

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

COMPLETED BY STAFF	
<p>Received By: <u>A. Dibble</u></p> <p>Date Submitted: <u>9/9/19</u></p> <p>Application No.: <u>ACU-19-035</u></p> <p>Fee: <u>\$1479.00</u></p> <p>Fee Paid: <u>\$1479.00</u></p> <p>Receipt No.: <u>212939</u></p>	<p><input type="checkbox"/> COMP PLAN AMENDMENT</p> <p><input type="checkbox"/> ZONE CHANGE</p> <p><input type="checkbox"/> TEXT AMENEDMENT</p> <p>CONDITIONAL USE REVIEW</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>

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: Jesse Knudsen

Mailing Address: PO Box 36

City Broadbent State OR Zip 97414

Daytime Phone 541-572-5145

Email: jknudsen@coosnet.com

II. OWNER(S)

Name: Maureen Knudsen, Jesse J. Knudsen, & Anna Knudsen

Mailing Address: PO Box 36

City Broadbent State OR Zip 97414

Daytime Phone 541-572-5145

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:

No. Acreage

Tax Acct.

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

30S 13W 24 0 0 500

Zone: Forest Water Service Type: On site

Sewage Disposal Type: On-site

School District: Myrtle Point

Fire District: CFPA

IV. REQUEST SUMMARY (Example: "To establish a template dwelling in the Forest Zoning District.") Cottage Industry - Gunsmithing within existing accessory structure


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.

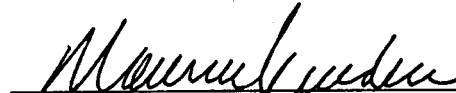
- A. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which 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



Coos County Planning Department
Conditional Use Application

Official Use Only	
FEE:	<u>91479.00</u>
Receipt No.	<u>212939</u>
Check No./Cash	<u>2630</u>
Date	<u>9/9/19</u>
Received By	<u>A. Dibble</u>
File No.	<u>ACU-19-035</u>

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

- | | |
|--|--|
| <input checked="" type="checkbox"/> Administrative Conditional Use | <input type="checkbox"/> Hearings Body Conditional Use |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> 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.

A. Applicant:

Name: JESSE KNUDSEN Telephone: 541-572-5145
 Address: PO BOX 36
 City: BROADBENT State: OR Zip Code: 97414

B. Owner:

Name: JESSE KNUDSEN Telephone: 541-572-5145
 Address: PO BOX 36
 City: BROADBENT State: OR Zip Code: 97414

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 30s Range 13w Section 24 Tax Lot 500
 Tax Account 1339300 Lot Size 15.82 ACRES Zoning District F

E. Required Information (please check off as you complete)

- 1. Existing Use SHOP
- 2. Site Address 48075 DEMENT CREEK RD
- 3. Access Road DEMENT CREEK RD
- 4. Is the Property on Farm/Forest Tax Deferral NO
- 5. Current Land Use (timber, farming, residential, etc.) RESIDENTIAL
- 6. Major Topography Features (streams, ditches, slopes, etc.) stream, slopes
- 7. Letter from Natural Resource Conservation Service (for Forest/Farm dwellings only).
- 8. 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.
- 9. Identify any homes or development that exists on properties identified in #8.
- 10. A copy of the current deed of record.
- 11. Covenants or deed restrictions on the property, if unknown contact title company.
- 12. 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)

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)

Please note staff has identified the applicable criteria based on the information received from the applicant.

Applicable Criteria: _____

G. Authorization:

All areas must be initialed by all applicant(s) prior to the Planning Department accepting any application.

JK

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.

JK

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 response 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 chose to revoke this permit or send this debt to a collection agency at your expense.

JK

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 bare 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.

JK

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.

Maura Knudson
Applicant(s) Original Signature

Jesse Knudson
Applicant(s) Original Signature

9-8-19
Date

Document type: BARGAIN AND SALE DEED

Consideration: \$NONE, Other - Estate Planning

Grantors: Maureen L. Knudsen & Jesse J. Knudsen

Grantees: Maureen L. Knudsen, Jesse J. Knudsen & Anna Knudsen



00094455201900030830020022

DEBBIE HELLER, CCC, COOS COUNTY CLERK

Address for Tax Statements:

Maureen L. Knudsen
P.O. Box 36
Broadbent, OR 97414

After recording, return to:

Amber Reed / *Loyce*
MuenchrathLaw, LLC
280 N Collier St
Coquille, OR 97423

BARGAIN AND SALE DEED

Maureen L. Knudsen and Jesse J. Knudsen, Grantors, convey all of their interest in the following described real property located in Broadbent, Oregon to **Maureen L. Knudsen, Jesse J. Knudsen, and Anna Knudsen, Grantees, each an undivided one-third interest to be held a joint tenants with right of survivorship, free of encumbrances except as specifically set forth herein as described, situated in Coos County, State of Oregon to wit:**

PARCEL I: All that portion of the Southeast quarter of the Southeast quarter of Section 24, Township 30 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, lying South and East of the Dement Creek County Road.

PARCEL II: That portion of the East half of the East half of Section 24, Township 30 South, Range 13 West of the Willamette Meridian, Coos County, Oregon lying South and East of Dement Creek and North and West of Dement Creek County Road.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantee, his heirs and assigns forever subject to any covenants, conditions, restrictions, easements, rights of way, homeowner's association assessments, if any contained in or matters of the Coos County records.

The true and actual consideration of this conveyance in terms of dollars is: **None**, this deed is executed as a conveyance for estate planning purposes.

PURSUANT TO ORS 93.040: 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.

DATED this 15 day of APRIL 2019.

Maureen L. Knudsen
Maureen L. Knudsen, Grantor

Jesse J. Knudsen
Jesse J. Knudsen, Grantor

STATE OF OREGON)
) ss.
County of Coos)

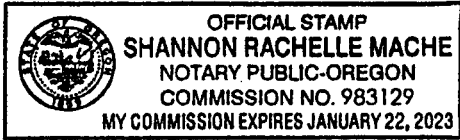
Personally appeared before me this 15th day of April 2019, the above named Maureen L. Knudsen, acknowledged the foregoing instrument to be her voluntary act and deed.



Shannon R Mache
Notary Public for Oregon
My Commission Expires: 1-22-23

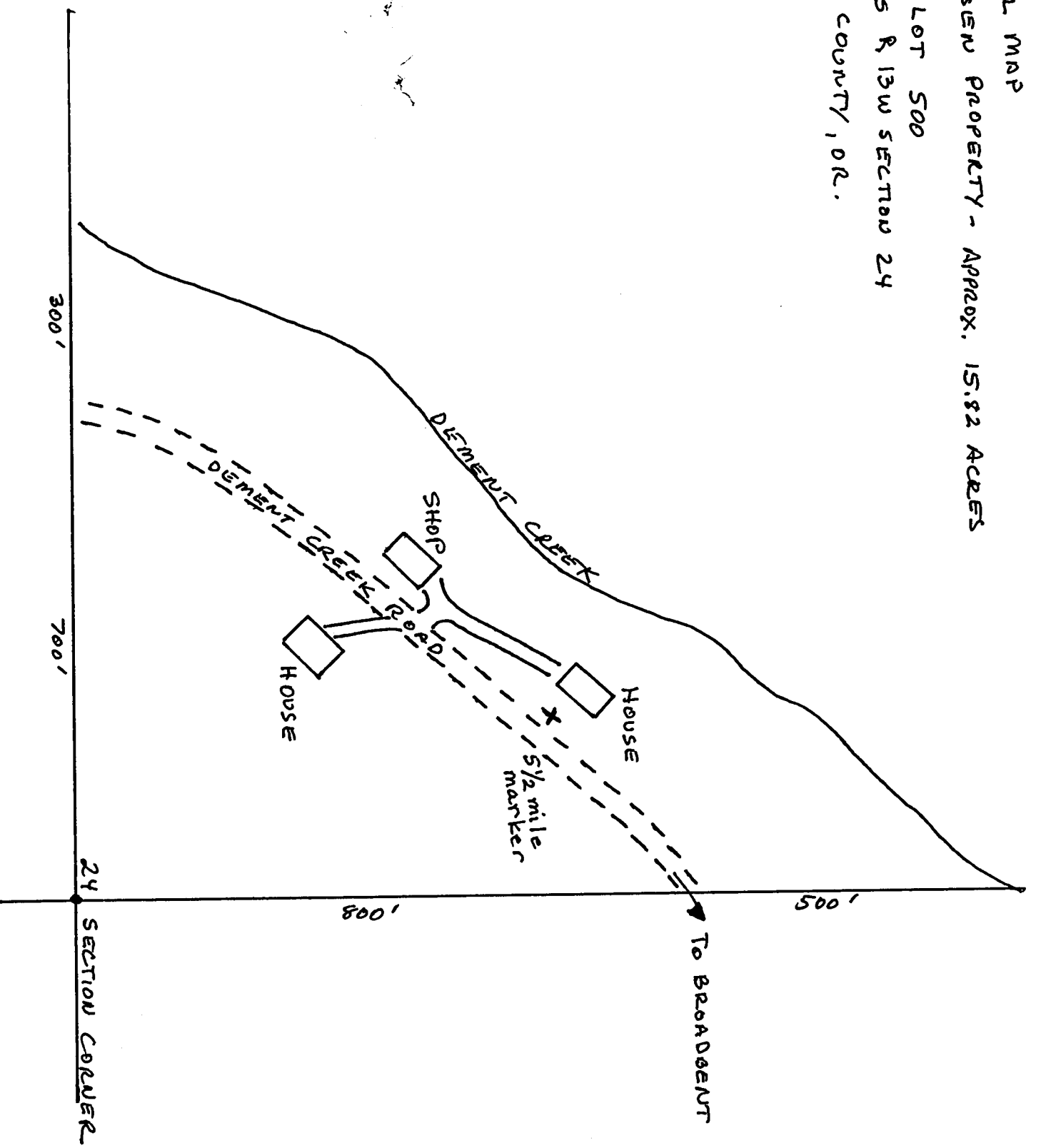
STATE OF OREGON)
) ss.
County of Coos)

Personally appeared before me this 15th day of April 2019, the above named Jesse J. Knudsen, acknowledged the foregoing instrument to be his voluntary act and deed.



Shannon R Mache
Notary Public for Oregon
My Commission Expires: 1-22-23

PARCEL MAP
KNUDSEN PROPERTY - APPROX. 15.82 ACRES
TAX LOT 500
T30S R13W SECTION 24
GOOS COUNTY, OR.



SHOP BUILDING
KNUDSEN PROPERTY



↑ DEMENT CREEK ROAD ↓

Conditional Use Application

F. Proposed Use and Justification

I propose to use part of the existing shop building on our property as a work area to provide gunsmith services (i.e. gun repair, cleaning, scope mounting, etc.) as well as on site firearm storage in a secure vault for members of the public.

All activities relating to the above activities will take place inside the shop building and will have no impact on the surrounding area.

I will be providing services only; there will be no retail selling from the shop.

There will be one small sign with the business name measuring no more than 2' x 3' on the building to designate the business location.

The shop building has direct access to Dement Creek Road with pre-existing off road areas available for parking. Customer parking will not interfere with traffic on the road.

I will also be offering a pickup and delivery service to customers.