

File Number

ACU-24-035, DR-24-079



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

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: 8-5-24 Receipt #: 248171 Amount: 1956.00 Received by: [Signature]

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) JSCM, LLC 7408 SE Night Hawk Ct, Prineville, OR 97754

Mailing address: Applicant: Sheri McGrath P.O. Box 1548, Bandon, OR 97411

Phone: Applicant: 541-982-9531

Email: Applicant: cooscurry@gmail.com

Township: 29S Range: 15W Section: 1 1/4 Section: C 1/16 Section: C Tax lots: 4800

Select Select Select Select Select

Tax Account Number(s): 2950000

Zone: Select Zone Controlled Development (C)

Tax Account Number(s)

Please Select

B. Special Districts and Services

Water City Water

[checkbox]

Sewage Disposal On-Site Septic

[checkbox]

School Bandon

[checkbox]

Fire District Bandon RFPD

[checkbox]

C. Type of Application (s) please consult with staff to determine prior to submittal

[checked] Administrative Conditional Use for Vacation Rental 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

[checkbox]

Flood

[checkbox]

Landslide

[checkbox]

Liquefaction

[checkbox]

Erosion

[checkbox]

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 referred 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

SAMUEL C. SHAWES Samuel C. Shawes
Janette Haimes Janette Haimes

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: 87152 Jupiter Lane, Bandon, OR 97411

Type of Access: Public Road Name of Access: Jupiter Lane

Is this property in the Urban Growth Boundary? Yes

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: Shared/Community Sytem

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 Food
- Will overnight accommodations be offered as part of an on-site business? By reservation only
- 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: _____

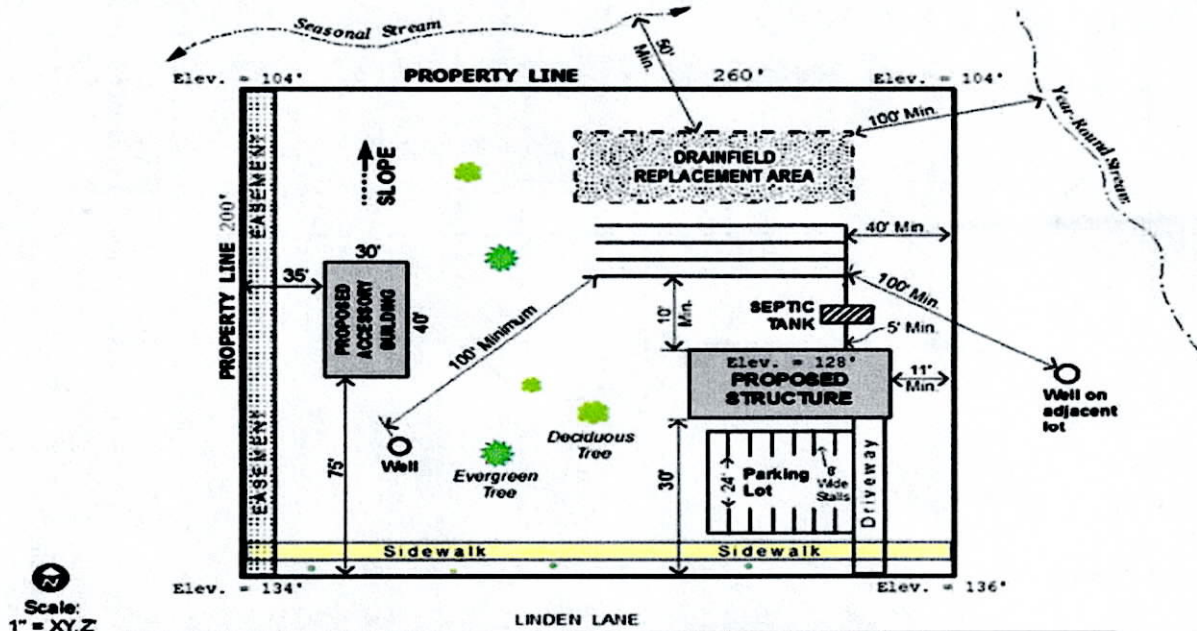
- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

City of Bandon is the provider for water service

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.

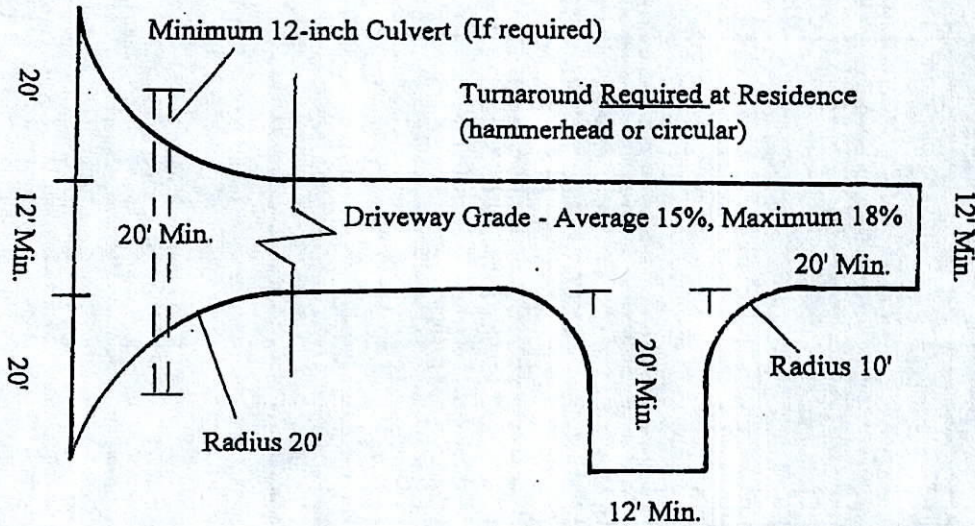
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

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



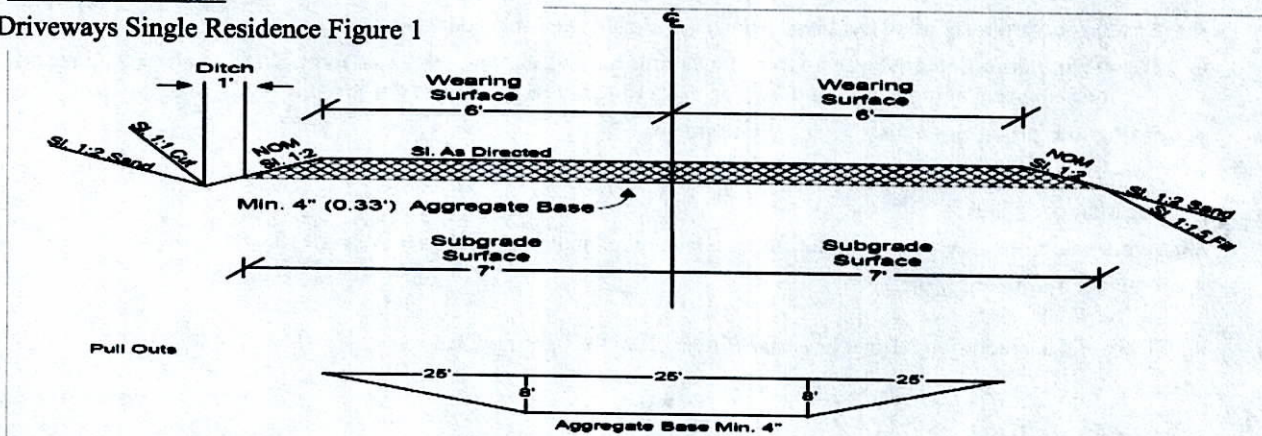
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:

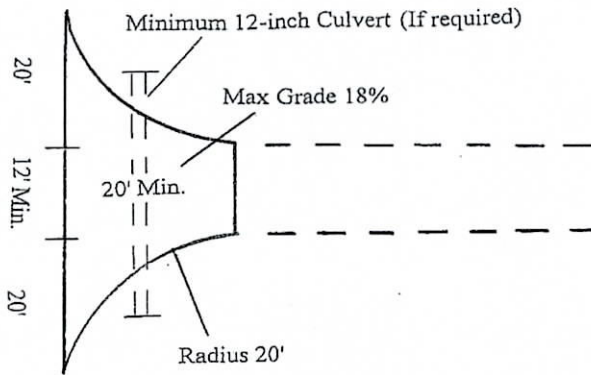
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways 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

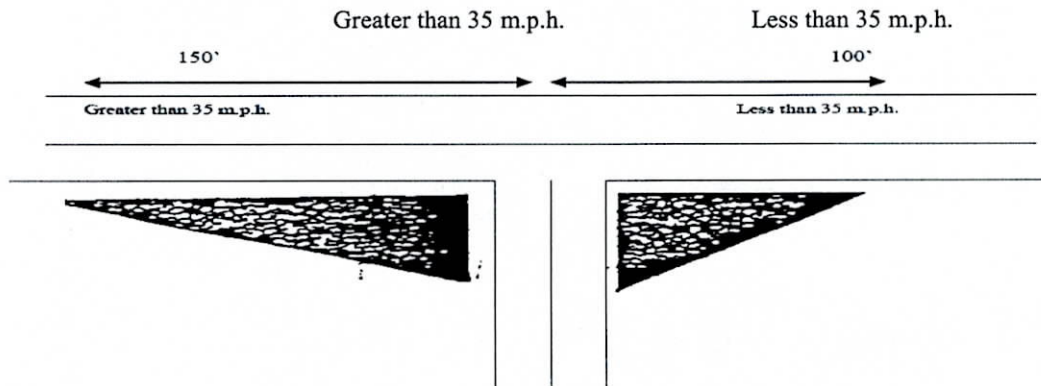


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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					
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.

Sheri McGrath, Inc
Coos Curry Consulting
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Samuel Shawe of 7408 SE Night Hawk Ct. Prineville, OR 97754 grant permission to Coos Curry Consulting to represent me on all design, permit and consulting matters concerning the properties located on the Coos County Tax Assessor's Map 29-15-01cc TL 4302 and 4800. The tax accounts for these properties are 99920414 and 2950000.

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

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 18 months from the date below, without requirement of notice.

DATED: June 29, 2024

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT


By: SAMUEL SHAWE MEMBER OF JSCM, LLC

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

**THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE**

AFTER RECORDING RETURN TO:

Ticor Title Company of Oregon
201 Central Ave.
Coos Bay, OR 97420

Coos County, Oregon **2021-10054**
\$101.00 Pgs=4 09/03/2021 02:29 PM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

1. TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Warranty Deed

2. DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Jeralyn Smith and Thomas Vuyovich

3. INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

JSCM, LLC

4. TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) - Amount in dollars or other

\$300,000.00 Other

5. SEND TAX STATEMENTS TO:

JSCM, LLC
7408 SE Night Hawk Ct.
Prineville, OR 97754

6. SATISFACTION of ORDER or WARRANT ORS 204.125(1)(e)

CHECK ONE: Full
(If applicable) Partial

7. The amount of the monetary obligation imposed by the order or warrant. ORS 205.125 (1)(c)

\$ 0.00

8. If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF TICOR TITLE COMPANY TO CORRECT LEGAL DESCRIPTION WHICH HAS BEEN ATTACHED AS CORRECTED LEGAL DESCRIPTION, PREVIOUSLY RECORDED AS FEE NUMBER 2021-04859."

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

GRANTOR'S NAME:
Jeralyn Smith and Thomas Vuyovich

GRANTEE'S NAME:
JSCM, LLC

AFTER RECORDING RETURN TO:
Order No.: 360621035111-LS
JSCM, LLC
7408 SE Night Hawk Ct.
Prineville, OR 97754

SEND TAX STATEMENTS TO:
JSCM, LLC
7408 SE Night Hawk Ct.
Prineville, OR 97754

87152 SE Jupiter Lane, Bandon, OR 97411

Coos County, Oregon **2021-04859**
\$91.00 Pgs=2 04/30/2021 11:48 AM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jeralyn Smith and Thomas Vuyovich, Grantor, conveys and warrants to JSCM, LLC, 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 1:

Lots 15 through 20, inclusive, Block 30, Sunset City, Coos County, Oregon. Together with that portion of vacated Jupiter and Smith Streets, which was vacated by Vacation recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

SAVE AND EXCEPT any portion lying or being within the public roadway.

PARCEL 2:

Lots 21 and 22, Block 30, Sunset City, Coos County, Oregon. Together with that portion of vacated Jupiter and Smith Streets, which was vacated by Vacation recorded April 29, 1952 in Book 217, Page 551, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED THOUSAND AND NO/100 DOLLARS (\$300,000.00). (See ORS 93.030).

Subject to:

Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads, and highways.

Any irregularities, reservations or other matters in the proceedings occasioning the abandonment or vacation of the streets, roads and highways.

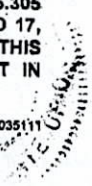
Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 23, 2011
Recording No: 2011-10195

Easement(s), Covenant(s), and Servitude, for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: State of Oregon, by and through the Department of Environmental Quality
Recording Date: January 23, 2019
Recording No: 2019-00587

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN



STATUTORY WARRANTY DEED

(continued)

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 195.306 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.

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

Dated: 4/28/2021

Jeralyn Smith
Jeralyn Smith

Thomas Vuyovich
Thomas Vuyovich

State of OREGON
County of COOS

This instrument was acknowledged before me on 4.28.2021 by Jeralyn Smith and Thomas Vuyovich.

Sandi L. Brown
Notary Public - State of Oregon

My Commission Expires: 4.11.22

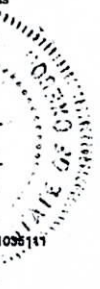


Unofficial Copy

STATE OF OREGON
COUNTY OF COOS

I hereby certify that instrument #2021-04859, recorded on 4/30/2021, consisting of 2 page(s), has been compared with the original, and is a correct and whole transcript as it appears on record at the County Clerk's office in Coos County, Oregon.
Debbie Heller, CCC, County Clerk

9/1/2021
T Dalton
Tammy Dalton - Chief Deputy



CORRECTED LEGAL DESCRIPTION

PARCEL 1:

Lots 15 through 20, inclusive, Block 30, Sunset City, Coos County, Oregon. Together with that portion of vacated Smith Street, which was vacated by Vacation recorded April 29, 1952 in Book 217, Page 551 and that portion of the vacated alley, which was vacated by Vacation recorded July 23, 2014 as Microfilm No. 2014-05735, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

SAVE AND EXCEPT any portion lying or being within the public roadway.

PARCEL 2:

Lots 21 and 22, Block 30, Sunset City, Coos County, Oregon. Together with that portion of vacated Jupiter Street and Smith Street, which was vacated by Vacation recorded April 29, 1952 in Book 217, Page 551, and that portion of the vacated alley, which was vacated by Vacation recorded July 23, 2014 as Microfilm No. 2014-05735, Records of Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

Unofficial
Copy

Coos County
2024 Real Property Assessment Report
 Account 2950000
 NOT OFFICIAL VALUE

Map 29S1501-CC-04800
Code - Tax ID 5403 - 2950000

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing JSCM LLC
 7408 SE NIGHT HAWK CT
 PRINEVILLE OR 97754-7681

Deed Reference # 2021-10054
Sales Date/Price 04-28-2021 / \$300,000
Appraiser GORDON WEST

Property Class 101 MA SA NH
RMV Class 101 06 29 BLR

Site	Situs Address	City
10	87152 JUPITER LN	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	181,310		Land	0	
	Impr	101,700		Impr	0	
Code Area Total		283,010	111,330	111,330	0	
Grand Total		283,010	111,330	111,330	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"/>		CD-10	Market	100	0.23 AC	HS	001	181,310
Code Area Total							0.23 AC			181,310

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5403	1	1967	131	One story-Class 3	100	998			101,700
Code Area Total						998			101,700

Exemptions / Special Assessments / Notations						
Code Area				Amount	Acres	Year
5403	Fire Patrol					
	■	FIRE PATROL SRCHG		47.50		2024
	■	FIRE PATROL TIMBER		18.75	0.00	2024



City of Bandon

555 Hwy 101, PO Box 67
Bandon, OR 97411
(541) 347-2437

Bandon by the Sea

July 2, 2024

JSCM LLC
87152 Jupiter Lane
Bandon, OR 97411

RE: Request for Letter Confirming that the City of Bandon Provides Water Service to the Subject Property Located at Coos County Map Number 29-15-01CC, Parcel No: 4800; 87152 Jupiter Lane, Bandon, OR 97411; Property Owner: JSCM LLC

Dear JSCM LLC,

This letter confirms that the City of Bandon provides water service to the above-referenced property, and that there are no capacity limitations that preclude using the property as a vacation rental.

The property will be charged commercial water rates.

Please do not hesitate to contact Assistant to the City Manager Andrea McMahon at (541) 347-2437, extension 239, should you have any additional questions or need further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Torrey Contreras', with a horizontal line extending to the right.

Torrey Contreras
City Manager/Director of Utilities
City of Bandon

August 4, 2024

VACATION RENTAL DWELLING

JSCM, LLC

87152 Jupiter Lane

Bandon, OR 97411

29-15-01CC TL 4800

Tax Account 2950000

PROPERTY OWNER

JSCM, LLC

7408 SE Night Hawk CT

Prineville, OR 97754

APPLICANT

Sheri McGrath

Coos Curry Consulting

P.O. Box 1548

Bandon, OR 97411

541-982-9531

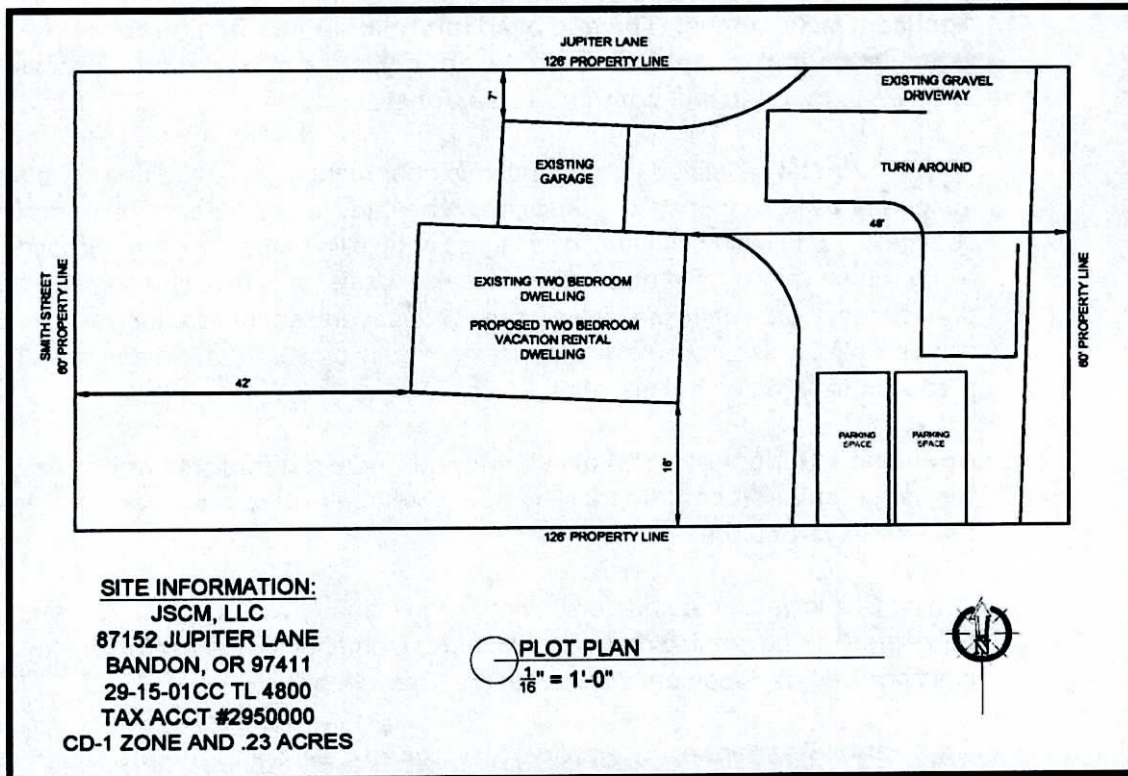
cooscurry@gmail.com

PROJECT NARRATIVE

The subject property is located in the southern Urban Growth Boundary of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 4800 on the Coos County Tax Assessor's Map 29-15-01CC and is located in the Controlled Development 10 district (CD-10). The property is .23 acres in size, and the situs address is 87152 Jupiter Lane.

Existing development includes a two-bedroom stick framed home constructed in 1967 and driveway. The septic system is located on an adjoining property as granted through and easement by DEQ. The property is not used for farming or forest practices and is not suitable for these uses due to the size of the site. Vegetation consists of grass only. The property is within walking distance to the Pacific Ocean with the closest public accesses being Devil's Kitchen and Mars Beach. Bandon Beach Riding Stables is also within walking distance. This makes this location an ideal location for a vacation rental.

The property manager will be the property owner, JSCM, LLC. The property owner has agreed to be available 24 hours per day as the direct contact for emergencies, cleaning and other items deemed relevant to the operations of the Vacation Rental Dwelling. House cleaning and maintenance services will generally be provided when the house is vacant, so a dedicated parking space is not needed.



PLOT PLAN

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.

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.

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 have been met and will continue to be upheld.

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 CD-10 and the proposed use is consistent with the purpose of the zone for residential uses including short term rentals.

4.2.200

The purpose of the CD-10 district is to recognize the scenic and unique quality of selected areas within Urban Growth Boundaries, to enhance and protect the unique "village atmosphere," to permit a mix of residential, commercial, and recreational uses, recognizing tourism as a major component of the County's economy.

Applicant's Response: The proposal meets the zoning purpose, as a Vacation Rental is accessory to the residential use. The operation as a short term rental use will boost the local economy. The location of the home is outstanding for short term rental use as it is walking distance to the public beaches both at Devils Kitchen and Mars Beach. Bandon Beach Riding Stables is located within walking distance and both the Crossings Golf Course and Bandon Dunes Golf Resort are within 10 minutes of driving.

A letter has been provided below from the City of Bandon confirming that there are no limitations that would prohibit the Dwelling to be used as a Vacation Rental. Substantial transient occupancy taxes ("TOT") will be paid to the city for the use as a vacation rental. TOT tax is an important part of a thriving economy. This tax will generally place approximately

\$800,000 into the general fund this year which is 16% of the general fund revenue. It is the highest financial contributor to the budget next to Utilities. TOT funds support the Police Department, ensuring the safety and compatibility of the neighborhoods that contain short term rentals. The TOT funds support the Community Center which provides an event space in our community which attracts visitors to our area who will stay at our local rental accommodations, shop our local stores and dine in our local restaurants. The TOT tax also supports the Sprague Theater which provides music, live theater and events which further attract out of town visitors to our area.



City of Bandon

555 Hwy 101, PO Box 67
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Bandon by the Sea

July 2, 2024

JSCM LLC
87152 Jupiter Lane
Bandon, OR 97411

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Dear JSCM LLC,

This letter confirms that the City of Bandon provides water service to the above-referenced property, and that there are no capacity limitations that preclude using the property as a vacation rental.

The property will be charged commercial water rates.

Please do not hesitate to contact Assistant to the City Manager Andrea McMahon at (541) 347-2437, extension 239, should you have any additional questions or need further assistance.

Sincerely,

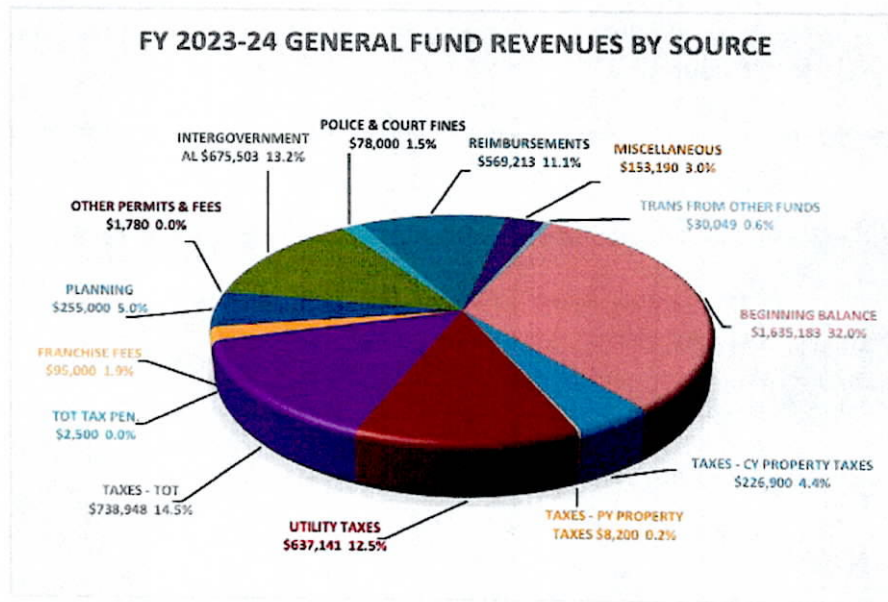
A handwritten signature in black ink, appearing to read 'Torrey Contreras', is written over a horizontal line.

Torrey Contreras
City Manager/Director of Utilities
City of Bandon

CITY OF BANDON LETTER REGARDING CAPACITY LIMITATIONS

City of Bandon FY 2023-24 Budget

The following pie-chart illustrates the General Fund revenue types, by source.



TOT CONTRIBUTION TO THE GENERAL FUND

- 4.3.200 The Table of Uses reads that Vacation Rental/Short Term Rental is permitted in the CD-10 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.
- 4.2.200 The purpose of the CD-10 district is to recognize the scenic and unique quality of selected areas within Urban Growth Boundaries, to enhance and protect the unique "village atmosphere," to permit a mix of residential, commercial, and recreational uses, recognizing tourism as a major component of the County's economy.

Applicant's Response: The purpose of this zoning district is to provide for a mixture of residential, commercial and recreational uses, recognizing tourism as a major component of the County's economy. Vacation rentals

are considered accessory to the main Single-Family Dwelling; therefore, the use must show compatibility with the residential uses occurring within the surrounding area without discord or disharmony. This property is located within the Urban Growth Boundary of Bandon, and the required notification area for a conditional use is 100 feet.

The Sunset City area of Bandon is a popular recreational destination for beach combers, horse lovers and golfers. It is an area with several short-term rentals and second homes which are vacant part of the year. Very few homes in this area are occupied full time, so the transient, short-term nature of the rental is extremely compatible and consistent with development patterns in this neighborhood.

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 local manager lives in Bandon, and their contact information will be on file with the planning department and police department as required by the conditions of approval for this permit application.

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: 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: Parking at the house consists of 2 parking spaces, located outside of the garage. A plot plan identifying parking spaces has been submitted along with this conditional use; the applicant is aware that a sign off is required by the Coos County Road Department prior to a Zoning Compliance Letter being issued for the Vacation Rental use.

- 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 requirements and provisions of Oregon law. 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.

- 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.

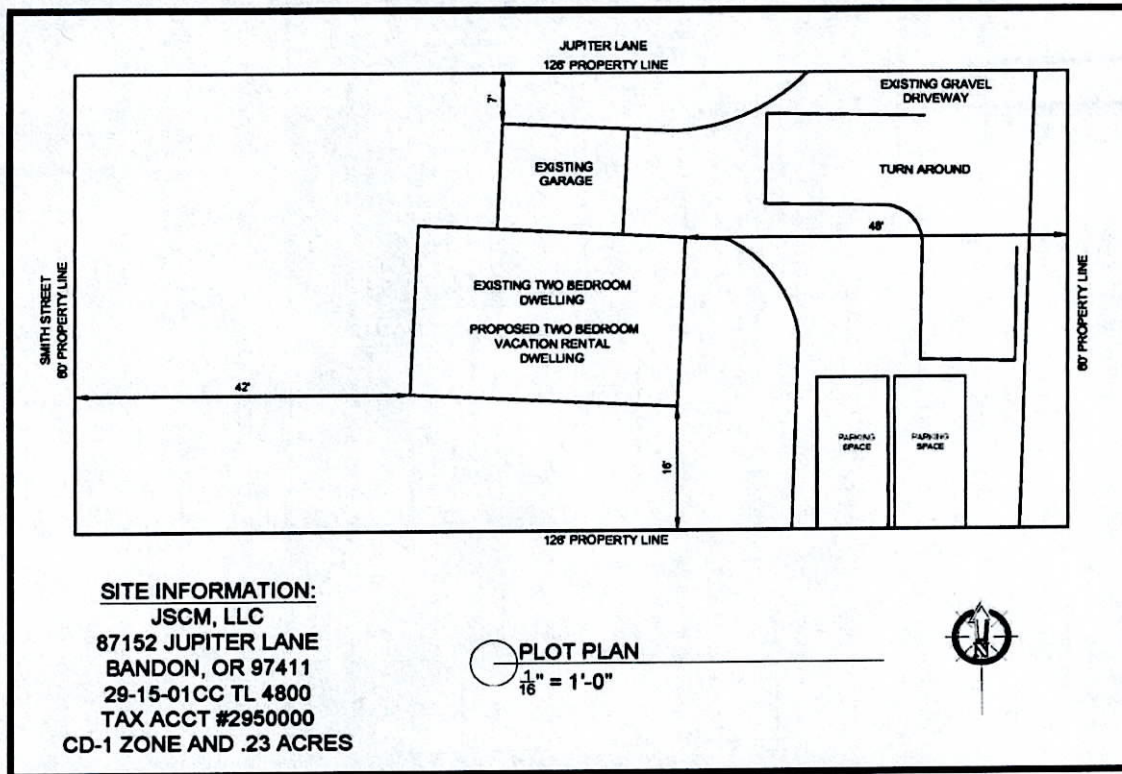
5.2.100 Conditional Uses are discretionary reviews that involve judgment or discretion in determining compliance with the ordinance.

Applicant's Response: The applicant has provided an application for an Administrative Conditional Use Permit for a Vacation Rental Dwelling. It is

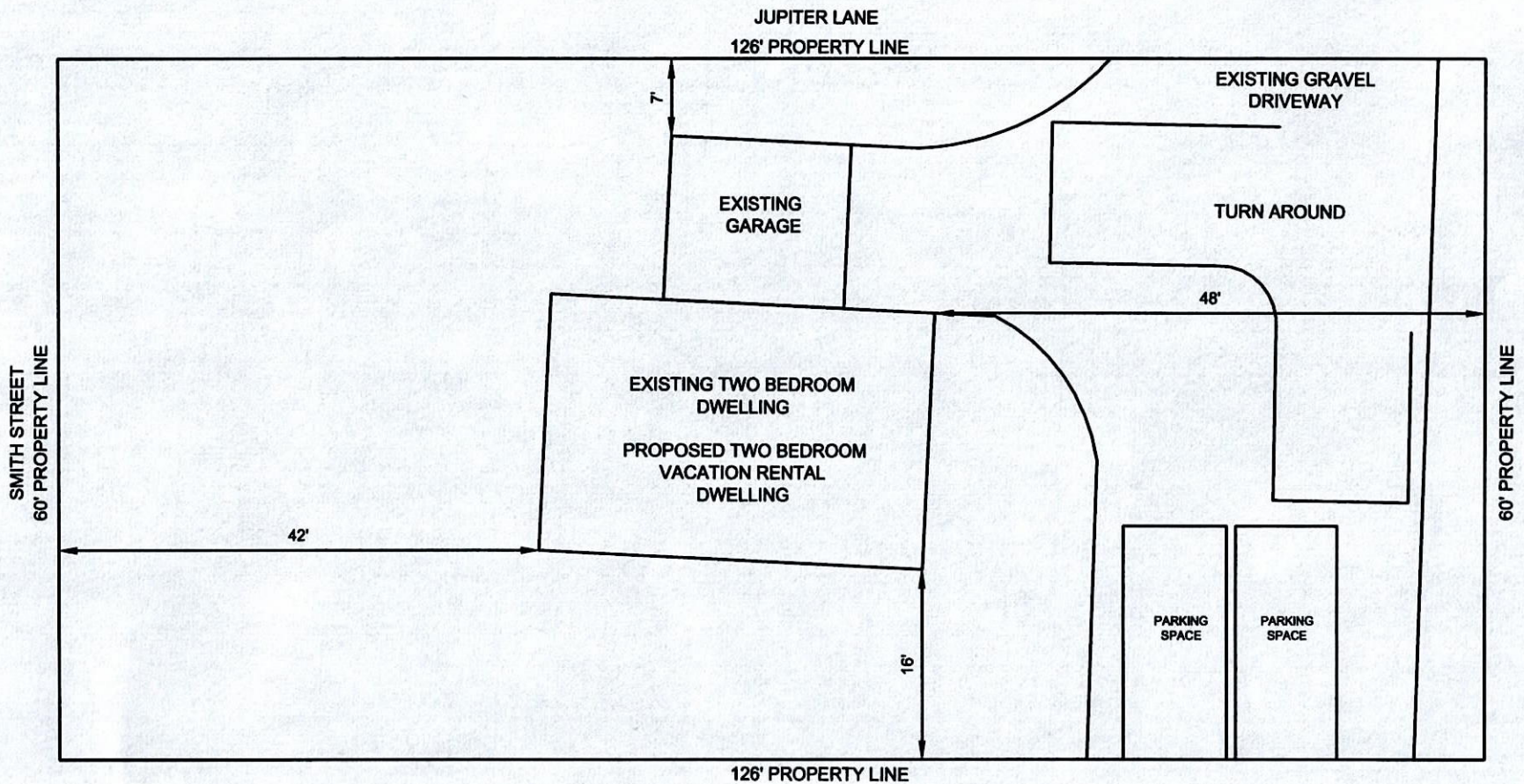
understood that discretion can be made when approving this use and that additional conditions may be placed on the permit.

7.5.175 Parking, driveway and access shall comply with Section 7.

Applicant's Response: Approval of the parking plan will be required prior to receiving Zoning Compliance. There is ample room for parking and turn around on the subject site without backing into the street.



PARKING PLAN



SITE INFORMATION:

JSCM, LLC
87152 JUPITER LANE
BANDON, OR 97411
29-15-01CC TL 4800
TAX ACCT #2950000
CD-1 ZONE AND .23 ACRES

PLOT PLAN
 $\frac{1}{16}'' = 1'-0''$

