

File Number: FHD-24-003

ZCL-24-121



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

5/8/26

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: _____ Receipt #: _____ Amount: _____ Received by: _____

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) Loni Schaffer

Mailing address: 12397 HWY 42 Myrtle Point, OR 97459

Phone: 541-297-1032 Email: _____

Township: 28S Range: 12W Section: 32 1/4 Section: D 1/16 Section: 0 Tax lots: 600

Select Select Select Select Select

Tax Account Number(s): 874002 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 Hardship 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 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.

22 year TAXES

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING

Loni Schaff
[Signature]

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PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING



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: 12397 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:



Coos County Community Development

Mailing Address: 250 N. Baxter, Coquille, Oregon
60 E. Second St., Coquille OR 97423
Building, Planning and Enforcement
Phone: 541-396-7770
Fax: 541-266-1146

WWW.CO.COOS.ORG

TDD (800) 735-2900

Physician's Certificate

must be completed and signed by a qualified physician and submitted with your
1 for a Temporary Medical Hardship Dwelling.

ting this form, the physician, therapist or professional counselor asserts their pa
quent care in such a manner that the caretaker must reside on the same premis

To Be Completed by Physician

This is to certify that the person listed below is my patient:

Tuffy Schaffer

(Please Print or Type name of patient)

medical opinion that this person has a medical or physical hardship that requires c
is described above, and the named patient should be permitted to reside near a
facilitate proper care.

re: North Bend Medical Center

s Signature: [Signature] Date: 2/12/24

s Name: Dr. Kariktan Cruz ID/License #: MD125758
(Please Print or Type)

VBML - 1900 Woodland Dr. Phone #: 541-267-5151
Coos Bay OR 97420



COOS county Land use

I Am requesting a hardship Dwelling I already have the Dwelling it was Built In 1988 with a Septic already In place I live on 22 acres I am recently Divorced as of Dec 2023 I am almost 62 In april I have two twin boys 13 years old was is handiicap and is under review with (SSI) I was awarded the rights to the property In the Divorce it states I have to Maintain the property I Dont have adequate health and I need a care taker and watch person to live on my property I live above the wrecking yard and we get transit ppl trying to live on My property its on a Mountain Hill and I cant Maintain by My self. if you would please consider helping me with this Belina I am Elderly and need help please My Doctor wont sign the paper as she doesnt want to get Injured.

Tom Schuman

2-9-24

WARRANTY DEED

**AFTER RECORDING
RETURN TO
Ticor Title Insurance
131 N 3rd - Box 1075
Coos Bay, OR 97420-0233**

This Space Reserved for Recorder's Use

GRANTOR: KENNETH INGRAM

GRANTEE: LONI S. SCHAFFER

Until a change is requested, all tax statements shall be sent to the following address:

LONI S. SCHAFFER
~~HWY 42~~ *3310 Shelley Rd*
NORWAY, OREGON *Coquille OR 97423*

Escrow No. 6-73-964 Title No. 6-73-964

After recording return to:

LONI S. SCHAFFER
~~HWY 42~~ *3310 Shelley Rd*
NORWAY, OREGON *Coquille OR 97423*

STATUTORY WARRANTY DEED

KENNETH L. INGRAM Grantor, conveys and warrants to ROBERT F. SCHAFFER, JR. AND LONI S. SCHAFFER, HUSBAND AND WIFE Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in COOS County, Oregon, to wit:

SEE 'LEGAL DESCRIPTION' ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. The said property is free from encumbrances except:

AS SET FORTH ON ATTACHED LEGAL DESCRIPTION----

The true consideration for this conveyance is \$290,000.00 (Here comply with the requirements of ORS 93.030)

Dated this *22nd* day of *July* 19 *99*

Kenneth L. Ingram
KENNETH L. INGRAM

State of Oregon, County of *Coos*
The foregoing instrument was acknowledged before me this *22* day of *July*, 19 *99* by
KENNETH INGRAM

Sue L. Lepley
Notary Public for Oregon
My commission expires: *10-20-01*



07/23/1999 11:19 REC FEE: \$38.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

PAGE #: 0001 OF 0002
INST#: 1999 9362 **

LEGAL DESCRIPTION

A parcel of land in the SE 1/4 of Section 32, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, described as follows:
Beginning at a point on the East line of said Section 32; thence North 487.5 feet from the Southeast corner thereof; thence North along said East line 494 feet, more or less, to the centerline of a power line; thence North 56° 00' West along said centerline 664 feet, more or less, to an iron rod post; thence South 68° 55' West 839.65 feet to an iron rod post on the East line of the Thompson property; thence South 13° 42' East 526.14 feet, more or less, to an iron rod post and continue the same course 2.0 feet, more or less, to a fence line running East and West; thence Easterly along said fence 1197 feet, more or less, to the point of beginning.

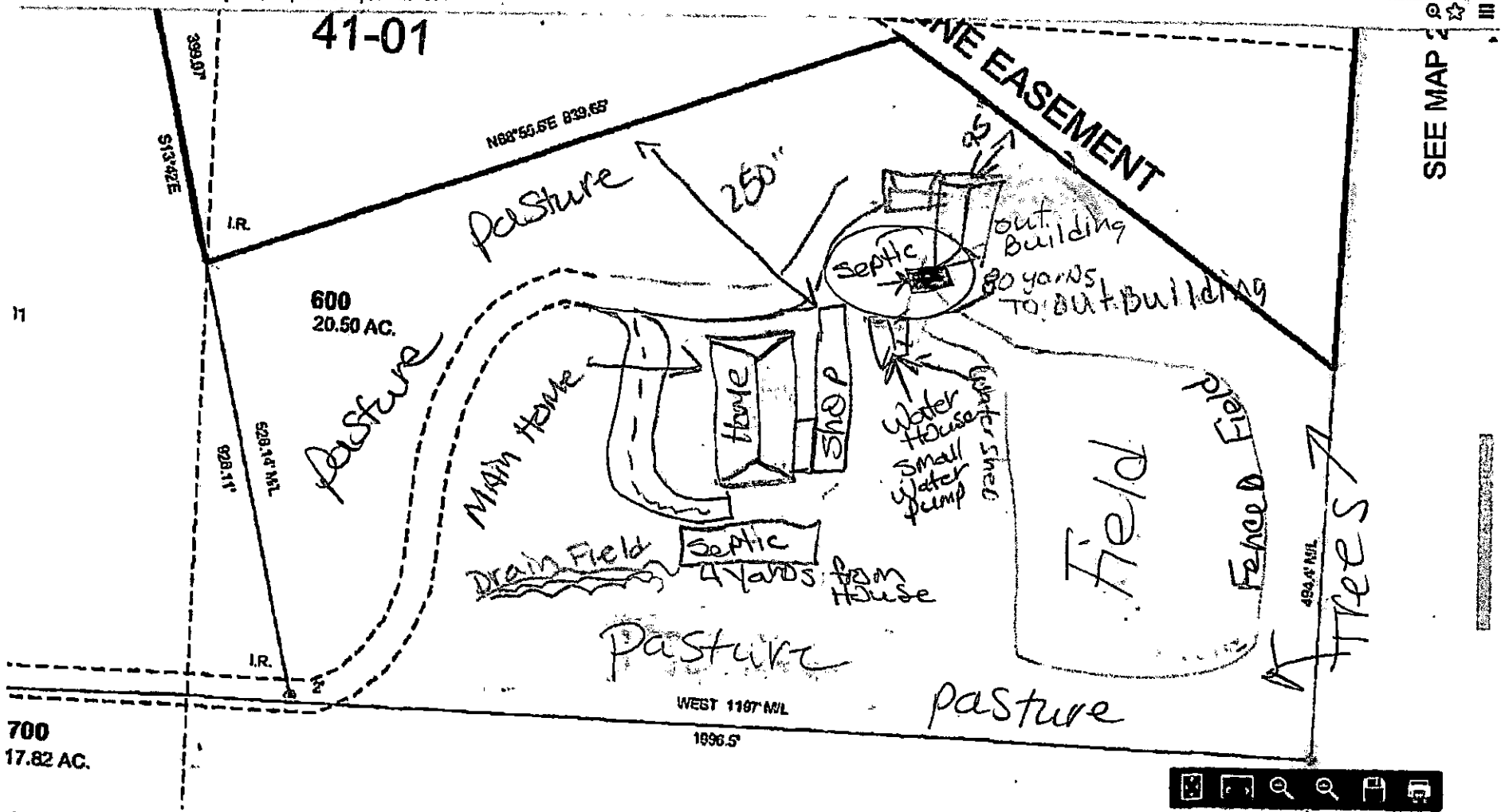
Together with an easement, including the terms and provisions thereof, from Bernice C. Thompson to Kenneth Ingram and Beverly D. Ingram, husband and wife, recorded January 4, 1977, bearing Microfilm Reel No. 77-01-00078, Records of Coos County, Oregon.

THE WITHIN DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING:

1. 1999-2000 taxes which are a lien, but not yet payable.
2. Easement, including the terms and provisions thereof,
To: Pacific Power & Light Company
Recorded: April 6, 1973
Microfilm Reel No. 73-04-84041
Records of COOS County, Oregon.

07/23/1999 11:19 REC FEE: \$38.00
COOS COUNTY, OR, TERRI TURI - COUNTY CLERK

PAGE #: 0002 OF 0002
INST#: 1999 9362



SEE MAP 2

80 yards from water shed to
 5 yards from the shop to house
 22 yards from the main
 shop to the water shed

greg. Alton @

Des. Oregon. 90V

Coos County Community Development
250 N Baxter
Coquille, OR 97423

Grand feathered in

Coos County Planning

Second Res. donee

Stand alone place!

Re Name the Building
on plot propertyz

Zoning Compliance

Letter for Secondary

~~#~~ Dwelling unit

agreeable

Make sure AirBNB
was Deleted as of

2-9-24 Done ✓

gave greg ditton all

My Doc and letter of
Explanation. Done ✓

working with ~~pan doc~~
on ~~medical~~ Outelling.

Done ✓

\$918.75

	Hardship Dwelling (Other forestland dwellings 215.755)	ACU	(9)(B)(IV)
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(IV) **HARDSHIP DWELLING:** A manufactured dwelling, or recreational vehicle, or the temporary residential use of an existing building allowed under this provision is a temporary use for the term of the hardship suffered by the existing resident or relative as defined in ORS chapter 215. The manufactured dwelling shall use the same subsurface sewage disposal system used by the existing dwelling, if that disposal system is adequate to accommodate the additional dwelling. Within three months of the end of the hardship, the manufactured dwelling or recreational vehicle shall be removed or demolished or, in the case of an existing building, the building shall be removed, demolished or returned to an allowed nonresidential use. A temporary residence approved under this section is not eligible for replacement under 215.283(1)(p). Department of Environmental Quality review and removal requirements also apply. As used in this section "hardship" means a medical hardship or hardship for the care of an aged or infirm person or persons. Every two years the Planning Director shall review the permit authorizing such temporary hardship dwellings. If the manufactured home will use a public sanitary sewer system, such condition will not be required. Governing bodies shall review the permit authorizing such manufactured homes every two years. Oregon Department of Environmental Quality review and removal requirements also apply to such temporary hardship dwellings.

What about a watch
MAN!