



Coos County Land Use Permit Application
SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:
COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: ACU-21-012

Date Received: 2/18/21 Receipt #: 224230 Received by: A. Dibble

This application shall be filled out electronically. If you need assistance please contact staff.
If the fee is not included the application will not be processed.
(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) Neil Hansen

Mailing address: 690 Sanders Rd Northbrook IL 60062

Phone: 847-251-6860 Email: brightsidecarpet@yahoo.com

Township: 27S Range: 14W Section: 28 1/4 Section: B 1/16 Section: C Tax lots: 00300
Select Select Select Select Select

Tax Account Number(s): 7577100 Zone: Select Zone Rural Residential-5 (RR-5)
Tax Account Number(s) Please Select

B. Applicant(s) Vacasa LLC

Mailing address: 121 N 9th Street Suit 302 Boise ID 83702

Phone: 208-794-4405

C. Consultant or Agent:

Mailing Address

Phone #: Email:

Type of Application Requested

- Comp Plan Amendment
Text Amendment
Map - Rezone
Administrative Conditional Use Review - ACU
Hearings Body Conditional Use Review - HBCU
Variance - V
Land Division - P, SUB or PUD
Family/Medical Hardship Dwelling
Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: On-Site (Well or Spring) Sewage Disposal Type: On-Site Septic
School District: Bandon Fire District: Bandon RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: Map Information Or Account Information

D. 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.

- I. 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.
- II. 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
- III. 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.

DocuSigned by:
Mil Hansen

25-Jan-2021

BEF1ABFFC4EB401...

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 58484 Clifford Rd, Bandon, OR 97411, USA

Type of Access: Public Road Name of Access: Clifford Rd

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or Bonded. Contact by phone at 541-396-7600

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-20-

Written Statment

Property owner Neil Hansen Wishes to establish a Short Term Vacation Rental at 58484 Clifford Rd, Bandon, OR 97411. This 1,782 sq ft home is located on a 1.06 acres lot and with a large detached garage shop and well maintained gravel driveway. Large amount of trees cover the lot and will be well maintained to preserve the surrounding natural environment.

The home will be managed by Vacasa LLC. They are an established property management company with 24/7 emergency contacts and local management within 30 minutes of the property. The home will be consistently cleaned and maintained to keep the integrity of this vacation rental home. No construction will be done.

The home will be found to be compatible with the surrounding area. The Home Shall be licensed with coos Health and Wellness once application is accepted. Parking for 3 of cars (1 per room)is available on Well maintained Gravel Driveway accessed off Clifford rd. The Owner will not transfer permit to a new owner without the new property owner submitting a new Compliance Determination Application and the Owner Will record A deed restriction with coos county clerk's office.



RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

AFTER RECORDING RETURN TO:

Order No.: 360620032678-DM
Neil S. Hansen
690 Sanders Rd
Northbrook, IL 60062

SEND TAX STATEMENTS TO:

Neil S. Hansen
690 Sanders Rd
Northbrook, IL 60062

APN: 7577100
Map: 27S1428BC00300

Coos County, Oregon

2021-00192

\$91.00

Pgs=2

01/06/2021 02:44 PM

eRecorded by: TICOR TITLE COOS BAY

Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Daniel Mast, Grantor, conveys and warrants to **Neil S. Hansen**, 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:

Lot 4, Block 4, Pacific Riviera No. 3(Subdivision) Coos County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED SIXTY-SIX THOUSAND AND NO/100 DOLLARS (\$366,000.00). (See ORS 93.030).

Subject to:

Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets, alleys and highways.

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 23, 1973
Recording No: Book 9, Page 32 Plat Records

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Coos-Curry Electric Cooperative, Inc
Recording Date: November 30, 1973
Recording No: 73-11-93853

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Coos-Curry Electric Cooperative, Inc
Recording Date: April 25, 1978
Recording No: 78-4-04200

A manufactured home situated on the subject land is classified as real property, as disclosed by document:

Recording Date: October 22, 1999
Recording No: 1999-13431


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)

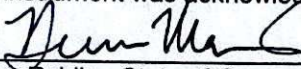
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 1-5-2021

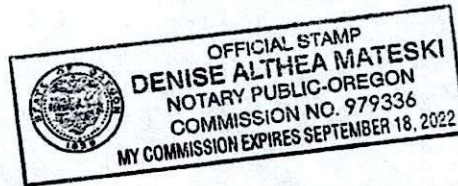

Daniel Mast

State of Oregon
County of Coos

This instrument was acknowledged before me on 1-5-2021 by Daniel Mast.

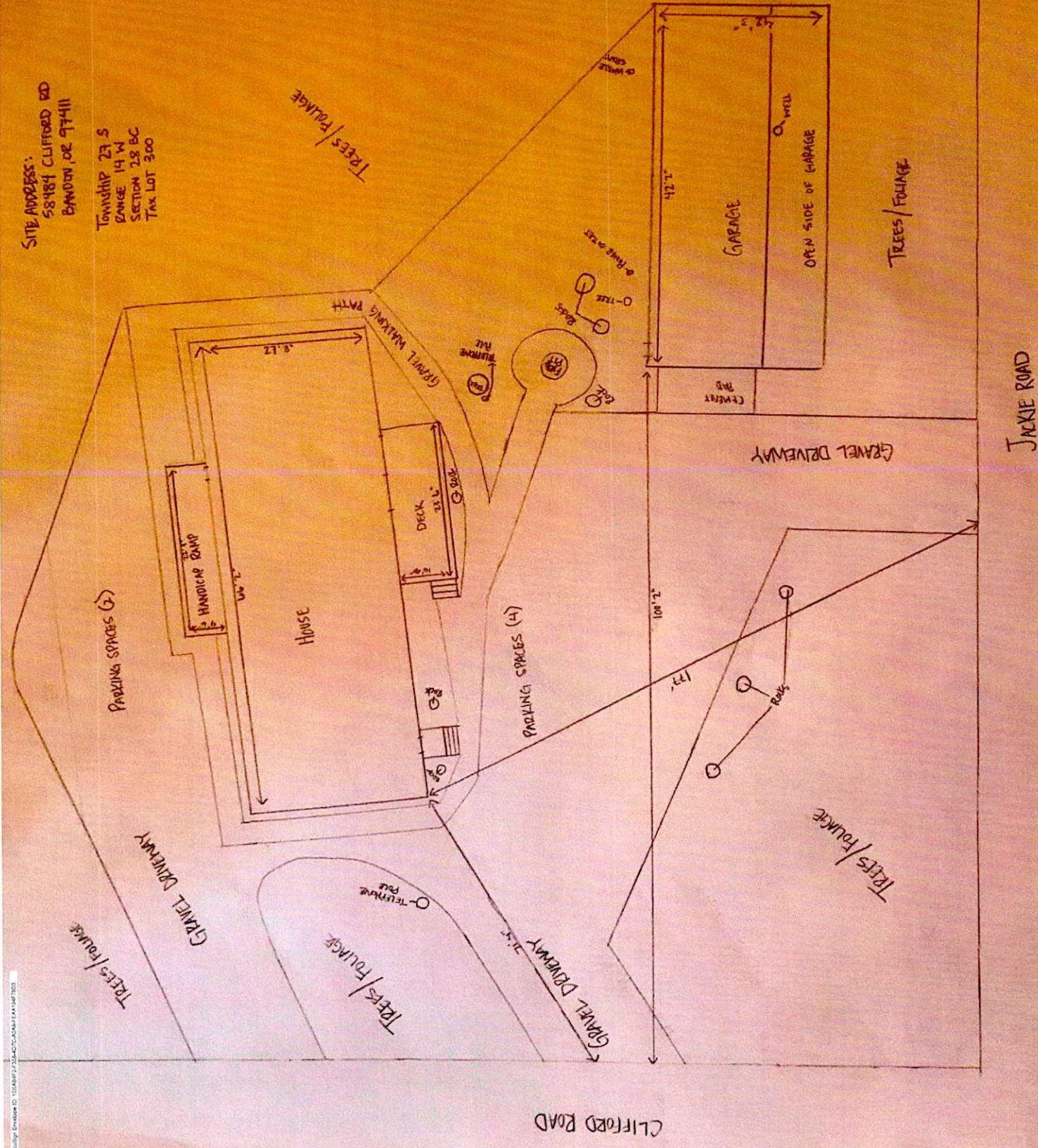

Notary Public - State of Oregon

My Commission Expires: 9-19-2022



SITE ADDRESS:
58484 CLIFFORD RD
BANDON, OR 97411

TOWNSHIP 23 S
RANGE 14 W
SECTION 28 BC
TAX LOT 300



CLIFFORD ROAD

JACKIE ROAD

EXISTING CONDITIONS PLAN
 61456 OLD WAGON ROAD, COOS BAY OREGON 97420
 TAX LOT 300 OF T26S, R12W, SECTION 17C, W.M.
 ZONE: RR-5

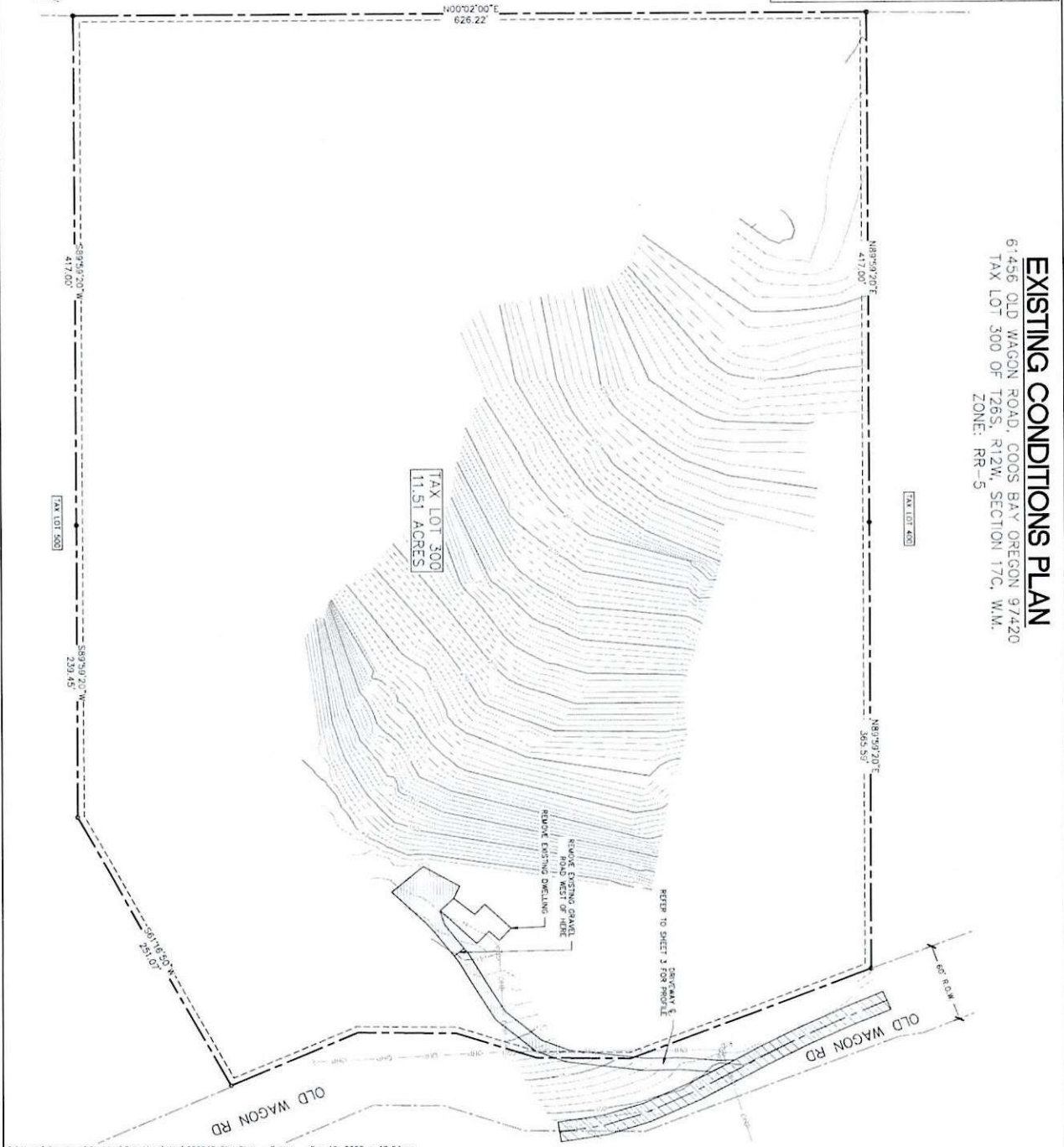
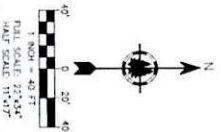
LEGEND:

- SUBJECT PROPERTY LINE (APPROXIMATE)
- ADJACENT PROPERTY LINE (APPROXIMATE)
- SETBACK
- FOUND 6/8" IRON ROD WITH PLASTIC CAP MARKED "LS 2006"
- FOUND 3/4" IRON PIPE
- EXISTING 2" CONTOUR
- EXISTING 10' CONTOUR
- EXISTING GRAVELED ROAD
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER
- EXISTING WATER LINE
- EXISTING SEPTIC LINE

SETBACKS:

- ADJACENT TO ROW = 5' OR 35' FROM ROW ☺
- SIDE/REAR = 5'

- SUBJECT NOTES:**
1. ELEVATIONS GIVEN IN LOCAL DATUM.
 2. PROPERTY BOUNDARIES AND ROW.
 3. UTILITY LOCATIONS WERE EXHIBIT.
 4. DURING SITE VISIT ON 11/6/2020, NO UTILITY LOCATES WERE MARKED.



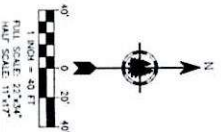
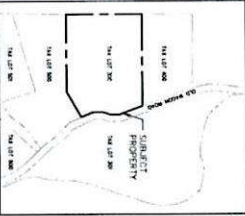
<p>DATE: 12/16/2020 TIME: 10:24 AM USER: dms</p>	<p>Stuntzner Engineering & Forestry, LLC ENGINEERING • LAND SURVEYING • FORESTRY PLANNING • WATER RIGHTS</p> <p>2318-B PACIFIC AVENUE TEL: (503) 357-5717 FOREST GROVE, OREGON 97118 FAX: (503) 357-5698</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	BY									<p>1 - EXISTING CONDITIONS PLAN</p> <p>MASTCO PROPERTIES, LLC. 90984 HWY 42 SOUTH COQUILLE, OREGON 97423</p>
REV.	DATE	DESCRIPTION	BY												

LEGEND:

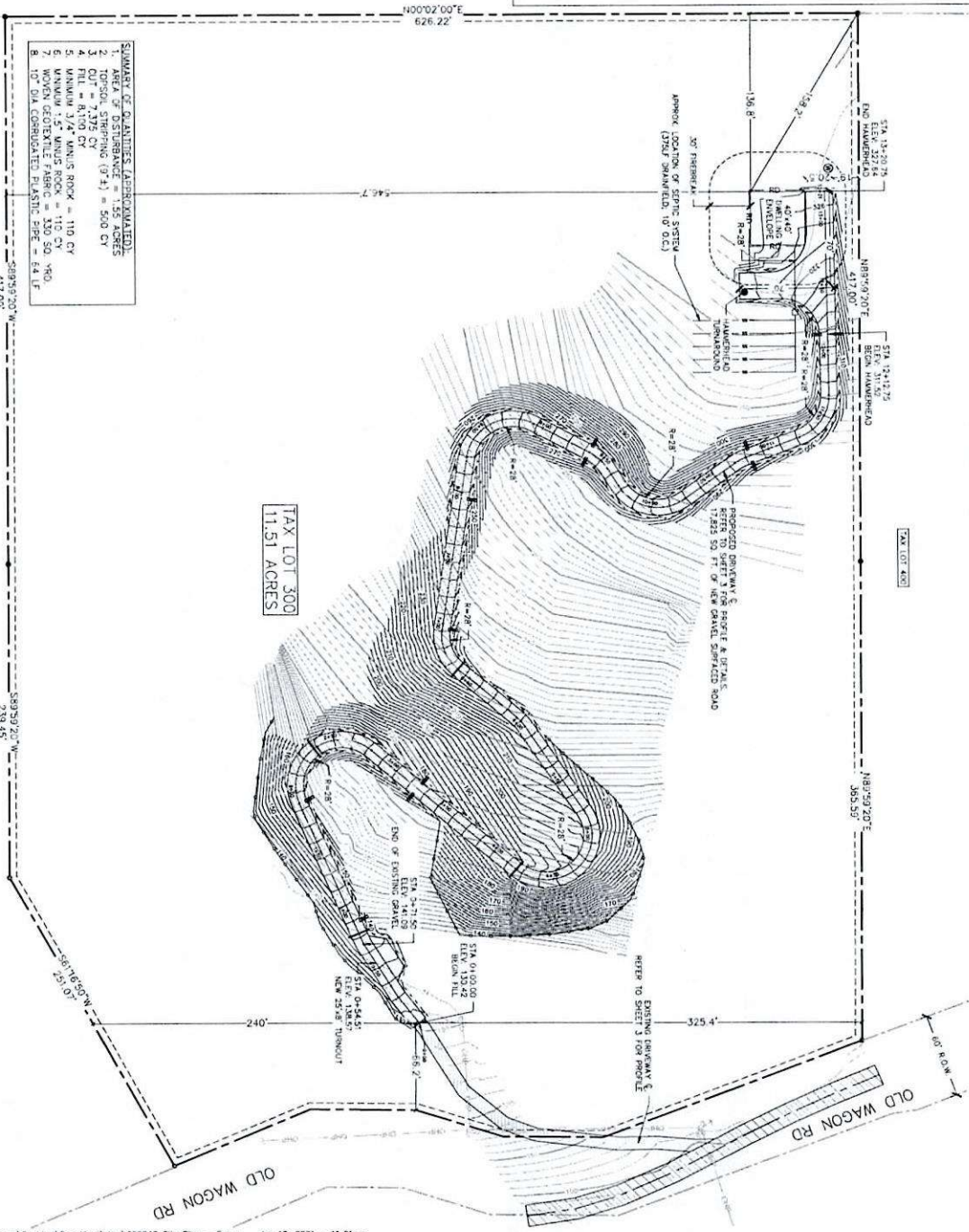
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- ADJACENT PROPERTY LINE (APPROXIMATE)
- SETBACK
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- FOUND 3/4" IRON PIPE
- EXISTING 2" CONTOUR
- EXISTING 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED 10' CONTOUR
- EXISTING GRAVELED ROAD
- EXISTING POWER POLE
- EXISTING OVERHEAD POWER
- EXISTING WATER LINE
- EXISTING SEPTIC LINE
- PROPOSED GRAVELED ROAD
- PROPOSED SEPTIC LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED ROOF DRAIN
- PROPOSED 10" DIA. CORRUGATED PIPE
- PROPOSED 1' DITCH - GRASS LINED
- SEDIMENT FENCE
- ROCK CHECK DAMS

- SETBACKS:**
- ADJACENT TO ROW = 5' OR 35' FROM ROW @
 - SIDE/REAR = 5'

- FIELD NOTES:**
1. ELEVATIONS GIVEN IN LOCAL DATUM
 2. PROPERTY BOUNDARIES AND ROW
 3. UTILITY LOCATIONS WERE EXACT
 4. DURING SITE VISIT ON 11/6/2020, NO UTILITY LOCATES WERE MARKED.



GRADING PLAN
 61456 OLD WAGON ROAD, COOS BAY OREGON 97420
 TAX LOT 300 OF T26S, R12W, SECTION 17C, W.M.
 ZONE: RR-5



- SUMMARY OF QUANTITIES (APPROXIMATED):**
1. AREA OF DISTURBANCE = 1.55 ACRES
 2. CUT = 7,375 CY
 3. FILL = 8,700 CY
 4. MINIMUM 3/4" WINDUS ROCK = 110 CY
 5. MINIMUM 1.5" WINDUS ROCK = 110 CY
 6. 10" DIA. CORRUGATED PLASTIC PIPE = 44 LF

TAX LOT 300
 11.51 ACRES

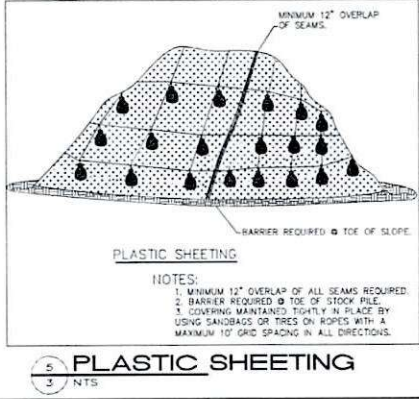
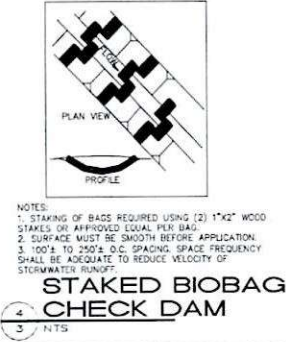
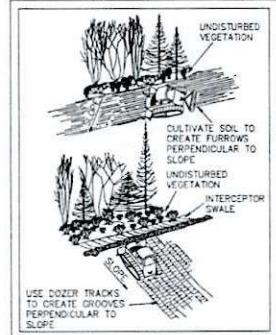
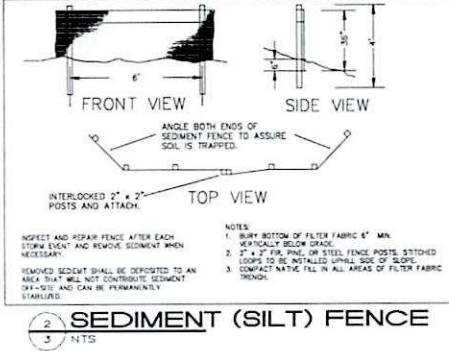
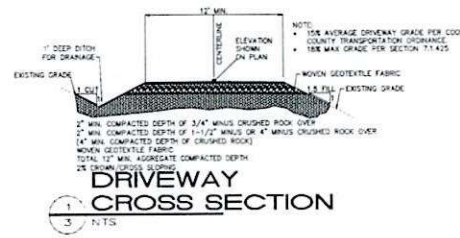
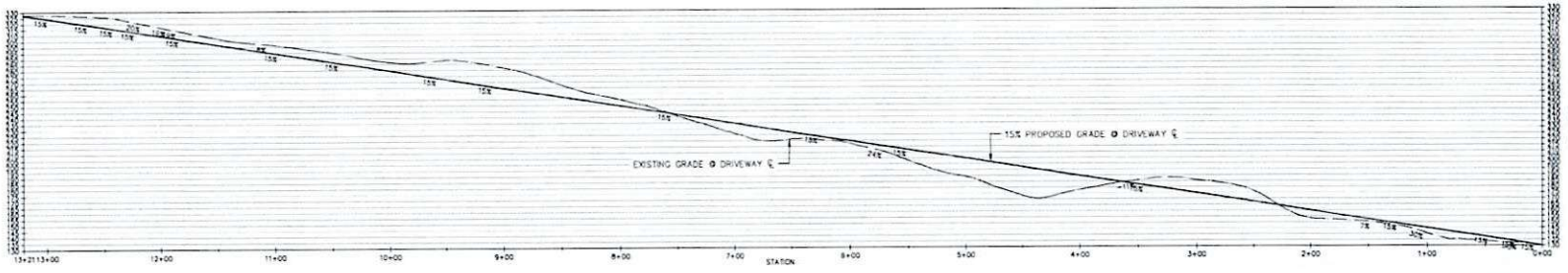
C:\Users\Stuntzner\Desktop\Dan Mast\dwg\120048 Site Plan - E.dwg Jan 12, 2021 - 11:21am

	Stuntzner Engineering & Forestry, LLC ENGINEERING • LAND SURVEYING • FORESTRY PLANNING • WATER RIGHTS	REV. DATE DESCRIPTION BY
	2316-B PACIFIC AVENUE FOREST GROVE, OREGON 97118 TEL: (503) 357-5717 FAX: (503) 357-5698	2 - GRADING PLAN

Mastco Properties, LLC
 90984 HWY 42 SOUTH
 COQUILLE, OREGON 97423

DRIVEWAY PROFILE + DETAILS

61456 OLD WAGON ROAD, COOS BAY OREGON 97420
 TAX LOT 300 OF T26S, R12W, SECTION 17C, W.M.
 ZONE: RR-5



EROSION CONTROL SEEDING/MULCHING/FERTILIZER NOTE:
 AREAS BROUGHT TO AS-BUILT GRADE, EXCEPT AREAS THAT HAVE BEEN ROCKED, HAVE BEEN PLANTED WITH PERMANENT VEGETATION OR SEEDING WITH TEMPORARY EROSION CONTROL GRASS AS LISTED BELOW:
 DWARF GRASS MIX (LOW HEIGHT, LOW MAINTENANCE)
 ELKA DWARF PERENNIAL RYEGRASS, 50% BY WEIGHT,
 CREEPING RED FESCUE, 20% BY WEIGHT,
 APPLICATION RATE: 100 POUNDS MINIMUM PER ACRE.
 FERTILIZER: 16-20-0 @ 500 POUNDS PER ACRE.
 MULCH DISTURBED AREAS, EXCEPT AREAS THAT HAVE BEEN ROCKED.
 ALL DISTURBED AREAS HAVE BEEN STABILIZED WITH PERMANENT VEGETATION.

3 - DRIVEWAY PROFILE + DETAILS

BY: _____
 CHECKED BY: _____
 DATE: 12-18-2020
 JOB NAME: OLD WAGON RD
 JOB NO.: 220048 SHEET 3 of 3

Stutzner Engineering & Forestry, LLC
 ENGINEERS & LAND SURVEYORS & FORESTRY
 PLANNING & DESIGN FIRMS
 2318-B PACIFIC AVENUE SUITE 1110 PORTLAND, OREGON 97208
 TEL: (503) 997-5717 FAX: (503) 252-2926

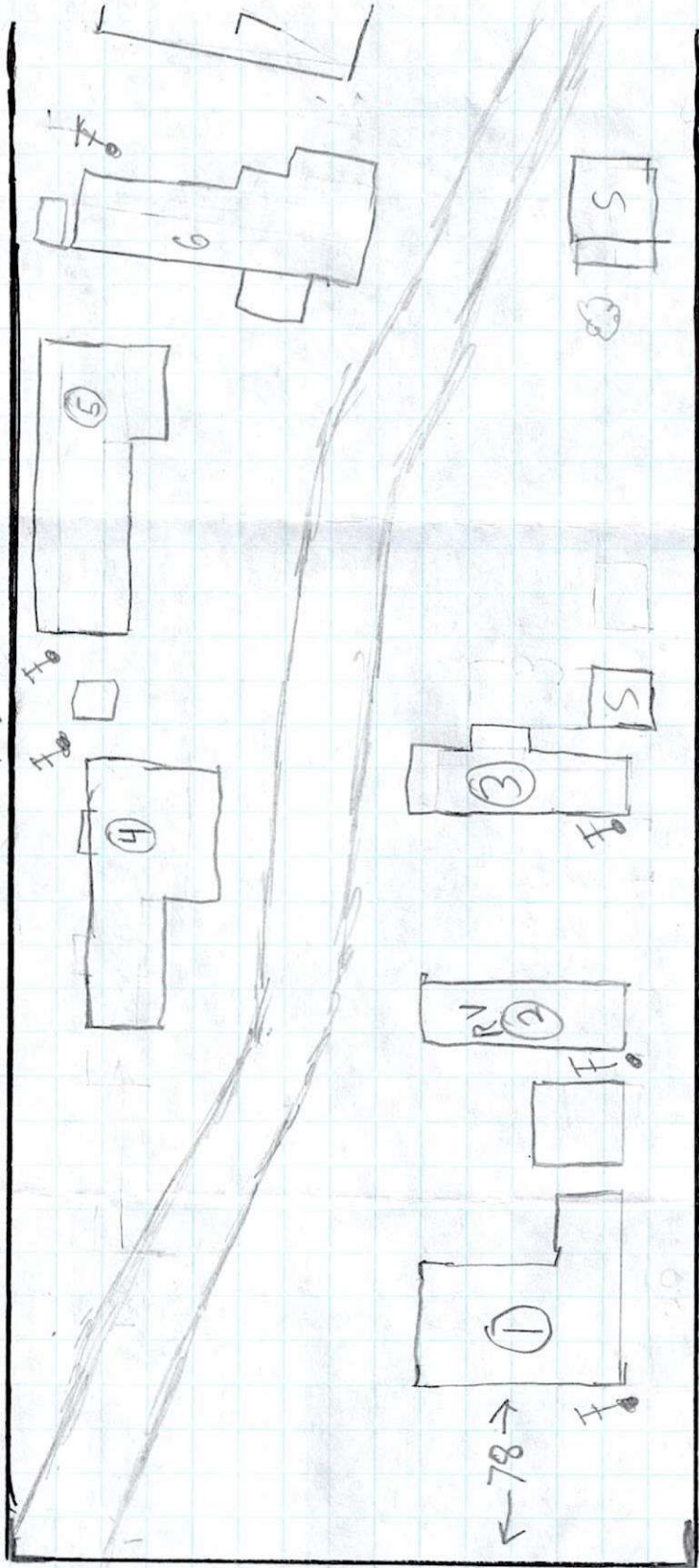
PROFESSIONAL SEAL: 683725
 EXPIRES: 12/31/21

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300
N

200

100

POWER POLE



HWY 101

150

TO MONUMENT C.
TO WHITE LIVE C.

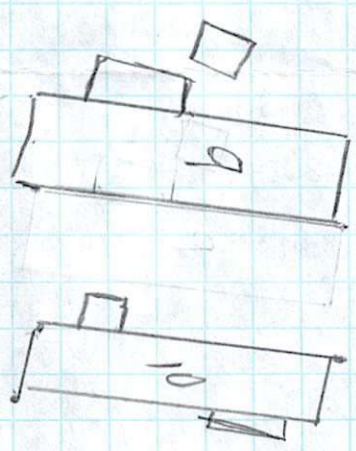
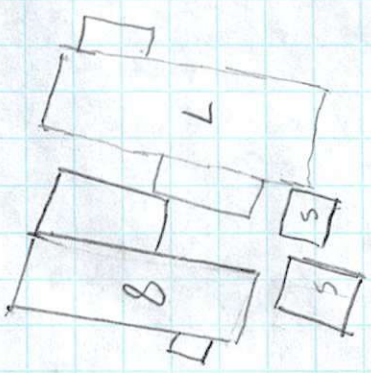
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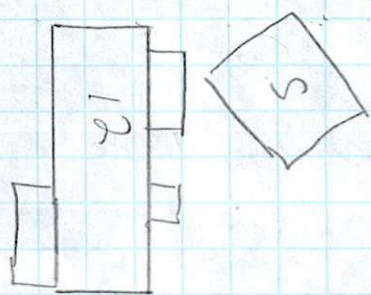
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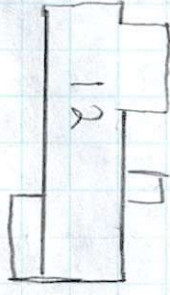
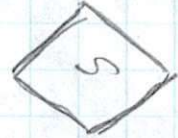
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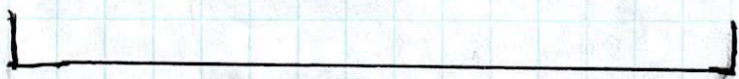
Z



F

F POWER POLE

1/4" = 10'



RE: ZONING COMPLIANCE DETERMINATION
(RETROACTIVE) FOR BANDON PINES PARK.
48549 HWY 101, BANDON.

FROM: ANDY TAYLOR

54794 BEAR CRK RD.

BANDON OR 97411

541 290 9790

RE: 58484 Clifford RD land use application

From: Michelle Berglund (mberglund@co.coos.or.us)

To: brightsidecarpet@yahoo.com

Cc: planning@co.coos.or.us

Date: Friday, February 12, 2021, 01:08 PM CST

Good morning!

The Coos County Planning Dept is in receipt of your application for a vacation rental. However, it doesn't appear you have sent fees for this application as of yet. There is a non-refundable fee of \$1480.00 for this application.

Please submit a check in this amount to our mailing address so we can put this application in line to be processed. It will not be examined by a Planner until fees are received.

If you have any questions please feel free to email any time to planning@co.coos.or.us

Thank you so much

Michelle, Planning Aide

Coos County Planning Dept

CK # 331
ENCLOSED

From: brightsidecarpet@yahoo.com [mailto:brightsidecarpet@yahoo.com]

Sent: Monday, January 25, 2021 12:32 PM

To: Planning Department

Cc: Mason Pfrimmer

Subject: 58484 Clifford RD land use application

This Message originated outside your organization.

Please see attached documents, thank you.

Neil Hansen

Disclaimer

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