

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

COMPLETED BY STAFF

Received By: BB

Date Submitted: 8-29-19

Application No.: ACU-19-034

Fee: \$1479

Fee Paid: \$1479

Receipt No.: 212922

- COMP PLAN AMENDMENT
- ZONE CHANGE
- TEXT AMENEDMENT

CONDITIONAL USE REVIEW

- HEARINGS BODY
- ADMINISTRATIVE
- VARIANCE
- LAND DIVISION *
- HAZARD REVIEW *
- FARM OR FOREST REVIEW *
- FAMILY/MEDICAL HARDSHIP*
- HOME OCCUPATION/COTTAGE INDUSTRY

*Supplemental Application required

STAFF NOTES: Vacation Rental

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: MICHAEL SMITH

Mailing Address: 74799 CRANNOG RD

City State Zip
NORTH BEND OR 97459

Daytime Phone 541 759 3601

Email: MAIL@DUNEHAVEN.BIZ

II. OWNER(S)

Name: SAME

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: 74753 CRANNOG RD NORTH BEND OR. 97459

No. Acreage .60

Tax Acct. 69805

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot:

23 S 13 35 BC

TL 1800

Zone: RR2

Water Service Type:
WELL

Sewage Disposal Type: SEPTIC

School District:

Fire District: HAUSER

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

ZONING APPROVAL FOR VACATION RENTAL

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 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.



Applicant/Owner Signature

Applicant/Owner Signature

In 1998 I purchased the subject property next door to my home to use as a vacation rental. It had 3 grandfathered residences on it at the time. I checked with the planning department and there was no problem with renting them as vacation rentals. There was no distinction between short or long term rentals in the code.

Prior to my purchasing the property the place was a nightmare. It was 3 long term rentals plus a bunch of people living in a bus. Drug sales were going on, domestic assault with firearms, the septic system was failed and the place was a mess. I talked to all my neighbors and told them what my plans were, to rent it as a vacation rental. We agreed that I would not allow pets and that I would strictly enforce the number of people on the property. My maximum occupancies are 5 for the 3 bedroom, 5 for the 2 bedroom and 3 for the Studio.

I fixed the place up and have run it continually as a vacation rental (Dune Haven) for the past 21 years. During that time I have had no problems and there have been no adverse effects to the neighborhood. The places are empty about half of the year so the traffic is greatly reduced and this once nuisance property is now an asset to the area. I am an onsite (I live next door) manager and run a tight ship. Most vacation rentals in the county have no daily management or they have out of the area owners with no clue of what is happening on their properties. I have lived in this neighborhood since 1984 and care about it and my neighbors. In short there is and will be no adverse effects to continuing to rent the subject property as a vacation rental.

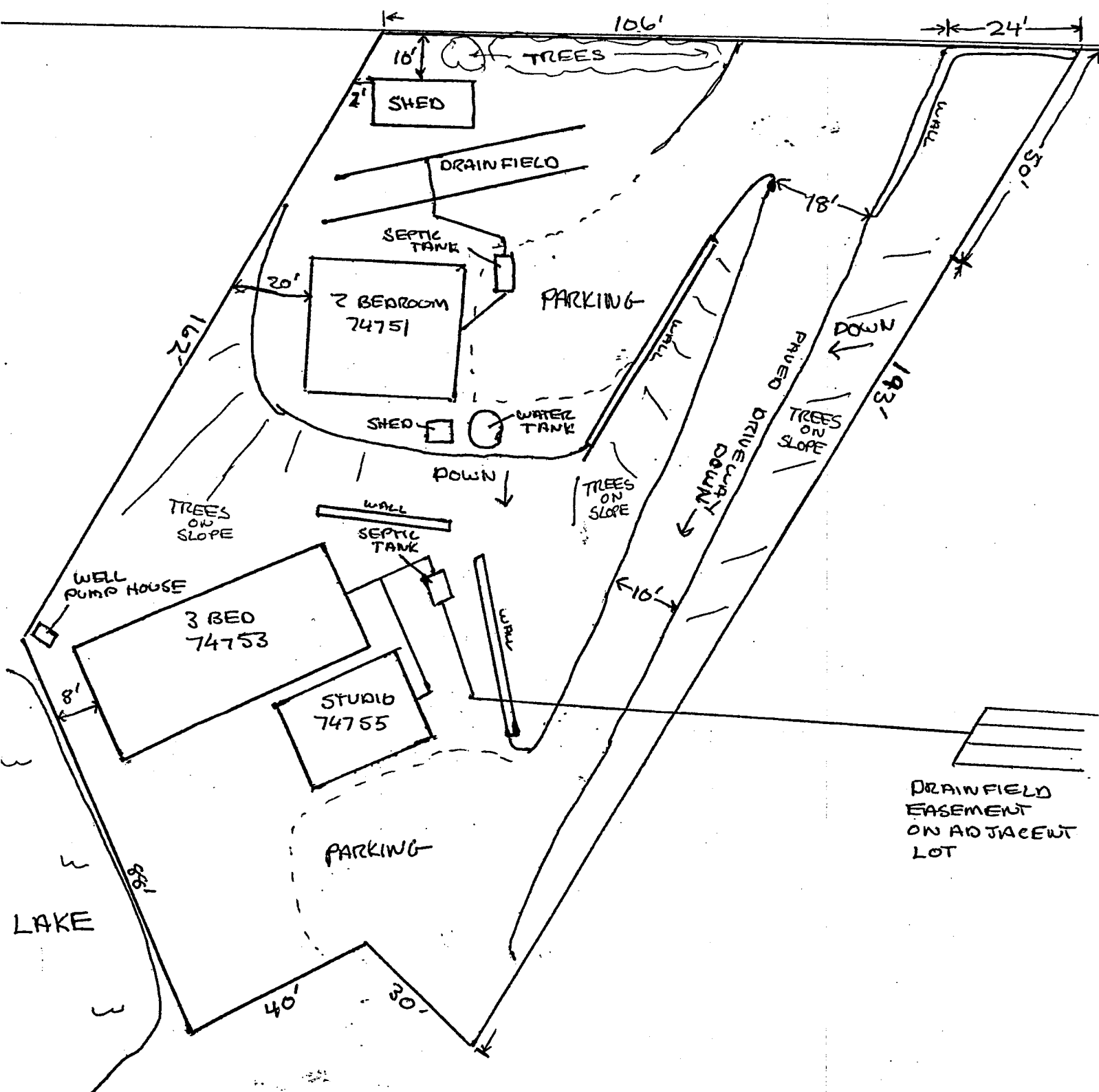
Z →

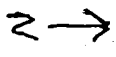
3/8" = 10'

MIKE SMITH
74799 CRANNOG RD
NORTH BEND OR
97459
541-759-3601

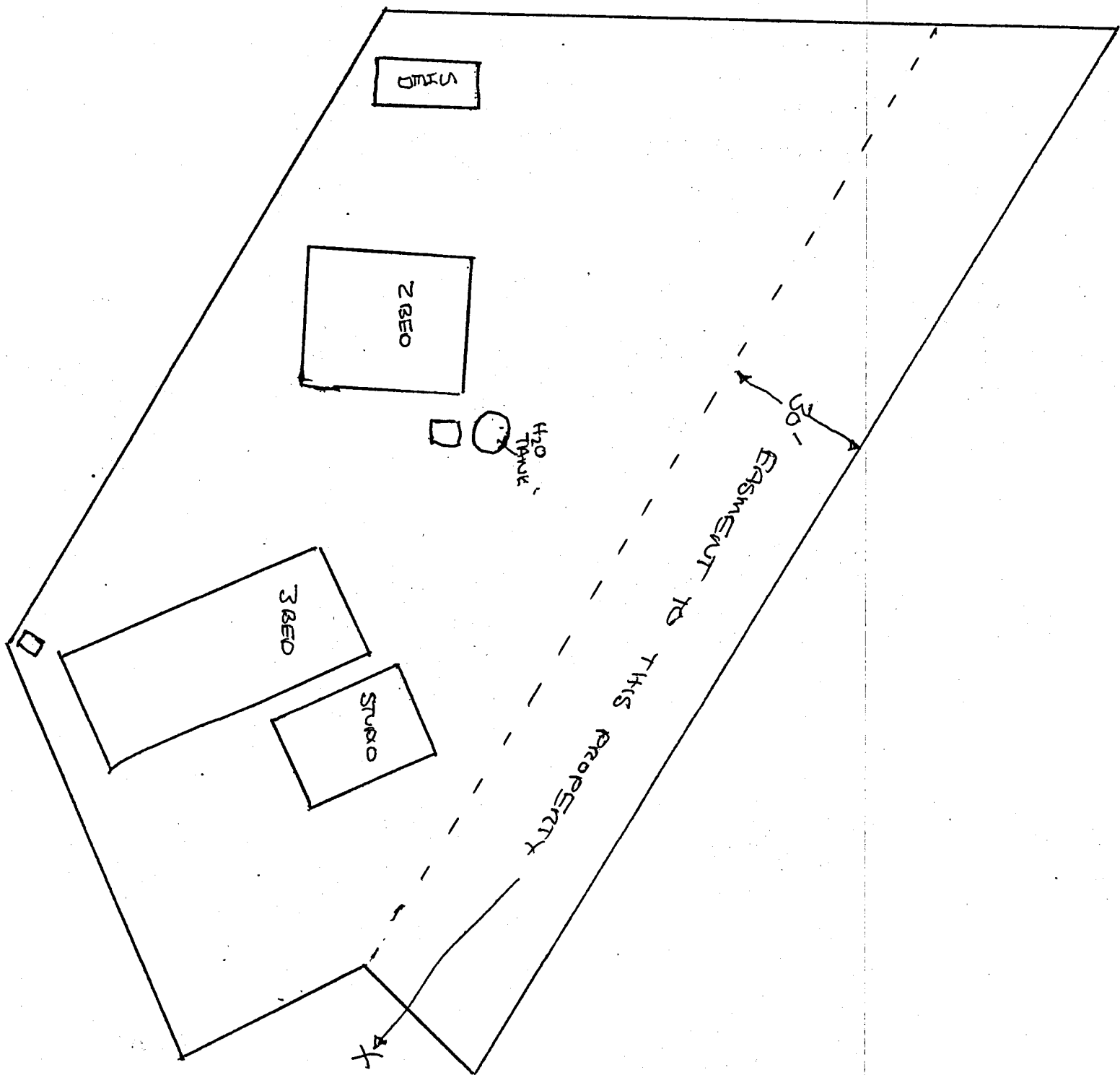
CRANNOG RD

235-13-35BC-1800

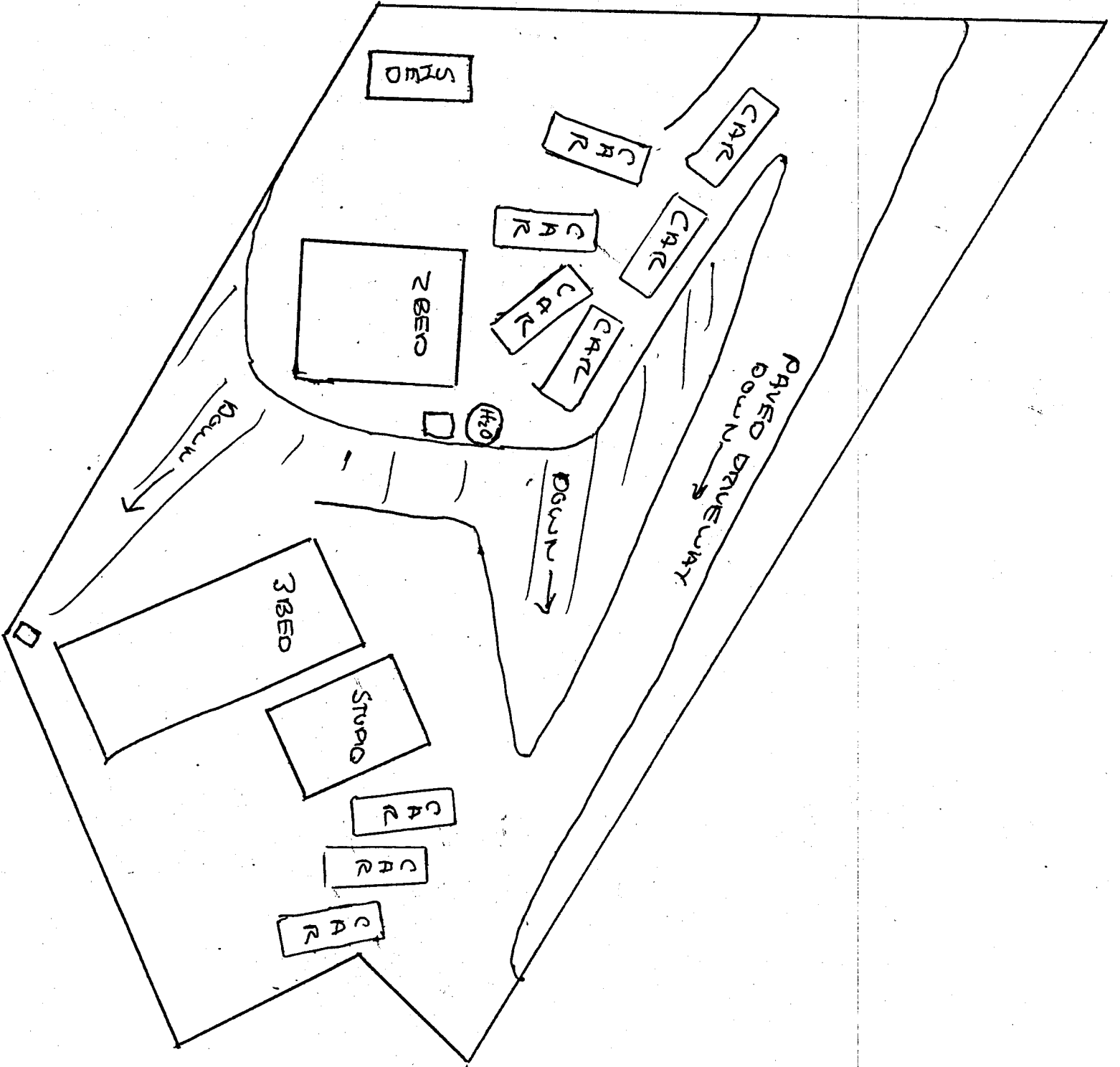




CRANNON ROAD



CRANNOW ROAD



Business Name Search

[New Search](#)

[Printer Friendly](#)

Business Entity Data

05-20-2019
08:49

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
626628-88	ABN	INA		04-24-1998		
Entity Name DUNE HAVEN LAKEFRONT RETREATS						
Foreign Name						
Affidavit? N						

[New Search](#)

[Printer Friendly](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	426 NORTHWOOD RD				
Addr 2					
CSZ	NORTH BEND	OR	97459	Country	UNITED STATES OF AMERICA

The Authorized Representative address is the mailing address for this business.

Type	REP	AUTHORIZED REPRESENTATIVE		Start Date	04-12-2000	Resign Date	
Name	MIKE		SMITH				
Addr 1	74799 CRANNOG RD						
Addr 2							
CSZ	NORTH BEND	OR	97459	Country	UNITED STATES OF AMERICA		

Type	REG	REGISTRANT			
Name	MIKE		SMITH		
Addr 1	74799 CRANNOG RD				
Addr 2					
CSZ		OR	97459	Country	UNITED STATES OF AMERICA

HomeAway Property Case 21418838 [ref:_00D1aZzRr._5001Ps9zap:ref]

HomeAway Customer Support [support-cs@homeaway.com]

Sent: 5/20/2019 9:38 AM

To: vacation@dunehaven.biz



Dear Mike,

Thank you for contacting HomeAway Customer Support. In reviewing your account, I can see you have been a customer since **March 22, 1998.**

Visit help.homeaway.com for answers to frequently asked questions.

Sincerely,

Michael

HomeAway.com Customer Support

MY LISTING # WITH VRBO IS
#993 CURRENT LISTING #S
ARE AT LEAST 7 DIGITS

Your Case Description:

ref:_00D1aZzRr._5001Ps9zap:ref

ref:_00D1aZzRr._5001Ps9zap:ref

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: HENRY T. SCHEIRMAN

GRANTEE: MIKE SMITH

Until a change is requested, all tax statements shall be sent to the following address:

MIKE SMITH
426 NORTHWOOD RD.
NORTH BEND, OREGON 97459

Escrow No. 6-71-341 Title No. 6-71-341

After recording return to: AFTER RECORDING
MIKE SMITH RETURN TO
426 NORTHWOOD RD. Ticor Title Insurance
NORTH BEND, OREGON 97459 131 N 3rd - Box 1076
Coos Bay, OR 97426-8233

RECORDING # 98030425
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at



11:52 AM ON 03/11/1998
By M. BRIGHT Deputy

pages 1 Fee \$ 33.00

THIS DOCUMENT IS BEING RE-RECORDED TO ADD EXHIBIT "A". PREVIOUSLY 98-03-0425.

STATUTORY WARRANTY DEED

HENRY T. SCHEIRMAN AND MARY E. SCHEIRMAN, AS TENANTS BY THE ENTIRETY Grantor, conveys and warrants to MIKE SMITH AND CINDY SMITH, HUSBAND AND WIFE Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in COOS County, Oregon, to wit:

A parcel of land situated in the SW 1/4 of the NW 1/4 and the NW 1/4 of the NW 1/4 of Section 35, Township 23 South, Range 13 West of the Willamette Meridian, Coos County, Oregon and more particularly described as follows: Beginning at the Northwest corner of Lot 10, Northwood, Coos County, Oregon; thence North 970.00 feet; thence East 93.62 feet to the true point of beginning; the Southeast corner of this tract, a point on the West shore of Saunders Lake; thence North 49° 01' West 162.00 feet; thence North 40° 59' East 130.00 feet; thence South 49° 01' East 192.53 feet; thence South 54° 12' West 133.52 feet to the true point of beginning.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930. The said property is free from encumbrances except: SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$99,950.00 (Here comply with the requirements of ORS 93.030)

Dated this 6 day of MARCH 19 98



Henry T. Scheirman
HENRY T. SCHEIRMAN
Mary E. Scheirman
MARY E. SCHEIRMAN

State of Oregon, County of Coos
The foregoing instrument was acknowledged before me this 6 day of MARCH, 1998 by
HENRY T. SCHEIRMAN
MARY E. SCHEIRMAN

Janet M. Rubin
Notary Public for Oregon
My commission expires: 10-27-1998

RECORDING # 98030847
I, Mary Ann Wilson,
Coos County Clerk, certify
the within instrument
was filed for record at



11:20 AM ON 03/20/1998
M. WILSON

REAL PROPERTY TAX STATEMENT
JULY 1, 2018 TO JUNE 30, 2019
COOS COUNTY, OREGON
250 NORTH BAXTER
COQUILLE, OREGON 97423

ACCOUNT NO: 69805

PROPERTY DESCRIPTION

CODE: 1317
MAP: 23S1335BC01800
ACRES: 0.60
SITUS: 74753 CRANNOG RD NORTH BEND

SMITH, MICHAEL J.
 74799 CRANNOG RD
 NORTH BEND OR 97459-8794

Tg
Brown

SOUTH COAST ESD	93.56
NORTH BEND SCHOOL #13	879.99
SW OREGON COMM COLLEGE	148.13
EDUCATION TOTAL:	1,121.68

COOS COUNTY-4H/EXTENSION	18.75
COOS COUNTY-LIBRARY SERVICES	153.86
COOS COUNTY	227.97
HAUSER RFPD	414.08
PORT OF COOS BAY	129.00
COOS COUNTY AIRPORT	50.68
COOS COUNTY URBAN RENEWAL	1.69
GENERAL GOVT TOTAL:	996.03

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	138,160	145,070
STRUCTURES	122,420	128,540
TOTAL RMV	260,580	273,610
TOTAL ASSESSED VALUE	205,290	211,440
EXEMPTIONS	0	0
NET TAXABLE:	205,290	211,440
TOTAL PROPERTY TAX:	2,291.90	2,360.22

COOS COUNTY	51.30
NORTH BEND SCHOOL BOND >10/06/01	191.21
BONDS - OTHER TOTAL:	242.51

GROUP CODE: 680 SMITH, MICHAEL J., 74799 CRANNOG RD
ASSESSMENT QUESTIONS (541) 396-7900
TAX QUESTIONS (541) 396-7725

2018-19 TAX (Before Discount) **2,360.22**

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester Option
11/15/18	2,289.41	1,542.01	786.74
02/15/19			786.74
05/15/19		786.74	786.74
Total	2,289.41	2,328.75	2,360.22

TOTAL DUE (After Discount and Pre-payments) **2,289.41**

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 23S Range 13 Section 35BC Tax Lot 1800
Account # 69805 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

Michael Smith

Phone or email contact

Applicants/Owners Signature

Applicants/Owners Signature

II. REFERENCE TO APPLICATION

Owner MICHAEL SMITH Name of facility DUNE HAVEN
Address of facility 74753 CRANNOG RD N.BEND 97459

Who would you like public health to coordinate an inspection with? MICHAEL SMITH
Provide at least 1 phone number for this person & best time to call. 541-759-3601 ANY TIME

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

- | | Yes | No |
|---|--------------------------|-------------------------------------|
| 1. Do you provide lodging on more than one property lot? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Do you provide any food that is not commercially sealed? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Do you provide water, sewer or electrical service for an RV? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Do you provide guests access to a pool or spa? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

If so, is it licensed by Coos Health & Wellness?

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

- | | Yes | No |
|--|-------------------------------------|-------------------------------------|
| 1. Water is from a municipal water system? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Water is from a private well or spring? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

If the lodging does not have a physical water connection to a municipal system, be advised to call Coos Health & Wellness now to initiate the process to have the potable water system reviewed at (541)266-6720. Per OAR 333-029-0075(3) surface water use may preclude license from being issued.

V. What best describes SEWAGE DISPOSAL for the lodging:

- | | Yes | No |
|---|-------------------------------------|-------------------------------------|
| 1. The lodging is connected to a municipal sewer? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. There is an on-site septic system? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 Health & Wellness 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 Health & Wellness, Environmental Health 281 LaClair St., Coos Bay, OR 97420