

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 timelines.
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**

9/31/21

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: 67624 Spinreel Road

Type of Access: State Hwy - Provide Access Permit Name of Access: Spinreel Road

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.

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

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

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

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-

SANITATION INFORMATION

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

Water Service Type: Lakeside ~~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?

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:



Coos County Planning Department
60 E. Second, Coquille, Oregon 97423
Mailing Address: 225 N. Adams, Coquille, Oregon 97423
(541) 396-7770
TDD (800) 735-2900

CONSENT

On this 31st day of July, 2021

I, Peter Goldstein, Managing Member Dunesmobile LLC

(Print Owners Name as on Deed)

as owner/owners of the property described as Township 23S, Range 13W,

Section 13B, Tax Lot 900, Deed Reference 2021-10368

Provide consent for Coos County Planning Staff to provide any information on the property identified in this form to the following people:

Name: Crystal Orr, Pacific Northwest Planning & Consulting LLC

Mailing Address: PO Box 337 Myrtle Point, OR 97458

Phone Number: 541-294-3728

Email: pacificnwplanning@gmail.com

Owners Signature/s

AMENDED ANNUAL REPORT



Corporation Division
sos.oregon.gov/business

E-FILED
May 28, 2024
OREGON SECRETARY OF STATE

REGISTRY NUMBER

184496397

REGISTRATION DATE

07/09/2021

BUSINESS NAME

DUNESMOBILE LLC

BUSINESS ACTIVITY

MOBILE HOME PARK

MAILING ADDRESS

PO BOX 394
MERCER ISLAND WA 98040 USA

TYPE

DOMESTIC LIMITED LIABILITY COMPANY

PRIMARY PLACE OF BUSINESS

67624 SPINREEL RD
NORTH BEND OR 97459 USA

JURISDICTION

OREGON

REGISTERED AGENT

JANEL PEREZ

67624 SPINREEL RD
NORTH BEND OR 97459 USA

If the Registered Agent has changed, the new agent has consented to the appointment.

MEMBER

SANDY LEVY

PO BOX 394
MERCER ISLAND WA 98040 USA

MANAGER

PETER GOLDSTEIN

PO BOX 394
MERCER ISLAND WA 98040 USA



I declare, under penalty of perjury, that this document does not fraudulently conceal, fraudulently obscure, fraudulently alter or otherwise misrepresent the identity of the person or any officers, managers, members or agents of the limited liability company on behalf of which the person signs. This filing has been examined by me and is, to the best of my knowledge and belief, true, correct, and complete. Making false statements in this document is against the law and may be penalized by fines, imprisonment, or both.

By typing my name in the electronic signature field, I am agreeing to conduct business electronically with the State of Oregon. I understand that transactions and/or signatures in records may not be denied legal effect solely because they are conducted, executed, or prepared in electronic form and that if a law requires a record or signature to be in writing, an electronic record or signature satisfies that requirement.

ELECTRONIC SIGNATURE

NAME

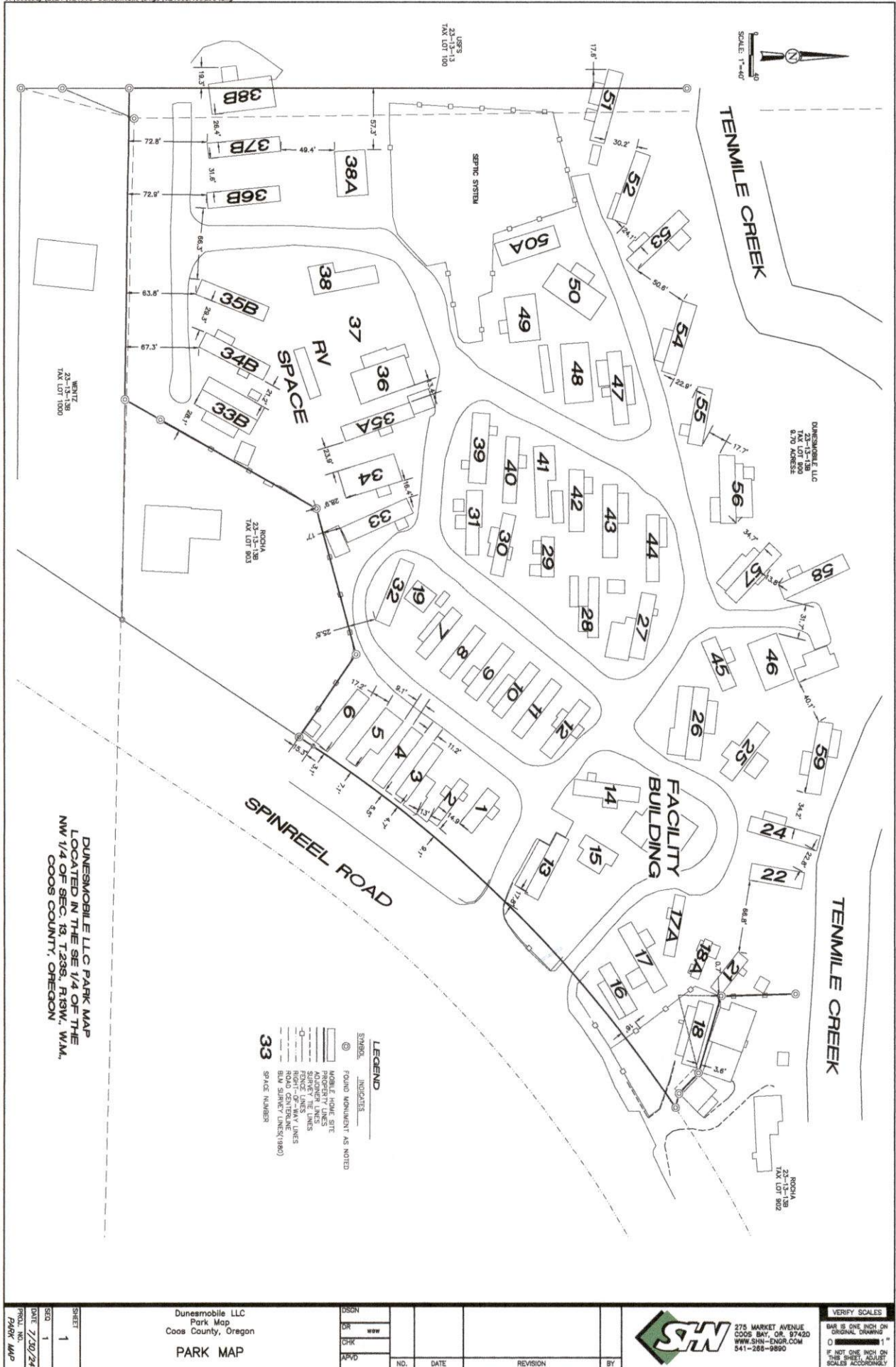
PETER GOLDSTEIN

TITLE

MANAGING PARTNER

DATE

05-28-2024



DUNESMOBILE LLC PARK MAP
 LOCATED IN THE SE 1/4 OF THE
 NW 1/4 OF SEC. 13, T.23S, R.13W, W.M.,
 COOS COUNTY, OREGON

LEGEND

- SYMBOL INDICATES
- FOUND MONUMENT AS NOTED
- MOBILE HOME SITE
- PROPERTY LINES
- SURVEY TIE LINES
- FENCE LINES
- ROAD CENTERLINE
- ROAD CENTERLINE (980)
- BLVD SURVEY LINES (980)
- SPACE NUMBERS

SHEET 1 OF 1	Dunesmobile LLC Park Map Coos County, Oregon PARK MAP	DSN OR CHK APVD	NO. DATE REVISION BY	275 MARKET AVENUE COOS BAY, OR 97420 WWW.SHN-ENGR.COM 541-268-9890	VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY
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SAVED: 7/30/2024 3:24 PM @BURCHARD, PLOTTED: 7/30/2024 3:25 PM JOHN BURCHARD
 G:\CoosCo\2024\18262024 - Dunsmobile Coos County, Oregon\18262024PARKMAP.dwg



DUNSMOBILE LLC
 MOBILE HOME PARK
 LOCATED IN THE SE 1/4 OF T.2N. R.13W. S.13
 COOS COUNTY, OREGON

		VERY SCALE 1" = 100' ORIGINAL DRAWING 0 1" = 100' 1" = 100' 1" = 100' 1" = 100'	
DUNSMOBILE LLC Park Map Coos County, Oregon PARK MAP		DESIGN CHECK APPROVE	REVISION DATE NO.
SHEET 1		SEQ 1	
DATE 7/30/24		PROJ. NO. PARK MAP	

Dunes Mobile LLC
A Quality Manufactured Home Community
PO Box 394
Mercer Island, WA 98040
206-849-3446 petergoldstein@gmail.com

July 28, 2024

Ms. Jill Rolfe
Coos County Planning Department
225 N. Adams St.,
Coquille OR 97423

Re: Follow-up letter from June 27, 2024:

Dear Jill:

I have been hired as a consultant to help Mr. Goldstein, Managing Member of Dunesmobile LLC through the permitting process for his property located at 67624 Spinreel Road, North Bend, OR 97459. Please copy me on correspondence relating to this permit, my email is pacificnwplanning@gmail.com.

Thank You,
Crystal Orr
Pacific Northwest Planning & Consulting LLC

The subject property is located in Township 23S, Range 13W, Section 13B, Tax Lot 900, north of the City of North Bend, is adjacent to Spinreel Road to the east and Tenmile Creek to the north. The property abuts a parcel owned by the United States Forest Service to the west, and private property owners to the northwest and south. The surrounding properties are being used for residential and recreational uses.

The property is zoned Rural Residential-2 (RR-2) and contains 9.7 acres. The property contains a 67 space Mobile Home Park that predates the Coos County Zoning and Land Development Ordinance (CCZLDO). The property also has a septic system, which is in the process of being replaced by the Oregon Department of Environmental Quality to meet requirements. The property is served by the City of Lakeside Water District..

The Mobile Home Park is a nonconforming use as it does not meet the density of the zoning district, which is one (1) dwelling per two (2) acres.

The property has been surveyed by Walter White, Professional Land Surveyor employed by SHN Engineering. Within the survey it was determined that some of the structures on tax lot 900 were encroaching onto tax lot 902 located northeast of the applying parcel in the same township, range and section. The property owners submitted and were approved for a Property Line Adjustment to fix that encroachment. Within that same survey an encroachment was also found to exist with the property to the west, tax lot 1000, township 23S, range 13, Section 13. This property is owned by the United States of America, particularly the Forest Service, which makes fixing the encroachment difficult as they do not want to sell the property to the landowner. The property owner reached out to the Forest Service and was granted a "Special Use Permit" that allows the existing mobile homes to remain until they are in need of replacement, in which they will need to be removed and the new home will need to solely be placed on tax lot 900.

The proposal includes verifying the nonconforming use for 67 Mobile Home Spaces, and applying for one (1) RV Space.

The applicant/ property owner contacted Coos County and asked for clarification on how to proceed. He was directed to submit a Conditional Use for “Verification of a Nonconforming Use” as well as a Variance to the setback requirements. The criteria for both of those applications can be found below.

ARTICLE 5.3. VARIANCES

SECTION 5.3.100 GENERAL:

Practical difficulty and unnecessary physical hardship may result from the size, shape, or dimensions of a site or the location of existing structures thereon, geographic, topographic or other physical conditions on the site or in the immediate vicinity, or, from population density, street location, or traffic conditions in the immediate vicinity. Variances may be granted to overcome unnecessary physical hardships or practical difficulties. The authority to grant variances does not extend to use regulations, minimum lot sizes or riparian areas within the Coastal Shoreland Boundary.

SECTION 5.3.150 SELF-INFLICTED HARDSHIPS:

A variance shall not be granted when the special circumstances upon which the applicant relies are a result of the actions of the applicant, current owner(s) or previous owner(s) willful violation. This does not mean that a variance cannot be granted for other reasons.

SECTION 5.3.200 VARIANCE:

The Planning Director shall consider all formal requests for variances for zoning and land development variances.

SECTION 5.3.350 CRITERIA FOR APPROVAL OF VARIANCES:

No variance may be granted by the Planning Director unless, on the basis of the application, investigation, and evidence submitted;

1. Both findings “a” and “b” below are made:

a. One of the following circumstances shall apply:

- i. That a strict or literal interpretation and enforcement of the specified requirement would result in unnecessary physical hardship and would be inconsistent with the objectives of this Ordinance;*
- ii. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved which do not apply to other properties in the same zoning district; or*
- iii. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges legally enjoyed by the owners of other properties or classified in the same zoning district;*

b. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.

RESPONSE: The property contains two (2) Mobile Homes that are encroaching on the property to the east, which is owned by “USA” and or forestry department. The encroachment was brought to the property owners attention after a survey was done to complete a Property Line Adjustment to

fix another encroachment on the northeast corner of the property. The Mobile Homes have been in existence for 36 and 44 years. The homes are not in a condition that they could be moved without a risk of excessively damaging them. The US Department of Agriculture Forest Service has provided Dunes Mobile Ranch LLC a “Special Use Permit” to allow the mobile homes to remain until the homes are in need of replacement, in which they will need to be contained solely on Dunes Mobile LLC property. The property owner acknowledges that this will be a requirement and agrees.

A strict or literal interpretation and enforcement of the ordinance pertaining to encroachment on the property would result in an unnecessary physical hardship, and would be inconsistent with the objectives of the Coos County Zoning and Land Development Ordinance. The property owner acknowledges that the ordinance specifies that the development on property must not encroach on neighboring properties, and is requesting a Variance to this requirement with a suggestion that a “condition of approval” be placed on the approval to require that at the time that the dwellings are replaced that they are solely placed on tax lot 900.

The variance will not be detrimental to the public health, safety or welfare to properties or improvements in the near vicinity. The encroaching homes have been in existence for 36 and 44 years, and a complaint has not been received pertaining to the two dwellings.

- 2. That the granting of the variance will not be detrimental to the public health, safety, or welfare or materially injurious to properties or improvements in the near vicinity.*
- 3. In addition to the criteria in (1) above, no application for a variance to the Airport Surfaces Floating Zone may be granted by the Planning Director unless the following additional finding is made: “the variance will not create a hazard to air navigation”.*
- 4. In lieu of the criteria in (1) above, an application for a variance to the /FP zone requirements shall comply with Section 4.6.227.*
- 5. Variance regulations in CCZLDO Article 5.3 shall not apply to Sections 4.11.400 through 4.11.460, Chapter VII and Chapter VIII.*

RESPONSE: The granting of the variance will not be detrimental to the properties or improvements in the near vicinity as the homes have been in existence for over 30+ years. The rest of the criteria is not applicable.

ARTICLE 5.6 NONCONFORMING

SECTION 5.6.100 NONCONFORMING USES:

The lawful use of any building, structure or land at the time of the enactment or amendment of this zoning ordinance may be continued. Alteration of any such use may be permitted subject to Sections 5.6.120 and 5.6.125. Alteration of any such use shall be permitted when necessary to comply with any lawful requirement for alteration in the use. Except as provided in ORS 215.215 (Reestablishment of nonfarm use), a county shall not place conditions upon the continuation or alteration of a use described under this Section when necessary to comply with state or local health or safety requirements, or to maintain in good repair the existing structures associated with the use. A change of ownership or occupancy shall be permitted. As used in this Section, alteration of a nonconforming use includes:

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

RESPONSE: The Coos County Zoning and Land Development Ordinance (CCZLDO) was enacted on July 1, 1975, at that time the Mobile Home Park was in existence. The applicant is requesting to verify the nonconforming use, as well as alter the use to add one (1) RV Space. The applicant is requesting to replace a mobile home that was removed in April 2024 with a new Manufactured Dwelling located in Space 37. The replacement will not cause a greater adverse impact to the neighborhood as the home is being sited in a mobile home space that has historically been in existence. The RV Space is centrally located within the property and will not cause any greater impact to the neighboring properties. The property currently contains 67 Mobile Home Spaces, adding one (1) RV space is de minimis to the existing fully developed mobile home park.

SECTION 5.6.110 INTERRUPTION OR ABANDONMENT OF NONCONFORMING USES:

A non-conforming use or activity may not be resumed if it was subject to interruption or abandonment for more than one (1) year, unless the resumed use conforms to the requirements of zoning ordinances or regulations applicable at the time of the proposed resumption.

RESPONSE: The mobile home park has been in existence since 1960 and has not been interrupted nor abandoned since that time.

The use is considered nonconforming as a Manufactured/Mobile Home Park has the following criteria:

Use	Zones														Subject To
	UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES		
33. Manufactured/Mobile Home Park	N	HBCU	HBCU	HBCU	HBCU	HBCU	HBCU	N	N	N	N	N	N	(61)	

- (61) Mobile/manufactured home parks – New and modified mobile/manufactured home parks shall meet the following criteria:**
- (a) Notwithstanding any other Ordinance provision, manufactured dwelling parks shall be subject to requirements set-forth in Oregon Administrative Rule (OAR) 918-600-005 through 918-600-0095, ORS Chapter 466, and “Rules and Regulations Governing the Construction and Statutory Operation of Travelers’ Accommodation and Tourist Parks,” adopted by the Oregon State Board of Health. However the provisions of this ordinance shall prevail where said provisions are more stringent than those imposed by state law, rules or regulations. A mobile home or manufactured dwelling park shall be located on a lot or parcel which meets the minimum required to accommodate the density of the zoning district or the sizes described in subsection (b) for properties located within an Urban Growth Boundary or Urban Unincorporated Community.**
 - (b) In areas planned and zoned for residential (ORS 197.480) the following density shall apply in place of the parent parcel:**
 - (i) Property within Urban Growth Boundary or Urban Unincorporated Community served by public services (water and sewer) may have up to twelve (12) units per acre. The park shall contain a minimum of 1.5 acres (65340 square feet) to accommodate all facility needs.**

fee to the Planning Department. In addition, if determined necessary by the Planning Director, the developer shall submit a road name application along with the applicable fee. (OR 01-02-004PL 6/13/01)

(j) The plot plan for the Park shall provide for safe and sanitary accumulation, collection, transportation, storage and disposal, including resource recovery of wastes and solid wastes. Trash receptacles shall be provided for each dwelling site. The trash may be stored in an enclosed area until disposed of through a solid waste company or hauled to a lawful transfer/landfill disposal site. Waste shall be removed from the site at least every 30 days. If the property owner chooses to haul the solid waste to a disposal facility receipts may be required to prove continued compliance with this subsection. Solid waste management shall not conflict with the requirements of Coos County Code Article Seven.

(k) ORS 197.490 Restriction on establishment of park:

(i) Except as provided by ORS 446.105, a mobile home or manufactured dwelling park shall not be established on land, within an urban growth boundary, which is planned or zoned for commercial or industrial use.

(ii) Notwithstanding the provisions of subsection (1) of this section, if no other access is available, access to a mobile home or manufactured dwelling park may be provided through a commercial or industrial zone.

The Mobile Home Park is located within the Rural Residential-2 zoning district and does not meet the density of the zoning district, which is one (1) dwelling per two (2) acres; therefore; this is a nonconforming use.

SECTION 5.6.120 ALTERATIONS, REPAIRS OR VERIFICATION:

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

SECTION 5.6.125 CRITERIA FOR DECISION:

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

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

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

a rebuttable presumption that the nonconforming use lawfully existed at the time the applicable zoning ordinance or regulation was adopted and has continued uninterrupted until the date of the application.

RESPONSE: The applicant is requesting a verification of the use, as well as alteration of the use to add one (1) RV Space. The applicant is also requesting to replace a home in space 37 that was removed in April 2024 with a new Manufactured Dwelling. The home was removed as it was unsafe for occupancy due to black mold. The replacement of the mobile home will not cause a greater impact to the neighborhood, as this is a replacement dwelling, which is proposed to be replaced in the same space as the dwelling that was removed.

An email was submitted to the Coos County Assessor's Office, as well as Central Lincoln Electric Utility asking for verification of the number of spaces they show in existence. You can find each response below:

Central Lincoln Emails:

From: **Thompson, Jennifer** <jthompson@cencoast.com>
Date: Mon, Jul 15, 2024 at 11:51 AM
Subject: RE: Dunes Mobile 67624 Spinreel
To: peter goldstein <petergoldstein@gmail.com>

I attached what I can find regarding the address 67642 Spinreel rd.

I was able to locate some dates. Most of the "inactive" services are just that know one is signed up for service at that location. The meter and service is still there. One service was removed and replaced at the same location. I attempted to note that for you on the spreadsheet.

The connect date is the year that I can see we might have started service at that location. It's as far back as I can see. If you need more information then that, you might need to do a records request.

Thank you.

Jennifer

Senior Customer Service Rep

1-877-265-3211

Monday-Thursday 7 a.m.-5:30 p.m.

Attachment from Central Lincoln:

DATE	SERVICE YEAR.	Status	Account	Service Addr
under Dunes Moblie	2008	ACTIVE	410536003	67624 SPINREEL RD, NORTH BEND, OR 97459
10/2/2023	NEVER BEEN IN PARKS NAME	INACTIVE	372551002	67624 SPINREEL RD, NORTH BEND, OR 97459
	1993	ACTIVE	403946001	67624 SPINREEL RD SPC 1, NORTH BEND, OR 97459
	1993	ACTIVE	418107000	67624 SPINREEL RD SPC 2, NORTH BEND, OR 97459
	2005	ACTIVE	398240000	67624 SPINREEL RD SPC 3, NORTH BEND, OR 97459
	1995	ACTIVE	393500000	67624 SPINREEL RD SPC 4, NORTH BEND, OR 97459
under Dunes Moblie	2008	ACTIVE	410536001	67624 SPINREEL RD SPC 4A, NORTH BEND, OR 97459
	1993	ACTIVE	419296000	67624 SPINREEL RD SPC 5, NORTH BEND, OR 97459
	2001	ACTIVE	413621000	67624 SPINREEL RD SPC 6, NORTH BEND, OR 97459
1/9/2024	2005	INACTIVE	245151000	67624 SPINREEL RD SPC 7, NORTH BEND, OR 97459
	2010	ACTIVE	415349000	67624 SPINREEL RD SPC 8, NORTH BEND, OR 97459
	1989	ACTIVE	327729000	67624 SPINREEL RD SPC 9, NORTH BEND, OR 97459
	1995	ACTIVE	334290000	67624 SPINREEL RD SPC 10, NORTH BEND, OR 97459
	1999	ACTIVE	280287000	67624 SPINREEL RD SPC 11, NORTH BEND, OR 97459
	1998	ACTIVE	418958000	67624 SPINREEL RD SPC 12, NORTH BEND, OR 97459
	1994	ACTIVE	418025000	67624 SPINREEL RD SPC 13, NORTH BEND, OR 97459
	2000	ACTIVE	203999000	67624 SPINREEL RD SPC 14, NORTH BEND, OR 97459
under Dunes Moblie	2008	ACTIVE	410536000	67624 SPINREEL RD SPC 15, NORTH BEND, OR 97459
5/16/2003	1989	INACTIVE	220621000	67624 SPINREEL RD SPC 15, NORTH BEND, OR 97459
	2000	ACTIVE	418599000	67624 SPINREEL RD SPC 15A, NORTH BEND, OR 97459
	2006	ACTIVE	413898000	67624 SPINREEL RD SPC 16, NORTH BEND, OR 97459
	1992	ACTIVE	393806000	67624 SPINREEL RD SPC 17, NORTH BEND, OR 97459
under Dunes Moblie	1980	ACTIVE	410536006	67624 SPINREEL RD SPC 17A, NORTH BEND, OR 97459
	2005	ACTIVE	271808001	67624 SPINREEL RD SPC 18A, NORTH BEND, OR 97459
	1996	ACTIVE	338719001	67624 SPINREEL RD SPC 20, NORTH BEND, OR 97459
	2011	ACTIVE	418487000	67624 SPINREEL RD SPC 20A, NORTH BEND, OR 97459
	2011	ACTIVE	399509000	67624 SPINREEL RD SPC 21, NORTH BEND, OR 97459
	1997	ACTIVE	371533000	67624 SPINREEL RD SPC 22, NORTH BEND, OR 97459
7/1/2024	1994	INACTIVE	415313000	67624 SPINREEL RD SPC 24, NORTH BEND, OR 97459
	2019	ACTIVE	411976001	67624 SPINREEL RD SPC 25, NORTH BEND, OR 97459
	2011	ACTIVE	411569000	67624 SPINREEL RD SPC 26, NORTH BEND, OR 97459
	2002	ACTIVE	252134000	67624 SPINREEL RD SPC 27, NORTH BEND, OR 97459
	2001	ACTIVE	240669004	67624 SPINREEL RD SPC 28, NORTH BEND, OR 97459
	1998	ACTIVE	398540000	67624 SPINREEL RD SPC 29, NORTH BEND, OR 97459
	2000	ACTIVE	394834001	67624 SPINREEL RD SPC 30, NORTH BEND, OR 97459
	1982	ACTIVE	412074000	67624 SPINREEL RD SPC 31, NORTH BEND, OR 97459
	2012	ACTIVE	417571000	67624 SPINREEL RD SPC 32, NORTH BEND, OR 97459
under Dunes Moblie	2008	ACTIVE	410536002	67624 SPINREEL RD SPC 32A, NORTH BEND, OR 97459
	1994	ACTIVE	310043000	67624 SPINREEL RD SPC 33, NORTH BEND, OR 97459
	2016	ACTIVE	392859000	67624 SPINREEL RD SPC 33B, NORTH BEND, OR 97459
	1995	ACTIVE	414576000	67624 SPINREEL RD SPC 34, NORTH BEND, OR 97459
	1993	ACTIVE	415012000	67624 SPINREEL RD SPC 34B, NORTH BEND, OR 97459
7/15/2024	1997	INACTIVE	408380001	67624 SPINREEL RD SPC 35A, NORTH BEND, OR 97459
	1999	ACTIVE	418441000	67624 SPINREEL RD SPC 35B, NORTH BEND, OR 97459
	2000	ACTIVE	214359000	67624 SPINREEL RD SPC 36, NORTH BEND, OR 97459
	1999	ACTIVE	331564000	67624 SPINREEL RD SPC 36B, NORTH BEND, OR 97459
under Dunes Moblie	2004	ACTIVE	301931000	67624 SPINREEL RD SPC 37, NORTH BEND, OR 97459
	2000	ACTIVE	410536007	67624 SPINREEL RD SPC 37B, NORTH BEND, OR 97459
	2005	ACTIVE	409168000	67624 SPINREEL RD SPC 38, NORTH BEND, OR 97459
	1989	ACTIVE	225291001	67624 SPINREEL RD SPC 38A, NORTH BEND, OR 97459
	1992	ACTIVE	415864000	67624 SPINREEL RD SPC 38B, NORTH BEND, OR 97459
	1999	ACTIVE	386816000	67624 SPINREEL RD SPC 39, NORTH BEND, OR 97459
	2005	ACTIVE	411421000	67624 SPINREEL RD SPC 40, NORTH BEND, OR 97459

1987	ACTIVE	404779000 67624 SPINREEL RD SPC 41, NORTH BEND, OR 97459
1999	ACTIVE	331233000 67624 SPINREEL RD SPC 42, NORTH BEND, OR 97459
1996	ACTIVE	347724000 67624 SPINREEL RD SPC 43, NORTH BEND, OR 97459
2001	ACTIVE	400416000 67624 SPINREEL RD SPC 44, NORTH BEND, OR 97459
1994	ACTIVE	380915001 67624 SPINREEL RD SPC 45, NORTH BEND, OR 97459
1995	ACTIVE	412957000 67624 SPINREEL RD SPC 46, NORTH BEND, OR 97459
2008	ACTIVE	415934000 67624 SPINREEL RD SPC 47, NORTH BEND, OR 97459
2011	ACTIVE	404672000 67624 SPINREEL RD SPC 48, NORTH BEND, OR 97459
1997	ACTIVE	249592000 67624 SPINREEL RD SPC 49, NORTH BEND, OR 97459
2008	ACTIVE	413206000 67624 SPINREEL RD SPC 50, NORTH BEND, OR 97459
1997	ACTIVE	402982000 67624 SPINREEL RD SPC 50A, NORTH BEND, OR 97459
2017	ACTIVE	312168001 67624 SPINREEL RD SPC 51, NORTH BEND, OR 97459
1997	ACTIVE	285000000 67624 SPINREEL RD SPC 52, NORTH BEND, OR 97459
1992	ACTIVE	417497000 67624 SPINREEL RD SPC 53, NORTH BEND, OR 97459
1992	ACTIVE	417079000 67624 SPINREEL RD SPC 54, NORTH BEND, OR 97459
2005	ACTIVE	223272000 67624 SPINREEL RD SPC 55, NORTH BEND, OR 97459
2001	ACTIVE	397532000 67624 SPINREEL RD SPC 56, NORTH BEND, OR 97459
2009	ACTIVE	403806001 67624 SPINREEL RD SPC 57, NORTH BEND, OR 97459
2000	ACTIVE	402699001 67624 SPINREEL RD SPC 58, NORTH BEND, OR 97459
1999	ACTIVE	376625000 67624 SPINREEL RD SPC 59, NORTH BEND, OR 97459

The Central Lincoln spreadsheet shows that there are 67 spaces; it does not include the one (1) RV Space that is proposed. Power for the RV space runs from Space 37. The property owner intends on creating

From: Crystal Orr <pacificnwplanning@gmail.com>
Sent: Monday, July 29, 2024 5:16 PM
To: Steve Jansen <sjansen@co.coos.or.us>; Jason Corbus <jcorbus@co.coos.or.us>
Subject: account 50702

This Message originated outside your organization.

Hello,

Can you tell me what you have assessed for account 50702.

I am trying to find out how many spaces you have the park being assessed as, and what year the park was originally sited? I am helping a customer submit an application to Coos County Planning and need to add historical assessment information within the criteria.

I appreciate your time.

Thank You,
 Crystal Orr
 Pacific Northwest Planning & Consulting

Crystal,

We have 66 sites in the park. We have no information on when the park was established. I did an internet search and found this site which has a 1960 date for the establishment of the park.
[Dunes Mobile Ranch - mobile home park for sale in North Bend, OR 1400846 \(mobilehomeparkstore.com\)](https://www.mobilehomeparkstore.com/property/1400846)

I have also attached the Assessment Summary and Value History Reports.

Thanks,

Jeff

JEFF ETZEL
 Commercial & Industrial Appraiser
 Coos County Assessor's Office
 250 N Baxter
 Coquille OR 97423
 541.396.7909
jetzel@co.coos.or.us

The email from the Coos County Assessor's Office states that they have no information on when the park was established, and that they show 66 sites. This response from the Assessor's Office does not provide the applicant with the information required to make an evidentiary statement that the Mobile Home Park was lawful at the time the zoning and land ordinance or regulation went into effect. The applicant was able to find prior permitting history in the form of a Zoning Compliance Letter issued on December 9, 1988 (VL-88601) within the online files that prove that Planning Staff considered the Mobile Home Park grandfathered, see below:

Zoning Compliance Letter Coos County		DATE <u>12-9</u> 19 <u>88</u>
		LOG # VL <u>88-601</u>
APPLICANT <u>Dean, Cleo + Lillian</u>		
OWNER: <u>Dean, Cleo + Lillian</u>		AGENT:
ADDRESS: <u>5745 Midwood Drive North Bend, Oregon 97459</u>		PHONE:
LEGAL DESCRIPTION		
Township: <u>23</u>	Range: <u>13</u>	Section: <u>13B</u>
Zoning District: <u>R-R2</u>	Parcel Size: <u>11.69</u>	Tax Lot No.: <u>900</u>
		Account No.: <u>507.02</u>
EXISTING IMPROVEMENTS		
STRUCTURES:		UTILITIES:
<input checked="" type="checkbox"/> Dwelling <u>Mobile Home</u>	<input checked="" type="checkbox"/> Farm <u>None</u>	<input type="checkbox"/> Well
<input type="checkbox"/> Commercial <u>None</u>	<input type="checkbox"/> Other <u>Leaky</u>	<input type="checkbox"/> Spring
<input type="checkbox"/> Industrial <u>None</u>	<input type="checkbox"/> None <u>sewer</u>	<input type="checkbox"/> None
		<input checked="" type="checkbox"/> Septic system
		<input type="checkbox"/> Public water
		<input type="checkbox"/> Public sewer
ZONING DISTRICT REQUIREMENTS		
SETBACKS:		
FRONT:	<input type="checkbox"/> No requirement	ALL SETBACKS:
<input checked="" type="checkbox"/> 20 feet minimum		
REAR:	<input type="checkbox"/> No requirement	<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 center-line or a minimum of 5 ft. from any road right-of-way line, whichever is greater.
<input checked="" type="checkbox"/> 5 feet minimum		
SIDE:	<input type="checkbox"/> No requirement	
<input checked="" type="checkbox"/> 5 feet minimum		<input type="checkbox"/> No requirements
<input checked="" type="checkbox"/> 15 feet minimum for side yards abutting a right-of-way		
STRUCTURE HEIGHT:		
<input checked="" type="checkbox"/> No requirement	<input type="checkbox"/> 35 ft. plus one additional foot in height from each foot of setback exceeding 5 feet.	
<input checked="" type="checkbox"/> 35 feet maximum		
<input checked="" type="checkbox"/> 35 feet maximum within airport overlay zone	<input type="checkbox"/> Other:	
RIPARIAN VEGETATION:		
<input checked="" type="checkbox"/> No requirement	<input type="checkbox"/> All structures shall maintain a <u>50'</u> foot minimum setback from all streams, lakes and rivers identified on the Department of Revenue maps.	
FIREBREAK:		
<input checked="" type="checkbox"/> No requirement	<input type="checkbox"/> 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" * *Building will be constructed outside the floodplain*

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

- Site evaluation
- New septic system
- Other: _____
- Repair existing system
- Reconnect to existing system

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

- Construct single family dwelling
- Site mobile home *
- Other: _____
- Repair or alter existing dwelling
- Construct accessory structure

Explanatory notes/conditions

** Applicant will be replacing 3 existing dwellings with mobile homes #23, #19, + #15 by the attached map, based on grandfather provision of ordinance Table 3.4*
*** Building will be constructed outside of floodplain*

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 *Laura Barron*

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 *[Signature]*

Fee Received (\$10.00) Staff *R# 1679* No charge Check *cash*

Further investigation shows that a Land Use Compatibility Statement was signed by a Coos County Planner on April 22, 2009. This Land Use Compatibility Statement was marked yes when asked "Does the proposed Facility comply with all applicable land use requirements".

SECTION 1 - TO BE COMPLETED BY APPLICANT (may be filled in electronically by tabbing to each field)

1. Applicant Name/Property Owner: Dunes Ranch Residential Community LLC/ Anthony Windle
 Mailing Address: 11991 Rocosco Road,
 City, State Zip Code: Lakeside, California, 92040
 Telephone: 618-846-1841

2. Property Information:
 County: Coos Tax Lot No.: 900/507.02
 Township: 23 Range: 13 Section: 13B
 Physical Address: 67th 59 Spinreel Road
 Block: _____ Lot: _____
 Subdivision Name (if applicable): _____

3. This proposed facility is for:
 An individual, single-family dwelling
 Describe the type of development, business, or facility and the provided services or products: Mobile Home Park

4. Permit or approval being requested:
 Construction-Installation permit for: New Construction Repair Alteration
 Non-water-carried facility requests (for example, pit privy/vault toilet for campgrounds)
 Authorization Notice for: Replacement of dwelling Bedroom addition
 Other changes in land use involving potential sewage flow increases

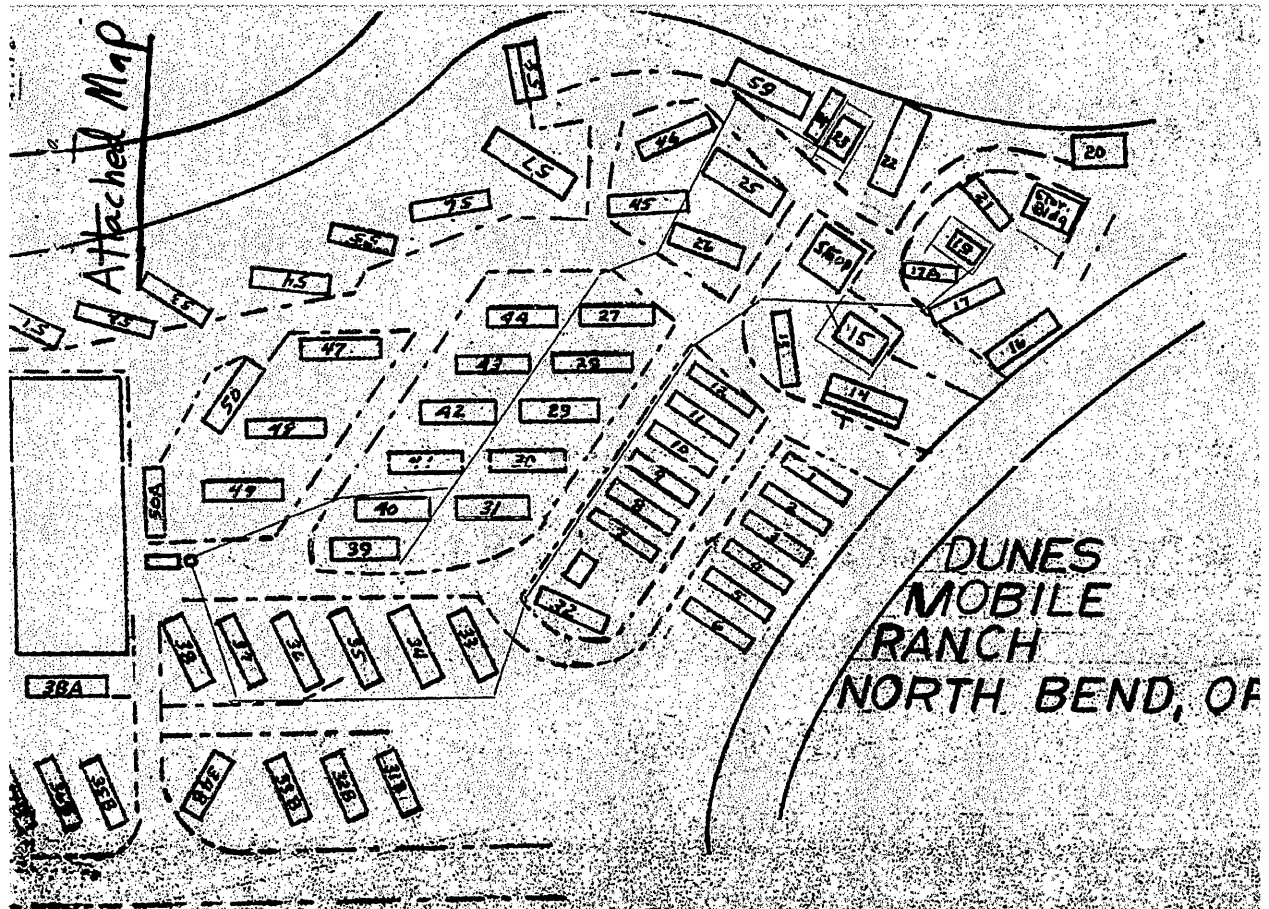
SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL

5. Property Zoning: RR-7 Zoning Minimum Parcel Size: 9.19
 6. The facility is located: inside city limits inside UGB outside UGB
 If inside UGB, the proposed facility is subject to:
 City jurisdiction County jurisdiction Shared City/County jurisdiction
 7. Does the proposed facility comply with all applicable local land use requirements: Yes No
 If you answered "Yes" above, was this compliance based on:
 Compliance with local comprehensive plans and land use requirements (provide a citation to the applicable provisions)
 Conditional approval (provide findings and citation or attach a copy of the applicable land use decision)
 Measure 49 waiver (provide Department of Land Conservation and Development approval number)
 Either provide reasons for affirmative compliance decision or attach findings of fact: _____

8. Planning Official Signature: [Signature]
 Print Name: Planner Date: 4/22/09
 Title: Planner Telephone: 530-321-2210

OnsiteLUCS 2/28/2008

Unfortunately, the prior property history did not clarify how many spaces existed within the Mobile Home Park, but a map was included within the online property history, and can be found below.



The applicant is requesting to site an RV Space as shown on the attached plot plan. The applicant has contracted with Reese Electric to place a meter base to provide electric service to the RV Space. An electrical permit was opened with County Building Codes on May 30, 2024. The RV Space will not cause any greater impact to the surrounding neighborhood. The property already contains a 67 space Mobile Home Park, adding an RV Space is a very minor change, and should be considered de minimis to the existing development. The RV Space is proposed to be between current spaces within the park, so the surrounding properties will most likely not even notice that there is an RV space.

Reese Electric, Inc.
 ELECTRICAL CONTRACTORS
 1750 SHERMAN AVENUE
 P.O. BOX 1068
 NORTH BEND, OR 97459

(541) 756-0581 - FAX: 756-6613

PROPOSAL SUBMITTED TO	DUNES MOBILE RANCH	PHONE	(206) 849-3446	DATE	April 26, 2024
STREET	PO BOX 394	JOB NAME	DUNES MOBILE		
CITY, STATE, AND ZIP CODE	MERCER ISLAND, WA 98040	JOB LOCATION	67624 SPINREEL RD., NORTH BEND OR 97459		

Signature below certifies that customer acknowledges receipt of Oregon's "Consumer Protection Notice", "Notice of Procedure" & "Construction Liens"

We hereby submit specifications and estimates for:

PROVIDE & INSTALL:

Estimate for new 200 amp meter main and two 50/30/20 RV pedestals in space 37.

1. Remove and demo existing meter main and mast.
2. Provide and install new 8 space 200 amp meter main, mast, new breakers, and ground rods.
3. Provide and install one new 50/30/20 RV pedestals on new 4x6x8 foot pressure treated post in center of space 37.
4. Provide and install new 1 1/4" PVC pipe with circuit wiring in 24" deep owner dug trench from new meter main to new pedestal location.
5. Includes permit.

Excludes: All digging and backfilling of 24" deep trench from new meter main and new RV post location.

Total for the above..... \$4,430.00

No other discounts or coupons may be used in conjunction with or applied to this proposal.

Excludes any repairs needed on site due to code violations that may exist prior to this electrical installation.

Any work completed outside of scope listed above will be completed on a Time and Material Basis.

Notes:

1. **Cancellation Fee Clause: If it is necessary for Customer for any reason to cancel this job after signing this proposal, Customer agrees to pay charges for labor to set up job, permit fees, charges for non-returnable materials and any restocking fees incurred.**
2. The schedule shall be made consultation with us and provide time for us to perform our work on an 8-hour day, 40-hour week basis. This proposal does not include provision for our being required to perform overtime work for delays not caused by us.
3. This quote excludes any and all insurance requirements other than listed on our basic insurance certificates, specifically, but not limited to, Waivers of Subrogation, Additional Insured, Pollution Writers, increased policy limits, and etc.. Any special provisions will be subject to additional fees.
4. **Collection Fee Clause: You are financially responsible for the timely payment of your outstanding bill per our payment policies. You will be responsible for any and all collection agency fees up to 50% of the amount placed with the collection agency. In the event we seek legal action for collection on your accounts, you will also be responsible for any and all fees associate with court costs, garnishment and/or attorney fees.**

We Propose

hereby to furnish material and labor - complete in accordance with the above specification, for the sum of:

Four Thousand, Four Hundred, Thirty-and 00/100.....dollars (\$ 4,430.00)

Payment to be made as follows:

Half of balance due at signing.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature

Shane Rogers

SHANE ROGERS

Note: This proposal may be withdrawn by us if not accepted within

Fifteen (15) days

Acceptance of Proposal - The above prices,

specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Search

Schedule Inspections

Permit/Application 194-24-001198-ELEC:

Commercial Electrical

Record Status: Ready to Issue

Expiration Date: 11/26/2024

Record Info/Schedule
Inspections ▼

Payments ▼

Work Location

67624 SPINREEL RD *
37
NORTH BEND OR 97459

Record Details

Applicant:

COURTNEY ROBINSON
REESE ELECTRIC
1750 Sherman Ave.
North Bend, OR, 97459

Licensed Professional:

CHAD FRANKLIN
CHAD E FRANKLIN
2520 ASH ST
NORTH BEND, OR, 97459
(S) Electrician, General Supervising 6316S

Project Description:

REPLACING METER MAST

Owner:

DUNESMOBILE LLC *
PO BOX 394
MERCER ISLAND WA 98040 039

In summary, the applicant is requesting for verification of the nonconforming use of a Mobile Home Park, Variance to the setback requirements, and alteration of the nonconforming use to allow one (1) RV Space. The applicant is also requesting to replace the mobile home with a new Manufactured Dwelling that was in space 37. Please feel free to reach out with any questions or concerns pertaining to this application.

**Thank You,
Crystal Orr
Pacific Northwest Planning & Consulting LLC**