

File Number : ACU-23-026/ACU-23-027



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  
[PLANNING@CO.COOS.OR.US](mailto: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: 5/3/23 Receipt #: 239930 Amount: \$2080.00 Received by: A. Dibble

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) Stephen G & Carolyn L Dayton

Mailing address: 68632 Hwy 101, North Bend OR 97459

Phone: (805) 441-7026 Email: sgdayton28@gmail.com

Township: 24S Range: 13W Section: 11 1/4 Section: C 1/16 Section: Tax lots: 606

Tax Account Number(s): 165205 Zone: Select Zone Commercial-1 (C-1)

**B. Special Districts and Services**

Water Coos Bay - North Bend Water Sewage Disposal On-Site Septic  
School North Bend Fire District North Bend RFPD

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

- Administrative Conditional Use for RV storage / parking area @ Oregon Dunes KOA ("Storage facility and units including parking facilities")
- 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:

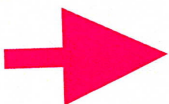
1. Project summary and details including time limes.
2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance 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:

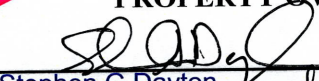

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway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

 Stephen G Dayton	Date
 Carolyn L Dayton	Date

**ACCESS INFORMATION**

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

Property Address: 68860 Hauser Rd, North Bend

Type of Access: State Hwy - Provide Access Permit      Name of Access: Existing Hwy 101 Access

Is this property in the Urban Growth Boundary? No

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

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

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

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

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

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

*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- -

**SANITATION INFORMATION**

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

Water Service Type: Coos Bay-North Bend Water Board      Sewage Disposal Type: On-site septic

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

- How many employees/vendors/patrons, total, will be on site?
- 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?

This request is for an outdoor RV storage / parking area, at the KOA in Hauser.

No new structures, water or sanitary sewer connections are proposed.

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:

<b>Applicant</b>	Stephen G & Carolyn L Dayton
<b>Site Address</b>	68860 Hauser Rd, North Bend
<b>Map No.</b>	24S13W11C
<b>Parcel No.</b>	606
<b>Coos County Account No.</b>	165205
<b>Size</b>	2.05 Acres
<b>Zoning</b>	Commercial
<b>Special Development Considerations and Overlays</b>	<ul style="list-style-type: none"> <li>- Coos County Beaches and Dunes Development Suitability: Limited Suitability &amp; Suitable for Most Uses</li> <li>- FEMA Flood Maps: None</li> <li>- DOGAMI Landslide Susceptibility: Low to High</li> <li>- DOGAMI Liquefaction Susceptibility: Low</li> <li>- Coos Coastal Shorelands Boundary: N/A</li> <li>- National Wetland Inventory: None</li> <li>- Statewide Wetland Inventory: None</li> </ul>
<b>Proposal</b>	Short and long-term parking area for RVs at Oregon Dunes KOA
<b>Access</b>	Hauser Rd (50' Private Access Easement via Document 1990-40307)
<b>Site Description</b>	Graveled flat area adjacent to partially vegetated sand dune. Eastern
<b>Surrounding Zoning &amp; Use</b>	Surrounding zoning: Commercial and Industrial Surrounding use: residential, commercial, and industrial

## OVERVIEW

The KOA in Hauser would like to use subject property as a short and long-term parking area for RVs. This service would be available to patrons of the KOA.

All KOA patrons, including users of the RV parking and storage area, check in at the adjacent KOA front office. KOA staff will oversee the parking and storage area.

The area proposed for RV storage / parking is flat, graveled, and fenced.

No additional development is proposed (no grading, excavation, structures, or utilities).

No striping is proposed. The enclosed site plan depicts fourteen 18'x72' RVs within the parking area, as an example configuration. RVs may be moved into different configurations, as needed.

Adjacent to the area proposed for RV storage / parking is a vegetated sand dune; this area was excavated between 2004 and 2005 (as evidenced by the enclosed Google Earth images), leaving cut slope. The applicant commissioned a geotechnical hazard analysis of subject property, by Michael Remboldt (PE, GE); this analysis is enclosed and includes hazard mitigation recommendations (grading and vegetation), *which the applicant has since implemented, as depicted on Attachment 2 Hazard Maps and Site Photos.*

Perimeter fencing is existing. A gate is proposed to be installed at the entrance to the parking lot / storage area.

There is an existing storage structure on subject property which is proposed to remain. The storage building is served with electricity; no water or sewer.

NARRATIVE INDEX

---

CCZLDO Article 4.3 Balance of County Zoning Tables: Section 4.3.200 Zoning Tables for Urban and Rural Residential, Mixed Commercial-Residential, Commercial, Industrial, Minor Estuary and South Slough.....4

CCZLDO Article 4.3 Balance of County Zoning Tables: Section 4.3.210 Categories and Review Standards.....4

CCZLDO Article 4.3 Balance of County Zoning Tables: Section 4.3.220 Additional Conditional Use Review Standards.....4

CCZLDO Article 4.3 Balance of County Zoning Tables: Section 4.3.225 General Siting Standards .....5

> CCZLDO Article 7.5 Parking Standards: Section 7.1.525 Vision Clearance Triangle .....5

> CCZLDO Article 7.5 Parking Standards: Section 7.5.175 Required Number of Parking Spaces for Type of Use.....5

CCZLDO Section 4.3.230 Additional Siting Standards .....5

CCZLDO Article 4.11 Special Development Considerations and Overlays: Section 4.11.129 Beaches and Dunes (Policy 5.10).....6

CCZLDO Article 4.11 Special Development Considerations and Overlays: 4.11.132 Natural Hazards (Balance of County Policy 5.11).....8

CCZLDO Article 4.11 Special Development Considerations and Overlays: Section 4.11.150 Geological Hazards Special Development Review Standards .....8

CCZLDO Article 4.11 Special Development Considerations and Overlays: Section 4.11.155 Geological Assessment Review .....8

## NARRATIVE

---

CCZLDO Article 4.3 Balance of County Zoning Tables: Section 4.3.200 Zoning Tables for Urban and Rural Residential, Mixed Commercial-Residential, Commercial, Industrial, Minor Estuary and South Slough

81. Storage Facility and Units including parking facilities (79)

CCZLDO Article 4.3 Balance of County Zoning Tables: Section 4.3.210 Categories and Review Standards

(79) Storage Facilities and Units – The category includes warehouse, mini-storage, parking lots or parking structures.

This proposal is for a short and long-term outdoor RV parking / storage area.

CCZLDO Article 4.3 Balance of County Zoning Tables: Section 4.3.220 Additional Conditional Use Review Standards

For uses, development and activities listed in table 4.3.200

This section has specific criteria set by the zoning district for uses, activities and development:

(5) Commercial (C-1) - The following conditional use review standards apply to all uses, activities and development C-1 zoning district.

(a) Compatibility: the proposed use, activity or development is required to demonstrate compatibility with the surrounding properties or compatibility may be made through the imposition of conditions. Compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses and not potential or future uses in the surround area.

[...]

(c) All parks (Recreational or Residential) shall comply with the following design criteria:

The proposed RV parking / storage area may be considered an expansion of the KOA RV park and campground, which is a recreational park.

ii. The landscape shall minimize soil erosion. The exterior portion of the property shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the site abutting public roads or property lines that are common to other owners of property that are zoned for residential, except for points of ingress and egress;

A sight-obscuring fence exists around the perimeter of subject property, providing suitable screening along all boundaries of the site.

A gate is proposed at the entrance/exit to the parking area, to control access.

iii. Lighting: Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent residential district or use.

No new lighting is proposed.

iv. Exposed storage areas, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to the setbacks of the this zoning designation, screen plantings or other screening methods;



(c) Building Height - 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 thereby added. Such over height object shall not be used for advertising of any kind.

(d) Density or Size limits - Commercial structures shall be small-scale, low impact commercial use and be subject to the following building size limits:

(1) No size limits inside urban growth boundary;

(2) 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 8,000 square feet of floor space; or
2. Rural Unincorporated Community shall not exceed 4,000 square feet of floor space.

No structures are proposed.

(e) Design Standards:

(1) The landscape shall minimize soil erosion. The exterior portion of the property shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the site abutting public roads or property lines that are common to other owners of property that are zoned for residential, except for points of ingress and egress;

(2) Lighting: Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent residential district or use.

(3) Exposed storage areas, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to the setbacks of the this zoning designation, screen plantings or other screening methods;

(4) Trash service shall be provided to the facility and the area for trash receptacle or receptacles shall be identified on the plot plan; and

(5) Hours of operation may be required in areas predominantly surrounded by residential zones.

See narrative above under Section 4.3.220(5)(c), which describes how the applicant's proposal meets these standards.

CCZLDO Article 4.11 Special Development Considerations and Overlays: Section 4.11.129 Beaches and Dunes (Policy 5.10)

The Beaches and Dunes map has inventoried the following:

Beaches and Dunes

- Suitable for most uses; few or no constraints (Does not require a review)
- Limited Suitability; special measures required for most development
- Not Suitable for Residential, commercial or Industrial Structures

Purpose Statement:

Coos County shall base policy decisions for dunes on the boundaries for these areas as identified on the plan map titled "Development Potential within Ocean Shorelands and Dunes" and the boundaries delineates following specific areas "Suitable", "Limited Suitability" and "Not Suitable" areas of development potential.

a. Limited Suitability: "Beach and Dune Areas with Limited Development Suitability" includes all dune forms except older stabilized dunes, active foredunes, conditionally stable foredunes that are subject to ocean undercutting or wave overtopping, and interdune areas (deflation plains) subject to ocean flooding.

The measures prescribed in this policy are specifically required by Statewide Planning Goal #18 for the above-referenced dune forms; and that this strategy recognizes that designated mitigation sites must be protected from other uses.

Implementation shall occur through an Administrative Conditional Use process, which shall include submission of a site investigation report that addresses this subsection, by a qualified registered and licensed geologist or engineer.

i. Coos County shall permit development within areas designated as "Beach and Dune Areas with Limited Development Suitability" only upon the establishment of findings that consider at least:

- a) The type of use proposed and the adverse effects it might have on the site and adjacent areas;
- b) The need for temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;
- c) The need for methods for protecting the surrounding area from any adverse effects of the development; and
- d) Hazards to life, public and private property, and the natural environment which may be caused by the proposed use.

ii. Further, Coos County shall cooperate with affected local, state and federal agencies to protect the groundwater from drawdown, which would lead to loss of stabilizing vegetation, loss of water quality, or intrusion of saltwater into water supplies. Coos County shall cooperate with state and federal agencies in regulating the following actions in the beach and dune areas with limited development potential:

- a) Destruction of desirable vegetation (including inadvertent destruction by moisture loss or root damage);
- b) The exposure of stable and conditionally stable areas to erosion;
- c) Construction of shore structures which modify current air wave patterns leading to beach erosion; and
- d) Any other development actions with potential adverse impacts.

A portion of subject property appears on the Coos County "Beaches and Dunes – Goal 18" map, hosted by Coastal Atlas, as "Limited Suitability."

The attached geotechnical hazard evaluation by Michael Remboldt, P.E., G.E. addresses 4.11.129(a)(i), above.

The applicant has since implemented Mr. Remboldt's recommendations, as depicted on Attachment 2 Hazard Maps and Site Photos.

CCZLDO Article 4.11 Special Development Considerations and Overlays: 4.11.132 Natural Hazards (Balance of County Policy 5.11)

b. Landslides and Earthquakes

Landslides: Coos County shall promote protection to life and property in areas potentially subject to landslides. New development or substantial improvements proposed in such areas shall be subject to geologic assessment review in accordance with section 4.11.150. Potential landslide areas subject to geologic assessment review shall include all lands partially or completely within "very high" landslide susceptibility areas as mapped in DOGAMI Open File Report O-16-02, "Landslide susceptibility map of Oregon."

Subject property is not within a "very high" landslide susceptibility area, as depicted on Attachment 2 Hazard Maps and Site Photos.

Regardless, the applicant commissioned the attached geotechnical hazard evaluation.

CCZLDO Article 4.11 Special Development Considerations and Overlays: Section 4.11.150 Geological Hazards Special Development Review Standards

Applications for a geologic hazard review may be made concurrently with any other type of application required for the proposed use or activity. A review of the property must be conducted prior to any ground disturbance. All geologic hazard assessment reports shall include a description of the qualification of the licensed professional or professionals that prepared the assessment.

The applicant shall present a geologic hazard assessment report (geologic assessment) prepared by a qualified licensed professional competent in the practice of geosciences, at the applicant's expense, that identifies site specific geologic hazards, associated levels of risk, and the suitability of the site for the use and/or activity in view of such hazards. The geologic assessment shall include the required elements of this section and one of the following:

- a. A statement that the use and/or activity can be accomplished without measures to mitigate or control the risk of geologic hazard to the subject property resulting from the proposed use and/or activity;
- b. A statement that there is an elevated risk posed to the subject property by geologic hazards that requires mitigation measures in order for the use and/or activity to be undertaken safely sited on the property; or
- c. A certification that there are no high or very high geological hazards present on site. If such is certified by a licensed professional then an Administrative Conditional Use application is not required. Coos County is not liable for any type of certification that a geological hazard is not present on site.

The attached geotechnical hazard evaluation includes a statement that there is an elevated risk posed to the subject property by geologic hazards that require mitigation measures in order for the proposed RV parking / storage use to be undertaken; it describes those mitigation measures on page 5 of the report. As described above: the applicant has since implemented Mr. Remboldt's recommendations, as depicted on Attachment 2 Hazard Maps and Site Photos.

CCZLDO Article 4.11 Special Development Considerations and Overlays: Section 4.11.155 Geological Assessment Review

Geologic Assessment Review: The applicant(s) shall complete the following review to determine compliance with this section. This type of review requires a conditional use application and shall follow the administrative procedures for conditional uses found in Article 5 of the CCZLDO.

1. Except for activities identified in Subsection 2 of this section, as exempt, any new development or substantial improvement in an area subject to the provisions of this section shall require a Geologic Assessment Review.

2. The following development activities are exempt from the requirement for a Geologic Assessment Review:

a. Maintenance, repair, or alterations to existing structures that do not alter the building footprint or foundation and do not constitute substantial improvement as defined in Chapter II.

b. An excavation and/or fill which is less than two feet in depth, or which involves less than twenty-five cubic yards of volume;

c. Exploratory excavations under the direction of a certified engineering geologist or registered geotechnical engineer;

d. Construction of structures for which a building permit is not required;

e. Yard area vegetation maintenance and other vegetation removal on slopes less than 25%;

f. Forest operations subject to regulation under ORS 527 (the Oregon Forest Practices Act);

g. Maintenance and reconstruction of public and private roads, streets, parking lots, driveways, and utility lines, provided the work does not extend outside of the previously disturbed area;

h. Maintenance and repair of utility lines, and the installation of individual utility service connections;

i. Emergency response activities intended to reduce or eliminate an immediate danger to life, property, or flood or fire hazard;

j. Construction/erection of beachfront protective structures subject to regulation by the Oregon Parks and Recreation Department under OAR 736, Division 20; and

k. Any development or activity to be conducted on a site for which a certified engineering geologist has determined that there are no high or very high geologic hazards present. Coos County is not liable for any type of certification that a geologic hazard is not present on site.

No engineering geologic report has been prepared for the proposed use because no structures are proposed (d) and no excavation and/or fill which is greater than two feet in depth, or which involves greater than twenty-five cubic yards of volume (b) is proposed.

## ATTACHMENTS

---

1. Site Plan
2. Hazard & Resource Maps and Site Photos
3. Geotechnical Hazard Evaluation
4. Deed (Document 2022-01072)
5. Access Easement (Document 90-4-0308)