

File Number: ACU-22-056, DR-22-147, Add-22-079



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
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: 12/19/22 Receipt #: 235592 Amount: 1973⁰⁰ Received by: MB

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) Michael Meszaros - Shawn O'Connor

Mailing address: 47058 Hwy 242. Broadbent, OR 97414

Phone: 541-373-0034 Email: oakflatpapa@hotmail.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
28S	10W	10	Select	Select	01400
Select	Select	Select	Select	Select	

Tax Account Number(s): 797200 Zone: Select Zone Exclusive Farm Use (EFU)
Tax Account Number(s) _____ Please Select

B. Special Districts and Services

- Water On-Site (Well or Spring) Sewage Disposal On-Site Septic
- School Myrtle Point Fire District Coos Forest Protective Association

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

- Administrative Conditional Use for Replacement Dwelling, replace/repair septic
- 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 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).

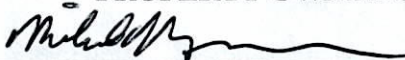
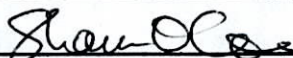
II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- 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 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

 12/19/22
 12/19/22

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: No situs address

Type of Access: Select Name of Access: Sitkum 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?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

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

Additional Comments:

To: Coos County Planning Department

From: Michael Meszaros
Shawn O'Connor

Date: 28 Nov 2022

RE: Land Use Application – Written Statement of Intent and Requirement Criteria

It is our intent to replace the dwelling that was located on our property described as 28S, 10W Section 10 Tax lot 01400 Coos County Oregon. We have owned the property since 30 March 2022. The single family dwelling on the property had been constructed in 1920 and had fallen into disrepair and had partially collapsed. The structure was unsafe for occupancy, was a “danger risk”, and was demolished on May 7th, 2022 as a “learn burn” by the Dora-Sitkum RFD.

The dwelling to be replaced had intact walls and roof structure, indoor plumbing with a kitchen sink, and a bathroom with a toilet and bathing facilities. The dwelling also had interior wiring and utilized a wood burning stove and electric space heaters for heating the structure. There are currently no liens or delinquent taxes. The dwelling has been taxed for the previous 5 years.

The dwelling has spring water under Oregon Water Right Certificate No. 2777. There is an existing septic system. The sewage plumbing is still intact. Our intention is to repair the system in compliance with Oregon DEQ rules.


We intend to site the new structure using all or part of the footprint of the replaced dwelling.

Time Line and Deferral Request:

It is our intent to begin the project in the Spring of 2023 as permits are available and weather allows. We hope to repair the septic system first, and then move on to the construction of the dwelling. However, we would like to request deferred replacement to offset any unforeseen delays that may arise.

The replacement structure will comply with applicable building codes, sanitation codes, and other requirements related to health safety or to siting at the time of construction.



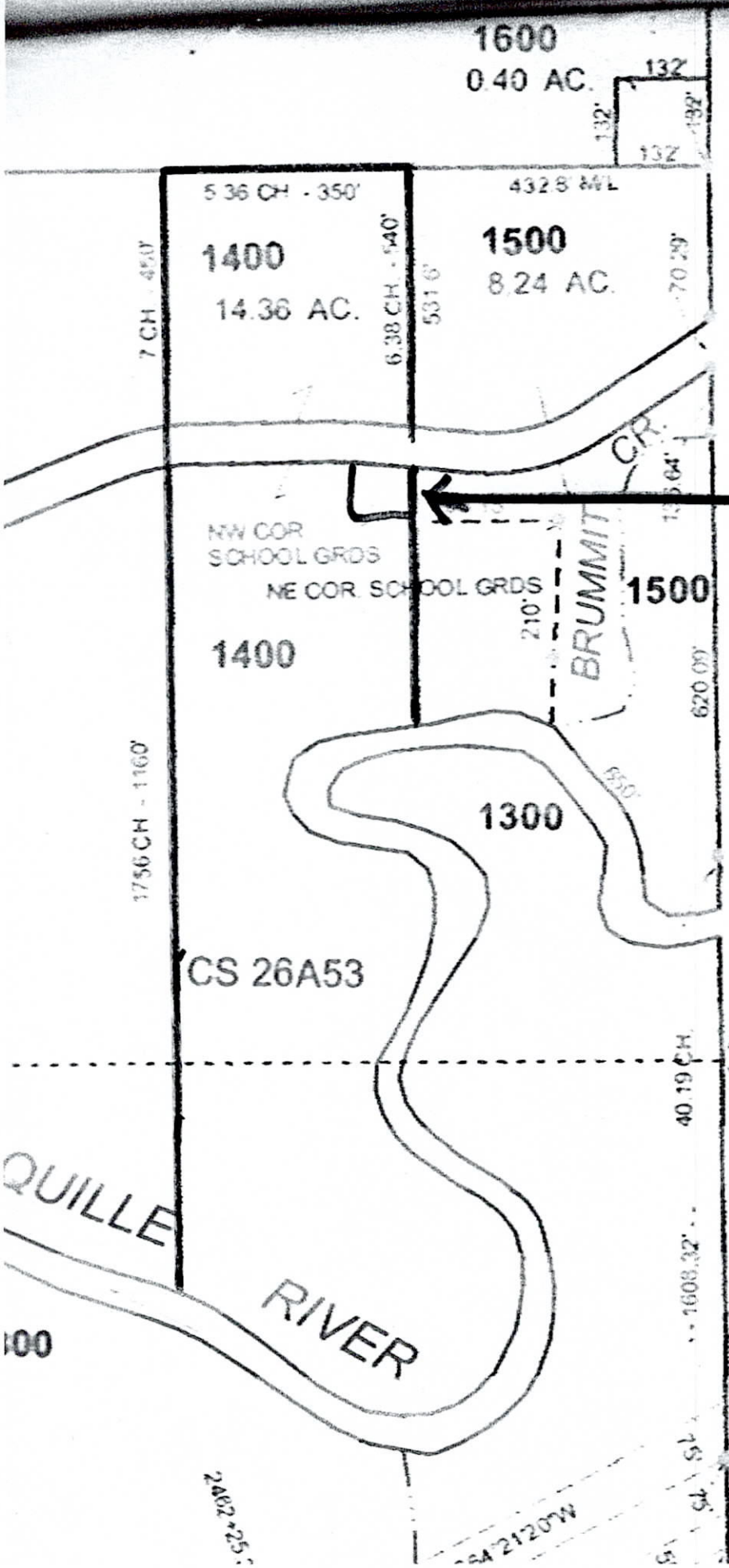


Applicant

12/19/22

12/19/22

Date



SEE MAP 285
 " PLOT "
 PLAN

Building SITE
 SEE EXHIBIT A

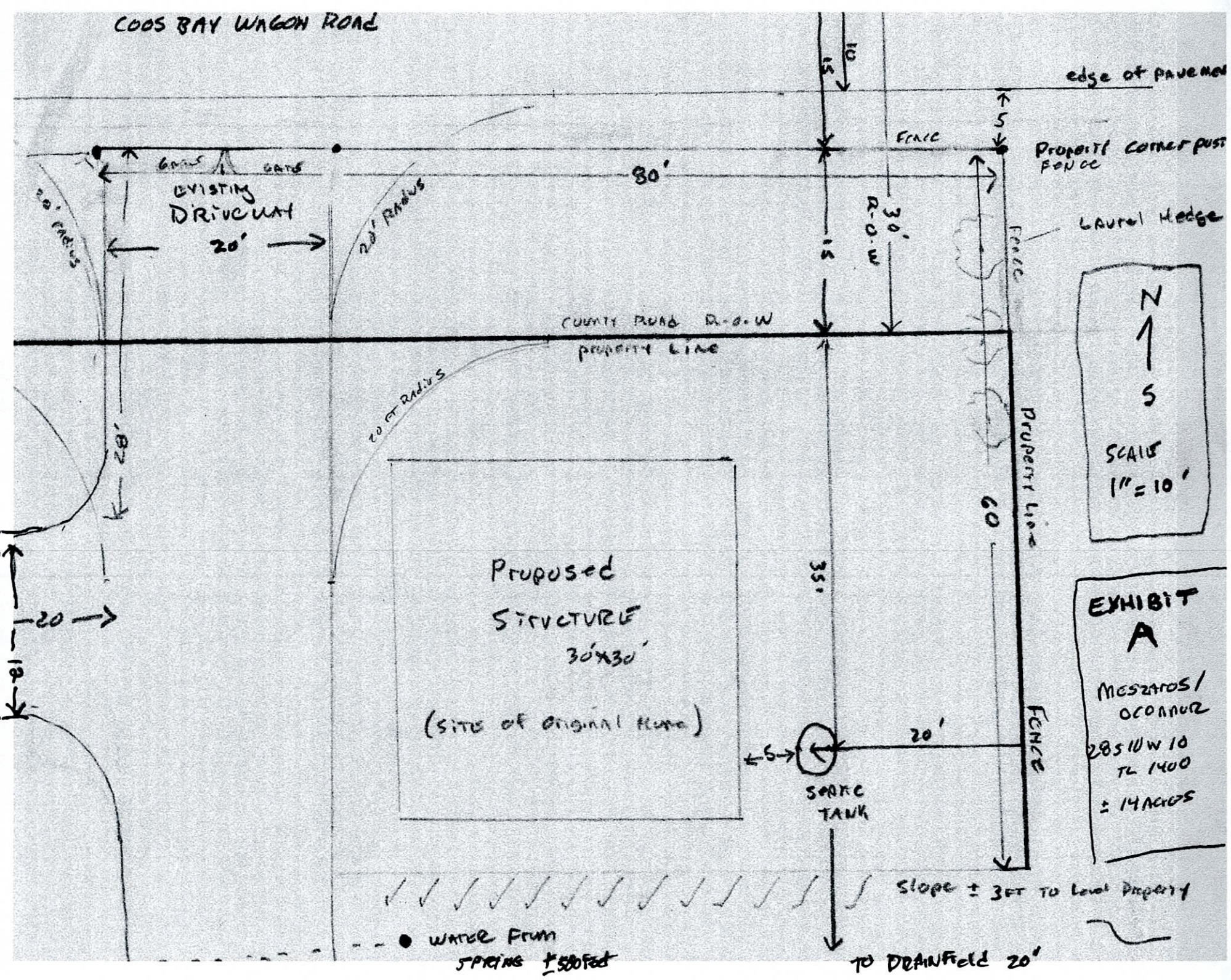
MESZAROS / O'CONNOR
 28510 W 10 # 1400

Michael Meszoros
 Susan O'Connor
 47058 Hwy 242
 Broad bent CR
 97414
 541-373-0034
 OAKFLATPAPA@HOTMAIL.COM

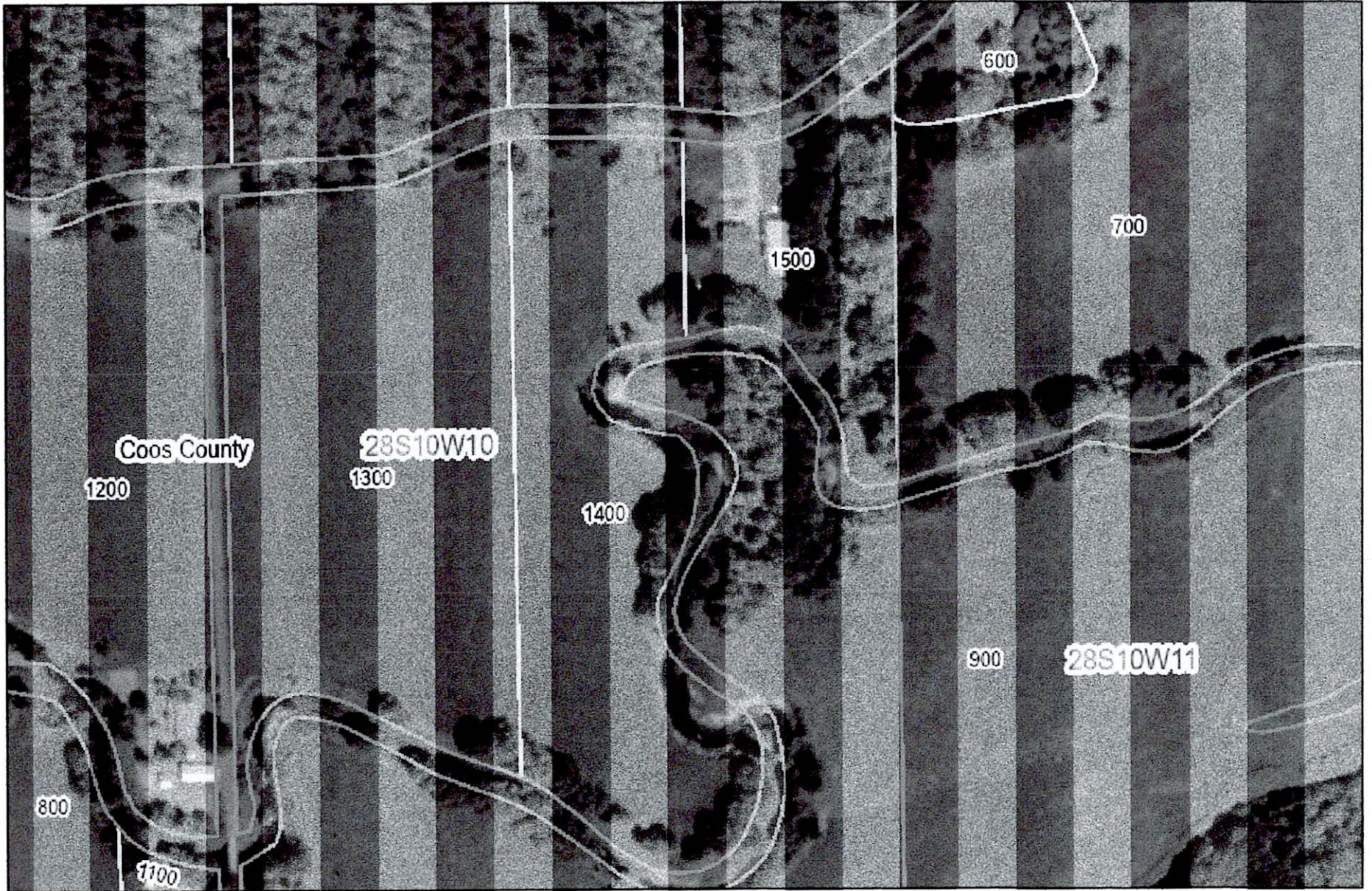
Public Library
of the City of New York



COOS BAY WAGON ROAD



ArcGIS Web Map



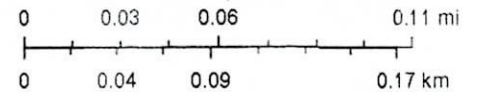
12/19/2022, 11:59:08 AM

taxlot

CountyLines

mapIndex

1:4,514



OREGON DOR, GEO, Maxar



ADDRESS

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60E SECOND STREET OR MAIL TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

THIS APPLICATION MAY TAKE UP TO 30 DAYS TO PROCESS

Date Received: 12/19/22 Receipt #: 235592 Received by: M.B. APPLICATION: FILE NUMBER: AD-22-079

This application shall be filled out electronically. If you need assistance please contact staff. Please be aware if the fees are not included the application will not be processed. (If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

Land Owner(s) (print name): Michael Meszaros - Shawn O'Connor Mailing address: 47058 Hwy 242, Broadbent, OR 97414 Phone: 541-373-0034 Email: oakflatpapa@hotmail.com

Applicant(s) (print name): Michael Meszaros - Shawn O'Connor Mailing address: 47058 Hwy 242, Broadbent, OR 97414 Phone: 541-373-0034 Email: oakflatpapa@hotmail.com

Type of Ownership: Co-Ownership - Both Signed Application Dwelling - Single Family

PROPERTY

Township: 28S Range: 10W Section: 10 1/4 Section: Select 1/16 Section: Select Tax lot: 01400 Township: Select Range: Select Section: Select 1/4 Section: Select 1/16 Section: Select Tax lot: Tax Account Number(s): 797200

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

IMPROVEMENT ON THE PROPERTY:

Existing house site.

Existing Septic system and domestic water system

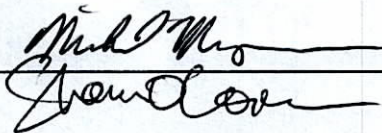
Existing driveway

ACKNOWLEDGEMENT STATEMENT: PERTAINING TO THE SUBJECT PROPERTY DESCRIBED ABOVE, I HEREBY DECLARE THAT I AM THE LEGAL OWNER OF RECORD OR AN AGENT HAVING CONSENT OF THE LEGAL OWNER OF RECORD AND I AM AUTHORIZED TO OBTAIN THIS ZONING COMPLIANCE LETTER SO AS TO OBTAIN NECESSARY PERMITS FOR DEVELOPMENT FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND/OR THE BUILDING CODES AGENCY. THE STATEMENTS WITHIN THIS FORM ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT ANY PERMITS AND/OR AUTHORIZATION FOR DEVELOPMENT ISSUED BY THE PLANNING DEPARTMENT MAY BE REVOKED IF IT IS DETERMINED THAT IT WAS ISSUED BASED ON FALSE STATEMENTS, MISREPRESENTATIONS OR IN ERROR. AS A CONDITION FOR THE ISSUANCE OF THIS ZONING COMPLIANCE LETTER THE UNDERSIGNED HEREBY AGREES TO HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS WHICH SERVE AS ACCESS TO THE SUBJECT PROPERTY.

RURAL RESIDENTIAL COMPATIBILITY WITH FARM/FOREST MANAGEMENT PRACTICES: I HEREBY ACKNOWLEDGE THAT THE NORMAL INTENSIVE MANAGEMENT PRACTICES OCCURRING ON ADJACENT RESOURCE LAND WILL NOT CONFLICT WITH THE RURAL RESIDENTIAL USE OR ENJOYMENT OF THE ABOVE DESCRIBED PROPERTY.

BY SIGNING THIS APPLICATION I AM ACKNOWLEDGING THAT I CAN ONLY DEVELOP MY PROPERTY AS ALLOWED PURSUANT TO THE AUTHORIZATIONS GRANTED IN THE ZONING COMPLIANCE LETTER THAT WILL BE ISSUED. IF ADDITIONAL REVIEW IS REQUIRED I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO COMPLETE THE REVIEW. ALL APPLICABLE FEDERAL, STATE, AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITY. ALL COSTS ASSOCIATED WITH COMPLYING WITH THE CONDITIONS ARE THE RESPONSIBILITY OF THE APPLICANT AND THAT THE APPLICANT IS NOT ACTING AS AN AGENT OF THE COUNTY.

APPLICANTS SIGNATURE:



12/19/22

ADDRESS APPLICATION INFORMATION

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: 18352 Coos Bay Wagon Rd

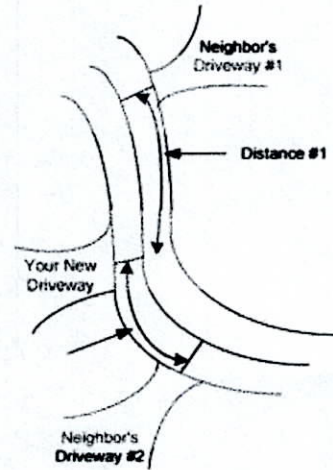
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: 300 feet

Is this driveway on the same side of the road as your Driveway: Yes

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: Weaver Rd

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: 1000 ft

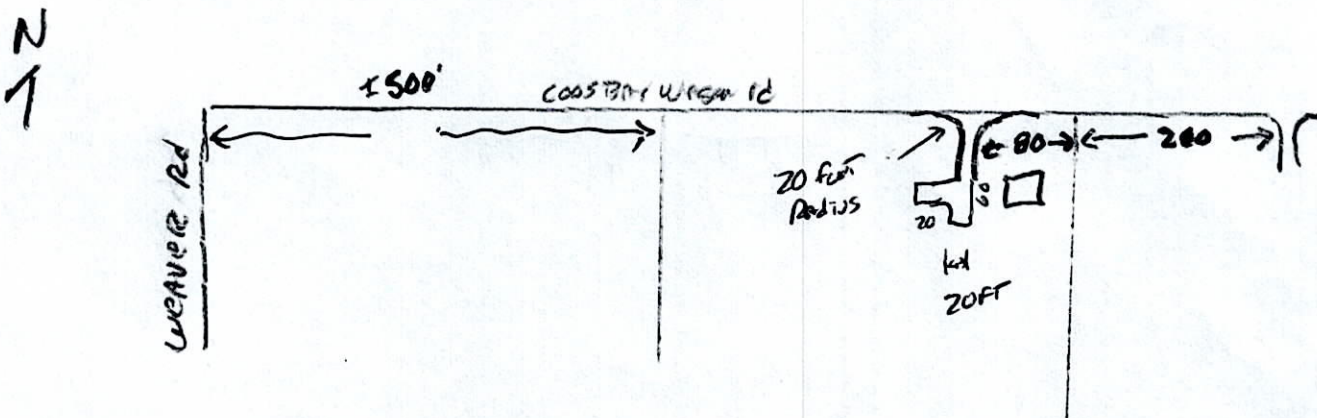
Is this driveway on the same side of the road as your Driveway: Yes



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. Please provide a map with the access point or address stake placement.

Additional Notes or directions:





THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shawn O'Connor and Michael Meszaros
47058 Hwy 242
Broadbent, OR 97414

Coos County, Oregon **2022-03140**
\$96.00 Pgs=3 04/05/2022 09:17 AM
eRecorded by: AMERITITLE - ROSEBURG
Diris D. Murphy, Coos County Clerk

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

Shawn O'Connor and Michael Meszaros
47058 Hwy 242
Broadbent, OR 97414
File No. 532468AM

STATUTORY WARRANTY DEED

Michael James Stinson, Thomas J. Stinson, Katherine M. Jenny-Stinson, as Tenants in Common ,
Grantor(s), hereby convey and warrant to

Shawn O'Connor and Michael Meszaros, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Coos and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

28-10W-10-01400

The true and actual consideration for this conveyance is \$94,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:



This document has been recorded electronically. Please see the attached copy to view the County Recorder's stamp as it now appears in the public record.

Instrument No.: 2022-23112
Date: 11/15/2022 Submitted by AmeriTitle
RSBG

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shawn O'Connor and Michael Meszaros
47058 Hwy 242
Broadbent, OR 97414

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

Shawn O'Connor and Michael Meszaros
47058 Hwy 242
Broadbent, OR 97414
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STATUTORY WARRANTY DEED

Michael James Stinson, Thomas J. Stinson, Katherine M. Jenny-Stinson, as Tenants in Common ,

Grantor(s), hereby convey and warrant to

Shawn O'Connor and Michael Meszaros, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Coos and State of Oregon free of encumbrances except as specifically set forth herein:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

28-10W-10-01400

The true and actual consideration for this conveyance is \$94,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 30 day of March, 2022

Michael James Stinson
Michael James Stinson

Thomas J. Stinson, by Michael James Stinson as his attorney in fact

Katherine M. Jenny-Stinson, by Michael James Stinson as her attorney in fact
Katherine M. Jenny-Stinson, by Michael James Stinson as her attorney in fact

State of Oregon } ss.
County of Douglas }

On this 30 day of March, 2022, before me, Rosio Vasquez Hernandez a Notary Public in and for said state, personally appeared Michael James Stinson, individually and known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact for Thomas J. Stinson and Katherine M. Jenny-Stinson, and acknowledged to me that he/she/they subscribed the name of Thomas J. Stinson and Katherine M. Jenny-Stinson, as principal and his/her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of Oregon
Residing at: Medford, Oregon
Commission Expires: 09-27-2024

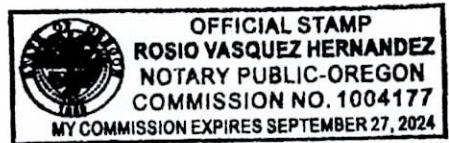


EXHIBIT 'A'

File No. 532468AM

All the following bounded and described real property, situated in the County of Coos, and State of Oregon, to-wit:

Commencing at the quarter Section corner on the line between Sections 10 and 11, Township 28 South, Range 10 West, Willamette Meridian, in Coos County, Oregon; thence West 432.8 feet, more or less, to the place of beginning; thence West 5.36 chains; thence South 7 chains to a 3/4 inch galvanized pipe driven 4 feet from which a myrtle 12 inches in diameter marked Wit. G. bears North 7° 45' East distant 1.45 chains; thence continue South 17.56 chains to a 3/4 inch galvanized pipe driven 6 feet; thence continue South to the center of the East Fork of the Coquille River; thence up the center of said river to a point which is South 1° West from the Southwest corner of the school grounds of School District No. 65; thence North 1° East to a point which is South 1° West of the Southwest corner of the said school ground; thence North 1° East and along the West boundary of said school ground 3.35 chains to the Northwest corner of said school ground; thence North 8.03 chains to the place of beginning.

"FOR INFORMATIONAL PURPOSES ONLY, THE FOLLOWING IS INCLUDED"

28-10W-10-01400