



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.ORG PHONE: 541-396-7770

FILE NUMBER: ACU-21-044

Date Received: 6/24/21 Receipt #: NONE Required 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) Dora Cemetery Association
Mailing address: 1811 Stone Hedge Drive NE, Keizer, Oregon 97303
Phone: (503) 931-6266 Email: dora_cemetery_association@comcast.net
Township: Range: Section: 1/4 Section: 1/16 Section: Tax lots:
28S 11W 10 Select Select 903
28S 11W 10 Select Select 1200
Tax Account Number(s): 818603 Zone: Select Zone Forest (F)
Tax Account Number(s): 819000 Forest (F)

B. Applicant(s) Ernie Krewson
Mailing address: 1811 Stone Hedge Drive NE, Keizer, Oregon 97303
Phone: (503) 931-6266 Email: krewsonservices@comcast.net

C. Consultant or Agent: Ernie Krewson
Mailing Address 1811 Stone Hedge Drive NE, Keizer, Oregon 97303
Phone #: (503) 931-6266 Email: DoraCemetery@comcast.net

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: Select type of Sewage System
School District: Myrtle Point Fire District: Coos Forest Protective Association

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. (Stuntzner Engineering sent copy of plot map)
- 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.

James J. Newman Secretary Treasurer

Applicant Signature

5/23/2021

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: 13700 Sitkum Lane, Myrtle Point, Oregon 97458 (1/4 mile past mile marker 16 on Sitkum Lane)

Type of Access: County Road Name of Access: Sitkum Lane

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-

Dora Cemetery Association

Response: History: The Dora Cemetery Association ("Association") was formed and recognized by the Oregon Secretary of State Corporation Division (Registry Number 001410-10) as a domestic nonprofit corporation on June 30, 1886. The Association purchased 1.05 acres (tax lot 901; account number 818601), recorded the purchase on August 16, 1886 and subsequently recognized as tax lot 901 (account number 818601). In 1930 the first addition (tax lot 1200; account number 819000) was purchased. Both lots are zoned forest exempt from real property taxation under a conditional use as a cemetery.

Lone Rock Timber donated and surveyed one acre (tax lot 903; account number 818603; as recognized by the Coos County Assessment and Taxation Department) to the Association. The Assessor's office shows the one acre zoned as forest with a value source of exempt.

Coos County Land Use Permit Application

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 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 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.

(5) REVIEW CRITERIA FOR CONDITIONAL USES: A use authorized by section (4) of this rule may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands:

(A) The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands; The Association formed by pioneer families in 1886 and through the continuing efforts of subsequent generations established itself as a rural historical cemetery as recognized by the Oregon Commission on Historic Cemeteries as a place where the community can honor the passing of their loved ones. As such, adding the one acre to an established historical cemetery will not change the farming or forest practices.

(B) The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel; and The proposed use will not increase fire hazard, fire suppression costs or significant risks to fire suppression personnel. The one acre proposing the use as a cemetery provides a valuable water source with a well providing 24 gallons of water a minute that may be utilized if needed by the Coos Forest Protection Association

(C) A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in subsections (4)(e), (m), (s), (t) and (w) of this rule. I, Ernie Krewson, Secretary Treasurer and director for the Association and manager as recognized by the State of Oregon Mortuary and Cemetery Board recognize and support the rights of adjacent and nearby land owners as does the Association to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in subsections (4)(e),(m),(s),(t and (w) of this rule.

(D) All uses must comply with applicable development standards and fires siting and safety standards. The Association complies with applicable development standards and fire siting and safety standards. The proposed use of the one acre as a cemetery has five water faucets throughout the cemetery for fire protection.

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.** The Dora Cemetery as licensed by the Oregon Mortuary and Cemetery Board and complies with the conditional development permit under Section 4.4.110(3). Its use as a cemetery is compatible with the surrounding uses over the last 100 plus years.
- 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.** The property consists of three tax lots of approximately 4 acres. The cemetery includes a gazebo, outhouse, cyclone fence, a well, a paved road from the county road to the paved parking lot. The parking lot can accommodate approximately 15 vehicles. It does not include crops or trees. The soil is compatible to growing grass.
- 3. A complete description of the request, including any new structures proposed.** Around 2000 Lone Rock Timber donated and surveyed one acre of the donated property to the Association. The timber was harvested, and the stumps removed. The Coos County Assessment and Taxation Department created tax lot 903 (account number 818603) showing it zoned as forest with an exemption use as a cemetery. The Association wishes to use the one acre as a cemetery as it has with the other two tax lots. The Association desires to survey and map the one acre for use for burial spaces. The Coos County Planning Department views the acre as a property line adjustment and sees it expanding the size of tax lot 1200 and not creating a new tax lot. The Association seeks approval of the Coos County Planning Department to use the acre as a cemetery.
- 4. If applicable, documentation from sewer and water district showing availability for connection.** The Dora Cemetery is in a rural sitting with no access to city or county sewer. There is no water district in the vicinity of the Dora Cemetery.

II A plot plan (map) of the property. Attached is the plat map for tax lots 903, 1200 and 903 as well as the plat map of the one acre.

III A copy of the current deed, including the legal description, of the subject property.
Attached is a copy of:

1. 1886 land deed
2. 1930 land deed
3. Plat map of tax lots 903, 1200 and 903
4. Aerial map of all three tax lots
5. Plat map of existing cemetery lots
6. State of Oregon location of well (on one acre).
7. State of Oregon Water Supply Well Report.



Oregon

Theodore R. Kulongoski, Governor

Parks and Recreation Department
Oregon Commission on Historic Cemeteries
725 Summer St. NE, Suite C
Salem, OR 97301-1266
(503) 986-0685
FAX (503) 986-0793
www.oregonheritage.org



August 27, 2009

Ernie Krewson
Dora Cemetery Association
1811 Stone Hedge Drive NE
Keizer, OR 97301

Dear Mr. Krewson:

This letter is to confirm that the Dora Cemetery in Coos County is listed with the Oregon Commission on Historic Cemeteries (OCHC). The State Historic Cemeteries program offers may services including a grant program. I have enclosed information from the program.

This cemetery falls under all of the State of Oregon laws and rules regarding historic cemeteries, including those in ORS 97 and 166. For example in the case of vandalism, if the vandal is caught and convicted, the judge can apply restitution for repairs.

Thank you for your interest, time and concern for historic cemeteries. Please contact me at (503) 986-0685 or kuri.gill@state.or.us if you have questions.

Sincerely,

Kuri Gill
Historic Cemeteries Program Coordinator
(503) 986-0685
Kuri.Gill@state.or.us



Nature
HISTORY
Discovery

Dora Cemetery

Coos County

IS A HISTORIC CEMETERY AND IS REGISTERED
WITH THE
OREGON COMMISSION ON HISTORIC
CEMETERIES.

Kuri Gill

Kuri Gill, Historic Cemeteries Program Coordinator

August 27, 2009

Date



CINCINNATI OH 45999-0038

In reply refer to: 0248188025
Aug. 27, 2020 LTR 4168C 0
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BODC: TE

DORA CEMETERY ASSOCIATION
% ERNIE KREWSON
1811 STONE HEDGE DR NE
KEIZER OR 97303

5271

Employer ID number: 93-6025722
Form 990 required: YES

Dear Taxpayer:

We're responding to your request dated Aug. 18, 2020, about your tax-exempt status.

We issued you a determination letter in February 1979, recognizing you as tax-exempt under Internal Revenue Code (IRC) Section 501(c) (13).

Donors may be eligible to deduct contributions they make to you under IRC Section 170(c)(5) if the contributions are voluntary and are made to a cemetery whose funds are irrevocably dedicated to the care of the cemetery as a whole. Donors can't deduct contributions they make to you for the perpetual care of a particular lot or crypt. Also, donors can't deduct payments they make to you as a part of the purchase price of a burial lot or crypt, even though irrevocably dedicated to the perpetual care of the cemetery as a whole.

In the heading of this letter, we indicated whether you must file an annual information return. If you're required to file a return, you must file one of the following by the 15th day of the 5th month after the end of your annual accounting period:

- Form 990, Return of Organization Exempt From Income Tax
- Form 990EZ, Short Form Return of Organization Exempt From Income Tax
- Form 990-N, Electronic Notice (e-Postcard) for Tax-Exempt Organizations Not Required to File Form 990 or Form 990-EZ
- Form 990-PF, Return of Private Foundation or Section 4947(a)(1) Trust Treated as Private Foundation

According to IRC Section 6033(j), if you don't file a required annual information return or notice for 3 consecutive years, we'll revoke your tax-exempt status on the due date of the 3rd required return or notice.

You can get IRS forms or publications you need from our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions, call 877-829-5500 between 8 a.m. and 5 p.m.,

0248188025

Aug. 27, 2020 LTR 4168C 0
93-6025722 000000 00

00017089

DORA CEMETERY ASSOCIATION
X ERNIE KREWSON
1811 STONE HEDGE DR NE
KEIZER OR 97303

local time, Monday through Friday (Alaska and Hawaii follow Pacific time).

Thank you for your cooperation.

Sincerely yours,

Warren R. Burton

Warren R. Burton, Operations Mgr
Accounts Management Operations 1