

Andrew Rossback
Check #1007
Enclosed
for Conditional Use
+ property application
fee \$1632.00

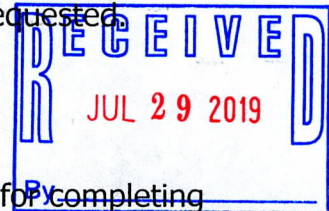


Coos County Planning Department
Land Use Application

Official Use Only	
FEE:	<u>\$1479.00</u>
Receipt No.	<u>212879</u>
Check No./Cash	<u>1007</u>
Date	<u>7/29/19</u>
Received By	<u>A. Dibble</u>
File No.	<u>AU-19-030</u>

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: Andrew Rossback Telephone: 541-297-9834
 Address: 558 Fulton St, Apt 509
 City: Brooklyn State: NY Zip Code: 11217

B. Owner:

Name: Andrew Rossback Telephone: 541-297-9834
 Address: 558 Fulton St, Apt 509
 City: Brooklyn State: NY Zip Code: 11217

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 11W Section 25 Tax Lot 1600
 Tax Account 103607 Lot Size 2.86 acres Zoning District RR-2

E. Information (please check off as you complete)

- 1. Project Proposal. Attach description if needed. Vacation 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 8½" 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 Private residence
- 4. Site Address 67058 Wild Dog Road, Coos Bay OR 97420
- 5. Access Road East Fork Road
- 6. Is the Property on Farm/Forest Tax Deferral No
- 7. Current Land Use (timber, farming, residential, etc.) Private residence
- 8. Major Topography Features (streams, ditches, slopes, etc.) Glenn Creek frontage
- 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.
- 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:

See attached proposal

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.



Applicant(s) Original Signature

Applicant(s) Original Signature

Andrew Rossback

Print Name

Print Name

Proposed Use

The proposed use for this special use permit is to operate a vacation rental which will fully comply with county and state rules. Below we outline how we intend to satisfy Coos County vacation rental criteria:

Compatibility with surrounding area: The subject property is 2.86 acres and is secluded, off of a private driveway in a wooded, rural area. It is currently used as a second home by owner and extended family. There is at least one other licensed vacation rental property in this area, about a mile away off of Myrtle Grove Lane. The subject property is located near Golden and Silver Falls, providing an exciting recreation opportunity for visitors to the county. The subject property is surrounded by trees and vegetation that serve as a barrier to noise and sight. There is a paved driveway and large parking area. Guest will observe strict rules about noise.

Licensing with Coos Health: With an approval from the Planning Department, we will proceed to apply for a Tourist Facility License with the Health Department and state.

Parking requirements: A parking verification permit application is submitted with these documents.

Transfer of status: We acknowledge and accept that the vacation rental status cannot be transferred to any future owners. We will not be looking to sell this property anytime soon.

Deed restriction: A deed restriction will be submitted following zoning approval. We are not located in an urban growth boundary and are not in a city.

Nearby Properties

TL900 is 3.9 acres, owned by Ralph Glazier, and contains a house and shop. They are located at the opposite end of the property and are blocked from view by a large stand of mature trees.

TL1700 is 2 acres, owned by Susan Matthews, and contains a manufactured home and small shop. These structures are out of shouting distance and mostly obscured from view by our garage and treeline.

TL1800 is 3.74 acres, owned by Andy and Page Anderson, contains a manufactured home and several small outbuildings. We share only a small overlap in property boundary. That area of their property contains a small horse pasture which is mostly shielded from view by our trees.

TL1801 is 5.72 acres, owned by Woodland Hood, is zoned RR-2 but contains no structures. The property is dense forest and hillside.

TL200 is 8.9 acres, also owned by Susan Matthews, it contains a home and outbuildings. The shared boundary here contains dense forest on both sides of the property line and no structures are visible from either direction.

TL300 is a 40 acre parcel, owned by Mahaffy Tree Farm, Inc., contains no structures and is zoned as forest land. Our boundary is a small intersection where two sides of our property meet in a point that touches TL300.

TL600 is 2.9 acres, owned by Allen and Geraldine Mathias, contains a manufactured home and several outbuildings. The property does not share a true boundary with ours but is visible across the creek. A stand of mature trees and brush, and the high bank of the creek, blocks most visibility.

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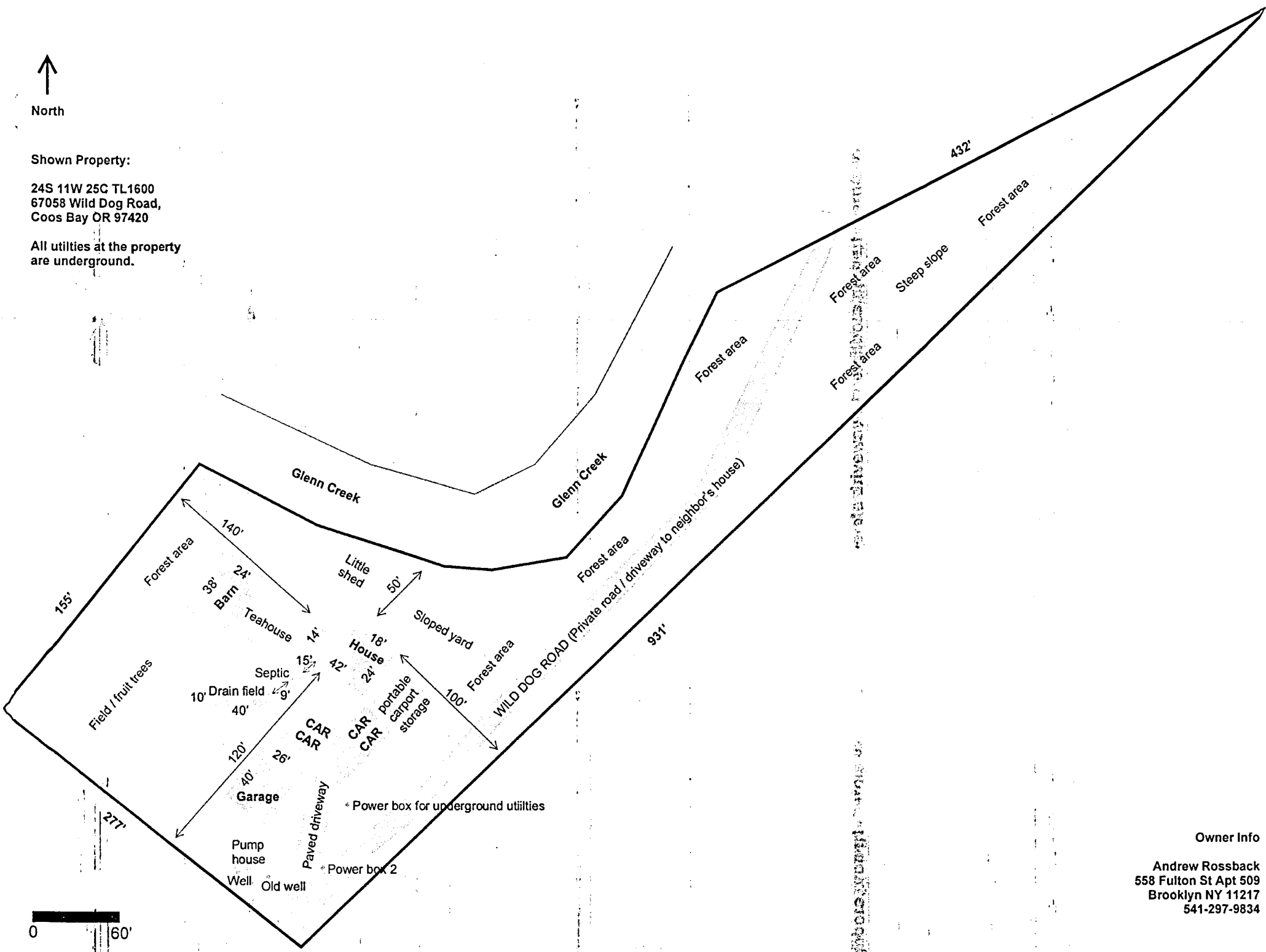


North

Shown Property:

24S 11W 25C TL1600
67058 Wild Dog Road,
Coos Bay OR 97420

All utilities at the property
are underground.



Owner Info

Andrew Rossback
558 Fulton St Apt 509
Brooklyn NY 11217
541-297-9834

RECORDING REQUESTED BY:



300 W Anderson, PO Box 1075
Coos Bay, OR 97420

GRANTOR'S NAME:
Teshua Diggs and Michael Diggs

GRANTEE'S NAME:
Andrew W. Rossback

AFTER RECORDING RETURN TO:
Order No.: 360619026464-SL
Andrew W. Rossback
558 Fulton St #509
Brooklyn, NY 11217

SEND TAX STATEMENTS TO:
Andrew W. Rossback
558 Fulton St #509
Brooklyn, NY 11217

APN: 103607
Map: 24S1125C001600
67058 Wild Dog Road, Coos Bay, OR 97420

COOS COUNTY, OREGON	2019-03405
\$101.00	04/26/2019 03:04:00 PM
DEBBIE HELLER, CCC, COOS COUNTY CLERK Pgs=4	

**AFTER RECORDING
RETURN TO
Ticor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Teshua Diggs and Michael Diggs, as tenants by the entirety, Grantor, conveys and warrants to Andrew W. Rossback, 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:

Beginning at an iron pipe on the North-South center line of Section 25, said iron pipe being North 1° 59' West 1415.86 feet from the South quarter corner of Section 25; thence South 44° 27' West 974.53 feet to an iron pipe; thence North 37° 07' West 277.56 feet, more or less, to an iron pipe on the Westerly boundary of that parcel of land as described in Volume 306, Page 221, Deed Records of Coos County, Oregon; thence North 32° 31' East along said Westerly boundary 237 feet to the center line of Glenn Creek; thence upstream to a point which bears South 57° 32' West from the point of beginning; thence North 57° 32' East 60 feet to an iron pipe on the left bank of Glenn Creek; thence continuing for an additional distance of 389.69 feet, more or less, to the point of beginning. Being a portion of the SW 1/4 of Section 25, Township 24 South, Range 11 West of the Willamette Meridian, Coos County, Oregon.

TOGETHER WITH an appurtenant easement for ingress and egress as set forth in instrument recorded December 30, 1964 in Book 314, Page 387, Deed Records of Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$265,000.00). (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: April 24 2019

Teshua Diggs

Teshua Diggs

Michael Diggs

Michael Diggs

State of Oregon

County of Clatsop

This instrument was acknowledged before me on April 24, 2019
by Teshua Diggs and Michael Diggs.

Michelle Kay Lindsey
Notary Public - State of Oregon
My Commission Expires: July 15, 2022

