



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*

ACU-23-022

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: 4/6/23 Receipt #: 239902 Amount: 1876⁰⁰ 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) William Cassady c/o P.O. Box 1548, Bandon, OR 97411

Mailing address: 2318 Lathrop Lane, Charlotte, NC 28211

Phone: c/o Sheri McGrath 541-982-9531 Email: cooscurry@gmail.com

Township: 27S Range: 14W Section: 17 ¼ Section: C 1/16 Section: Select Tax lots: 1600
 Select Select Select Select Select

Tax Account Number(s): 762023 Zone: Select Zone Rural Residential-5 (RR-5)
 Tax Account Number(s): _____ Please Select

B. Special Districts and Services

Water On-Site (Well or Spring) Sewage Disposal On-Site Septic
 School Bandon Fire District Bandon RFPD

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

- 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 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 refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING



ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 88581 Tokyo Lane, Bandon

Type of Access: Private Easement - Provide Easement Name of Access: Tokyo 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: _____

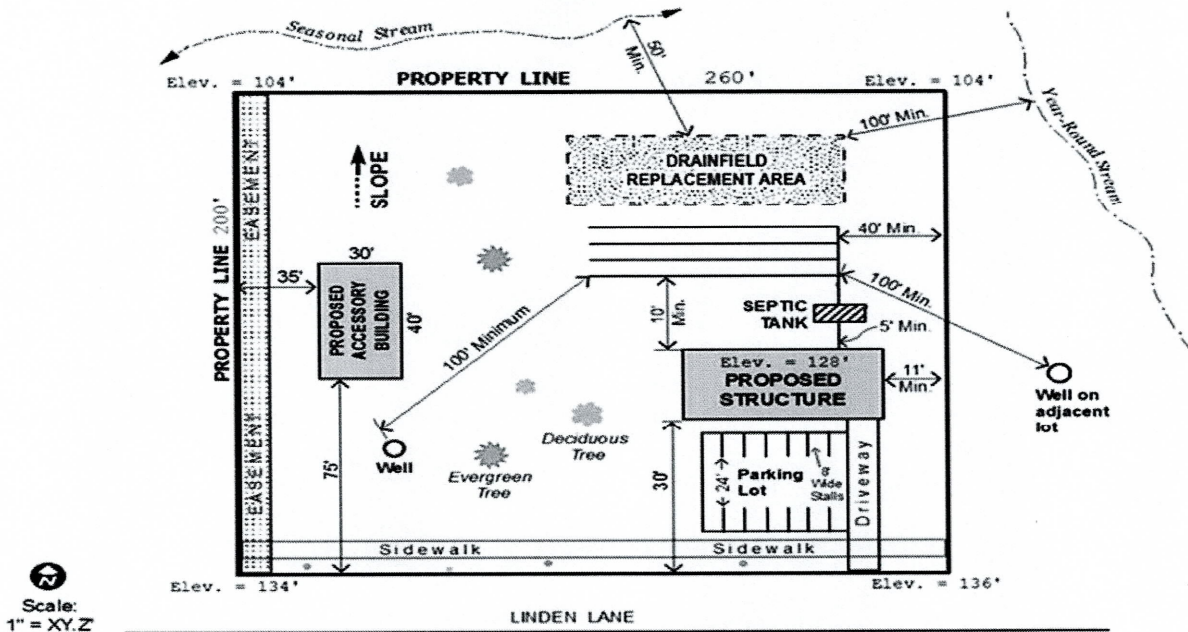
- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and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

Additional Comments:

The vacation rental will not have employees. The cleaning person and management will be there as needed and most likely when the rental is not rented.

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

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

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

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

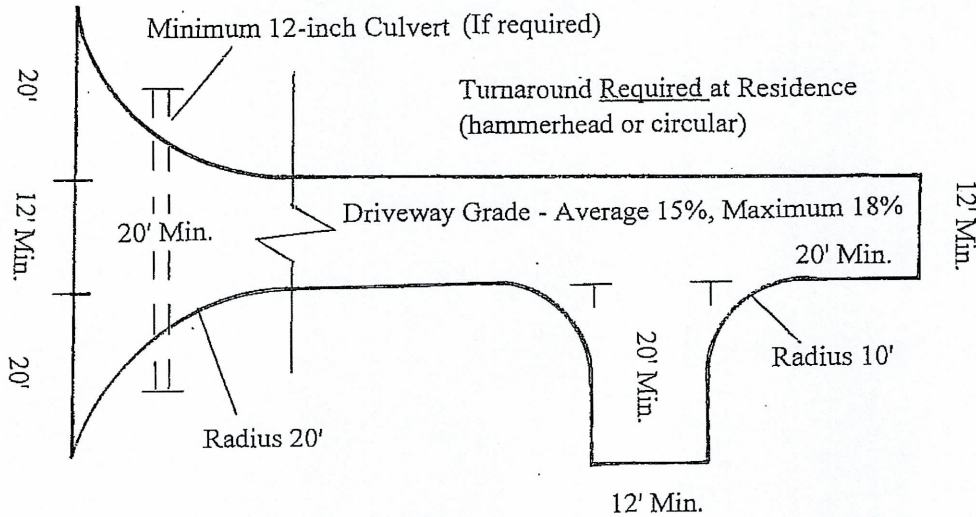
ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

Sight Distance Requirements (at the approach entrance)

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

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

Figure 7.1.425



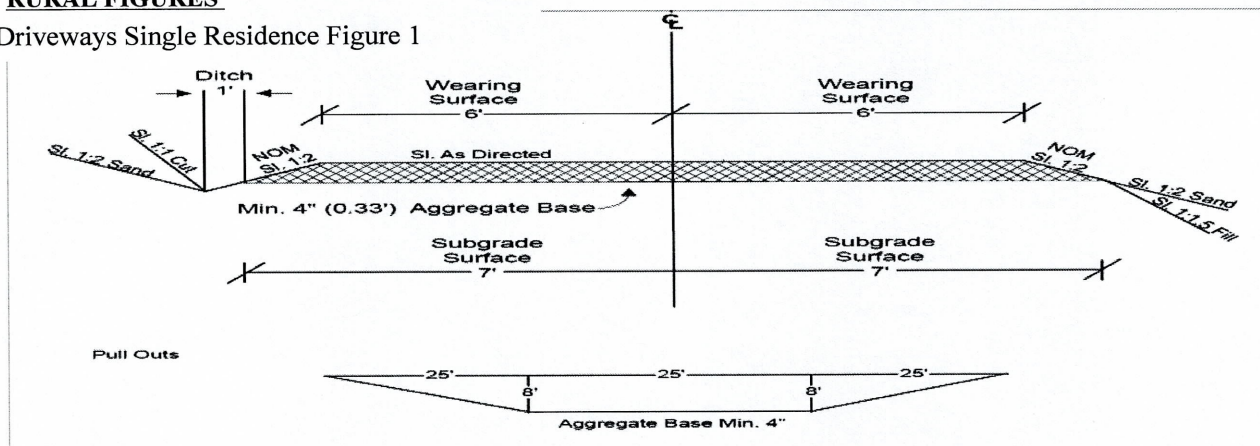
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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

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

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

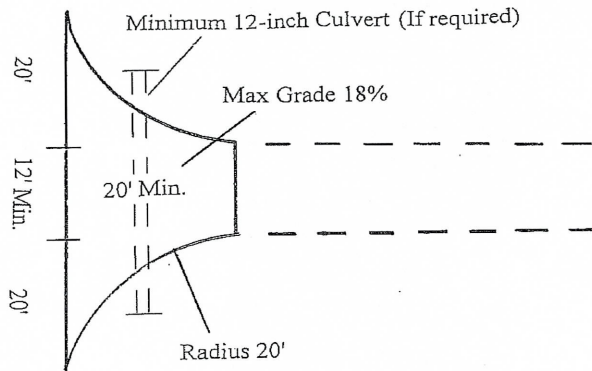
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

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

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

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

Figure 7.1.450

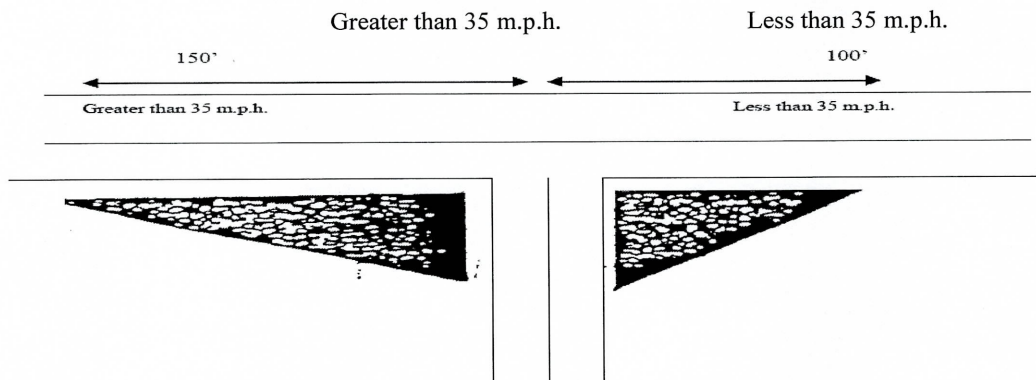


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

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

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



PARKING STANDARDS

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

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

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

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

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

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

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

CONSENT FOR REPRESENTATION

I, William Cassady of 2318 Lathrop Lane, Charlotte, NC 28211 give permission to Coos Curry Consulting Group to represent me on all design, permit and consulting matters concerning the property located on Coos County Tax Assessor's Map 27-14-17C TL 1600. The tax account for this property is 762023.

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 property.

Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

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

DATED: March 28, 2023

COOS CURRY CONSULTING GROUP


By: SHERI MCGRATH

CLIENT

By: WILLIAM CASSADY

RECORDING REQUESTED BY:



201 Central Avenue
Coos Bay, OR 97420

GRANTOR'S NAME:
Thomas M. Glencoe and Leora J. Glencoe

GRANTEE'S NAME:
William Jeffrey Cassady, Jr.

AFTER RECORDING RETURN TO:
Order No.: 360621036944-VR
William Jeffrey Cassady, Jr.
2318 Lathrop Ln.
Charlotte, NC 28211

SEND TAX STATEMENTS TO:
William Jeffrey Cassady, Jr.
2318 Lathrop Ln.
Charlotte, NC 28211

APN: 762023
Map: 27-14-17C TL1600
Vacant Land, Bandon, OR 97411

Coos County, Oregon	2021-10058	
\$96.00	Pgs=3	09/03/2021 02:33 PM
eRecorded by: TICOR TITLE COOS BAY		
Debbie Heller, CCC, Coos County Clerk		

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Thomas M. Glencoe and Leora J. Glencoe, as tenants by the entirety, Grantor, conveys and warrants to **William Jeffrey Cassady, Jr.**, 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:

The East 1/2 of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 17, Township 27 South, Range 14 West of the Willamette Meridian, Coos County, Oregon. EXCEPTING the Southerly 60 feet for the purpose of a roadway.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 DOLLARS (**\$284,000.00**). (See ORS 93.030).

Subject to:

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

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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 9/1/2021

Thomas M. Glencoe
Thomas M. Glencoe

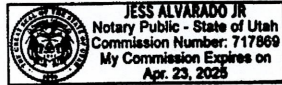
Leora J. Glencoe
Leora J. Glencoe

State of Utah
County of Iron

This instrument was acknowledged before me on September 1, 2021 by Thomas M. Glencoe and Leora J. Glencoe.

Jess Alvarado Jr
Notary Public - State of ~~Oregon~~ UTAH

My Commission Expires: April 23, 2025



Unofficial Copy

EXHIBIT "A"
Exceptions

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.

The Land has been classified as Forest land, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.

Rights of the public to any portion of the Land lying within the area commonly known as public streets, roads, alleys and highways.

Any interest in any oil, gas and/or minerals, as disclosed by document

Recording Date: June 4, 1945
Recording No: Book 156, Page 220

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

Terms, provisions and conditions, including, but not limited to, maintenance provisions, and a covenant to share the costs of maintenance, contained in Warranty Deed

Recording Date: August 25, 1977
Recording No.: 77-8-13944

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

Granted to: Coos-Curry Electric Co-operative, Inc.
Recording Date: April 25, 1978
Recording No: 78-4-4223

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

Granted to: Coos-Curry Electric Co-operative, Inc.
Recording Date: April 9, 1980
Recording No: 80-1-3992

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

Granted to: Coos-Curry Electric Cooperative, Inc.
Recording Date: January 12, 1994
Recording No: 94-01-0450

Unofficial
Copy

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

November 15, 2021 4:16:39 pm

Account # 762023
 Map # 27S1417C001600
 Code - Tax # 5401-762023

Tax Status ASSESSABLE
 Acct Status ACTIVE
 Subtype NORMAL

Legal Descr See Record

Mailing Name CASSADY, WILLIAM JEFFREY JR

Deed Reference # 2021-10058

Agent

Sales Date/Price 09-01-2021 / \$284,000.00

In Care Of

Appraiser

Mailing Address 2318 LATHROP LN
 CHARLOTTE, NC 28211-3262

Prop Class 140 MA SA NH Unit
 RMV Class 100 06 27 RRL 13959-1

Situs Address(s)		Situs City						
Code Area	RMV	MAV	Value Summary AV	SAV	MSAV	RMV Exception	CPR %	
5401	Land Impr.	1,655 0				Land Impr.	0 0	
Code Area Total		1,655	0	1,037	1,655	1,037	0	
Grand Total		1,655	0	1,037	1,655	1,037	0	

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
5401	10	<input checked="" type="checkbox"/>		RR-5	Designated Forest Land	100	A	5.00	F	006*	1,655
Grand Total								5.00			1,655

Code Area	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
				TD%					
Grand Total						0			0

Code Area	Type	Exemptions/Special Assessments/Potential Liability								
NOTATION(S):										
■ FARM/FOREST POT'L ADD'L TAX LIABILITY FOREST										
5401	FIRE PATROL:									
■ FIRE PATROL TIMBER		Amount	18.75	Acres	5	Year	2021			

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SW1/4 SEC. 17 T27S R14W W.M.
COOS COUNTY

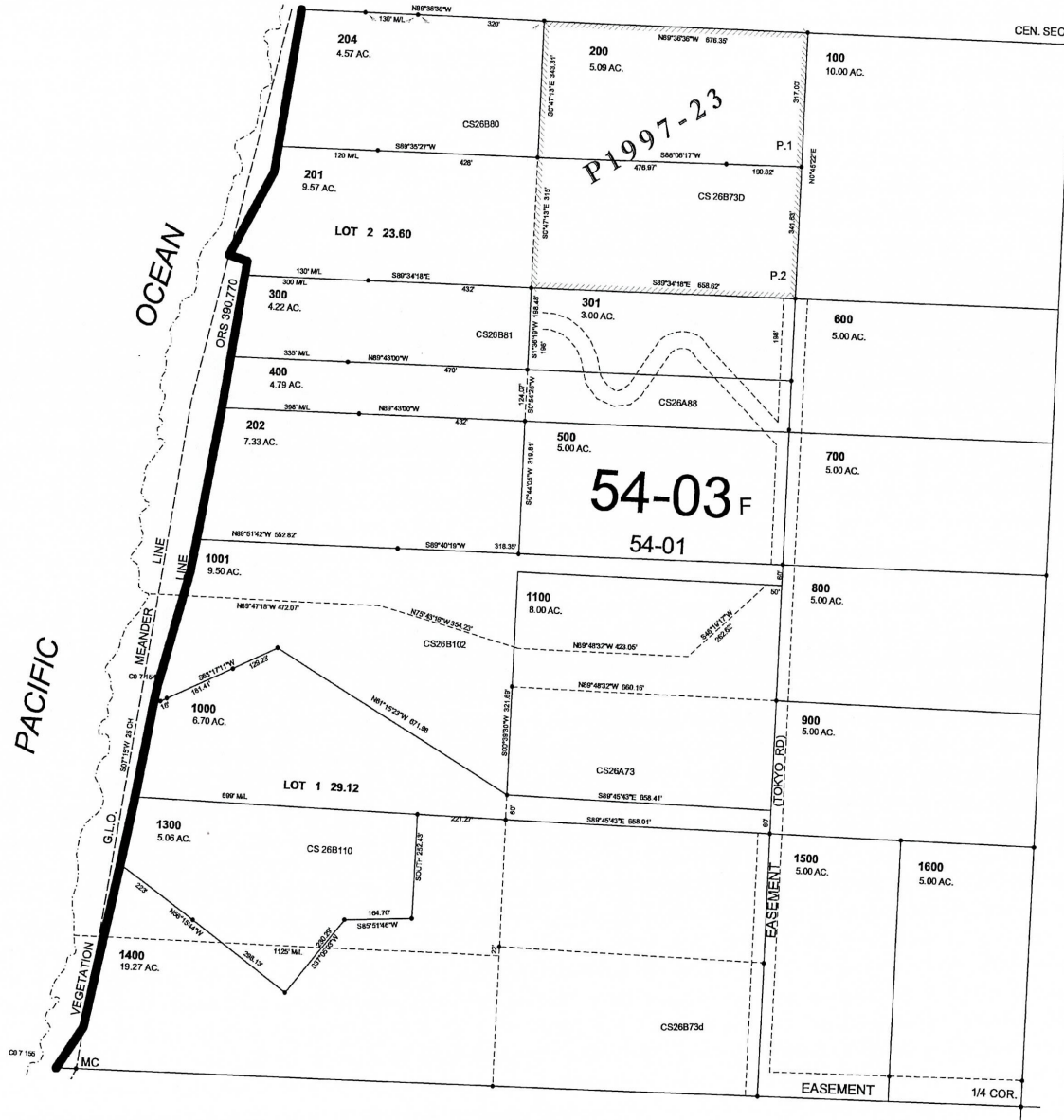
1" = 200'

SEE MAP 27S 14W 17

27S 14W 17C

CANCELLED NO.

- 206
- 208
- 211
- 210
- 205
- 207
- 209
- 203
- 1200
- 1101
- 1002
- 1102
- 1301
- 1302
- 1401
- 1103
- 1003
- 1004
- 1104



SEE MAP 27S 14W 17D

09-06-2018

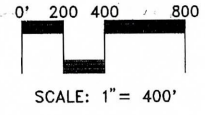
27S 14W 17C

SEE MAP 27S 14W 20B

6/24/96

DATE DTD/DRB-DTD
CALC./DETERMINE DTD
DRAWN JAC 7/18/96
CHECKED BY DATE 8/21/96 - 12:00 PM
PLOT DATE - TIME

ROTATE 02°39'36.67"
CLOCK-WISE TO GRID NORTH
OREGON ZONE SOUTH



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Douglas E. Davis
OREGON
JANUARY 17, 1986
DOUGLAS T. DAVIS
2880

RENEWAL DATE: 12/31/97



WHISKEY RUN PROJECT BOUNDARY
SECTIONS 17, 19, 20, 29 AND 30 OF
TOWNSHIP 27 SOUTH, RANGE 14 WEST
OF THE WILLAMETTE MERIDIAN IN
COOS COUNTY, OREGON



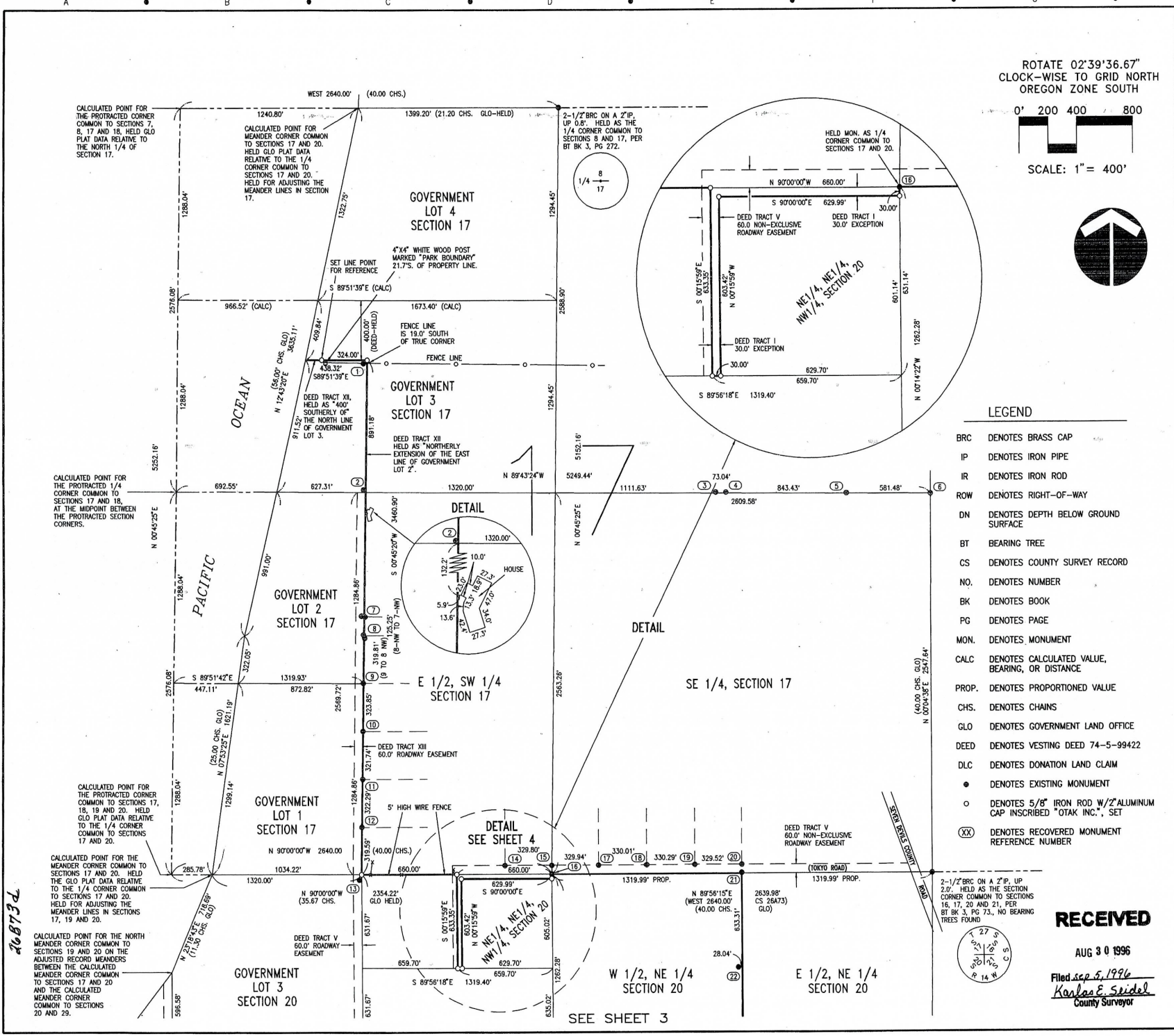
Incorporated
17855 SW Boonville Ferry Rd.
Lake Oswego, Oregon 97035
Phone: (503) 635-5618
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Karlene E. Seidel
County Surveyor

L7298.S00
PROJECT NO. P023216
FILE NO. 4 OF 6
SHEET NO. 4



26873d



Septic Permit

Alteration (Minor) - Commercial - New

246-22-000228-PRMT-01

DEQ Coos Bay Office
 465 Elrod Ave
 Coos Bay, OR 97420
 541-269-2721
 Fax: 541-269-7984
 OnsiteCoosBay@deq.state.or.us
 Website: oregon.gov/deq

Date issued: 9/6/22 **Expiration date:** 9/6/23

Work description: Replace existing septic tank with 1500-gallon minimum sized tank to accommodate the vacation rental

Applicant: Sheri McGrath Address: P.O. Box 1548 Bandon OR 97411 Phone: 5419829531 Email: sherimcgrathinc@gmail.com	Contractor: MORRISON GEDEROS LLC CCB: 178168 Address: PO BOX 1225 COOS BAY OR 97420 Phone: 5418080658 Email: mg.con.sg@gmail.com
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Business License: N/A

Owner: William Cassady Address: 2318 Lathrop Lane Charlotte NC 282113262	Property address: 88581 Tokyo St, Bandon, OR 97411
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Parcel: 27S14W17C1600 - Primary **Township:** 27S **Range:** 14W **Section:** 17

Lot size:	N/A	Water supply:	N/A
Zoning:	N/A	City/County/UGB:	County
Land use approval:	N/A	County:	Coos
Action:	New	Type of application:	Alteration (Minor) - Commercial
System failing:	N/A	Septic tank last pumped:	N/A

Comments: This permit application is to facilitate the needed septic improvements to satisfy DEQ requirements for the proposed change of use of the existing four-bedroom single family residence to a four-bedroom short-term vacation rental. This limits the maximum occupancy to eight people (i.e., two occupants per bedroom). It is understood that this does not satisfy all the requirements for the proposed use. The property owners are required to satisfy Coos County Planning and Health and Wellness requirements and permitting prior to occupancy.

Category of construction: Commercial

	Existing	Proposed
Number of bedrooms:	N/A	4

System Specifications

Type:	Septic Tank Replacement	ATT description:	N/A
Max peak design flow:	600 gpd.	Proposed flow:	600 gpd.
Min septic tank volume:	1500 gal.	Min dosing tank volume:	N/A
Special tank rqmts:	Effluent filter on tank outlet is required.		

Drain Field Specifications

Drain field type:	Standard	System distribution Ttpe:	Serial
Drainfield sizing:	N/A	Distribution method:	Serial

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center. (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Date issued: 9/6/22**Expiration date:** 9/6/23**Work description:** Replace existing septic tank with 1500-gallon minimum sized tank to accommodate the vacation rental**Conditions of approval**

1. This permit application is to facilitate the needed septic improvements to satisfy DEQ requirements for the proposed change of use of the existing four-bedroom single family residence to a four-bedroom short-term vacation rental. This limits the maximum occupancy to eight people (i.e., two occupants per bedroom). It is understood that this does not satisfy all the requirements for the proposed use. The property owners are required to satisfy Coos County Planning and Health and Wellness requirements and permitting prior to occupancy.
2. The system must be installed by the property owner or a licensed sewage disposal business (installer).
3. Vehicular traffic and livestock must be restricted from the system area.
4. All roof drains must be directed away from the system
5. Meet all required setbacks
6. All work is to conform to OAR 340, Division 71 and 73. Make no changes in system location or specifications without approval by the agent.
7. For product approval information and manufacturer installation requirements see DEQ website at:
<http://www.oregon.gov/deq/Residential/Pages/Onsite.aspx>
8. A minimum 18-gauge, green-jacketed tracer wire or green color-coded metallic tape must be placed on top of the effluent sewer or pressure transport pipe from tank to drainfield.
9. Effluent filter required at tank outlet.
10. Effluent sewer. The effluent sewer must extend at least 5 feet beyond the septic tank before connecting to the distribution unit. It must be installed with a minimum fall of 4 inches per 100 feet and at least 2 inches of fall from one end of the pipe to the other. In addition, there must be a minimum difference of 8 inches between the invert of the septic tank outlet and either the invert of the header to the distribution pipe of the highest lateral in a serial distribution field or the invert of the header pipe to the distribution pipes of an equal distribution absorption field.
11. A final inspection request and notice (FIRN) form including a detailed and accurate as-built plan of the constructed system and a list of all materials used in the construction of the system must be completed and submitted prior to requesting a final inspection.
12. Photos of the septic system components must be submitted along with the FIRN.

Date issued: 9/6/22

Expiration date: 9/6/23

Work description: Replace existing septic tank with 1500-gallon minimum sized tank to accommodate the vacation rental

This Construction-Installation Permit authorizes the property owner to construct an onsite wastewater system specified above.

Rules, Approved Material Listing; and Database of Licensed Installers can be accessed at:
<http://www.deq.state.or.us/wq/onsite/onsite.htm>

General Conditions And Requirements For All Permits: Onsite Construction-Installation Permits are valid for one year from the date of issuance. The expiration date is noted on this permit. Renewal of a permit may be granted if an application for permit renewal is received before the permit expiration date. Reinstatement of a permit may be granted if an application for permit reinstatement is received within one year after the permit expiration date. Transfer of a permit from the permittee to another person may be granted if an application for permit transfer is received before the permit expiration date and no other changes to the permit are necessary.

Installation Requirements: The drainfield must be installed in undisturbed native soil. No alterations of the natural site conditions such as soil removal or filling, or slope/topography alterations within the approval areas for both the initial and replacement systems are allowed, unless otherwise authorized by the Agent. Do not install system when soil moisture, high groundwater, adverse weather, or other conditions that could affect the quality of installation or reliability of the system are present. If such conditions are present and there is a need for sewage disposal at the site, the septic tank can be utilized as a temporary holding tank as outlined in 340-071-0160(9).

Inspection Requirements: The system installer and/or the permit holder must notify the permitting Agent when the construction, alteration, or repair of a system for which a permit was issued is completed (except for the backfilling or covering of the installation). The permitting agent has 7 days to perform an inspection of the completed construction after the official notice date, unless the permitting agent elects to waive the inspection and authorizes the system to be backfilled earlier. Receipt and acceptance of a completed Final Inspection Request and Notice form by the permitting agent establishes the official notice date of your request for the final inspection. Faxed copies are acceptable for inspection request purposes only. Originals must be received before a Certificate of Satisfactory Completion can be issued.

System Backfill Requirements: The system is to be backfilled or covered as follows: * Only after the permitting agent has approved the construction installation, * or the inspection has been waived * or the Certificate of Satisfactory Completion (CSC) has been issued by operation of law (where the inspection has not been conducted within 7 days of notification of completed installation).

Unless otherwise required, it is the system installer's responsibility to backfill the system within 10 days after inspection and issuance of the CSC. Backfill must be carefully placed to prevent damage to the system. The backfill must be free of large stones, frozen clumps of earth, masonry, stumps, waste construction materials, or other materials that could damage the system. Be sure that the untreated building paper, filter fabric, or other material approved by the agent is completely covering all drain media where required prior to backfill. The system can be connected to and placed into service once it has been properly backfilled and the CSC has been issued.

Initial and Replacement Areas — Protection: The installed subsurface absorption field and designated replacement areas must be protected and kept free of development such as roadways, covering with asphalt or concrete, filling, cutting, or other soil modifications.

Greg Alton

Regional Onsite Wastewater
Specialist

9/6/22

April 4, 2023
VACATION RENTAL DWELLING
88581 Tokyo Lane
Bandon, OR 97411
27-14-17C TL 1600
Tax Account 762023

PROPERTY OWNER
William Cassady
2318 Lathrop Lane
Charlotte, NC 28211

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

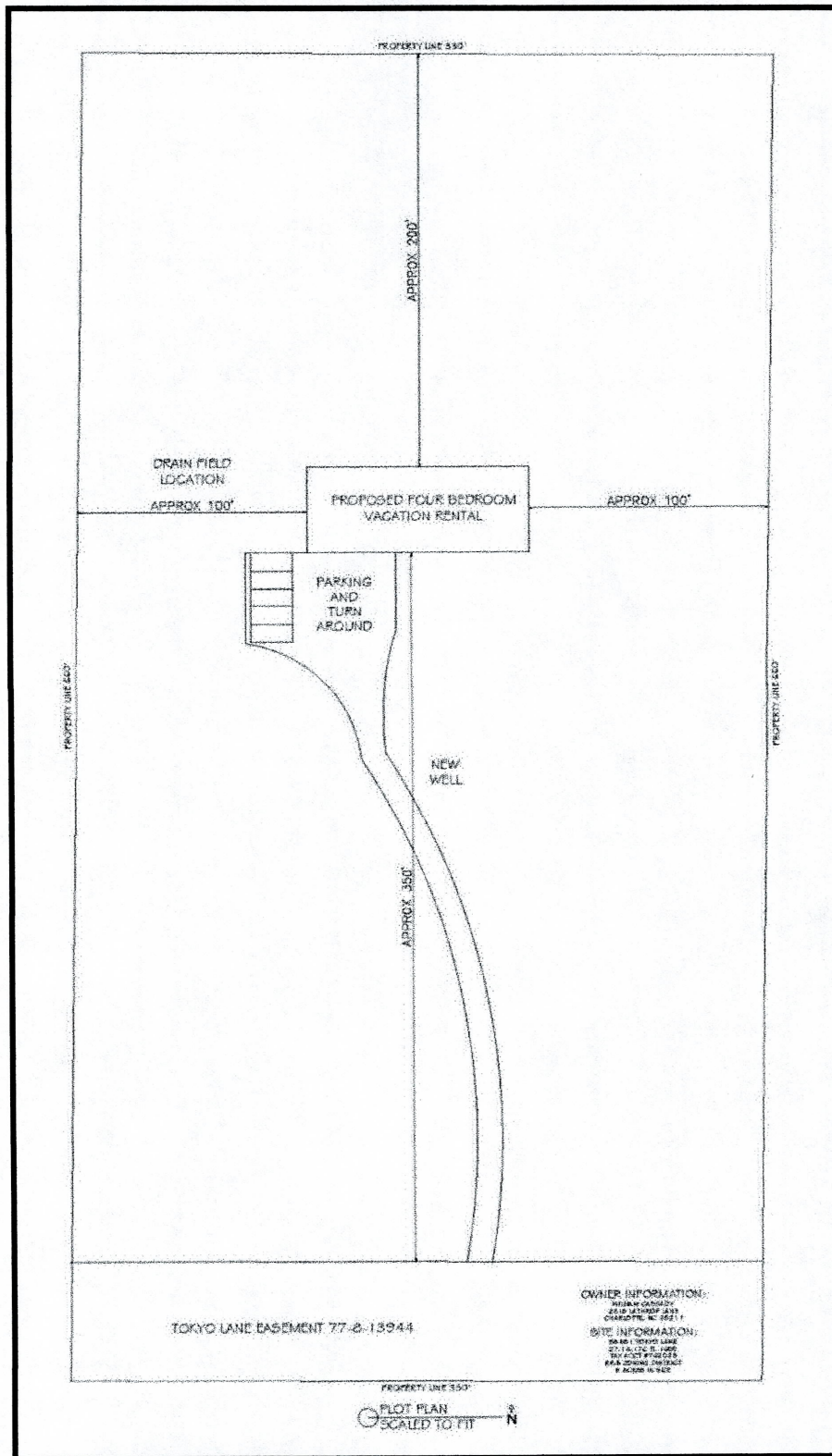
PROJECT NARRATIVE

The subject property is located north of the City of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 1600 on the Coos County Tax Assessor's Map 27-14-17C and is located in the Rural Residential Zoning District (RR-5). The property is 5 acres in size, and the situs address is 88581 Tokyo Lane.

Existing development includes a septic system and a four bedroom stick framed home. 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 a variety of Spruce and Douglas Fir, Huckleberry and native grasses. The property is within 3 miles of Bandon Dunes Golf Resort and the majority of the Pacific Ocean beaches. Merchants Beach is a short 5 minute drive away and the Whiskey Run Bike Trails. This makes this location an ideal location for a vacation rental and recreational location.

The property owner is requesting clearance to operate their four bedroom home as a furnished vacation rental dwelling. The required parking of 5 spaces can be accommodated, yet understanding the county restricts parking to 2 vehicles.

The property manager is located in Bandon and is Joshua Myers. He 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 be provided when the house is vacant, so a dedicated parking space is not needed although provided.



PLOT PLAN

GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 4-8

Number of Parking Spaces: 5 total are provided; 4 for rental and 1 for employee

Large Gatherings: Gatherings will not be allowed.

Property Manager Details: The property manager is Joshua Meyers.

Security: There is a gate on Tokyo Lane directly before the driveway entrance.

Landscaping/Screening: There is a natural buffer of trees and vegetation around the entire property and the Vacation Rental Dwelling is not visible from the road or any other property.

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

Compatibility: The Seven Devils area of Bandon is known for its recreational opportunities. The property is within 3 miles of Bandon Dunes Golf Resort and the majority of the Pacific Ocean beaches. Merchants Beach is a short 5 minute drive away and the Whiskey Run Bike Trails. This makes this location an ideal location for a vacation rental and recreational location.

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 four 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 proponent 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

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

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 four bedrooms and is fully furnished and self contained. The goal is to rent the space for 30 days or less once approval is granted.

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

Applicant's Response: The property is zoned RR-5 and the proposed use is consistent with the purpose of the zone for residential uses including short term rentals.

4.2.100 The "RR-5" district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.

Applicant's Response: The dwelling has the potential to boost our local economy by renting to tourists and golfers. The location of the home is outstanding in regard to a short drive distance to the public beaches both on Seven Devils Road and Beach Loop Road. Bandon Beach Riding Stables, the Sheep Ranch Golf Course, Bandon Dunes Golf Resort, Whiskey Run Trails and Shore acres are within a short driving distance. Additionally, the demand for rentals in Bandon is high. The proposed use provides much needed accommodations without the intensive development that a motel/hotel provides.

4.3.200 The Table of Uses reads that Vacation Rental/Short Term Rental is permitted in the RR-5 zoning district subject to review criteria 87 and that the use takes place within an existing single family dwelling.

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

Applicant's Response: The property is located north of Bandon city limits and is in close proximity to Merchants Beach, Sheep Ranch Golf Course, Whiskey Run trails and Bandon Dunes Golf Resort. There are several short term rentals within a 1 mile radius of the property. The Sheep Ranch Golf Course is located directly south of the subject property on the south side of Tokyo Lane though accessed from Whiskey Run Road.

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

The purpose of this zoning district is to provide for residential use. Vacation rentals are not considered a residential use but a limited commercial use within a Single-Family Dwelling; therefore, the use must show compatibility with the residential uses occurring within the surrounding area without discord or disharmony. There are six properties within the noticing area. Two are unimproved properties and two are dedicated to The Sheep Ranch Golf Course. Two properties are developed for residential use.

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.

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 proposed use will be licensed by CHW in accordance with ORS 446.310-350. The owner will provide a copy of the annual license renewal to the planning department as evidence of continual use as a vacation rental dwelling.

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

Applicant’s Response: The existing driveway is required to be inspected by the Coos County Road Department and will continue to conform with Chapter 7. Parking at the house consists of 5 parking spaces. The parking area is graveled and easily accessed from Tokyo Lane.

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. Future owners will be notified of this condition by both the selling agent for the property and then 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.

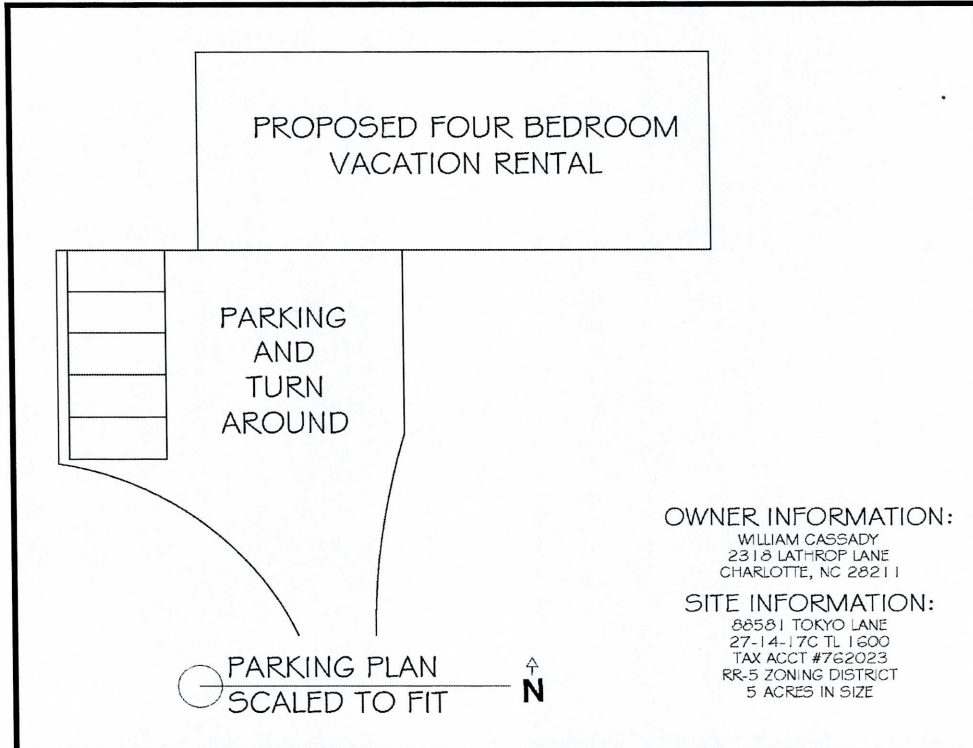
Applicant's Response: A deed restriction will be filed with the county clerk's office to ensure that future owners are aware of the condition to submit a Compliance Determination application with the county to transfer ownership of the conditional use to their name and gain clearance to update their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

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 the 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: The driveway and access are required to be inspected by the Coos County Road Department for the Vacation Rental Use. Currently, there are 5 parking spaces in the driveway.



PARKING PLAN