

**LAND USE PERMIT APPLICATION – BALANCE OF COUNTY
COOS COUNTY PLANNING DEPARTMENT**

COMPLETED BY STAFF

<p>Received By: <u>MB</u></p> <p>Date Submitted: <u>3/25/20</u></p> <p>Application No.: <u>ACU-20-007</u></p> <p>Fee: <u>1633</u> 1633 <u>PDR-20-32</u></p> <p>Fee Paid: <u>1633</u> ✓</p> <p>Receipt No.: <u>214580</u> <u>ACU + DRIVEWAY</u></p>	<p><input type="checkbox"/> COMP PLAN AMENDMENT</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> TEXT AMENDMENT</p> <p><u>CONDITIONAL USE REVIEW</u></p> <p><input type="checkbox"/> HEARINGS BODY</p> <p><input type="checkbox"/> ADMINISTRATIVE</p> <p><input type="checkbox"/> VARIANCE</p> <p><input type="checkbox"/> LAND DIVISION *</p> <p><input type="checkbox"/> HAZARD REVIEW *</p> <p><input type="checkbox"/> FARM OR FOREST REVIEW *</p> <p><input type="checkbox"/> FAMILY/MEDICAL HARDSHIP*</p> <p><input type="checkbox"/> HOME OCCUPATION/COTTAGE INDUSTRY</p> <p>*Supplemental Application required</p> <p>STAFF NOTES:</p>
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Please type or clearly print all of the requested information below. Please be sure to include any supplemental application for if required.

I. APPLICANT

Name: **Donna Henderson**

Mailing Address: **370 Michagan Ave Se**

City **Bandon** State **Co** Zip **97411**

Daytime Phone **720-299-3814**

Email: **jporterworldwide@gmail.com**

II. OWNER(S)

Name:

Mailing Address:

City State Zip

Daytime Phone

Email:

III. PROPERTY - If multiple properties are part of this review please check here and attached a separate sheet with property information.

Location or Address: **87057 Crooked Creek Dr Bandon Or 97411**

No. Acreage **4.1 Acres**

Tax Acct.

Township: **T29S** Range: **R15W** Section: **S12** ¼ Section: 1/16 Section: Tax lot: **202 & 206**

Zone: **(RR) Rural Residential**

Water Service Type: **Well**

Sewage Disposal Type: **Septic**

School District: **Bandon**

Fire District: **Bandon**

IV. REQUEST SUMMARY (Example: "To establish a template dwelling in the Forest Zoning District.")

V. 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.

- A. 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.
- B. 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
- C. 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 referred 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.


Applicant/Owner Signature

Applicant/Owner Signature

Donna Henderson - Crooked Creek 87057

(87) Vacation rental/short term rental - Subject to the following criteria:

(a) Shall be found to be compatible with the surrounding area.

RESPONSE:

The house sits on a 4 acre lot. There are no neighbors that can be seen from the house. There is easy access to the house with a long driveway and huge off street parking with in the premises. There are a lot of trees that will help as a sound barrier. There are 3 neighbors in the area. The closest house is 360 feet from our house. The second house is 451 feet an the third house is 557 feet from our house. I will keep the property up keep and mowing of the 2 acres that is grass covered. The property is fenced in from the neighboring properties which will keep pets and people from bothering any neighboring properties. I will supply all neighbors with my cell number for any complaints or concerns and i live in Bandon and can pertain to any issues immediately. I will instill vacation rules for vacationers to follow. This will include parking procedures noise curfews in the morning and at night and respect for the environment and neighbors.

(b) Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;

RESPONSE:

I have all paper work filled out for Coos Health & Wellness for the vacation rental application I will submit to them as soon as they are completed from Coos county for the Vacation Rental

(c) Shall meet parking access, driveway and parking standards as identified in Chapter VII;

RESPONSE: There is a very large parking area at the house. Its a gravel Base parking are that is approx 100' by 75' and a RV parking spot on the property as well. The access to the property is a paved road (Crooked Creek Dr) off of Beach Loop Road. The driveway is gated to the house and is 4" Gravel Base Road

(d) Shall not be conveyed or otherwise transferred to a subsequent landowner without a the new property owner submitting a Compliance Determination Application showing compliance with this section; and

RESPONSE:

A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.

RESPONSE:

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.

The "RR-5" district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.

Rural Residential (RR) – The following conditional use review standards apply to all USES, ACTIVITIES and DEVELOPMENT in the RR zoning districts:

- (a) Conditional Use Review Criteria - 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 surround area.
 - ii.

RESPONSE: The Vacation Rental sits on 4.1 acres and is located towards the back middle of the property. It has its own 340' Driveway with access from Beach Loop Road. Compatibility should be no issue in the area. The property is fenced and well maintained. Vacationers should have no problem with parking.

Section 4.3.225 General Siting Standards (2 and 5 are the only criteria that applies to vacation rentals)

All new USES, ACTIVITIES and DEVELOPMENT are subject to the following siting standards:

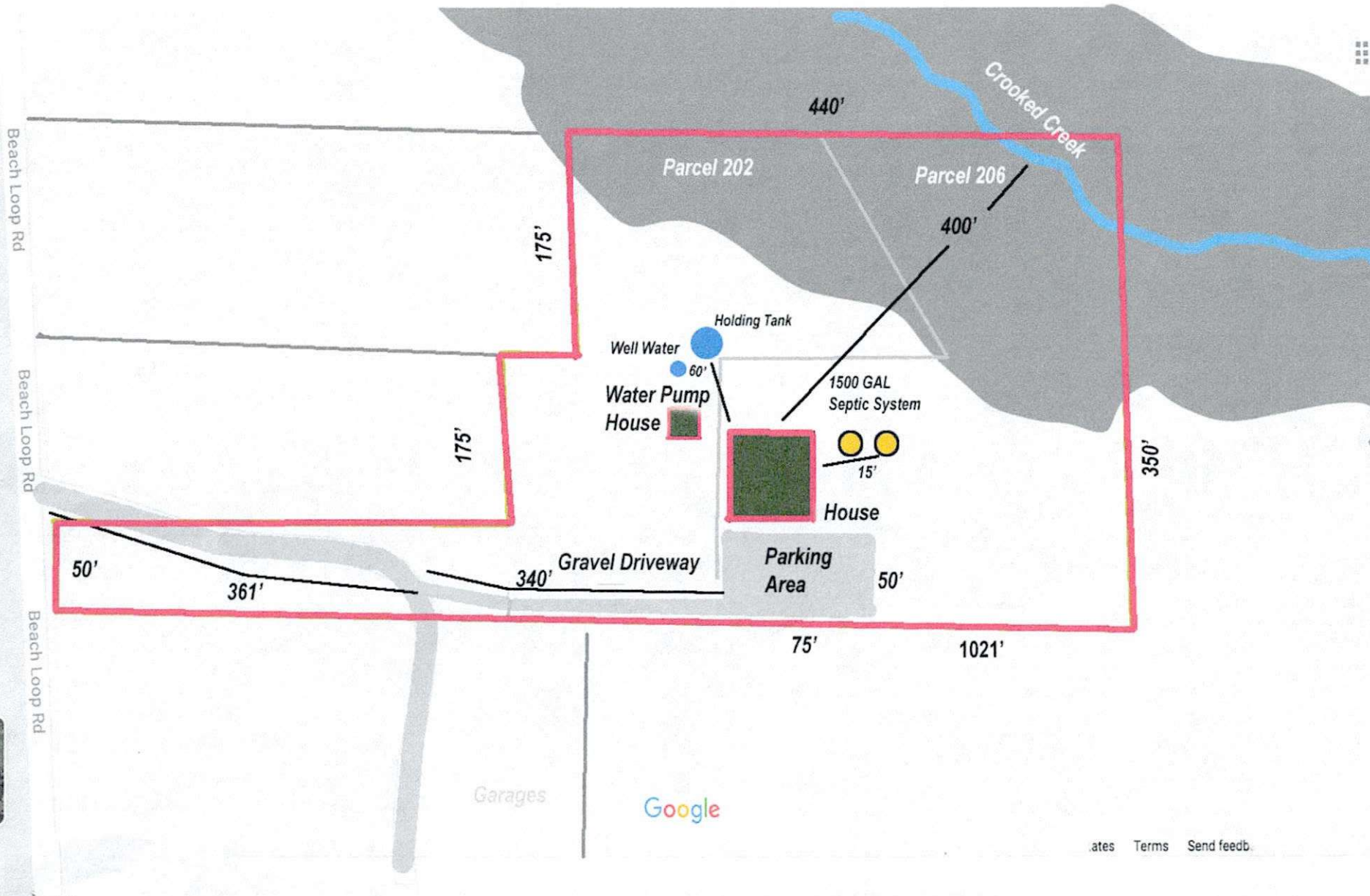
- 2) **Fences, Hedges, and Walls:** No requirement, but vision clearance provisions of Section 7.1.525 apply.

RESPONSE: The Property is 4.1 acres The East side of the property has an 8' post and wire link fence that runs the whole length of the property. The west side of the property has a split rail fence that runs from whole length of property down to crooked creek. The North side of the property is crooked creek and there are no buildings houses or people. The East side of the property is wooded area with no buildings houses or people. There are no walls or Hedges.

5.) Parking - Off-street access, parking and loading requirements per Chapter VII apply.

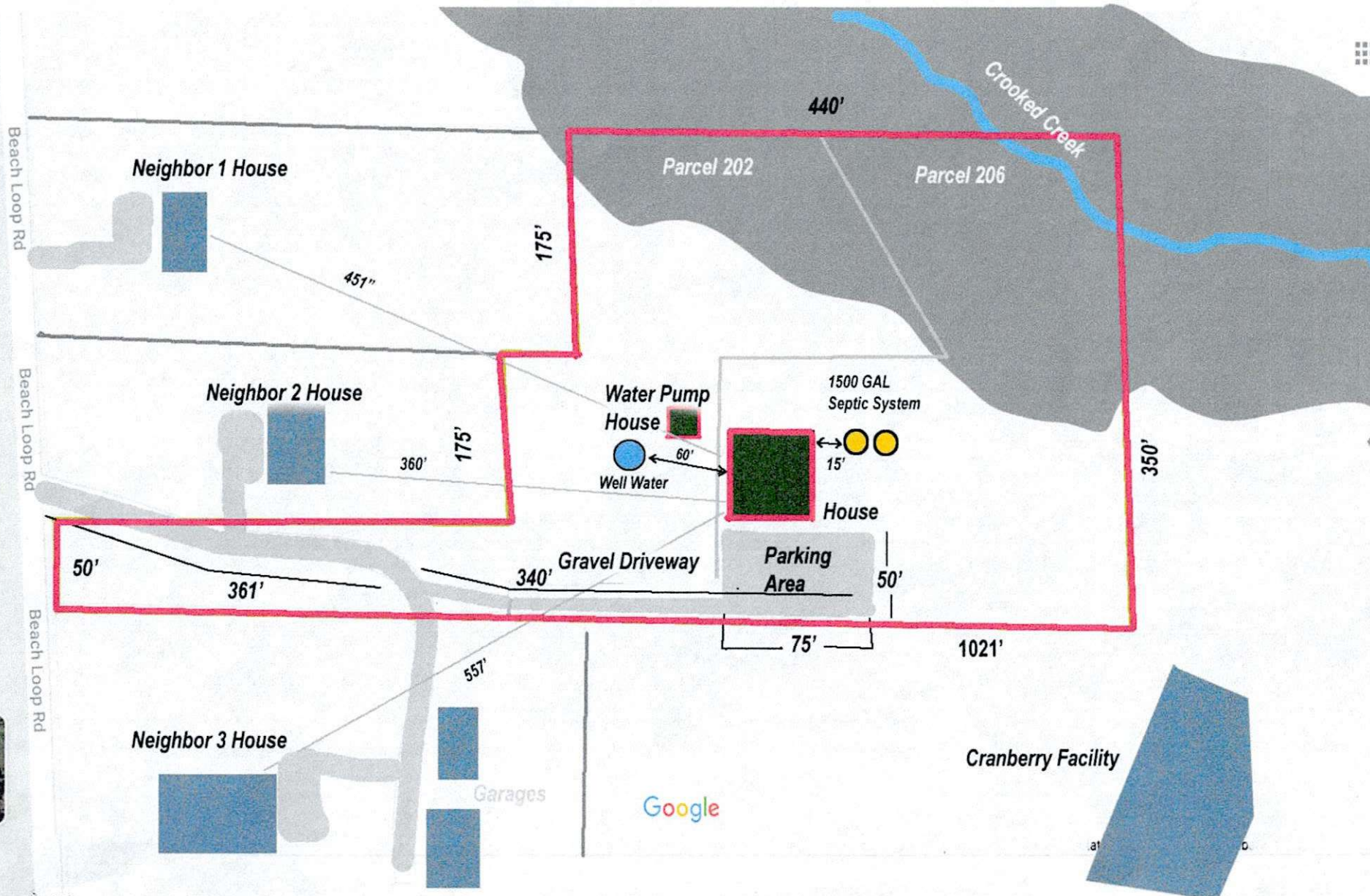
RESPONSE: There is a very large parking area at the house. Its a gravel Base parking are that is approx 100' by 75' and a RV parking spot on the property as well. The access to the property is a paved road (Crooked Creek Dr) off of Beach Loop Road. The driveway is gated to the house and is 4"Gravel Base Road Approximately 330' long to the house. We do not share the driveway with any neighbors.

Donna Joyce Henderson
87057 Crooked Creek Drive (Formaly 9 Beachloop Rd)
Bandon OR 24-15-12-



Plot Plan 87057 Crooked Creek

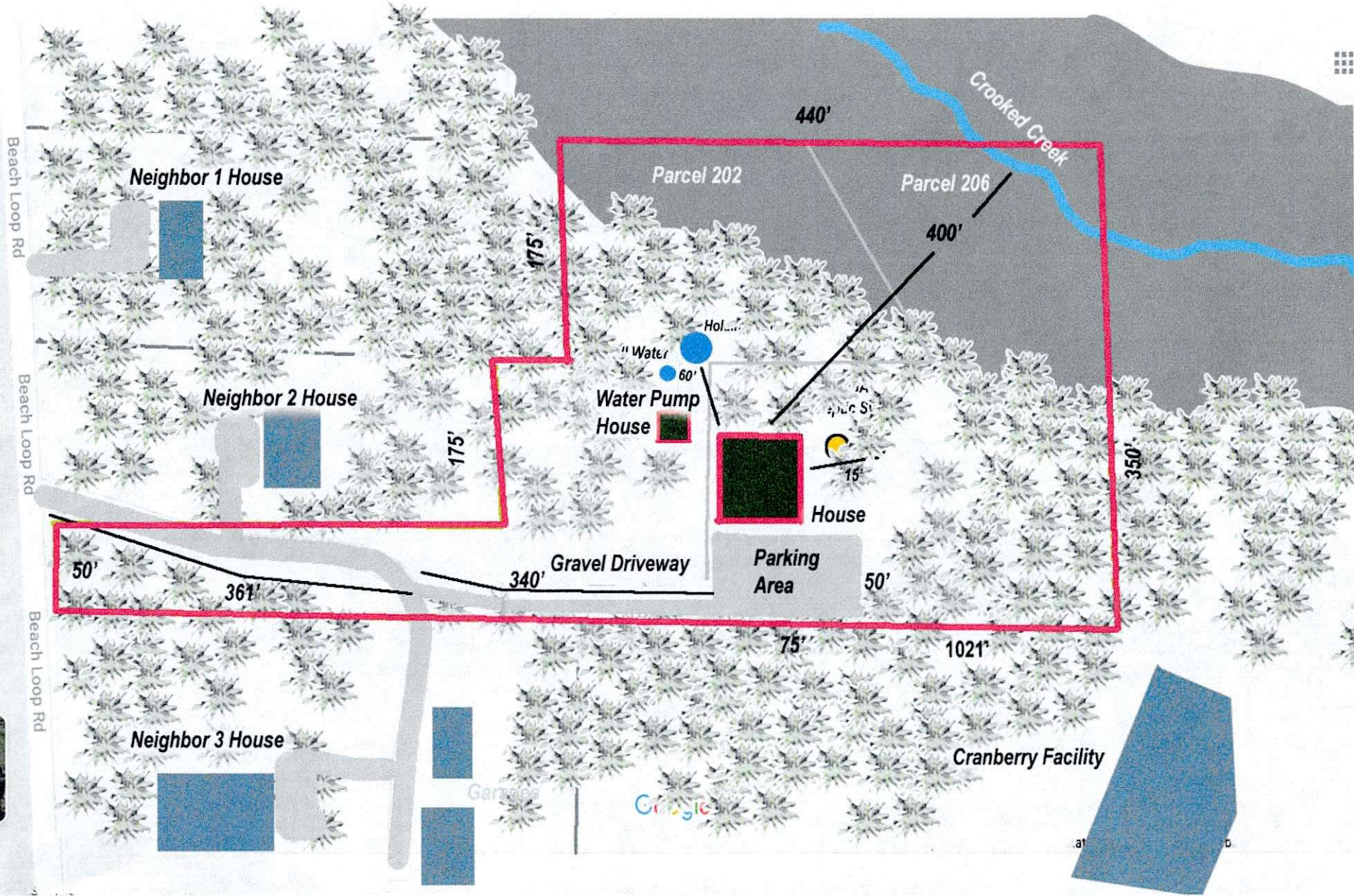
Donna Joyce Henderson
87057 Crooked Creek Drive (Formaly 9 Beachloop Rd)
Bandon OR 24-15-12-



Plot Plan with Neighbor houses

Donna Joyce Henderson
87057 Crooked Creek Drive (Formaly 9 Beachloop Rd)
Bandon OR 24-15-12-

N



Plot Plan 87057 Crooked Creek with Trees

Donna Joyce Henderson
87057 Crooked Creek Drive (Formaly 9 Beachloop Rd)
Bandon OR 24-15-12-

N

36° X +

J



**Plot Plan 87057 Crooked Creek with Trees and Neighbors
Google Map**

Coos Health/Wellness Response B-

Land Use Documentation & Licensing Questionnaire for Travelers' Accommodations

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

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

Township T295 Range R15W Section 510 Tax Lot 2020206
Account # Jurisdiction:

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

Planning Official Signature and Title

Phone or email contact

Applicants/Owners Signature

Applicants/Owners Signature

II. REFERENCE TO APPLICATION

Owner DONNA HENDERSON Name of facility CROOKED CREEK CABANA
Address of facility 87057 CROOKED CREEK DR, BMAN OR 97411
Who would you like public health to coordinate an inspection with? JACK PUTER
Provide at least 1 phone number for this person & best time to call. 720-249-3814

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

- 1. Do you provide lodging on more than one property lot?
2. Do you provide any food that is not commercially sealed?
3. Do you provide guests access to a pool or spa?
4. Do you provide water, sewer or electrical service for an RV?

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

- 1. Water is from a municipal water system?
2. Water is from a private well or spring?

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

V. What best describes SEWAGE DISPOSAL for the lodging:

- 1. The lodging is connected to a municipal sewer?
2. There is an on-site septic system?

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

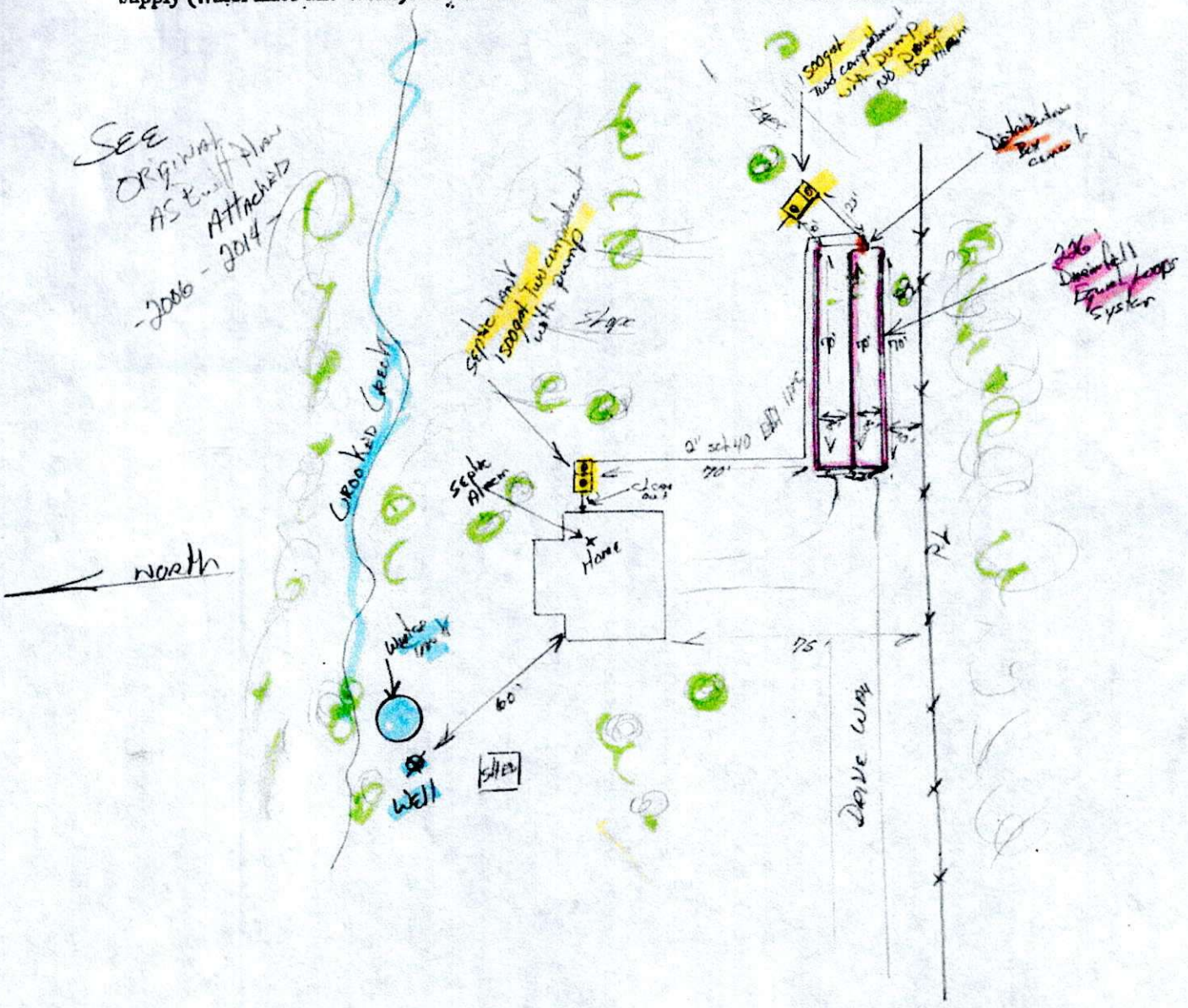
For your reference, Traveler's Accommodations Laws regulated by Coos County Public Health include: Oregon Revised Statutes 446.310 - 425 and Oregon Administrative Rules Chapter 333, Division 029.

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

780358

Statement		DATE	1-6-2020	TERMS	
TO		Property 87057 Crooked Creek Bandon Or 97411			
IN ACCOUNT WITH		Thomas Brown Thomas W. Brown 86950 Lower Fourmile Ln. Bandon, OR 97411			
1-6-2020	Septic System Inspection				
	87057 Crooked Creek				
	Bandon				
	Existing System Evaluation				
	Report				350.00
	RV septic Tank no power				
	extension cord no alarm				
	USED Concentrate to Test				
	Pump (Pump working)				
	Very clean system				
	Thank you				
	Please call if you have questions				
CURRENT	OVER 30 DAYS	OVER 60 DAYS	TOTAL AMOUNT		350.00

Provide a Plot Plan in the space below: Show the actual or best estimate measurements that locate the existing septic tank, disposal trenches, property lines, easements, existing structures, driveways, and water supply (water lines and wells). Draw to scale and indicate the direction north.



Remarks Septic Tanks Don't need pumps at this time
Very clean system Location of Box clear out in good condition
Drinfeld Trenches appear to be functioning satisfactorily

This report does not guarantee continuous satisfactory operation of the on-site sewage system identified herein nor does it certify the exact location of the on-site sewage disposal system.

Thomas W. Brown
 (Signature)

1-6-2020
 (Date of inspection)

Date Received: 3/25/20
Receipt # 214580

COOS COUNTY ROAD DEPARTMENT



ACCESS/DRIVEWAY/ROAD/ PARKING VERIFICATION PERMIT

THIS FORM NEEDS TO BE SUBMITTED TO COOS COUNTY PLANNING DEPARTMENT
225 N. ADAMS STREET OR MAILED TO: 250 N. BAXTER, COQUILLE OR 97423

All new and replacement dwellings, commercial or industrial development requires this form.
Other development may require verification of access.

Payment for this permit can be submitted to the Cos County Planning Department in the form of cash or check

For Office Use Only: FILE # DR-20-032 FEE: 153⁰⁰

Applicant/Agent (print name): Donna Henderson

Mailing address: 370 Michigan Ave SE

Phone: 720-299-3814 Home 541-329-2433 Email: jporterworldwide@gmail.com

Land Owner (print name): Same as Above

Mailing address: _____

Phone: _____ Email: _____

LOCATION

T29S R15W S12 202 & 206
Township Range Section Tax Lot

87057 Crooked Creek Dr, Bandon, OR 97411

Site address

(RR) Rural Residential 4.1 Acres

Zone (s)

Acreage

EXISTING IMPROVEMENTS Describe any improvements to the property such as any roads, structures, etc.

Applicant Signature: *Donna Henderson*

Through applying for this application I authorize the Coos County Roadmaster or designee to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. The applicant shall contact the Coos County Road Department to arrange for the site visit once the access, driveway, road and/or parking requirements have been met. If you would like to schedule a visit or inquire further about requirements including bonding please contact 541-396-7660. This signed form must be returned to the Planning Department prior to the issuance of a zoning compliance letter.

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access

Bonded Date: _____ Receipt # _____

Comments and Requirements

ersion 10/2016

NOTICE: The Applicant is responsible for providing enough information in this application for staff to make reasonable findings.

REQUIRED SUBMITTALS

1. All permits shall contain the following:

- a. Property boundaries;
 - b. Location of all structures on the subject property;
 - c. Required parking spaces;
 - d. Current utilities and proposed utilities; and
 - e. Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
2. In addition Parking Plans shall contain the following:
- a. The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
 - b. Location of existing and proposed access point(s) on both sides of the road where applicable;
 - c. 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;
 - d. 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;
 - e. 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;
 - f. Number and direction of lanes to be constructed on the road plus striping plans;
 - g. All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
 - h. Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.
3. 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.

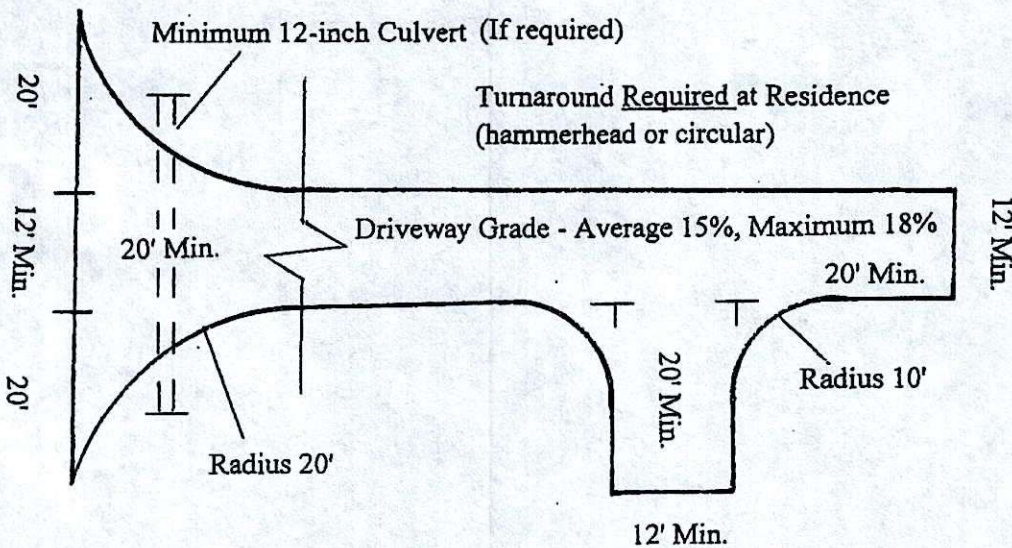
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

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



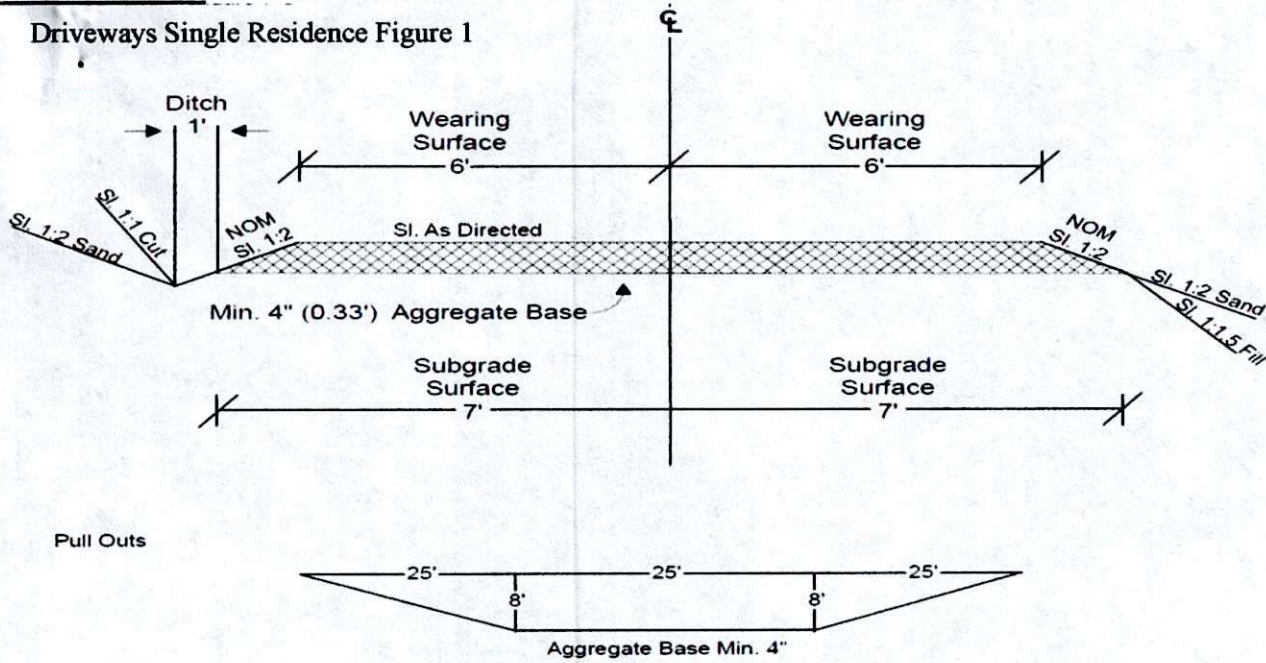
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:

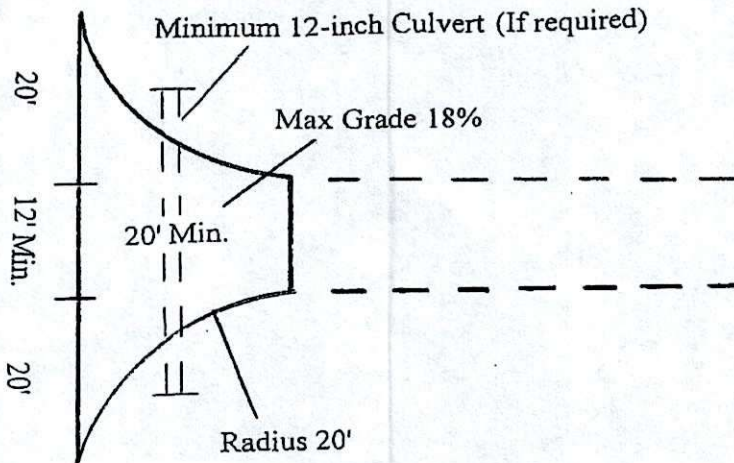
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

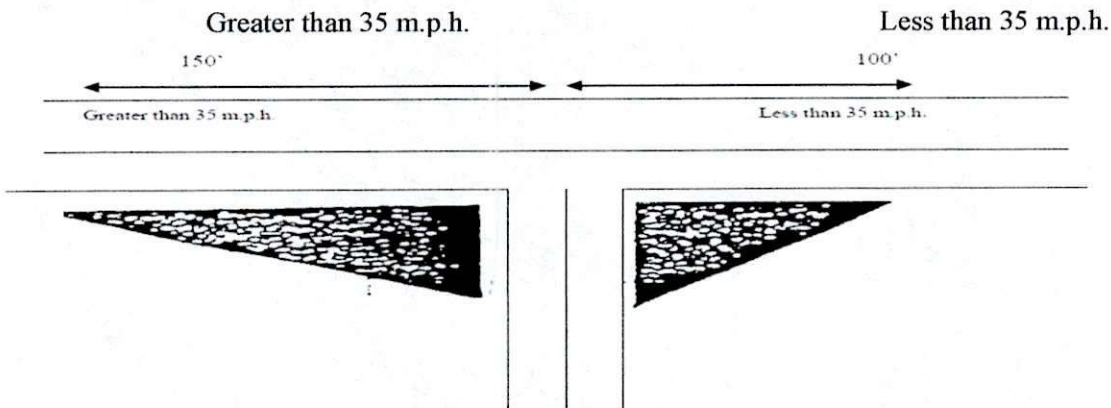


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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 LOT 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
Figures	A	B	C	D	E
Single row of Parking					
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'
Figures #'s					
	F	G	H	I	J
Two Rows of Parking					
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.