



ACCESS/DRIVEWAY/ROAD/PARKING PERMIT

This form can be dropped off or mailed to
Office Location: 60 E. Second St. Coquille
Mail: 250 N. Baxter, Coquille OR 97423
Phone: 541-396-7770 or Email: planning@co.coos.or.us
For Questions, Comments an Inspections please contact
Coos County Public Works Access Management
by Phone: 541-396-7660 or Email: permits@co.coos.or.us



Date Received: 12-09-24 Receipt #: 167423837 Received by: Mhill

APPLICATION:

FILE NUMBER: DR- 24-107

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): Cleal & Alice Langenberg

Mailing address: 59032 Fairview Rd., Coquille OR 97423

Phone: 541-982-9140 Email: None

Applicant(s) (print name): Kari Lucero

Mailing address: 93876 Rose Mountain Ln., North Bend OR 97459

Phone: 541-982-9141 Email: karilu68@gmail.com

Requested Use Dwelling - Single Family [dropdown]

PROPERTY 0 Hardy Dr., Coos Bay OR 97420

Township: 29S Range: 12W Section: 29 1/4 Section: Select 1/16 Section: Select Tax lot: 1802

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

Tax Account Number(s): 494606

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



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 3 day of December, 2024

I, Cleal H. Langenberg Jr. and Alice J. Langeberg
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 26S, Range 12W.

Section 29, Tax Lot 1802, Deed Reference 2013-1184

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

Name: John E. & Kari M. Lucero

Mailing Address: 93876 Rose Mountain Ln, North Bend, OR 97459

Phone Number: 541-982-9140 Email: johnlucero8322@gmail.com

Owners Signature/s

Cleal Langenberg 12/3/24

Alice Langeberg 12/3/24

Template Dwelling Statement of Intent

We are purchasing this property on the condition that the template dwelling application is approved.

The intention of this project is to build a residential dwelling with detached garage. The schedule for starting construction has not yet been determined. A complete explanation of how this request complies with the applicable provisions and criteria can be seen in the supplemental criteria attached.

John & Kari Lucero



COOS COUNTY CONDITIONAL USE LAND USE 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
PHONE: 541-396-7770*

**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)**

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

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

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s) Cleal H. Langenberg Jr., and Alice J. Langenberg

Mailing address: 59032 Fairview Rd., Coquille, OR 97423

Phone: _____ Email: _____

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
26S <input type="checkbox"/>	12W <input type="checkbox"/>	29 <input type="checkbox"/>	Select	Select	1802
Select	Select	Select	Select	Select	

Tax Account Number(s):	<u>494606</u>	Zone: Select Zone	<u>Forest (F)</u> <input type="checkbox"/>
Tax Account Number(s)	_____		<u>Please Select</u>

B. Special Districts and Services

Water On-Site (Well or Spring) <input checked="" type="checkbox"/>	Sewage Disposal On-Site Septic <input checked="" type="checkbox"/>
School Coos Bay	Fire District Sumner RFPD <input checked="" type="checkbox"/>

C. Type of Application (s) please consult with staff to determine prior to submittal

- Administrative Conditional Use for Forest Template Dwelling
- Hearings Body Conditional Use for _____
- Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
- Beaches and Dunes
- Non-Estuarine Shoreland Boundary
- Significant Wildlife Habitat
- Natural Hazards

<input type="checkbox"/> Flood	<input type="checkbox"/> Landslide	<input type="checkbox"/> Liquefaction	<input type="checkbox"/> Erosion	<input type="checkbox"/> Wildfires
--------------------------------	------------------------------------	---------------------------------------	----------------------------------	------------------------------------
- Airport Surfaces Overlay
- Variance to which standard _____

Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page 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. **PROPOSAL AND CRITERIA:** A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including time limes.
2. 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. This shall be addressed on the supplemental criteria page (see staff for criteria).

II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
- All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
- Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.

III. **DEED:** A copy of the current deed, including the legal description, of the subject property.

IV. **CERTIFICATION:** 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 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. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING

Chad Langley 12/3/24 Alice Langley 12/3/24

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: 0 Hardy Drive, Coos Bay OR 97420

Type of Access: Private Easement - Provide Easement Name of Access: Hardy Drive

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-

SANITATION INFORMATION

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

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

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

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

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

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

Additional Comments:

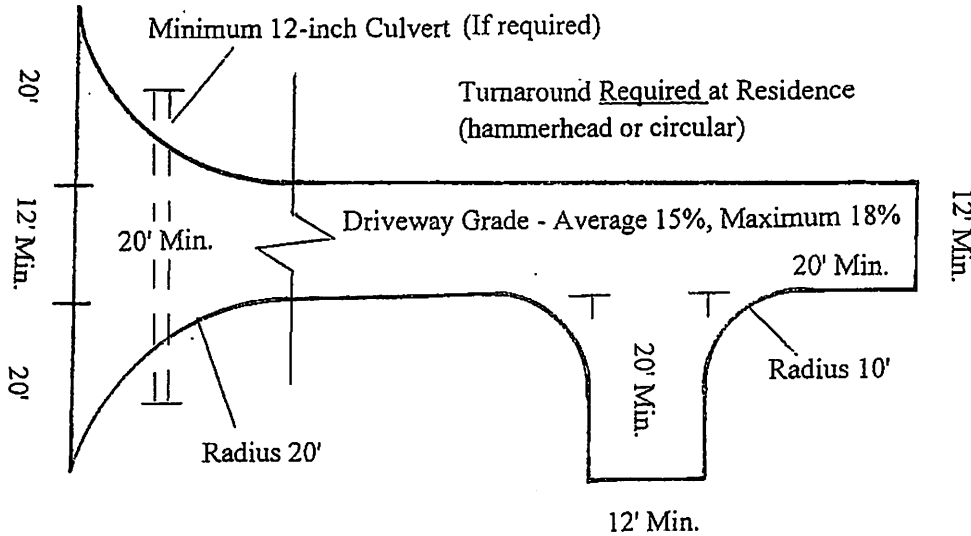
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

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

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



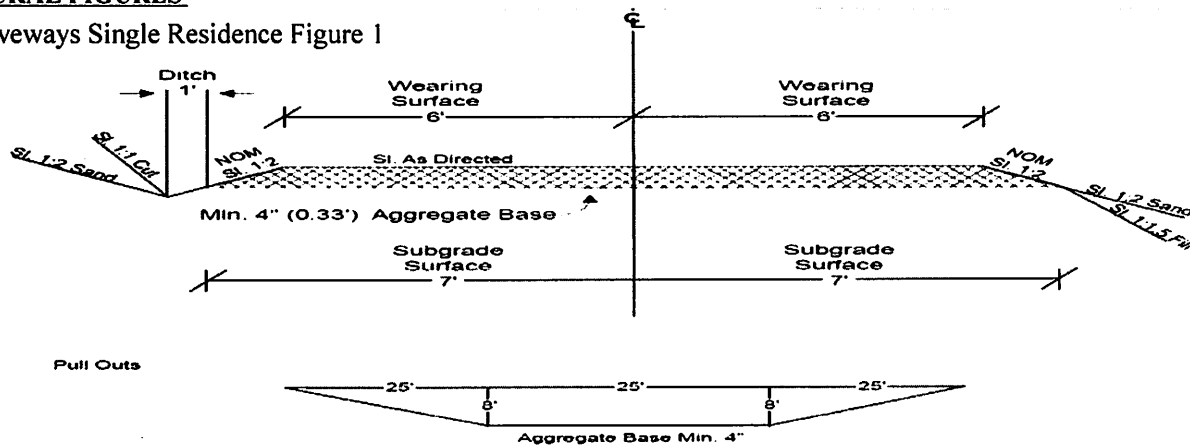
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

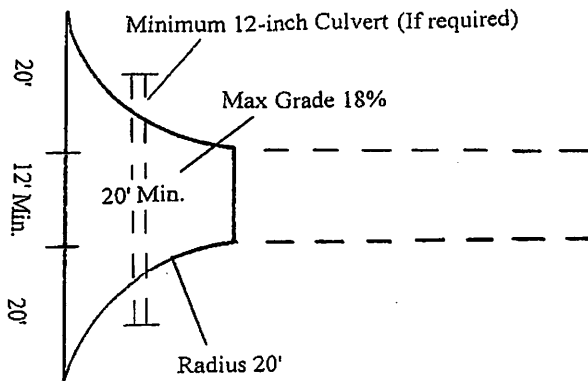
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

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

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

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

Figure 7.1.450

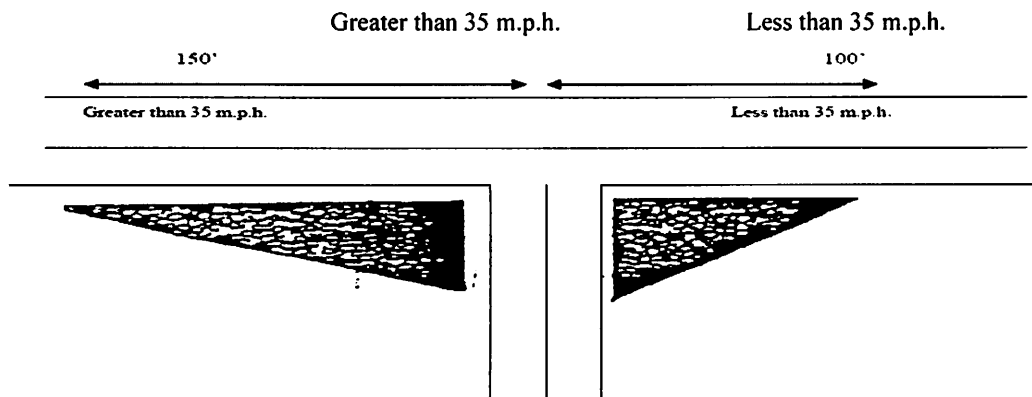


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

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

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



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

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.

This is the criteria and supplemental questions designed to help address the required criteria. The applicant may provide any justification to meet the burden of proof.

**Forest Template Dwelling Supplemental Application:
Coos County Zoning and Land Development Ordinance (CCZLDO)**

SECTION 4.6.100 FOREST AND FOREST MIXED USE – USE TABLES Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Development shall also comply with Section 4.6.140 Development and Siting Standards. All dwellings and structures are subject to the siting standards found in Section 4.6.130. Exceptions to minimum lot and parcel sizes for the purpose of land division may apply as set out in Section 4.6.145 Land Division for Open Space and Special Assessment, and Section 4.6.145 Exceptions to Minimum Parcel Size. Properties that are located in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.

If a use specifically states Forest Mixed Use only it is not permitted in the Forest Zone. If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993.

SECTION 4.6.110 (OAR 660-006-0025) Uses Authorized in Forest Zones (1) Goal 4 requires that forest land be conserved. Forest lands are conserved by adopting and applying comprehensive plan provisions and zoning regulations consistent with the goals and this rule. In addition to forest practices and operations and uses auxiliary to forest practices, as set forth in ORS 527.722, the Commission has determined that five general types of uses, as set forth in the goal, may be allowed in the forest environment, subject to the standards in the goal and in this rule. These general types of uses are: (a) Uses related to and in support of forest operations; (b) Uses to conserve soil, air and water quality and to provide for fish and wildlife resources, agriculture and recreational opportunities appropriate in a forest environment; (c) Locationally dependent uses, such as communication towers, mineral and aggregate resources, etc.; (d) Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.

Use	TR	Subject to
Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.		
63. Template Dwelling (Alternative forestland dwellings ORS 215.750)	ACU	(9)(B)(II), (9)(C)

(9)(B) DWELLING ON FOREST AND FOREST MIXED USE ZONES -

(II) Template Dwelling - 215.750 Alternative forestland dwellings; criteria.

- (1) In western Oregon, a governing body of a county or its designate may allow the establishment of a single family “template” dwelling authorized under ORS 215.750 on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:
 - (a) Capable of producing zero to 49 cubic feet per acre per year of wood fiber if:

- (A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
- (b) Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (c) Capable of producing more than 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (d) As used in this section, “center of the subject tract” means the mathematical centroid of the tract.
- (2) The following review standards apply to “template” dwellings approved under this rule:
- (a) Lots or parcels within urban growth boundaries may not be used to satisfy the eligibility requirements under this rule.
 - (b) Except as provided by subsection (c) of this section, if the tract under section (1) of this rule abuts a road¹ that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road.
 - (c) If the:
 - (A) Tract 60 acres or larger described under section (1) of this rule abuts a road or perennial stream, the measurement shall be made in accordance with subsection (b) of this section. However, one of the three required dwellings must be on the same side of the road or stream as the tract, and:
 - (i) Be located within a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream; or
 - (ii) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.
 - (B) Road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling.
 - (d) Notwithstanding subsection (6)(a) of this rule, if the acknowledged comprehensive plan and land use regulations of a county require that a dwelling be located in a 160-acre square or rectangle described in sections (3) and (4) of this rule or subsections (b) or (c) of this section, a dwelling is in the 160-acre square or rectangle if any part of the dwelling is in the 160-acre square or rectangle.

¹ The statutory definition of “public road” at ORS 368.001(5) is not applicable to approval of a forest template dwelling required by ORS 215.750(5) to be located on a tract that abuts a “road.” Interpretation of a local code requirement that such dwellings be located on a “public road” is controlled by local legislative intent rather than by statute. *Petersen v. Yamhill County*, 33 Or LUBA 584 (1997). The road may be public or private as long as it has been existence and continued to be in existence since January 1, 1993 and meets the following local definition: A public or private way created or intended to provide ingress or egress for persons to one or more lots, parcels, areas, or tracts of land. A road does not include: (a) driveway located exclusively on the same lot, parcel or tract of land as the use it serves; (b) a private way that is created or intended to provide ingress or egress to such land in conjunction with the use of such land exclusively for forestry, mining, or agricultural purposes.

- (3) A proposed “template” dwelling under this rule is allowed only if:
 - (a) It will comply with the requirements of an acknowledged comprehensive plan, acknowledged land use regulations, and other provisions of law;
 - (b) It complies with the requirements of OAR 660-006-0029 and 660-006-0035;
 - (c) No dwellings are allowed on other lots or parcels that make up the tract and deed restrictions established under section (5) of this rule for the other lots or parcels that make up the tract are met;
 - (d) The tract on which the dwelling will be sited does not include a dwelling.
 - (e) The lot or parcel on which the dwelling will be sited was lawfully established.
 - (f) Any property line adjustment to the lot or parcel complied with the applicable property line adjustment provisions in ORS 92.192.
 - (g) Any property line adjustment to the lot or parcel after January 1, 2019, did not have the effect of qualifying the lot or parcel for a dwelling under this section; and
 - (h) If the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract.
- (4) Subsection (1)(d) and (3)(e) through (4) of Section (II) TEMPLATE DWELLING applies:
 - (a) On and after November 1, 2021 in Columbia, Coos, Curry, Deschutes, Douglas, Josephine, Linn, Marion, Washington, and Yamhill Counties with following limited exception:
 - (A) Prior to November 1, 2023, the county may allow the establishment of a single-family dwelling on a lot or parcel that was part of a tract on January 1, 2021, if;
 - (i) No more than one other dwelling exists or has been approved on another lot or parcel that was part of the tract; and
 - (ii) The lot or parcel qualifies, notwithstanding subsection (3)(h), for a dwelling under section (1) of this rule.
- (5) When the lot or parcel on which the dwelling will be located is part of a tract, the remaining portions of the tract shall be consolidated into a single lot or parcel and a deed restriction using the form provided in OAR 660-06-027(6), "Exhibit A," shall be completed and recorded with Coos County Clerk. The covenants, conditions and restrictions in the deed restriction:
 - (a) The covenants, conditions and restrictions are irrevocable, unless a statement of release is signed by an authorized representative of the county or counties where the property subject to the covenants, conditions and restrictions is located.
 - (b) Enforcement of the covenants, conditions and restrictions may be undertaken by the department or by the county or counties where the property subject to the covenants, conditions and restrictions is located.
 - (c) The failure to follow the requirements of this section shall not affect the validity of the transfer of property or the legal remedies available to the buyers of property that is subject to the covenants, conditions and restrictions required by this section.

The county planning director shall maintain a copy of the covenants, conditions and restrictions filed in the county deed records pursuant to this section and a map or other record depicting tracts do not qualify for the siting of a dwelling under the covenants, conditions and restrictions filed in the county deed records pursuant to this section. The map or other record required by this subsection shall be readily available to the public in the county planning office.

Response to SECTION 4.6.110(9)(B)(II)

Questions to Answer:

- 1. Has your property been involved in a property line adjustment?**

No

- 2. Was your property part of a tract on January 1, 2019? Tract means same ownership as an abutting property.**

No

- 3. Was your property part of a tract on January 1, 2021?**

No

- 4. Did you own abutting property as of January 1, 2021 that contained another dwelling or dwelling authorization? Please list all properties within your ownership that were abutting.**

No

- 5. Do you have a current template map completed?**

- a. Which template did you apply and why? (See Section I & II)**

Yes. Square template was used as property is less than 60 acres. See attached Research Request report R-24-012.

- b. How many lots and/or parcels were all or part within the template prior to January 1, 1993? Please list all properties**

There were 17 parcels within the template prior to Jan. 1, 1993.

Tax ID#s are:

498100, 491600, 496502, 494604, 494601, 494503, 494502, 496501, 493100
496506, 496500, 494603, 494400, 494402, 494500, 494621, 496505

- c. How many dwellings are located within lots and parcels described above that were sited prior to January 1, 1993? Please list all properties that contain the qualifying dwellings.**

There were 5 dwellings within the template prior to Jan. 1, 1993.

Tax ID#s are:

494400, 494402, 494500, 494621, 496505

- d. **Are there any covenants, conditions and restrictions on this property and if so do they specifically prohibit a dwelling? Please provide the restrictions if apply.**

There are no covenants, conditions or restrictions on this property specifically prohibiting a dwelling.

Additional evidence and responses to address the criteria?

SECTION 4.6.130 SITING STANDARDS FOR DWELLING AND STRUCTURES IN FOREST ZONES

The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest and agriculture/forest zones. These criteria are designed to make such uses compatible with forest operations and agriculture, to minimize wildfire hazards and risks and to conserve values found on forest lands. A governing body shall consider the criteria in this rule together with the requirements OAR 660-0060-0035 to identify the building site:

- (1) Dwellings and structures shall be sited on the parcel so that:
 - (a) They have the least impact on nearby² or adjoining forest or agricultural lands;
 - (b) The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
 - (c) The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and
 - (d) The risks associated with wildfire are minimized.
- (2) Siting criteria satisfying section (1) of this section may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

Response shall explain how or why, providing a yes or no will not satisfy the criteria and will result in an incomplete application:

- (3) The applicant shall provide evidence to the governing body that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices rules (OAR chapter 629). For purposes of this section, evidence of a domestic water supply means:
 - (a) Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;
 - (b) A water use permit issued by the Water Resources Department for the use described in the application; or

² For the purpose of this section "Nearby" is defined as within the decision notification area as defined in Section 5.0.900(2) for farm zoned property.

- (c) Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.

Water Resource Department Information: <https://www.oregon.gov/owrd/pages/index.aspx>

Response shall include the source of water and how it is permitted:

This will be a drilled well on the property as the source for domestic water supply. The well constructors report will be supplied upon completion of the well.

- (4) As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the U.S. Bureau of Land Management, or the U.S. Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement which could include an easement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

Response shall include what road the property is accessing, maintenance agreements and easements that pertain to the road. This information may be included in your deed.

The property is accessed by private drives with easements for ingress and egress in Bargain & Sale Deed 2013-1184 (attached).

- (5) Approval of a dwelling shall be subject to the following requirements:
 - (a) Approval of a dwelling requires the owner of the tract to plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in department of Forestry administrative rules;
 - (b) The planning department shall notify the county assessor of the above condition at the time the dwelling is approved;
 - (c) If the lot or parcel is more than 10 acres in western Oregon or more than 30 acres in eastern Oregon, the property owner shall submit a stocking survey report to the county assessor and the assessor will verify that the minimum stocking requirements have been met by the time required by Department of Forestry rules;
 - (d) Upon notification by the assessor the Department of Forestry will determine whether the tract meets minimum stocking requirements of the Forest Practices Act. If that department determines that the tract does not meet those requirements, that department will notify the owner and the assessor that the land is not being managed as forest land. The assessor will then remove the forest land designation pursuant to ORS 321.359 and impose the additional tax; and
 - (e) The county governing body or its designate shall require as a condition of approval of a single-family dwelling under ORS 215.213, 215.383 or 215.284 or

otherwise in a farm or forest zone, that the landowner for the dwelling sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

1. Will sufficient tress be replanted?

As the property is less than 10 acres and replanting is not required. However, we will be replanting.

2. Is the property more than 10 acres in size? If so, the applicant shall acknowledge a stocking survey will be filed with the County Assessor's Office as a condition of approval.

No, the property is 6.43 acres.

3. Upon receiving approval, will the applicant/property owner record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937 injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

A covenant binding the landowner and the landowner's successors in interest prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices will be recorded in the county deed records.

Additional Response Information:

SECTION 4.6.140 DEVELOPMENT AND SITING CRITERIA:

This section contains all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development.

1. Except as provided in subsection 4.6.145 of this ordinance, the following minimum lot or parcel sizes apply for land designated forestland, is at least 80 acres.

Minimum lot size will not affect approval for development unless specified in use. The size of the parcel will not prohibit development as long as it was lawfully created or otherwise required to be a certain size in order to qualify for a use.

2. **Setbacks:** 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 any right-of-way line, whichever is greater.
3. **Fences, Hedges and Walls:** No requirement, except for vision clearance provisions in Section 7.1.525.
4. **Off-Street Parking and Loading:** See Chapter VII.
5. **Minimizing Impacts:** In order to minimize the impact of dwellings in forest lands, all applicants requesting a single family dwelling shall acknowledge and file in the deed record of Coos County, a Forest Management Covenant. The Forest Management Covenant shall be filed prior to any final County approval for a single family dwelling.
6. **Riparian Vegetation Protection.** Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:
 - a. Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.
 - b. Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;
 - c. Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;
 - d. Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;
 - e. Riparian vegetation may be removed to site or properly maintain public utilities and road rights-of-way;
 - f. Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or
 - g. The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".

- h. Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.
 - i. The 50' measurement shall be taken from the closest point of the ordinary high water mark to the structure using a right angle from the ordinary high water mark.
7. All new and replacement dwellings and permanent structures shall, at a minimum, meet the following standards.
- a. The dwelling has a fire retardant roof.
 - b. The dwelling will not be sited on a slope of greater than 40 percent. Slope³ will also determine additional firebreak in Section 8 Firebreak.
 - c. Evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry.
 - d. The dwelling is located upon a parcel within a fire protection district or is provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant provides evidence that the applicant has asked to be included in the nearest such district or contract with a private fire protection company.
 - e. For dwellings and structures outside of a fire protection district alternative forms of fire protections will apply to the develop including fire sprinkling system, on-site equipment and water storage.
 - i. Water storage shall be a swimming pool, pond, lake or similar body of water that at all times contains at least 4,000 gallons or a stream that has a minimum flow of at least one cubic foot per second. Road access shall be provided to within 15 feet of the water's edge for fire-fighting pumping units, and the road access shall accommodate a turnaround for fire-fighting equipment. The access to the water source shall be marked with signs for fire water sources.
 - f. If the dwelling has a chimney or chimneys, each chimney has a spark arrester.
 - g. The owner provides and maintains primary fuel-free break and secondary break areas on land surrounding the dwelling that is owned or controlled by the owner and complies with Section 8 Firebreak.
8. Firebreak:
- a. The property owner shall maintain a primary firebreak safety zone around all structures. Vegetation within this primary safety zone may include mowed grasses, low shrubs (less than ground floor window height), and trees that are spaced with

³ Slope calculations must include the primary and additional fuel-free breaks. Staff will use the slopes from the soil data found in the Soil Survey of Coos County Oregon³ published by United States Department of Agriculture, Soil Conservation Service, in cooperation with Oregon Agricultural Experiment Station. Staff will accept an on ground study for slope from an Registered Surveyor or other Registered Professional that is able to make calculations based on the profession licensing requirements.

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.

- b. Sufficient garden hose to reach the perimeter of the primary safety zone shall be available at all times.
- c. The owners of the dwelling shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break on land surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in “Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads” dated March 1, 1991, and published by Oregon Department of Forestry and shall demonstrate compliance with Table 1.
- d. Proof that all of these items will be met include poof of the slope to determine additional firebreak setbacks is required.

Table 1 – Minimum Primary Safety Zone

Slope	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

- 9. All new and replacement structures shall use non-combustible or fire resistant roofing materials, as may be approved by the certified official responsible for the building permit.
- 10. Access to new dwellings shall meet road and driveway standards in Chapter VII.

RESPONSE TO SECTION 4.6.140

- 1. Is the property a legal unit of land? Please provide reference to how it was created.**

The property is a legal unit of land created by deed.

- 2. Will the applicant meet the road setback (shall be shown on plot plan)?**

The road setbacks will be met, shown on plot plan.

- 3. Will a Fence, Hedge and/or Wall be developed at this time? If so will it comply with the vision triangle?**

No fence, hedge, or wall will be developed at this time

4. Has a driveway/access/parking permit been requested at the time of the application?

A Driveway Verification permit will be filed.

5. Has the applicant acknowledged that they will file in the deed record of Coos County, a Forest Management Covenant prior to receiving a zoning compliance letter? (This shall be done after the conditional use is approved, but before a zoning clearance letter is issued. A Forest Management Covenant cannot be filed if the conditional use has not been approved but a draft may be submitted with the application.)

Yes, a Forest Management Covenant will be filed after the conditional use is approved.

6. Has the applicant shown any waterways that require a 50 feet setback and if so will the setback be met?

There are no waterways on the property.

7. Fire related questions:

- a. The proposed dwelling shall use non-combustible or fire resistant roofing materials. Describe the materials that will be used.**

The proposed dwelling will have composition shingle roofing.

- b. What is the slope of the property on average and where the dwelling will be located?**

The average slope is 10%. There is no slope on the proposed dwelling site.

- c. What evidence is provided that the domestic water supply is from a source authorized by the Water Resources Department and not from a Class II stream as designated by the State Board of Forestry?**

There are no streams on the property. The water will be provided by a drilled well.

- d. Is the property within a Fire District and if so which Fire District.**

The property is within Sumner rural fire department district.

- i. If the property is within a Fire District you shall explain how you have requested to be included in the Fire District with a copy of the request.**

N/A

- ii. If the property is outside of a Fire District and cannot be served by a Fire District you are required to provide the contract with a private fire protection company.**

N/A

iii. **For dwellings and structures outside of a fire protection district alternative forms of fire protections will apply to the develop including fire sprinkling system, on-site equipment and water storage. Include on the plot plan water storage and access to meet the following standards:**

1. **water storage shall be a swimming pool, pond, lake or similar body of water that at all times contains at least 4,000 gallons or a stream that has a minimum flow of at least one cubic foot per second.**
2. **Road access shall be provided to within 15 feet of the water's edge for fire-fighting pumping units, and the road access shall accommodate a turnaround for fire-fighting equipment. The access to the water source shall be marked with signs for fire water sources.**

e. **Does the proposed dwelling have a chimney and if so will a spark arrester be installed?**

The proposed dwelling will have a chimney and a spark arrester will be installed.

8. Firebreak Safety:

a. **The property owner shall maintain a primary firebreak safety zone around all structures. Vegetation within this primary safety zone 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. This information shall be included on the plot plan and described how you intend to maintain this firebreak.**

There will be gravel/grass around buildings and will be maintained by mowing and weed-eating near gravel. The homesite will be encompassed by a looped gravel driveway. The property owner will maintain a primary fire break consistent with the Recommended Fire Siting Standards for Dwellings and Structures dated March 1991.

b. **On the plot plan provide a diagram of where the garden hose will be located and describe the length that will allow it to reach the perimeter of the primary safety zone shall be available at all times.**

We plan to have a hose bib on each side of the dwelling with 75' of hose attached. There will be additional hose bibs on each side of the detached garage with 100' of hose attached.

- c. Additional Primary Safety Zone Down Slope will be required based on the slope of the property. What is the slope of the property? If the slope differs from the soil report explain and provide evidence to show how the slope was determined. If additional safety zones are required based on the slope table you will need to show them on the plot plan.**

There will be a primary safety zone of 30'. On the slope side of the dwelling. there will be an additional 50' primary safety zone.

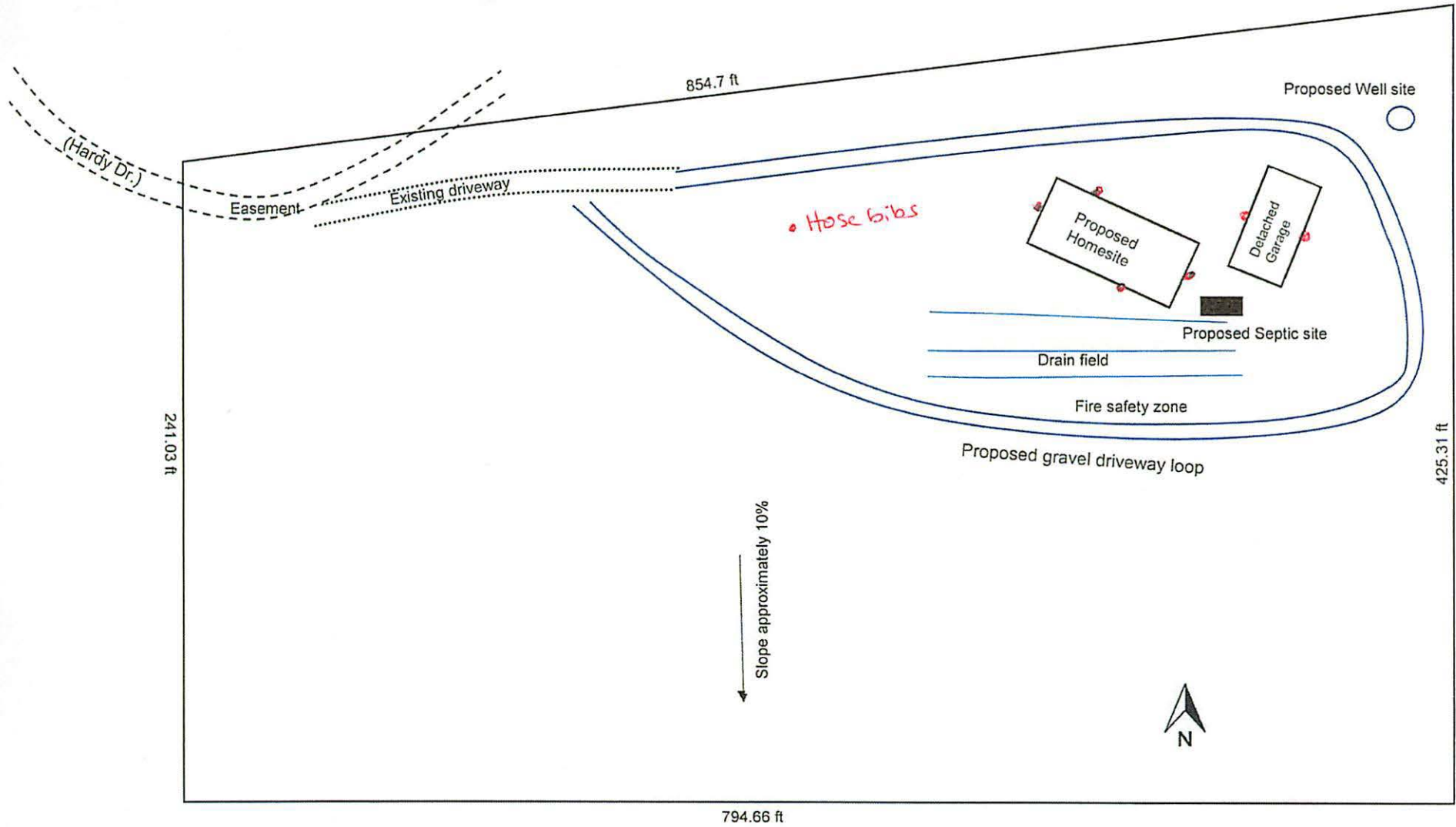
Additional evidence and responses to address the criteria?

PLOT PLAN for:

26S 12W 29 Lot 1802 6.43 acres

Tax Acct. 494606

Owners: Cleal H. Langenberg Jr. & Alice J. Langenberg
(0 Hardy Dr., Coos Bay OR 97420)



After recording, return to:

Lawrence F. Finneran
PO Box 359
Coos Bay, Oregon 97420

BARGAIN AND SALE DEED

PHYLLIS LANGENBERG, "Grantor", conveys to CLEAL H. LANGENBERG JR. and ALICE J. LANGENBERG, husband and wife, as tenants by the entirety, "Grantees", the following described real property:

See Exhibit "A" attached hereto and by this reference made a part hereof.

(Tax Account No. 494606)

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.

The true and actual consideration for this conveyance is other property or value which is the whole consideration therefor.

Until a change is requested all tax statements should be sent to the following address: Cleal H. Langenberg Jr. and Alice J. Langenberg, 59032 Fairview Road, Coquille, Oregon 97423.

COOS COUNTY CLERK, OREGON
TERRI L. TURI, CCC, COUNTY CLERK
TOTAL \$51.00

02/09/2013 11:59:17AM
PAGE 1 OF 3

2013 1184

DATED this 7th day of February, 2013.

GRANTOR:

Phyllis Langenberg
Phyllis Langenberg

STATE OF OREGON)
) ss.
County of Coos)

February 7, 2013

Personally appeared before me the above-named Phyllis Langenberg who acknowledged the foregoing instrument as her voluntary act and deed.



[Signature]
Notary Public - State of Oregon

EXHIBIT "A"

Parcel 3 of final partition plat 2006 #28 filed in CAB C-507 and recorded October 4, 2006, as instrument no. 2006-13455, real property records of Coos County, Oregon.

TOGETHER WITH an easement for ingress, egress, and utility lines 25 feet in width across Parcel 1 of final partition plat 2006 #28 filed in CAB C-507 and recorded October 4, 2006, as instrument no. 2006-13455, real property records of Coos County, Oregon, as created and set forth in said final partition plat.

57282

EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, That THEODORE STEVENS and ELSIE C. STEVENS, husband and wife, herein called First Parties, do hereby give and grant unto KENNETH WALN and DOROTHY WALN, husband and wife, herein called Second Parties, an easement and right of way over and across the following described premises, said easement and right of way being twenty five feet in width for a portion of its distance and 39.2 feet in width for the other portion, as set forth hereinafter. Said right of way to be twelve and one-half (12½) feet on each side of the following described centerline:

Beginning at a point 537.03 feet South of Northwest corner of Southeast Quarter of Southeast Quarter (SE¼SE¼) of Section 29, Township 26 South, Range 12 West of Willamette Meridian, Coos County, Oregon; thence North 45° 59' 10" East a distance of 525.23 feet

and to be 19.6 feet on each side of the continuation of said centerline, as follows:

Thence North 5° 55' 10" West a distance of 172 feet to North boundary of Southeast Quarter of Southeast Quarter (SE¼SE¼) of Section 29, Township 26 South, Range 12 West of Willamette Meridian, Coos County, Oregon.

This agreement does not transfer to the Second Parties the title to the land covered by said right of way, but does grant to Second Parties the free use of said property for purposes of ingress and egress to and from the premises owned by Second Parties near said right of way. The rights granted hereby are non-exclusive, and are to be exercised in common with the First Parties, their heirs and assigns.

TO HAVE AND TO HOLD the aforesaid easement and right of way unto the Second Parties, their heirs and assigns, forever.

IN WITNESS WHEREOF, the First Parties have hereunto set their hands and seal this 12th day of October, 1964.

Theodore Stevens (SEAL)
Elsie C. Stevens (SEAL)

STATE OF OREGON)
County of Coos) SS.
October 12, 1964.

Personally appeared the above named THEODORE STEVENS, and ELSIE C. STEVENS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

Clara A. Berlin
Notary Public for Oregon
My Commission Expires
October 30, 1967

CLATSOP COUNTY
NOTARY SEAL
STATE OF OREGON
Easement Agreement - 1.

RECORDED OCT 13 1964 AT 3:15 pm
MURIEL PAULSEN, COUNTY CLERK

72-4-70768

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That WESLEY B. STAUSS and PATRICIA A. STAUSS, husband and wife, hereinafter known as the Grantors, do hereby remise, release, and forever QUITCLAIM unto CLEAL H. LANGENBERG and PHYLLIS LANGENBERG, husband and wife, hereinafter known as the Grantees, their heirs and assigns, all their right, title, and interest in and to the following described real property, together with the tenements, hereditaments, and appurtenances, situated in the County of Coos, State of Oregon, to-wit:

Beginning at the Southeast corner of Section Twenty-nine (29), Township Twenty-six (26) South, Range Twelve (12) West; thence South $85^{\circ} 55'$ West along the South boundary of said Section 29, 794.64 feet to the Southeast corner of that tract conveyed to L. A. Lindsey by deed recorded December 3, 1965, bearing microfilm reel No. 3894, Deed Records of Coos County; thence North $3^{\circ} 39'$ West, 258.84 feet, more or less, to an iron pipe; thence North $80^{\circ} 39'$ West, 470.48 feet to an iron pipe at the Northwest corner of the Lindsey tract on the West boundary of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) of said Section 29; thence North $0^{\circ} 35'$ West along the West boundary of said SE 1/4 of the SE 1/4, 400.88 feet; thence North $72^{\circ} 00'$ East, 63.57 feet; thence North $50^{\circ} 06'$ East, 87.97 feet; thence South $87^{\circ} 31'$ East, 24.38 feet; thence South $9^{\circ} 33'$ East, 81.03 feet; thence East to the East boundary of said Section 29; thence South along the East boundary of Section 29 to the point of beginning, and being a portion of the SE 1/4 of the SE 1/4 of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

TOGETHER WITH an easement for ingress and egress to be used in common with the owners of the premises over which said easement crosses, said easement to be 25 feet in width, 12.5 feet on each side of the following described center line: Beginning at an iron pipe which bears North $0^{\circ} 35'$ West, 413.98 feet from the Northwest corner of that tract conveyed to L. A. Lindsey by deed recorded December 3, 1965, bearing microfilm reel No. 3894, Deed Records of Coos County; thence North $72^{\circ} 00'$ East, 57.23 feet to an iron pipe; thence North $50^{\circ} 06'$ East, 90.40 feet to an iron pipe; thence South $87^{\circ} 31'$ East, 39.35 feet to an iron pipe; thence South $9^{\circ} 33'$ East, 93.26 feet to an iron pipe. Said easement shall not be in gross but shall be appurtenant to the premises described in the preceding paragraph.

TO HAVE AND TO HOLD the same unto the said Grantees, their heirs and assigns, forever, as tenants by the entirety with the right of survivorship between them.

Quitclaim Deed - 1.

MCNUTT, GANT, ORMSBEE & GARDNER
ATTORNEYS AT LAW
455 SOUTH 4TH STREET
COOS BAY, OREGON 97420

72-4-70769

The true and actual consideration for this deed is none.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 5 day of April, 1972.

Wesley B. Stauss (SEAL)

Patricia A. Stauss (SEAL)

STATE OF OREGON,)
County of Coos.) ss.

April 5, 1972.

Personally appeared the above named Wesley B. Stauss and Patricia A. Stauss, husband and wife, and acknowledged that they executed the foregoing instrument freely and voluntarily.

Before me:

James W. McLeod
Notary Public for Oregon
My commission expires: 6-30-2010



35451 72-4-70768-7 6778

State of Oregon)
County of Coos) ss
I hereby certify that the within instrument was filed for record

APR 10 3 29 PM '72

and recorded in Book of Records _____

Microfilm Reel No. _____

72-4-70768-7

of said County.

WITNESS my hand and Seal of County

affixed.

Fry E. Crabtree, Coos County Clerk

By [Signature] Deputy

Return to FBI

rec 428

Quitclaim Deed - 2.

RECORDED BY



Coos County Branch

864196

EASEMENT

CLEAL H. LANGENBERG and PHYLLIS LANGENBERG, Grantors, convey to SUNNER COMMUNITY CHURCH, Grantee, its heirs, successors and assigns a perpetual nonexclusive easement to use a strip of land which is located as follows across the property of Grantor:

Beginning at a point on the West line of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 26 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, from which the Southeast 1/16 corner bears North 00° 35' West, 550.13 feet; said point of beginning being the Northwesterly corner of that parcel conveyed unto Cleal H. and Phyllis Langenberg as described in Coos County Micro-film No. 78-6-0329: thence North 72° East for a distance of 59.21 feet; thence South 27° West for a distance of 59.00 feet; thence along a 115.00 foot radius curve to the right, for an arc distance of 46.51 feet, more or less, to the West line of the said Southeast 1/4 of the Southeast 1/4; thence North 00° 35' West, along the West line of the Southeast 1/4 of the Southeast 1/4, for a distance of 70.39 feet, to the point of beginning. Reserving unto Grantors the right to continue to use water from the spring located on Grantor's property and in said easement right of way.

The terms of this easement are as follows:

1. Grantee its agents, assigns and independent contractors and invitees shall use the easement strip for road purposes only for access to all of the property on which the Sumner Community Church is located and in conjunction with such use may construct, reconstruct, maintain and repair a road thereon.
2. Grantor reserves the right to use, construct, reconstruct, and maintain the road located upon the easement strip for purposes of access and may grant the use of said easement to third parties. The parties shall cooperate during periods of joint use so that each party's use shall cause a minimum of interference to the other. Grantor further reserves the right to use and maintain the spring located in and upon said easement.
3. This easement shall be perpetual and shall run with the land; however, in the event that it is not used by Grantee for a period of three years, or if otherwise abandoned by Grantee, the

74
State of Oregon
County of Coos 86-10-4196
I, Mary Ann Wilson, County Clerk, certify the
within instrument was filed for record at
DUL 18, 1986 3:18PM
By Mary Ann Wilson Deputy
#pages 3 Fee \$ 13
3589

864197

easement shall automatically expire and Grantee shall upon request execute a recordable document evidencing such expiration.

4. This easement is granted subject to all prior easements or encumbrances of record.

5. Following is a description of Grantee's property to which this easement is appurtenant:

All of that certain property located in the SE 1/4, Sec. 29, T 26 S, R 12 WWM, Coos County, Oregon.

THIS INSTRUMENT WILL 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 APPROVED USES.

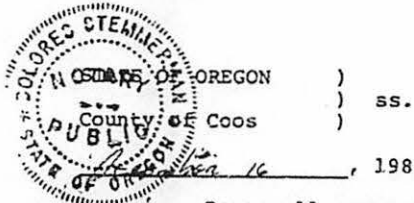
IN WITNESS WHEREOF, the parties have caused this instrument to be executed on the 16 day of December, 1986.

Cleal H. Langenberg
Cleal H. Langenberg, Grantor

Phyllis Langenberg
Phyllis Langenberg, Grantor

SUMNER COMMUNITY CHURCH, Grantee

By: Ronald F. Ford



Personally appeared before me the above named Cleal H. Langenberg and Phyllis Langenberg, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Robert Langenberg
Notary Public for Oregon
My Commission Expires: 4-9-88

STATE OF OREGON)
County of Coos) ss.

864198



August 14, 1966

Personally appeared before me the above named Richard L. Ford and acknowledged that he executed the foregoing instrument freely and voluntarily on behalf of and at the request of the Summer Community Church.

[Signature]
Notary Public for Oregon
My Commission Expires: 4-1-68

APPROVED:

[Signature]
STATE OF OREGON
DEPARTMENT OF VETERAN'S AFFAIRS

BY: _____
DATE: _____

Upon Recording, Return to:
Phyllis Langenberg
P.O. Box 565
Coos Bay, OR 97420

BOARD OF COMMISSIONERS
COUNTY OF COOS
STATE OF OREGON

In the Matter of Waiving County Land Use Regulations)
for certain Real Property Located in Coos County,)
Oregon) WAIVER OF COUNTY
LAND USE
REGULATIONS

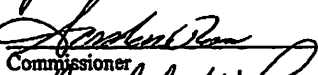
Pursuant to Order #05-02-019C, Coos County ("Grantor") hereby grants to
Phyllis Langenberg ("Grantee") a waiver of all County land use regulations described in said
order. Such regulations shall not be applied to the real property located in T26S, R12W, Section
29, Tax Lot 1800 described in the Deed Records kept by the Coos County Clerk at 72-4-70768.

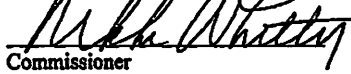
If this waiver has been properly recorded in the deed records of Coos County, then the
waiver shall run with the land. An original waiver may be recorded if signed by the Coos
County Board of Commissioners and presented to the County Clerk by the Grantee with the
appropriate recording fee, pursuant to Coos County Code Section 11.04.060(1).

Dated this 17th day of February, 2005.

BOARD OF COMMISSIONERS

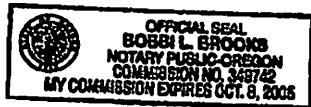

Chair

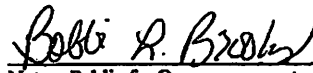

Commissioner


Commissioner

STATE OF OREGON)
COUNTY OF COOS) ss.

The foregoing instrument was acknowledged before me this 17th day of February, 2005 by JOHN
GRIFFITH GORDON ROSS NIKKI WHITTY, as Commissioners of
Coos County.




Notary Public for Oregon
My Commission Expires 10/08/05

Return to: Coos-Curry Electric Cooperative, Inc.
PO Box 1268,
Port Orford, OR 97485

GRANT OF PERPETUAL EASEMENT

This Agreement is made this 25 day of Sept, 2007, by and between Phyllis Lagenberg ("Grantor") and Coos-Curry Electric Cooperative, Inc., ("Grantee") an Oregon Cooperative Corporation headquartered at 43050 Highway 101, Port Orford, Oregon 97485.

Grantor is the fee owner of certain real property located in Coos County, Oregon (the "Grantor Property"), more particularly described hereinafter;

Beginning at the Southeast corner of Section Twenty-nine (29), Township Twenty-six (26) South, Range Twelve (12) West; thence South 85° 55' West along the South boundary of said Section 29, 794.64 feet to the Southeast corner of that tract conveyed to L. A. Lindsey by deed recorded December 3, 1965, bearing microfilm reel No. 3894, Deed Records of Coos County; thence North 3° 39' West, 258.84 feet, more or less, to an iron pipe; thence North 80° 39' West, 470.48 feet to an iron pipe at the northwest corner of the Lindsey tract on the West boundary of the Southeast quarter (SE ¼) of the Southeast quarter (SE ¼) of said Section 29; thence North 0° 35' West along the West boundary of said SE ¼ of the SE ¼, 400.88 feet; thence North 72° 00' East, 63.57 feet; thence North 50° 06' East, 87.97 feet; thence South 87° 31' East, 24.38 feet; thence South 9° 33' East, 81.03 feet; thence East to the East boundary of said Section 29; thence South along the East boundary of Section 29 to the point of beginning, and being a portion of the SE ¼ of the SE ¼ of Section 29, Township 26 South, Range 17 West of the Willamette Meridian, Coos County, Oregon.

TOGETHER WITH an easement for ingress and egress to be used in common with the owners of the premises over which said easement crosses, said easement to be 25 feet in width, 12.5 feet on each side of the following described center line; Beginning at an iron pipe which bears North 0° 35' West, 413.98 feet from the Northwest Corner of that tract conveyed to L. A. Lindsey by deed recorded December 3, 1965, bearing microfilm reel No. 3894, Deed Records of Coos County; thence North 72° 00' East, 57.23 feet to an iron pipe; thence North 50° 06' East, 90.40 feet to an iron pipe; thence South 87° 31' East, 39.35 feet to an iron pipe; thence South 9° 33' East, 93.26 feet to an iron pipe. Said Easement shall not be in gross but shall be appurtenant to the premises described in the preceding paragraph.

Tax Lot 1801 Section 29 Sub Section N/A Township 26 South, Range 12 West of the Willamette Meridian.

For valuable consideration receipt of which is hereby acknowledged, Grantor hereby grants to Grantee and Grantee's successors, and assigns, an exclusive, fully assignable, perpetual easement in gross on that portion of the Grantor Property for the construction, reconstruction, inspection, operation, maintenance, repair, clearing, replacement, enlargement and removal of electric power transmission, distribution and communication facilities and all necessary or desirable accessories and appurtenances thereto, including without limitation, supporting towers, poles, props, protection (bollards, riprap, etc.) guys, anchors, wires, fibers, cables and other conductors and conduits therefor, pads, transformers, switches, vaults, and cabinets (collectively the "Facilities"), along with other easement rights all as described hereinafter.

Said Easement Area being a strip of land, ten (10) feet wide, with five (5) feet on each side of the centerline of the Facilities, located as actually installed.

The easement granted herein includes additional rights as follows:

1. A perpetual easement on, over and across the Grantor Property from public roadways for access to the Facilities and for all activities in connection with the purposes for which the

easement described herein has been granted, together with the present and future right to keep the Easement Area and adjacent portions of the Grantor Property clear of all brush, trees, timber, structures, buildings and other hazards, including, but not limited to, the removal of dead, weak, leaning, or other dangerous trees outside the Easement Area, which Grantee deems, in the exercise of its exclusive discretion, to be an actual or potential hazard which may endanger the Facilities or impede Grantee's rights granted herein. The right of access granted herein includes, without limitation, the right to bring heavy duty trucks and equipment onto the Grantor Property as Grantee deems necessary.

- 2. The right to transfer, sell, encumber, lease, sublease, assign, or otherwise convey Grantee's rights herein, from time to time during the duration of this easement, for monetary consideration or otherwise.

Grantor agrees that it shall not place, use or permit in the Easement Area any structure, plants, equipment or material of any kind, light any fires, or place or store any flammable materials (other than agricultural crops) on or within the boundaries of the Easement Area.

Although the easement granted herein is exclusive to Grantee, Grantor shall have the right to use the Easement Area for agricultural crops and other purposes which do not, in the determination of Grantee exercising its sole and exclusive discretion, interfere with the use of the easement rights granted herein.

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations herein assumed.

The easement granted herein runs with the land of the Grantor Property and is binding upon and inures to the benefit of the respective heirs, personal representatives, successors, shareholders, directors, and assigns of the parties hereto.

Grantor covenants that Grantor owns the above-described premises, and that Grantor has the legal right and authority to grant this Easement.

IN WITNESS WHEREOF, the said Grantor(s) have hereunto set their hand(s) as of the 25th day of Sept, 20 07.

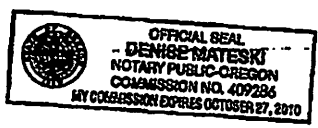
Phyllis Lagerberg
Phyllis Lagerberg

STATE OF Oregon)
County of Clatsop)

This instrument was acknowledged before me on: Sept 25, 20 07.

By: Phyllis Lagerberg
Name(s) of Grantor(s)

Denise Mateski
Notary Public Signature



Notary Public State of Oregon

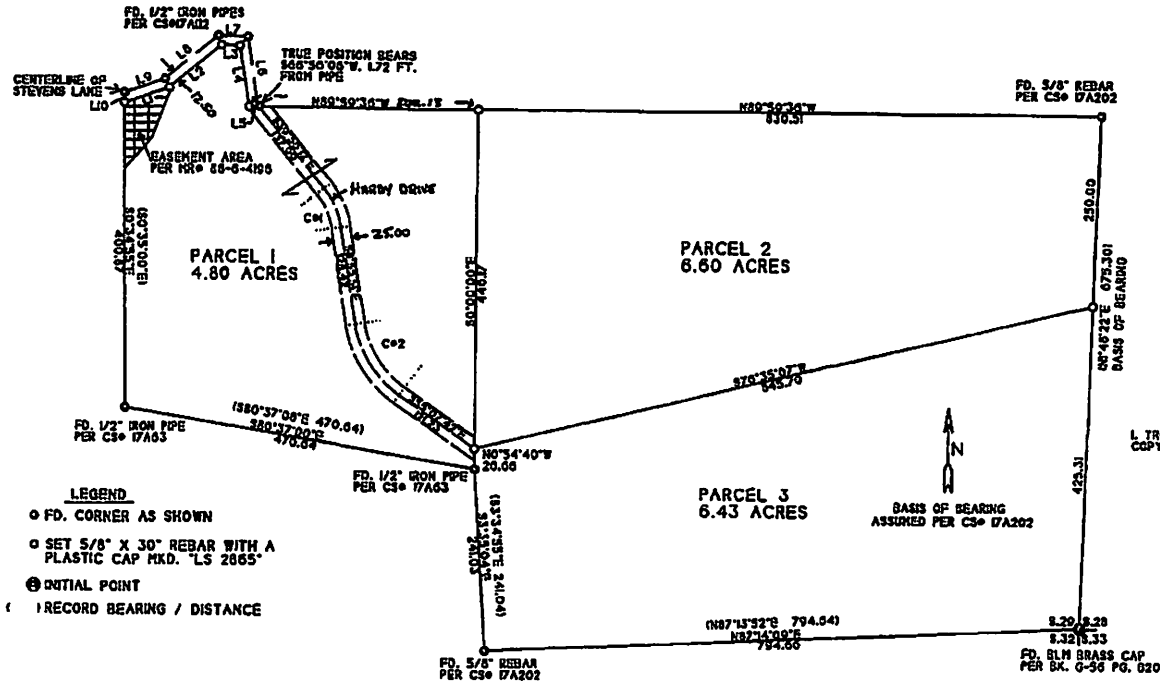
My Commission Expires: 10-27-10

The following reference numbers are included for Grantee internal tracking purposes only:
WO Reference Number 20061085 Easement No: _____

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown hereon.

FINAL PARTITION
 LOCATED IN THE SE1/4 OF THE SE1/4 OF SECTION 29,
 T.26S., R.12W., W.M., COOS COUNTY, OREGON
 (TAX LOT 1800 - MAP 26S 12W 29 - 20.55 ACRES M/L) 17.85 ACRES - SURVEYED

P 2006 # 28
 CAB C-507



- LEGEND**
- FD. CORNER AS SHOWN
 - SET 5/8" X 30" REBAR WITH A PLASTIC CAP MKD. "LS 2065"
 - ⊙ INITIAL POINT
 - () RECORD BEARING / DISTANCE

LINE TABLE

L1	- 47°53'35"W, 63.65
L2	- 86°05'07"W, 88.33
L3	- 83°40'04"W, 24.33
L4	- 80°29'16"W, 61.07
L5	- 89°08'33"W, 12.07 TO CALC. POSITION
L6	- 89°39'16"W, 93.39 (N9°33'E, 93.20)
L7	- 87°40'04"W, 39.33 (N87°31"W, 39.35)
L8	- 130°09'47"W, 90.53 (S50°00"W, 90.40)
L9	- 37°33'37"W, 57.36 (S72°00"W, 57.33)
L0	- 50°34'53"E, 131.1

CURVE DATA - EASEMENT CENTERLINE

R	= 105.00
Δ	= 34°34'03"
C#1	Δ = 37°00"
L	= 30.82
LC	= 524°26'02"E, 56.13
R	= 140.69
Δ	= 40°55'32"
C#2	Δ = 48°33"
L	= 62.88
LC	= 333°01'47"E, 109.65

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE PROPERTY AS SHOWN. CONTROL FOR THIS SURVEY WAS BASED ON BK. G-56 PG. 820, CS# 07A63, CS# 07A22 AND CS# 07A202. THE FIELD WORK WAS PERFORMED BETWEEN JULY OF 2005 AND JUNE 9, 2006 WITH THE ASSISTANCE OF KENRAD COX.

PROPERTY SUBJECT TO

NR# 06-0-4106 - ROADWAY FOR ACCESS
 DIST# 2005-2419 - WAIVER TO LAND USE REGULATIONS
 THIS PROPERTY LIES WITHIN AN IDENTIFIED NATURAL HAZARD AREA - EARTHFLOW/SLOUP
 THIS PROPERTY LIES WITHIN A POTENTIAL ARCHAEOLOGICAL AREA

SURVEY FOR:
 PHYLLIS LANGENBERG
 P.O. BOX 565
 COOS BAY, OR 97420

SURVEY BY:
 MULKINS & RAMBO, LLC
 P.O. BOX 809
 NORTH BEND, OR 97459

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Troy Rambo
 OREGON
 TROY J. RAMBO
 2865

EXPIRES 03-31-06
 SCALE: 1" = 100'
 JUNE 12, 2006

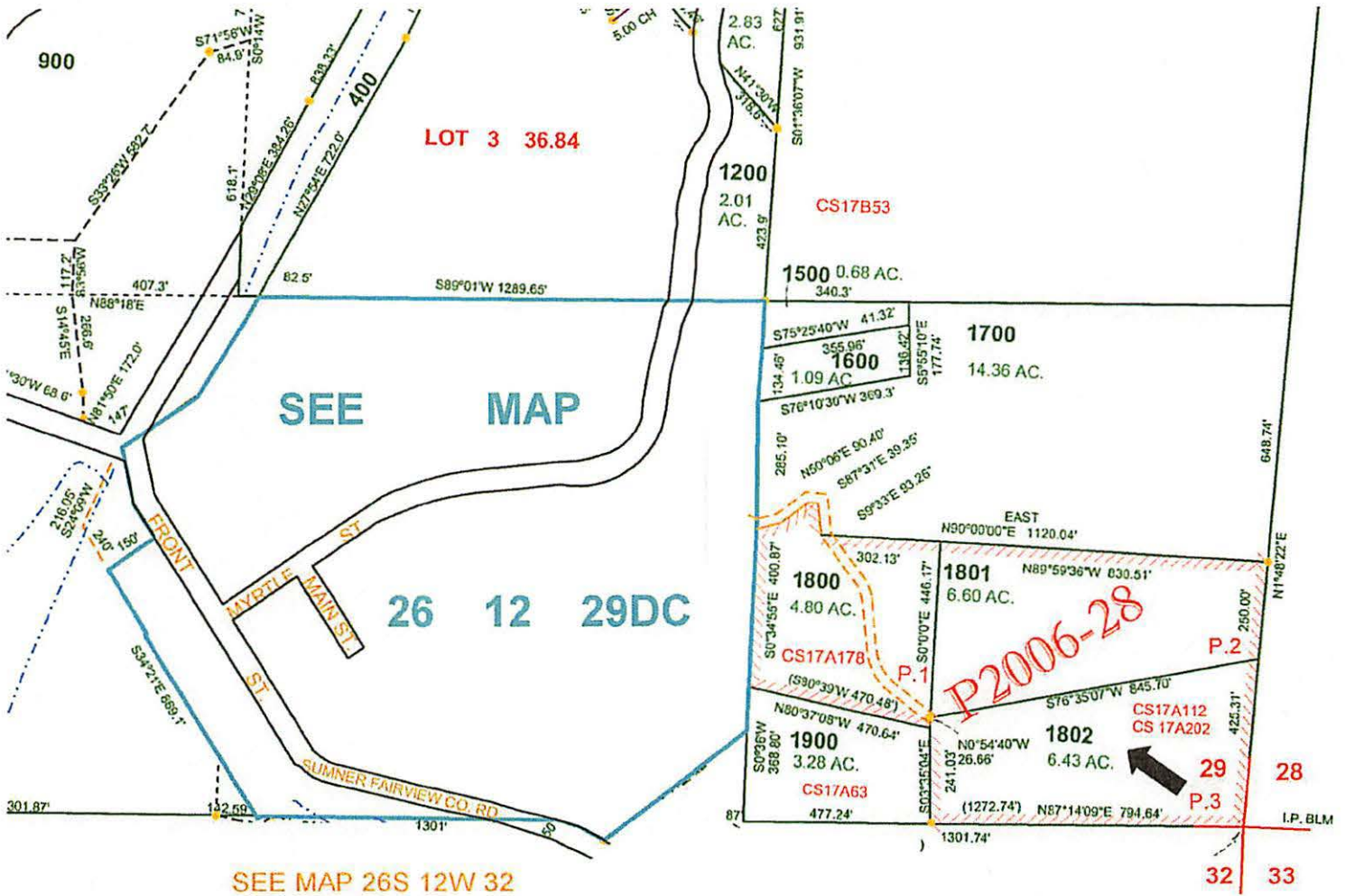
I, TROY RAMBO LS 2865, CERTIFY THAT THIS PLAT IS AN EXACT COPY OF THE PLAT FILED IN THE COUNTY CLERK'S OFFICE.



TICOR TITLE™



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SECTION 29 T26S R12W W.M.
COOS COUNTY

1" = 400'

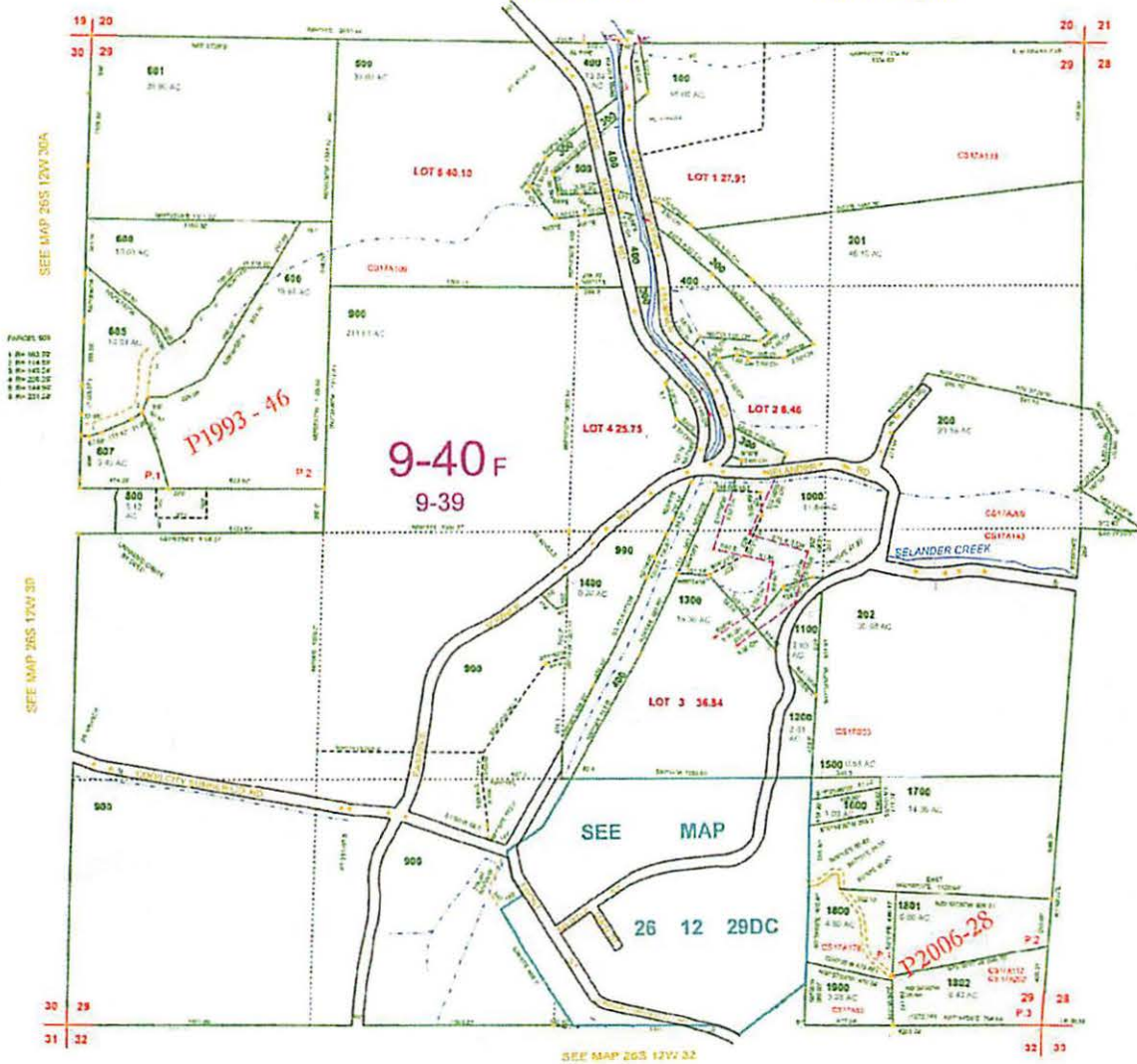
SEE MAP 26S 12W 20

SEE MAP 26S 12W 30D

26S 12W 29
& INDEX

CANCELLED NO.

- 602
- 603
- 604
- 700
- 203



SEE MAP 26S 12W 28

11-1-2006

26S 12W 29
& INDEX



Community Development

Coos County Community Development

Mailing Address: 250 N. Baxter, Coquille, Oregon
60 E. Second St., Coquille OR 97423
Building, Planning and Enforcement
Phone: 541-396-7770
Fax: 541-266-1146

www.co.coos.or.us

TDD (800) 735-2900

November 21, 2024

John & Kari Lucero
93876 Rose Mountain Lane
North Bend, OR 97459

RE: Research Request R-24-012 on property located at Township 26S, Range 12W, Section 29 Tax Lot 1802

Mr. & Mrs. Lucero,

Pursuant to your research request, a limited forest template dwelling test was conducted for the parcel located southeast of the City of Coos Bay. The purpose of the test was to determine if the subject property, zoned Forest, met the number of qualifying pre-1993 parcels and dwellings in order to qualify for a new dwelling based on the relevant Coos County Zoning and Land Development Ordinance ("CCZLDO") provisions.

Only the following applicable CCZLDO criteria for the template test were researched:

(II) Template Dwelling - 215.750 Alternative forestland dwellings; criteria.

- (1) In western Oregon, a governing body of a county or its designate may allow the establishment of a single family "template" dwelling authorized under ORS 215.750 on a lot or parcel located within a forest zone if the lot or parcel is predominantly composed of soils that are:
 - (a) Capable of producing zero to 49 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least three other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (b) Capable of producing 50 to 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least seven other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (c) Capable of producing more than 85 cubic feet per acre per year of wood fiber if:
 - (A) All or part of at least 11 other lots or parcels that existed on January 1, 1993, are within a 160-acre square centered on the center of the subject tract; and
 - (B) At least three dwellings existed on January 1, 1993 and continue to exist on the other lots or parcels.
 - (d) As used in this section, "center of the subject tract" means the mathematical centroid of the tract.
- (2) The following review standards apply to "template" dwellings approved under this rule:
 - (a) Lots or parcels within urban growth boundaries may not be used to satisfy the eligibility requirements under this rule.

- (b) Except as provided by subsection (c) of this section, if the tract under section (1) of this rule abuts a road¹ that existed on January 1, 1993, the measurement may be made by creating a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is to the maximum extent possible, aligned with the road.
- (c) If the:
- (A) Tract 60 acres or larger described under section (1) of this rule abuts a road or perennial stream, the measurement shall be made in accordance with subsection (b) of this section. However, one of the three required dwellings must be on the same side of the road or stream as the tract, and:
- (i) Be located within a 160-acre rectangle that is one mile long and one-quarter mile wide centered on the center of the subject tract and that is, to the maximum extent possible aligned with the road or stream; or
- (ii) Be within one-quarter mile from the edge of the subject tract but not outside the length of the 160-acre rectangle, and on the same side of the road or stream as the tract.
- (B) Road crosses the tract on which the dwelling will be located, at least one of the three required dwellings shall be on the same side of the road as the proposed dwelling.
- (d) Notwithstanding subsection (6)(a) of this rule, if the acknowledged comprehensive plan and land use regulations of a county require that a dwelling be located in a 160-acre square or rectangle described in sections (3) and (4) of this rule or subsections (b) or (c) of this section, a dwelling is in the 160-acre square or rectangle if any part of the dwelling is in the 160-acre square or rectangle.

As the property is not 60 acres or larger nor does it abut a road that existed prior to January 1, 1993. The square template was used and results are as follows:

Rectangle Template Results:

Minimum of eleven (11) required pre-1993 parcels within a 160 acre square:	MET (17 parcels)
Minimum of three (3) required pre-1993 dwellings within a 160 acre square:	MET (5 dwellings)

This test shows that CCZLDO Section 4.6.120 (II)(1)(c) might be satisfied using the property’s current configuration.

This is not a land use review and this is not an approval for a dwelling on the subject parcel. All other applicable rules and regulations will need to be addressed for a complete application. There is no guarantee this parcel will be approved for a template dwelling. A complete application, including template test, will be reviewed for each future application.

The next steps would be to submit an Administrative Conditional Use application for a Forest Template Dwelling.

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

Sincerely,

Amy Dibble

Amy Dibble, Business Operations Manager

¹ The statutory definition of “public road” at ORS 368.001(5) is not applicable to approval of a forest template dwelling required by ORS 215.750(5) to be located on a tract that abuts a “road.” Interpretation of a local code requirement that such dwellings be located on a “public road” is controlled by local legislative intent rather than by statute. *Petersen v. Yamhill County*, 33 Or LUBA 584 (1997). The road may be public or private as long as it has been existence and continued to be in existence since January 1, 1993 and meets the following local definition: A public or private way created or intended to provide ingress or egress for persons to one or more lots, parcels, areas, or tracts of land. A road does not include: (a) driveway located exclusively on the same lot, parcel or tract of land as the use it serves; (b) a private way that is created or intended to provide ingress or egress to such land in conjunction with the use of such land exclusively for forestry, mining, or agricultural purposes.



COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 250 N. Baxter, Coquille, Oregon 97423

Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900

