



Sheri McGrath

VRD Withdrawal-Resubmit

Amy Dibble <adibble@co.coos.or.us>
To: Sheri McGrath <cooscurry@gmail.com>

Ms. McGrath,

The fee for this application can be applied to a new application as long as it is the same proposal. However, please be aware that our refund policy states that a refund will not be issued if requested after 30 days; therefore, moving forward this policy will be enforced in order to remain consistent.

Please let me know if you have any additional questions.

[Quoted text hidden]

D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

I. **PROPOSAL AND CRITERIA:** A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including time limes.
2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).

II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
- All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
- Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.

III. **DEED:** A copy of the current deed, including the legal description, of the subject property.

IV. **CERTIFICATION:** I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING



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: 87837 Two Mile Lane

Type of Access: Public Road Name of Access: Two Mile Lane

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? 4-6
- Will food be offered as part of the an on-site business? No
- Will overnight accommodations be offered as part of an on-site business? Yes
- What will be the hours of operation of the business? By reservation only

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

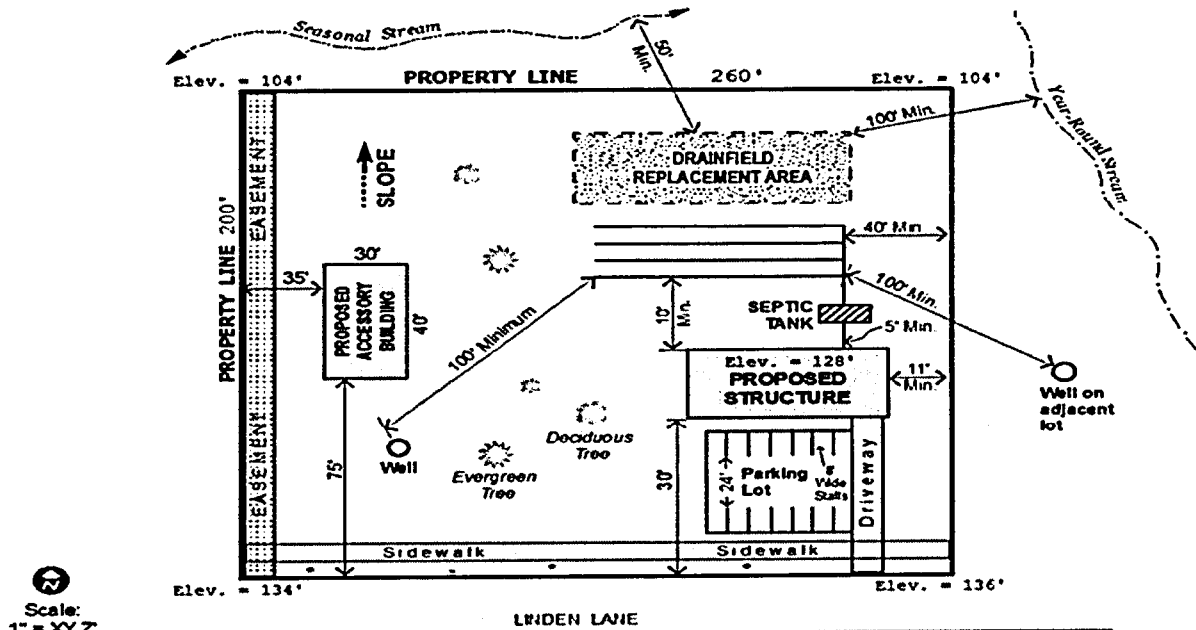
Staff Signature: _____

- 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 Heath Division to make an appointment.

Additional Comments:

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

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

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

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

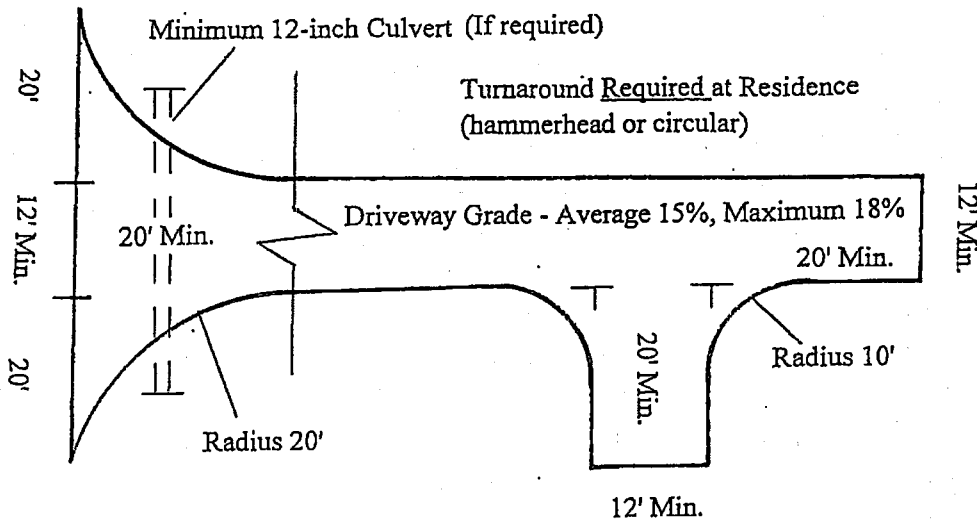
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

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

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



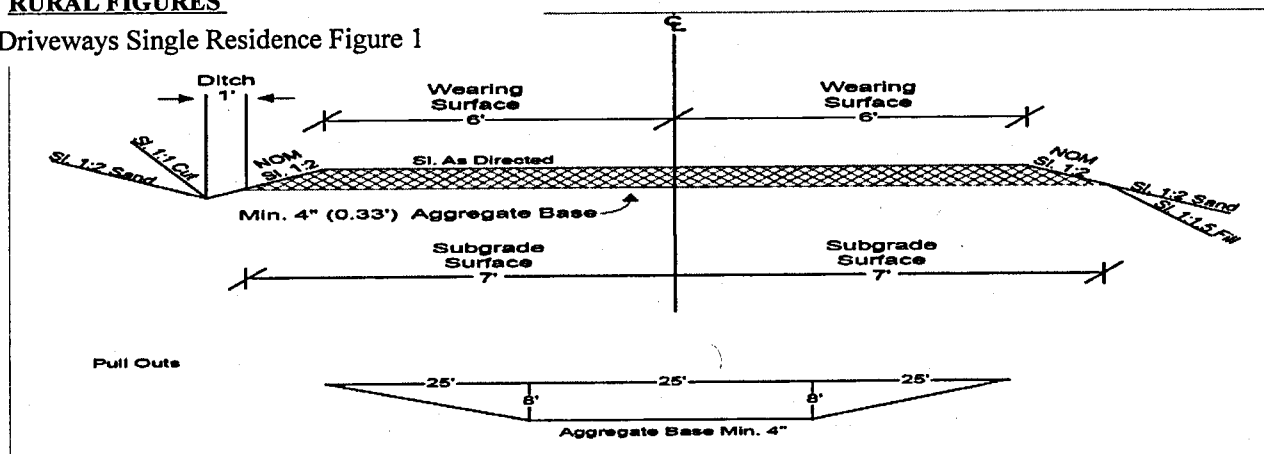
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

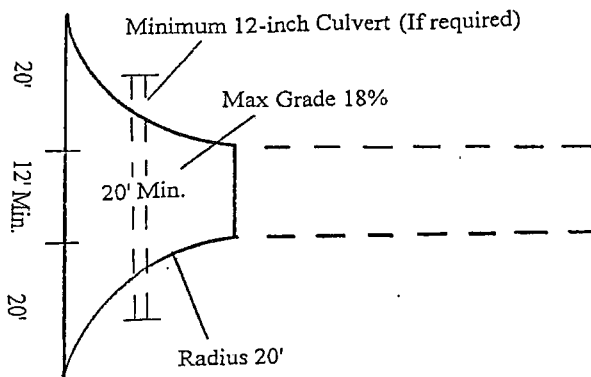
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

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

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

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

Figure 7.1.450

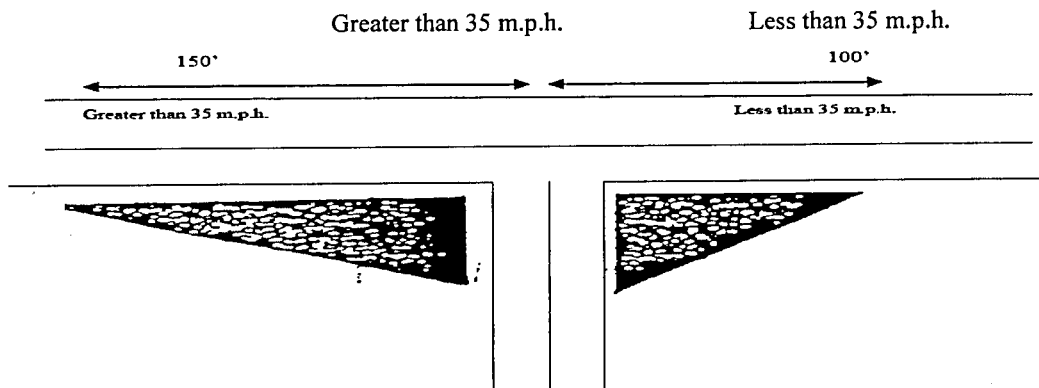


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

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

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



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi-family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s					
	F	G	H	I	J
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

DATE: 7-31-24
FROM: Sheri McGrath
SUBJECT: 87837 Two Mile Lane, Bandon, OR 97411

I, Pamela Namenyi of 87837 Two Mile Lane, Bandon, OR 97411, grant permission to Sheri McGrath to represent me on all design, permit and consulting matters concerning my property located on the Coos County Assessor's Map 29-14-18 TL 3601. The tax account for this property is 1216903. The situs address is 87837 Two Mile Lane, Bandon, OR 97411.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other coordination or information related to the subject property.

Contact information for Sheri McGrath is:
Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires 12 months from the date below, without requirement of notice.

DATED: July 31, 2024

PARAMETRIX, INC.


By: SHERI MCGRATH

CLIENT


By: PAMELA NAMENYI



RECORDING REQUESTED BY:



2365 NW Kline Street, Suite 101
Roseburg, OR 97471

AFTER RECORDING RETURN TO:

Order No.: WT0216126-MB
Pamela E. Namenyi
87837 Two Mile Lane
Bandon, OR 97411

SEND TAX STATEMENTS TO:

Pamela E. Namenyi
87837 Two Mile Lane
Bandon, OR 97411

APN: 1216903
Map: 29S14180003601

Coos County, Oregon **2021-06301**
\$96.00 Pgs=3 06/07/2021 04:22 PM
eRecorded by: TICOR TITLE COOS BAY

Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael K. Deering and Lori L. Copeland, tenants by the entirety, Grantor, conveys and warrants to Pamela E. Namenyi, 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:

Parcel 2 of Final Land Partition Plat 2007 #25, recorded July 19, 2007 as Microfilm No. 2007-9597,
Records Coos
County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$715,000.00) (See ORS 93.030).

Subject to:

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

BEFORE SIGNING OR ACCERTING 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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 6-3-21

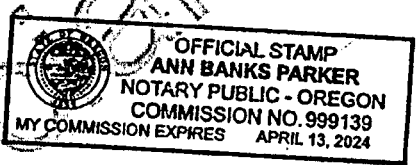
Michael K. Deering
Michael K. Deering
Lori L. Copeland
Lori L. Copeland

State of Oregon
County of Wasco

This instrument was acknowledged before me on June 3, 21 by Michael K. Deering and Lori L. Copeland.

Ann Banks Parker
Notary Public - State of Oregon

My Commission Expires: April 13, 2024



Unofficial Copy

EXHIBIT A

Order No.: WT0216126

Parcel 2 of Final Land Partition Plat 2007 #25, recorded July 19, 2007 as Microfilm No. 2007-9597,
Records Coos
County, Oregon.

Unofficial
Copy

Coos County
2023 Real Property Assessment Report
 Account 1216903
 NOT OFFICIAL VALUE

Map 29S1418-00-03601
 Code - Tax ID 5403 - 1216903

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing NAMENYI, PAMELA E
 87837 TWO MILE LN
 BANDON OR 97411-7233

Deed Reference # 2021-6301
 Sales Date/Price 06-03-2021 / \$715,000
 Appraiser ROBERT WILSON

Property Class 101 MA SA NH
 RMV Class 101 06 27 RRL

Site	Situs Address	City
10	87837 TWO MILE LN	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	256,120		Land	0	
	Impr	407,730		Impr	0	
Code Area Total		663,850	330,880	330,880	0	
Grand Total		663,850	330,880	330,880	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10	<input checked="" type="checkbox"/>		RR-2	Market	113	1.00 AC	HS	001	181,690
	20	<input checked="" type="checkbox"/>		RR-2	Market	113	1.10 AC	MV	002	74,430
Code Area Total							2.10 AC			256,120

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	0	148	One story with attic-Class 4	119	1,148			407,730
Code Area Total						1,148			407,730

Exemptions / Special Assessments / Notations				
Code Area	5403			
Fire Patrol		Amount	Acres	Year
■ FIRE PATROL SRCHG		47.50		2023
■ FIRE PATROL TIMBER		18.75	1.10	2023

Appraisal Maint 2023-OTHER NEW CONSTRUCTION (ADDITIONS OR ALTERATION)

August 27, 2024

VACATION RENTAL DWELLING

Two Mile Retreat

87837 Two Mile Ln

Bandon, Oregon 97411

29-14-18 00 TL 3601

Tax Account 1216903

PROPERTY OWNER

Pamela Namenyi

87837 Two Mile Ln

Bandon, Oregon 97411

APPLICANT

Sheri McGrath

Parametrix, Inc

P.O. Box 1548

Bandon, OR 97411

541-982-9531

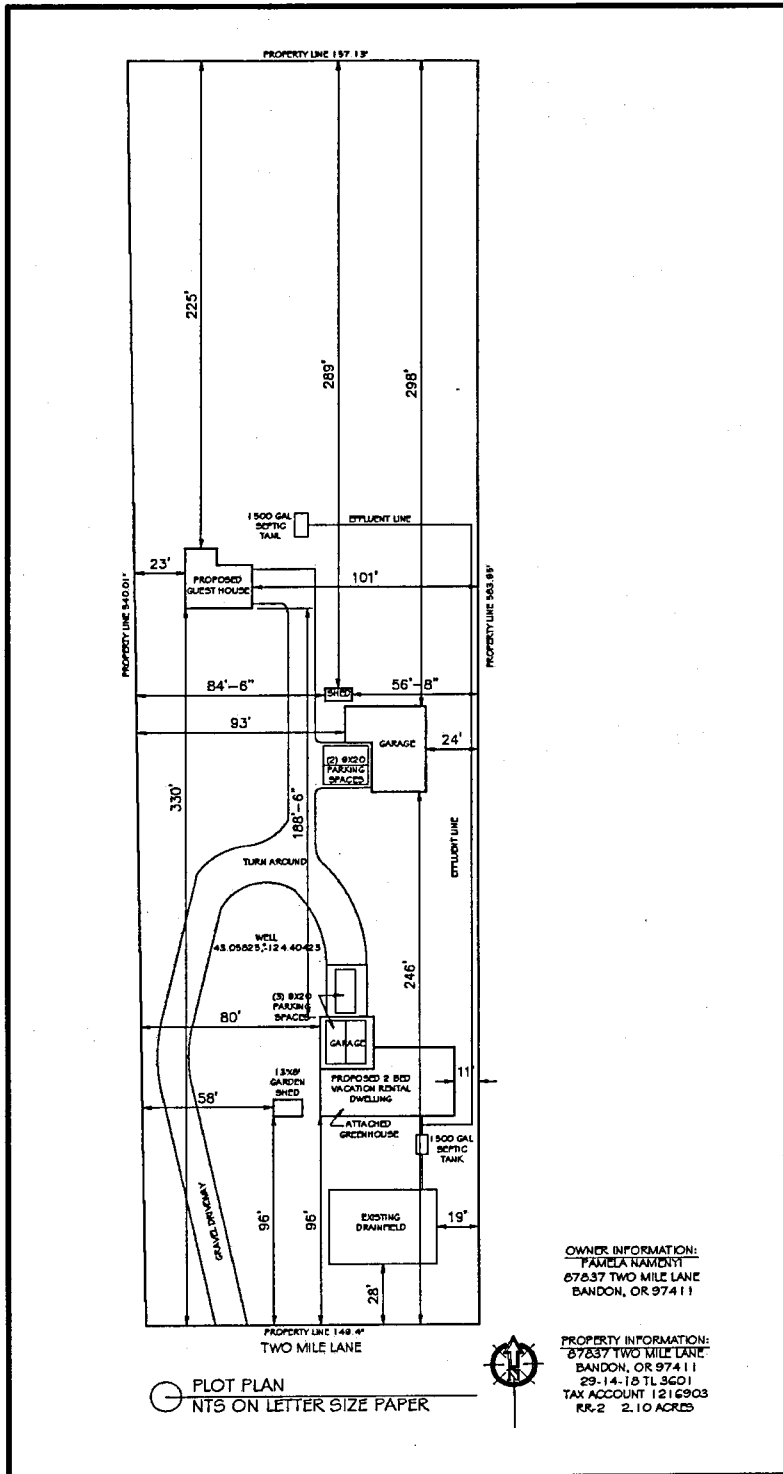
cooscurry@gmail.com

PROJECT NARRATIVE

The subject property is located within the zip code of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 3601 on the Coos County Tax Assessor's Map 29-14-18 and is located in the Rural Residential 2 zoning district (RR-2). The property is 2.10 acres in size, and the situs address is 87837 Two Mile Lane, Bandon, Oregon 97411.

Existing development includes a two-bedroom stick framed home with attached garage, an on-site septic system, a domestic well, and four accessory structures. The property is not used for farming or forest practices and is not suitable for these uses due to the size of the site. The property is forested on the North side and the remainder of the property is landscaped with various ornamental vegetation.

There is ample parking as shown on the proposed parking plan. The property manager, or their local contact person, will be located in Bandon. House cleaning and maintenance services will generally be provided when the house is vacant, so a dedicated parking space is not needed although provided.



OWNER INFORMATION:
 FAMELA NAMONY
 67837 TWO MILE LANE
 BANDON, OR 97411

PROPERTY INFORMATION:
 87837 TWO MILE LANE
 BANDON, OR 97411
 29-14-18 TL 3601
 TAX ACCOUNT 1216903
 RR-2 2.10 ACRES

⊙ PLOT PLAN
 NTS ON LETTER SIZE PAPER



PLOT PLAN

GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 4-6

Number of Parking Spaces: 3 total are shown at the dwelling and additional parking is at each detached garage structure.

Large Gatherings: Gatherings will not be allowed. No parties or events will be permitted.

Property Manager Details: The property manager, or their local contact person, will be located in Bandon.

Security: The property has a gate at the driveway and the property is fenced.

Landscaping/Screening: The property is forested on the North side and the remainder of the property is landscaped with various ornamental vegetation including a large vegetable garden.

Cleaning Services: Cleaning will be conducted only when the rental is vacant.

Compatibility: The Bandon area is known for its offerings of Vacation Rental Dwellings and tourist amenities. Bandon is a tourist destination that often experiences a shortage of rentals.

COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO) FINDINGS OF FACT

2.1.200 Single Family Dwelling is defined as, "a single household unit of which construction is characterized by no common wall or ceiling with another unit, including a mobile home unless otherwise prohibited."

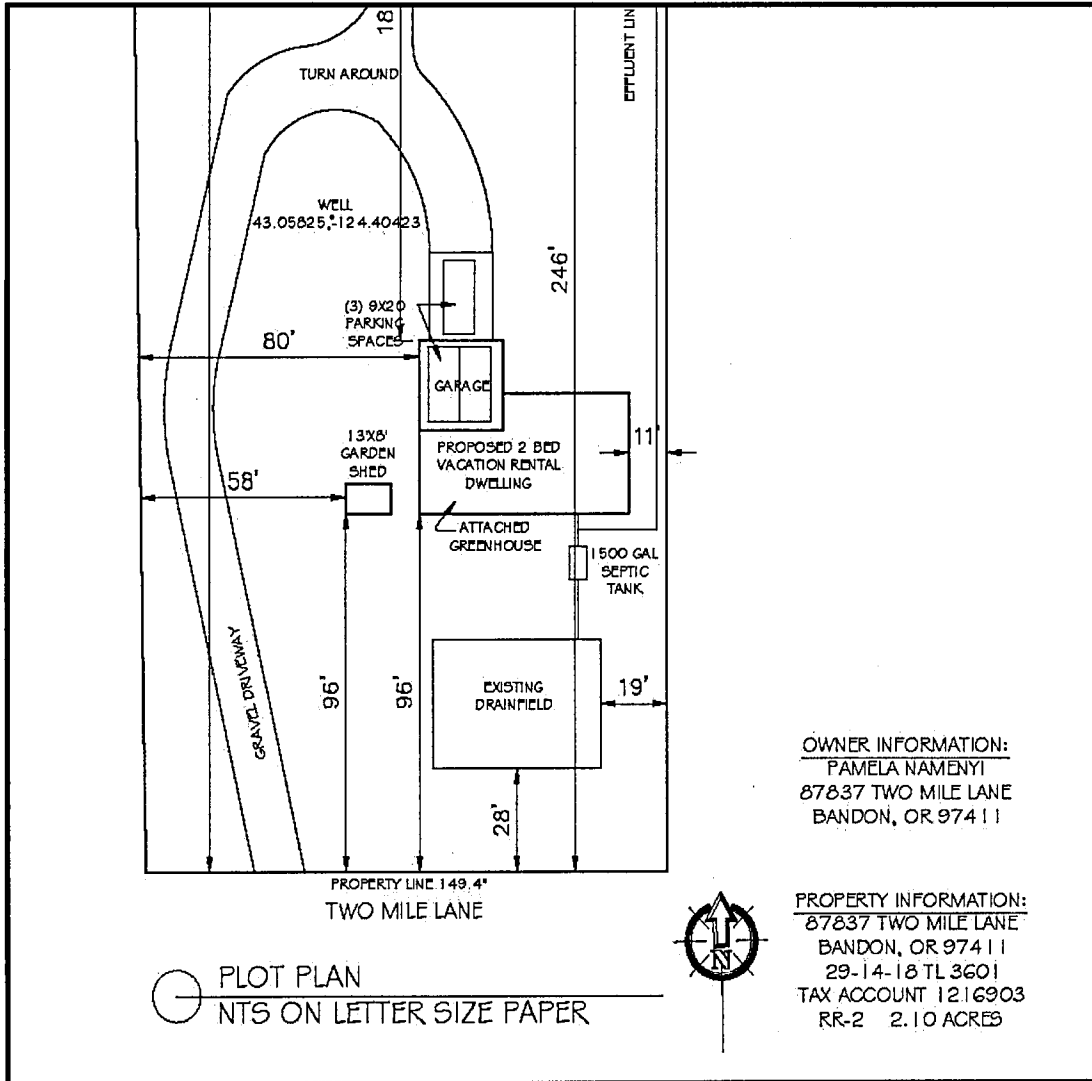
Applicant's Response: The dwelling is a two bedroom stick framed home. There are no shared walls or other dwelling units on the subject site. A separate application for a Guest House has been submitted. The Guest House will not be used as a rental unit and will be occupied by the owner.

Conditional Use is "applied to a use which may be permitted by the issuance of a conditional use permit."

Applicant's Response: The proposed use is considered permitted as an Administrative Conditional Use. The request is to operate as a Vacation Rental Dwelling.

Evidence is defined as, "Facts, documents, data or other information offered to demonstrate compliance or noncompliance with the standards believed by the applicant to be relevant to the decision."

Applicant's Response: The enclosed information and findings are provided as evidence that compliance with the county, state and licensing offices can be met and upheld. Evidence includes information about the Bandon area, a parking plan, proof of an onsite septic system and well and other information deemed relevant for this review.



PARKING PLAN

Certificate of Satisfactory Completion

Installation of this onsite wastewater treatment system has been determined to comply with the applicable requirements in Oregon Administrative Rules Chapter 340, Divisions 071 and 073 and the conditions of Permit OS408829 as follows:

PROPERTY INFORMATION

Property Owner: Michael K Deering And Lori Township 29S, Range 14W, Section 18
Copeland
Property Location: 87837 Two Mile Lane Shop/Barn, Tax Lot 3601
Bandon
Facility Type: Commercial Coos County
Add bathrooms to barn & shop. County Reference #12169.03
County Worksheet #10-29

SPECIFICATIONS AND REQUIREMENTS

System type: Standard

Design Flow: 450 gals/day
Minimum Septic Tank Size: 1500 gals

ADDITIONAL CONDITIONS

- 1 In accordance with Oregon Revised Statute 454.665, this Certificate of Satisfactory Completion is issued as evidence of satisfactory completion of an onsite wastewater treatment system at the location identified above.
- 2 Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
- 3 The area of the initial and the identified replacement area must not be subjected to activity that is likely to adversely affect the soil or the functioning of the system. Such activities may include, but are not limited to, vehicular traffic, livestock, covering the area with asphalt or concrete, filling, cutting, or other soil modification activities.
- 4 This onsite wastewater treatment system must be connected to the facility referenced herein within 5 years of the issuance of this Certificate of Satisfactory Completion (CSC) or rules for authorization notices, alteration permits, or construction-installation permits as outlined in OAR 340-071-0160, 340-071-0205, or 340-071-0210 apply, including payment of an additional fee.
- 5 This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.
- 6 Unless otherwise required by the agent, the system installer must backfill (cover) this system within 10 days after the issuance of this Certificate of Satisfactory Completion.

PROOF OF ON-SITE SEPTIC SYSTEM

STATE OF OREGON
WATER WELL REPORT
(as required by ORS 537.765)

COOS COOS 563
563

JUL 1 - 1992

T295/R14W/S18
NE 1/4 SW
(START CARD) #41186

WATER RESOURCES DEPT.

(1) OWNER: Well Number 155
Name RONALD BUTZ
Address P.O. BOX 1338
City JAMESTOWN State CA Zip 95327

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon
(3) DRILL METHOD:
 Rotary Air Rotary Mud Cable
 Other

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Other

(5) BORE HOLE CONSTRUCTION:
Special Construction approval Yes No Depth of Completed Well 50' 4"
Explosives used Yes No Type _____ Amount _____

Diameter	From	To	Material	SEAL		Amount sacks or pounds
				From	To	
10	0	20	Bentonite	0	20	800 lb
6	20	51				

How was seal placed: Method A B C D E
 Other Introduced from surface
Backfill placed from _____ ft. to _____ ft. Material _____
Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Casing	Diameter	From	To	Gauge	Material			
					Steel	Plastic	Welded	Threaded
	6	+1	58'	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner:					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(7) PERFORATIONS/SCREENS:
 Perforations Method Telescope
 Screens Type Houston Material Stainless Steel

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
445	50' 4"	.010		6"	Tele	<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailor Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem at	Time
15	19	50'	1 hr.

Temperature of Water 52° Depth Artesian Flow Found _____
Was a water analysis done? Yes By whom BWP
Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
Depth of strata: _____

ORIGINAL & FIRST COPY - WATER RESOURCES DEPARTMENT SECOND COPY - CONSTRUCTOR THIRD COPY - CUSTOMER 9809C 10/91

(9) LOCATION OF WELL by legal description:
County COOS Latitude _____ Longitude _____
Township 29S N or S Range 14W E or W, WM.
Section 18 NE 1/4 SW 1/4
Tax Lot 23601 Lot _____ Block _____ Subdivision _____
Street Address of Well (or nearest address) 2 mile Rd
East of China Creek Ranch

(10) STATIC WATER LEVEL:
23' 11" ft. below land surface. Date 6/11/92
Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
Depth at which water was first found 34'

From	To	Estimated Flow Rate	SWL
34	49	15	23' 11"

(12) WELL LOG: Ground elevation +1-300'

Material	From	To	SWL
Clay Brown	0	16	
Sandy Clay Brown	6	27	
Sand w/ gravel Fine Orange	27	34	
Sand Fine Orange w/ clay Gray	34	35	
Sand Fine Brown	35	38	
Sand w/ wood Fine Brown	38	41	
Sand Med Gray	41	48	
Sand Fine Brown w/ Broken	48	49	
Rock gray			
Clay Gray	49	51	

RECEIVED

NOV 30 1992

WATER RESOURCES DEPT.
SALEM, OREGON

Date started 6/18/92 Completed 6/20/92

(unbonded) Water Well Constructor Certification:
I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.
Signed _____ Date _____ WWC Number _____

(bonded) Water Well Constructor Certification:
I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
Signed JMD Made Date 6/29/92 WWC Number 493

PROOF OF ON-SITE WATER

Vacation Rental is defined as, "A furnished apartment or house rented out on a temporary basis to tourists or guests as an alternative to a hotel/motel or group cottage. The definition includes dwelling(s) or dwelling unit(s) for the purpose of being rented or occupied on a daily or weekly basis, or is available for use, rent, or occupancy on a daily or weekly basis, or is advertised, or listed by an agent, as available for use, rent, or occupancy on a daily or weekly basis and are predominately rented out less than 30 days."

Applicant's Response: The dwelling contains two bedrooms and is fully furnished and self contained. The space will be rented for a period of less than 30 days at a time.

Zoning District is defined as, "a zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed."

Applicant's Response: The property is zoned RR-2 and the proposed use is consistent with the purpose of the zone for residential uses including short term rentals.

4.2.100

There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.

The purpose of the "RR-2" and "RR-5" districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.

The "RR-2" district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.

Applicant's Response: The proposed vacation rental will provide a family getaway from an Urban lifestyle to a Rural environment. This allows families to travel while providing a yard and kitchen and other amenities that a hotel/motel stay in our area does not provide. The proposed use will meet a current demand for family rentals in our area and will remain true to the purpose of the zone to provide for the continued existence of rural family life. The zoning ordinance lists vacation rental use as an accessory use to the main residential use. Given the main use as a Single-Family

Dwelling, the proposed use appears to be compatible and compliant with the intent of the zoning ordinance.

4.3.200 The Table of Uses reads that Vacation Rental/Short Term Rental is permitted in the RR-2 zoning district subject to review criteria 87 and that the use takes place within an existing single family dwelling.

4.3.210(87) Vacation Rentals are subject to the following criteria:
A. Use shall be compatible with the surrounding area.

Applicant's Response: The purpose of this zoning district is to provide for residential uses. Vacation rentals are considered an accessory to the main residential use located within a Single-Family Dwelling. The use must show compatibility with the residential uses occurring within the surrounding area without discord or disharmony.

As part of a Nuisance Plan, occupants are informed that objectionable traffic, noise, smoke, and litter will not be permitted, and would subject them to immediate eviction and forfeit of security deposit. The contact information for the local manager will be on file with the planning department and police department as required by the conditions of approval for this permit application.

All accessory uses have the potential to create noise, smells and litter on occasion. The question is whether an accessory use is capable of controlling and taking action on nuisances when appropriate. It is in the best interest of the owners to maintain their property values by taking good care of their accessory uses. The applicant is confident that compatibility with the neighborhood's main and accessory residential uses will not be a problem due to the strict and enforced rental rules and regulations.

With respect to traffic impacts, a review of available on-line information from the Institute of Transportation Engineers (ITE) publication "Trip Generation, 7th Edition" shows that a Recreational/Vacation Home generates a daily average of 3.16 trips per unit. Based on this data, the proposed use appears to be more compatible in regard to traffic than a full-time residential property. Additionally, the county currently restricts parking at the subject site to 2 vehicles.

Land Use	Units	Average Trip Generation Rate (Trips/unit)
Single Family Housing	Dwelling	9.57
Apartment, Low Rise	Dwelling	6.59
Apartment, High Rise	Dwelling	4.20
Condominium/Townhouse, General	Dwelling	5.86
Condominium/Townhouse, High Rise	Dwelling	4.18
Mobile Home Park	Dwelling	4.99
Senior Adult Housing – Detached	Dwelling	3.71
Senior Adult Housing – Attached	Dwelling	3.48
Congregate Care Facility	Dwelling	2.02
Recreational/Vacation Homes	Dwelling	3.16

ITE PUBLICATION "TRIP GENERATION, 7TH EDITION"

B. Shall be licensed by Coos Health and Wellness.

Applicant's Response: Two Mile Retreat will be licensed with CHW in accordance with ORS 446.310-350. The owner will provide a copy of the annual license renewal to the planning department as evidence of continual use as a vacation rental dwelling.

C. Shall meet the parking, access and driveway criteria in Chapter 7 of the zoning ordinance.

Applicant's Response: The existing driveway and parking exceed the minimum and maximum allowances of the Coos County code and ordinance. The area will continue to be upkept for compliance.

D. The use shall not be transferred to a subsequent landowner. Any new owners of the subject property will be required to submit a Compliance Determination Application showing compliance with this section of the zoning ordinance.

Applicant's Response: The owner is aware that the conditional use runs with the owner and not with the land, subject to the conditions placed on the permit approval. Future owners will be notified that receipt of a compliance determination from the County is required by the County to continue the operation as a vacation rental, and by the title report listing the required deed restriction for the use.

- E. A Deed Restriction shall be recorded with the Coos County Clerk's Office acknowledging that the Vacation Rental Status is an accessory use to the main residential use.

Applicant's Response: A deed restriction will be filed with the county clerk's office to ensure that future owners are aware of the condition to submit a Compliance Determination application with the county to transfer ownership of the conditional use to their name and gain clearance to update their license with Coos Health and Wellness, subject to the requirements and conditions of state and local law at the time of renewal.

4.3.220(2,i) Additional conditional use review standards for uses, development and activities listed in table 4.3.200. The following criteria only apply to conditional uses in the RR zoning districts:

i. Compatibility: The Proposed Use, Activity Or Development is required to demonstrate compatibility with the surrounding properties or compatibility may be made through the imposition of conditions. Compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses and not potential or future uses in the surrounding area.

Applicant's Response: The proposed use is accessory to the main residential use of the subject property. The approval for the vacation rental use will have conditions associated which ensure that compatibility with the neighbors will remain a high priority for the property owner. Those conditions require a local contact person to be on call if there is an issue. Their contact information will remain on file with the County offices. The Nuisance Plan provides for a forfeit of the rental security deposit as a consequence of misbehavior. Additionally, parking by the County is limited to vehicles which limits parties and events.

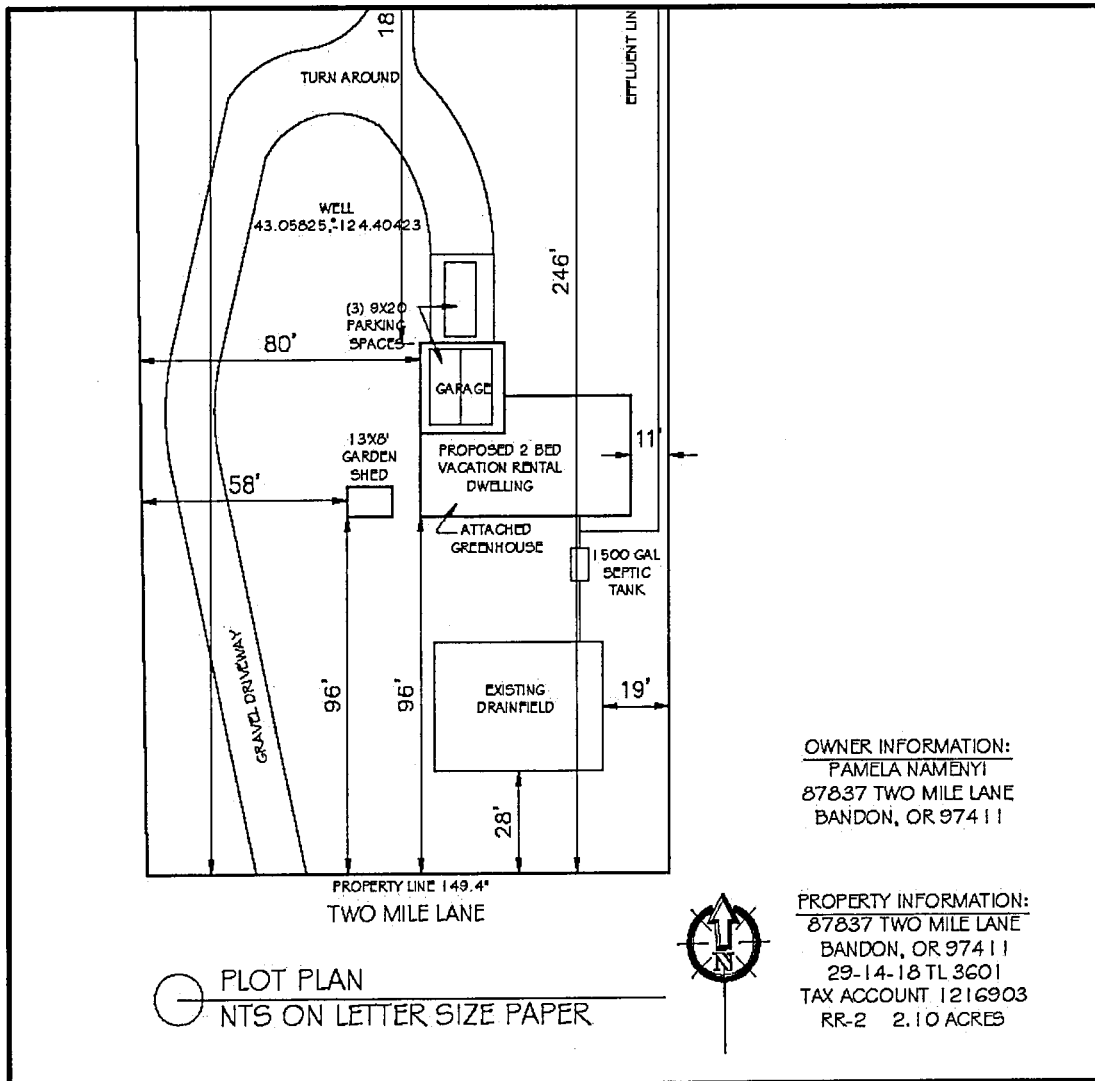
5.2.100 Conditional Uses are discretionary reviews that involve judgment or discretion in determining compliance with the ordinance.

Applicant's Response: The applicant has provided an application for an Administrative Conditional Use Permit for a Vacation Rental Dwelling. It is understood that discretion can be made when approving this use and that additional conditions may be placed on the permit. The proposed Guest House will be prohibited from renting as a short term, or long term, rental.

7.5.175

Parking, driveway and access shall comply with Section 7.

Applicant's Response: The driveway and parking plan will be inspected and approved by the Road Department. The current condition and dimensions exceed the minimum requirements for driveways and the maximum for the number of parking spaces.



PARKING PLAN

SECTION 18 T29S R14W W.M.
COOS COUNTY

1" = 400'

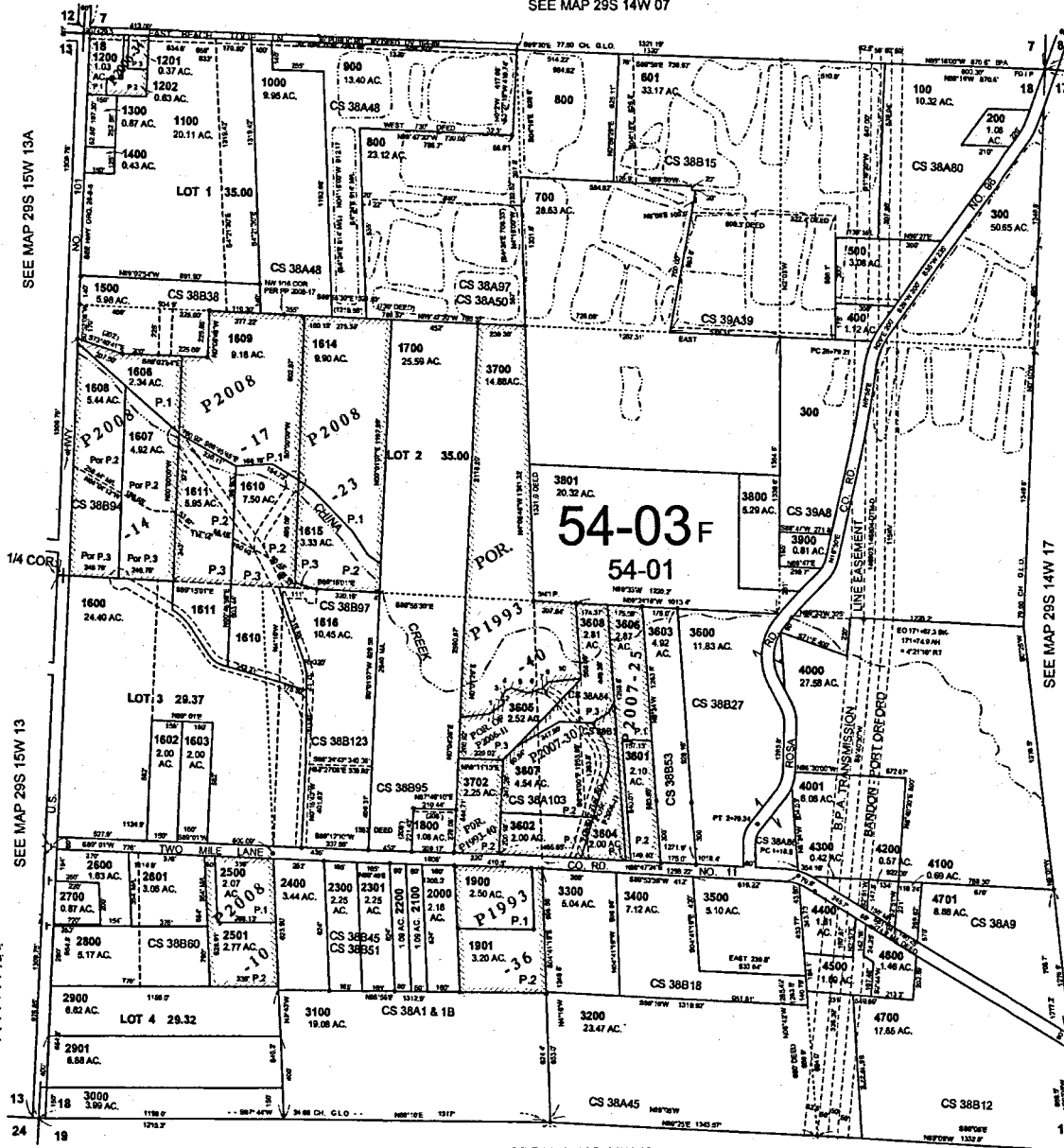
29S 14W 18

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

CANCELLED NO.

- 1600M1
- 600
- 602
- 1101
- 3701
- 1601
- 1102
- 4702
- 3703
- 3802
- 1612
- 1613
- 1701
- 1604
- 1605
- 1617
- 1618
- 1619
- 4003
- 1620
- 1621

SEE MAP 29S 14W 07



SEE MAP 29S 15W 13A

14 COR

SEE MAP 29S 15W 13

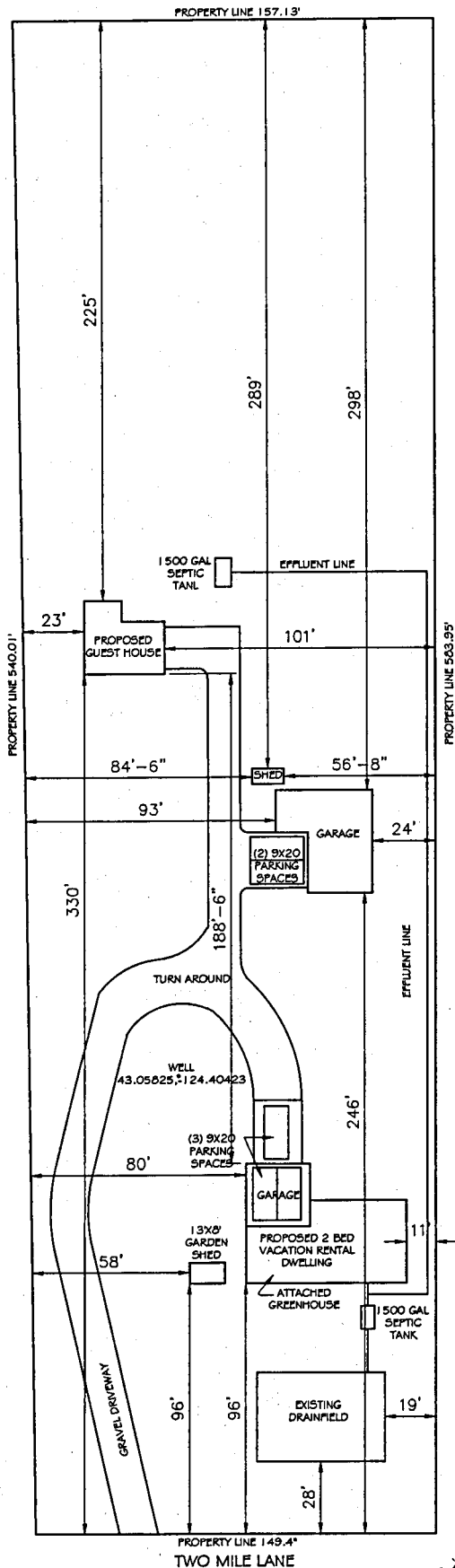
SEE MAP 29S 14W 17

- TAX LOT 3605
1. S81°06'48"E 144.44'
 2. N52°03'59"E 90.36'
 3. N36°11'57"W 30.85'
 4. N30°13'13"E 45.05'
 5. N69°05'06"E 27.87'
 6. S77°04'07"E 85.56'
 7. N66°10'11"E 72.86'
 8. N41°52'27"E 25.15'
 9. S89°45'37"W 31.79'
 10. N41°52'27"E 16.09'

04-25-2023

29S 14W 18

SEE MAP 29S 14W 19



OWNER INFORMATION:
 PAMELA NAMENY
 87837 TWO MILE LANE
 BANDON, OR 97411

PROPERTY INFORMATION:
 87837 TWO MILE LANE
 BANDON, OR 97411
 29-14-18 TL 3601
 TAX ACCOUNT 1216903
 RR-2 2.10 ACRES

○ PLOT PLAN
 NTS ON LETTER SIZE PAPER

