

File Number: ACU-23-054

DR-23-099



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 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: 10/2/23 Receipt #: 243875 Amount: 1956 Received by: Brooke

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)** Pamela Namenyi, 87837 Two Mile Ln, Bandon, Oregon 97411  
Mailing address: Applicant: Sheri McGrath P.O. Box 1548, Bandon, OR 97411  
Phone: c/o Sheri McGrath 541-982-9531 Email: c/o Sheri McGrath cooscurry@gmail.com

Township: 29S Range: 14W Section: 18 1/4 Section: 0 1/16 Section: 0 Tax lots: 3601  
Select Select Select Select Select

Tax Account Number(s): 1216903 Zone: Select Zone Rural Residential-2 (RR-2)  
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).

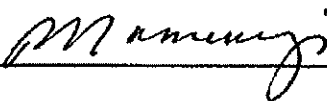
II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- 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**



DR-23-

**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: 87837 Two Mile Ln, Bandon, Oregon 97411

Type of Access: Public Road Name of Access: Two Mile 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.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- 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? 4-6
- Will food be offered as part of the an on-site business? No
- Will overnight accommodations be offered as part of an on-site business? Yes
- What will be the hours of operation of the business? By reservation only

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:

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

CONSENT FOR REPRESENTATION

I, Pamela Namenyi of 87837 Two Mile Lane, Bandon, OR 97411 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 29-14-18 TL 3601. The tax account for this property is 1216903 The situs address is 87837 Two Mile Lane, 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.

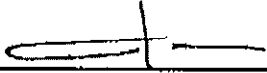
Contact information for Sheri McGrath is:

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: 9-15, 2023

COOS CURRY CONSULTING

  
By: SHERI MCGRATH

CLIENT

  
By: PAMELA NAMENYI

**Coos County**  
**2023 Real Property Assessment Report**  
 Account 1216903  
 NOT OFFICIAL VALUE

Map 29S1418-00-03601  
 Code - Tax ID 5403 - 1216903

Tax Status Assessable  
 Account Status Active  
 Subtype NORMAL

Legal Descr See Record

Mailing NAMENYI, PAMELA E  
 87837 TWO MILE LN  
 BANDON OR 97411-7233

Deed Reference # 2021-6301  
 Sales Date/Price 06-03-2021 / \$715,000  
 Appraiser ROBERT WILSON

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

Site	Situs Address	City
10	87837 TWO MILE LN	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	256,120		Land	0	
	Impr	407,730		Impr	0	
<b>Code Area Total</b>		663,850	330,880	330,880	0	
<b>Grand Total</b>		663,850	330,880	330,880	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	1.00 AC	HS	001	181,690
	20	<input checked="" type="checkbox"/>		RR-2	Market	113	1.10 AC	MV	002	74,430
<b>Code Area Total</b>							2.10 AC			256,120

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
5403	1	0	148	One story with attic-Class 4	119	1,148			407,730	
<b>Code Area Total</b>						1,148			407,730	

Exemptions / Special Assessments / Notations				
Code Area	5403			
Fire Patrol	Amount	Acres	Year	
■ FIRE PATROL SRCHG	47.50		2023	
■ FIRE PATROL TIMBER	18.75	1.10	2023	

Appraisal Maint 2023-OTHER NEW CONSTRUCTION (ADDITIONS OR ALTERATION)



RECORDING REQUESTED BY:



2365 NW Kline Street, Suite 101  
Roseburg, OR 97471

Coos County, Oregon **2021-06301**  
\$96.00 Pgs=3 06/07/2021 04:22 PM  
eRecorded by: TICOR TITLE COOS BAY  
Debbie Heller, CCC, Coos County Clerk

AFTER RECORDING RETURN TO:

Order No.: WT0216126-MB  
Pamela E. Namenyi  
87837 Two Mile Lane  
Bandon, OR 97411

SEND TAX STATEMENTS TO:

Pamela E. Namenyi  
87837 Two Mile Lane  
Bandon, OR 97411

APN: 1216903  
Map: 29S14180003601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Michael K. Deering and Lori L. Copeland, tenants by the entirety, Grantor, conveys and warrants to Pamela E. Namenyi, 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 of Final Land Partition Plat 2007 #25, recorded July 19, 2007 as Microfilm No. 2007-9597,  
Records Coos  
County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SEVEN HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$715,000.00). (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: 6-3-21

Michael K. Deering  
Michael K. Deering

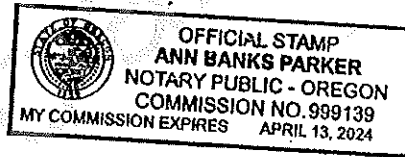
Lori L. Copeland  
Lori L. Copeland

State of Oregon  
County of Clatsop

This instrument was acknowledged before me on June 3, 21 by Michael K. Deering and Lori L. Copeland.

Ann Banks Parker  
Notary Public - State of Oregon

My Commission Expires: April 13, 2024



Unofficial Copy



## EXHIBIT A

Order No.: WT0216126

Parcel 2 of Final Land Partition Plat 2007 #25, recorded July 19, 2007 as Microfilm No. 2007-9597,  
Records Coos  
County, Oregon.

Unofficial  
Copy

September 16, 2023

VACATION RENTAL DWELLING

Two Mile Retreat  
87837 Two Mile Ln  
Bandon, Oregon 97411  
29-14-18 00 TL 3601  
Tax Account 1216903

PROPERTY OWNER

Pamela Namenyi  
87837 Two Mile Ln  
Bandon, Oregon 97411

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 3601 on the Coos County Tax Assessor's Map 29-14-18 and is located in the Rural Residential 2 zoning district (RR-2). The property is 2.10 acres in size, and the situs address is 87837 Two Mile Lane, Bandon, Oregon 97411.

Existing development includes a septic system, well, four accessory structures and a two-bedroom stick framed home with attached garage. The property is not used for farming or forest practices and is not suitable for these uses due to the size of the site. The property is forested on the North side and the remainder of the property is landscaped with various ornamental vegetation.

There is ample parking 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.



## GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 4-6

Number of Parking Spaces: 3 total are shown at the dwelling and additional parking is at each detached garage structure.

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 property has a gate at the driveway and the property is fenced.

Landscaping/Screening: The property is forested on the North side and the remainder of the property is landscaped with various ornamental vegetation including a large garden.

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."

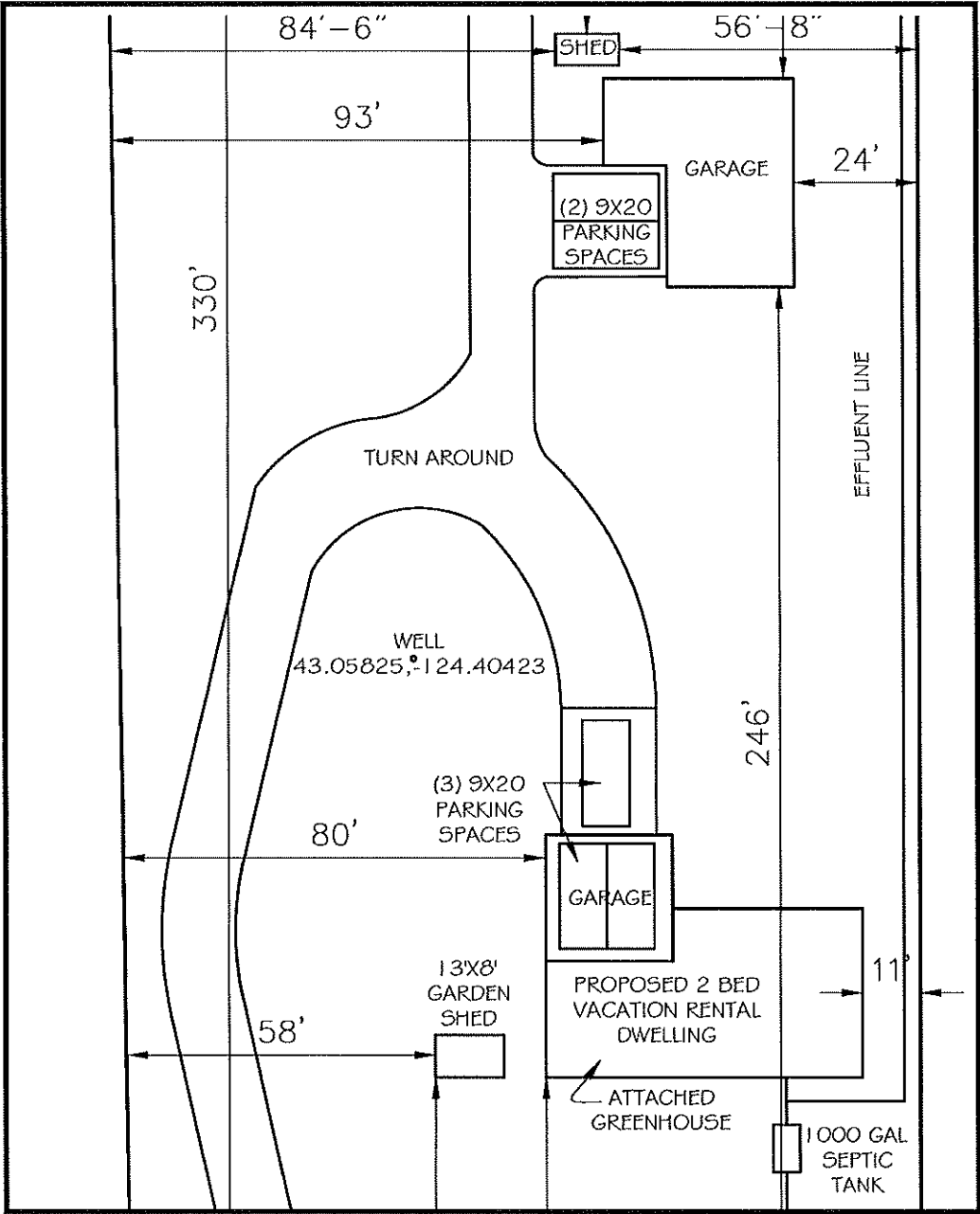
**Applicant's Response: The dwelling is a two bedroom stick framed home. There are no shared walls or other dwelling units on the subject site.**

Conditional Use is "applied to a use which may be permitted by the issuance of a conditional use permit."

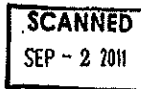
**Applicant's Response: The proposed use is considered permitted as an Administrative Conditional Use. The request is to operate as a Vacation Rental Dwelling.**

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.



PARKING PLAN



SCM ID  
410040

**Certificate of Satisfactory Completion**

*Installation of this onsite wastewater treatment system has been determined to comply with the applicable requirements in Oregon Administrative Rules Chapter 340, Divisions 071 and 073 and the conditions of Permit OS408829 as follows:*

**PROPERTY INFORMATION**

Property Owner: Michael K Deering And Lori      Township 29S, Range 14W, Section 18  
Copeland  
Property Location: 87837 Two Mile Lane Shop/Barn,      Tax Lot 3601  
Bandon  
Facility Type: Commercial      Coos County  
Add bathrooms to barn & shop.      County Reference #12169.03  
County Worksheet #10-29

**SPECIFICATIONS AND REQUIREMENTS**

System type: Standard

Design Flow: 450 gals/day  
Minimum Septic Tank Size: 1500 gals

**ADDITIONAL CONDITIONS**

- 1 In accordance with Oregon Revised Statute 454.665, this Certificate of Satisfactory Completion is issued as evidence of satisfactory completion of an onsite wastewater treatment system at the location identified above.
- 2 Issuance of this Certificate does not constitute a warranty or guarantee that this onsite wastewater treatment system will function indefinitely without failure. Conditions imposed as permit requirements continue for the life of the system.
- 3 The area of the initial and the identified replacement area must not be subjected to activity that is likely to adversely affect the soil or the functioning of the system. Such activities may include, but are not limited to, vehicular traffic, livestock, covering the area with asphalt or concrete, filling, cutting, or other soil modification activities.
- 4 This onsite wastewater treatment system must be connected to the facility referenced herein within 5 years of the issuance of this Certificate of Satisfactory Completion (CSC) or rules for authorization notices, alteration permits, or construction-installation permits as outlined in OAR 340-071-0160, 340-071-0205, or 340-071-0210 apply, including payment of an additional fee.
- 5 This system must operate in compliance with OAR Chapter 340, Division 071 and must not create a public health hazard or pollute public waters.
- 6 Unless otherwise required by the agent, the system installer must backfill (cover) this system within 10 days after the issuance of this Certificate of Satisfactory Completion.

**PROOF OF ON SITE SEPTIC SYSTEM**

STATE OF OREGON  
WATER WELL REPORT  
(as required by ORS 537.765)

COOS COOS 563  
563

JUL 1 - 1992

(START CARD) #41186

T295/R 14W/1S18  
NE 1/4 SW

(1) OWNER: Well Number 155  
Name RONALD BUTZ  
Address P.O. BOX 1338  
City JAMESTOWN State CA Zip 95327

(2) TYPE OF WORK:  
 New Well  Deepen  Recondition  Abandon

(3) DRILL METHOD:  
 Rotary Air  Rotary Mud  Cable  
 Other

(4) PROPOSED USE:  
 Domestic  Community  Industrial  Irrigation  
 Thermal  Injection  Other

(5) BORE HOLE CONSTRUCTION:  
Special Construction approval  Yes  No Depth of Completed Well 50' 4"  
Explosives used  Yes  No Type Amount

HOLE Diameter	From	To	Material	SEAL		Amount sacks or pounds
				From	To	
10"	0	20	Bentonite	0	20	800#
6"	20	51				

How was seal placed: Method  A  B  C  D  E  
 Other Introduced from surface

Backfill placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Material \_\_\_\_\_  
Gravel placed from \_\_\_\_\_ ft. to \_\_\_\_\_ ft. Size of gravel \_\_\_\_\_

(6) CASING/LINER:

Casing	Diameter	From	To	Gauge	Material			
					Steel	Plastic	Welded	Threaded
	6"	+1	45'	250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Liner:					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) \_\_\_\_\_

(7) PERFORATIONS/SCREENS:  
 Perforations Method Telescope  
 Screens Type Houston Material Stainless Steel

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
445'	504'	.010		6"	Tele	<input type="checkbox"/>	<input type="checkbox"/>

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

Yield gal/min	Drawdown	Drill stem at	Time
15	19	50'	1 hr.

Temperature of Water 52° Depth Artesian Flow Found \_\_\_\_\_

Was a water analysis done?  Yes By whom BWP  
Did any strata contain water not suitable for intended use?  Too little  
 Salty  Muddy  Odor  Colored  Other \_\_\_\_\_

Depth of strata: \_\_\_\_\_

ORIGINAL & FIRST COPY - WATER RESOURCES DEPARTMENT

SECOND COPY - CONSTRUCTOR

THIRD COPY - CUSTOMER

9865C 01/91

(9) LOCATION OF WELL by legal description:

County COOS Latitude Longitude  
Township 29S N or S. Range 14W E or W. WM.  
Section 18 NE 1/4 SW 1/4  
Tax Lot 23601 Lot Block Subdivision  
Street Address of Well (or nearest address) 2 mile Rd  
East of China Creek Ranch

(10) STATIC WATER LEVEL:

23' 11" ft. below land surface. Date 6/11/92  
Artesian pressure \_\_\_\_\_ lb. per square inch. Date \_\_\_\_\_

(11) WATER BEARING ZONES:

Depth at which water was first found 34'

From	To	Estimated Flow Rate	SWL
34	49	15	23' 11"

(12) WELL LOG:

Ground elevation +/- 300'

Material	From	To	SWL
Clay Brown	0	16	
Sandy Clay Brown	6	27	
Sand w/ Gravel Fine Orange	27	34	
Sand Fine Orange w/ Clay Gray	34	35	
Sand Fine Brown	35	38	
Sand w/ wood Fine Brown	38	41	
Sand Med Gray	41	48	
Sand Fine Brown w/ Broken rock gray	48	49	
Clay Gray	49	51	

RECEIVED

NOV 30 1992

WATER RESOURCES DEPT  
SALEM, OREGON

Date started 6/18/92 Completed 6/20/92

(unbonded) Water Well Constructor Certification:

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

Signed \_\_\_\_\_ WWC Number \_\_\_\_\_ Date \_\_\_\_\_

(bonded) Water Well Constructor Certification:

I accept responsibility for the construction, 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 well construction standards. This report is true to the best of my knowledge and belief.

Signed JMD Made WWC Number 1423 Date 6/29/92

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 two 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.**

**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:** Two Mile Retreat 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 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.

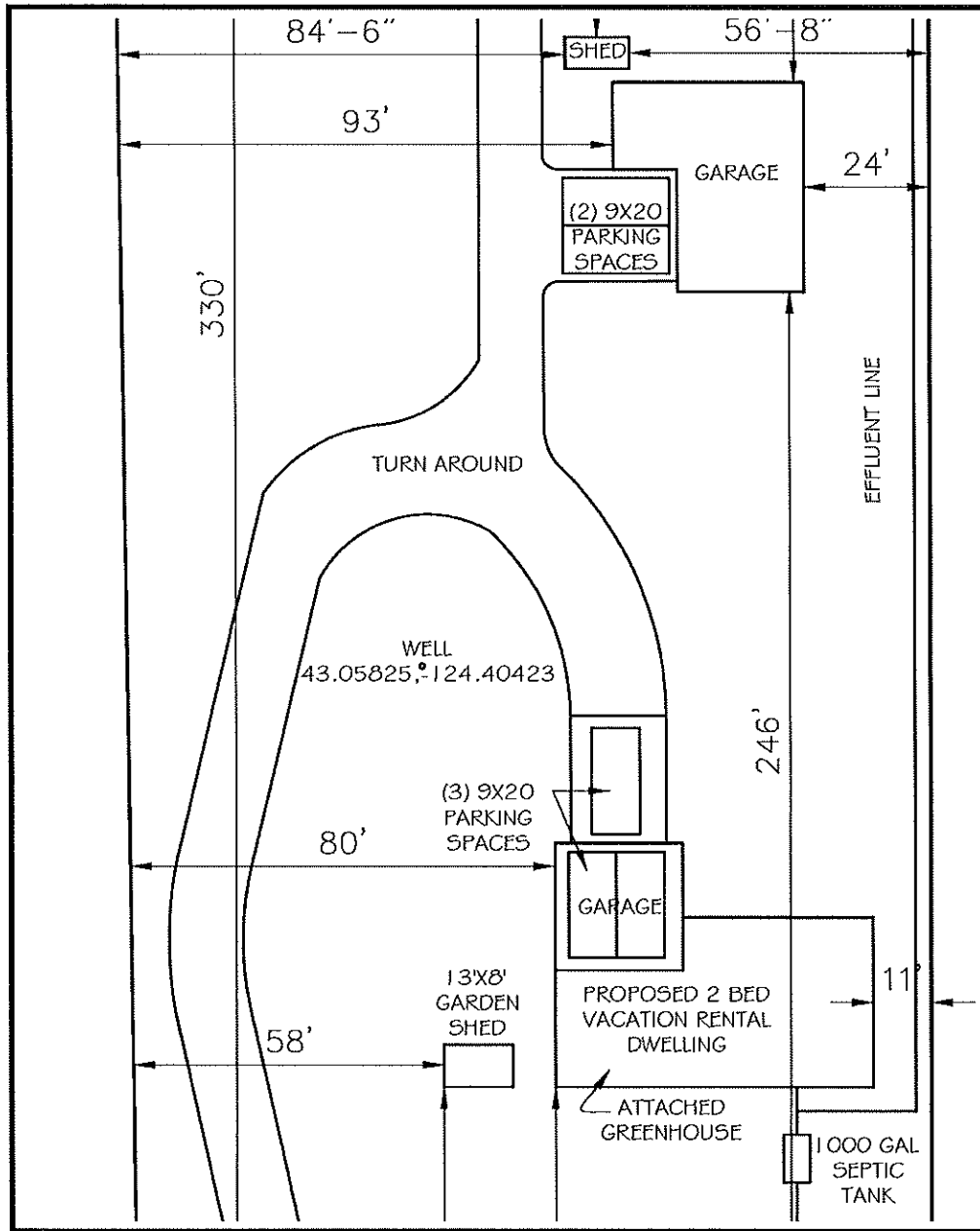
- 5.2.100 Conditional Uses are discretionary reviews that involve judgment or discretion in determining compliance with the ordinance.

**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.

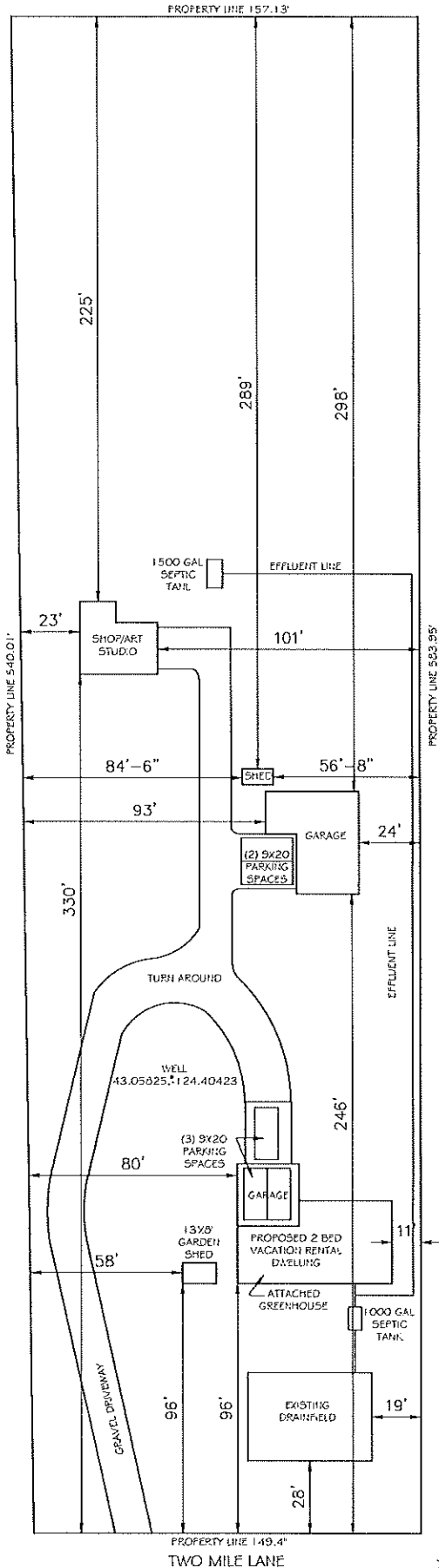
7.5.175

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**



OWNER INFORMATION:  
 TWO MILE RETREAT  
 PAMELA NAMENY  
 87837 TWO MILE LANE  
 BANDON, OR 97411

PROPERTY INFORMATION:  
 87837 TWO MILE LANE  
 BANDON, OR 97411  
 29-14-18 TL 3601  
 TAX ACCOUNT 1216903  
 RR-2 2.10 ACRES

○ PLOT PLAN  
 NTS ON LETTER SIZE PAPER



SECTION 18 T29S R14W W.M.  
COOS COUNTY  
1" = 400'

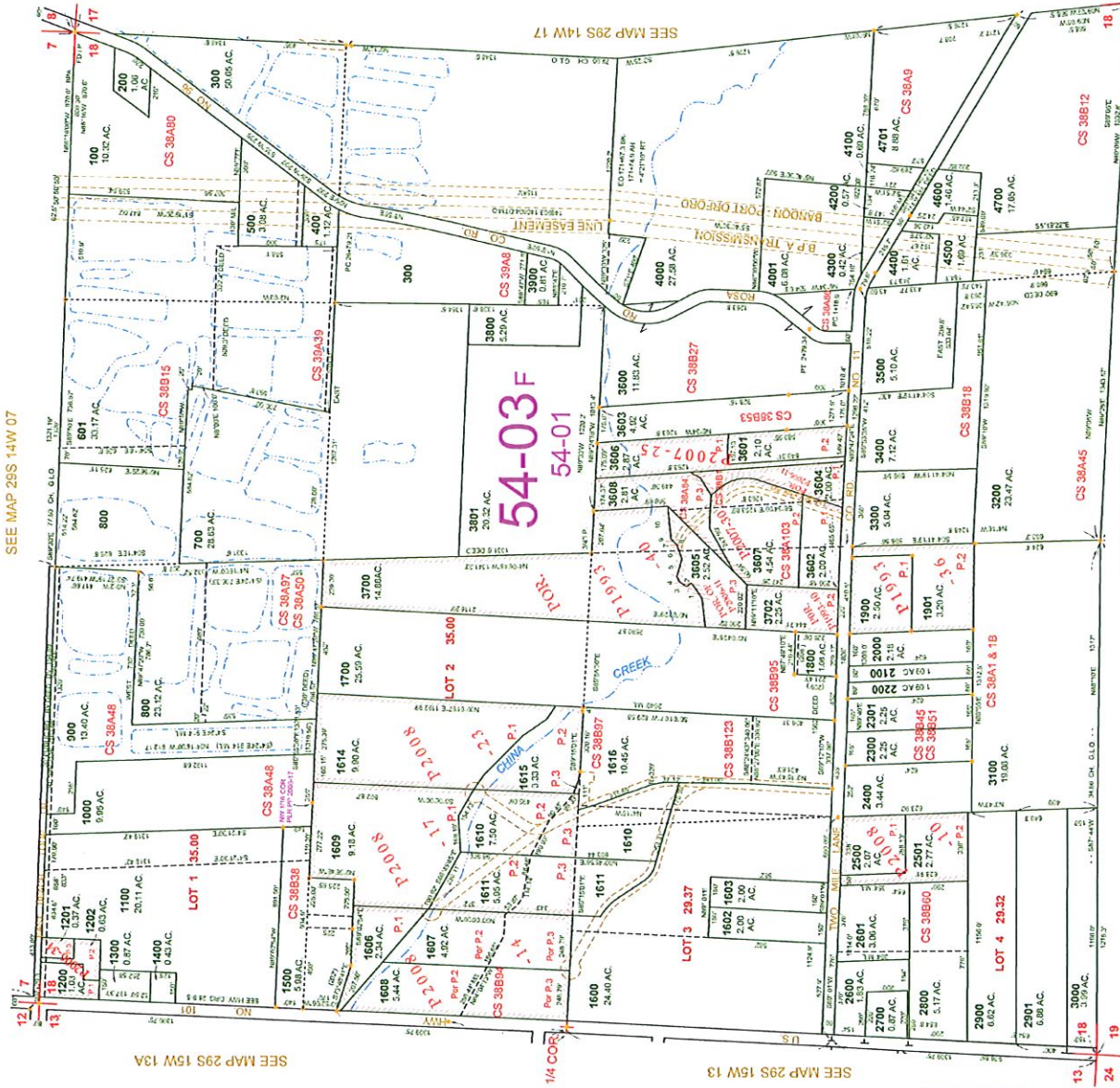
29S 14W 18

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

CANCELLED NO.

- 1600M1
- 600
- 1101
- 3701
- 1601
- 1102
- 4702
- 3703
- 3802
- 1612
- 1613
- 1701
- 1604
- 1605
- 1617
- 1618
- 1619
- 4003
- 1620
- 1621

SEE MAP 29S 14W 07



TAX LOT 3605

1. S.1010649E 144.44'
2. N.2011257W 30.00'
3. N.2011257W 30.00'
4. N.2011257E 42.00'
5. N.2010649E 22.87'
6. N.2010649E 22.87'
7. N.2011257E 72.88'
8. N.2010649E 25.15'
9. N.2010649E 25.15'
10. N.2010649E 10.00'

04-25-2023

29S 14W 18

SEE MAP 29S 14W 19

19 20



VRD Application emailed

**Coos County**  
**2023 Real Property Assessment Report**  
 Account 1216903  
 NOT OFFICIAL VALUE

Map 29S1418-00-03601  
 Code - Tax ID 5403 - 1216903

Tax Status Assessable  
 Account Status Active  
 Subtype NORMAL

Legal Descr See Record

Mailing NAMENYI, PAMELA E  
 87837 TWO MILE LN  
 BANDON OR 97411-7233

Deed Reference # 2021-6301  
 Sales Date/Price 06-03-2021 / \$715,000  
 Appraiser ROBERT WILSON

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

Site	Situs Address	City
10	87837 TWO MILE LN	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	256,120		Land	0	
	Impr	407,730		Impr	0	
<b>Code Area Total</b>		663,850	330,880	330,880	0	
<b>Grand Total</b>		663,850	330,880	330,880	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	1.00 AC	HS	001	181,690
	20	<input checked="" type="checkbox"/>		RR-2	Market	113	1.10 AC	MV	002	74,430
<b>Code Area Total</b>							2.10 AC			256,120

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
5403	1	0	148	One story with attic-Class 4	119	1,148			407,730	
<b>Code Area Total</b>						1,148			407,730	

Exemptions / Special Assessments / Notations				
Code Area	5403			
Fire Patrol	Amount	Acres	Year	
■ FIRE PATROL SRCHG	47.50		2023	
■ FIRE PATROL TIMBER	18.75	1.10	2023	

Appraisal Maint 2023-OTHER NEW CONSTRUCTION (ADDITIONS OR ALTERATION)