



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: 7/26/22 Receipt #: \_\_\_\_\_ Amount: 1876.<sup>00</sup> Received by: M.B

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) Joseph Endres

Mailing address: 763 S. Wasson st. Coos Bay, OR 97421

Phone: 541-2521438 Email: johnendres@comcast.net

Township: 26S Range: 14W Section: 1 1/4 Section: C 1/16 Section: A Tax lots: 013000 1300  
Select Select Select Select Select

Tax Account Number(s): 556200 Zone: Select Zone Urban Residential-2 (UR-2)  
Tax Account Number(s) \_\_\_\_\_ Please Select

B. Special Districts and Services

Water Coos Bay - North Bend Water Board 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 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

**Land Use Documentation & Licensing Questionnaire for Travelers' Accommodations**

*Complete a separate document for each property used for vacation rental purposes.*

I. To VERIFY THE ZONING DISTRICT this section must be completed by your local County or City Planning Department. If you are located outside of an unincorporated city then please have Coos County Planning complete this form. There may be a fee required by the Planning Department.

Township 26S Range 14W Section 1CA Tax Lot \_\_\_\_\_  
 Account # \_\_\_\_\_ Jurisdiction: \_\_\_\_\_

- The vacation rental is permitted in the zoning district.
- This requires a land use review permit to be completed.
- This is not an allowed use for the property.

\_\_\_\_\_  
 Planning Official Signature and Title

(541) 252-1438 johnendres@comcast.net  
 Phone or email contact

[Signature]  
 Applicants/Owners Signature

\_\_\_\_\_  
 Applicants/Owners Signature

II. REFERENCE TO APPLICATION

Owner Joseph J. Endres Name of facility \_\_\_\_\_

Address of facility 90830 Sand Dollar Lane, OR 97420

Who would you like public health to coordinate an inspection with? Joseph Endres  
 Provide at least 1 phone number for this person & best time to call. (541) 252-1438 anytime

III. It is common for a Travelers' Accommodation to obtain ADDITIONAL LICENSES contingent upon guests' services provided.

- |   | Yes                                 | or | No                                  |
|---|-------------------------------------|----|-------------------------------------|
| 1. Do you provide lodging on more than one property lot?        | <input checked="" type="checkbox"/> |    | <input type="checkbox"/>            |
| 2. Do you provide any food that is not commercially sealed?     | <input type="checkbox"/>            |    | <input checked="" type="checkbox"/> |
| 3. Do you provide guests access to a pool or spa?               | <input checked="" type="checkbox"/> |    | <input type="checkbox"/>            |
| 4. Do you provide water, sewer or electrical service for an RV? | <input type="checkbox"/>            |    | <input checked="" type="checkbox"/> |

IV. What best describes the WATER SUPPLY to the lodging:

- |  | Yes                                 | or | No                                  |
|--|-------------------------------------|----|-------------------------------------|
| 1. Water is from a municipal water system? | <input checked="" type="checkbox"/> |    | <input type="checkbox"/>            |
| 2. Water is from a private well or spring? | <input type="checkbox"/>            |    | <input checked="" type="checkbox"/> |

***If the lodging does not have a physical water connection to a municipal system, be advised to call Coos County Public Health now to initiate the process to have the potable water system reviewed at (541)751-2431. Per OAR 333-029-0075(3) surface water use may preclude license from being issued.***

V. What best describes SEWAGE DISPOSAL for the lodging:

- |   | Yes                                 | or | No                                  |
|---|-------------------------------------|----|-------------------------------------|
| 1. The lodging is connected to a municipal sewer? | <input checked="" type="checkbox"/> |    | <input type="checkbox"/>            |
| 2. There is an on-site septic system?             | <input type="checkbox"/>            |    | <input checked="" type="checkbox"/> |

***If the vacation rental uses an on-site system, be prepared to provide a copy of the DEQ approval paperwork along with an as-built drawing of the system.***

For your reference, Traveler's Accommodations Laws regulated by Coos County Public Health include: Oregon Revised Statutes 446.310 – 425 and Oregon Administrative Rules Chapter 333, Division 029.

Submit this questionnaire with your tourist facility application and the correct fee as per the enclosed schedule to: Coos County Environmental Health, 1975 McPherson #1, North Bend, OR 97459

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).

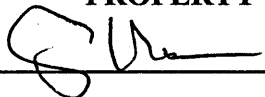
II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- 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**

 (541) 252-1438 Joseph Endres

**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: 90830 Sand Dollar lane, Coos Bay OR 97420

Type of Access: County Road  Name of Access: \_\_\_\_\_

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 Bo  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?
- 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:**

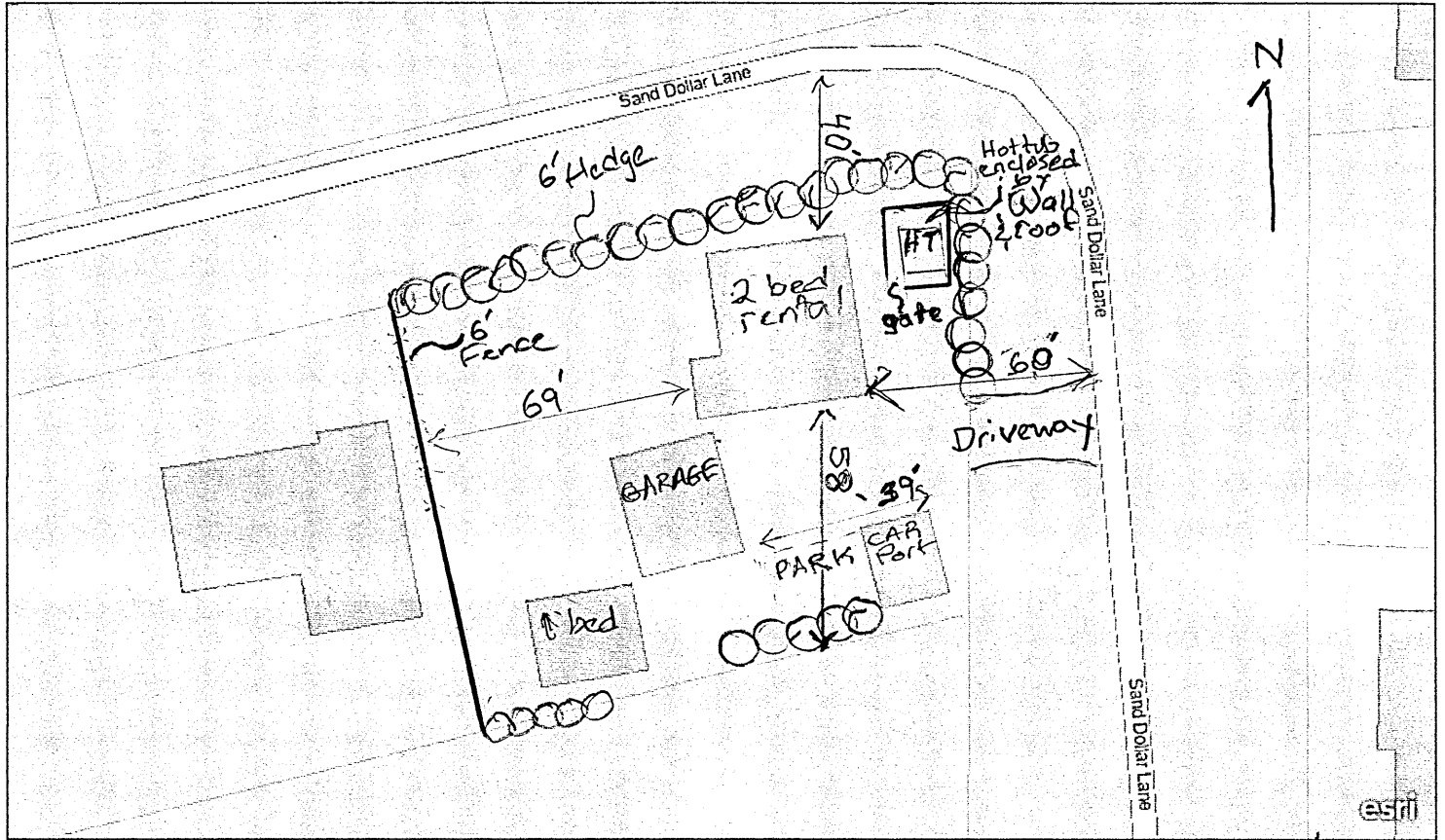
Staff Reviewing Application: \_\_\_\_\_

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:

July 2023 Data Set (PARCEL ALIGNMENT WITH PHOTO MAY NOT BE EXACT)



Copyright: © 2013 National Geographic Society, i-cubed | Employment | Source: Esri, Maxar, Earthstar Geographics, IGN, and the GIS User Community | Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri

Joseph J. Endres  
90830 Sand Dollar Lane  
Coos Bay, OR 97420  
(541) 252-1438  
Map# 26514W01CA  
Tax lot# 1300  
55620 Tax account#

JULY 21<sup>st</sup>, 2023

To whom it may concern.

I am requesting Coos County's permission to operate a short-term vacation rental at 90830 Sand Dollar Lane, Coos Bay Oregon 97420.

This is a long term (foreseeable future) project to provide income.

The rental shall consist of a two-bedroom house. Maximum number of people to occupy house will be four. There will be cleaning staff of one as needed to clean the unit after each rental.

Quiet hours shall be nine pm to eight am with no exceptions. There shall be no large gatherings permitted on the property of more than six people including the short-term residents.

There is a hot tub that shall be locked and only available to adults over eighteen from eight am to nine pm.

No food or beverages to be sold on the property.

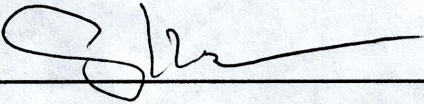
Due to the unique nature of this property, disruption of the neighborhood and surrounding homes should not be a problem. The property is surrounded by a six-foot-high hedge and privacy fence on three sides. With the fourth side blocked by a carport and additional landscaping.

In addition, there is ample space for parking for four to five average vehicles. One space shall be reserved for cleaning staff.

There are security cameras in place in the parking area and the manager will be on call 24/7.

I, Joseph Endres, currently live in Coos Bay at 763 S. Wasson Street, Coos Bay OR 97420, cell (541)252-1438. I have extensive experience with management of properties. I reside four miles from the property, should my presence be required.

There are currently short- term vacation rentals on Sand Dollar Lane and the property (90830 Sand Dollar Lane) was previously used as a vacation rental.



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Joseph Endres (541) 252-1438



RECORDING REQUESTED BY:



201 Central Avenue  
Coos Bay, OR 97420-2206

AFTER RECORDING RETURN TO:

Order No.: 360623042563-HR  
Joseph John Endres  
90832 Sand Dollar Lane  
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:

Joseph John Endres  
90832 Sand Dollar Lane  
Coos Bay, OR 97420

APN: 556200

Map: 26S-14W-01 CA TL 01300

Coos County, Oregon

2023-04418

\$86.00 Pgs=1

06/26/2023 09:42 AM

eRecorded by: TICOR TITLE COOS BAY

Julie A. Brecke, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Carol Kathryn Langan, who aquired title as Carol Kathryn Pomes, Grantor, conveys and warrants to Joseph John Endres, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

Parcel 2, FINAL PARTITION PLAT 2010 #14, filed and recorded December 7, 2010, CAB C-632 as Instrument No. 2010-10835, Records of Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SEVENTY-SEVEN THOUSAND AND NO/100 DOLLARS (\$377,000.00). (See ORS 93.030).

Subject to:

Regulations, levies, liens, assessments, rights of way and easements of Charleston Sanitary District.

Easements, conditions, restrictions and notes as delineated on the recorded plat.

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.

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

Dated: 6/26/23

Carol Kathryn Langan  
Carol Kathryn Langan

State of Oregon  
County of Coos

This instrument was acknowledged before me on June 26, 2023 by Carol Kathryn Langan.

Carli G  
Notary Public - State of Oregon

My Commission Expires: May 25, 26

