

**COOS COUNTY ZONING COMPLIANCE LETTER
(VALID FOR ONE YEAR FROM DATE OF ISSUE)**

Coos County Planning Department

Phone (541) 396-3121 ext. 210

Courthouse Annex

Fax (541) 396-2690

Coquille, OR 97423

DATE : November 15, 2005
APPLICANT : Marv Palmer (Len's Home Sales)
OWNER : Steven & Linda Woods
ADDRESS 1 : 90729 Woods Lane
ADDRESS 2 : Coos Bay OR 97420-1
CITY/ST/ZIP :

ZCL NO.:05-746
PHONE :
PHONE :

LEGAL DESCRIPTION:

TWNSHP	RANGE	SECTION	TAX LOT	ACCOUNT#	SIZE	ZONING
26	14	01BC	3900	21425.00	.17	UR-2

COMMENTS:

EXISTING STRUCTURES/IMPROVEMENTS

DWELLING		FARM	WELL	PUBLIC WATER XX
MOBILE HOME	1	OTHER	SPRING	PUBLIC SEWER XX
COMMERCIAL		NONE	LAKE	SEPTIC
INDUSTRIAL				

COMMENTS:

ZONING DISTRICTS REQUIREMENTS

SETBACK FRONT 20 SIDE/CORNER 5/15 REAR 5
— 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 GREATER.

STRUCTURE HEIGHT AIRPORT OVERLAY ZONE: UGB:

RIPARIAN VEGETATION

XX — ALL BUILDINGS SHALL MAINTAIN A 50 FT. MINIMUM SETBACK FROM ALL STREAMS, LAKES, WETLANDS AND RIVERS IDENTIFIED ON THE DEPARTMENT OF REVENUE MAPS.

FIREBREAK

— CONSTRUCT AND MAINTAIN A PRIMARY FIREBREAK OF AT LEAST 30FT. RADIUS AROUND ALL PROPOSED STRUCTURES (INCLUDING DECKS).

— A SECONDARY FIREBREAK OF AT LEAST 100 FT. AROUND THE PRIMARY FIREBREAK.

DRIVEWAYS

— DRIVEWAY CONFIRMATION FORM SIGNED-OFF BY ROAD DEPARTMENT (ATTACHED).

RURAL RESIDENTIAL COMPATIBILITY WITH FARM/FOREST MANAGEMENT PRACTICES

— I HEARBY ACKNOWLEDGE THAT THE NORMAL INTENSIVE MANAGEMENT PRACTICES OCCURING ON ADJACENT RESOURCE LAND WILL NOT CONFLICT WITH THE RURAL RESIDENTIAL USE OR ENJOYMENT OF THE ABOVE DESCRIBED PROPERTY.

APPLICANTS SIGNATURE: _____

SPECIAL CONSIDERATIONS

FLOOD HAZARD AREA
COASTAL SHORELANDS
BEACHES AND DUNES
NATURAL HAZARDS
WATERSHED

FIRM FLOOD MAP NUMBER:
MINERALS RESOURCES
WETLANDS
ARCHAEOLOGICAL XX
AIRPORT

BOTANICAL
HISTORICAL
GEOLOGICAL

OTHER Goal 5 "C" protected bird site, Urban unincorporated community

ATTENTION OWNER/CHARLESTON SANITARY DISTRICT

XX ADDITIONAL CLEARANCE BY THE CHARLESTON SANITARY DISTRICT IS REQUIRED FOR ALL
ONSITE SEPTIC DISPOSAL SYSTEM REPAIR OR INSTALLATION, OR CONNECTION TO THE
DISTRICT'S SANITARY SYSTEM.

COOS COUNTY AUTHORIZES CLEARANCE FOR THE FOLLOWING STATE PERMITS

DEPARTMENT OF ENVIRONMENTAL QUALITY

SITE EVALUATION
INSTALL NEW SEPTIC SYSTEM
OTHER

RECONNECT EXISTING SYSTEM
REPAIR/REPLACE EXISTING SYSTEM

BUILDING CODES AGENCY

CONSTRUCT SINGLE FAMILY DWELLING
REPAIR OR ALTER EXISTING DWELLING
SITE MANUFACTURED DWELLING XX

CONSTRUCT ACCESSORY STRUCTURE XX
CONSTRUCT FARM BUILDING
OTHER

EXPLANATORY NOTES AND/OR CONDITIONS: Clearance to site a manufactured dwelling to replace existing mobile. Clearance to site a detached garage. Clearance to connect to Charleston Sanitary District. Only one dwelling is allowed.

APPLICANTS 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 verify that this is a legally created tract, parcel or lot. 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 issuing 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.

(Zoning compliance letter valid for one year from date of issue)

APPLICANTS SIGNATURE: X *Martin C 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: *Debby Darling*

Debby Darling, Planning Technician

November 15, 2005

FOR OFFICE USE ONLY

FEE RECEIVED: \$50.00
BASED ON APPLICATION NO.:

RECIPT NO.: 065115

CHECK NO.: 2103
STAFF: DD



**CONFEDERATED TRIBES OF
COOS, LOWER UMPQUA AND SIUSLAW INDIANS
TRIBAL GOVERNMENT OFFICES**

1245 Fulton Ave. • Coos Bay, OR 97420 • (541)888-9577 • 1-888-280-0726
General Office Fax: (541)888-2853 • Administration Fax: (541) 888-0302

14 November 2005

Jill Barzee
Coos County Planning Department
290 N. Central
Coquille, Oregon 97423

Via email

Re: T26S/R14W Sec. 1 BC Lot: # 3900
Owner: Woods

Jill,

I did not visit this site do to time constraints. I did talk to the contact person who said that the project entails removing the old mobile home with a new one using the existing footprint. Therefore the Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians have no objections to the proposed project. Please be aware that the area is in proximity to known cultural resource sites and so may contain as yet unlocated cultural resources. We request that we be contacted immediately if any known or suspected cultural resources are encountered during work.

Please also be aware that federal and state laws prohibit intentional excavation of known or suspected cultural resources without an archaeological permit and require that we be notified immediately if resources are discovered, uncovered, or disturbed. 43 CFR 10 applies on tribal and federal lands, federal projects, federal agencies, as well as to federal actions and federally funded (directly or indirectly) projects. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of any native Indian. ORS 358.920 prohibits excavation injury, destruction, or alteration of an archaeological site or object or removal of an archaeological object from public or private lands.

Please feel free to contact me if I may be of any assistance.

Sincerely,

Arrow Coyote
Cultural Resource Protection Coordinator

CC: Contact
Files



Oregon

Theodore R. Kulongosk, Governor

Department of Fish and Wildlife

Charleston Field Office
63538 Boat Basin Dr.
P.O. Box 5430
Charleston, OR 97420
(541) 888-5515
FAX (541) 888-6860



November 9, 2005

Jill Barzee
Planning Specialist
Coos County Planning Department
290 N. Central
Coquille, OR 97423

RE: Bird Site at Township 26, Range 14, Section 1BC, Tax Lot# 3900; Steven and Linda Woods

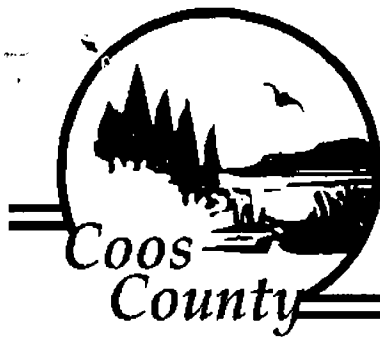
Dear Jill,

I have reviewed the request by Steven and Linda Woods to replace the existing mobile home on the above referenced property. The proposed project will not be in conflict with the bird site.

Thank you for the opportunity for input and please feel free to give me a call should you have any additional questions.

Sincerely,

William R. Kinyoun
Wildlife Biologist
Umpqua Watershed
Charleston Field Office
(541) 888-5515



COOS COUNTY PLANNING DEPARTMENT

Coos County Courthouse Annex, 290 N. Central, Coquille, Oregon 97423
Mailing address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-3121 Ext.210

FAX (541) 396-2690 / TDD (800) 735-2900

PATTY EVERNDEN, PLANNING DIRECTOR

DATE : November 8, 2005

TO : Bill Kinyoun
ODF&W

FAX # : 888-6860

E-MAIL : Bill.R.Kenyoun@state.or.us

FROM : Coos County Planning Department
Jill Barzee, Planning Specialist
jbarzee@co.coos.or.us

PAGES : 2, including map

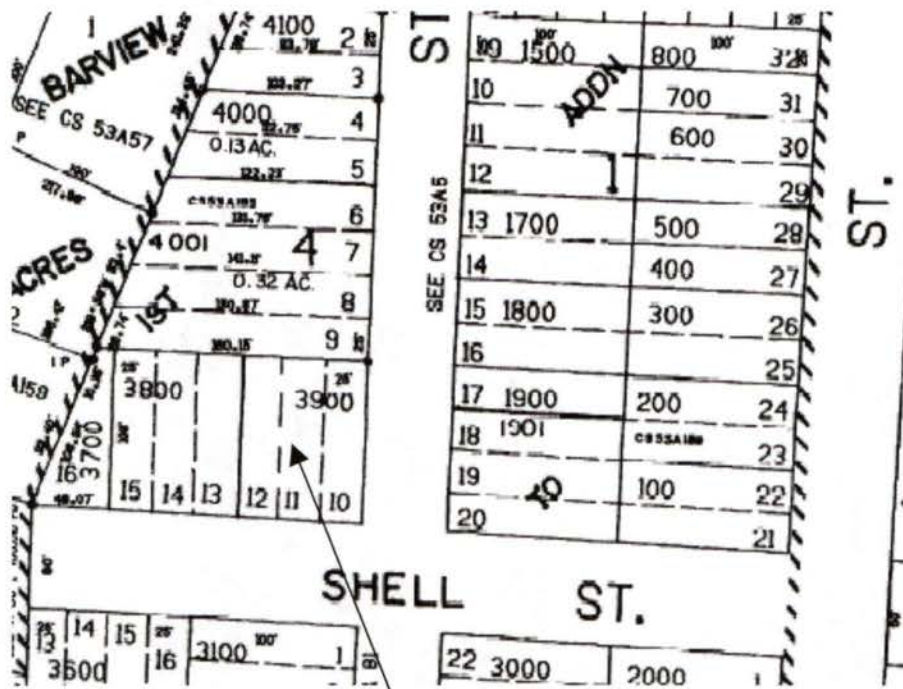
RE : Protected Bird Site

Contact/Applicant	Property Owner/situs address	Location/situs	Development request
Marv or Tony @ Lens Mobile Home Sales 62524 HWY 101 Coos Bay OR 97420 Phone 269-9326	Steven & Linda Woods 90729 Woods Ln Coos Bay OR 97420-1	T.26 R.14 S.1BC TL 3900	Replacement of existing Mobile Home

There is a bird site noted in or near the location described above. Per the Coos County Zoning and Land Development Ordinance Appendix I, 5.6(1) (Fish & Wildlife Habitats), we are requesting you review the above-referenced property and send written notice whether or not ODF&W has objections to the proposed land use development. ODF&W has 10 days in which to respond to this notice. I am enclosing a map with the subject property noted for your convenience.

If Coos County Planning Department does not receive a response within the allowed 10 days, a zoning compliance letter will be issued to the requesting applicant. The deadline is November 23, 2005

If you have any other questions or need further help, please do not hesitate to contact the Planning Department at 541-396-3121, extension 210 or by email at jbarzee@co.coos.or.us. Will fax the this notification with map attached



SUBJECT PROPERTY



Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-3121 Ext.210
FAX (541) 396-2690 / TDD (800) 735-2900

PATTY EVERNDEN

PLANNING DIRECTOR

November 8, 2005

Arrow Coyote
Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians
1245 Fulton Ave
Coos Bay OR 97420

FAX#: 888-2853

CONTACT	OWNER'S NAME, (IF DIFFERENT)	PROPERTY DESCRIPTION LISTED BY TOWNSHIP, RANGE, SECTION AND TAX LOT	PROPOSED WORK	M A P	NOTES
Marv or Tony @ Lens Mobile Home Sales 62524 HWY 101 Coos Bay OR 97420 Phone 269-9326	Steven & Linda Woods 90729 Woods Ln Coos Bay OR 97420-1	T.26 R.14 S.1BC TL 3900	Replacement of existing Mobile Home	Y	No response at the end of 30 days time will indicate there are no objections.

Situs address: 90729 Woods Lane

see map

DIRECTIONS: Located in the Barview area off of Woods Ln (90729 Woods Lane).

Please feel free to contact the Planning Department at (541) 396-3121 or 756-2020, extension 210 if you have any questions regarding this matter.

cc: File

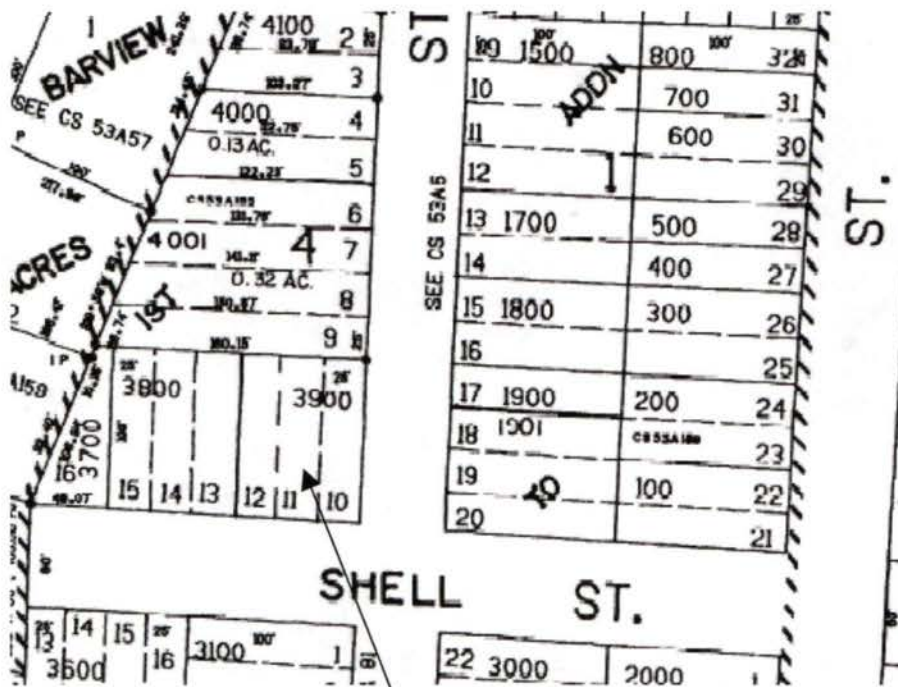


Coos County Planning Department
Coos County Courthouse Annex, Coquille, Oregon 97423
Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423

(541) 396-3121 Ext.210
FAX (541) 396-2690 / TDD (800) 735-2900

PATTY EVERNDEN

PLANNING DIRECTOR



SUBJECT PROPERTY

Zoning Compliance Letter Coos County

DATE Sept. 8 19 88
LOG #VL- 88-458

APPLICANT Linda Woods

OWNER: Carl & P.L. Woods

AGENT:

ADDRESS: P.O. Box 5559 Charleston, OR 97420

PHONE: 888-3866

LEGAL DESCRIPTION

Township: 26

Range: 14

Section: 01BC

Tax Lot No.: 3900

Zoning District: UR-2

Parcel Size: 0.12Ac

Account No.: 21425.00

EXISTING IMPROVEMENTS

STRUCTURES:

☐ Dwelling
☐ Commercial
☐ Industrial

☐ Farm
☒ Other mobile home
☐ None

UTILITIES:

☒ Well
☐ Spring
☐ None

☐ Septic system
☐ Public water
☒ Public sewer

ZONING DISTRICT REQUIREMENTS

SETBACKS:

FRONT:

☒ No requirement
☒ 20 feet minimum

REAR:

☒ No requirement
☒ 5 feet minimum

SIDE:

☒ No requirement
☒ 5 feet minimum
☒ 15 feet minimum for side yards abutting a right-of-way

ALL SETBACKS:

☒ All buildings or structures with the exception of fences shall be setback a minimum of 35 ft. from any road right-of-way center-line or a minimum of 5 ft. from any road right-of-way line, whichever is greater.

☒ No requirements

STRUCTURE HEIGHT:

☒ No requirement
☒ 35 feet maximum
☒ 35 feet maximum within airport overlay zone.

☒ 35 ft. plus one additional foot in height from each foot of setback exceeding 5 feet.

☒ Other:

RIPARIAN VEGETATION:

☒ No requirement
☒ All structures shall maintain a 50 foot minimum setback from all streams, lakes and rivers identified on the Department of Revenue maps.

FIREBREAK:

☒ No requirement
☒ Construct and maintain a firebreak of at least 30' radius around the proposed structure.

County Clearance to Obtain the Following Permits

Special Flood Hazard Area



Site is not within HUD special flood hazard area



Site is within HUD special flood hazard area — See Attachment "A"

Department of Environmental Quality
490 N. 2nd, Coos Bay: 269-2721



Site evaluation



New septic system



Other: Public Sewer



Repair existing system



Reconnect to existing system

Department of Commerce
455 Elrod, Coos Bay: 269-4566



Construct single family dwelling



Site mobile home X



Other: _____



Repair or alter existing dwelling



Construct accessory structure X

Explanatory notes/conditions

TO REPLACE AN EXISTING MOBILE HOME

Coos County Compliance

The Coos County Planning Department finds the proposed uses(s) complies with the Coos County Zoning and Land Development Ordinance and the Coos County Comprehensive Plan. The evaluation of the land parcels outlined above is based on the information presented at this time and as shown on the zoning/comprehensive plan maps.

Signature Paul C. [Signature]

Applicant's Statement

Pertaining to the subject property described, I hereby consent that I am the legal owner of record, or an agent having consent of the legal owner of record, and am authorized to make the application for a zoning clearance checklist so as to obtain the necessary building or DEQ permits. The statements within this application are true and correct to the best of my knowledge and belief. I verify that this is a legally created lot, tract, or parcel of land and that legal access to the subject property exists. I understand that any permit authorized by the Planning Department may be revoked if it is determined that the permit authorization was based upon false statements or misrepresentations.

As a condition for issuing this zoning clearance letter the undersigned hereby agrees that he/she will hold Coos County harmless from and indemnify the county for any liability for damage which may occur to the undersigned on his/her property whatsoever as a result of the undersigned's failure to build, improve or maintain roads which serve as access to the subject property.

Applicant's Signature: Amelia J. Woods

Fee Received (\$10.00) Staff [Signature]

No charge

Check

REV 10/87

COOS COUNTY PLANNING DEPARTMENT VERIFICATION LETTER

OWNERS NAME CARL W. & P.L. WOODS DATE 8-24-82
 ADDRESS P.O. BOX 5559, CHARLESTON, OR. PHONE 888-5311
 AGENTS NAME STEVEN WOODS - SON

PROPERTY IDENTIFICATION:

SEC. 1BC TWP. 26 RANGE 14 TAX LOT # 3900
 APPROVED SUBDIVISION NAME HOLLYWOOD ADD.
 DATE APPROVED _____ LOT 10-15 BLOCK 4
 EXISTING STRUCTURES OR OTHER IMPROVEMENTS: NONE

PUBLIC WATER YES PUBLIC SEWER NO
 ZONING IR-2 ACREAGE NA PARCEL PREEXISTS ORDINANCE YES
 SUFFICIENT ACREAGE YES FIRE ZONE CHARLESTON R.F.P.D.

Pertaining to the subject property above described, I hereby consent that I am the legal owner of record, or an agent having consent of the legal owner or record, and am authorized to make the application for a verification letter so as to obtain the necessary building or DEQ permits. The statements within this application are true and correct to the best of my knowledge and belief. I verify that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the legal creation of the subject property. I understand that any permit authorized by the Planning Department may be revoked if it is determined that the permit authorization was issued on account of false statements or misrepresentations.


 Owner's Signature or Agent's Signature

ZONING REQUIREMENTS: Min lot size 8000 sq' No bldg. or structure shall exceed 35' in height. Min lot width 60'
 SETBACK REQUIREMENTS:

- A. NA Any building or structure shall be located a minimum of 80 feet from the centerline or 20 ft from the boundary of an existing or proposed public road r/w, whichever is greater.
- B. YES Front yard shall be a minimum of 25'. Rear yard shall be a minimum of 15'. Sides yards shall be a total of at least 15', neither of which is less than 15'.
- C. NA Site Plan Review is required.

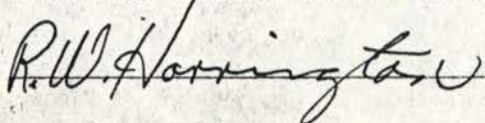
FLOODPLAIN OR GEOLOGIC HAZARD COMMENT: NO KNOWN POTENTIAL HAZARD

APPLICANT HAS RECEIVED COUNTY CLEARANCE FOR THE FOLLOWING:

- 1. DEQ PERMIT YES PERMIT TO CONSTRUCT SYSTEM
- 2. BUILDING PERMIT PURPOSES YES PERMIT TO SITE MOBILE HOME

*EXPLANATORY NOTES: _____

THE ZONING, PARTITIONING, OR PERMITTED USES OF THIS PARCEL ARE SUBJECT TO APPEAL BEFORE BOARD OF COMMISSIONERS THROUGH _____
 THE EVALUATION OF THE LAND PARCELS OUTLINED ABOVE IS BASED ON THE INFORMATION PRESENTED AT THIS TIME AND AS SHOWN ON THE INTERIM ZONING MAPS.



COOS COUNTY PLANNING DEPARTMENT
 COOS COUNTY COURTHOUSE ANNEX, COQUILLE
 TELEPHONE: 396-3121 Ext 252 or
 267-7009 Ext 252

COOS COUNTY TAX ASSESSORS OFFICE
COQUILLE, OREGON

DEAR SIR:

WE GIVE PERMISSION TO STEVEN L. WOODS TO PUT HIS
MOBIL HOME ON OUR PROPERTY AT: CORNER OF FLOWER ST. AND
SHELL ST. BLOCK 4, lot 10 - 15. HOLLYWOOD DIST. COOS BAY,
OREGON. ACCOUNT 21427.00 & 21425.00.

THANK YOU,

A handwritten signature in cursive script, appearing to read "Pauline Woods", written in dark ink.

PAULINE L. WOODS
P.O. BOX 5559
CHARLESTON, ORE. 97420
888-5311

COOS COUNTY PLANNING DEPARTMENT VERIFICATION LETTER

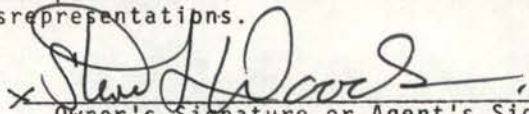
OWNERS NAME CARL W. & P.L. WOODS DATE 8-24-82
 ADDRESS P.O. BOX 5559, CHARLESTON, OR. PHONE 888-5311
 AGENTS NAME STEVEN WOODS - SON

PROPERTY IDENTIFICATION:

SEC. 1BC TWP. 26 RANGE 14 TAX LOT # 3900
 APPROVED SUBDIVISION NAME HOLLYWOOD ADD.
 DATE APPROVED _____ LOT 10-15 BLOCK 4
 EXISTING STRUCTURES OR OTHER IMPROVEMENTS: NONE

PUBLIC WATER YES PUBLIC SEWER NO
 ZONING IR-2 ACREAGE NA PARCEL PREEXISTS ORDINANCE YES
 SUFFICIENT ACREAGE YES FIRE ZONE CHARLESTON R.F.P.D.

Pertaining to the subject property above described, I hereby consent that I am the legal owner of record, or an agent having consent of the legal owner or record, and am authorized to make the application for a verification letter so as to obtain the necessary building or DEQ permits. The statements within this application are true and correct to the best of my knowledge and belief. I verify that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the legal creation of the subject property. I understand that any permit authorized by the Planning Department may be revoked if it is determined that the permit authorization was issued on account of false statements or misrepresentations.


 Owner's Signature or Agent's Signature

ZONING REQUIREMENTS: Min lot size 8000 sq' No bldg. or structure shall exceed 35' in height. Min lot width 60'.

SETBACK REQUIREMENTS:

- A. NA Any building or structure shall be located a minimum of 80 feet from the centerline or 20 ft from the boundary of an existing or proposed public road r/w, whichever is greater.
- B. YES Front yard shall be a minimum of 25'. Rear yard shall be a minimum of 15'. Sides yards shall be a total of at least 15', neither of which is less than 15'.
- C. NA Site Plan Review is required.

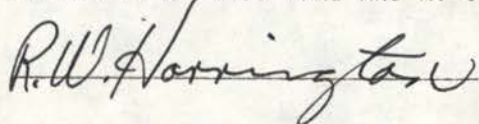
FLOODPLAIN OR GEOLOGIC HAZARD COMMENT: NO KNOWN POTENTIAL HAZARD

APPLICANT HAS RECEIVED COUNTY CLEARANCE FOR THE FOLLOWING:

- 1. DEQ PERMIT YES PERMIT TO CONSTRUCT SYSTEM
- 2. BUILDING PERMIT PURPOSES YES PERMIT TO SITE MOBILE HOME

*EXPLANATORY NOTES: _____

THE ZONING, PARTITIONING, OR PERMITTED USES OF THIS PARCEL ARE SUBJECT TO APPEAL BEFORE BOARD OF COMMISSIONERS THROUGH _____
 THE EVALUATION OF THE LAND PARCELS OUTLINED ABOVE IS BASED ON THE INFORMATION PRESENTED AT THIS TIME AND AS SHOWN ON THE INTERIM ZONING MAPS.



COOS COUNTY PLANNING DEPARTMENT
 COOS COUNTY COURTHOUSE ANNEX, COQUILLE
 TELEPHONE: 396-3121 Ext 252 or
 267-7009 Ext 252