



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

total 2631
CD-21-209
AD-21-078
JR-21-155

Rd Dept
Land Div Rev Fee \$355⁰⁰ Health Fee \$83

FILE NUMBER: P-21-006

Date Received: 11/15/21 Receipt #: 228682 Received by: mb

This application shall be filled out electronically. If you need assistance please contact staff.

If the fee is not included the application will not be processed.

(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) NBOR RVST LLC c/o Brad Woodruff

Mailing address: 2800 Niagara Ln N, Plymouth MN 55447-4850

Phone: 602-796-1800

Email: bwoodruff01@gmail.com, redmoonaz@aol.cc

Township: 24S Range: 13W Section: 2 1/4 Section: C 1/16 Section: D Tax lots: 1200

Select Select Select Select Select

Tax Account Number(s): 159505

Zone: Select Zone Industrial

Tax Account Number(s)

Please Select

B. Applicant(s) Brad Woodruff

Mailing address: 2800 Niagara Ln N, Plymouth, MN 55447-4850

Phone: 602-796-1800

C. Consultant or Agent: Hailey Sheldon

Mailing Address

Phone #:

Email:

Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone

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

- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: Select type of Water Service

Sewage Disposal Type: Select type of Sewage System

School District: Select School District

Fire District: Select Fire District

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

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

Wetland

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

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

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

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

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

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: Select _____ Name of Access: _____

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 OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: _____

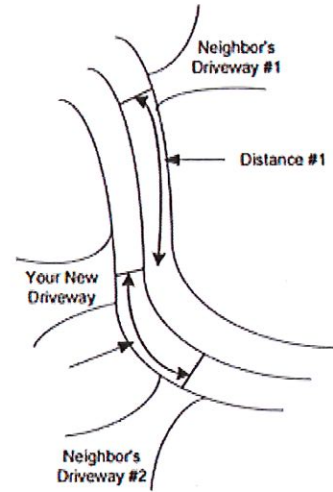
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: _____

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

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: _____

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



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

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

Additional Notes or directions:

This application is not required.



Compliance Determination

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

THIS APPLICATION WILL TAKE AT LEAST 30 DAYS TO PROCESS

Date Received: 11/15/21 Receipt #: 228682 Received by: MB

APPLICATIONS: [x] Compliance Determination [] Driveway/Parking [] Address

FILE NUMBERS: CD-21-209 DR-21-81-755 AD-21-81-078

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

LAND INFORMATION

Land Owner(s) (print name): NBOR RVST LLC c/o Brad Woodruff

Mailing address: 2800 Niagara Ln N, Plymouth MN 55447-4850

Phone: (602) 796-1800 Email: bwoodruff01@gmail.com; redmoonaz@aol.com

Applicant(s) (print name): Brad Woodruff

Mailing address: 2800 Niagara Ln N, Plymouth MN 55447-4850

Phone: (602) 796-1800 Email: bwoodruff01@gmail.com; redmoonaz@aol.com

Type of Ownership: Single Ownership - Signed Application

Type of Use Requested: Industrial Development

PROPERTY - If multiple properties are part of this review please check here [] and attach a separate sheet with property information.

Township: 24S Range: 13W Section: 2 1/4 Section: C 1/16 Section: D Tax lot: 1200

Township: Select Range: Select Section: Select 1/4 Section: Select 1/16 Section: Select Tax lot:

Tax Account Number(s): 159505 Site Address: 69362 Wildwood Rd, North Bend

Zone: Industrial Acreage: 9.95

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

PROJECT DESCRIPTION:

See attached

An application for Compliance Determination (CD) is required to be submitted to the Planning Department with the elements described in §5.10.200. Once the application is received the Planning Staff will review the CD against the applicable zoning district to determine if additional reviews or notifications are required. If enforce issues are discovered they shall be addressed priot to completeion of review.

ACKNOWLEDGEMENT STATEMENT: PERTAINING TO THE SUBJECT PROPERTY DESCRIBED ABOVE, I HEREBY DECLARE THAT I AM THE LEGAL OWNER OF RECORD OR AN AGENT HAVING CONSENT OF THE LEGAL OWNER OF RECORD AND I AM AUTHORIZED TO OBTAIN THIS ZONING COMPLIANCE LETTER SO AS TO OBTAIN NECESSARY PERMITS FOR DEVELOPMENT FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND/OR THE BUILDING CODES AGENCY. THE STATEMENTS WITHIN THIS FORM ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT ANY PERMITS AND/OR AUTHORIZATION FOR DEVELOPMENT ISSUED BY THE PLANNING DEPARTMENT MAY BE REVOKED IF IT IS DETERMINED THAT IT WAS ISSUED BASED ON FALSE STATEMENTS, MISREPRESENTATIONS OR IN ERROR. AS A CONDITION FOR THE ISSUANCE OF THIS ZONING COMPLIANCE LETTER THE UNDERSIGNED HEREBY AGREES TO HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS WHICH SERVE AS ACCESS TO THE SUBJECT PROPERTY.

RURAL RESIDENTIAL COMPATIBILITY WITH FARM/FOREST MANAGEMENT PRACTICES: I HEREBY ACKNOWLEDGE THAT THE NORMAL INTENSIVE MANAGEMENT PRACTICES OCCURRING ON ADJACENT RESOURCE LAND WILL NOT CONFLICT WITH THE RURAL RESIDENTIAL USE OR ENJOYMENT OF THE ABOVE DESCRIBED PROPERTY.

BY SIGNING THIS APPLICATION I AM ACKNOWLEDGING THAT I CAN ONLY DEVELOP MY PROPERTY AS ALLOWED PURSUANT TO THE AUTHORIZATIONS GRANTED IN THE ZONING COMPLIANCE LETTER THAT WILL BE ISSUED. IF ADDITIONAL REVIEW IS REQUIRED I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO COMPLETE THE REVIEW. ALL APPLICABLE FEDERAL, STATE, AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITY. ALL COSTS ASSOCIATED WITH COMPLYING WITH THE CONDITIONS ARE THE RESPONSIBILITY OF THE APPLICANT AND THAT THE APPLICANT IS NOT ACTING AS AN AGENT OF THE COUNTY.

APPLICANTS SIGNATURE:



Coos County / Official Use Only

Zoning Compliance Letter Issued Requires additional Review

Planner: _____ Date _____

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. Please fill out this portion of the application for all development proposals.
Property Address:

Type of Access: County Road

Name of Access: Wildwood Rd, North Bend

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](#). See Page 8 for additional information.

Through applying for this application I authorize the Coos County Roadmaster or designee to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. The applicant shall contact the Coos County Road Department to arrange for the site visit once the access, driveway, road and/or parking requirements have been met. If you would like to schedule a visit or inquire further about requirements including bonding please contact 541-396-7660. This signed form must be returned to the Planning Department prior to the issuance of a zoning compliance letter.

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-20-

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: Coos Bay-North Bend Water Board 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? 1 part time employee
- Will food be offered as part of the an on-site business? No
- Will overnight accommodations be offered as part of an on-site business? No
- What will be the hours of operation of the business? N/A. Private, gated RV storage. Only tenants will have access.

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:



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,

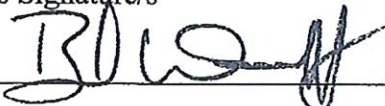
Section 02 CD, Tax Lot 1200, Deed Reference 2021-8815

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)

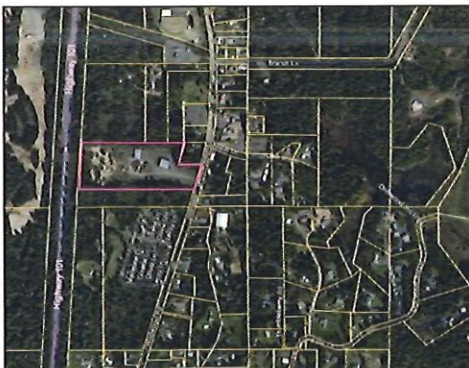
County Planning Department.

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 1 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

[...]

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.

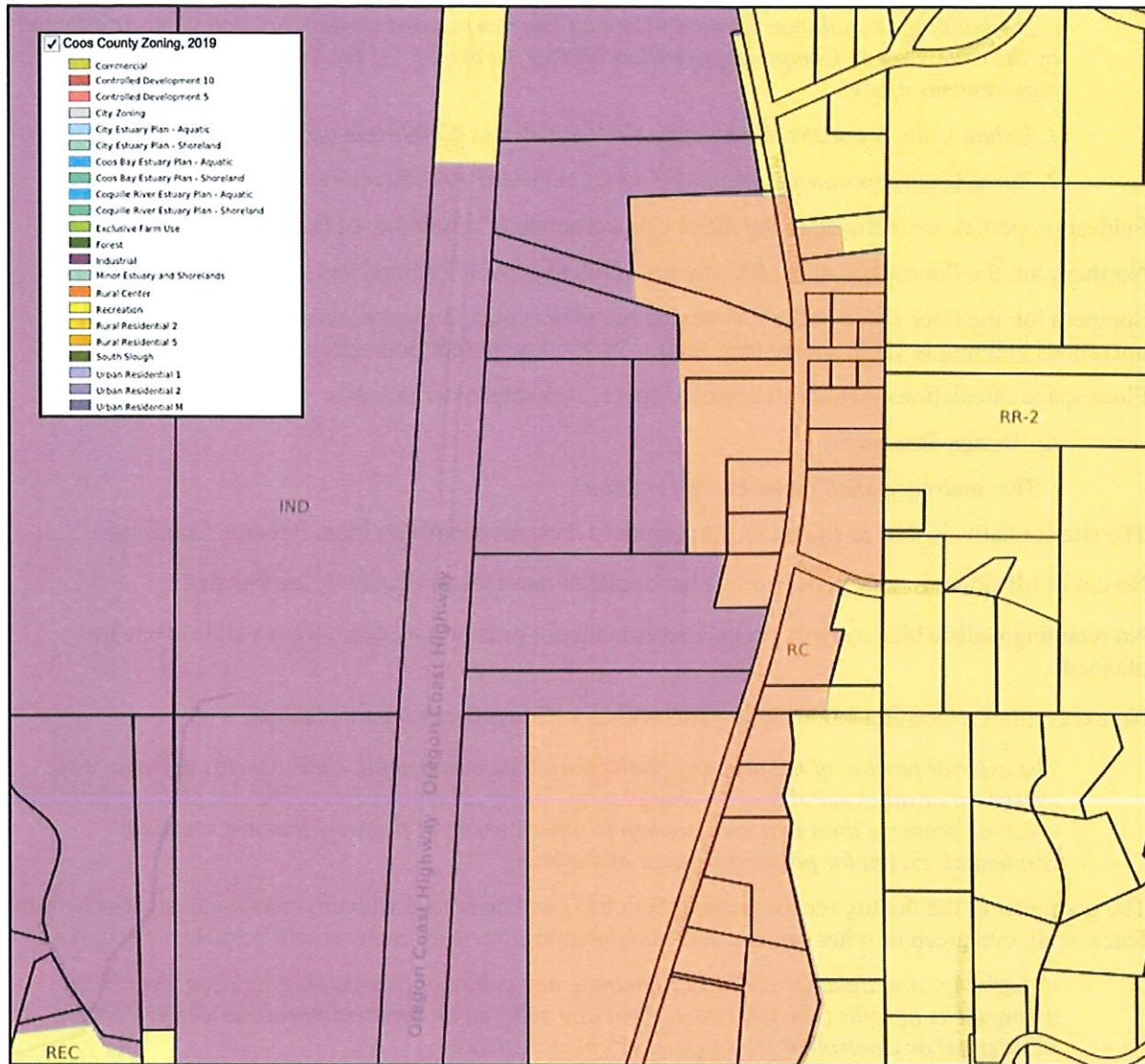
² CCLZDO Section 4.2.200 Mixed Commercial-Residential Rural Center (RC)

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 –

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

4

	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

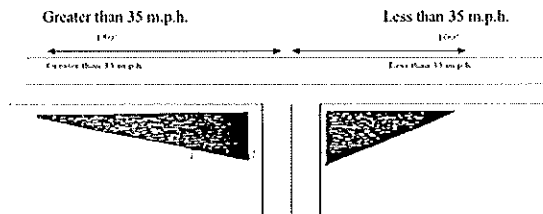
All new uses, activities, and development are subject to the following siting standards:

(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.

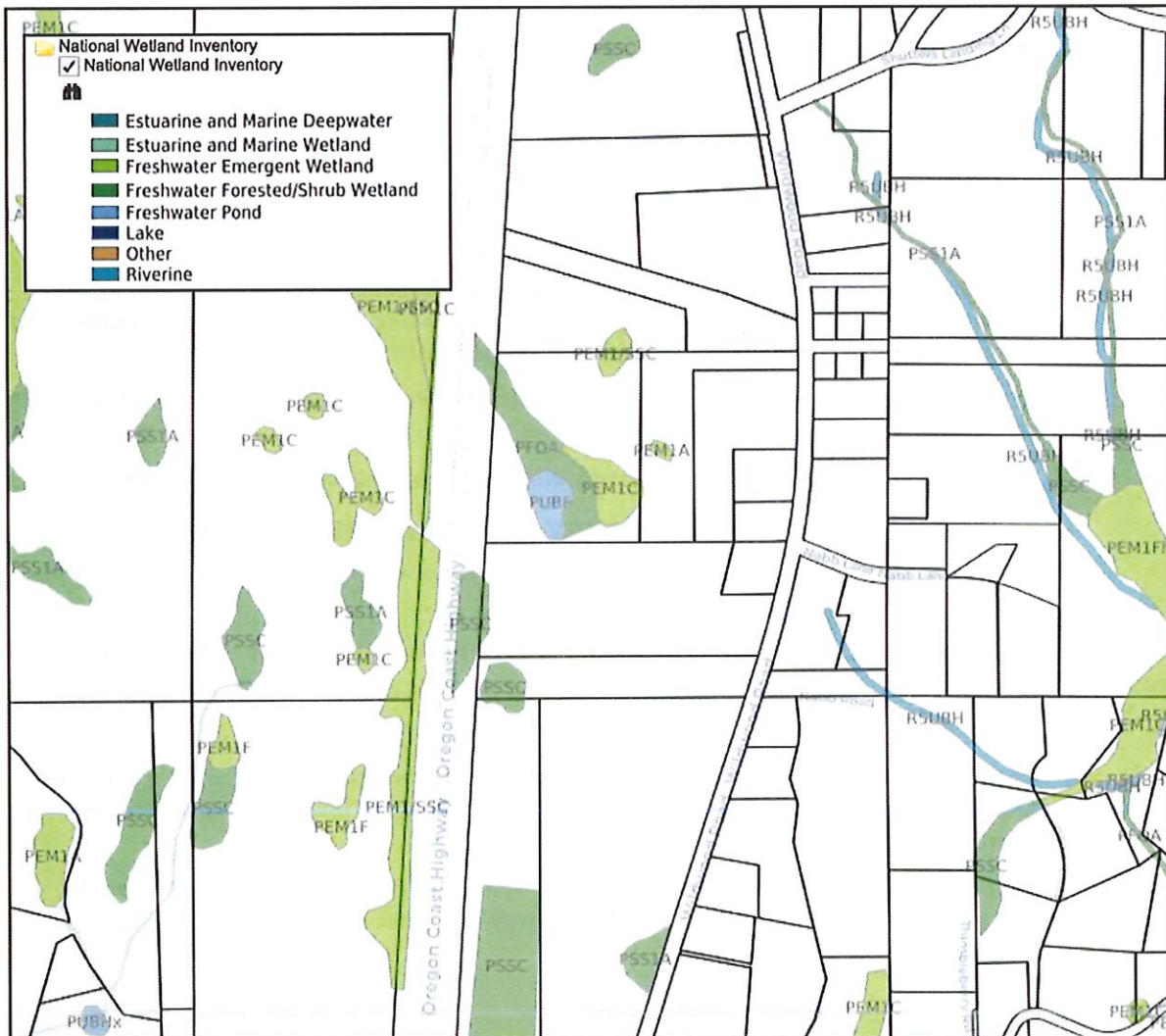
(6) Riparian -

(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:

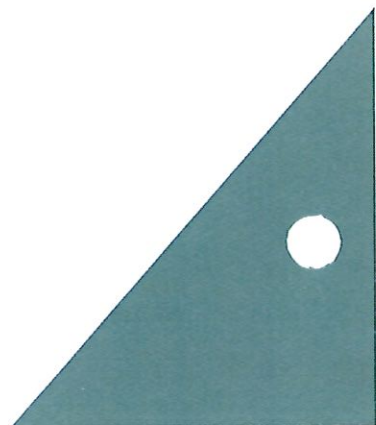
<https://www.dropbox.com/sh/iykw743p3aaik6t/AACQIriY8NML2bVQk-1rne09a?dl=0>

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

ATTACHMENT 1

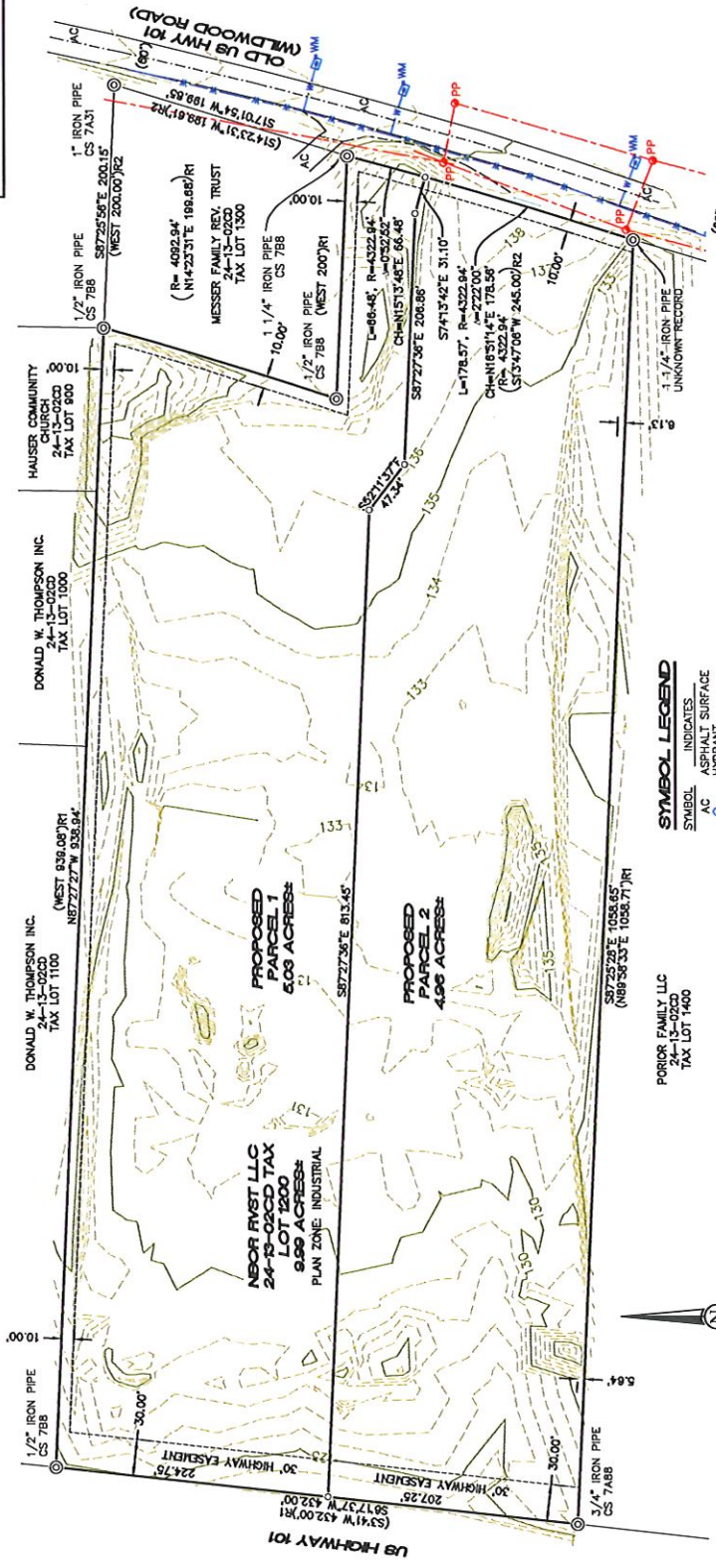
Tentative Partition Plat

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



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

**TENTATIVE PARTITION PLAN-
 WILDWOOD RY STORAGE
 LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF
 SECTION 2, T.24S, R.13W, W.M., COOS COUNTY, OREGON**



LEGEND
 INDICATES

(Symbol) FOUND MONUMENT AS NOTED
 (Symbol) SET 3/8" IRON ROD W/IPC MARKED "SHN 55547"
 (Symbol) SET 1/2" IRON ROD, NOTHING FOUND OR SET
 (Symbol) SURVEYED LINES
 (Symbol) ADJOINER LINES
 (Symbol) RECORD PER PRELIM. TITLE REPORT 360621035780
 (Symbol) RECORD PER CS 788B

SYMBOL LEGEND
 INDICATES

(Symbol) ASPHALT SURFACE
 (Symbol) HYDRANT
 (Symbol) LIGHT POLE
 (Symbol) MAIL BOX
 (Symbol) MARSH/ WET
 (Symbol) FOUND MONUMENT AS NOTED
 (Symbol) SET 3/8" IRON ROD W/ IPC MARKED "SHN 55547"
 (Symbol) SET 1/2" IRON ROD
 (Symbol) PLANTER
 (Symbol) POWER POLE
 (Symbol) SHRUB/ BUSH
 (Symbol) SIGN
 (Symbol) DECIDUOUS TREE
 (Symbol) CONIFEROUS TREE
 (Symbol) STUMP
 (Symbol) UTILITY POLE
 (Symbol) VAULT
 (Symbol) WATER METER
 (Symbol) WATER VALVE
 (Symbol) CONCRETE

LINE LEGEND

(Symbol) MINOR CONTOUR
 (Symbol) MARSH/ WET
 (Symbol) WATER LINE
 (Symbol) OH ELECTRIC LINE
 (Symbol) US ELECTRIC LINE
 (Symbol) COMMUNICATION LINE
 (Symbol) OH COMMUNICATION LINE
 (Symbol) STORM WATER LINE
 (Symbol) FIBER OPTIC LINE
 (Symbol) PROPERTY LINES
 (Symbol) LOT LINES
 (Symbol) RIGHT-OF-WAY LINE
 (Symbol) EASEMENT LINES
 (Symbol) SECTION LINES
 (Symbol) TOP OF SLOPE
 (Symbol) TOE OF SLOPE

THIS MAP IS A TRUE AND EXACT COPY OF THE ORIGINAL

DEWEET
 REGISTERED PROFESSIONAL LAND SURVEYOR
 COOS COUNTY, OREGON
 Walter L. White
 55557
 EXPIRES 6/30/22

Date: Nov. 2, 2021 Scale: 1" = 60'
 275 MARKET AVENUE
 COOS BAY, OR. 97420
 WWW.SHN-55547.COM
 541-468-8889

FOR MOON DEVELOPMENT & CONSTRUCTION, INC.
 6589 SOUTH KINGS RANCH ROAD, SUITE 1031, BOX 6
 GOLD CANYON, AZ. 85118

NARRATIVE:
 THE PURPOSE OF THIS SURVEY WAS PARTITION THAT PROPERTY AS DESCRIBED IN TITLE RECORD PER PRELIMINARY TITLE REPORT 360621035780. THIS SURVEY WAS CONDUCTED ON THE BASIS OF BEARING FOR THIS MAP IS OREGON STATE PLANE (NAD83), SOUTH ZONE BY OPUS SOLUTION AT CONTROL POINT NUMBER 1. ASSISTING ME WITH THIS SURVEY WAS HAROLD ANTHONY HILL, II, COREY WHITE, AND RYAN KNIGHT. TRIMBLE RIO RECEIVERS AND S7 ROBOTIC TOTAL STATION WITH TSCS DATA COLLECTOR WERE USED FOR THIS SURVEY.

**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, HAVE CONDUCTED A SURVEY OF THE SOUTHWEST 1/4 OF SECTION 2, T.24S., R.13W., W.M., COOS COUNTY, OREGON, AND HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH O.R.S. CHAPTER 82, 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 WILLAMETTE MERIDIAN, COOS COUNTY, OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST BOUNDARY OF OLD OREGON COAST HIGHWAY AT THE SOUTHEAST CORNER OF THAT PARCEL CORNERED TO JUDAH ST, PECKHILL, ET AL IN DEED RECORDED IN BOOK 272, PAGE 331, COOS COUNTY, OREGON; THENCE WEST ALONG PECKHILL'S SOUTH BOUNDARY 200 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 199.99 FEET TO A POINT ON THE SOUTH BOUNDARY OF A PARCEL OF LAND CONVEYED TO BETTY M. ATKINS AND RECORDED IN BOOK 272, PAGE 331, DEED RECORDED IN BOOK 272, PAGE 331, COOS COUNTY, OREGON; THENCE WEST 329.08 FEET TO THE EASTERN 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' 38" EAST 1086.71 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 COMPLIES WITH THE REQUIREMENTS OF OREGON LAWS PERTAINING TO PARTITION PLATS PURSUANT TO THIS ORDINANCE.

SIGNED THIS _____ DAY OF _____, 2021

MICHAEL L. DADO
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 BECAME A LIEN UPON THIS PARCEL OF LAND BEING DESCRIBED HEREIN 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, DEBBIE 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 PLATS, THIS _____ DAY OF _____, 2021.

DEBBIE 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 ROLFE
PLANNING DIRECTOR
COOS COUNTY, OREGON _____ DATE _____

OWNER'S DECLARATION:

I, KNOW ALL MEN BY THESE PRESENT THAT RED MOON DEVELOPMENT & CONSTRUCTION INC. IS THE OWNER OF RECORD OF THE LAND HEREIN SHOWN AND HAS BEEN PERSONALLY AND DIVIDED THE LAND INTO LOTS AS HEREON SHOWN IN ACCORDANCE WITH O.R.S. CHAPTER 82 AND AS A CONDITION OF APPROVAL OF THIS PLAT:

OWNER:

RED MOON DEVELOPMENT & CONSTRUCTION INC.
6559 SOUTH KINGS RANCH ROAD, SUITE 103A, BOX 6
GOLD CANYON, AZ 85118

BRAD WOODRUFF, PRESIDENT _____ DATE _____

STATE OF OREGON }
COUNTY OF COOS } SS

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 Scale: None



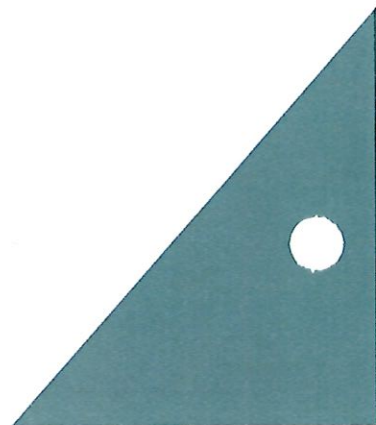
RED MOON DEVELOPMENT & CONSTRUCTION, INC
6559 SOUTH KINGS RANCH ROAD, SUITE 103A, BOX 6
GOLD CANYON, AZ, 85118

Project: #21092 Sheet: 3 of 3

ATTACHMENT 2

Site Plan

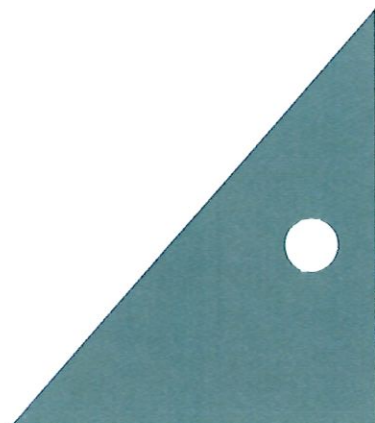
Application to Coos County for Partition and Compliance Determination
Wildwood Rd, North Bend
November 12, 2021



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

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

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

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

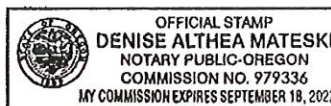
Janet L. Golbek
Janet L. Golbek

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



Unofficial Copy

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. T.24S. R.13W. W.M.
COOS COUNTY

1" = 100'

24 13 2CD

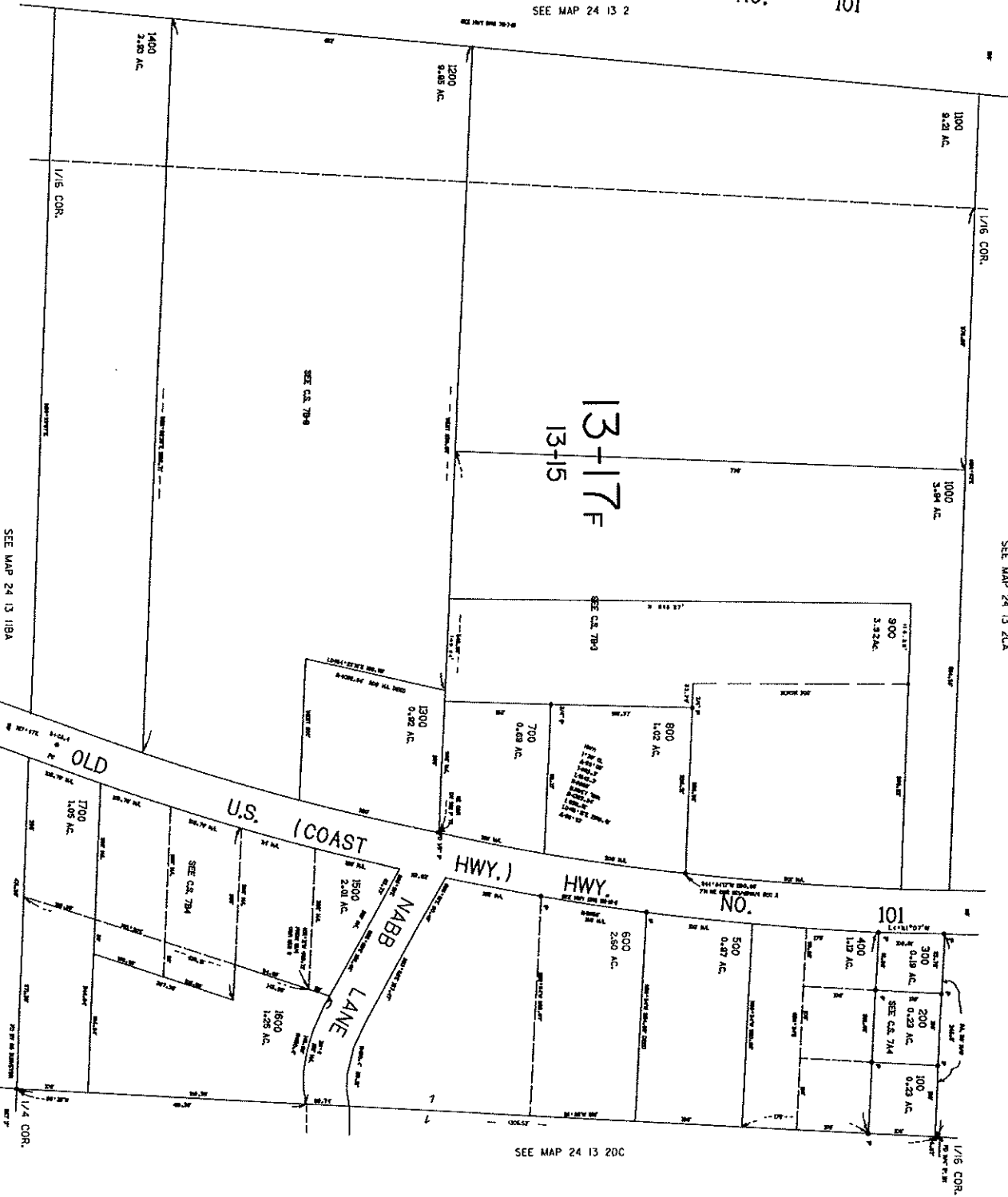
CANCELLED

OREGON COAST HWY. U.S. HWY. NO. 101

SEE MAP 24 13 2

SEE MAP 24 13 2CA

SEE MAP 24 13 2DC



SEE MAP 24 13 1BA

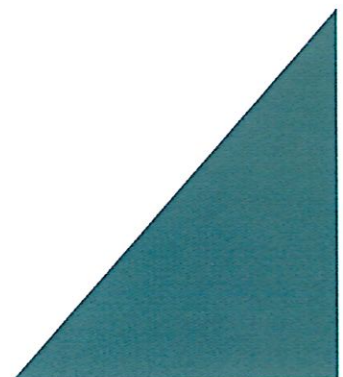
24 13 2CD

DATES

ADDENDUM 1

Documents Requested 12/2/21

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





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

FILE NUMBER:

Date Received: _____ Receipt #: _____ Received by: _____

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) NBOR RVST LLC c/o Brad Woodruff

Mailing address: 2800 Niagara Ln N, Plymouth MN 55447-4850

Phone: (602) 796-1800

Email: bwoodruff01@gmail.com; redmoonaz@aol.com

Township: Range: Section: ¼ Section: 1/16 Section: Tax lots:
24 S 13W 2 C D 1200

Tax Account Number(s): 159505

Zone: Select Zone Industrial

Tax Account Number(s) _____

B. Applicant(s) NBOR RVST LLC c/o Brad Woodruff

Mailing address: 2800 Niagara Ln N, Plymouth MN 55447-4850

Phone: (602) 796-1800

C. Consultant or Agent: Hailey Sheldon, Sheldon Planning LLC

Mailing Address 444 N 4th Street, Coos Bay OR 97420

Phone #: hailey@sheldonplanning.com

Email: (541) 968-4686

Type of Application Requested

- Comp Plan Amendment
- Text Amendment
- Map - Rezone

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

- Land Division - P, SUB or PUD
- Family/Medical Hardship Dwelling
- Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: Coos Bay North Bend Water Board Sewage Disposal Type: On-Site Septic

School District: North Bend

Fire District: Hauser Rural Fire Protection District

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

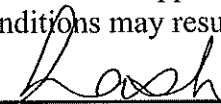
- D. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County 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. Signatures required below for application processing.



Hailey Sheldon

Coos County Planning
Land Division Supplemental Application

VI. Additional Information Required –

1. Lien holder(s) name: N/A

2. List of Easements and type: See Tentative Partition Plat: Existing Conditions
30' Highway Easement (Highway access restrictions, including the terms and provisions thereof, as contained in Right of Way Condemnation Decree entered December 10, 1952 in Suit No. 16808, Circuit Court of Coos County, Oregon.)

3. Covenants or Deed Restrictions that apply: N/A

4. Legal Access and maintenance agreements:
Legal access via public Wildwood Rd. No maintenance agreements.

5. Is the subject property part of an existing plat (partition or subdivision) Yes, answer the following:
 - a. What year was the plat recorded; and
 - b. Was it part of a partition or subdivision? Remember if property that has been partitioned or was part of a partition within the prior three years then the partition shall be reviewed pursuant to subdivision criteria.

6. Does the property current have water, sewer or on-site septic, Development?

7. Is the applicant requesting the Planning Director to waive the water requirements yes no, and if yes please explain why.

8. Are there natural hazards that apply to this property? No

9. Is any portion of this property located within the Coastal Shoreland Boundary or Estuary? If so this shall be indicated on the plat. If within a CSB there will be additional site development criteria that apply. No

10. Is this property with the Beaches and Dunes? If so, this feature shall be identified and a noted that additional criteria may apply. No

VII. General Outline of process – If there is missing information the application will be deemed incomplete. The following is a general outline of the process for the review of land divisions in Coos County:

- a. Application is filed and reviewed for completeness pursuant to §5.0.200;
- b. 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;

- c. 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;
- d. 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;
- e. Applicant constructs or bonds for required improvements;
- f. County Roadmaster inspects construction unless improvements are bonded;
- g. Applicant submits final plat after all conditions of approval have been completed;
- h. Planning Department coordinates review of final plat by affected County Departments;
- i. Board of Commissioners reviews final plats for subdivisions and for partitions proposing public dedications;
- j. Planning Director reviews final plats for partitions not proposing public dedications; and
- k. 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)

VIII. SECTION 6.2.350 TENTATIVE PLAT REQUIRMENTS (Tentative Plan):

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').
- d. If the tentative plat requirements have not been met the application will be deemed incomplete until the maps have been correct and at that time the Technical Review Committee meeting will be scheduled.

2. Information required for tentative plat.

a. All Land Divisions

- North arrow, scale and date of the drawing.
- Appropriate identification clearly stating the map is a tentative plat.
- Names and addresses of the landowners, subdivider/partitioner and the engineer, surveyor, land planner or landscape architect responsible for designing.
- 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)].
- The boundary line (accurate in scale) of the tract to be divided and approximate acreage of the property.
- Contours with intervals of forty (40) feet or less referred to United States Geological Survey (or mean sea level) datum.
- The names of adjacent subdivisions or the names of recorded owners of adjoining parcels of unsubdivided land.
- 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.

- 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.
- 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.
- Easements, together with their dimensions, purpose and restrictions on use.
- Zoning classification of the land and Comprehensive Plan map designation.
- Draft of proposed restrictions and covenants affecting the plat if applicable. If not applicable indicate that on the form.
- Predominant natural features such as water courses and their flows, marshes, rock outcropping, and areas subject to flooding, sliding or other natural hazards. Applicable natural hazards may be verified with planning staff.
- 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 – Shall include the following additional information:

- The proposed name of the subdivision must be on the plat.
- The proposed street pattern or layout showing the name and widths of proposed streets and alleys.
- Private streets and all restrictions or reservations relating to such private streets.
- 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.
- Parks, playgrounds, recreation areas, parkways, and open space for public use, clearly identified.
- The location of existing or proposed bicycle and/or pedestrian facilities if required under Article VII of this Ordinance.
- 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.

IX. Criteria: The following criteria will need to be addressed:

- 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.
- b. The preliminary 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 of Chapter 6 have been met;
 - 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, then 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.
 - vi. 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.
- c. 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:
 - i. roadway and plat design modifications;
 - ii. utility design modifications;
 - iii. conditions deemed necessary to provide safeguards against documented geologic hazards; and/or
 - iv. Other conditions deemed necessary to implement the objectives of the Comprehensive Plan.

**COOS COUNTY ASSESSOR
REAL PROPERTY ACCOUNT NAMES**

12/2/2021 4:22:48 PM

Account # 159505
Map 24S1302-CD-01200
Owner NBOR RVST LLC
2800 NIAGARA LN N
PLYMOUTH MN 55447-4850

Name Type	Name	Ownership Type	Own Pct
OWNER	NBOR RVST LLC	OWNER	
OWNER	NBOR RVST LLC		

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

December 2, 2021 4:22:28 pm

Account # 159505
 Map # 24S1302CD01200
 Code - Tax # 1317-159505

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name NBOR RVST LLC

Deed Reference # 2021-8815

Agent

Sales Date/Price 08-04-2021 / \$1,500,000.00

In Care Of

Appraiser KERIGAN MARTINI

Mailing Address 2800 NIAGARA LN N
 PLYMOUTH, MN 55447-4850

Prop Class 306 MA SA NH Unit
 RMV Class 301 01 07 RRL 2505-1

Situs Address(s)	Situs City
ID# 69362 WILDWOOD RD	NORTH BEND

Code Area		RMV	MAV	Value Summary			RMV Exception	CPR %
				AV	SAV	MSAV		
1317	Land	341,410				Land	0	
	Impr.	300,260				Impr.	0	
Code Area Total		641,670	477,990	477,990	0	0	0	
Grand Total		641,670	477,990	477,990	0	0	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			Land Class	LUC	Trended RMV
						TD%	LS	Size			
1317	20	<input checked="" type="checkbox"/>		IND	Market	105	A	5.00	IMP	009	195,100
1317	10	<input type="checkbox"/>		IND	Market	105	A	4.95	MV	009	146,310
Grand Total								9.95			341,410

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%					
1317	1	1976	699	Misc.	105		10		300,260	
Grand Total								10		300,260

Code Area	Type	Exemptions/Special Assessments/Potential Liability					
1317		FIRE PATROL:					
		■ FIRE PATROL SURCHARGE	Amount	47.50		Year	2021
		■ FIRE PATROL TIMBER	Amount	18.75	Acres	8.95	Year 2021

COOS COUNTY ASSESSOR'S NAME LEDGER

12/22/2021 4:22:16 PM

Account ID 159505 **Township** 24S **Range** 13 **Section** 02 **1/4** C **1/16** D **Taxlot** 01200 **Special Interest**

Effective Date 01-Jan-1989 12:00 AM **Transaction ID** -185240 **Entry Date** 01-Jan-1989 **Recorded Date** 01-Jan-1989 **Sale Date** 01-Jan-1989

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	-167109	1991	HISTORICAL - BOR	U	1991	122474	1	890100094		NAME CHANGE	
Name Changes Status Name A L & L REPAIR, INC.											
Size Totals Code Acres Sqft Alternate Size											

Effective Date 29-Oct-2002 12:00 AM **Transaction ID** -94703 **Entry Date** 29-Oct-2002 **Recorded Date** 29-Oct-2002 **Sale Price** \$469,000 **Sale Date** 29-Oct-2002

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	-94703	2003	HISTORICAL - BOR	WD	2003	45535	1	2002-14369		NAME CHANGE	
Name Changes Status Name A GOLBEK, LESLIE & JANET											
Size Totals Code Acres Sqft Alternate Size											

Effective Date 09-Aug-2006 12:00 AM **Transaction ID** -68273 **Entry Date** 09-Aug-2006 **Recorded Date** 09-Aug-2006 **Sale Date** 09-Aug-2006

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	-68273	2007	HISTORICAL - BOR	B&S	2007	19105	1	2007-1882		NAME CHANGE	
Name Changes Status Name A LGJG2, LLC											
Size Totals Code Acres Sqft Alternate Size											

Effective Date 13-Jan-2010 12:00 AM **Transaction ID** -52955 **Entry Date** 13-Jan-2010 **Recorded Date** 13-Jan-2010 **Sale Date** 13-Jan-2010

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	-52955	2010	HISTORICAL - BOR	B&S	2010	3787	1	2010-468		NAME CHANGE	
Name Changes Status Name A GOLBEK, LESLIE P. & JANET L. D LGJG2, LLC D LGJG2, LLC											
Size Totals Code Acres Sqft Alternate Size											

Account ID 159505 Township 24S Range 13 Section 02 1/4 C 1/16 D Taxlot 01200 Special Interest

Effective Date 13-Sep-2010 12:00 AM Transaction ID -46566 Entry Date 13-Sep-2010 Recorded Date 13-Sep-2010 Sale Date 13-Sep-2010

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	46566	2010	ASSESSOR'S FILE		2010	-159505	1	CONVERSION		CONVERSION	

Size Changes	Code	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move To Code
	1315	Code	4.95 Acres				
	1315	Code	4.95	Alternate Size			

Effective Date 23-Mar-2011 12:37 PM Transaction ID 50665 Entry Date 23-Mar-2011 Recorded Date 23-Mar-2011 Sale Date

DELETING OLD SITUS ADDRESS OF 4873 WILDWOOD DR

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	64008	2011	ASSESSOR	CORR	2011	1048	1			SITUS CHANGE	

Size Totals	Code	Code	Acres	Sqft	Alternate Size
	1315	Code	4.95		

Effective Date 23-May-2013 12:00 AM Transaction ID 421846 Entry Date 23-May-2013 Recorded Date 23-May-2013 Sale Date 23-May-2013

SPLIT CODE COMBINATION DONE BY HELION

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
575	473730	2013	ASSESSOR		2013	448	1			COMBINATION - TO	24S1302CD-01200

Size Changes	Code	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move To Code
	1317	Code	5.00 Acres				
	1315	Code	4.95	Alternate Size			
	1317	Code	5.00	Alternate Size			

Effective Date 30-May-2014 12:00 AM Transaction ID 570836 Entry Date 30-May-2014 Recorded Date 30-May-2014 Sale Date 30-May-2014

FIRE PATROL CODE AREA ELIMINATION

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
206	661496	2014	ASSESSOR	CODE	2014	446	1			CODE CHANGE	

ELIMINATE STATE FIRE CODE AREA ON SPLIT CODE ACCOUNTS

Size Changes	Code	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move To Code

Account ID 159505 Township 24S Range 13 Section 02 1/4 C 1/16 D Taxlot 01200 Special Interest

1315	-4.95 Acres	DELETED	1317
1317	4.95 Acres		
Size Totals	Code 1317	Acres 9.95	Sqft
			Alternate Size

Effective Date 19-Aug-2016 11:30 AM Transaction ID 872057 Entry Date 19-Aug-2016 Recorded Date 19-Aug-2016 Sale Date

DELETING TAX ACCOUNT AFTER DELINQUENT TAX PAID

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PT	Operation	To/From Map
1	1101339	2016	ASSESSOR	CODE	2016	786	1	CODE CHANGE	

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move To Code
	1315	0.00 Acres	0	DELETED		
Size Totals	Code 1317	Acres 9.95	Sqft	Alternate Size		

Effective Date 25-Oct-2017 12:35 PM Transaction ID 1113368 Entry Date 25-Oct-2017 Recorded Date 25-Oct-2017 Sale Date

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PT	Operation	To/From Map
1	1364346	2018	ASSESSOR'S FILE	CORR	2018	162	1	SITUS CHANGE	

Size Totals	Code 1317	Acres 9.95	Sqft	Alternate Size
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Effective Date 09-Sep-2021 2:15 PM Transaction ID 2929491 Entry Date 30-Aug-2021 Recorded Date 05-Aug-2021 Sale Price \$1,500,000 Sale Date 04-Aug-2021

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PT	Operation	To/From Map
1	3274534	2021	CLERK	WD	2021	8815	1	NAME CHANGE	

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
	D	GOLBEK, LESLIE P. & JANETT L.	OWNER	OWNER	100.0000
	A	NBOR RVST LLC	OWNER	OWNER	
		NBOR RVST LLC			

Size Totals	Code 1317	Acres 9.95	Sqft	Alternate Size
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