



# APPEAL OF A LAND USE DECISION

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 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

Planning Director Appeal Fee \$250.00 / Hearings Body or Officer Appeal Fee \$2560.00

Date Received: 1/10/24 Fee Received: \$ 250.00 FILE # AP- 24-002

*If the correct fee is not with the appeal it will not be processed. Application shall be filed electronically.*

List the names and signatures of each petitioner and a statement of the interest of each petitioner to determine party status. Multiple parties shall join in filing a single petition for review, but each petitioner shall designate a single Contact Representative for all contact with the Planning Department. All communications regarding the petition, including correspondence, shall be with the Contact Representative. This can be attached to this form marked as Attachment "A".

Appellant: Carol A Deadman, trustee of the Carol A Deadman Revocable Trust

Mailing address: PO Box 371

Phone: 916-835-5281 Email: caroldeadman@outlook.com

Signature: Carol A Deadman, trustee of the CAROL A DEADMAN REVOCABLE TRUST

Appellant's Representative: \_\_\_\_\_

Mailing address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

The name of the applicant: Gilbert Duran ETAL

County application file number being appealed: ACU-23-046

Planning Director's Decision (Fee \$250)     Hearings Body or Hearings Officer Decision (Fee \$2560)

The appellant must explain how they have achieved party status pursuant to the applicable sections of 5.8.150 or 5.8.160:

I, Carol A Deadman, and Jim E Sheets have received notice of the decision and are aggrieved or have interests adversely affected by the decision because we own property and live near the home that will be used as a vacation/short term rental. Our properties will be directly affected by the decision. This decision approves traffic to enter the private gated community giving access to each land owner's private property and/or easements. Since these are private roads with posted signage landowners would be responsible for any incident that might occur on "their" portion of the road. Maintenance and insurance fall solely on the property owners: Carol A Deadman Revocable Trust and Jim E Sheets.

The appeal deadline, as stated in the Director's Decision: January 12, 2024

The nature of the decision and the specific grounds for appeal, citing specific criteria from the Coos County Zoning and Land Development Ordinance, Comprehensive Plan, Statute or Rule. (This can be attached to this form marked as Attachment "B".)

See Attachment B  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The appellant must explain in detail, on the appeal form or attached to the appeal form, how the application did not meet the criteria in the case of an approval or why the criteria should or should not apply; or, in the case of a denial the appellant shall explain why the application did meet the criteria or why certain criteria did not apply to the application. (This can be attached to this form marked as Attachment "C".)

See Attachment C  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The date that the notice of the decision was mailed: December 28, 2023.

Petitioner's for File Number ACU-23-046

Signature Carol A Deadman, trustee  
Name Carol A Deadman, Contact Representative  
Address 87953 Daisy Lane, Bandon, OR 97411  
email [caroldeadman@outlook.com](mailto:caroldeadman@outlook.com)  
Statement of Interest Property Owner within Gated Community

Signature James E. Sheets  
Name James E Sheets  
Address 54907 Sadie Dr, Bandon, OR 97411  
email [desotoguy@hotmail.com](mailto:desotoguy@hotmail.com)  
Statement of Interest THE 'ROAD' THROUGH MY PROPERTY TO  
THE PROPERTY IN QUESTION, IS NOT  
SHARED. THE MULTIPLE INCREASE IN  
MAINTENENCE WILL NOT BE SHARED.  
NOR WILL THE INCREASE IN NUISANCE.



# ATTACHMENT B

THIS MAP WAS PREPARED FOR  
ASSESSMENT PURPOSE ONLY

NE1/4 SEC. 31 T28S R14W W.M.  
COOS COUNTY

ATTACHMENT B

28S 14W 31A

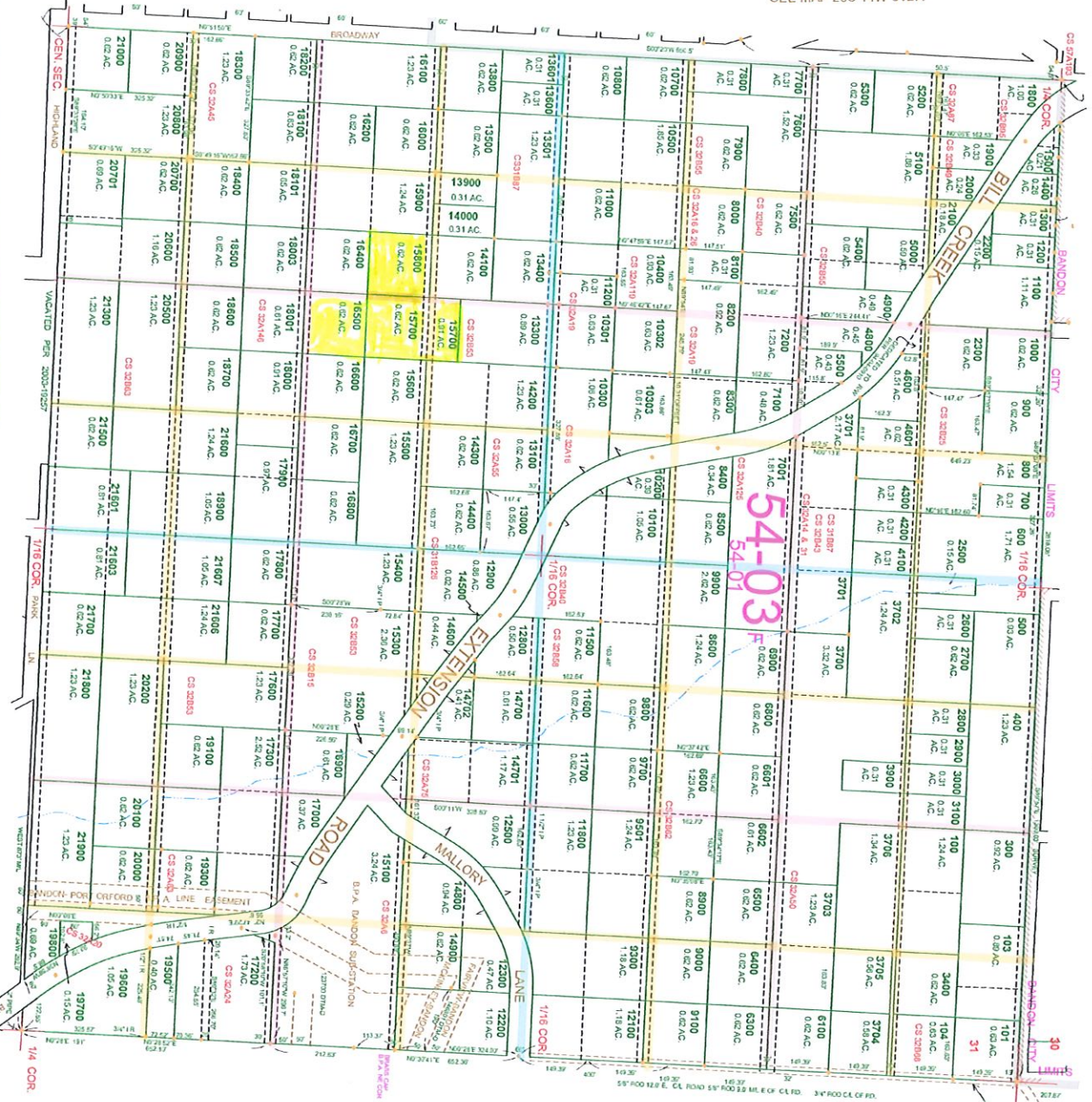
CANCELLED NO.

SEE MAP 28S 14W 30DC

SEE MAP 28S 14W 30DD

SEE MAP 28S 14W 31BA

SEE MAP 28S 14W 31BD



SEE MAP 28S 14W 32B

- 10650 9650
- 10900 11300
- 12400 14703
- 2400
- 21400
- 4400
- 4500
- 12600
- 12700
- 21100
- 21200
- 7700
- 20400
- 13200
- 13700
- 7400
- 7300
- 11500
- 9400
- 8700
- 17400
- 17500
- 19200
- 3200
- 3300
- 3500
- 3800
- 4000
- 5600
- 5700
- 5800
- 5900
- 6000
- 6700
- 8800
- 9500
- 10000
- 12000
- 11400
- 3600
- 6200
- 9200
- 10950
- 15000
- 17100
- 19900
- 10899
- 9299
- 9301
- 1801
- 4700
- 18900
- 19000
- 20300
- 19400
- 11100
- 102
- 20703
- 18002
- 13301
- 21602
- 21604
- 21606
- 21608
- 20702
- 1801
- 1801
- 1800
- 16300
- 7000
- 12901
- 15199
- 18004

According to the Oregon South Coos Bay Title Company:  
My property is TL 16500 and Jim Sheel's property is TL 15700 on the above map.  
Per Anya Kirkes, Title Advisory, "I do not see a solid line road in that area which generally means roads are private and part of the properties."

05-17-2022  
14W 31A

## Attachment "C"

This is a private community and has NO Public Roads in the community. The "roads" are actually part of each landowner's property, not designated as an actual road but are easements and are maintained by the property owners.

Under Conditions Of Approval #2 B this would change the use of our community. According to Article 9 of the Rural Residential-2 (RR-2) our community is not intended for Vacation/Short Term rental use and is intended to provide for rural home-site in an open space environment in order to encourage the continued existence of rural family life. We in the community have interests adversely affected by any decision to change this.

Under Conditions Of Approval #2 C there was no condition set forth for the use of the private land easement access. Usage was listed for only parking and driveway approval.

Under Conditions Of Approval there is nothing listed about the gate code. This private gated community has a single use gate code that should not be given out arbitrarily. We in the community have interests adversely affected by this decision.