



**COOS COUNTY PLANNING DEPARTMENT**  
**60 E. SECOND ST. COQUILLE, OR 97423 (LOCATION)**  
**225 N. ADAMS ST. (MAILING ADDRESS)**  
**PHONE: 541-396-7770 / EMAIL: PLANNING@CO.COOS.OR.US**

**COMPLIANCE DETERMINATION**

**Accessory Use, Expansion of Use or Replacement Use**  
**THIS APPLICATION WILL TAKE AT LEAST 30 DAYS TO**  
**PROCESS ONCE IT IS FOUND TO BE COMPLETE**

Date Received: 6/25/24 Receipt #: 155917928 Received by: C. Carr

FILE NUMBERS: FHD-24-005 DR - 22- \_\_\_\_\_

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

**LAND INFORMATION**

**Land Owner(s)** (print name): Patrick & Nancy Cross

Mailing address: 66136 Nipperville North Bend OR, 97459

Phone: 406-608-7397 Email: Fishnrun1@gmail.com

**Applicant(s)** (print name): Pat & Nancy Cross

Mailing address: 66136 Nipperville North Bend, OR 97459

Phone: 406-608-7397 Email: Fishnrun1@gmail.com

Type of Ownership: Single Ownership - Signed Application

Type of Use Requested: Other - Please explain Hardship Dwelling

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

Township: 25S Range: 13W Section: 12 ¼ Section: B 1/16 Section: Select Tax lot: 2100

Township: Select Range: Select Section: Select ¼ Section: Select 1/16 Section: Select Tax lot: \_\_\_\_\_

Tax Account Number(s): 322202 Site Address: 66136 Nipperville

Zone: Rural Residential-2 (RR-2) Acreage: 1.9

Have you completed a site evaluation with Oregon Department of Environmental Quality (DEQ) No  
 It is important for you to consult with DEQ prior to siting any type of structure if the property has on-site septic to understand where all associated improvements are located. Your plot plan will require to indicate where the septic and drain field are located.

Any account information may be found on the Coos County Assessor's Web page, by contacting staff or on your tax statement. Any incomplete application will not be processed.

**PROJECT DESCRIPTION:**

This is an application for a Hardship Dwelling. We are requesting the ability to add a travel travel to the property.

We are applying for this so our son Pat Cross can put a travel trailer on our property

We are in our late 80's/early 90's and need help around the house with our home and property.

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

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

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

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

**APPLICANTS SIGNATURE:**

*Pat A*      *Nancy J. Cross*

**ACCESS INFORMATION**

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660. Please fill out this portion of the application for all development proposals.

Property Address: 66136 Nipperville North Bend

Type of Access: County Road

Name of Access: East Bay Drive/Nipperville Dr

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.

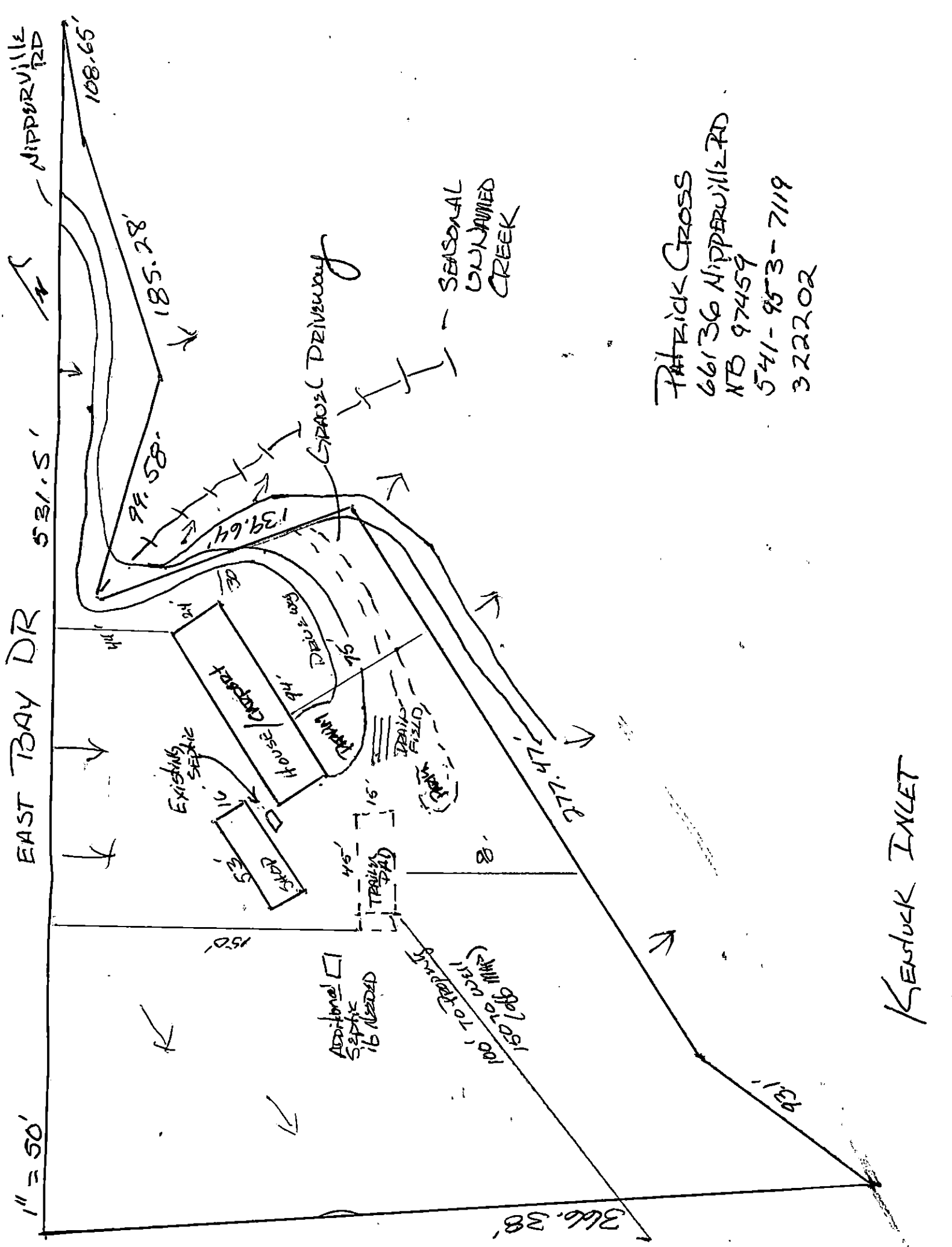
*Through applying for this application I authorize the Coos County Roadmaster or designee to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. The applicant shall contact the Coos County Road Department to arrange for the site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

**Coos County Road Department Use Only**

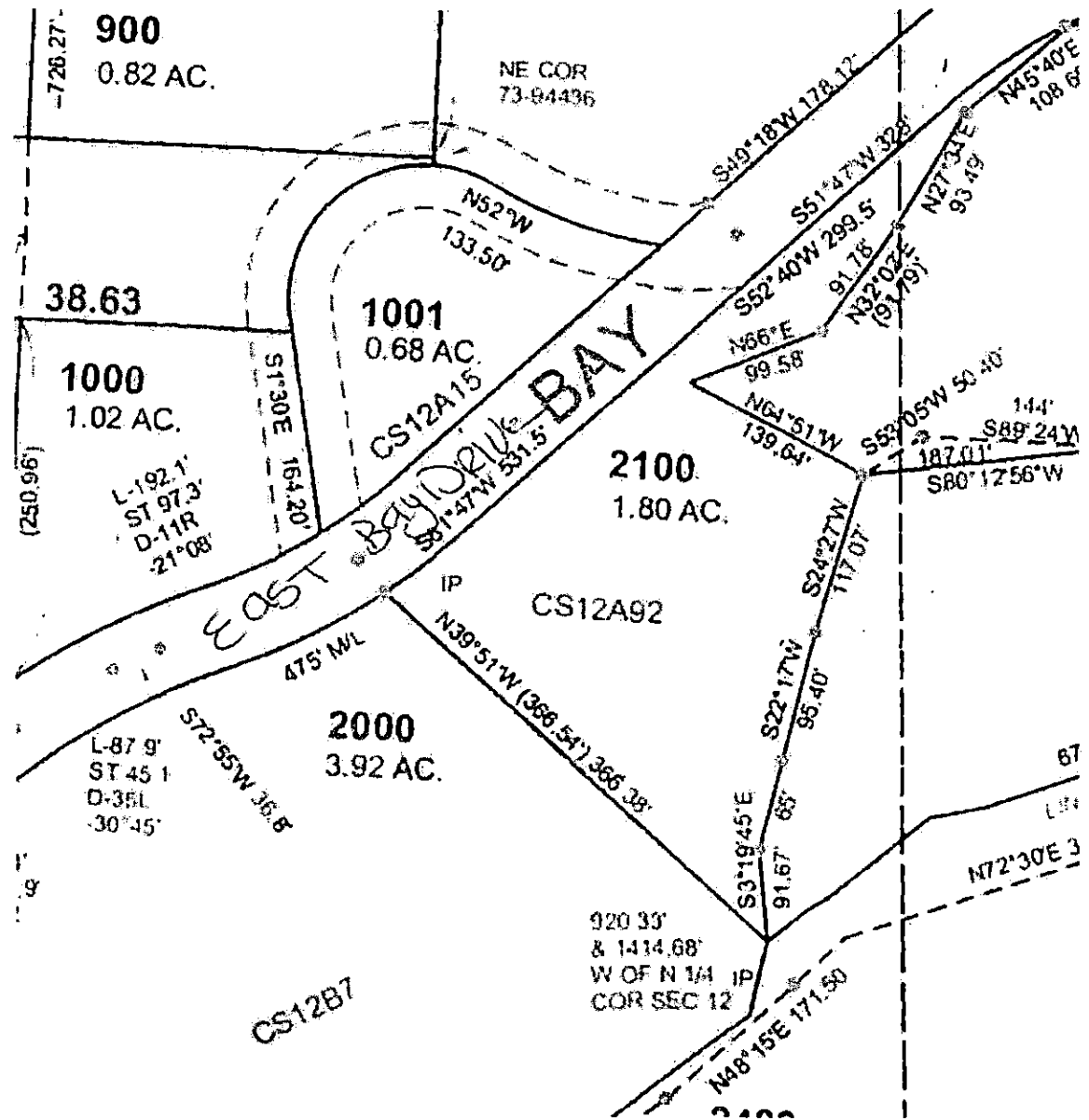
Roadmaster or designee: \_\_\_\_\_

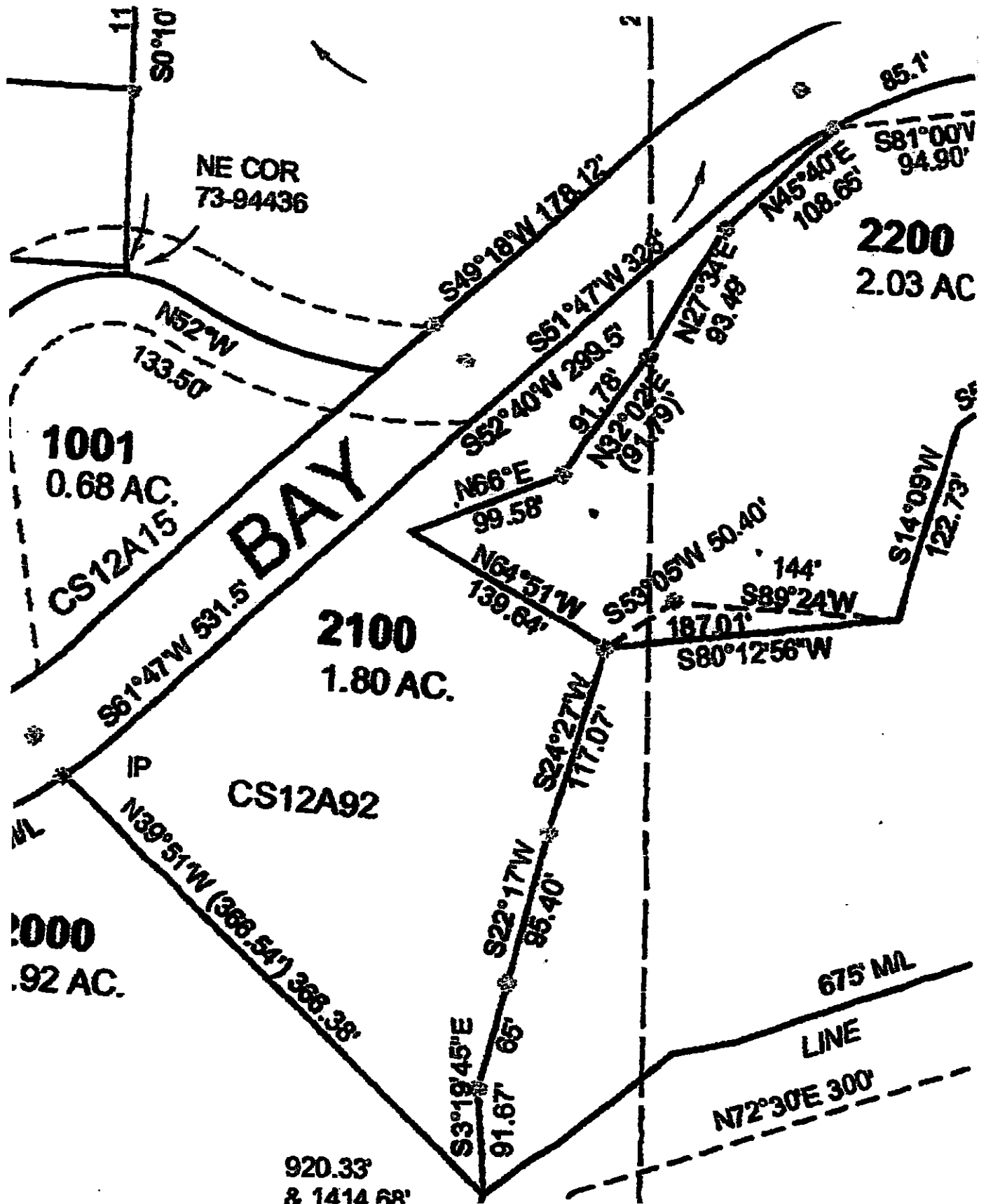
Driveway     Parking     Access     Bonded    Date: \_\_\_\_\_    Receipt # \_\_\_\_\_

File Number: DR- -



PATRICK CROSS  
 66136 HIPPERVILLE RD  
 NB 97459  
 541-953-7119  
 322202







**Coos County Planning Department**

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

**Physician's Certificate**

This form must be completed and signed by a qualified physician and submitted with your application for a Temporary Medical Hardship Dwelling.

By completing this form, the physician, therapist or professional counselor asserts their patient needs frequent care in such a manner that the caretaker must reside on the same premises.

**To Be Completed by Physician**

This is to certify that the person listed below is my patient:

Patrick Cross

(Please Print or Type name of patient)

It is my medical opinion that this person has a medical or physical hardship that requires care and attention as described above, and the named patient should be permitted to reside near a caretaker in order to facilitate proper care.

Office Name: South West Internal Medicine

Physician's Signature: [Signature] CRANE Date: 5-29-24

Physician's Name: Douglas Crane ID/License #: MD22263  
(Please Print or Type)

Address: 209 N. Central Blvd. Coquille, OR Phone #: 541.329.0144  
97423