



**Coos County Land Use Permit Application**  
 SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL  
 TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL  
[PLANNING@CO.COOS.OR.US](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

FILE NUMBER: ACU-22-003

Date Received: 2/4/22 Receipt #: NON Budget no fee Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff.  
 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)

**LAND INFORMATION**

**A. Land Owner(s)** Ryan & Tracine Fall

Mailing address: PO Box 696, Elkton, OR 97436

Phone: \_\_\_\_\_ Email: rtfall@me.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>26S</u>	<u>14W</u>	<u>2</u>	<u>Select</u>	<u>Select</u>	<u>1900</u>
<u>Select</u>	<u>Select</u>	<u>Select</u>	<u>Select</u>	<u>Select</u>	

Tax Account Number(s): 7803600,7803700 Zone: Select Zone Urban Residential-2 (UR-2)  
 Tax Account Number(s): 7803800,7803900 Urban Residential-2 (UR-2)

**B. Applicant(s)** Alternative Youth Activities

Mailing address: 575 S Main Street, Coos BAy, OR 97420

Phone: 541-888-2432

**C. Consultant or Agent:** \_\_\_\_\_

Mailing Address \_\_\_\_\_

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

**Type of Application Requested**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU | <input type="checkbox"/> Land Division - P, SUB or PUD    |
| <input type="checkbox"/> Text Amendment      | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU            | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone        | <input type="checkbox"/> Variance - V   | <input type="checkbox"/> Home Occupation/Cottage Industry |

**Special Districts and Services**

Water Service Type: Coos Bay - North Bend Water Board Sewage Disposal Type: Charleston Sanitation  
 School District: Coos Bay Fire District: Charleston RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)



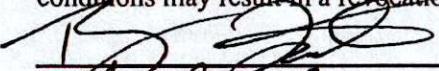
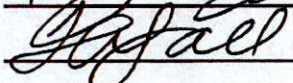
D. ATTACHED WRITTEN STATEMENT. With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning 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.  A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
  - 1.  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.
  - 2.  A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
  - 3.  A complete description of the request, including any new structures proposed.
  - 4.  If applicable, documentation from sewer and water district showing availability for connection.
- II.  A plot plan (map) of the property. Please indicate the following on your plot plan:
  - 1.  Location of all existing and proposed buildings and structures
  - 2.  Existing County Road, public right-of-way or other means of legal access
  - 3.  Location of any existing septic systems and designated repair areas
  - 4.  Limits of 100-year floodplain elevation (if applicable)
  - 5.  Vegetation on the property
  - 6.  Location of any outstanding physical features
  - 7.  Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III.  A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

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 the application is signed by an agent, the owner's written authorization must be attached.

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.

 1/21/22 Ryan Fall  
 1/21/22 Tracine Ann Fall



**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: 64065 Seven Devils Road

Type of Access: County Road Name of Access: Seven Devils Road

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-21-



ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR  
NEW DRIVEWAY: \_\_\_\_\_

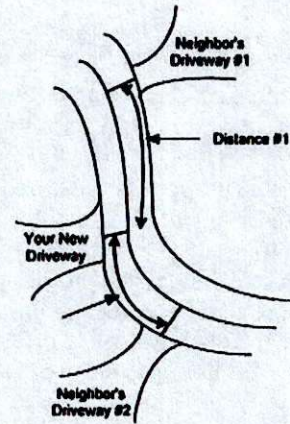
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW  
DRIVEWAY: \_\_\_\_\_

Is this driveway on the same side of the road as your  
Driveway: Yes

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR  
NEW DRIVEWAY: \_\_\_\_\_

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW  
DRIVEWAY: \_\_\_\_\_

Is this driveway on the same side of the road as your  
Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.



## SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: Coos Bay-North Bend Water Board      Sewage Disposal Type: Charleston Sanitation

Please check  if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check  if the request is for a land division.

### Coos County Environmental Health Use Only:

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

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

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

Additional Comments:



Section 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.

In a written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

· The old Charleston Elementary school planned community (lots # 1901,1902, 1903,1904) filed and recorded on November 22, 2014 volume 13 page 31 of CABC\420 bearing microfilm real number 2004-16729 of Coos County Oregon, consisting of approximately 3.4 acres, containing three buildings of approximate 38,500 of covered space. The main building has 12 units of "planned community" and some open space (cafeteria, etc.) that has been and will continue to be used for community events such as the Charleston Crab Feed, and Octoberfish. This building is also the FEMA appointed evacuation site and will remain as such. No structural changes, such as new buildings or load bearing walls are currently being discussed for alterations. Of the three buildings only two would need to be considered for (article 5.6 non-conforming; section 5.6.100 nonconforming uses) specifically 1. *A change in the use of no greater adverse impact the neighborhood:*

· AYA ( Alternative Youth Activities) intends to use the old Charleston school facility in its current state without any structural changes. The main facility and its classrooms were converted into studio apartments, with ample parking and AYA plans to continue to use that portion for housing. The building which was considered the old library will be used for instructional purposes (classrooms). The wide open space of the gymnasium will house a cabinetry shop for both AYA students and community members through the Oregon Coast Artisan & Trade Education Collective. We have spoken directly with many of the neighbors (see attached signatures) who seem to be excited and positive about the buildings being maintained and used again.



1. 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.

2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.

3. A complete description of the request, including any new structures proposed.

· **N/A No new structure is our plan for the property at this time.**

4. If applicable, documentation from sewer and water district showing availability for connection.

· **N/A no changes to existing sewer and water is needed.**

A plot plan (map) of the property. Please indicate the following on your plot plan.

· Attachment #1

1. Location of all existing and proposed buildings and structures

· See attachment #1

2. Existing County Road, public right-of-way or other means of legal access

· See attachment #2

3. Location of any existing septic systems and designated repair areas

· **All buildings are tied into the Charleston sewer and water district.**

4. Limits of 100-year floodplain elevation (if applicable)

· Building I will continue to be the FEMA tsunami emergency evacuation site.

See attachment #3

5. Vegetation on the property

· **No change in vegetation on the property.**

6. Location of any outstanding physical features

· **No outstanding physical features.**

7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location

· With the exception of two paved parking areas (see attachment #1) all access roads remain the same. See attachment #1

A copy of the current deed, including the legal description, of the subject property.

Copies may be obtained at the Coos County Clerk's Office.



An aerial photograph of a residential neighborhood. In the foreground, a large, white, two-story house with a dark roof is prominent. The house has a gabled roof and a chimney. To the right of the house, there is a driveway and a lawn. In the background, other houses and trees are visible, along with a road. The overall scene is a typical suburban residential area.

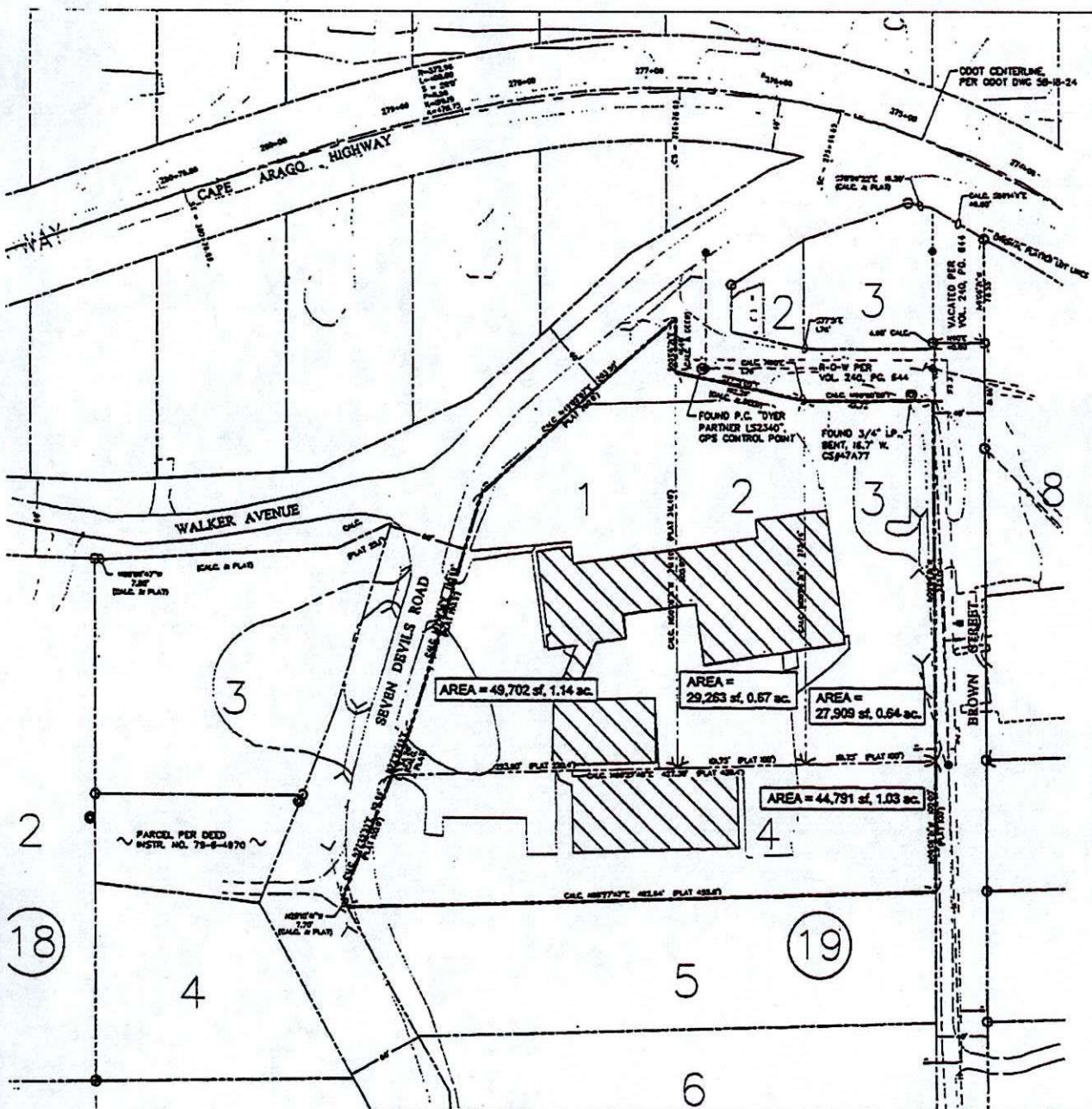
**Housing**


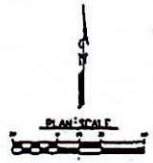
**Trade School**

**AYA GIED**



#2



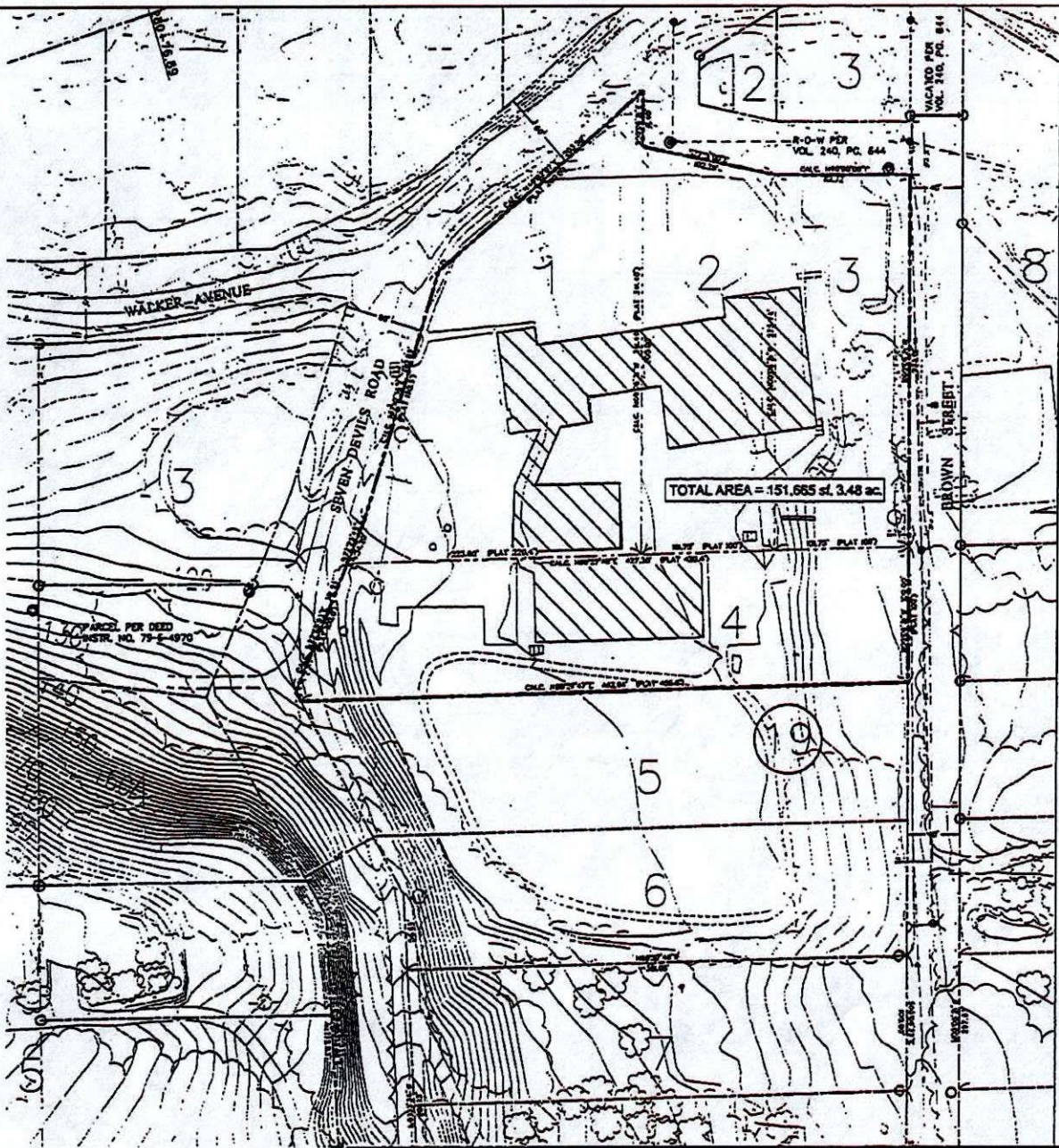
 <p><b>THE DYER PARTNERSHIP ENGINEERS &amp; PLANNERS, INC.</b> 1236 TEAKWOOD AVE. COOS BAY, OREGON 97428 TELEPHONE: (541) 286-6732</p>	 <p>PLAN SCALE</p>	<p>TENTATIVE PLAT FOR SCHOOL DISTRICT NO. 9</p>		PROJECT NO. 0900.09	DRAWING NO. S2-A
		<p>CHARLESTON GRADE SCHOOL</p>		DATE SEPT., 2004	SHEET NO. 1 OF 2

1" = 60'

LINE IS 2 INCHES AT FULL SCALE  
IF NOT 2" - SCALE ACCORDINGLY



#23



**Location**

Block 19, of the Plat of Charleston is located in the Southeast 1/4 of the Southwest 1/4 of Section 2, Township 26S, Range 14W of the Willamette Meridian.

**Applicant**

Ryan & Tracy Fall  
1710 N. 28th Ct.  
Coos Bay, OR 97420  
(Ph. 541-269-0999)

**Owner**

School District No. 9  
1255 Hemlock Avenue  
Coos Bay, OR. 97420  
Contact: Rod Danielson (Ph. 541-267-1317)

**Surveyor**

The Dyer Partnership Engineers & Planners, Inc.  
1330 Teakwood Avenue  
Coos Bay, OR. 97420  
Contact: Michael Erickson, PLS (Ph. 541-269-0732)

**Water Supply**

Water is currently provided by the Coos Bay - North Bend Water Board.

**Sewer Service**

Sewer service is currently provided by the Charleston Sanitary District.

**Electric Service**

Electric is currently provided by Pacific Power.

**Telephone Service**

Telephone is currently provided by Verizon.

**Subject Property Setbacks**

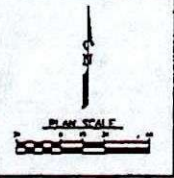
Front setback - 20 feet from property line.  
Side setback - 5 feet unless a corner lot then it would be 15 feet from property line.  
Rear setback - 5 feet from property line.

**Zoning**

Urban-Residential-2

**THE DYER PARTNERSHIP ENGINEERS & PLANNERS, INC.**  
1330 TEAKWOOD AVE.  
COOS BAY, OREGON 97420  
TELEPHONE: (541) 269-0732

LINE IS 2 INCHES AT FULL SCALE  
IF NOT 2" = SCALE ACCORDINGLY



**BASE MAP**  
FOR SCHOOL DISTRICT NO. 9

**CHARLESTON GRADE SCHOOL**

PROJECT NO.	DRAWING NO.
0800.09	S2-B
DATE	SHEET NO.
SEPT., 2004	2 OF 2



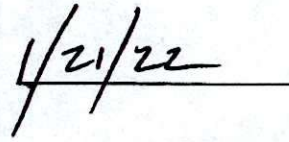
January 20, 2022

I, Ryan Falls, give my permission as the owner/landlord of the property located at 64065 Seven Devils Road, Coos Bay OR 97420 to Scott Cooper, Executive Director for Alternative Youth Activities to perform any and all repairs/remodel, or modification deemed necessary to said property.

I, Ryan Falls give exclusive authority to Scott Cooper, Executive Director Alternative Youth Activities, to sign any and all documents pertaining to permits, and/or zoning for 64065 Seven Devils Road, Charleston, OR 97420

A handwritten signature in black ink, appearing to read 'Ryan Falls', written over a horizontal line.

Ryan Falls , Signature

A handwritten date '1/21/22' in black ink, written over a horizontal line.

Date



The signed copy of this agreement  
is at Ticor Title

After Recording, Return To:

Alternative Youth Activities, Inc.  
575 South Main Street  
Coos Bay, OR 97436  
Attn: Scott Cooper, Executive Director

### MEMORANDUM OF LEASE AND OPTION TO PURCHASE

This Memorandum of Lease and Option to Purchase (this “**Memorandum**”) is dated June 15, 2021, by and between Ryan Fall and Tracine Fall, husband and wife (jointly and severally, “**Landlord**”), and Alternative Youth Activities, Inc., an Oregon nonprofit corporation (“**Tenant**”).

### RECITALS

A. Landlord and Tenant entered into that Lease and Option to Purchase dated June 15, 2021 (the “**Lease**”) with respect to the real property described on attached Exhibit A (the “**Property**”).

B. Landlord and Tenant desire to record this Memorandum to put third parties on notice of certain terms contained in the Lease.

### AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Defined Terms.** All capitalized terms not otherwise defined herein have the meaning ascribed in the Lease.

2. **Lease Term.** The Term of the Lease commences on July 1 and expires no later than August 1, 2023 unless extended by mutual agreement.



3. **Option to Purchase.** Tenant has an option to purchase the Property during the Term of the Lease pursuant to the terms and conditions set forth in the Lease.

4. **General.**

(a) This Memorandum will be construed in accordance with the laws of the State of Oregon.

(b) This Memorandum may be executed in several counterparts and all so executed will constitute one agreement binding on all parties hereto, notwithstanding that all the parties have not signed the original or the same counterpart.

(c) This Memorandum may be amended only by a written instrument executed in one or more counterparts by the parties hereto.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date first set forth above.

LANDLORD:

TENANT:

\_\_\_\_\_  
Ryan Fall

Alternative Youth Activities, Inc., an  
Oregon nonprofit corporation

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Tracine Fall

**ACKNOWLEDGMENT**

STATE OF OREGON            )  
  ) ss.  
County of \_\_\_\_\_        )

This instrument was acknowledged before me this \_\_\_\_ day of June, 2021, by Ryan Fall.

/s/ \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_



**ACKNOWLEDGMENT**

STATE OF OREGON            )  
  ) ss.  
County of \_\_\_\_\_        )

This instrument was acknowledged before me this \_\_\_\_ day of June, 2021, by Tracine Fall.

/s/ \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF OREGON            )  
  ) ss.  
County of \_\_\_\_\_        )

This instrument was acknowledged before me this \_\_\_\_ day of June, 2021, by \_\_\_\_\_, the \_\_\_\_\_ of Alternative Youth Activities, Inc., an Oregon nonprofit corporation, on its behalf.

/s/ \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_



**EXHIBIT A**  
**Property**

All the real property in Coos County, Oregon, conveyed to Landlord by Warranty Deed from Coos Bay School District 9, as Grantor, and Landlord as Grantee, recorded November 23, 2004, as Instrument #2004-16845, and re-recorded December 16, 2004, as Instrument #2004-18008, records of Coos County, Oregon.






Handwritten initials or mark in the top right corner.

ALTERNATIVE YOUTH ACTIVITIES, INC.  
ADMINISTRATIVE OFFICE, 575 S. MAIN ST., COOS BAY, OR 97420  
(541) 888-2432

[ayaeducatel@gmail.com](mailto:ayaeducatel@gmail.com)

Congratulations to Alternative Youth Activities for their forward thinking. We, the undersigned, are excited by Alternative Youth Activities (AYA) plans to return the Old Charleston School, located at 64065 Seven Devils Road, to a functioning learning facility with housing included. Students will be receiving their GEDs and learning valuable skills in the trades before entering into the workforce. This will enable them to work at living wage jobs.

Name: RON BRANDT 

Address: 64062 SEVEN DEVILS ROAD

Name: Lee Robertson

Address: 63258 Sunrise rd

Name: Khalic Adams

Address: 63228 Sunrise Rd

Name: \_\_\_\_\_

Address: \_\_\_\_\_





ALTERNATIVE YOUTH ACTIVITIES, INC.  
ADMINISTRATIVE OFFICE, 575 S. MAIN ST., COOS BAY, OR 97420  
(541) 888-2432

[ayaeducatel@gmail.com](mailto:ayaeducatel@gmail.com)

Congratulations to Alternative Youth Activities for their forward thinking.  
We, the undersigned, are excited by Alternative Youth Activities (AYA) plans to return the Old Charleston School, located at 64065 Seven Devils Road, to a functioning learning facility with housing included. Students will be receiving their GEDs and learning valuable skills in the trades before entering into the workforce. This will enable them to work at living wage jobs.

Name: Dave + Kay Tockey

Address: 63313 Sunrise Rd Charleston Or. 97420

Name: Jack Kirby

Address: 63305 Sunrise Rd. Charleston

Name: CARY & JENNIFER JOHNSON

Address: 63267 Sunrise Rd Charleston Oregon 97420

Name: \_\_\_\_\_

Address: \_\_\_\_\_