

File Number: ACU-23-041



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 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: 8/11/23 Receipt #: Amount: 1500 + 180.00 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) ARD Services LLC

Mailing address: P.O. Box 876, Veneta, OR 97487

Phone: Email: Mister_Land@msn.com

Township: Range: Section: 1/4 Section: 1/16 Section: Tax lots:
29S 11W 36 0 0 300

Select Select Select Select Select

Tax Account Number(s): 1106901 Zone: Select Zone Forest (F)
Tax Account Number(s) Please Select

B. Special Districts and Services

Water On-Site (Well or Spring) Sewage Disposal On-Site Septic
School Myrtle Point Fire District Myrtle Point RFPD

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

- Administrative Conditional Use for Replacement 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 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:

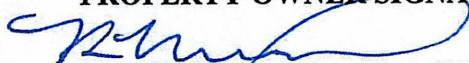
Map Information Or Account Information

- 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

 7.31.23

RICHARD N. MCDUGAL, MEMBER

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: 20191 Hwy 42, Myrtle Point, OR 97458

Type of Access: State Hwy - Provide Access Permit Name of 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](#).

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: _____

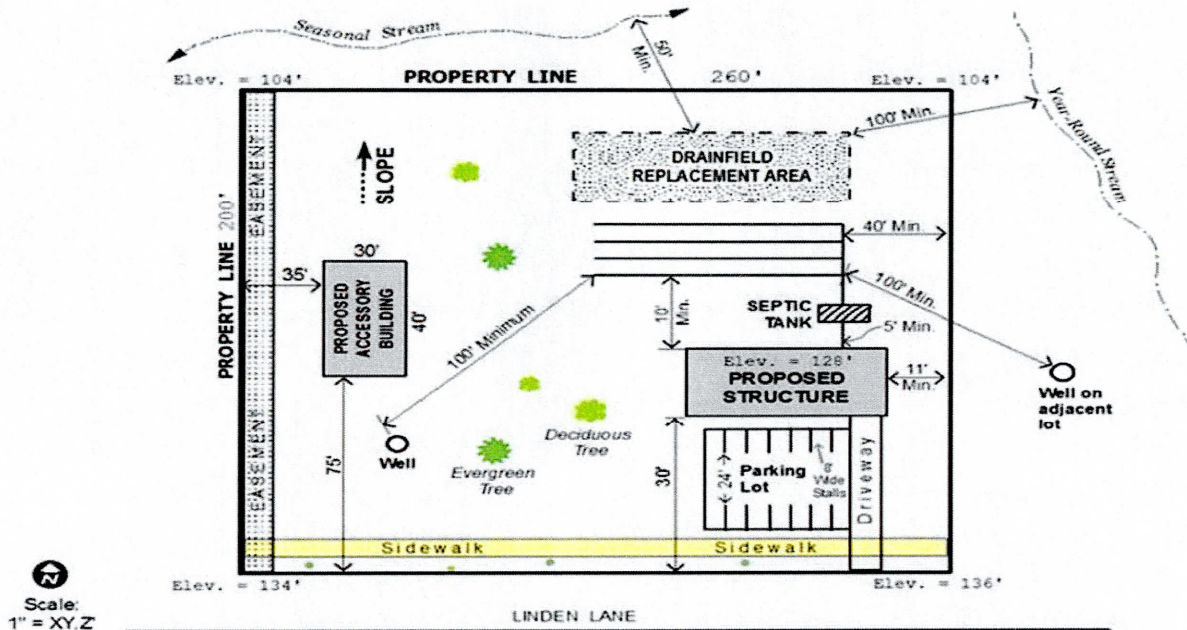
Staff Signature: _____

- 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:

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

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

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

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

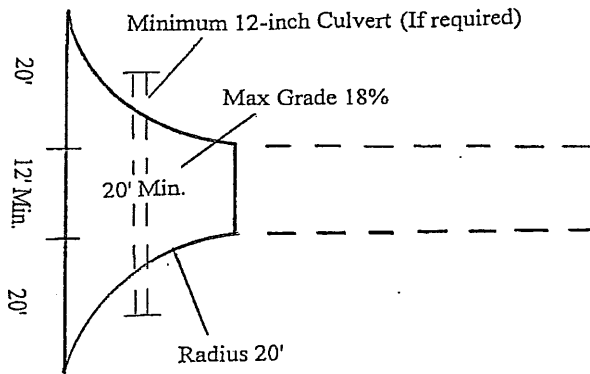
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

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

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

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

Figure 7.1.450

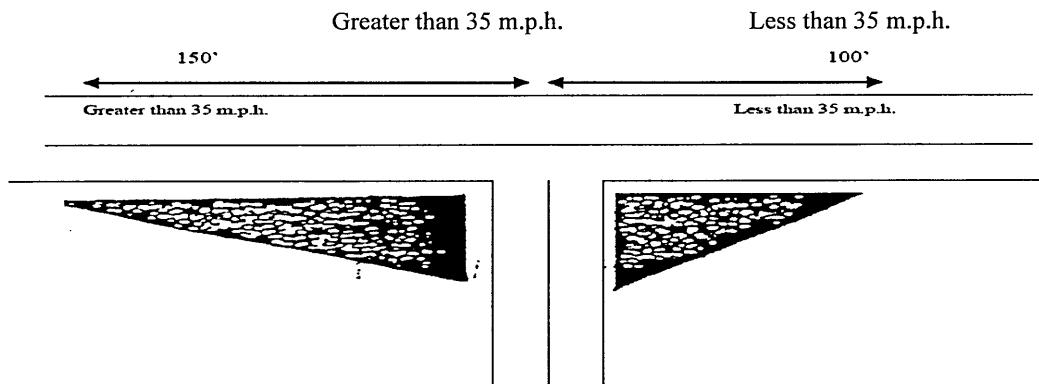


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

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

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



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.

Applicant's Supplemental Statements

The request for a replacement dwelling in the Exclusive Farm Use Zone is subject to the criteria found in the Coos County Zoning and Land Development Ordinance Section 4.6.200(8)(b) and the applicable development standards of Section 4.6.210. The approval criteria and development standards are in boldface type, followed by the proposed Findings of Fact.

SECTION 4.6.200 EXCLUSIVE FARM USE – Table II

21.	a. Alteration, restoration, or replacement of a lawfully established dwelling. (replaced within a year)	CD (8) (30)	CD (8) (30)
-----	---------------------------------------------------------------------------------------------------------	----------------	----------------

Article 4.6 Section 4.6.200(8) REPLACEMENT DWELLING - Dwelling that no longer meets replacement criteria as described in subsection (8)(a)(A)(i) through (iv) of this section. This determination meets the requirements for a land use decision and shall reviewed as an Administrative Conditional Use (ACU).

Subsection (8)(a)(A)(i) requires the dwelling proposed for replacement to have intact exterior walls and roof structure. The dwelling no longer meets the subsection criterion of because it has been removed from the property.

(b) For replacement of a lawfully established dwelling under this section:

(A) or replaced under ORS 215.283 if the county determines that:

(i) The dwelling to be altered, restored or replaced has, or formerly had:

- (1) Intact exterior walls and roof structure;**
- (2) Indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;**
- (3) Interior wiring for interior lights; and**
- (4) A heating system; and**

The dwelling to be replaced formerly had the necessary features listed above. This is documented in the Coos County Zoning Compliance Letter ZCL-14-233 which approved the placement of a manufactured dwelling on the property. The manufactured home permit 194-MH14CO0028 received final inspection.

(ii) (1) If the dwelling was removed, destroyed or demolished:

(a) The dwelling's tax lot does not have a lien for delinquent ad valorem taxes; and

As documented in the attached Statement of Tax Account, there are no outstanding taxes due on the property.

(b) Any removal, destruction or demolition occurred on or after January 1, 1973;

The manufactured home is no longer on the property. This is evident on the attached aerial photos. The photo from 2015 shows the home as it was placed and inspected under the placement permit. The photo from 2021 shows the home no longer on the property.

(2) If the dwelling is currently in such a state of disrepair that the dwelling is unsafe for occupancy or constitutes an attractive nuisance, the dwelling's tax lot does not have a lien for delinquent ad valorem taxes; or

This provision is not applicable to this request for replacement. The manufactured home is no longer on the property.

- (3) A dwelling not described in subparagraph (A)(i)(1) or (A)(i)(2) of this subsection was assessed as a dwelling for purposes of ad valorem taxation:**
 - (i) For the previous five property tax years; or**
 - (ii) From the time when the dwelling was erected upon or affixed to the land and became subject to assessment as described in ORS 307.010.**

This provision is not applicable to this request for replacement. The dwelling proposed for replacement is described in subparagraph (A)(i)(1) because it formerly had the features listed.

SECTION 4.6.210 DEVELOPMENT AND USE STANDARDS FOR THE EXCLUSIVE FARM USE ZONE.

1. Setbacks

- a. Road: All buildings or structures with the exception of fences shall be setback 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.**

The proposed dwelling is proposed to be setback 480 feet from Hwy. 42.

- b. Firebreak: New or replacement dwellings on lots, parcels, or tracts abutting the "Forest" zone shall establish and maintain a firebreak for a distance of at least 30 in all directions. Vegetation within this firebreak 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.**

A 30-foot firebreak shall be maintained around the proposed dwelling.

- 10. Riparian Vegetation Protection 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**

The proposed dwelling is located a minimum of 140 feet from Belieu Creek. The riparian vegetation shall be maintained.

EXHIBITS

- A. Site Plan
- B. Coos County Zoning Compliance Letter ZCL-14-233
- C. 194-MH14CO0028 inspection.record
- D. Statement of Tax Account
- E. 2015 Aerial Photo
- F. 2021 Aerial Photo
- G. Current Deed

Detailed Site Plan

Township 29 Range 11 West Section 36
29113600-00300 Acct#1106901
20191 Hwy 42, Myrtle Point, OR 97458

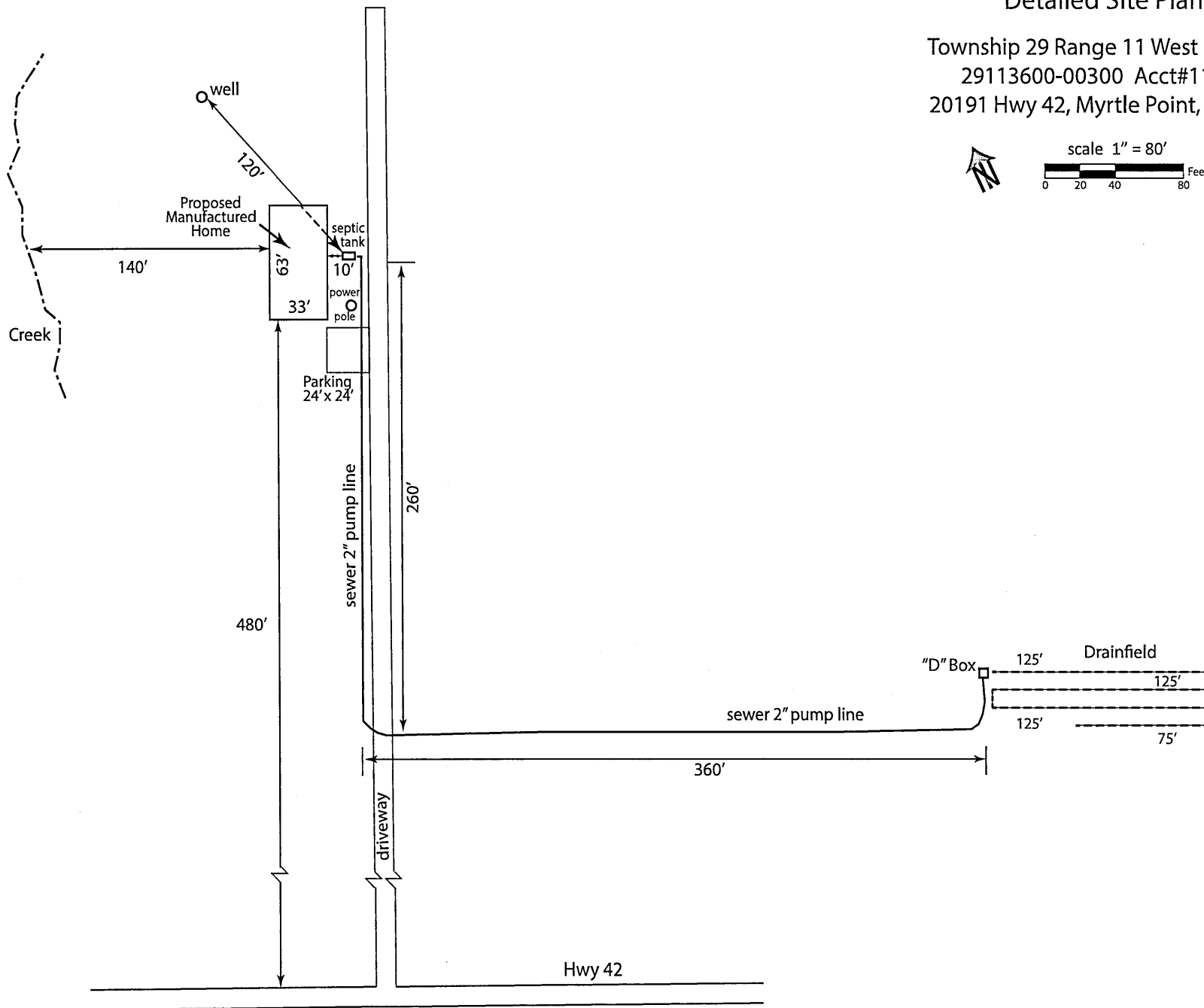
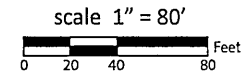
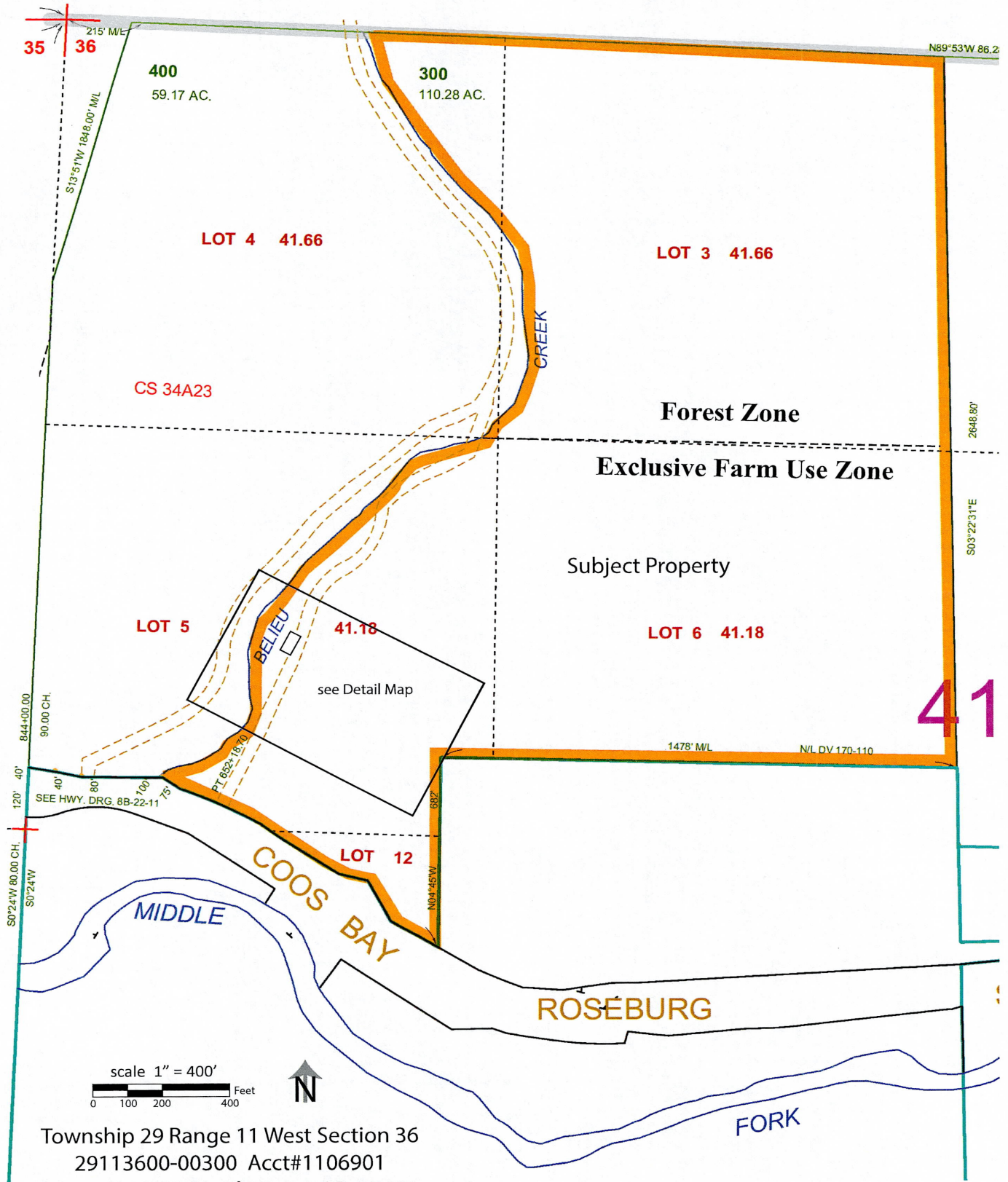


EXHIBIT A



Township 29 Range 11 West Section 36
 29113600-00300 Acct#1106901
 20191 Hwy 42, Myrtle Point, OR 97458



COOS COUNTY PLANNING DEPARTMENT
 225 N. Adams, Coquille, Oregon 97423
 Mailing Address: 250 N. Baxter, Coquille, Oregon 97423
 (541) 396-7770/ TDD (800) 735-2900
 FAX: (541) 396-1022

ZCL-14-233
DATE: 9/3/14
VALID FOR ONE YEAR
FROM THIS DATE
UNLESS THIS IS FOR A
MEDICAL HARDSHIP DWELLING*

COOS COUNTY ZONING COMPLIANCE LETTER

APPLICANT		Len's Home Center c/o Marv Palmer	
APPLICANT ADDRESS		62524 Hwy 101	
CITY/STATE/ZIP		Coos Bay, OR 97420	
PHONE NUMBER OF APPLICANT		541-269-9326	
ACCOUNT#S		1106901	
TOWNSHIP	RANGE	SECTION	TAX LOT
			29S113600-00300
PROPERTY OWNER(S)		KENNETH JORDAN & DELIA SANDOVAL TRS JORDAN, KENNETH R., TRUSTEE; ETAL 3391 SUNDROPS DR BULLHEAD CITY, AZ 86429-7629	
SITUS ADDRESS		20191 HWY 42 MYRTLE POINT, OR 97458	
ACREAGE		110.28 Acres	
PROPERTY ZONING		EXCLUSIVE FARM USE (EFU) FOREST (F)	
SPECIAL CONSIDERATIONS		ARCHAEOLOGICAL SITES (ARC) BIRD SITE MEETS GOAL 5C REQRMT (B5C) FOREST MIXED USE (MU)	
EXISTING DEVELOPMENT /IMPROVEMENTS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO			
RESIDENTIAL		OTHER	
<input type="checkbox"/> CONVENTIONAL DWELLING	<input type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> WELL/SPRING	<input checked="" type="checkbox"/> SEPTIC:
<input checked="" type="checkbox"/> MANUFACTURE/MOBILE	<input type="checkbox"/> INDUSTRIAL	<input type="checkbox"/> PUBLIC WATER	<input type="checkbox"/> PUBLIC SANITATION
<input type="checkbox"/> ACCESSORY	<input type="checkbox"/> FARM/AG	<input type="checkbox"/> OTHER	
SET BACK AND SPECIAL SITING REQUIREMENTS			
<input checked="" type="checkbox"/> 50 FT RIPARIAN VEGETATION - ALL BUILDINGS SHALL MAINTAIN A 50 FT. MINIMUM SETBACK FROM ALL ESTUARIAN WETLANDS, STREAMS, LAKES, OR RIVERS.			
<input checked="" type="checkbox"/> ALL BUILDINGS OR STRUCTURES WITH THE EXCEPTION OF FENCES SHALL BE SETBACK A MINIMUM OF 35 FT. FROM ANY ROAD RIGHT-OF-WAY CENTERLINE OR A MINIMUM OF 5 FT. FROM ANY ROAD RIGHT-OF-WAY LINE, WHICHEVER IS THE GREATER DISTANCE.			
<input type="checkbox"/> 20 FT FRONT (road from which you access your property)	<input type="checkbox"/> 5 FT SIDE	<input type="checkbox"/> 5 FT REAR	
<input type="checkbox"/> CORNER - IF PROPERTY IS A CORNER LOT THEN YOU MUST MAINTAIN 15 FT FROM THE SECONDARY ROAD (LANE, DRIVE, STREET OR ALLEY)			
<input checked="" type="checkbox"/> 30 FT - CONSTRUCT AND MAINTAIN A PRIMARY FIREBREAK OF AT LEAST 30FT. RADIUS AROUND ALL PROPOSED STRUCTURES (INCLUDING DECKS).			
<input checked="" type="checkbox"/> 100 FT - A SECONDARY FIREBREAK OF AT LEAST 100 FT. AROUND THE PRIMARY FIREBREAK.			
<input type="checkbox"/> 35 FT HEIGHT RESTRICTION (AIRPORT AND UGB)		<input type="checkbox"/> SLOPE	
<input checked="" type="checkbox"/> OTHER /COMMENTS Received signed Driveway Confirmation 14-43 from the Roadmaster			

EXHIBIT B

COOS COUNTY HAS REVIEWED THE REQUESTED USE AND DETERMINED THAT ALL APPLICATIONS AND/OR REQUIREMENTS HAVE BEEN COMPLETED. THEREFORE, THE USE IS CONSISTENT WITH THE COOS COUNTY COMPREHENSIVE PLAN AND IMPLEMENTING ORDINANCE. THIS COMPLIANCE LETTER AUTHORIZES CLEARANCE FOR THE USE AND ALLOWS THE PROPERTY OWNER/APPLICANT TO OBTAIN THE FOLLOWING AGENCY PERMITS. THIS LETTER MUST BE PRESENTED TO STATE AGENCIES AT THE TIME YOU ARE REQUESTING AN AUTHORIZATIONS OR PERMITS FOR DEVELOPMENT.

DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) OR SANITATION DISTRICTS

<input type="checkbox"/> SITE EVALUATION ONLY	<input checked="" type="checkbox"/> INSTALL NEW /REPLACE /REPAIR SEPTIC
<input type="checkbox"/> CONNECT TO CHARLESTON SANITATION	<input type="checkbox"/> CONNECT TO BUNKER HILL SANITATION
<input type="checkbox"/> AS NEEDED FOR MEDICAL HARDSHIP *	<input type="checkbox"/> OTHER:

COOS COUNTY MAY PROVIDE CLEARANCE TO OBTAIN PERMITS FROM OTHER AGENCIES BUT THAT DOES NOT MEAN THAT IT IS A GUARANTEE THAT AGENCY WILL APPROVE YOUR PERMIT.

STATE BUILDING CODES AGENCY PERMITS TO ALLOW

<input type="checkbox"/> SINGLE FAMILY DWELLING or <input type="checkbox"/> MULTI FAMILY DWELLING	<input type="checkbox"/> New	<input type="checkbox"/> Repair	<input type="checkbox"/> Alter
<input checked="" type="checkbox"/> MANUFACTURE DWELLING/ MOBILE (NOT MANUFACTURE STRUCTURE)			
<input type="checkbox"/> HARDSHIP - TEMPORARY - RV, MOBILE, MANUFACTURE, PARK MODEL *			
<input type="checkbox"/> FARM/AG BUILDING	<input type="checkbox"/> ACCESSORY STRUCTURE	<input type="checkbox"/> OTHER AS DEFINED IN NOTES	

PLANNING STAFF NOTES AND/OR CONDITIONS: Clearance to replace existing manufactured home with a new manufactured home, including decks, stairs and porches. Clearance to connect / replace / repair existing septic system as needed. Only one dwelling and septic system is permitted on this property. Sent request for comments to ODFW and the Coquille Indian Tribe. The Coquille Indian Tribe has no objections to the proposed work; however, they request to be notified immediately if any known or suspected cultural resources are encountered during work.

ACKNOWLEDGEMENT STATEMENT: PERTAINING TO THE SUBJECT PROPERTY DESCRIBED ABOVE, I HEREBY DECLARE THAT I AM THE LEGAL OWNER OF RECORD OR AN AGENT HAVING CONSENT OF THE LEGAL OWNER 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. THIS COMPLIANCE LETTER IS ONLY GOOD FOR ONE YEAR FROM THE DATE IT WAS ISSUED EXCEPT **IF THIS LETTER WAS ISSUED FOR A MEDICAL HARDSHIP DWELLING, IT WILL SERVE AS A TWO YEAR RENEWAL. HOWEVER, IT IS THE APPLICANTS REponsIBILITY TO UPDATE IT EVERY TWO YEARS.**

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.

APPLICANTS SIGNATURE:

Marvin L Palmer

COOS COUNTY COMPLIANCE

The Coos County Planning Department finds that the proposed uses comply with applicable provisions of the Coos County Zoning and Land Development Ordinance. The information contained on this form reflects the status of the subject property and land use regulations that exist at the time of issue.

AUTHORIZED SIGNATURE:

Amy Dobb

Title: Planner I

Date 9/3/14

Receipt No.: 166657	Fee: \$125.00	<input checked="" type="checkbox"/> Check No. 7617	<input type="checkbox"/> Cash	<input type="checkbox"/>
<input type="checkbox"/> Scan	<input type="checkbox"/> Assessor's office	<input type="checkbox"/> Logged on Helion	<input type="checkbox"/> DEQ	<input type="checkbox"/> Building Codes

Hwy 42



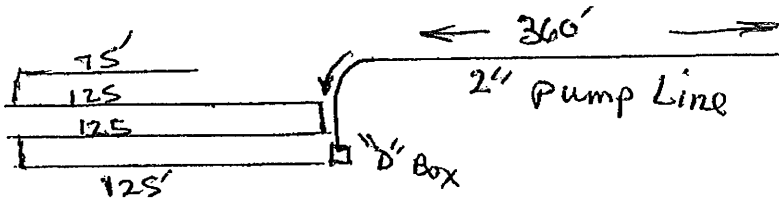
Scale 1" = 60'

MARK PACKARD

20191 Hwy 42

Myrtle Point, OR 97458

T-29-R-11-S-36 Tax Acct # 300/11069.01



Drain Field
w/curtain Drain

Existing Septic System

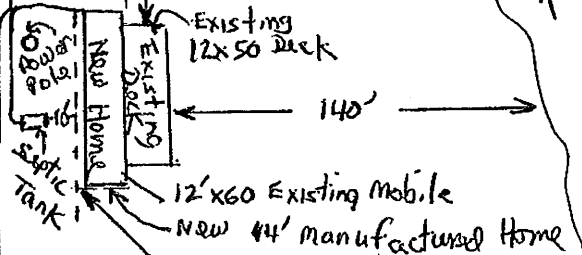
480' Hwy to House

DRIVE-WAY

Sewer
2" pump line
260'

Bank

Parking



Creek

well

194-MH14CO0028

Manufactured Home Placement - IVR NUMBER = 19410003...

STATUS

> Finaled
05/19/2015 by AA CONV

LOCATION

> 20191 HWY 42
MYRTLE POINT, OR

Summary

Activities (0)

Address (1)

Application History (1)

Comments (Internal) (7)

Communications (0)

Conditions (Standard) (5)

Conditions of Approval (0)

Consolidated Record
Activities (3)

Contacts (1)

01-Manufactured Dwelling

02-Construction Expense



A notice was added to this record on 2015-05-30.
Condition: Severity: Notice
Total conditions: 5 (Notice: 5)

View notice

Menu

New

Help

View ID	Comment	Date	Apply to Inspections
AA CONV	WORK DESCRIPTION COMMENTS: Manufactured Home Placement	05/30/2015	No
AA CONV	DIRECTIONS: PAST MP AT MILE MARKER 38	05/30/2015	No
COQ	NOTICE: FINALED 5/19/15	05/20/2015	No
COQ	NOTICE: NOT READY TO FINAL 1/7/15	01/08/2015	No
COQ	NOTICE: FEEDER 10/14/14	10/20/2014	No
COQ	NOTICE: SET UP 10/15/14	10/20/2014	No
COQ	NOTICE: SITE 9/18/14	09/19/2014	No

STATEMENT OF TAX ACCOUNT
COOS COUNTY TAX COLLECTOR
COOS COUNTY COURTHOUSE
COQUILLE, OREGON 97423
(541) 396-7725

19-Jul-2023

ARD SERVICES LLC
 37385 JASPER LOWELL RD
 JASPER OR 97431-9758

Tax Account # 1106901	Lender Name
Account Status A	Loan Number
Roll Type Real	Property ID 4181
Situs Address 20191 HIGHWAY 42 MYRTLE POINT OR 97458	Interest To Aug 15, 2023

Tax Summary

Tax Year	Tax Type	Total Due	Current Due	Interest Due	Discount Available	Original Due	Due Date
2022	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$2,659.28	Nov 15, 2022
2021	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$766.53	Nov 15, 2021
2020	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$739.48	Nov 15, 2020
2019	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$705.82	Nov 15, 2019
2018	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$674.36	Nov 15, 2018
2017	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$659.38	Nov 15, 2017
2016	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$604.22	Nov 15, 2016
2015	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$590.22	Nov 15, 2015
2014	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$540.87	Nov 15, 2014
2013	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$283.77	Nov 15, 2013
2012	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$277.51	Nov 15, 2012
2011	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$270.93	Nov 15, 2011
2010	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$272.25	Nov 15, 2010
2009	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$264.19	Nov 15, 2009
2008	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$291.58	Nov 15, 2008
2007	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$233.68	Nov 15, 2007
2006	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$230.21	Nov 15, 2006
2005	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$226.52	Nov 15, 2005
2004	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$204.54	Nov 15, 2004
2003	ADVALOREM	\$0.00	\$0.00	\$0.00	\$0.00	\$199.04	Nov 15, 2003
Total		\$0.00	\$0.00	\$0.00	\$0.00	\$10,694.38	

TAX NOTATION...

NOTATION CODE	DATE ADDED	DESCRIPTION
SPLIT CODE	4-Jun-2014	AFFIDAVIT #20303 - #1106991 COMBINED INTO #1106901 RURAL FIRE/FIRE PATROL SPLIT CODE CONSOLIDATION

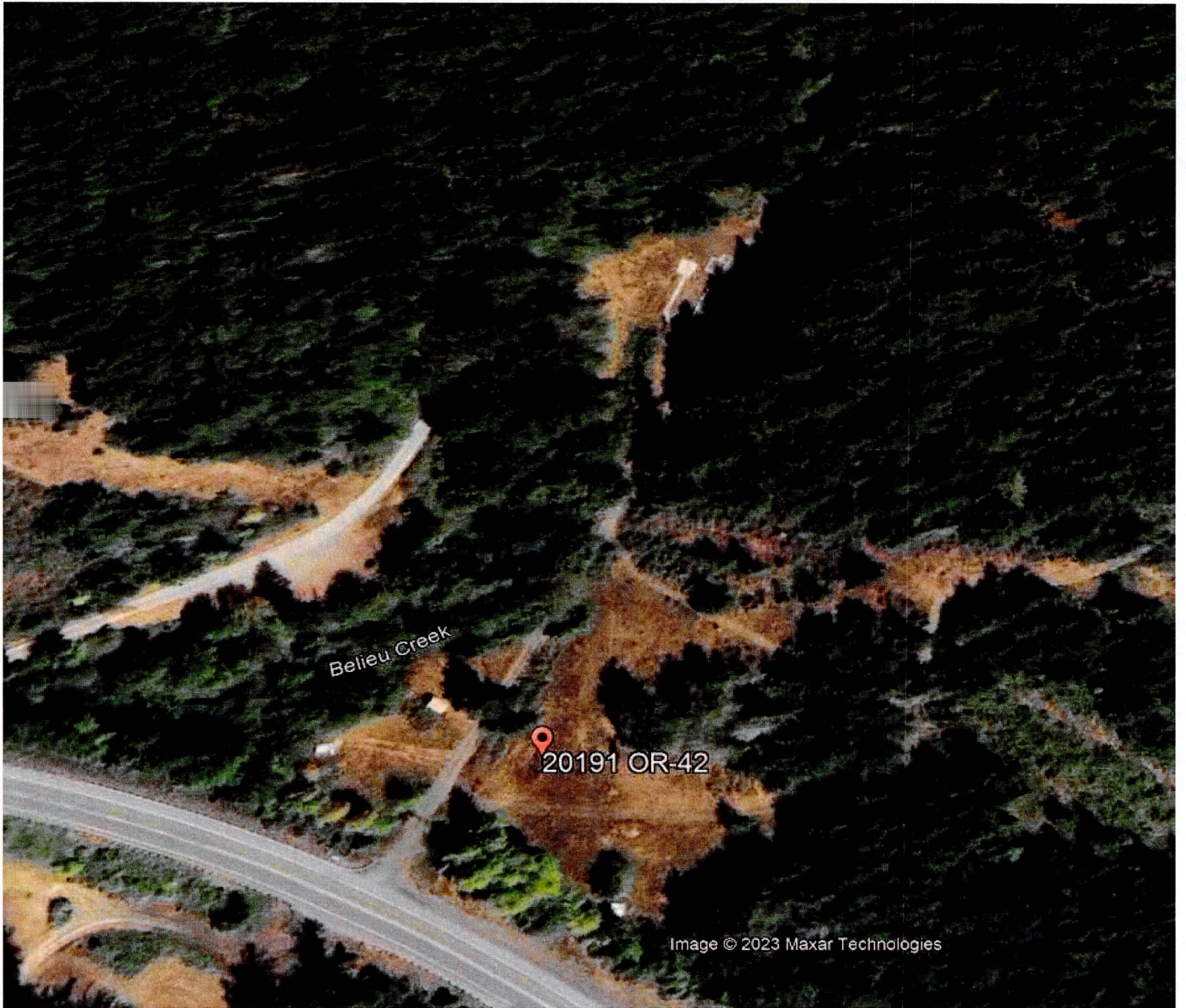
99921072

EXHIBIT D



2015 Aerial Photo

EXHIBIT E



2021 Aerial Photo

EXHIBIT F

STATUTORY WARRANTY DEED
(continued)

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

Dated: 6-24-21

Kenneth R. Jordan and Delia Sandoval Revocable Trust dated July 26, 2002

BY: [Signature]
Delia Sandoval, Trustee

State of Arizona
County of Mohave

This instrument was acknowledged before me on June 24, 2021 by Delia Sandoval, Trustee of the
Kenneth R. Jordan and Delia Sandoval Revocable Trust.

[Signature]
Notary Public - State of Oregon Arizona

My Commission Expires: 10-27-24



EXHIBIT "A"
Exceptions

Subject to:

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

The Land has been classified as Forest Land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Belieu Creek.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Belieu Creek.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Belieu Creek.

A manufactured home situated on the subject land is classified as personal property, as disclosed by the ownership records of the Building Codes Division. Unless a manufactured home is reclassified from personal to real property, a manufactured housing endorsement (ALTA End. 7-06, 7.1-06 or 7.2-06) is not available until reclassification is completed and an appropriate approval is recorded. NOTE: Depending on circumstances, a manufactured home may be classified as personal property but assessed as real property under ORS 308.875.

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

Granted to: Vernon Van Derlin, et ux
Recording Date: September 27, 1961
Recording No: Book 288, Page 190

Limited access to and from the Land as set forth in Deed shown below, which provides that there shall be no right of easement or right of access to, from or across the State Highway other than as expressly provided for in said Deed:

Grantor: Vernon Van Derlin aka Vernon C. Van Derlin and La Verne Van Derlin
Grantee: the State of Oregon, by and through its State Highway Commission
Recording Date: January 9, 1962
Recording No.: Book 290, Page 164

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

Granted to: Coos-Curry Electric Cooperative, Inc.
Recording Date: October 29, 1984
Recording No: 84-5-4730

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

Granted to: Kenneth R. Jordan and Delia Sandoval
Recording Date: November 30, 1992
Recording No: 92-11-1006



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

Request for Comments

File Number: ACU-23-041 ARD Services LLC
Deemed Complete: N/A
Date Comments are due: 09/11/23
The applicant: ARD Services LLC

You have received this notices as required by the Coos County Zoning and Land Development Ordinance (CCZLDO) because the proposal consists of uses and/or activities that are subject to review that may affect protections to cultural resources. The checked boxes indicate which regulation a project is required to comply with. Please address in the comments if the use and /or activity will require additional protections or if conditions are necessary to ensure protections of the site. Please contact staff if more information is required.

The following Uses and Activities in the Coos Bay Estuary Management Plan that require compliance with Policy #18

Policy #18 States that the Tribe(s) shall have the right to submit a written statement to the local government within thirty (30) days of receipt of such notification, stating whether the project as proposed would protect the cultural, historical and archaeological values of the site, or if not, whether the project could be modified by appropriate measures to protect those values. There are two identified site on the Shoreland Values Requiring Mandatory Protection Plan Map near the proposed area for development.

In this case there has been an agreement submitted to protect the potential impacted site and to cover any unanticipated discovery that may occur during the process.

Uses and Activities identify by the proposal:

The following Uses are proposed in the Balance of County Zoning subject to Section 4.11.125.3.b.

This strategy shall be implemented by requiring development proposals to be accompanied by documentation that the proposed project would not adversely impact the historical and archaeological values of the project's site. "Sufficient documentation" shall be a letter from a qualified archaeologist/historian and/or a duly authorized representative of a local Indian tribe(s).

- ii. Properties which have been determined to have an "archaeological site" location must comply with the following steps prior to issuance of a "Zoning compliance Letter" for building and/or septic permits.*
 - 1) The County Planning Department shall make initial contact with the Tribe(s) for determination of an archaeological site(s). The following information shall be provided by the property owner/agent:*

- a) *Plot plan showing exact location of excavation, clearing, and development, and where the access to the property is located;*
 - b) *Township, range, section and tax lot(s) numbers; and*
 - c) *Specific directions to the property.*
- 2) *The Planning Department will forward the above information including a request for response to the appropriate tribe(s).*
 - 3) *The Tribe(s) will review the proposal and respond in writing within 30 days to the Planning Department with a copy to the property owner/agent.*
 - 4) *It is the responsibility of the property owner/agent to contact the Planning Department in order to proceed in obtaining a "Zoning Compliance Letter" (ZCL) or to obtain further instruction on other issues pertaining to their request.*

Uses and Activities identify in the proposal : Replacement dwelling

Thank you and if you have any questions please contact one of our staff members at 541-396-7770 or planning@co.coos.or.us . If you need additional materials please let me know.

Planning Staff

Jill Rolfe, Planning Director
Crystal Orr, Planner II
Cassidy Carr, Planner Tech

Details

Basemap

Share

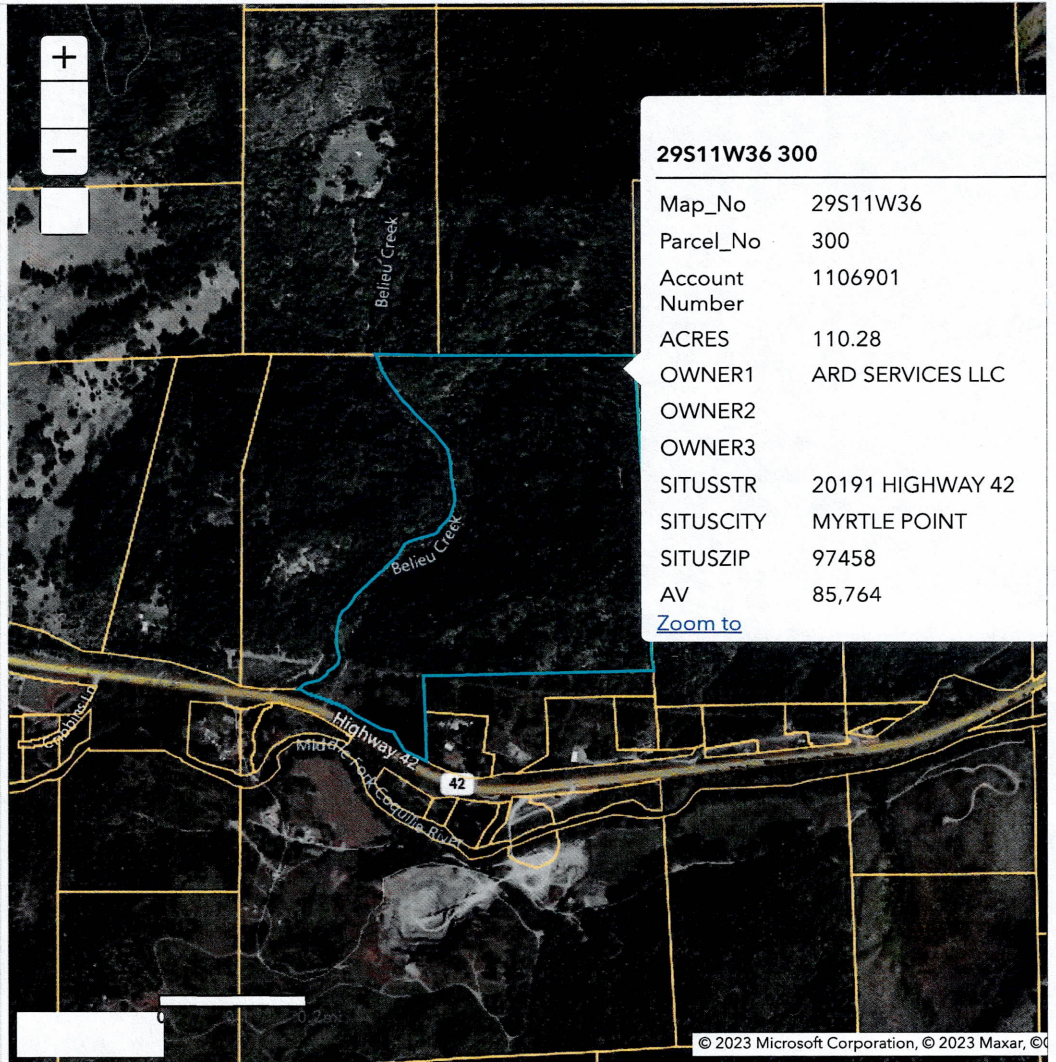
Print

Measure

Find address or plac

Legend

July_2023_Parcels



29S11W36 300	
Map_No	29S11W36
Parcel_No	300
Account Number	1106901
ACRES	110.28
OWNER1	ARD SERVICES LLC
OWNER2	
OWNER3	
SITUSSTR	20191 HIGHWAY 42
SITUSCITY	MYRTLE POINT
SITUSZIP	97458
AV	85,764
Zoom to	

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