

File Number: ACW-24-038



**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: 8/15/24 Receipt #: 161186664 Amount: 893.00 Received by: Marice H.

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)** Tower Timber Services, Inc.

Mailing address: 1121 Riddle Bypass Rd., Riddle OR 97469

Phone: 541-863-1451

Email: towertimber@hotmail.com

Township: 25S Range: 13W Section: 30 ¼ Section: Select 1/16 Section: Select Tax lots: 2900

Select Select Select Select Select

Tax Account Number(s): 379200

Zone: Select Zone Urban Residential-1 (UR-1)

Tax Account Number(s) 257805

Urban Residential-1 (UR-1)

**B. Special Districts and Services**

Water Select type of Water Service

Sewage Disposal Charleston Sanitation

School Coos Bay

Fire District Charleston RFPD

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

- Administrative Conditional Use for Vacation Rental/Short Term Rental
- 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 \_\_\_\_\_

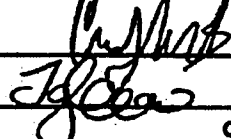
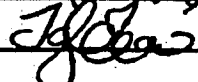
Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page at the following links: 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 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**

  
\_\_\_\_\_  
  
\_\_\_\_\_  
Curtis C. Johnson II  
Tammara A. Johnson

**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: 64720 Wygant Rd., Coos Bay, OR 97420

Type of Access: Public Road Name of Access: Wygant Rd.

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: Coos Bay-North Bend Water Board      Sewage Disposal Type: Charleston Sanitation

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? *Approximately 6 people at a time*
- 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 - as a vacation rental.*
- What will be the hours of operation of the business? *Home will be rented in 24 hr. increments*

Please check  if the request is for a land division.

**Coos County Environmental Health Use Only:**

Staff Reviewing Application: \_\_\_\_\_

Staff Signature: \_\_\_\_\_

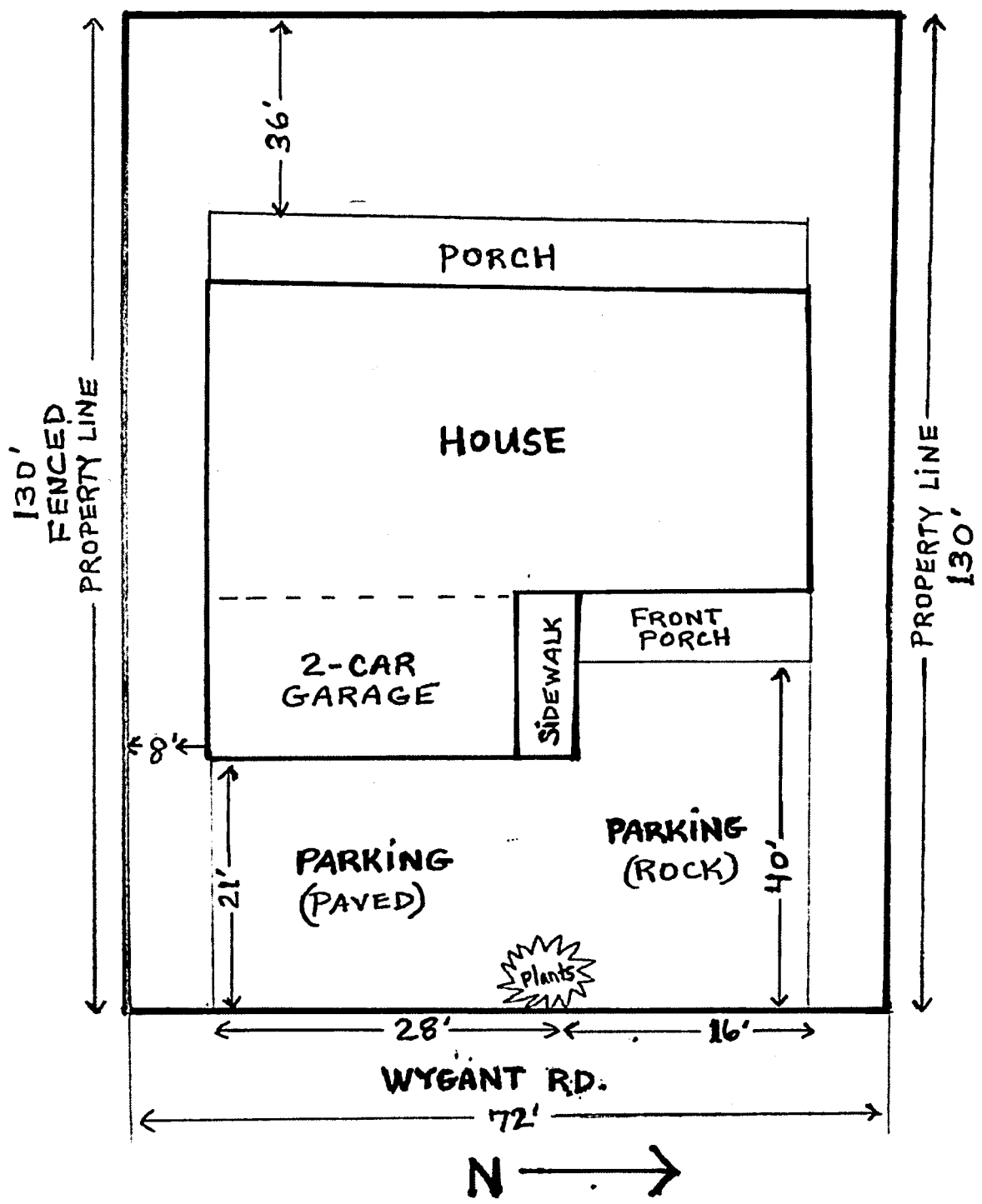
- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and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

Additional Comments:

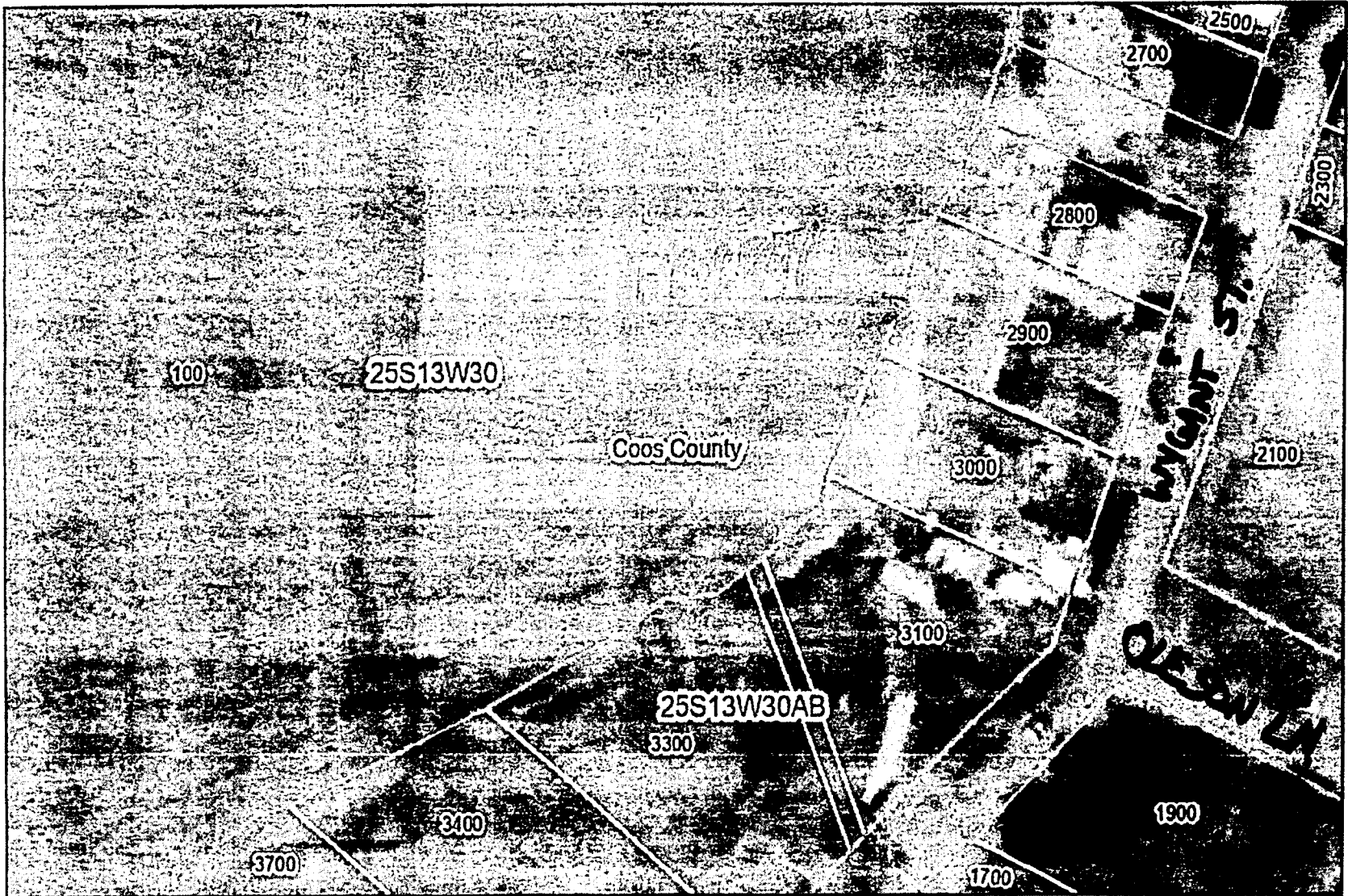
Township 25S  
Range 13W  
Section 30  
Tax Lot 2900

PLOT PLAN  
TOWER TIMBER SERVICES  
CURTIS C. JOHNSON II  
64720 WYGANT RD.  
COOS BAY, OR 97420  
541-863-1451

~ ~ ~ BAY ~ ~ ~

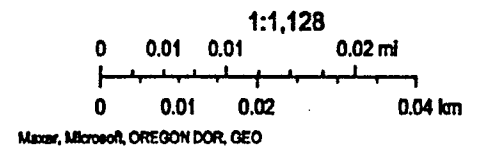


# ArcGIS Web Map



1/27/2023, 1:31:21 PM

taxlot      CountyLines  
mapIndex





After recording return to:  
Tower Timber Services, Inc.  
1121 Riddle Bypass Rd  
Riddle, OR 97469

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Tower Timber Services, Inc.  
1121 Riddle Bypass Rd  
Riddle, OR 97469

File No.: 7391-3523885 (sl)  
Date: July 21, 2020

THIS SPACE RESERVED FOR RECORDER'S USE

Coos County, Oregon                      **2020-08256**  
**\$96.00**      Pgs=3                      **08/24/2020 01:07 PM**  
eRecorded by: FIRST AMERICAN TITLE ROSEBURG  
Debbie Heller, CCC, Coos County Clerk

#### STATUTORY WARRANTY DEED

**Rosemary Jane Klep, Trustee of the Ella Jane Porter Trust U/T/A dtd 3/22/06, Grantor,**  
conveys and warrants to **Tower Timber Services, Inc., an Oregon corporation , Grantee,** the  
following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Coos, State of Oregon, described as follows:

**SEE EXHIBIT "A" ATTACHED**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The 2020-2021 Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$300,000.00.** (Here comply with requirements of ORS 93.030)



Order No.: 360620031975  
Revision 2 (Amend property address)

**EXHIBIT "A"**  
Legal Description

The South 8.64 feet of Lot 1 and all of Lot 2, Block 4, Empire Homesites, Tract No. E-38 and part of E-37, more fully described as follows: Beginning at a point in the E.J. Foley Donation Land Claim No. 40, in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the Northeast corner of the said Section 30 bears North 81° 08' East a distance of 1,928.91 feet; and running thence North 69° 35' West for a distance of 100 feet; thence North 20° 25' East for a distance of 63.64 feet; thence South 69° 35' East for a distance of 100.00 feet; thence South 20° 25' West for a distance of 63.64 feet to the point of beginning, and being a portion of the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon.

**SUPPLEMENTAL PROPOSAL/CRITERIA FOR  
APPLICATION FOR VACATION/SHORT-TERM RENTAL**

**Tower Timber Services Inc. proposes to be approved for conditional land use of the property located at 64720 Wygant Rd., Coos Bay, Oregon 97420, Township 25S, Range 13W, Section 30 AB, Tax Lot 2900. We propose to be granted conditional use as a vacation/short-term rental. To meet the criteria for approval, we provide the following guidelines that will be met for occupancy as a vacation/short-term rental:**

- 1) Number of occupants at one time:** Home is limited to a maximum of 6 occupants at one time.
- 2) Number of vehicles:** Limit of 2 for occupants, 1 for maintenance/cleaning
- 3) Large gatherings:** N/A (no gatherings larger than 6 people at a time)
- 4) Property management:** Vacasa Property Management (866) 308-1004
- 5) Security:** Property access under surveillance of a Simplisafe security System
- 6) Layout of property and sight obscuring from neighboring property:** Neighboring property on the southwestern side is fenced. Border on west side provided by the bay. Northeastern side is bordered by landscaping materials such as plants and shrubs.
- 7) Property maintenance/cleaning services:** Maintenance/cleaning worker will have one dedicated parking space at all times.
- 8) Noise restriction:** Residents will be given a copy of "House Rules" which will enforce noise reduction quiet time during the hours of 10 pm and 7 am.