

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. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
 - 1. 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.
 - 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - 3. A complete description of the request, including any new structures proposed.
 - 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
 - 1. Location of all existing and proposed buildings and structures
 - 2. Existing County Road, public right-of-way or other means of legal access
 - 3. Location of any existing septic systems and designated repair areas
 - 4. Limits of 100-year floodplain elevation (if applicable) *N/A*
 - 5. Vegetation on the property
 - 6. Location of any outstanding physical features
 - 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

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 the application is signed by an agent, the owner's written authorization must be attached.

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. Signatures required below for application processing.

Chris [Signature]

Handy Ballinger-Biscoe

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: 64364 Oregon Rd Coos Bay, Or. 97520

Type of Access: ~~Select~~ County Road Name of Access: Coos Bay Rd

Is this property in the Urban Growth Boundary? ~~Select~~ NO

Is a new road created as part of this request? ~~Select~~ 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 # _____

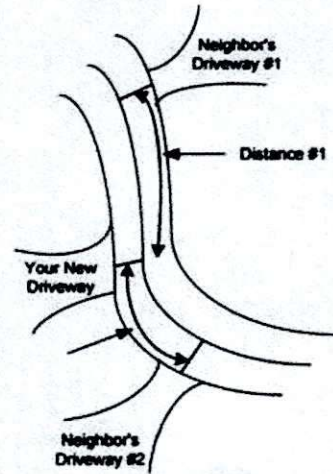
File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: _____

N/A

DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select



ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: _____

Is this driveway on the same side of the road as your Driveway: Select

The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.

N/A

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: Select

Sewage Disposal Type: Select

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:

James Sumpter
PO Box D
North Bend, Or. 97459

Re: Sumpter Family Private Dock – Property Description

The property is approximately 6 acres, the current vegetation on the lowlands is pasture, some native species trees on the hill, 2 houses are located on the hill, 1 agricultural building just above the lowland. The topography of the property consists of low pasture to gentle rise hillside.

This request is being made to better accommodate our aging family for the convenience of recreational uses of the river system.

James Sumpter
PO Box D
North Bend, Or. 97459

Re: Sumpter Family Private Dock

Section 3.2.551.3 - Our intent for the dock is to construct a Private Use Only dock for our fishing boat that we currently fish within the Coos River system.

Section 3.2.551 – Special Conditions 3) - The dock meets Zoning Ordinance in these regards; small scale 6' wide x 32' long Aluminum Structure with open grate walkway and gangway (Approvals in place from Army Corps of Engineers, DSL, Coquille Indian Tribe, pending approval from DLCD), the dock will have pilings installed in the river to anchor dock and support gangway.

Section 3.2.546 – Uses 11 b. - This dock is for private use only, the dock will allow ease of access for our family that currently is fishing the Coos River.

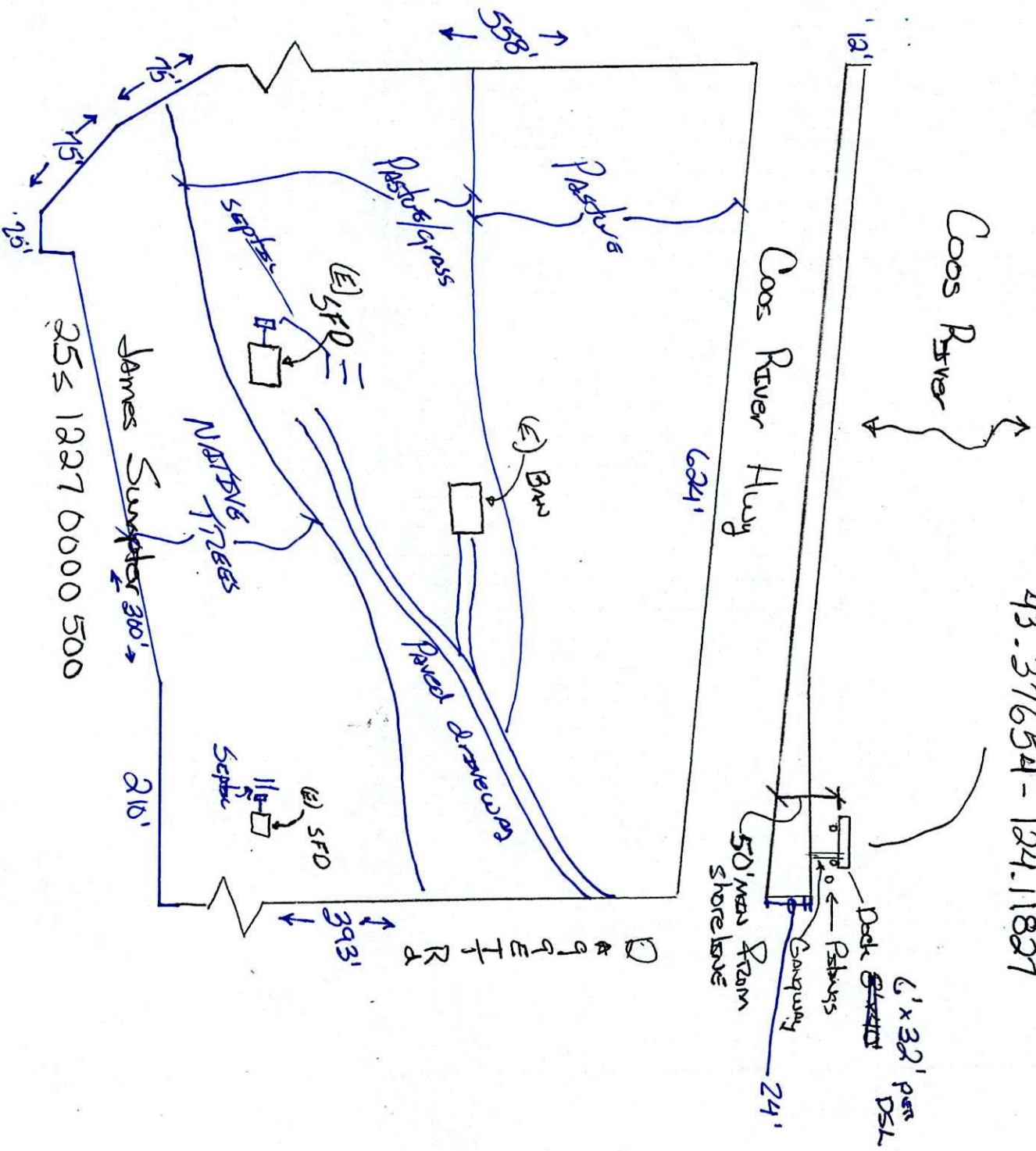
Section 3.2.546 – Special Conditions- Uses 11 b.- The dock meets the requirement for enhancement of recreational opportunities

Jan. 23, 2022
 REV 4/10/22 - Plat Plans *

North ↑

43-37654-124.11827

Coos Bays
 5ms



Scales 1" = 100'

RECORDING REQUESTED BY:



201 Central Avenue
Coos Bay, OR 97420

AFTER RECORDING RETURN TO:

Order No.: 360621038727-DM
Kandy R. Ballinger Biscay
64364/64368 Daggett Road
Coos Bay, OR 97420

READ AND APPROVED

BY K&B

SEND TAX STATEMENTS TO:

Kandy R. Ballinger Biscay
64364/64368 Daggett Road
Coos Bay, OR 97420

APN: 285100
Map: 25S122700 00500

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James Christopher Sumpter, Grantor, conveys and warrants to **Kandy R. Ballinger Biscay**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

A parcel of land located in Government Lot 1 of Section 27, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, and in Government Lot 4 of Section 28, Township 25 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, more particularly described as follows:

Beginning at an iron pipe North 2° 28' East 390.64 feet from the quarter corner common to Sections 27 and 28 of said township and range; thence North 72° 59' East 324.67 feet to an iron pipe; thence North 88° 08' East 200 feet to the West boundary of property conveyed to Jamies Mast, et al, by instrument recorded October 5, 1989, bearing Microfilm Reel No. 89-10-0181, Records of Coos County, Oregon; thence North to the South boundary of the Coos River County Road; thence Northwesterly along said South boundary 400 feet, more or less, to the East boundary of property conveyed to Bill C. Daggett, et ux, by instrument recorded August 29, 1975, bearing Microfilm Reel No. 75-8-118141, Records of Coos County, Oregon; thence South 0°34' West 475 feet; thence South 11° 50' East 129.62 feet to an iron rod; thence South 42°20' East 92.08 feet to an iron rod; thence North 72° 59' East 9.11 feet to the point of beginning.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$825,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Section 3 - STRUCTURE INFORMATION

Waterway <u>Coos River</u>	River Mile <u>5</u>	County <u>Coos</u>
Are you the owner of tax lot where the structure is located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no, please provide the owner's name and address)	Legal Description where the structure is located: <u>255 12W 27</u> <u>500</u> Township Range Section Quarter Tax Lot No.(s)	

Section 4 - CITY/COUNTY CERTIFICATE OF COMPLIANCE

(Submit to local planning official for completion)

- This project is not regulated by the local comprehensive plan and zoning ordinance.
 This project has been reviewed and is consistent with the local comprehensive plan and zoning ordinance.
 This project has been reviewed and is **NOT** consistent with the local comprehensive plan and zone ordinance.
 Consistency of this project with the local planning ordinance cannot be determined until the following local approval(s) are obtained:
A. Conditional Use Approval B. Development Permit C. Plan Amendment D. Zone Change
E. Other _____

An application has has not been made for local approvals checked above.

Comments:

Signature of local planning official Title City/County Date

Print Name: _____

Section 5 - ATTACHMENTS

- Section 4 – To be Completed by City or County Planning Official.
 A street or highway location map with road directions to the site from the nearest main highway or road.
 County Assessor Tax Map showing the location of structure.
 Photos of existing structure, or of the site of proposed structure (land and water view).
 Drawing(s) of the existing structure or the proposed, with measurements of structure. (boat well included)



INCOMPLETE APPLICATIONS WILL BE RETURNED Please Make a Copy for Your Records

By signing this application, I certify to the best of my knowledge, the structure identified in this application meets all applicable local, state and federal laws including the local comprehensive land use plan and zoning ordinance requirements. Failure to do so will invalidate this registration and result in a trespass, subject to civil penalties provided in OAR 141-082-0130.

Applicant Signature

Date

← from Coos Bay, Oregon
to 64364 Daggett Rd, Coos Bay, OR 97420

13 min (7.1 miles)  

via OR-241 and S Coos River Hwy
Fastest route

Coos Bay
Oregon

- > Take S 4th St and Elrod Ave to S Broadway
2 min (0.4 mi)
- > Take OR-241 to S Coos River Ln
8 min (4.4 mi)
- > Follow S Coos River Hwy to Daggett Rd
3 min (2.2 mi)

64364 Daggett Rd
Coos Bay, OR 97420

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



ArcGIS Web Map

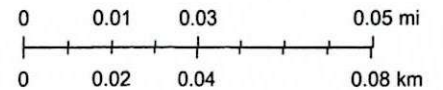
New Dock 6'x32'



3/1/2022, 4:23:42 PM

taxlot mapIndex CountyLines

1:2,257



Maxar, Microsoft, OREGON DOR, GEO

Web AppBuilder for ArcGIS
Maxar, Microsoft | OREGON DOR, GEO |

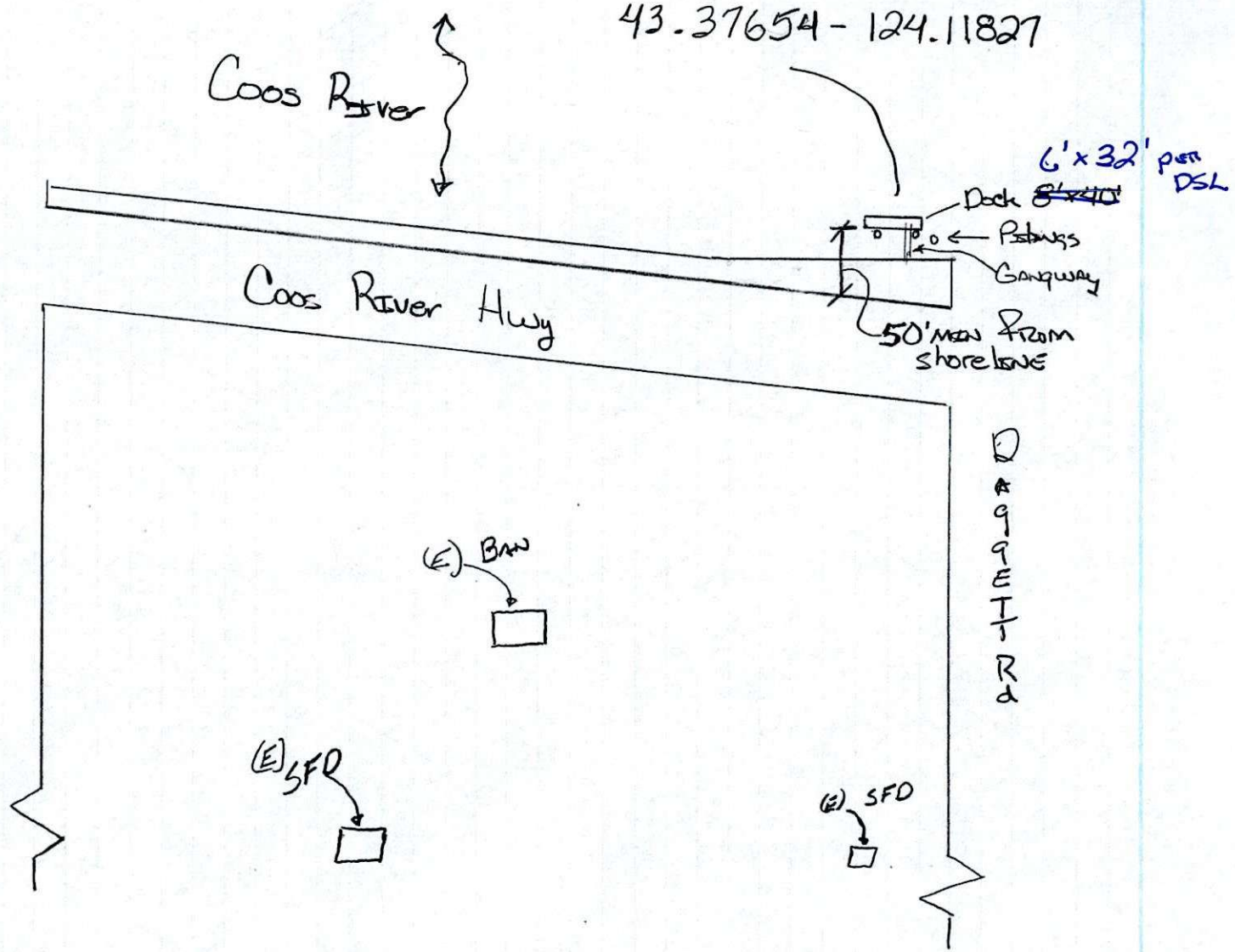
JAN. 23, 2022

North ↑

43.37654 - 124.11827

Coos River

Coos Bay
5ms ←



Scale 1" = 100'

James Sumpter

25 1227 0000 500

