



# COOS COUNTY CONDITIONAL USE LAND USE APPLCIATION

**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](mailto: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: \_\_\_\_\_ Receipt #: \_\_\_\_\_ Amount: \_\_\_\_\_ Received by: \_\_\_\_\_

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)

Mailing address:

Phone:

Email:

Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ ¼ Section: \_\_\_\_\_ 1/16 Section: \_\_\_\_\_ Tax lots: \_\_\_\_\_

Tax Account Number(s):

Zone: Select Zone

Tax Account Number(s)

### B. Special Districts and Services

Water

Sewage Disposal

School

Fire District

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

Administrative Conditional Use for

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: \_\_\_\_\_

Type of Access: \_\_\_\_\_ Name of Access: \_\_\_\_\_

Is this property in the Urban Growth Boundary? \_\_\_\_\_

Is a new road created as part of this request? \_\_\_\_\_

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be 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: Choose a Service-Type.

Sewage Disposal Type: Choose a Type.

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: \_\_\_\_\_

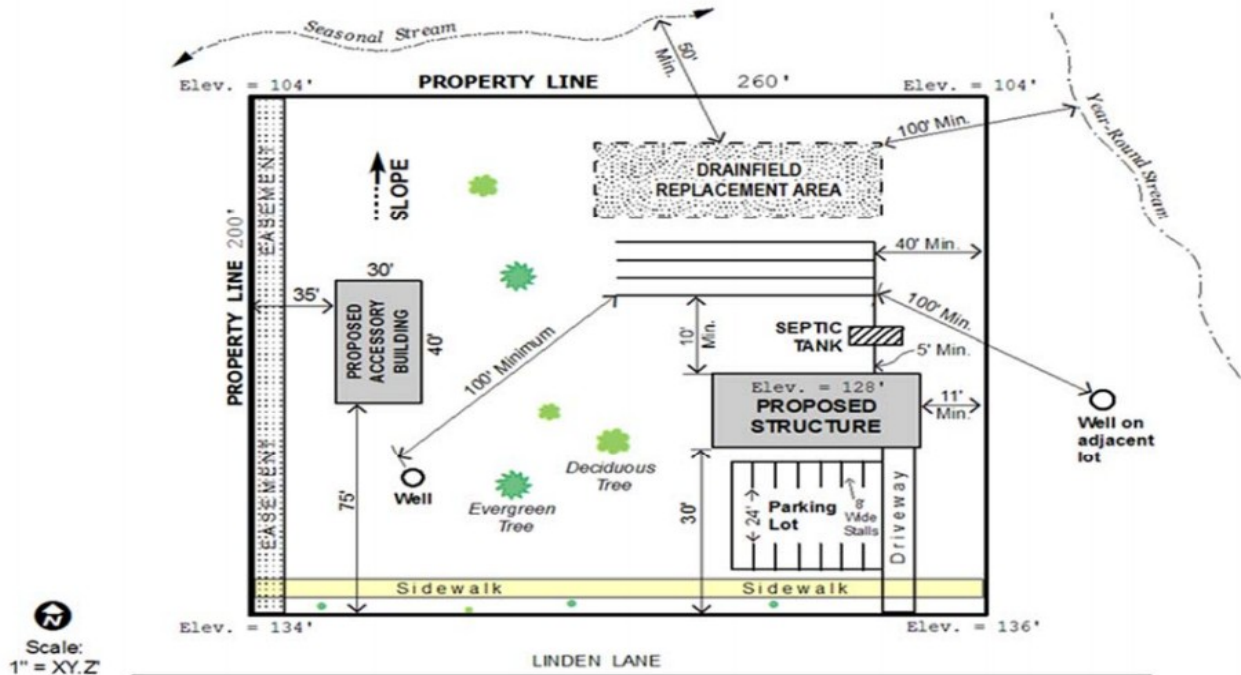
Staff Signature: \_\_\_\_\_

- 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:

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.

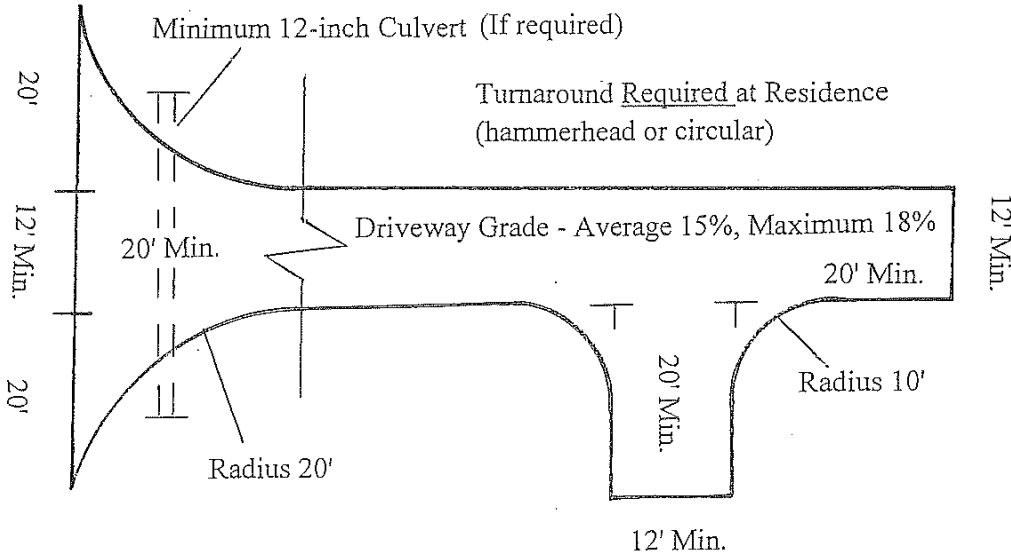
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS**  
**DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

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



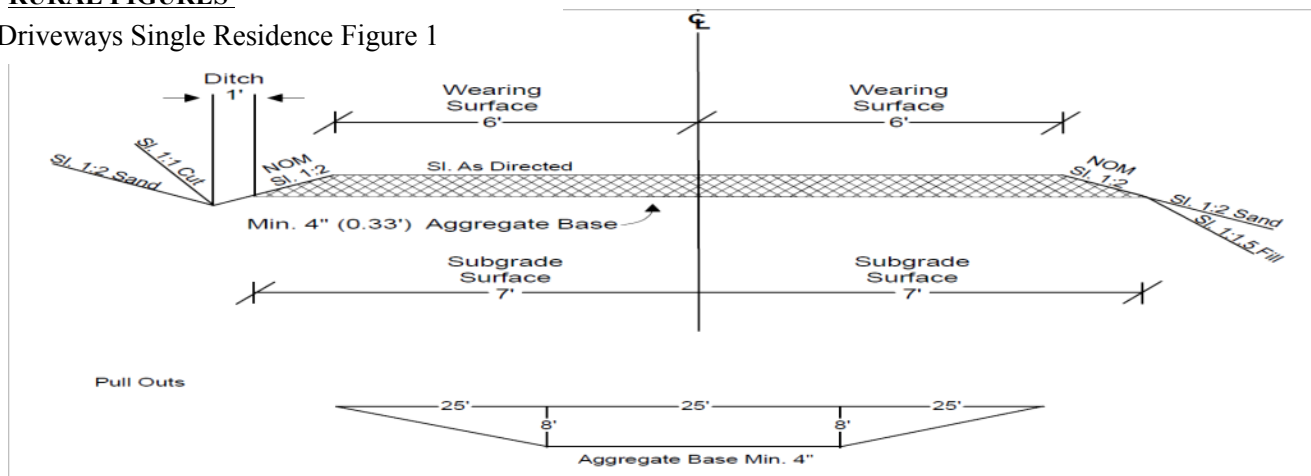
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:



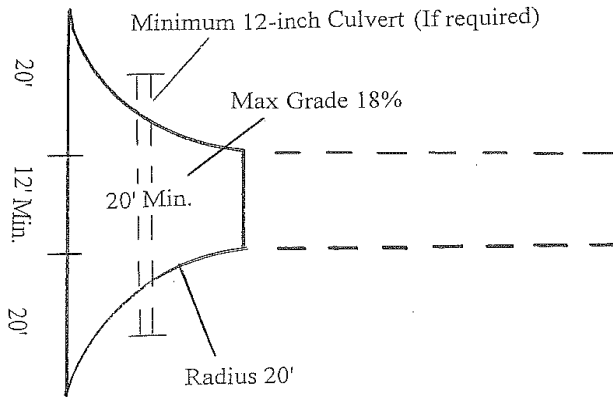
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways 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

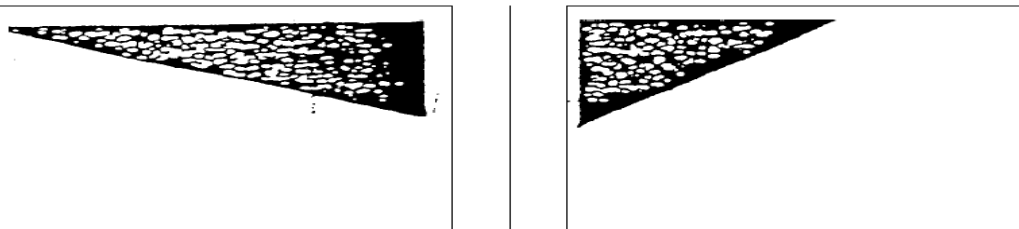
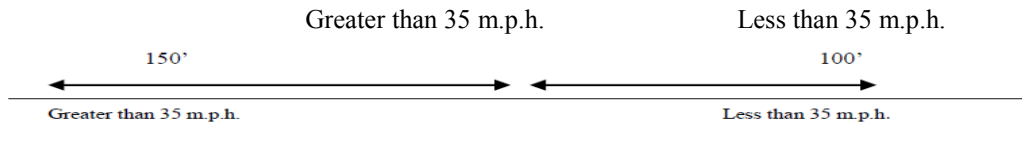


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

**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
<b>Figures</b>	A	B	C	D	E
<b>Single row of Parking</b>					
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'
<b>Figures #'s</b>					
	F	G	H	I	J
<b>Two Rows of Parking</b>					
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, Sabrina Duran of 246 Del Norte Ave, Sunnydale, CA 94085 give permission to Coos Curry Consulting to represent me on all design, permit and consulting matters concerning the properties located on the Coos County Tax Assessor's Map 28-14-31A TL 15800. The tax account for this property is 1008500. The situs address is 54916 Sadie Drive, Bandon, OR 97411.

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 18 months from the date below, without requirement of notice.

DATED: August 2, 2023, 2023

COOS CURRY CONSULTING



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By: SHERI MCGRATH

CLIENT



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By: SABRINA DURAN

August 29, 2023

VACATION RENTAL DWELLING

Caddy Shack Chateau  
54916 Sadie Dr  
Bandon, OR 97411  
28-14-31A TL 15800  
Tax Account 1008500

PROPERTY OWNER

Gilbert Duran, Celine O'Grady Duran, Dennis Duran, Sabrina Cochrane Duran  
1749 Mayflower Court  
Mountain View, California 94040

APPLICANT

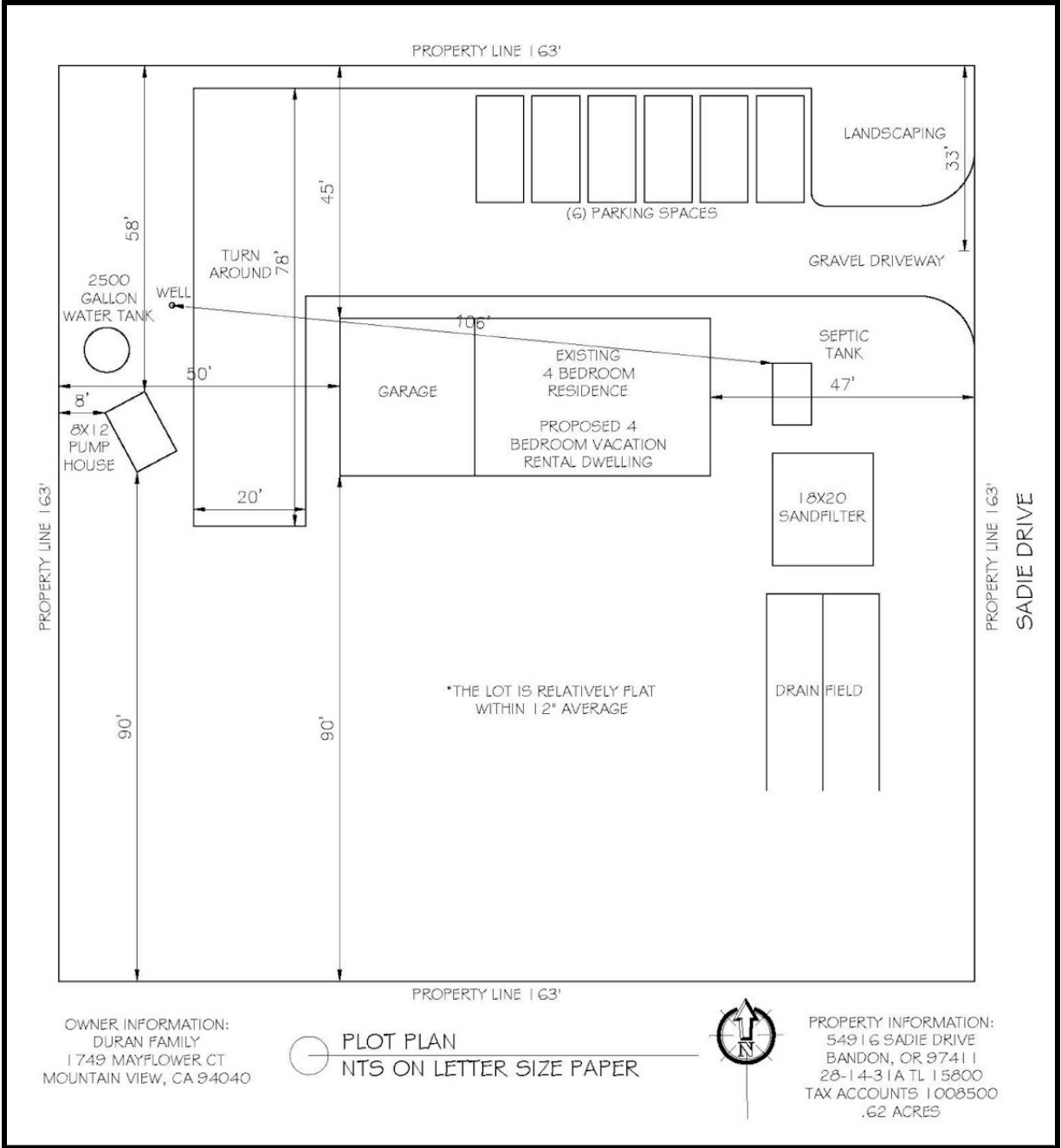
Sheri McGrath  
Coos Curry Consulting  
P.O. Box 1548  
Bandon, OR 97411  
541-982-9531  
cooscurry@gmail.com

PROJECT NARRATIVE

The subject property is located within the zip code of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 15800 on the Coos County Tax Assessor's Map 28-14-31A and is located in the Rural Residential 2 zoning district (RR-2). The property is .62 acres in size, and the situs address is 54916 Sadie Drive, Bandon, Oregon 97411.

Existing development includes a septic system, well, pump house and a four-bedroom stick framed home constructed in 2017. 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 grass and ornamental plants. The public beach accesses, Bandon Beach Riding Stables, Whiskey Run Trails, Bandon Dunes Golf Course, and Shore Acres are a short drive away.

The Duran Family is applying for an Administrative Conditional Use for vacation rental status at their single family home in Bandon. The home contains four bedrooms and an attached garage. There is ample parking outside of the garage as shown on the proposed parking plan. The property manager, or their local contact person, will be located in Bandon. House cleaning and maintenance services will generally be provided when the house is vacant, so a dedicated parking space is not needed although provided.



OWNER INFORMATION:  
 DURAN FAMILY  
 1749 MAYFLOWER CT  
 MOUNTAIN VIEW, CA 94040

PLOT PLAN  
 PRINTS ON LETTER SIZE PAPER



PROPERTY INFORMATION:  
 54916 SADIE DRIVE  
 BANDON, OR 97411  
 28-14-31A TL 15800  
 TAX ACCOUNTS 1008500  
 .62 ACRES

**PLOT PLAN**

## GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 6-8

Number of Parking Spaces: 6 total are provided.

Large Gatherings: Gatherings will not be allowed. No parties or events will be permitted.

Property Manager Details: The property manager, or their local contact person, will be located in Bandon.

Security: The house will be secured with an electronic keypad for entry as well as a ring camera located by the front door.

Landscaping/Screening: The property is fenced and there is a vegetation buffer on three sides of the property. The north side contains the parking area and a fence with minimal landscaping.

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

Compatibility: The Bandon area is known for its offerings of Vacation Rental Dwellings and tourist amenities. Bandon is a tourist destination that often experiences a shortage of rentals.

## 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.”

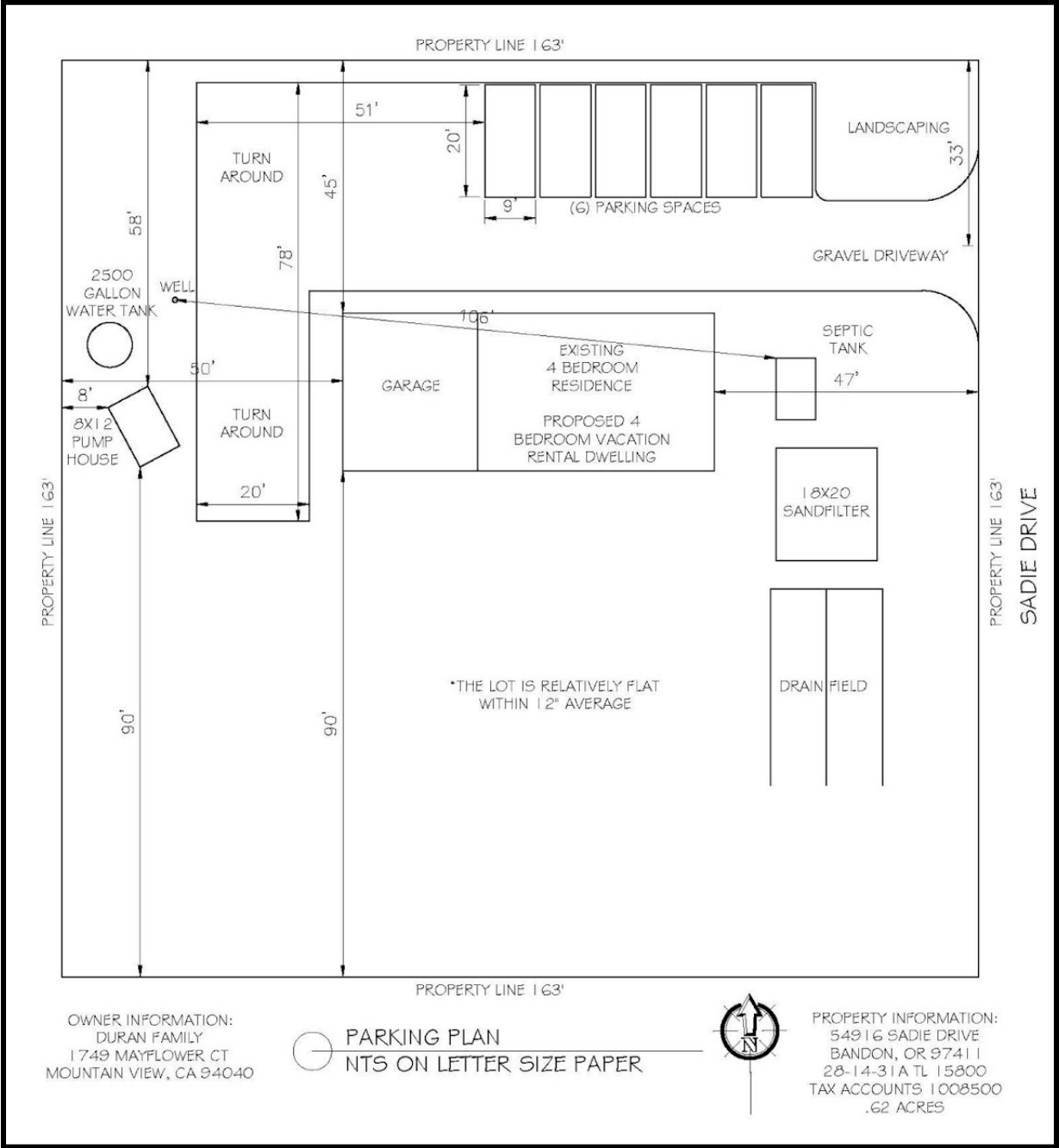
**Applicant’s Response: The dwelling is a four bedroom stick framed home. There are no shared walls or other dwelling units on the subject site.**

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. The request is to operate as a Vacation Rental Dwelling.**

Evidence is defined as, “Facts, documents, data or other information offered to demonstrate compliance or noncompliance with the standards believed by the applicant 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 can be met and upheld. Evidence includes information about the Bandon area, a parking plan, proof of an onsite septic system and well and other information deemed relevant for this review.



OWNER INFORMATION:  
 DURAN FAMILY  
 1749 MAYFLOWER CT  
 MOUNTAIN VIEW, CA 94040

 **PARKING PLAN**  
 NTS ON LETTER SIZE PAPER



PROPERTY INFORMATION:  
 54916 SADIE DRIVE  
 BANDON, OR 97411  
 28-14-31A TL 15800  
 TAX ACCOUNTS 1008500  
 .62 ACRES

**PARKING PLAN**



DEQ Coos Bay Office  
 381 North 2nd Street  
 Coos Bay, OR 97420  
 Phone: 541-269-2721  
 FAX: 541-269-7984

**Certificate of Satisfactory  
 Completion  
 Installation Permit - Residential - New  
 246-C-418965**

www.oregon.gov/deq

OnsiteCoosBay@deq.state.or.us

**Date Certificate Issued:** 06/20/2017

**Work Description:** Construction-Installation Permit | Single Family Dwelling

<b>Owner:</b>	James Carman	<b>Property Address:</b>	54916 Sadie Dr, Bandon, OR 97411		
<b>Address:</b>	PO Box 923 Bandon OR 97411				
<b>Parcel:</b>	28S14W31A15800 - Primary	<b>Township:</b>	28S	<b>Range:</b>	14W
		<b>Section:</b>	31		
<b>Lot Size:</b>	Not specified	<b>Water Supply:</b>	Not specified		
<b>Zoning:</b>	Not specified	<b>City/County/UGB:</b>	County		
<b>Land Use Approval:</b>	Not specified	<b>County:</b>	Coos		

**Category of Construction:** Single Family

<b>Number of Bedrooms:</b>	<b>Proposed</b>
	4

**System Specifications**

<b>Type:</b>	Sand Filter: Conventional - Residential				
<b>Max Peak Design Flow:</b>	450 gpd	<b>Proposed Flow:</b>	N/A		
<b>Min Septic Tank Volume:</b>	1000 gal	<b>Min Dosing Tank Volume:</b>	500 gal		
<b>Special Tank Rqmts:</b>	1500 gal, 2 comp				

**Drain Field Specifications**

<b>Drain Field Type:</b>	Pressure Distribution	<b>System Distribution Type:</b>	Pressurized		
<b>Drainfield Sizing:</b>	N/A	<b>Distribution Method:</b>	Pressurized		
<b>Seepage Bed Specs:</b>	360 sq ft intermittent sand filter				
<b>Media Type:</b>	Rock/Pipe	<b>Media Depth:</b>	N/A		
<b>Trench Length:</b>	105 ft	<b>Rock Above Pipe:</b>	2 in		
<b>Trench Width:</b>	N/A	<b>Rock Below Pipe:</b>	6 in		
<b>Total Rock Depth:</b>	12 in	<b>Undisturbed Soil Between Trenches:</b>	8 ft		
<b>Max Depth:</b>	12 in	<b>Capping Fills-Min Depth of Fill Material:</b>	10 in		
<b>Min Depth:</b>	12 in				

**Special Rqmts:**

<b>Stake Out Reqd:</b>	No			
<b>Groundwater Type:</b>	N/A	<b>Groundwater Depth:</b>	N/A	
<b>Groundwater Interceptor:</b>	N/A	<b>Groundwater Interceptor Depth:</b>	N/A	
<b>Groundwater Interceptor Amt of Drain Media:</b>	N/A			
<b>Pump to Drainfield Reqd:</b>	Yes	<b>Filter Fabric on Top of Drain Media:</b>	Yes	
<b>Rake Trench Sidewalls:</b>	N/A			
<b>Other Special Rqmt:</b>	Not Specified			

**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.)

6/20/17:10:32:50AM

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**PROOF OF ON SITE SEPTIC SYSTEM**



STATE OF OREGON  
**WATER SUPPLY WELL REPORT**  
 (as required by ORS 537.765 & OAR 690-205-0210)

COOS 57673

WELL I.D. LABEL# L 134969

Page 1 of 2

START CARD # 1046178

1/21/2020

ORIGINAL LOG #

**(1) LAND OWNER**

Owner Well I.D. 1857  
 First Name JAMES Last Name CARMAN  
 Company \_\_\_\_\_  
 Address PO BOX 923  
 City BANDON State OR Zip 97411

**(2) TYPE OF WORK**

New Well  Deepening  Conversion  
 Alteration (complete 2a & 10)  Abandonment (complete 5a)

**(2a) PRE-ALTERATION**

Dia + From To Gauge Stl Plstc Wld Thrd  
 Casing:          
 Material From To Amt sacks/lbs  
 Seal:

**(3) DRILL METHOD**

Rotary Air  Rotary Mud  Cable  Auger  Cable Mud  
 Reverse Rotary  Other

**(4) PROPOSED USE**

Domestic  Irrigation  Community  
 Industrial/ Commercial  Livestock  Dewatering  
 Thermal  Injection  Other

**(5) BORE HOLE CONSTRUCTION**

Special Standard  (Attach copy)  
 Depth of Completed Well 37.00 ft.

BORE HOLE			SEAL			sacks/lbs	
Dia	From	To	Material	From	To	Amt	lbs
10	0	38	Bentonite	0	24	13	S
						Calculated	11.4
						Calculated	

How was seal placed: Method  A  B  C  D  E  
 Other POUR FROM SURFACE  
 Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_  
 Filter pack from 24 ft. to 38 ft. Material SAND Size 12/20  
 Explosives used:  Yes Type \_\_\_\_\_ Amount \_\_\_\_\_

**(5a) ABANDONMENT USING UNHYDRATED BENTONITE**

Proposed Amount \_\_\_\_\_ Actual Amount \_\_\_\_\_

**(6) CASING/LINER**

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	<input type="checkbox"/>	6	<input checked="" type="checkbox"/>	1.5	4	.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5	<input checked="" type="checkbox"/>	1	32	Sdr 26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>						<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Shoe  Inside  Outside  Other Location of shoe(s) \_\_\_\_\_  
 Temp casing  Yes Dia \_\_\_\_\_ From + \_\_\_\_\_ To \_\_\_\_\_

**(7) PERFORATIONS/SCREENS**

Screens		Type	Johnson V-Wire	Material	Stainless Steel
Perf/ Screen	Casing/ Liner	Dia	From	To	width length slots pipe size
Screen	Casing	5	32	37	.012 _____ 5

**(8) WELL TESTS: Minimum testing time is 1 hour**

Pump  Bailer  Air  Flowing Artesian  
 Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)  

15		37	1

Temperature 53 °F Lab analysis  Yes By BW&P  
 Water quality concerns?  Yes (describe below) TDS amount 104 ppm  

From	To	Description	Amount	Units

**(9) LOCATION OF WELL (legal description)**

County COOS Twp 28.00 S N/S Range 14.00 W E/W WM  
 Sec 31 SW 1/4 of the NE 1/4 Tax Lot 15800  
 Tax Map Number \_\_\_\_\_ Lot \_\_\_\_\_  
 Lat \_\_\_\_\_ " or 43.10694444 DMS or DD  
 Long \_\_\_\_\_ " or -124.40333333 DMS or DD  
 Street address of well  Nearest address  
 54916 SADIE DR, BANDON, OR 97411

**(10) STATIC WATER LEVEL**

Existing Well/ Pre-Alteration	Date	SWL(psi)	+	SWL(ft)
Completed Well	1/20/2020			7.7

Flowing Artesian?  Dry Hole?

**WATER BEARING ZONES**

SWL Date	From	To	Est Flow	SWL(psi)	+	SWL(ft)
1/20/2020	7.66	37	15			7.66

**(11) WELL LOG**

Material	From	To
Topsoil	0	1
Sand f-m w/sandy clay gray	1	4
Sand f-c w/gravel f & clay brown	4	6
Sand f brown	6	14
Sand f-m brown	14	17
Gravel f-c w/sandy clay brown	17	20
Sand f-c brown	20	27
Gravel f-m w/sand c-f brown	27	28
Gravel f-m w/sand c-f & clay brown	28	29
Gravel f w/sand c-f brown	29	33
Sand c-f w/gravel f brown	33	37
Clay w/gravel f-m blue gray	37	37.5
Sandstone blue gray	37.5	38

Date Started 1/20/2020 Completed 1/20/2020

**(unbonded) Water Well Constructor Certification**

I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.

License Number \_\_\_\_\_ Date \_\_\_\_\_  
 Signed \_\_\_\_\_

**(bonded) Water Well Constructor Certification**

I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.

License Number 1493 Date 1/21/2020  
 Signed JAMES MACK SR (E-filed)  
 Contact Info (optional) Bandon Well & Pump Co. (541) 347-7867

ORIGINAL - WATER RESOURCES DEPARTMENT  
 THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:

**PROOF OF ON SITE WATER**

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 space will be rented for a period of less than 30 days at a time.**

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-2 and the proposed use is consistent with the purpose of the zone for residential uses including short term rentals.**

4.2.100

There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.

The purpose of the “RR-2” and “RR-5” districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.

The “RR-2” district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.

**Applicant’s Response: The proposed vacation rental will provide a family getaway from an Urban lifestyle to a Rural environment. This allows families to travel while providing a yard and kitchen and other amenities that a hotel/motel stay in our area do not provide. The proposed use will meet a current demand for family rentals in our area and will remain true to the purpose of the zone to provide for the continued existence of rural family life. The zoning ordinance lists vacation rental use as an accessory use to the main residential use. Given the main use as a Single Family**

**Dwelling, the proposed use appears to be compatible and compliant with the intent of the zoning ordinance.**

- 4.3.200 The Table of Uses reads that Vacation Rental/Short Term Rental is permitted in the RR-2 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 purpose of this zoning district is to provide for residential uses. Vacation rentals are considered an accessory to the main residential use located within a Single-Family Dwelling. The use must show compatibility with the residential uses occurring within the surrounding area without discord or disharmony.**

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

**The surrounding properties contain hobby farms with accessory structures. While a different type of accessory use, all accessory uses have the potential to create noise, smells and litter on occasion. The question is whether an accessory use is capable of controlling and taking action on nuisances when appropriate. It is in the best interest of the owners to maintain their property values by taking good care of their accessory uses. The applicant is confident that compatibility with the neighborhood's main and accessory residential uses will not be a problem due to the strict and enforced rental rules and regulations.**

**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. Additionally, the county currently restricts parking at the subject site to 2 vehicles.**

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: Caddy Shack Chateau will be licensed with 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 and parking exceed the minimum and maximum allowances of the Coos County code and ordinance. The area will continue to be upkept for compliance.**

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, subject to the conditions placed on the permit approval. Future owners will be notified that receipt of a compliance determination from the County is required by the County to continue the operation as a vacation rental, and by the title report listing the required deed restriction for the use.**

- 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, subject to the requirements and conditions of state and local law.**

- 4.3.220(2,i) Additional conditional use review standards for uses, development and activities listed in table 4.3.200. The following criteria only apply to conditional uses in the RR zoning districts:
- i. Compatibility: The Proposed Use, Activity Or Development is required to demonstrate compatibility with the surrounding properties or compatibility may be made through the imposition of conditions. Compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses and not potential or future uses in the surrounding area.

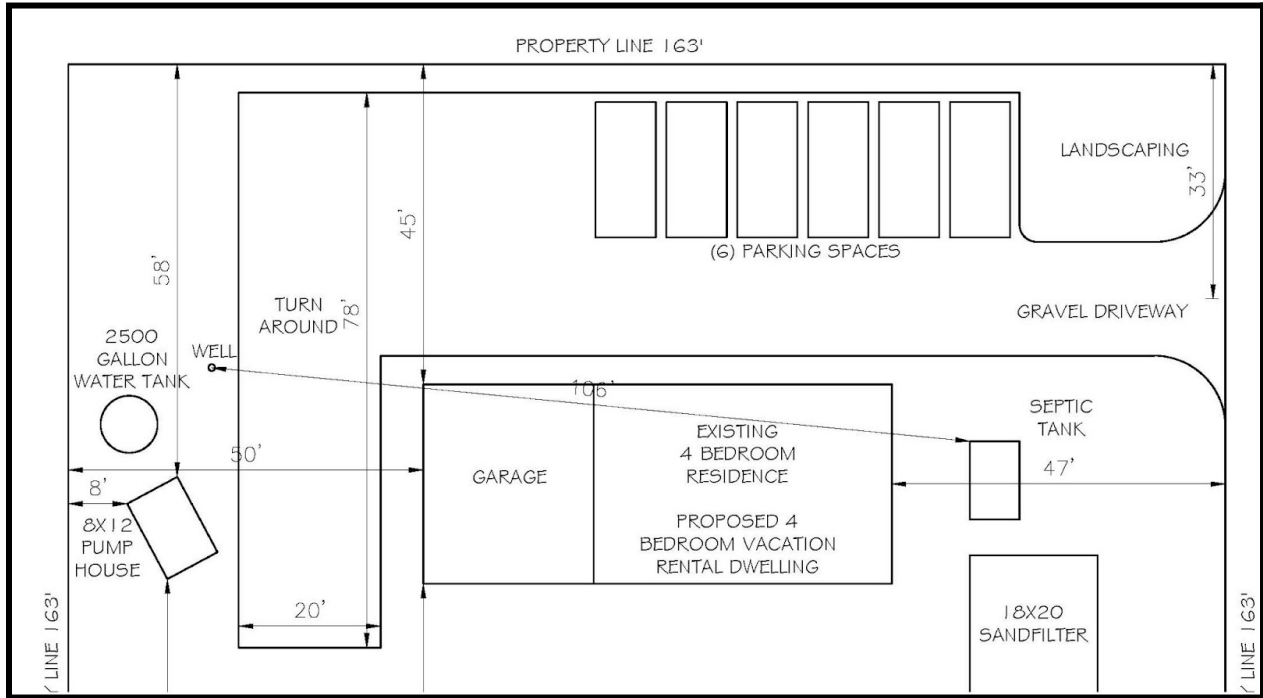
**Applicant's Response: The proposed use is accessory to the main residential use of the subject property. The surrounding properties are also residential with accessory uses such as hobby farms. The approval for the vacation rental use will have conditions associated which ensure that compatibility with the neighbors will remain a high priority for the property owner. Those conditions require a local contact person to be on call if there is an issue. Their contact information will remain on file with the County offices and the rental contact number will be posted on a sign at the driveway entrance. The Nuisance Plan provides for a forfeit of the rental security deposit as a consequence of misbehavior. Additionally, parking by the County is limited to vehicles which limits parties and events.**

- 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 a 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 parking plan will be inspected and approved by the Road Department. The current condition and dimensions exceed the minimum requirements for driveways and the maximum for the number of parking spaces.



**PARKING PLAN**

**Coos County**  
**2023 Real Property Assessment Report**  
 Account 1008500  
 NOT OFFICIAL VALUE

**Map** 28S1431-A0-15800  
**Code - Tax ID** 5403 - 1008500

**Tax Status** Assessable  
**Account Status** Active  
**Subtype** NORMAL

**Legal Descr** See Record

**Mailing** DURAN, GILBERT & CELINE O'GRADY  
 1749 MAYFLOWER CT  
 MOUNTAIN VIEW CA 94040-2322

**Deed Reference #** 2023-5194  
**Sales Date/Price** 07-26-2023 / \$810,000  
**Appraiser**

**Property Class** 101 **MA SA NH**  
**RMV Class** 101 06 27 RRL

Site	Situs Address	City
	54916 SADIE DR	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	220,870		Land		0
	Impr	477,860		Impr		0
<b>Code Area Total</b>		698,730	191,470	191,470		0
<b>Grand Total</b>		698,730	191,470	191,470		0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10	<input checked="" type="checkbox"/>		RR-2	Market	113	0.62 AC	HS	001	220,870
<b>Code Area Total</b>							0.62 AC			220,870

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
5403	2	2017	143	Two story-Class 4	119	2,268			477,860	
<b>Code Area Total</b>						2,268			477,860	

Exemptions / Special Assessments / Notations				
Code Area	5403			
Fire Patrol	Amount	Acres	Year	
■ FIRE PATROL SRCHG	47.50		2023	
■ FIRE PATROL TIMBER	18.75	0.00	2023	

**Appraisal Maint** 2024-OTHER NEW CONSTRUCTION (REPAIR, REMODEL, REMOVE STRUCT)



**After recording return  
original instrument to:**  
Robert S. Miller III, Attorney  
Bandon Professional Center  
1010 1st St SE Ste 210  
Bandon OR 97411

**Send tax statements to:**  
No Change

Coos County, Oregon	<b>2023-05823</b>	
<b>\$91.00</b>	<b>Pgs=2</b>	<b>08/21/2023 03:18 PM</b>
eRecorded by: ROBERT S. MILLER III, ATTORNEY AT LAW		
Julie A. Brecke, Coos County Clerk		

---

**DEED**

**Property:** The NE ¼ of the SE ¼ of the NW ¼ of the SW ¼ of the NE ¼ of Section 31, Township 28 South, Range 14 West of the Willamette Meridian, Coos County, Oregon. Excepting therefrom a strip of land 15 feet wide along the Northerly boundary thereof.

**Grantor:** Gilbert Duran and Celine O'Grady Duran, as tenants by the entirety  
*care of address:* 1749 Mayflower Court, Mountain View, CA 94040

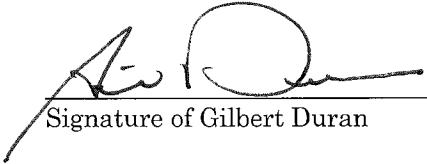
**Grantee:** Gilbert Duran, Celine O'Grady Duran, Dennis Duran and Sabrina Cochrane Duran, not as tenants in common but with rights of survivorship  
*care of address:* 1749 Mayflower Court, Mountain View, CA 94040

**Consideration:** The consideration for this conveyance consists of other property and other value. ORS 93.030

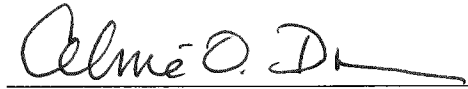
**Grantor hereby conveys all its right, title, and interest in Property to Grantee for Consideration.**

*ORS 93.040 Statutory Disclaimer:* BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

So conveyed:

  
Signature of Gilbert Duran

8/18/23  
Date Signed

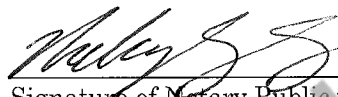
  
Signature of Celine O'Grady Duran

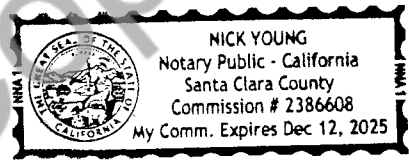
8/18/23  
Date Signed

STATE OF CALIFORNIA    )  
  )    ss.  
County of                    )  
Santa Clara                )

Gilbert Duran and Celine O'Grady Duran, individually and not for the other, appeared before me and acknowledged this Deed on this date:

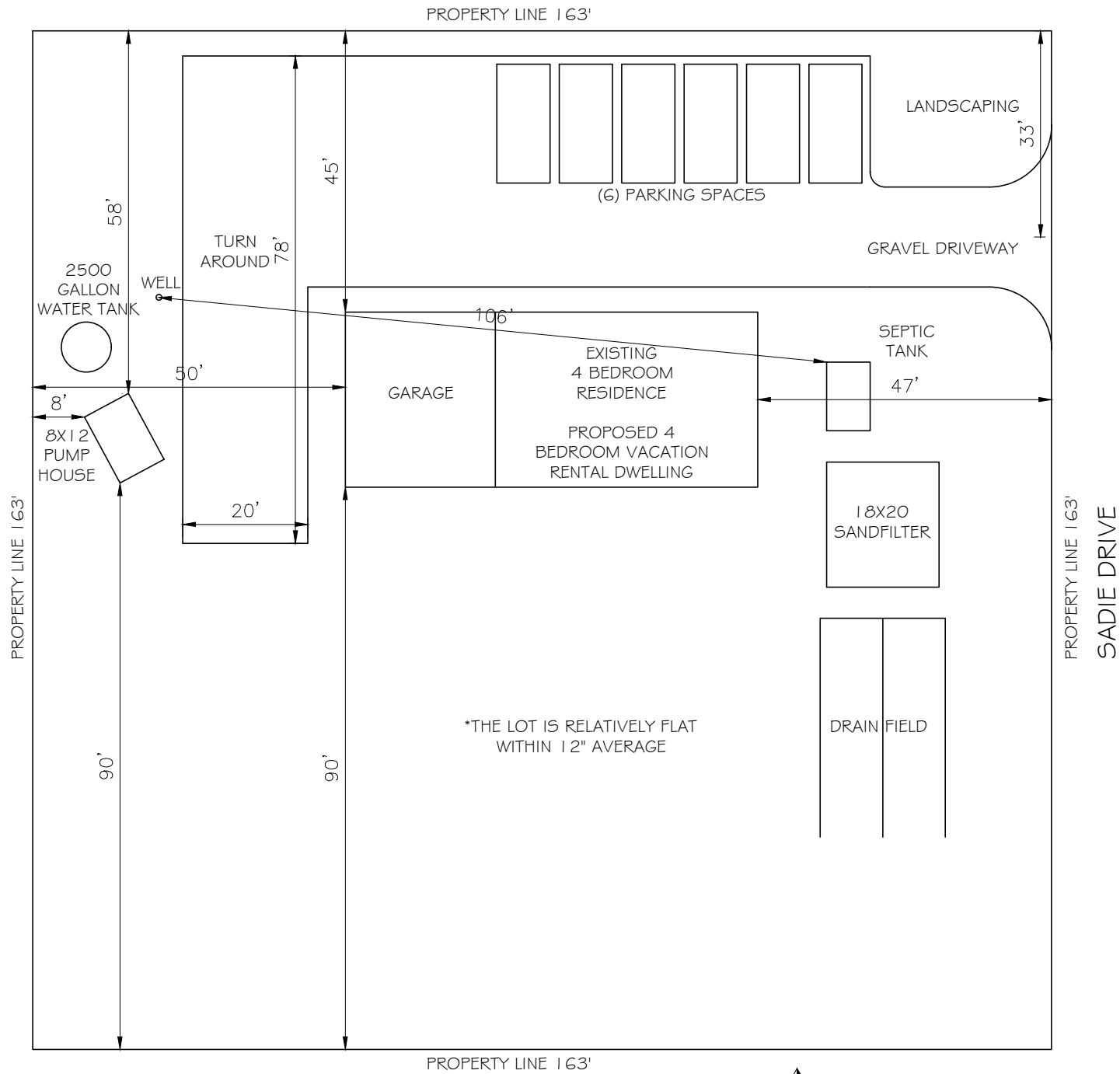
August 18, 2023.

  
Signature of Notary Public for California  
My Commission Expires: 12/12/2025



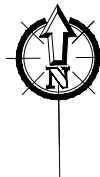
Unofficial Copy





OWNER INFORMATION:  
 DURAN FAMILY  
 1749 MAYFLOWER CT  
 MOUNTAIN VIEW, CA 94040

 PLOT PLAN  
 NTS ON LETTER SIZE PAPER



PROPERTY INFORMATION:  
 54916 SADIE DRIVE  
 BANDON, OR 97411  
 28-14-31A TL 15800  
 TAX ACCOUNTS 1008500  
 .62 ACRES