



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-21-020

Date Received: 3/15/21 Receipt #: 90579623 Received by: jmb

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) Johnathan White

Mailing address: 232 Williamson Loop Grants Pass OR, 97526

Phone: 5412951729 Email: oregondady@msn.com

Township: 26S Range: 14W Section: 1 1/4 Section: C 1/16 Section: A Tax lots: 01400
Select select select select select

Tax Account Number(s): 556100 Zone: Select Zone Urban Residential-2 (UR-2)
Tax Account Number(s) Please Select

B. Applicant(s)

Mailing address:

Phone:

C. Consultant or Agent: Vacasa LLC, Jessica Kohler

Mailing Address 121 N 9th Street Suit 302 Bosie ID 83702

Phone #: 208-794-4405 Email: Info.Vacasa.com / jessica.kohler@vacasa

Type of Application Requested

- Comp Plan Amendment
Text Amendment
Map - Rezone
Administrative Conditional Use Review - ACU
Hearings Body Conditional Use Review - HBC
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 contulant.

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.

Jonathan White

15-Mar-2021

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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: 90842 Sanddollar Ln, Coos Bay, OR 97420

Type of Access: Public Road Name of Access: Sanddollar Ln

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-

Jonathan White is submitting this application to convert their home at 90842 Sanddollar Ln, Coos Bay, OR 97420 into a Short Term Vacation Rental.

The home will have Parking for 3 of cars (1 per bedroom) on a well maintained Gravel Driveway accessed off of Sanddollar Ln, no parking in the street will be permitted. 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. This conversion will benefit the neighborhood because the home will be consistently cleaned and maintained to keep the integrity of this vacation rental home. The home is adjacent to multiple other homes so the consistent maintenance of the property will benefit the homes nearby since there are no fences or large trees between the homes.

In addition to the property maintenance Vacasa strictly enforces the following guidelines with all guests and a local representative is available to address any concerns by the neighbors.

- A. The property shall not be used by more than the number of adults and children listed in your reservation.
- B. All guests shall abide by Vacasa's good neighbor policy and shall not engage in illegal activity. Quiet hours are from 10 p.m. to 8 a.m
- C. Pets are not permitted unless specifically noted in your reservation.
- D. Renter must be at least 21 years of age (or the specified minimum age required to rent the property, if different). Guests under the minimum age must be accompanied by a parent or legal guardian.
- E. No smoking is permitted anywhere on the premises.
- F. No commercial photography or filming is permitted on the property. Tents or other structures may not be erected. Use of charcoal grills is not allowed.
- G. Renter is liable for any damage to the property and agrees to accept charges to the card on file should damage occur during occupancy.

In addition to maintaining the property the home shall be licensed with coos Health and Wellness per rental guidelines,
The owner will not transfer permit to a new owner without the new property owner submitting a Compliance Determination Application,
and the owner will record a deed restriction with coos county clerk's office.

No construction will be done.

Thank you, Jonathan White & Vacasa LLC

360620032068
47032069224

RECORDING REQUESTED BY:



744 NE 7th Street
Grants Pass, OR 97526

GRANTOR'S NAME:
Thomas L. Pomes

GRANTEE'S NAME:
Jonathan C. White and Victoria E. White

AFTER RECORDING RETURN TO:
Jonathan C. White and Victoria E. White
232 WILLIAMSON LOOP
Grants Pass, OR 97526

SEND TAX STATEMENTS TO:
Jonathan C. White and Victoria E. White
232 WILLIAMSON LOOP
Grants Pass, OR 97526

90842 Sand Dollar Lane, Charleston, OR 97420

Coos County, Oregon **2020-12497**
\$96.00 Pgs=3 12/14/2020 10:54 AM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

**ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Thomas L. Pomes, Grantor, conveys to Jonathan C. White and Victoria E. White, as tenants by the entirety, Grantee, the following described real property, situated in the County of Coos, State of Oregon,

See attached Exhibit "A"

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

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.

NO. 7 SANDSTONE CT.
S.W. 1/4, Sec. 16, T. 14 N., R. 10 W.

SANDSTONE LANE

