

File Number : ACU-22-042



**COOS COUNTY CONDITIONAL USE LAND USE APPLCIATION**

**SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL**

**TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL**

**PLANNING@CO.COOS.OR.US PHONE: 541-396-7770**

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: 9/16/22 Receipt #: 235503 Amount: 1600<sup>00</sup> Received by: MB

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)** Lackey Family Trust

Mailing address: P.O. Box 1802, Bandon, OR 97411

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Township: 28S Range: 14W Section: 31 ¼ Section: B 1/16 Section: C Tax lots: 200

Select Select Select Select Select

Tax Account Number(s): 2675100 Zone: Select Zone Industrial

Tax Account Number(s) \_\_\_\_\_ Please Select

**B. Special Districts and Services**

Water On-Site (Well or Spring)

Sewage Disposal On-Site Septic

School Bandon

Fire District Bandon RFPD

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

Administrative Conditional Use for Detached Garage accessory to SFD in the IND zone

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

Flood  Landslide  Liquefaction  Erosion  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 lines.
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).

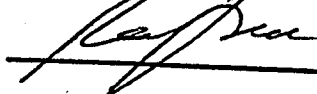
II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:

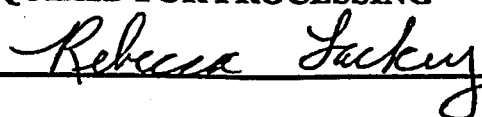
- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway 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 the request. If this application is referred directly to a hearing officer or hearing 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**





**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: 55244 Rosa Road, Bandon, OR 97411

Type of Access: County Road Name of Access: Rosa Road

Is this property in the Urban Growth Boundary? Yes

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.

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

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

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

**Coos County Road Department Use Only**

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

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

File Number: DR-

## 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: \_\_\_\_\_

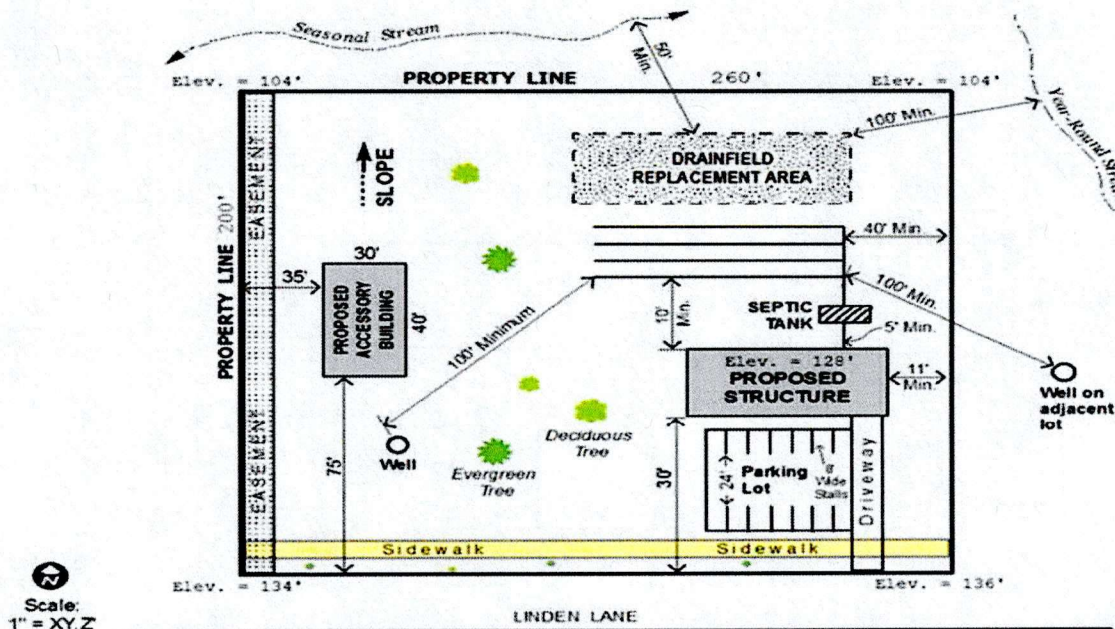
- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and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

Additional Comments:

The proposal is for a detached garage without plumbing. There is an existing single family dwelling with septic and well.

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

**SAMPLE PLOT PLAN**



**ITEMS THAT MUST BE ON THE PLOT PLAN:**

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

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

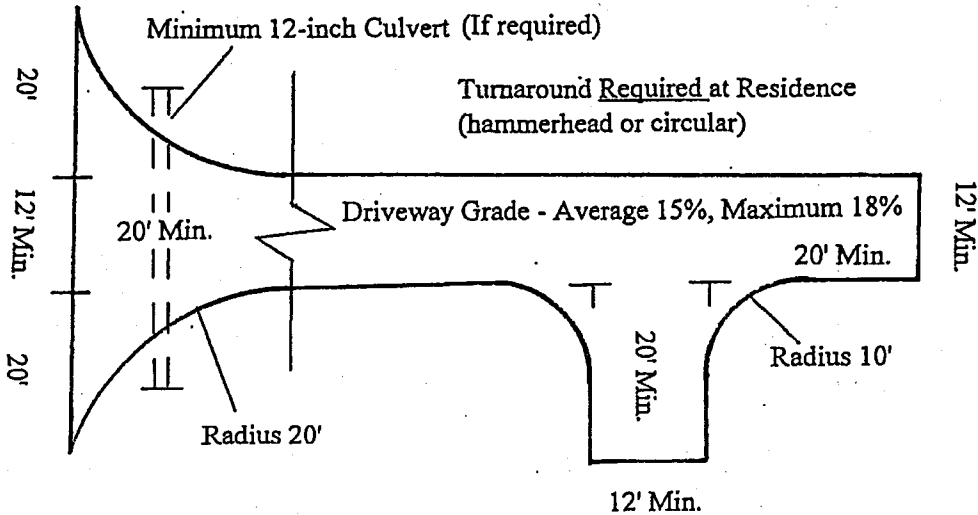
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS  
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

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



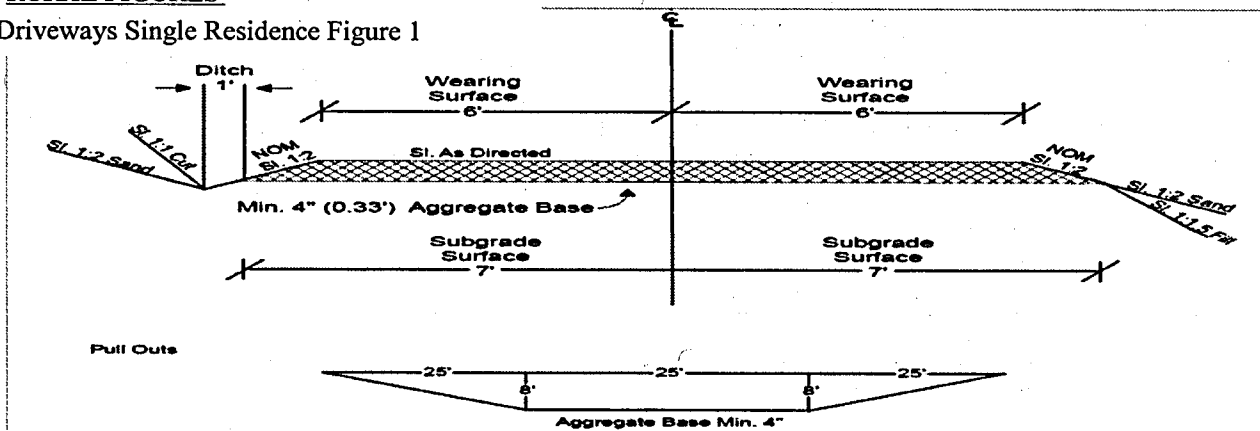
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:

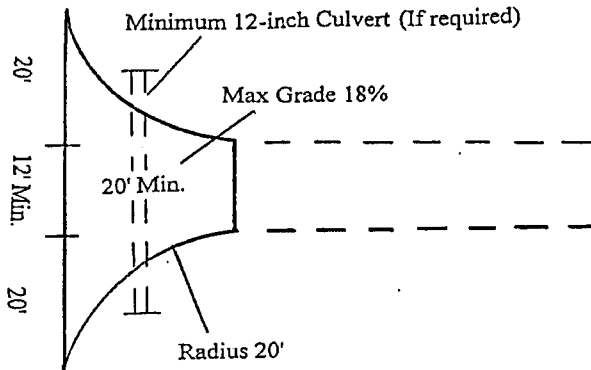
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways 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

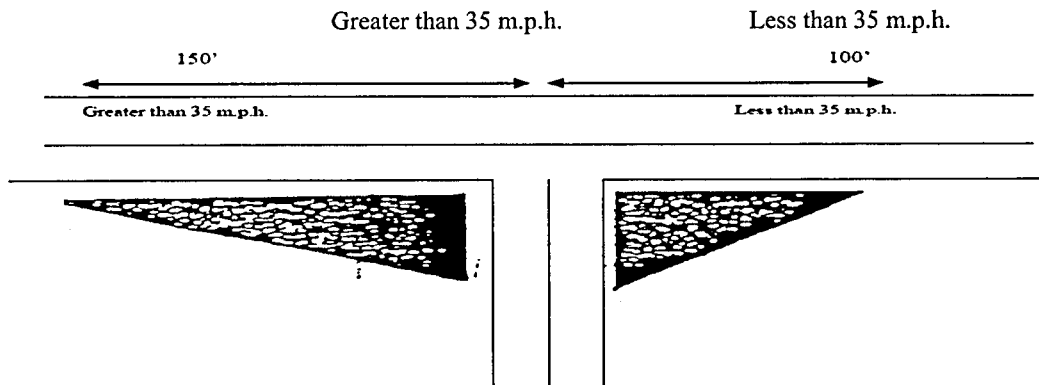


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

**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
<b>Figures</b>	A	B	C	D	E
<b>Single row of Parking</b>					
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'
<b>Figures #'s</b>	F	G	H	I	J
<b>Two Rows of Parking</b>					
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.**

September 16, 2022  
CONDITIONAL USE PERMIT FOR DETACHED GARAGE IN THE INDUSTRIAL ZONE  
28-14-31BC TL 200  
Tax Account #2675100

PROPERTY OWNER

Lackey Family Trust  
% Randi and Rebecca Lackey  
P.O. Box 1802  
Bandon, OR 97411

APPLICANT

Coos Curry Consulting  
P.O. Box 1548  
Bandon, OR 97411

Office Contact:  
Sheri McGrath  
[cooscurry@gmail.com](mailto:cooscurry@gmail.com)  
541-982-9531

NARRATIVE

The subject property is located at 55244 Rosa Road in Bandon, Oregon and is known as Tax Lot 200 on the Coos County Tax Assessor's Map 28-14-31BC. Existing development includes a Single Family Dwelling built in 1947. There is an existing septic system and well, all utilities and driveways are installed and permitted. The property is located within the Urban Growth Boundary of Bandon and is in the Coos County Zoning District of Industrial. Single family dwellings are not permitted in this zoning district, so the property is considered Legally Non-Conforming in regard to its residential use.

The proposal is for a detached garage with direct access from Rosa Road. The application type is an Administrative Conditional Use Permit due to the non-conforming aspect of the use and the underlying zone. Enclosed is the application signed by the property owner, a plot plan prepared by the property owner, supporting documents and the required permit application fee. This document contains the findings of fact to support the request.

COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO) FINDINGS OF FACT

4.2.300        The intent of the Industrial designation applies to sites potentially needed for industrial development. Use of the designation is not restricted to urban growth areas. The purpose of the "IND" district is to provide an adequate land base necessary to meet industrial growth needs and to encourage diversification of the

area's economy accordingly. The "IND" district may be located without respect to Urban Growth Boundaries, as consistent with the Comprehensive Plan. The "IND" designation is appropriate for industrial parcels that are needed for development, as consistent with the Comprehensive Plan.

**Applicant's Response: This area is predominantly single family dwellings. The industrial uses are clustered on the north end of Rosa Road.**

4.3.200 The Zoning Table shows that Single Family Dwellings are not allowed in the Industrial Zone.

**Applicant's Response: Existing development was legally sited in 1947 and is considered non-conforming in regard to use.**

4.3.225(5) Parking - Off-street access, parking and loading requirements per Chapter VII apply.

**Applicant's Response: Residential dwellings are required to have a minimum of 2 off street parking spaces. This criteria is met currently, and the proposed detached garage will provide two additional parking spaces. The driveway is being redirected to provide access to the front of the garage and is required to be inspected by the road department.**

4.3.225(7,a) All Development with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from the right-of-way line, whichever is greater. This setback may be greater under specific zoning siting requirements.

**Applicant's Response: The proposed garage has a 32' setback from the east property line abutting Rosa Road. The south setback is 5' and the north setback is 71'. The west setback is 86'.**

4.3.230(6) The following siting standards apply to all USES, activities and development within the IND and AO zoning districts.

- (a) Minimum lot/parcel size – i. No minimum lots size standard for this zone. ii. Minimum street frontage and minimum lot width is 20 feet.
- (b) Setback - i. Front, side and rear setbacks are 5 feet from abutting properties that are zoned Controlled Development or residential zoning districts. ii. Setback exception – Front yard setback requirements of this Ordinance shall not apply in any residential district where the average depth of existing front yards on developed lots within the same zoning district block, but no further than 250 feet from the exterior side lot lines of the lot and fronting on the same side of the street as such lot, is less than the minimum required front yard building setback.

In such cases the front yard setback requirement on any such lot shall not be less than the average existing front yard building setback.

**Applicant's Response: The proposed garage has a 32' setback from the east property line abutting Rosa Road. The south setback is 5' and the north setback is 71'. The west setback is 86'. The street frontage is 100'.**

(c) Building Height - does not have any requirement, except those sites abutting a residential or controlled development zone shall have a max height of 35 feet plus one (1) additional foot in height for each foot of setback exceeding 5 feet ( i.e. if the setback is 10 feet, the maximum building height would be 40 feet). However, spires, towers, domes, steeples, flag poles, antennae, chimneys, solar collectors, smokestacks, ventilators or other similar objects may be erected above the prescribed height limitations, provided no usable floor space above the height limits is added. Such over height object shall not be used for advertising of any kind.

**Applicant's Response: The height of the structure will not exceed 24'.**

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

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

**Applicant's Response: The proposed garage square footage is 768sf and the existing home is 1176sf for a total of 1944sf.**

(e) Design Standards

**Applicant's Response: This section is not applicable because the existing and continual use of the property is for residential purposes and not for industrial or commercial use.**

5.6.100 NONCONFORMING USES: The lawful use of any building, structure or land at the time of the enactment or amendment of this zoning ordinance may be continued. Alteration of any such use may be permitted subject to Sections 5.6.120 and 5.6.125. Alteration of any such use shall be permitted when necessary to comply with any lawful requirement for alteration in the use. Except as provided in ORS 215.215 (Reestablishment of nonfarm use), a county shall not place conditions upon the continuation or alteration of a use described under

this Section when necessary to comply with state or local health or safety requirements, or to maintain in good repair the existing structures associated with the use. A change of ownership or occupancy shall be permitted. As used in this Section, alteration of a nonconforming use includes:

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

**Applicant's Response:** The proposed garage is considered a physical improvement; however, no greater impact to the neighborhood is anticipated or expected. The properties surrounding the site contain single family residences and detached accessory structures, so the proposal is consistent with development patterns in this neighborhood as shown on the following map.



**MAP SHOWING SURROUNDING RESIDENTIAL PROPERTIES**

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

**Applicant's Response: A conditional use permit has been submitted for the proposed construction of a detached garage.**

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

1. The change in the use will be of no greater adverse impact to the neighborhood;
2. The change in a structure or physical improvements will cause no greater adverse impact to the neighborhood; and
3. Other provisions of this ordinance, such as property development standards, are met.

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

**Applicant's Response: The proposed garage is considered a physical improvement; however, no greater impact to the neighborhood is anticipated or expected. The properties surrounding the site contain single family residences and detached accessory structures. All development standards are met including property line setbacks, height of structure and driveway approach to Rosa Road. The applicant is not verifying a non-conforming use, so additional evidence is not required to show continuity of use.**

After recording return  
original instrument to:  
Robert S. Miller III, Attorney  
Bandon Professional Center  
1010 1st St SE Ste 210, Bandon OR 97411

Send tax statements to:  
Randy Jo Lackey and Rebecca Sue Lackey,  
Co-Trustees, the Lackey Family Trust  
dated October 19, 2014  
P. O. Box 1802, Bandon, OR 97411

Coos County, Oregon	<b>2021-11988</b>
\$91.00 Pgs=2	10/25/2021 03:44 PM
eRecorded by: ROBERT S. MILLER III, ATTORNEY AT LAW	
Debbie Heller, CCC, Coos County Clerk	

**BARGAIN AND SALE DEED**  
(ORS 93.860)

Property: *Common address:* 55244 Rosa Road, Bandon, OR 97411  
*Assessor:* 28S1431-BC-00200  
*Legal Description:* Lots 35 through 40, inclusive, Block 28, Portland  
Addition to Bandon, Coos County, Oregon

Grantor: Randi Jo Lackey and Rebecca S. Lackey, husband and wife  
*care of address:* P. O. Box 1802, Bandon, R 97411

Grantee: Randy Jo Lackey (also known as Randi Jo Lackey) and Rebecca Sue  
Lackey (also known as Rebecca S. Lackey), Co-Trustees, the Lackey  
Family Trust dated October 19, 2014  
*care of address:* P. O. Box 1802, Bandon, OR 97411

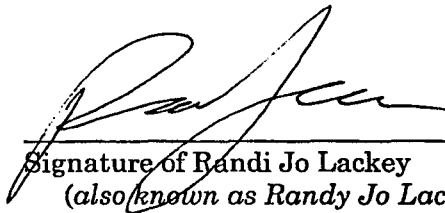
Consideration: The consideration for this conveyance consists of other property and  
other value. ORS 93.030

**Grantor hereby conveys all its right, title, and interest in Property to Grantee for  
Consideration.**

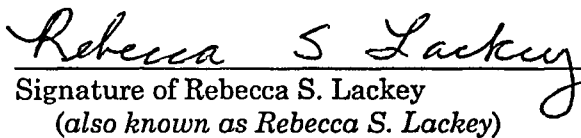
**ORS 93.040 Statutory Disclaimer:** BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT,  
THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS  
RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301  
(Legislative findings) AND 195.305 (Compensation for restriction of use of real property  
due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

So conveyed:

  
Signature of Randi Jo Lackey  
(also known as Randy Jo Lackey)

10/25/2021  
Date Signed

  
Signature of Rebecca S. Lackey  
(also known as Rebecca S. Lackey)

10/25/2021  
Date Signed

STATE OF OREGON

County of Coos

ss.

Randi Jo Lackey (also known as Randy Jo Lackey) and Rebecca S. Lackey (also known as Rebecca S. Lackey) appeared before me and acknowledged this Bargain and Sale Deed on: 10/25/2021

Oct. 25, 2021

  
Signature of Notary Public for Oregon



Unofficial Copy



**Coos County**  
**2022 Real Property Assessment Report**  
 Account 2675100  
 NOT OFFICIAL VALUE

Map 28S1431-BC-00200  
 Code - Tax ID 5403 - 2675100

Tax Status Assessable  
 Account Status Active  
 Subtype NORMAL

Legal Descr See Record

Mailing LACKEY FAMILY TRUST  
 LACKEY, RANDY JO & REBECCA SUE CO TTEE  
 PO BOX 1802  
 BANDON OR 97411-1802

Deed Reference # 2021-11988  
 Sales Date/Price 10-25-2021 / \$0  
 Appraiser

Property Class 101 MA SA NH  
 RMV Class 101 06 27 RR  
 L

Site	Situs Address	City
10	55244 ROSA RD	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	105,550		Land	0	
	Impr	110,980		Impr	0	
<b>Code Area Total</b>		216,530	112,310	112,310	0	
<b>Grand Total</b>		216,530	112,310	112,310	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10	<input checked="" type="checkbox"/>		IND	Market	100	0.35 AC	HS	001	105,550
<b>Code Area Total</b>							0.35			105,550

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	1947	131	One story-Class 3	100	1,176			110,980
<b>Code Area Total</b>						1,176			110,980

Sheri McGrath, Inc  
Coos Curry Consulting  
P.O. Box 1548 \* Bandon, Oregon 97411  
cooscurry@gmail.com  
541-982-9531

CONSENT FOR REPRESENTATION

I, Lackey Family Trust of P.O. Box 1802, Bandon, OR 97411 give permission to Coos Curry Consulting to represent me on all design, permit and consulting matters concerning the property located at 55244 Rosa Rd, Bandon, OR 97411. The property is located on the Coos County Tax Assessor's Map 28-14-31BC and is known as Tax Lot 200. The tax account for this property is 2675100.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the property permit applications.

Contact information for Sheri McGrath is:

Cell: 541-982-9531  
E-mail: cooscurry@gmail.com  
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires twelve months from the date below, without requirement of notice.

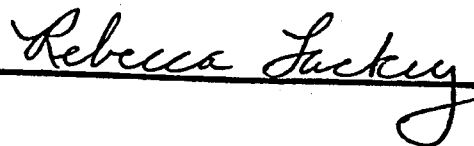
DATED: Sept 16th, 2022

COOS CURRY CONSULTING

  
By: SHERI MCGRATH

CLIENT

  
By: RANDY AND/OR REBECCA LACKEY

  
Rebecca Lackey



