



Coos County Planning Department
Land Use Application

Official Use Only	
FEE:	\$1479.00
Receipt No.	206344
Check No./Cash	300709932
Date	2/4/19
Received By	A. Dibble
File No.	ACU-19-008

Please place a check mark on the appropriate type of review that has been requested.

- Administrative Review
- Hearings Body Review
- Final Development Plan (BDR)
- Variance

An **incomplete** application **will not** be processed. Applicant is responsible for completing the form and addressing all criteria. Attach additional sheets to answer questions if needed. Please indicated not applicable on any portion of the application that does not apply to your request.

A. Applicant:

Name: Vacasa LLC Telephone: 208-794-4405
 Address: 121 N 9th St. apt 302
 City: Seaside State: OR Zip Code: 97132

B. Owner:

Name: Manoocher Oylae Telephone: 541-435-4040
 Address: PO Box 967
 City: Coos Bay State: OR Zip Code: 97409

C. As applicant, I am (check one): Please provide documentation.

- The owner of the property (shown on deed of record);
- The purchaser of the property under a duly executed written contract who has the written consent of the vendor to make such application (consent form attached).
- A lessee in possession of the property who has written consent of the owner to make such application (consent form attached).
- The agent of any of the foregoing who states on the application that he/she is the duly authorized agent and who submits evidence of being duly authorized in writing by his principal (consent form attached).

D. Description of Property:

Township 24S Range 13 Section 0206 Tax Lot 00402
 Tax Account 7768200 Lot Size .45 Zoning District RR2

Updated 2016

RECEIVED

FEB 04 2019

COOS COUNTY
PLANNING DEPARTMENT

E. Information (please check off as you complete)

Text

- 1. Project Proposal. Attach description if needed. Operate as a short-term rental
- 2. A detailed parcel map of the subject property illustrating the size and location of existing and proposed uses, structures and roads on an 8 1/2" x 11" paper to scale. Applicable distances must be noted on the parcel map along with slopes. (See example plot map)Covenants or deed restrictions on the property, if unknown contact title company.
- 3. Existing Use Residential home
- 4. Site Address 88751 Nabb Ln North Saint
- 5. Access Road Wildwood Rd
- 6. Is the Property on Farm/Forest Tax Deferral no
- 7. Current Land Use (timber, farming, residential, etc.) residential
- 8. Major Topography Features (streams, ditches, slopes, etc.) loam, gravel, grass
- 9. List all lots or parcels that the current owner owns, co-owns or is purchasing which have a common boundary with the subject property on an assessment map. See attached
- 10. Identify any homes or development that exists on properties identified in #9.
- 11. A copy of the current deed of record.

F. Proposed use and Justification

Please attach an explanation of the requested proposed use and **findings (or reasons)** regarding how your application and proposed use comply with the following the Coos County Zoning and Land Development Ordinance (LDO). Pursuant to the LDO, this application may be approved only if it is found to comply with the applicable criteria for the proposed use. Staff will provide you with the criteria; however, staff cannot provide you with any legal information concerning the adequacy of the submitted findings, there is no guarantee of approval and the burden rests on the applicant. (You may request examples of a finding)

List of Applicable Criteria and Justification:

Owner is proposing home be used as a short-term vacation rental. This home will

be managed by Vacasa. Vacasa is an established Vacation Rental Property

Management company. Local Operation Managers are available 24/7 and live within

30 minutes of this property. The home will be regularly clean and maintenance will

be completed as needed. Maximum occupancy is six guests and strictly enforced.

Updated 2016

G. Authorization:

All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application unless the statement is not applicable. If one of the statements, below is not applicable to your request indicated by writing N/A.

I hereby attest that I am authorized to make the application for a conditional use and the statements within this application are true and correct to the best of my knowledge and belief. I affirm that this is a legally created tract, lot or parcel of land. I understand that I have the right to an attorney for verification as to the creation of the subject property. I understand that any action authorized by Coos County may be revoked if it is determined that the action was issued based upon false statements or misrepresentation.

ORS 215.416 Permit application; fees; consolidated procedures; hearings; notice; approval criteria; decision without hearing. (1) When required or authorized by the ordinances, rules and regulations of a county, an owner of land may apply in writing to such persons as the governing body designates, for a permit, in the manner prescribed by the governing body. The governing body shall establish fees charged for processing permits at an amount no more than the actual or average cost of providing that service. The Coos County Board of Commissioners adopt a schedule of fees which reflect the average review cost of processing and set forth that the Planning Department shall charge the actual cost of processing an application. Therefore, upon completion of review of your submitted application/permit a cost evaluation will be done and any balance owed will be billed to the applicant(s) and is due at that time. By signing this form you acknowledge that you are responsible to pay any debt caused by the processing of this application. Furthermore, the Coos County Planning Department reserves the right to determine the appropriate amount of time required to thoroughly complete any type of request and, by signing this page as the applicant and/or owner of the subject property, you agree to pay the amount owed as a result of this review. If the amount is not paid within 30 days of the invoice, or other arrangements have not been made, the Planning Department may choose to revoke this permit or send this debt to a collection agency at your expense.

I understand it is the function of the planning office to impartially review my application and to address all issues affecting it regardless of whether the issues promote or hinder the approval of my application. In the event a public hearing is required to consider my application, I agree I bear the burden of proof. I understand that approval is not guaranteed and the applicant(s) bear the burden of proof to demonstrate compliance with the applicable review criteria.

As applicant(s) I/we acknowledge that is in my/our desire to submit this application and staff has not encouraged or discouraged the submittal of this application.

Donna Rudd
Applicant(s) Original Signature

Applicant(s) Original Signature

Donna Rudd
Print Name

Print Name

Updated 2016

COOS County Assessor's Summary Report
Real Property Assessment Report
 FOR ASSESSMENT YEAR 2019
NOT OFFICIAL VALUE

December 12, 2018 9:22:56 pm

Account #	99919710	Tax Status	ASSESSABLE		
Map #	24S1302DC00406	Acct Status	ACTIVE		
Code - Tax #	1317-99919710	Subtype	NORMAL		
Legal Descr	See Record				
Mailing Name	OLYAE, MANOCHER	Deed Reference #	See Record		
Agent		Sales Date/Price	See Record		
In Care Of		Appraiser	JIM HARTER		
Mailing Address	PO BOX 687 COOS BAY, OR 97420-0128				
Prop Class	100	MA	SA	NH	Unit
RMV Class	100	01	07	RRL	45502.2

Situa Address(s)		Situa City									
ID#	93751 NASS LN	NORTH BEND									
Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %					
1317	Land	58,500			Land	0					
	Impr.	0			Impr.	0					
Code Area Total		58,500	42,860	42,860		0					
Grand Total		58,500	42,860	42,860		0					
Land Breakdown											
Code Area	ID#	RFPO	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
1317	10	<input checked="" type="checkbox"/>		RR-2	Market	100	A	1.93	MV	003	58,500
Grand Total								1.93			58,500
Improvement Breakdown											
Code Area	ID#	Yr Built	Stat Class	Description	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV		
Grand Total										0	0
Exemptions/Special Assessments/Potential Liability											
Code Area	Type										
1317	SPECIAL ASSESSMENT:										
	■ FIRE PATROL TIMBER	Amount	18.75	Acres	1.93	Year	2019				
NOTATION(S):											
■ NEW ACCOUNT ADDED 2018 3/27/18 New Acct w/1.93 ac bare land from partition of TL402. Set land to table value. Prop Class to 100 MIS											



Coos County Planning Department
 Coos County Courthouse Annex, Coquille, Oregon 97423
 Mailing Address: Planning Department, Coos County Courthouse, Coquille, Oregon 97423
 (541) 396-7770
 FAX (541) 396-1022 / TDD (800) 735-2900
Jill Rolfe, Planning Director

CONSENT

On this 16th day of December, 20 18.

I, MANOOCHER OLYAEE
 (Print Owners Name as on Deed)

as owner/owners of the property described as Township 24S, Range 13,

Section 02, Tax Lot 00402, Deed Reference _____

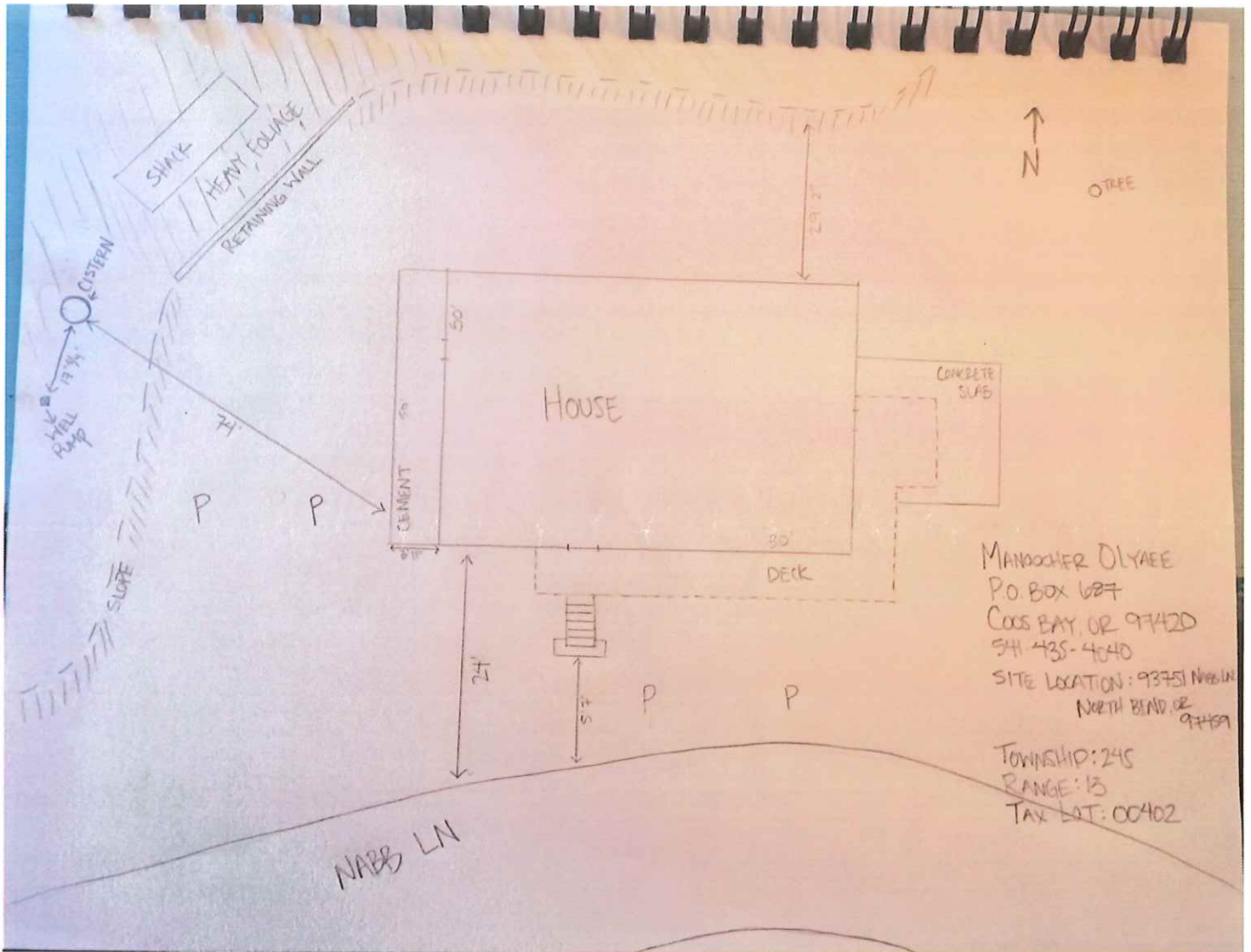
Hereby grant permission to Donna Rudd so that a(n)
 (Print Name)

Land Use Application application can be submitted to the Coos
 (Print Application Type)

County Planning Department.

Owners Signature/s
M. Olyae

Coos County is an Affirmative Action/Equal Opportunity Employer and complies with Section 504 of the Rehabilitation Act of 1973



@[Matt Vaughan](#) Yes, I was able to get the owners signature. I will attach the permit paperwork to the Hub Spot Deal. The plot map and driveway map will need to be completed by the .OM before the paperwork is sent to Julian Figueroa. See ticket [#1040455](#) for updates on plot map and driveway map. Once plot map and driveway map are complete Julian will be able o submit the paperwork with a check for \$1479 for the permit application and \$153 for the driveway permit.

.2/18/18 1:36pm by [Donna Rudd](#)

@[donna](#) Were you able to get the owner signatures?

.2/18/18 12:47pm by [Matt Vaughan](#)