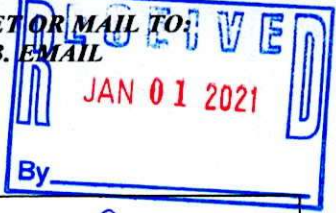




Coos County Land Use Permit Application

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



ACU-21-001
FILE NUMBER:

By _____

Date Received: 1/4/21 Receipt #: 220962 Received by: MB

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

VACATION Rental

A. Land Owner(s) Voelpel Trust; Gunter E. and Christiane M. Volpel

Mailing address: 90876 Libby Lane Coos Bay, OR 97420

Phone: 540-404-8766 Email: stagnic@hotmail.com

Township: 25S Range: 13W Section: 30 1/4 Section: Select 1/16 Section: Select Tax lots: 2700
Select Select Select Select Select

Tax Account Number(s): 378600 Zone: Select Zone Urban Residential-1 (UR-1)
Tax Account Number(s) _____ Please Select

B. Applicant(s) Voelpel Trust; Gunter E. and Christiane M. Volpel

Mailing address: 90876 Libby Lane Coos Bay, OR 97420

Phone: 541-404-8766

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: Coos Bay - North Bend Water Board Sewage Disposal Type: Charleston Sanitation
School District: Coos Bay Fire District: Charleston 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](#)

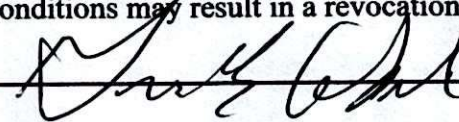
D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County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

 Trustee Christine Volpel TRUSTEE

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: 64736 Wygant Rd. Coos Bay, OR 97420

Type of Access: County Road Name of Access: Wygant 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.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. 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

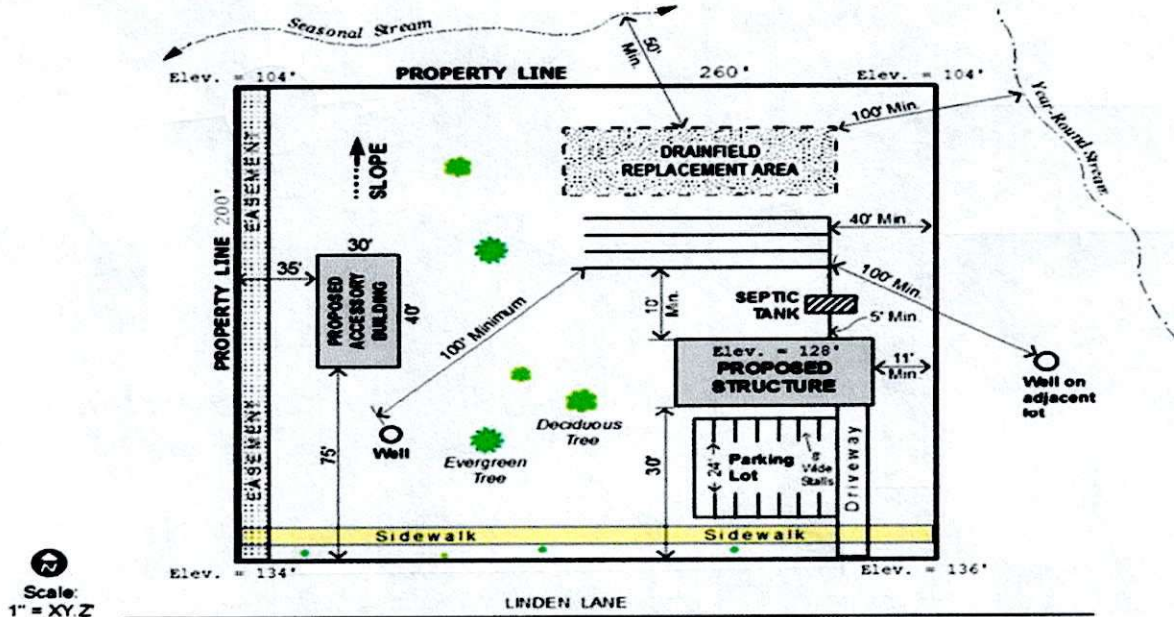
Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-20-

Plot Plan Instructions
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN

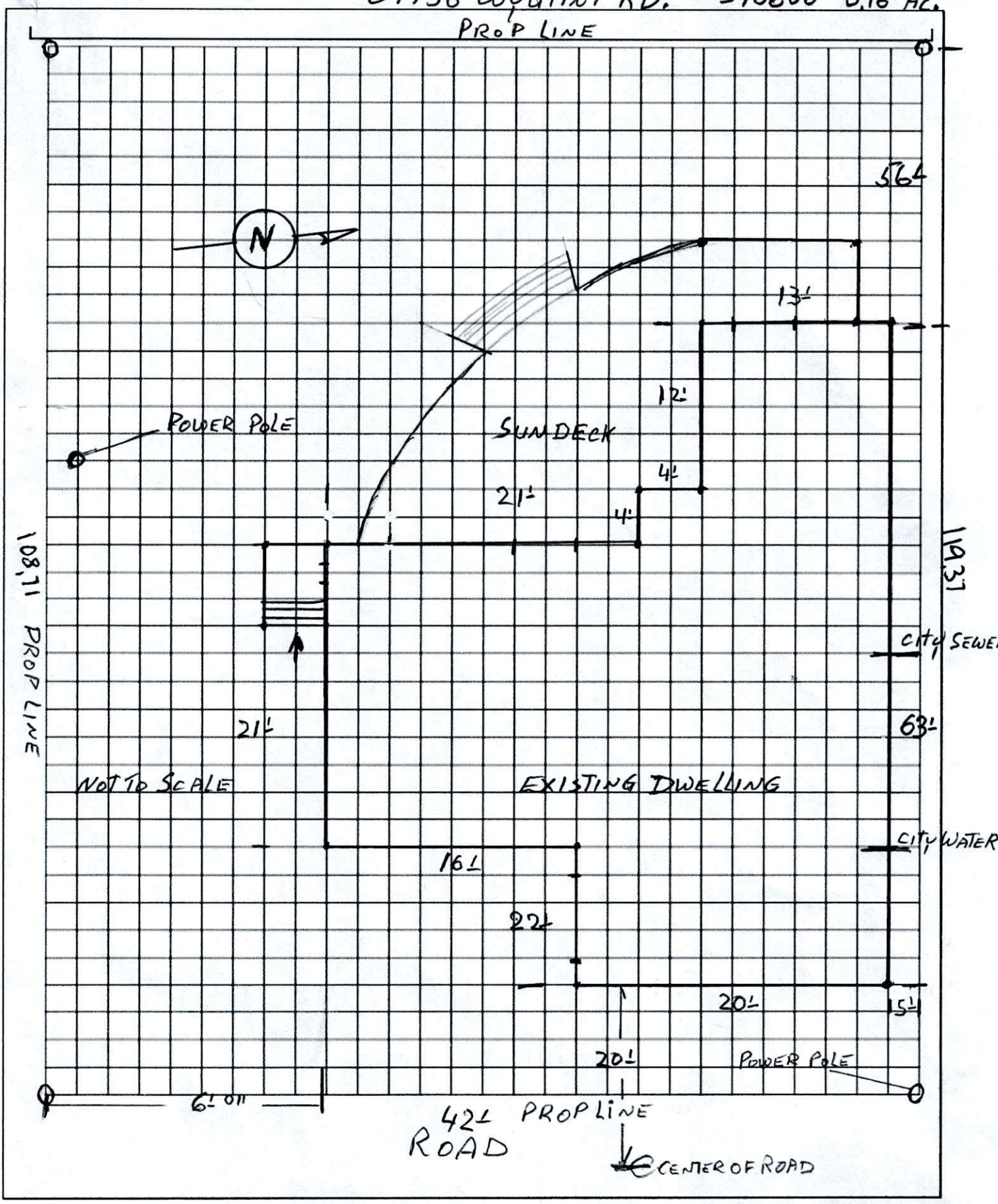


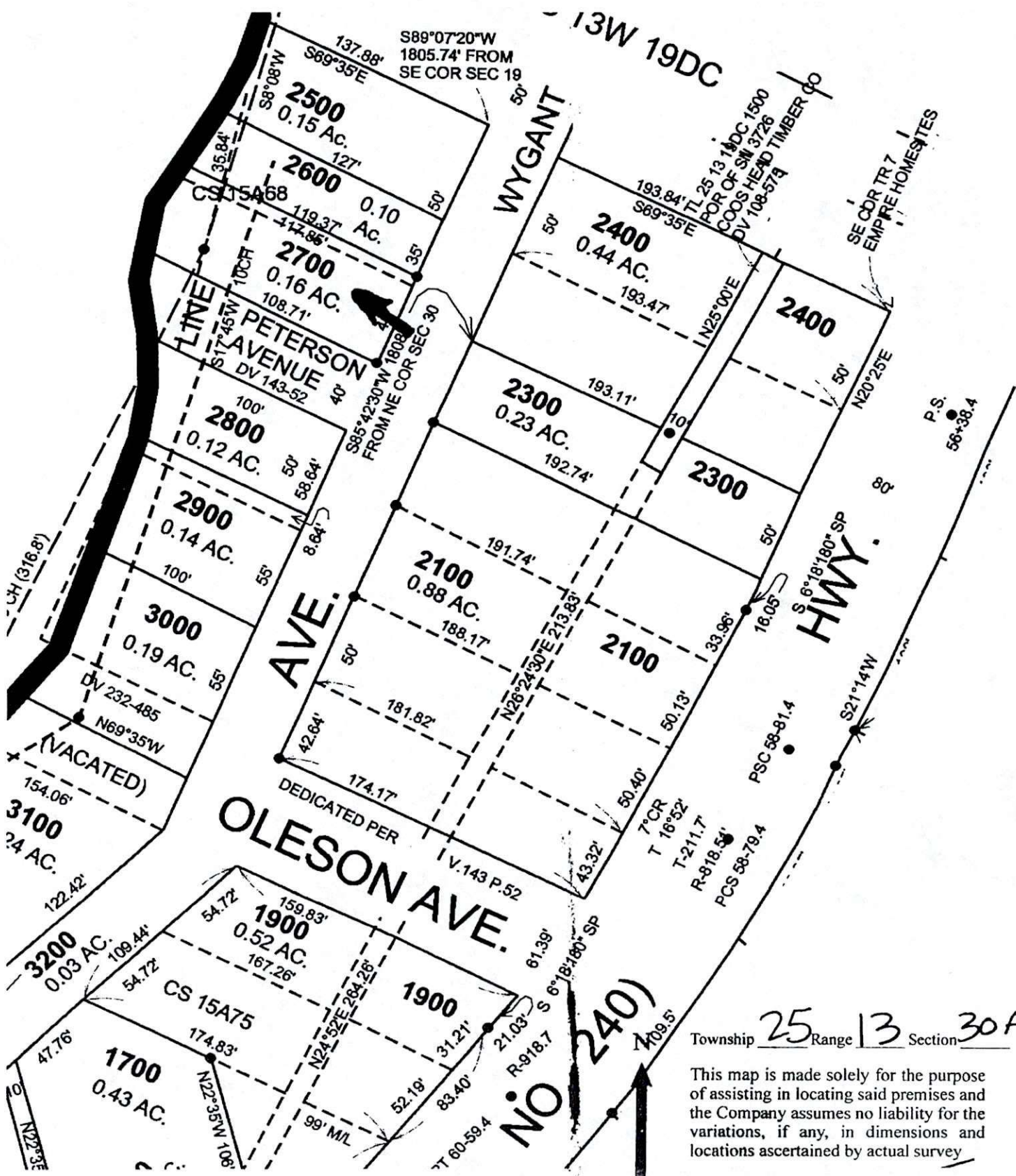
ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- ✗ Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- ✗ Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- ✗ Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- ✗ Existing easements (access, storm drainage, utility, etc.).
- ✗ Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- ✗ Existing and proposed road locations including widths, curbs, and sidewalks.
- ✗ Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- ✗ Contiguous properties under the same ownership.
- ✗ General predevelopment topographical information (minimum 10' contour intervals).
- ✗ Location of utilities.
- ✗ If redevelopment is viable in the future, a redevelopment plan should be included.
- ✗ Preliminary site utility plan.
- ✓ Please add any additional Road or parking items from the parking form.

TOWNSHIP RANGE SECTION LOT# 2700 TAX LOT
25 13 30AB 64736 WUGANT RD. 378600 0.16 AC.





OLESON AVE.

WYGANT

HWY

NO 240

Township 25 Range 13 Section 30 AB

This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for the variations, if any, in dimensions and locations ascertained by actual survey.

TICOR TITLE COMPANY

30AA

REAL PROPERTY TAX STATEMENT
JULY 1, 2020 TO JUNE 30, 2021
COOS COUNTY, OREGON
250 NORTH BAXTER
COQUILLE, OREGON 97423

GRAY GOOSE COTTAGE

ACCOUNT NO:
378600

WYGANT

PROPERTY DESCRIPTION

CODE: 0927
MAP: 25S1330-AB-02700
ACRES: 0.16
SITUS: 64736 WYGANT RD COOS BAY

VOELPEL TRUST
 VOLPEL, GUNTER E & CHRISTIANE M TTEE
 90876 LIBBY LN
 COOS BAY OR 97420

SOUTH COAST ESD 41.90
 COOS BAY SCHOOL #9 425.87
 SW OREGON COMM COLLEGE 66.32
EDUCATION TOTAL: 534.09

COOS CO LOCAL OPTION LEVY 18.96
 COOS COUNTY-4H/EXTENSION 8.40
 COOS COUNTY-LIBRARY SERVICES 68.89
 COOS COUNTY 102.07
 CHARLESTON RFPD 284.37
 CHARLESTON SANITARY 29.54
 PORT OF COOS BAY 57.71
 COOS COUNTY AIRPORT 22.69
 COOS COUNTY URBAN RENEWAL 4.53
GENERAL GOVT TOTAL: 597.16

VALUES:	LAST YEAR	THIS YEAR
REAL MARKET (RMV)		
LAND	63,780	64,420
STRUCTURES	51,980	52,500
TOTAL RMV	115,760	116,920
TOTAL ASSESSED VALUE	92,030	94,790
EXEMPTIONS		
NET TAXABLE:	92,030	94,790
TOTAL PROPERTY TAX:	1,250.48	1,305.47

COOS COUNTY 22.87
 COOS BAY SCHOOL BOND >10/06/01 151.35
BONDS - OTHER TOTAL: 174.22

P. 11/7 # 421

ASSESSMENT QUESTIONS (541) 396-7900
 TAX QUESTIONS (541) 396-7725

2020 - 2021 TAX (Before Discount) 1,305.47

PAYMENT OPTIONS			
Date Due	3% Option	2% Option	Trimester Option
11/16/20	1,266.31	852.90	435.16
02/16/21			435.16
05/17/21		435.16	435.15
Total	1,266.31	1,288.06	1,305.47

TOTAL DUE (After Discount and Pre-payments) 1,266.31

Account ID 378600 Township 25S Range 13 Section 30 1/4 A 1/16 B Taxlot 02700 Special Interest

Effective Date 04-Nov-2003 12:00 AM Transaction ID -87864 Entry Date 04-Nov-2003 Recorded Date 04-Nov-2003 Sale Date 04-Nov-2003

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID # 2	PID	Source ID	PT	Operation	To/From Map
1	-87864	2004	HISTORICAL - BOR	B&S	2004	38696	1	2003-18930		NAME CHANGE	
Name Changes			Status	Name				Name Type	Ownership Type	Ownership %	
			A	JOHNSON, REBECCA R.				OWNER			
Size Totals		Code	Acres	Sqft	Alternate Size						
		0927	0.16								

Effective Date 13-Sep-2010 12:00 AM Transaction ID -42343 Entry Date 13-Sep-2010 Recorded Date 13-Sep-2010 Sale Date 13-Sep-2010

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID # 2	PID	Source ID	PT	Operation	To/From Map
1	-42343	2010	ASSESSOR'S FILE		2010	-378600	1	CONVERSION		CONVERSION	
Size Changes		Code	+ / - Size	Alternate Size	Code Area Deleted	Move to Acct	Move To Code				
		0927	0.16 Acres								
Size Totals		Code	Acres	Sqft	Alternate Size						
		0927	0.16								

Effective Date 30-Mar-2011 5:24 PM Transaction ID 51741 Entry Date 30-Mar-2011 Recorded Date 30-Mar-2011 Sale Date

DELETING OLD SITUS ADDRESS OF 1045 WYGANT

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID # 2	PID	Source ID	PT	Operation	To/From Map
1	66146	2011	ASSESSOR	CORR	2011	2017	1			SITUS CHANGE	
Size Totals		Code	Acres	Sqft	Alternate Size						
		0927	0.16								

Effective Date 02-Sep-2015 7:39 AM Transaction ID 792359 Entry Date 31-Aug-2015 Recorded Date 24-Aug-2015 Sale Price \$145,000 Sale Date 18-Aug-2015

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID # 2	PID	Source ID	PT	Operation	To/From Map
1	994372	2015	CLERK	WD	2015	7663	1			NAME CHANGE	
Name Changes			Status	Name				Name Type	Ownership Type	Ownership %	
			D	JOHNSON, REBECCA R.				OWNER	OWNER	100.0000	
			A	VOLPEL, GUNTER E				OWNER	OWNER AS TRUSTEE		
			A	VOLPEL, CHRISTIANE M				OWNER	OWNER AS TRUSTEE		
			A	VOELPEL TRUST DTD 2-2-1996				OWNER	OWNER		

12/22/2020 9:51:17 AM

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
378600	25S	13	30	A	B	02700	

OWNER
VOELPEL TRUST DTD 2-2-1996
TRUSTEE
VOLPEL, GUNTER E
VOLPEL, CHRISTIANE M

<u>Size Totals</u>	<u>Code</u>	<u>Acres</u>	<u>Sqft</u>	<u>Alternate Size</u>
	0927	0.16		

COOS County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2021
NOT OFFICIAL VALUE

December 22, 2020 9:52:19 am

Account # 378600 Map # 25S1330AB02700 Code - Tax # 0927-378600 Legal Descr See Record Mailing Name VOELPEL TRUST Agent In Care Of VOLPEL, GUNTER E & CHRISTIANE M TTEE Mailing Address 90876 LIBBY LN COOS BAY, OR 97420 Prop Class 101 MA SA NH Unit RMV Class 101 01 01 BOF 6448-1	Tax Status ASSESSABLE Acct Status ACTIVE Subtype NORMAL Deed Reference # 2015-7663 Sales Date/Price 08-18-2015 / \$145,000.00 Appraiser
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Situs Address(s)	Situs City
ID# 10 64736 WYGANT RD	COOS BAY

Code Area	RMV	MAV	Value Summary			RMV Exception	CPR %
			AV	SAV	MSAV		
0927 Land	64,420					Land	0
Impr.	52,500					Impr.	0
Code Area Total	116,920	97,630	97,630	0	0		0
Grand Total	116,920	97,630	97,630	0	0		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
0927	10	<input checked="" type="checkbox"/>		UR-1	Market	100	A	0.16	HS	001	64,420
Grand Total								0.16			64,420

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown		Total Sq. Ft.	Ex% MS Acct #	Trended RMV
					TD%				
0927	1	1955	121	One story-Class 2	100		1,032		52,500
Grand Total							1,032		52,500