Coos County Land Use Permit 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

DR-22-135

	1/			FILE	ENUMBER: ACU-22-5
Date Received:	10/21/2	2 Receipt #	#: 23 55		Received by: MB
			out electron	ically. If you ne	ed assistance please contact staff.
		If the fee i	s not included	the application will	not be processed.
<u> </u>		(If payment is rece	eived on line a	file number is requ	uired prior to submittal)
		I	LAND INF	ORMATION	
A. Land (Owner(s) T	OWER TIMBE	R SERVIC	ES, INC.	
Mailing addre	ss: 1121 RID	DLE BYPASS	RD RIDDI	E, OR 97469	
Phone: 541-86	3-1451 OR 541	-874-2002	E	mail: towertim	ber@hotmail.com
Township:	Range:	Section:	1/4 Section Select	: 1/16 Section: Select	Tax lots: 2900
Select	Select	Select	Select	Select	
		SON LAND AND DLE BYPASS			
Phone: 541-					2002 (OFFICE)
C. Consult	ant or Agent	: CURT JOHNSO		469	
Phone #: 54	11-863-1451 OR	541-874-2002		Email:	towertimber@hotmail.com
		Type of	f Applicatio	n Requested	
Comp Plan Text Amen Map - Rezo				Use Review - ACU Use Review - HBC	
		Special	Districts ar		_
Water Service School Distri		Bay - North Bend Wat	er Board		sal Type: Charleston Sanitation Charleston RFPD
supplemental	application p		aff. Staff is	not able to prov	ssistance with the application or ide legal advice. If you need help

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: <u>Map Information</u> Or <u>Account Information</u>

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.

Ap	oplication Check List: Please make off all steps as you complete them.
I.	A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
	1. 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.
	2. A description of the property in question, including, but not limited to the following:
	size, vegetation, crops grown, access, existing buildings, topography, etc. A Tached
	3. A complete description of the request, including any new structures proposed. NOVE
	4. If applicable, documentation from sewer and water district showing availability for connection.
II.	connection. A plot plan (map) of the property. Please indicate the following on your plot plan: Location of all existing and proposed buildings and structures
	2. Existing County Road, public right-of-way or other means of legal access
	3. Location of any existing septic systems and designated repair areas
	4. Limits of 100-year floodplain elevation (if applicable)
	5. Vegetation on the property
	6. Location of any outstanding physical features
	7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
III.	A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

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 the application is signed by an agent, the owner's written authorization must be attached.

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. Signatures required below for application processing.

ACCESS INFORMATION

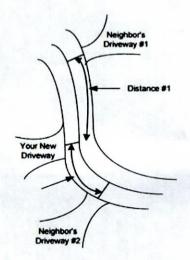
The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660. Property Address: 64720 WYGANT RD COOS BAY, OR 97420 Name of Access: WYGANT RD Type of Access: Public Road Is this property in the Urban Growth Boundary? No Is a new road created as part of this request? 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 the clustering of provided in new commercial, office, and multi-family residential developments through buildings, construction of walkways, landscaping, accessways, or similar 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-21-

ADDRESS APPLICATION INFORMATION

FILE NUMBER: AD-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY:
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY:
Is this driveway on the same side of the road as your Driveway: Select
ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY:
DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY:
Is this driveway on the same side of the road as your Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

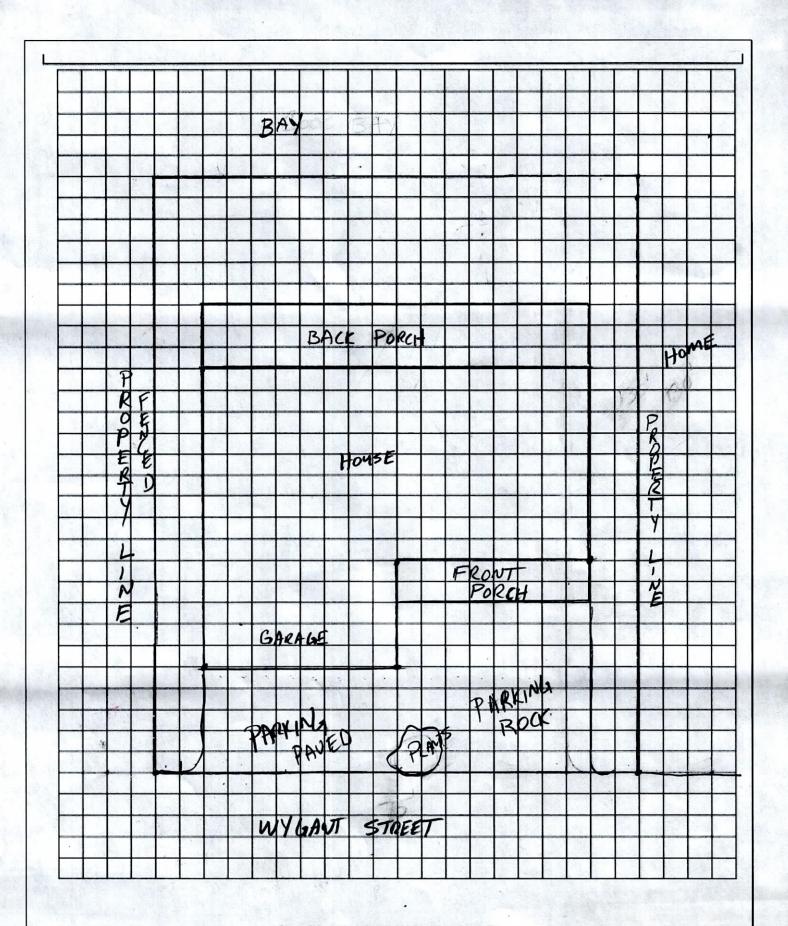
■ This application is not required.

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 Box 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? Approx 6 people at a time			
 Will food be offered as part of the an on-site business? 			
Will overnight accommodations be offered as part of an on-site business? YES- VACATION RENTAL			
• What will be the hours of operation of the business? 24 HOURS - VACATION RENTAL			
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:





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 Kiep, Trustee of the Elia 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:

- 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 comer 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.

Emmanuel Williams
Commission No. 20102769
Commission Expires 01-14-24

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 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.

Dated this 20 day of August, 20 20.

Ella Jane Porter Trust	
Sofeman Jone Kley	Drustee
Rosemary Jane Klep, Trustee of th	e Ella Jane Porter Trust U/T/A dtd 3/22/06
STATE OF -Oregon WASHINGE County of -Coos- PTERCE	
County of _Coos PTERCE))
This instrument was acknowledged be by Rosemary Jane Klep as Trustee of	efore me on this 20 day of 1144, 2020 Ella Jane Porter Trust, on behalf of the Trust.
	Jun Willis
Notary Public	Notary Public for Oregon - WMShPNOrton My commission expires: 01-14-107