

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: 62451/62453 Olive Barber Rd

Type of Access: County Road Name of Access: Olive Barber Rd.

Is this property in the Urban Growth Boundary? Select

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

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

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

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

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

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

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

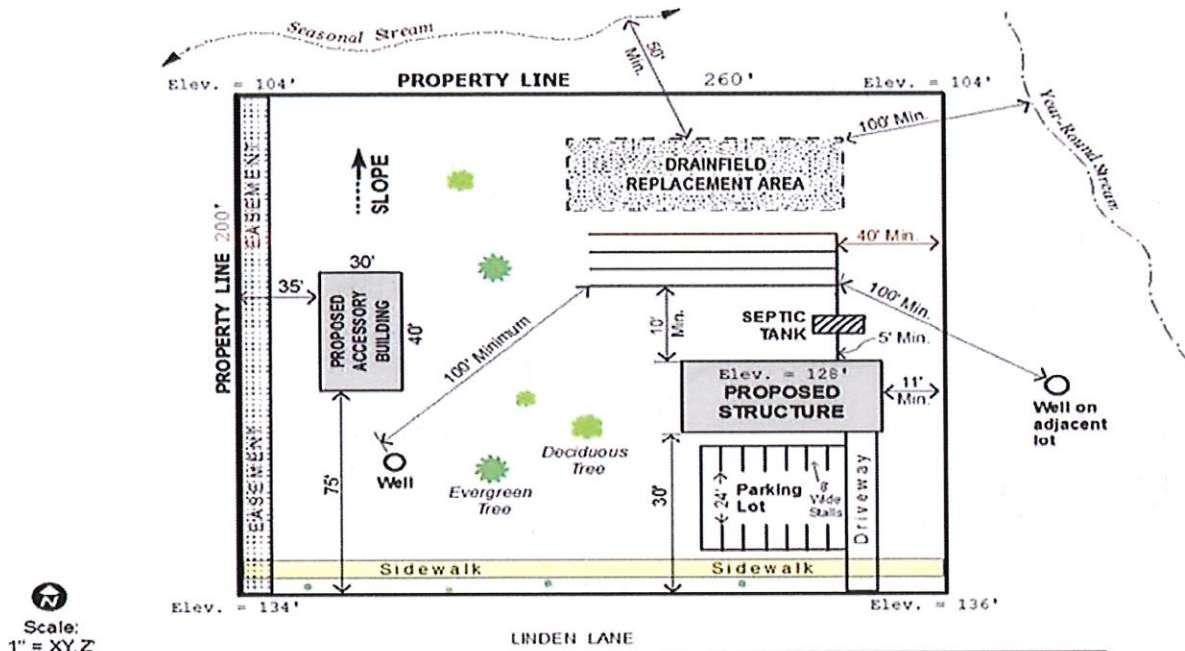
Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-

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

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

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

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

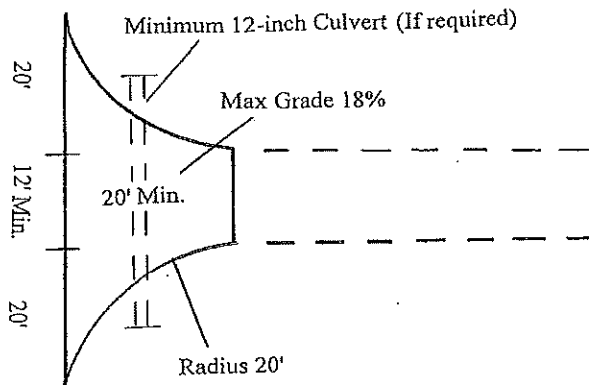
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100’ both directions
- Speed greater than 35 mph – 150’ both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
The access will be developed from the edge of the developed road.

Figure 7.1.450

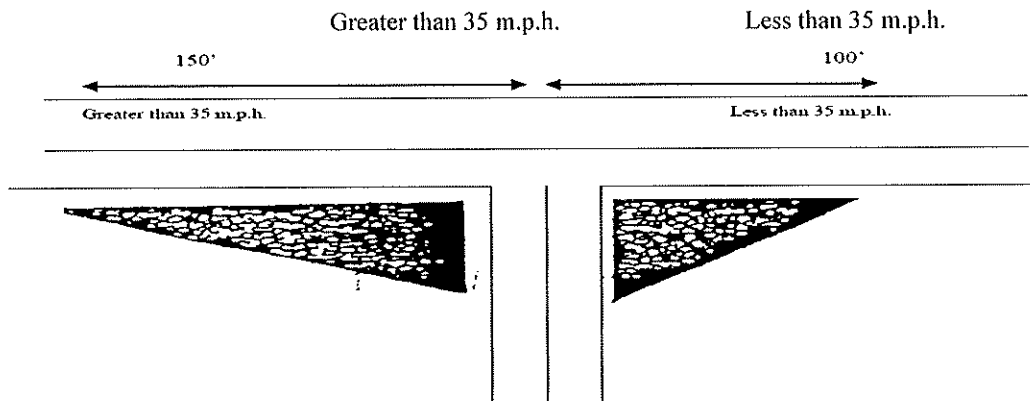


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi-family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s	F	G	H	I	J
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.



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

CONSENT

On this 2nd day of December, 2024,

I, Hayden Zimmerman / Daisy Zimmerman
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 26S, Range 13W,

Section 12, Tax Lot 300, Deed Reference X

Tax Acct # 5034001

Provide consent for Coos County Planning Staff to provide any information on the property identified in this form to the following people:

Name: STEPHEN ZIMMERMAN

Mailing Address: 2285 MONTANA ST. N.B 97459

Phone Number: 541-404-5472 Email: steli@frontier.com

Owners Signature/s

[Signature]

[Signature]

ARTICLE 5.6 NONCONFORMING

SECTION 5.6.100 NONCONFORMING USES:

The lawful use of any building, structure or land at the time of the enactment or amendment of this zoning ordinance may be continued. Alteration of any such use may be permitted subject to Sections 5.6.120 and 5.6.125. Alteration of any such use shall be permitted when necessary to comply with any lawful requirement for alteration in the use. Except as provided in ORS 215.215 (Reestablishment of nonfarm use), a county shall not place conditions upon the continuation or alteration of a use described under this Section when necessary to comply with state or local health or safety requirements, or to maintain in good repair the existing structures associated with the use. A change of ownership or occupancy shall be permitted.

As used in this Section, alteration of a nonconforming use includes:

1. A change in the use of no greater adverse impact to the neighborhood; and
2. A change in the structure or physical improvements of no greater adverse impact to the neighborhood.

SECTION 5.6.110 INTERRUPTION OR ABANDONMENT OF NONCONFORMING USES:

A non-conforming use or activity may not be resumed if it was subject to interruption or abandonment for more than one (1) year, unless the resumed use conforms to the requirements of zoning ordinances or regulations applicable at the time of the proposed resumption.

RESPONSE:

The manufactured home in question was removed from the property on October 14, 2024.

The new home to replace it will conform to the requirements of zoning ordinances and building Codes applicable in 2024.

SECTION 5.6.120 ALTERATIONS, REPAIRS OR VERIFICATION:

Alterations, repairs or verification of a nonconforming use requires filing an application for a conditional use (See CCZLDO Article 5.2). All such applications shall be subject to the provisions of Section 5.6.125 of this ordinance and consistent with the intent of ORS 215.130(5)-(8). Alteration of any nonconforming use shall be permitted when necessary to comply with any lawful requirement for alteration in the use. The County shall not condition an approval of a land use application when the alteration is necessary to comply with State or local health or safety requirements, or to maintain in good repair the existing structures associated with the use.

SECTION 5.6.125 CRITERIA FOR DECISION:

When evaluating a conditional use application for alteration or repair of a nonconforming use, the following criteria shall apply:

1. The change in the use will be of no greater adverse impact to the neighborhood;

RESPONSE:

On the contrary the structure and improvements will greatly enhance the neighborhood in all aspects.

2. The change in a structure or physical improvements will cause no greater adverse impact to the neighborhood; and

RESPONSE:

The proposed home to replace the removed manufactured home will have no adverse impact to the neighborhood and will in fact be a great improvement in that there will no longer be safety concerns for our great grand children that the manufactured home presented. It will very much enhance the property being a safe new structure and the property being cleaned and landscaped with loving care.

3. Other provisions of this ordinance, such as property development standards, are met.
RESPONSE:

All property development standards will be met.

For the purpose of verifying a nonconforming use, an applicant shall provide evidence establishing the existence, continuity, nature and extent of the nonconforming use for the 10-year period immediately preceding the date of the application, and that the nonconforming use was lawful at the time the zoning ordinance or regulation went into effect. Such evidence shall create a rebuttable presumption that the nonconforming use lawfully existed at the time the applicable zoning ordinance or regulation was adopted and has continued uninterrupted until the date of the application.

RESPONSE:

Maria had met with her director and determined that this step was not necessary.

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:
Robert W. Williams and Barbara A. Williams

GRANTEE'S NAME:
Hayden Zimmerman and Daisy Zimmerman

AFTER RECORDING RETURN TO:
Order No.: 360620033960-VR
Hayden Zimmerman and Daisy Zimmerman, as tenants by the
entirety
62451 Olive Barber Road
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:
Hayden Zimmerman and Daisy Zimmerman
62451 Olive Barber Road
Coos Bay, OR 97420

APN: 5034001
Map: 26S-13-12 CD TL300
62451 Olive Barber Road, Coos Bay, OR 97420

Coos County, Oregon	2021-02016	
\$91.00	Pgs=2	02/19/2021 02:15 PM
eRecorded by: TICOR TITLE COOS BAY		
Debbie Heller, CCC, Coos County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert W. Williams and Barbara A. Williams, as tenants by the entirety, Grantor, conveys and warrants to Hayden Zimmerman and Daisy Zimmerman, as tenants by the entirety, 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:

Lot 6, MARSHFIELD GARDENS, Coos Bay, Oregon, Coos County, Oregon. Together with any portion of the vacated Marshfield Avenue, which was vacated by Order, recorded February 7, 1949, in Book 188, Page 282, Deed Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

SAVE AND EXCEPT: Beginning at a point on the East line of said Lot 6, a distance of 112.0 feet North from the centerline of vacated Marshfield Avenue fronting and abutting Lot 6; thence West and parallel with the center line of vacated Marshfield Avenue, 150.0 feet to a point; thence South and parallel with the East line of said Lot 6 a distance of 100.0 feet to a point; thence West to the East line of the Olive Barber County Road; thence Southerly along the said road, 15.0 feet, more or less, to the center line of vacated Marshfield Avenue; thence East along the said center line, 165.00 feet to its intersection with the Southerly extension of the Easterly line of Lot 6; thence North along said Southerly extension 112.0 feet to the point of beginning.

ALSO EXCEPT that portion embraced in Olive Barber County Road.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$260,000.00). (See ORS 93.030).

Subject to:

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

Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Coos County, Oregon
Recording Date: March 9, 1944
Recording No: Book 150, Page 211

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Pacific Power & Light Company
Recording Date: October 14, 1969
Recording No: 69-10-42941

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

STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: Feb 18, 2021

[Signature]
Robert W. Williams

[Signature]
Barbara A. Williams

State of OREGON
WASCO County of WASCO

This instrument was acknowledged before me on FEBRUARY 18, 2021 by ROBERT W. WILLIAMS & BARBARA A. WILLIAMS

[Signature]
Notary Public - State of ~~Oregon~~ OHIO

My Commission Expires: 12/08/2025



CHRISTOPHER G CLARK
Notary Public
State of Ohio
My Comm. Expires
December 8, 2025

New house on same footprint as old,
New dwelling will be 20' x 52'

ARTICLE 5.6 NONCONFORMING

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RESPONSE:

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The new home to replace it will conform to the requirements of zoning ordinances and building Codes applicable in 2024.

received

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1. The change in the use will be of no greater adverse impact to the neighborhood;

RESPONSE:

On the contrary the structure and improvements will greatly enhance the neighborhood in all aspects.

THERE WAS A RESIDENCE ON THIS PORTION FOR A LONG TIME. THE HOUSE WE WANT TO BUILD WILL BE THE SAME FOOTPRINT AS THE OLD TRAILER AND BASICALLY THE SAME SIZE.

2. The change in a structure or physical improvements will cause no greater adverse impact to the neighborhood; and

RESPONSE:

The proposed home to replace the removed manufactured home will have no adverse impact to the neighborhood and will in fact be a great improvement in that there will no longer be safety concerns for our great grand children that the manufactured home presented. It will very much enhance the property being a safe new structure and the property being cleaned and landscaped with loving care.

THERE will be NO DIFFERENCE IN APPEARANCE of
the property. SAME DRIVEWAY, NEW HOUSE IN SAME
LOCATION AS the OLD.

3. Other provisions of this ordinance, such as property development standards, are met.
RESPONSE:

All property development standards will be met.

For the purpose of verifying a nonconforming use, an applicant shall provide evidence establishing the existence, continuity, nature and extent of the nonconforming use for the 10-year period immediately preceding the date of the application, and that the nonconforming use was lawful at the time the zoning ordinance or regulation went into effect. Such evidence shall create a rebuttable presumption that the nonconforming use lawfully existed at the time the applicable zoning ordinance or regulation was adopted and has continued uninterrupted until the date of the application.

RESPONSE:

Maria had met with her director and determined that this step was not necessary.