

**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>12/12/19</u></p> <p>Application No.: <u>AZU-19-051</u></p> <p>Fee: <u>\$1480.00</u></p> <p>Fee Paid: <u>\$1480.00</u></p> <p>Receipt No.: <u>214452</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><b>CONDITIONAL USE REVIEW</b></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><i>*Supplemental Application required</i></p> <p><b>STAFF NOTES:</b></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: **Tim Hurlbut**

Mailing Address: **95433 Nordloch Lane**

City **Lakeside** State **OR** Zip **97449**

Daytime Phone **949-231-0142**

Email: **tim.hurlbut@gmail.com**

**II. OWNER(S)**

Name: **Lynn Wong**

Mailing Address: **63237 Crown Point Rd.**

City **Coos Bay** State **OR** Zip **97420**

Daytime Phone **626-688-7699**

Email: **WONG2309@GMAIL.COM**

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

Location or Address: **63237 Crown Point Rd., Coos Bay, OR 97420**

No. Acreage **0.94**

Tax Acct. **566002**

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

**26S**

**14W**

**1**

**C**

**D**

**1400**

Zone: **Rural Residential-2** Water Service Type: **On site**

Sewage Disposal Type: **On-site**

School District: Choose an item.

Fire District: **Charleston**

**IV. REQUEST SUMMARY** (Example: "To establish a template dwelling in the Forest Zoning District.") **Operate a vacation rental within the existing dwelling. The dwelling is located within the Rural Residential portion of the property.**



**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 19<sup>th</sup> day of NOVEMBER, 2019,

I, LYNN WONG  
(Print Owners Name as on Deed)

as owner/owners of the property described as Township 26 S, Range 14 W,

Section 1, Tax Lot 1400, Deed Reference \_\_\_\_\_

Hereby grant permission to TIM HUBBUS so that a(n)  
(Print Name)

LAND USE PERMIT APPLICATION FOR VACATION application can be submitted to the Coos  
(Print Application Type) RENTAL

County Planning Department.

Owners Signature/s

[Signature]  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

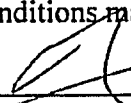
V. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning 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.

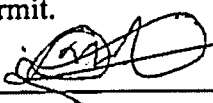
Application Check List: Please make off all steps as you complete them.

- 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

**Timothy Hurlbut and Lynn Wong**

**63237 Crown Point Rd**

**Coos Bay, OR 97420**

**Below is the definition and standards to meet the criteria requirements for above mentioned property.**

**Criteria Requirements:**

- 1.) We are compatible with the surrounding area. In the town of Coos Bay and surrounding areas there are approximately 140 vacation rentals and there several vacation rentals within 2 miles of Charleston. We are located in an RR2 area with paved road access from Crown Point Road from just over the bridge from Libby Lane. We are walkable to the town of Charleston, the Port, Oregon Institute of Marine Biology and all the business that are in the area. It is compatible with what is offered in the surrounding area.**
- 2.) Shall be licensed by the Coos Health and Wellness Division in accordance with 446.310-350. Once I receive the zoning permit, I will apply for the Tourist Facility License Application with Oregon Department of Human Services.**
- 3.) Shall allow no more than 6 guests and 3 cars maximum.**
- 4.) Shall meet parking access, driveway and parking standards as identified in Chapter VII. Access/Driveway/Road/Parking Verification Permit. I am requesting that if a conditional permit is given that this will be added as a condition prior to final clearance.**
- 5.) Shall not be conveyed or otherwise transferred to a subsequent landowner without the new property owner submitting a Compliance Determination Application showing compliance with this section; however, we plan to be long standing property owners which means we are not looking to sell anytime soon.**
- 6.) 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 restricts may be required based on comments from the City. However, we are not located in an Urban Growth Boundary and not in a city. We accept a deed restriction will be submitted once zoning is approved.**

**Please contact us with if there are any other conditions or questions you may have regarding my criteria requirements.**

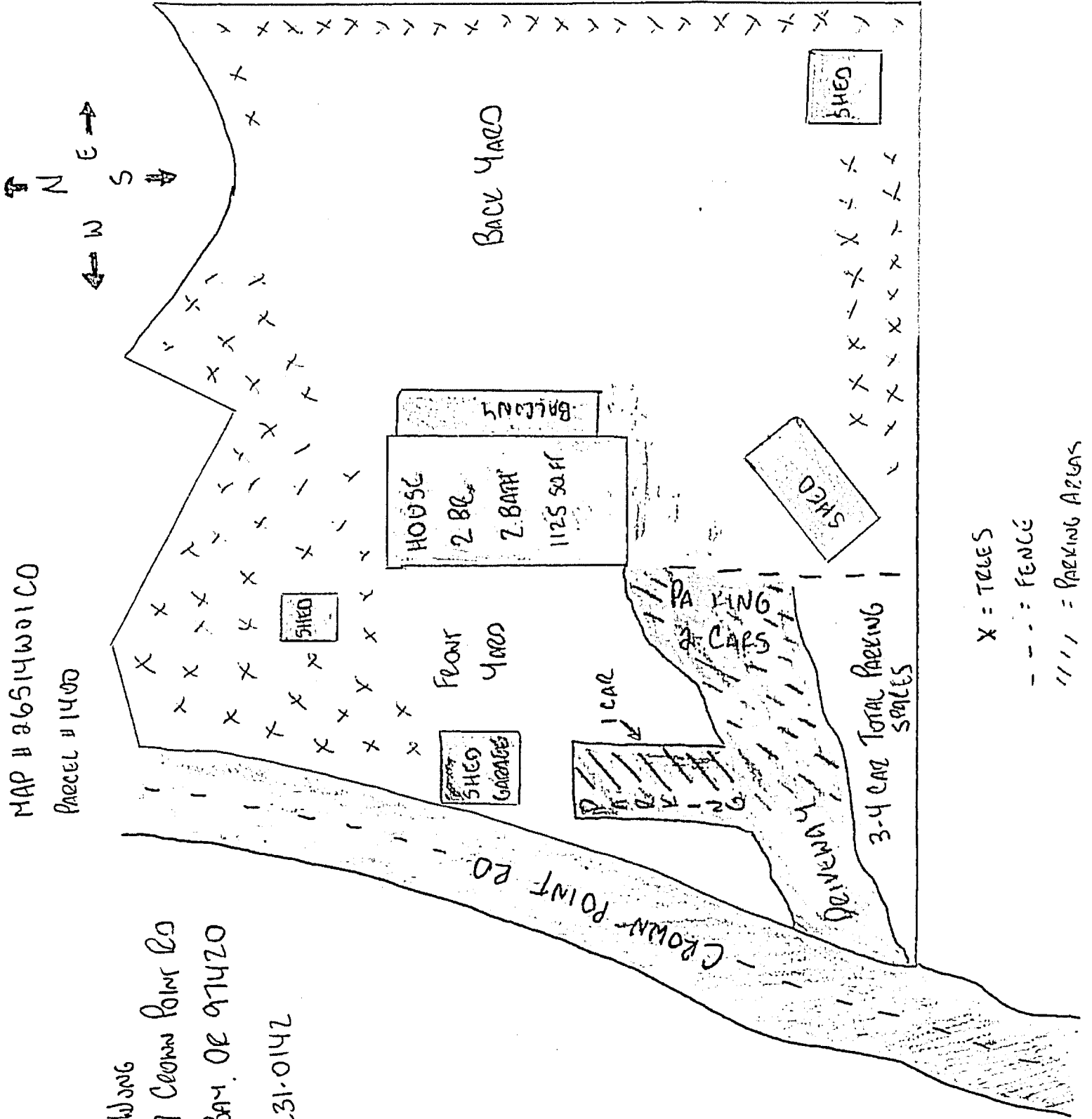
**Thanks,**

**Tim Hurlbut and Lynn Wong**

MAP # 86514W01C0

PARCEL # 1400

LYNN WONG  
63237 Crown Point Rd  
Crown Pt. OR 97142  
949-231-0142



X = TREES  
 - - - = FENCE  
 /// = PARKING AREAS

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:  
Estate of Gloria J. Allman

GRANTEE'S NAME:  
Lynn L. Wong

AFTER RECORDING RETURN TO:  
Lynn L. Wong  
63237 Crown Point Rd  
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:  
Lynn L. Wong  
63237 Crown Point Rd  
Coos Bay, OR 97420

566002 and 26 14 01 CD 01400  
63237 Crown Point Rd, Coos Bay, OR 97420

COOS COUNTY, OREGON 2018-08864  
\$91.00 09/14/2018 11:55:00 AM  
DEBBIE HELLER, CCC COOS COUNTY CLERK Pgs=2

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

### PERSONAL REPRESENTATIVE'S DEED

Michael Thomas Allman, the duly appointed, qualified and acting personal representative of the estate of Gloria Jeanne Allman also known as Gloria J. Allman, deceased, pursuant to proceedings filed in Circuit Court for Coos County, Oregon, Case No. 17PB03686, Grantor, conveys to Lynn L. Wong, Grantee, all the estate, right and interest of the above named deceased at the time of the deceased's death, and all the right, title and interest that the above named estate of the deceased by operation of law or otherwise may have acquired afterwards, in and to the following described real property:

All of that portion of the following described property lying Easterly of the Easterly line of that certain real property described in instrument recorded in Microfilm Reel Number 87-4-0323, Records of Coos County, Oregon:

Beginning at a point 200 feet West of a point on the quarter Section line running North and South between Government Lots 10 and 11 in Section 1, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; 554 feet distant North from the quarter Section corner between Sections 1 and 12 of the above named Township and Range; which point is marked by an iron pipe driven into the ground from which a Maple tree bears South 86° West 25 feet distant, thence running West to intersect the West boundary of Government Lot 11; thence following the West boundary of Government Lot 11 in a Northerly direction to a point which it intersects the North boundary of said Government Lot 11; thence in an Easterly direction along the North boundary of Government Lot 11 to a point 200 feet West of the North corner common to Government Lots 10 and 11 of the above mentioned Township and Range; thence running South to the point of beginning.

EXCEPT that portion sold to Coos County in deed recorded June 22, 1987, bearing Microfilm Reel No. 87-4-0323, Records of Coos County, Oregon.

EXCEPT any portion embraced in the County Road.

The true consideration for this conveyance is Two Hundred Seventy-Five Thousand And No/100 Dollars (\$275,000.00).

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

**PERSONAL REPRESENTATIVE'S DEED**  
(continued)

9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Estate of Gloria J. Allman

By: Michael Thomas Allman  
Michael Thomas Allman

State of Oregon  
County of Coos

This instrument was acknowledged before me on 9-13-2018 by Michael Thomas Allman as Personal Representative of the Estate of Gloria Jeane Allman

Wesley James Keller  
Notary Public - State of Oregon

My Commission Expires: 10-30-2020

