN TO:

Order No.: 360621035780-DM
NBOR RVST LLC
2800 Niagara Lane N
Plymouth, MN 55447

SEND TAX STATEMENTS TO:

NBOR RVST LLC
2800 Niagara Lane N
Plymouth, MN 55447

APN: 159505
201019

Map: 24-13-02CD TL1200
MH

Coos County, Oregon **2021-08815**
\$91.00 Pgs=2 **08/05/2021 03:26 PM**
eRecorded by: TICOR TITLE COOS BAY
Debbie Heiler, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Leslie P. Golbek and Janet L. Golbek, Grantor, conveys and warrants to NBOR RVST LLC, 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:

A parcel of land situated in the SW 1/4 of Section 2, Township 24 South, Range 13, West of the Willamette Meridian, Coos County, Oregon, described as: Beginning at a point on the West boundary of Old Oregon Coast Highway at the Southeast corner of that parcel conveyed to William B. Prechtl et ux in deed recorded June 17, 1965 in Book 318, page 37, Deed Records of Coos County, Oregon, thence West along Prechtl's South boundary 200 feet; thence along a curve to the left having a radius of 4092.94 feet, the long chord of which bears North 14° 23' 31" East 199.68 feet to a point on the South boundary of a parcel of land conveyed to Betty M. Atkins and recorded in Book 212, page 731, Deed Records of Coos County, Oregon; thence West 939.08 feet to the Easterly right of way boundary of U.S. Highway 101; thence along the Easterly boundary of said Highway, South 3° 41' West 432.00 feet; thence leaving said Highway North 89° 58' 39" East 1058.71 feet to the West boundary of the said Old Oregon Coast Highway; thence along said boundary northerly to the point of beginning, being a portion of the SW 1/4 of Section 2, Township 24 South, Range 13, West of the Willamette Meridian, Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$1,500,000.00). (See ORS 93.030).

Subject to:

Limited access to and from the Land as contained in Decree of Condemnation entered in the proceedings as set forth below, which provides that there shall be no right of easement or right of access from the Land to the highway other than as expressly provided for in said Decree:

Suit No.: 16808
County: Coos
Court: Circuit
In favor of: State of Oregon, by and through its State Highway Commission
Name of Highway: Oregon Coast Hwy U.S. Hwy No. 101

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: 8-4-2021

Leslie P. Golbek by Janet L. Golbek, as attorney-in-fact
Leslie P. Golbek by Janet L. Golbek, as attorney-in-fact

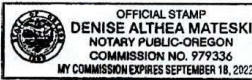
Janet L. Golbek
Janet L. Golbek

State of Oregon
County of Coos

This instrument was acknowledged before me on 8-4-2021 by Leslie P. Golbek by Janet L. Golbek, as attorney-in-fact and Janet L. Golbek.

Denise Mateski
Notary Public - State of Oregon

My Commission Expires: 9-18-2022

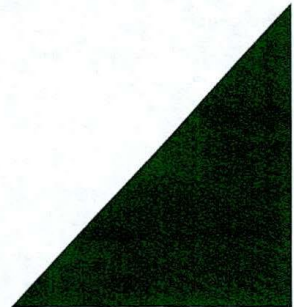


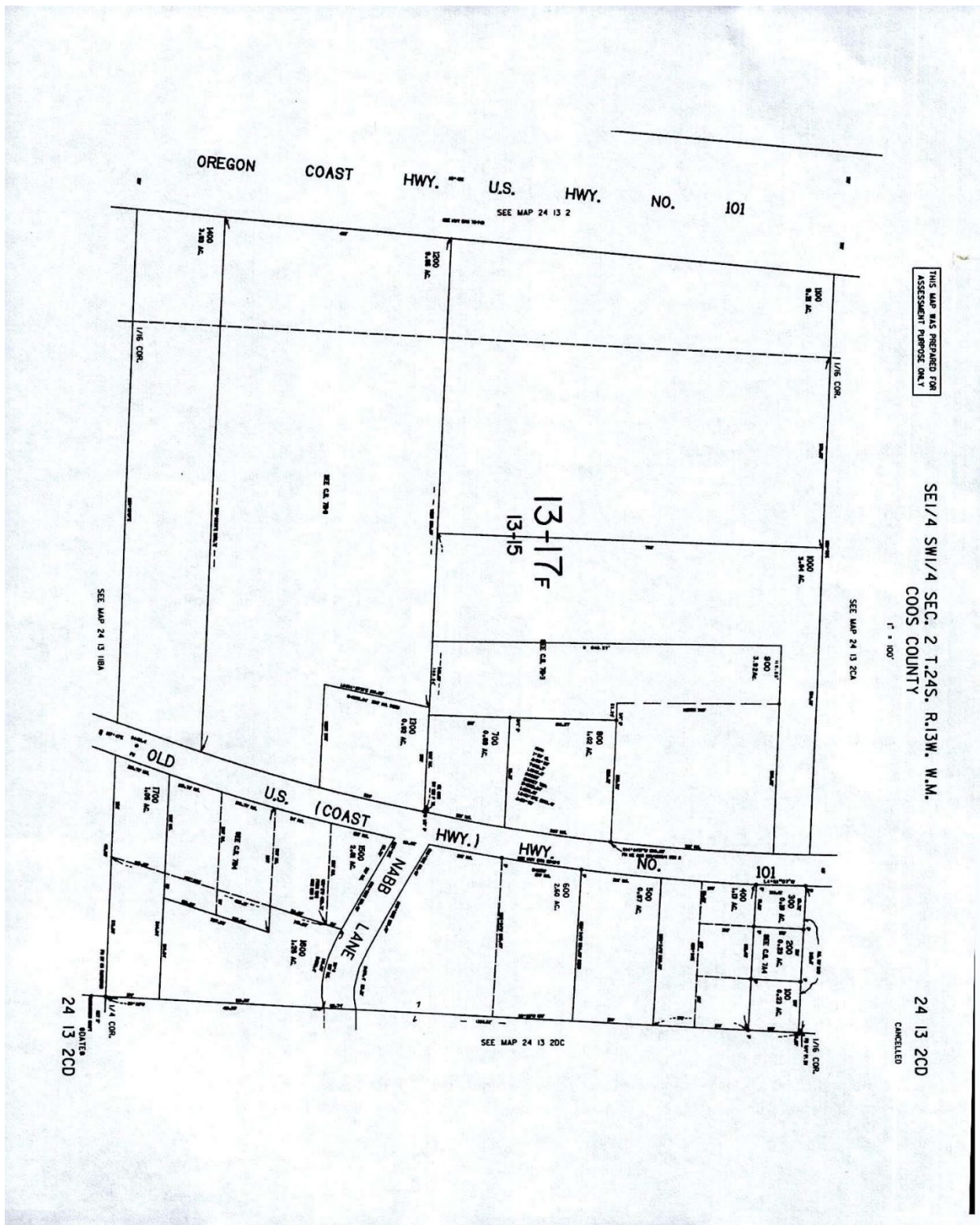
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ATTACHMENT 4

Assessor's Map

Application to Coos County for Partition and Compliance Determination
Wildwood Rd, North Bend
November 12, 2021





THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SE 1/4 SW 1/4 SEC. 2 T. 24S. R. 13W. W.M.
COOS COUNTY
1" = 100'

24 13 2CD
CANCELLED

