



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-21-021

Date Received: 3/22/21 Receipt #: 90724206 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

A. Land Owner(s) Shane and Stacy Anderson
 Mailing address: 68-1657 Ho'ohiki Ct, Waikoloa, HI 96738
 Phone: 970-596-4170 Email: shane_o_anderson@yahoo.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>23S</u>	<u>12W</u>	<u>20</u>	<u>Select</u>	<u>Select</u>	<u>500</u>
<u>Select</u>	<u>Select</u>	<u>Select</u>	<u>Select</u>	<u>Select</u>	

Tax Account Number(s): 29701 Zone: Select Zone Forest (F)
 Tax Account Number(s): _____ Please Select

B. Applicant(s) Shane and Stacy Anderson
 Mailing address: 68-1657 Hoohiki Ct, Waikoloa, HI 96738
 Phone: 970-596-4170 shane_o_anderson@yahoo.com

C. Consultant or Agent: _____
 Mailing Address _____
 Phone #: _____ Email: _____

Type of Application Requested

- | | | |
|--|---|---|
| <input type="checkbox"/> Comp Plan Amendment | <input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU | <input type="checkbox"/> Land Division - P, SUB or PUD |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Hearings Body Conditional Use Review - HBCU | <input type="checkbox"/> Family/Medical Hardship Dwelling |
| <input type="checkbox"/> Map - Rezone | <input type="checkbox"/> Variance - V | <input type="checkbox"/> Home Occupation/Cottage Industry |

Special Districts and Services

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

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](#)


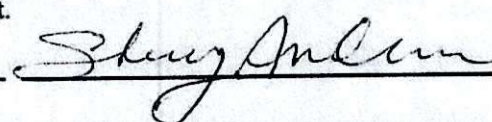
D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County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

 3/16/2021  3/16/2021

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: Tap ID 29701 (235 12w 20 500) (Also listed as 3173 S. Tenmile Lk lakeside OR 97449)

Type of Access: Select Private Road Name of Access: Devore Arm Rd

Is this property in the Urban Growth Boundary? Select I don't believe so.

Is a new road created as part of this request? Select No. Just driveway

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-

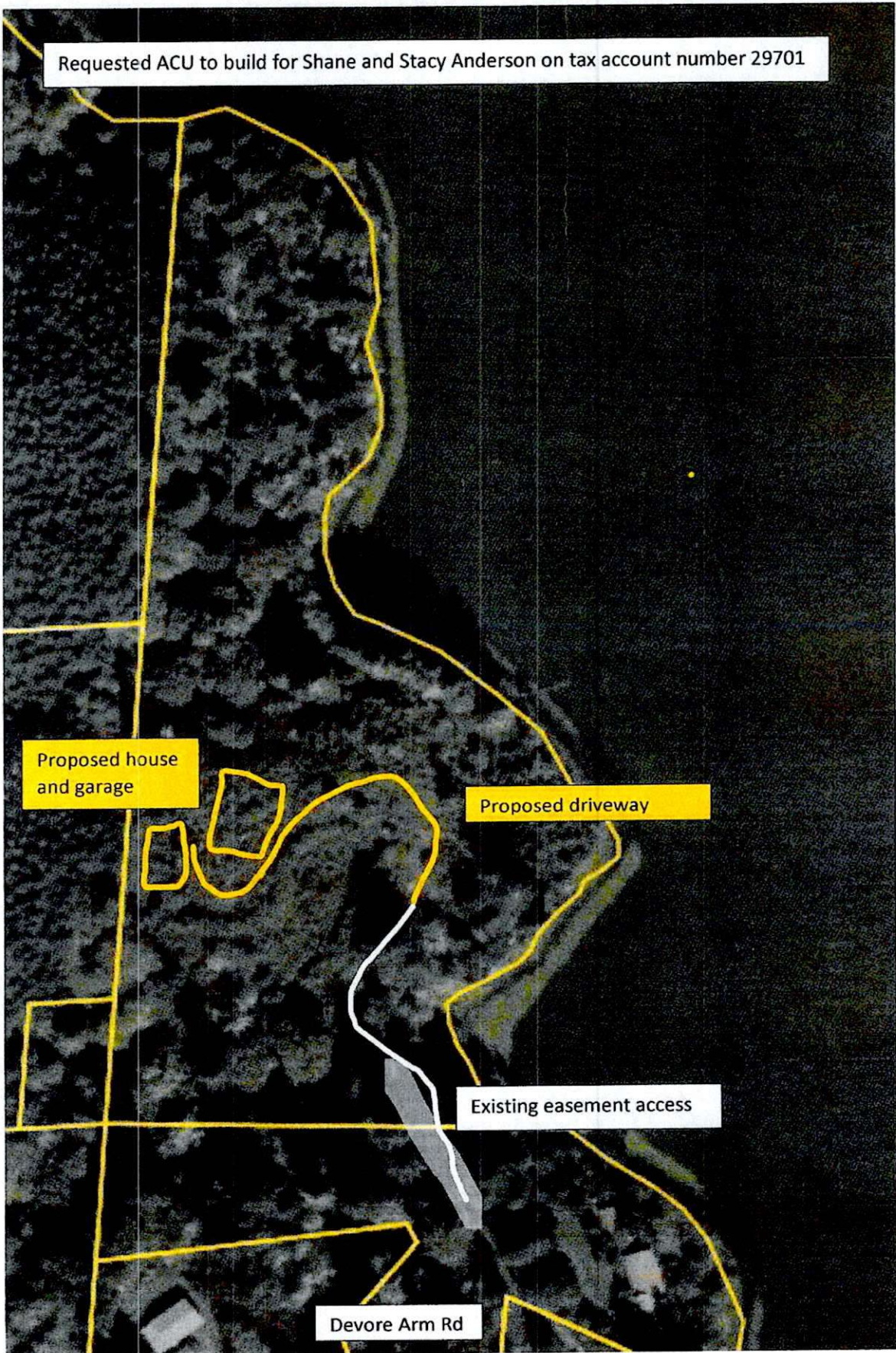
Requested ACU to build for Shane and Stacy Anderson on tax account number 29701

Proposed house
and garage

Proposed driveway

Existing easement access

Devore Arm Rd



RECORDING REQUESTED BY:



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

GRANTOR'S NAME:
Carole A. Landon

GRANTEE'S NAME:
Shane Anderson and Stacy Anderson

AFTER RECORDING RETURN TO:
Order No.: 360620032626-VR
Shane Anderson and Stacy Anderson, as tenants by the entirety
68-1657 Hoohiki Court
Waikoloa, HI 96738

SEND TAX STATEMENTS TO:
Shane Anderson and Stacy Anderson
68-1657 Hoohiki Court
Waikoloa, HI 96738

APN: 297.01
Map: 23 S 12 W 20 00500
Tax ID 29701. Lakeside, OR 97449

Coos County, Oregon **2020-09347**
\$101.00 Pgs=4 09/22/2020 02:17 PM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carole A. Landon, Grantor, conveys and warrants to Shane Anderson and Stacy Anderson, as tenants by the entirety, 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.

Parcel I:
The West 1/2 of the NW 1/4 of the NW 1/4 of Section 20, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Parcel II:
Together with an easement for ingress and egress to cut a new road through a portion of the upper driveway of property described as (T23-R12-S20BC TL 200), said grantee, their successors and/or assigns, do hereby agree to the maintenance and all maintenance expenses for said roadway, as conveyed by document recorded August 1, 2014 as instrument no. 2014-06052, deed records of Coos County, Oregon.

Also together with an easement for ingress and egress as conveyed in documents recorded June 22, 1961 in Book 285, Page 713; May 2, 1991 as instrument no. 91-05-0059 and re-recorded March 3, 1993 as instrument no. 93-03-0458; and May 7, 1991 as instrument no. 91-05-0168, deed records of Coos County, Oregon.

Also together with an easement for ingress and egress as conveyed in Final Land Partition Plat 1996 #21 filed and recorded October 9, 1996 in Cab C-181, Plat Records and as instrument no. 96-10-C344, Deed Records of Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:

Carole A. Landon

GRANTEE'S NAME:

Shane Anderson and Stacy Anderson

AFTER RECORDING RETURN TO:

Order No.: 360620032626-VR

Shane Anderson and Stacy Anderson, as tenants by the entirety
68-1657 Hooehiki Court
Waikoloa, HI 96738

SEND TAX STATEMENTS TO:

Shane Anderson and Stacy Anderson
68-1657 Hooehiki Court
Waikoloa, HI 96738

APN: 297.01

Map: 23 S 12 W 20 00500

Tax ID 29701, Lakeside, OR 97449

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

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Parcel I:

The West 1/2 of the NW 1/4 of the NW 1/4 of Section 20, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

Parcel II:

Together with an easement for ingress and egress to cut a new road through a portion of the upper driveway of property described as (T23-R12-S20BC TL 200), said grantee, their successors and/or assigns, do hereby agree to the maintenance and all maintenance expenses for said roadway, as conveyed by document recorded August 1, 2014 as instrument no. 2014-06052, deed records of Coos County, Oregon.

Also together with an easement for ingress and egress as conveyed in documents recorded June 22, 1961 in Book 285, Page 713; May 2, 1991 as instrument no. 91-05-0059 and re-recorded March 3, 1993 as instrument no. 93-03-0458; and May 7, 1991 as instrument no. 91-05-0168, deed records of Coos County, Oregon.

Also together with an easement for ingress and egress as conveyed in Final Land Partition Plat 1996 #21 filed and recorded October 9, 1996 in Cab C-181, Plat Records and as instrument no. 96-10-0344, Deed Records of Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$175,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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STATUTORY WARRANTY DEED

(continued)

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

Dated: 9/19/2020

Carole A. Landon
Carole A. Landon

State of Oregon
County of Wasco

This instrument was acknowledged before me on 9/19/2020 by Carole A. Landon.

Bart Weyandt
Notary Public - State of Oregon

My Commission Expires: 11/16/21

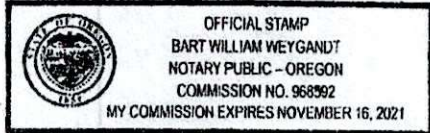


EXHIBIT "A"
Exceptions

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2020-2021.
2. The Land has been classified as Forest Lands, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
3. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Tenmile Lake.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Tenmile Lake.

4. Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Tenmile Lake. Any rights in favor of the public which may exist on said Land if said Land or portions thereof are or were at any time used by the public.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Ennis R. Keizer and Frances Ann Keizer
Purpose: installation and maintenance of power lines and poles and appurtenances
Recording Date: January 10, 1949
Recording No: Book 190 Page 283
Affects: subject property and appurtenants

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

Between: Herman Rehwooldt and Hazel June Rehwooldt, husband and wife, and Caroline J. Johnson, a widow; and W. Spencer Ross and Bernice A. Ross, husband and wife
Purpose: Right-of-way agreement
Recording Date: June 22, 1061
Recording No: Book 285, Page 713

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

Between: Tui S. Peleti, Richard A. McIntosh, et al
Purpose: Ingress, egress (Devore Arm Road), etc. - see document for full particulars
Recording Date: May 2, 1991
Recording No: 91-05-0059
And re-recorded March 11, 1993 as instrument no. 93-03-0458

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

Between: Robert P. Martin and May Ellen Martin, husband and wife, Stasys G. Danis and Barbara Jean Stinchfield, husband and wife, et al
Purpose: Ingress and egress, etc. - see document for full particulars
Recording Date: May 7, 1991
Recording No: 91-05-0168

9. An Easement(s) and appurtenant easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated or as offered for dedication, on the map of said tract/plat:

Purpose: Roads, etc., - see document for full particulars
Affects: Final Land Partition Plat 1996 #21

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

Between: Susan C. Hay and Thomas S. Landon and Carole A. Landon

STATE OF OREGON

CERTIFICATION OF VITAL RECORD

OREGON HEALTH AUTHORITY CENTER FOR HEALTH STATISTICS CERTIFICATE OF DEATH

STATE FILE NUMBER

821421
10 TAG NO.

1. Legal Name First Thomas		4. Age 68 years		5. Social Security Number 542-60-2404		6. County of Death Deschutes		7. Death Date March 09, 2018	
2. Sex Male		8. Birthplace Silverton, Oregon		9. Decedent's Education Bachelor's degree		10. Trade City Limits? NO			
3. Date of Birth February 06, 1950		9. Race White		11. Decedent's Religion None		12. U.S. Armed Forces? NO			
13. Residence County Deschutes		14. City/Town Bend		15. ZIP Code + 4 97703		16. Trade City Limits? NO			
17. Residence Address 18340 Plainview Road		18. State or Foreign Country OREGON		19. Spouse's Name Prior to First Marriage Carole Anne Kirkpatrick		20. Kind of Business/Industry Business Owner			
18. Marital Status at Time of Death Married		21. Occupation Self Employed		22. Name of Business/Industry Business Owner		23. Name of Business/Industry Business Owner			
24. Father's Name Robert Cecil Landon		25. Mother's Name Carole Anne Landon		26. Decedent's Residence - Hospice Autumn Funerals, Bend		27. Location Bend, Oregon			
28. Place of Death 18340 Plainview Road		29. Place of Burial Autumn Crematory		30. Place of Disposition Autumn Crematory		31. State Oregon		32. ZIP Code + 4 97703	
33. Location of Death 18340 Plainview Road		34. City/Town or Location of Death Bend		35. State Oregon		36. ZIP Code + 4 97703			
37. Method of Disposition Cremation		38. Name and Complete Address of Funeral Facility Autumn Funerals, Bend		39. Date of Disposition TBD		40. Funeral Director's Signature Cynthia F. Larson		41. OR License Number FS-0389	
42. Registrar's Signature Elsa J. Schuman		43. Date Received March 19, 2018		44. Local File Number 2020		45. Amendment None			

6994179

TO BE COMPLETED BY FUNERAL FACILITY



I CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL CERTIFICATE ON FILE OR THE VITAL RECORDS FACTS ON FILE IN THE OREGON CENTER FOR HEALTH STATISTICS.

DATE ISSUED: _____

MAR 19 2018

Jennifer A. Woodward, F.D.
JENNIFER A. WOODWARD, F.D.
STATE REGISTRAR

THIS COPY IS NOT VALID WITHOUT SIGNATURE OF STATE SEAL AND NUMBER

ANY ALTERATION OR ERASURE VOID'S THIS CERTIFICATE



11

To: Coos County Planning Dept
PLANNING@CO.COOS.OR.US
541-396-7770

3/16/2021

From: Shane and Stacy Anderson
shane_o_anderson@yahoo.com/970-596-4170
68-1657 Hoohiki Ct
Waikoloa, HI 96738

To whom it may concern,

We purchased the 10 acre parcel 23S 12W 20 500 (tax Id 29701) in September of last year. Prior to purchase I verified with the Coos County Planning office that we would be able to build our home there. I was advised that we would need to submit for a conditional use permit. This is our letter of intent to begin that process.

I have attached, as advised today, a map of our proposed driveway and house site. We are in a unique position in that we haven't personally been able to visit the property yet (we relied on my father in law for photos, general inspection, etc.) due to COVID restrictions at the time. From photos, seller disclosure, and the Deed, there is access to the property via a deeded easement, and it appears there was some lot clearing done in 2014. Our goal is to leave existing forest in place, and to remove some scrub/deadfall for the driveway and home site. The overall vegetation, per photos and semi-recent fly over footage used during the sale, show approximately 50% of the 10 acres to be heavily wooded with a mixture of old growth trees, and the remaining 50% appears to be scrub/brush that has grown since the clearing presumably completed in 2014.

My understanding from the documentation during the sale as well as the ArcGIS data is that the property is currently zoned Forest and Farm with the notes "recreation land w/ well-septic". We are in the process of preparing our home here to sell with the intentions of designing and building our home there once funds are available. While we haven't completely settled on our design yet, we do envision building our home and a detached garage. There is no current septic, and while there was reportedly a well on the property, there is no available documentation as to the current status of the well. Both those items will be addressed once the use permit is secured.

The included photo taken from the ArcGIS site shows the current road access, which comes off Devore Arm Rd. As noted the deeded easement crosses the adjacent property (Susan Hay, owner), and undeveloped roadway had been in place during land clearing/site prep presumably done in 2014 by the previous owner. We hope to meet with a road contractor at our upcoming visit (Mid May) to determine the road options (access via Devore Arm rd is gravel).

Per the documentation provided by Beth Palmer of Oregon professional real estate group, the average property elevation is 63'10", which is 39'10" above the listed base flood elevation of 24'0".

I believe I have included all of the required items regarding the conditional use permit. Please feel free to call or email me if you have questions, comments, or suggestions. We are very excited to return to Oregon and to settle in to our future home. Thank you very much for your time and assistance.

Sincerely,
Shane and Stacy Anderson

