



# NOTICE OF LAND USE DECISION

**You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.**

Coos County Planning  
60 E. Second  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770  
[planning@co.coos.or.us](mailto:planning@co.coos.or.us)

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

Date of Notice: **Friday, September 17, 2021**  
File No: ACU-21-044

Proposal: Request to site a Cemetery (Second Addition to the Dora Cemetery) in the Forest Zone.

Applicant(s): Ernie Krewson  
1811 Stone Hedge Drive NE  
Keizer, Oregon 97303

Staff Planner: Amy Dibble, Planner II

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Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 12 p.m. on **Monday, October 04, 2021**. Appeals are based on the applicable land use criteria. *Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and Article 6.1 Lawfully Created Lots or Parcels. Cemeteries are subject to Article 4.6 Resource Zoning District, Section 4.6.100 Forest and Forest Mixed Use, Use Table 1 in Section 4.6.110.36 Cemeteries are subject to Section 4.6.120 Review Standards (4)(o) and (5). There are no structures proposed and no Special Development Considerations or Overlays that are relevant to this review. ORS 97 Rights and Duties Relating to Cemeteries, ORS 97.310 Survey and Subdivision of Land, ORS 97.320 Filing map or plat and declaration of dedication of land to cemetery purposes. Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.*

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### Subject Property Information

Account Number: 818603  
Map Number: 28S111000-00903  
Property Owner: DORA CEMETERY ASSOCIATION  
Situs Address: No Situs Address  
Acreage: 1.00  
Zoning: FOREST (F)  
Special Development Considerations and overlays: None

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The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you

This notice shall be posted from September 17, 2021 to October 4, 2021

are mailing any documents to the Coos County Planning Department the address is 225 N. Adams, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. **NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

The application, staff report and any conditions can be found at the following link:

<https://www.co.coos.or.us/planning/page/applications-2021-2>. The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 60 E. Second, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Amy Dibble, Planner II and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: *Amy Dibble* Date: Friday, September 17, 2021 .  
Amy Dibble, Planner II

**This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, application and all evidenced associated as listed in the exhibits.**

#### EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map & Template Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit C: Staff Report -Findings of Fact and Conclusions

Exhibit D: Application

## **EXHIBIT "A"**

The applicant (applicant includes property owner and any successor) shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

### **CONDITIONS OF APPROVAL**

1. All applicable federal, state, including ORS 97.320, and local permits shall be obtained prior to the commencement of any development activity. If there were comments from any other agency were provided as part of this review, it is the responsibility of the property owner to comply. Pursuant to CCZLDO § 4.6.130 the following conditions will need to be complied with prior to signing of the cemetery plat map that is required to be filed and recorded pursuant to ORS 97:
  - a. Tax lots 903 and 1200 shall be consolidated into one tax lot which can be accomplished through the platting process. ORS 97.320 The map shall be filed with the County Surveyor's Office.
  - b. A Forest Management Covenant must be recorded prior to receiving a Zoning Clearance Letter.

**EXHIBIT "B"**  
**Vicinity Map**



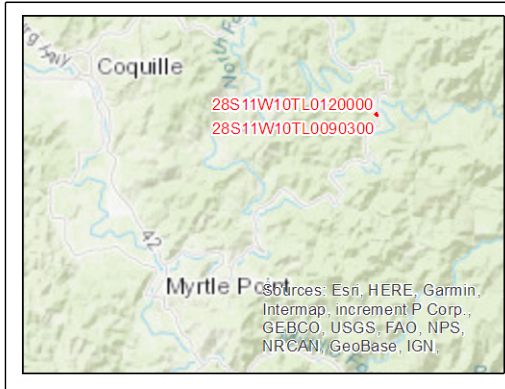
**COOS COUNTY PLANNING DEPARTMENT**

**Mailing Address: 225 N. Adams, Coquille, Oregon 97423**

**Physical Address: 60 E. Second, Coquille Oregon**

**Phone: (541) 396-7770**

**TDD (800) 735-2900**



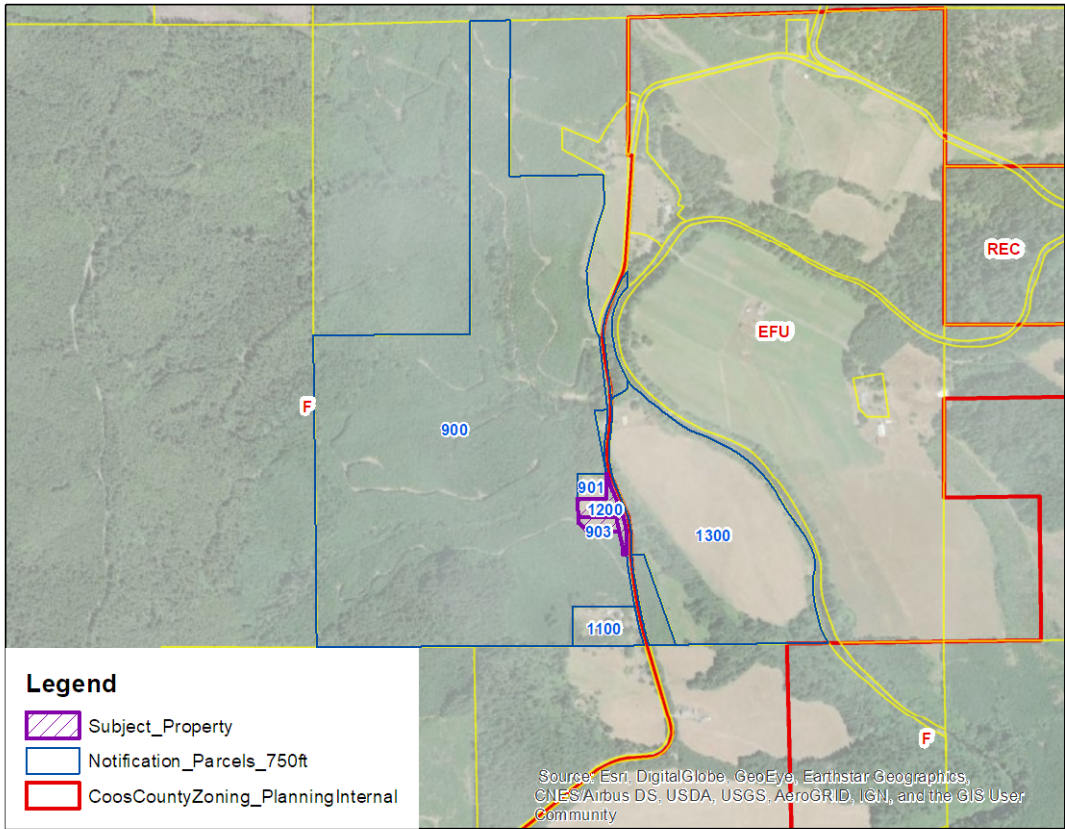
**File:** ACU-21-044

**Applicant/  
Owner:** Ernie Krewson  
Dora Cemetery Association

**Date:** August 20, 2021

**Location:** Township 28S Range 11W  
Section 10 TL 903/1200

**Proposal:** Administrative Conditional Use



**EXHIBIT “C”  
STAFF REPORT  
FINDINGS OF FACT AND CONCLUSIONS**

**I. PROPERTY DETAILS:**

**A. PROPOSAL:** According to the application the property owner is seeking approval for expansion the existing Dora Cemetery onto tax lot 903 in the Forest Zone. There is no indication that any other development is proposed at this time.

**B. BACKGROUND/PROPERTY HISTORY:** Tax lot 901 is the original Dora Cemetery created around 1880’s. The First Addition to the Dora Cemetery expanded the cemetery onto tax lot 1200 around 1924.

On tax lot 1200 in 1978 there were two land use permits authorizing a septic evaluation, septic hookup and remodel a one-bedroom caretakers house. Then later that year a permit was giving to site a mobile home. The site does not appear to have any type of dwelling but there are a few smaller unidentified buildings and staff believes one to be a chapel. There is a gazebo located on the subject property.





Tax lot 903 (to the south of the current developed cemetery) was donated to Dora Cemetery Association for this expansion in 2000 (Deed Document 2000-10690 from Umpqua Growth Limited Partnership/Lone Rock Timber). The property owners obtained approval for a Property Line Adjustment on March 20, 2000; however, instead of recording a property line adjustment deed a Bargain and Sale Deed describing the entire parcel was recorded on October 11, 2000. To correct this issue tax lot 903 and 1200 shall be consolidated into one which can be done at the time the plat is filed and recorded.

The subject property was cleared around 2010 and the Dora Cemetery Association has applied for the current application to officially have the Second Addition to Dora Cemetery completed. A cemetery is allowed in the Forest Mixed Use and pursuant to a Conditional Use Approval and Platting Requirements described in ORS 97.

On June 24, 2021 the current application was received and deemed complete on July 23, 2021 which is within the 30-day time frame explained in the Coos County Zoning and Land Development Ordinance Section 5.0.200 (ORS 215.427) and 5.0.250. The deemed complete process is a review that all the materials have been submitted as explained in the applications. This is not full review of the criteria as the burden of proof rest with the applicant and the details of the application are reviewed during the review period.

**C. LOCATION:** These subject properties are located northeast of the City of Myrtle Point along Sitkum Road with a situs address of 13700 Sitkum Lane. The subject property is located about 16.25 miles from the City of Myrtle Point and approximately two (2) miles west of the Rural Unincorporated Community of Dora.

**D. ZONING:** - This property is zoned Forest.

#### **ARTICLE 4.2 – ZONING PURPOSE AND INTENT**

##### **SECTION 4.2.500 RESOURCE ZONES**

*Forest (F): The intent of the Forest District is to include all inventoried "forestlands" not otherwise found to be needed (excepted) for other uses.*

*The purpose of the Forest zone is to conserve and protect forest land for forest uses. Some of the areas covered by the "F" zone are exclusive forest lands, while other areas include a combination of mixed farm and forest uses.*

*Forest Mixed Use (FMU): The purpose of the Forest Mixed Farm-Forest Areas ("MU" areas) is to include land which is currently or potentially in farm-forest use. Typically, such lands are those with soil, aspect, topographic features and present ground cover that are best suited to a combination of forest and grazing uses. The areas generally occupy land on the periphery of large corporate and agency holdings and tend to form a buffer between more remote uplands and populated valleys. In addition, these "mixed use" areas contain ownership of smaller size than in prime forest areas. Some are generally marginal in terms of forest productivity, such as areas close to the ocean.*

*If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993.*

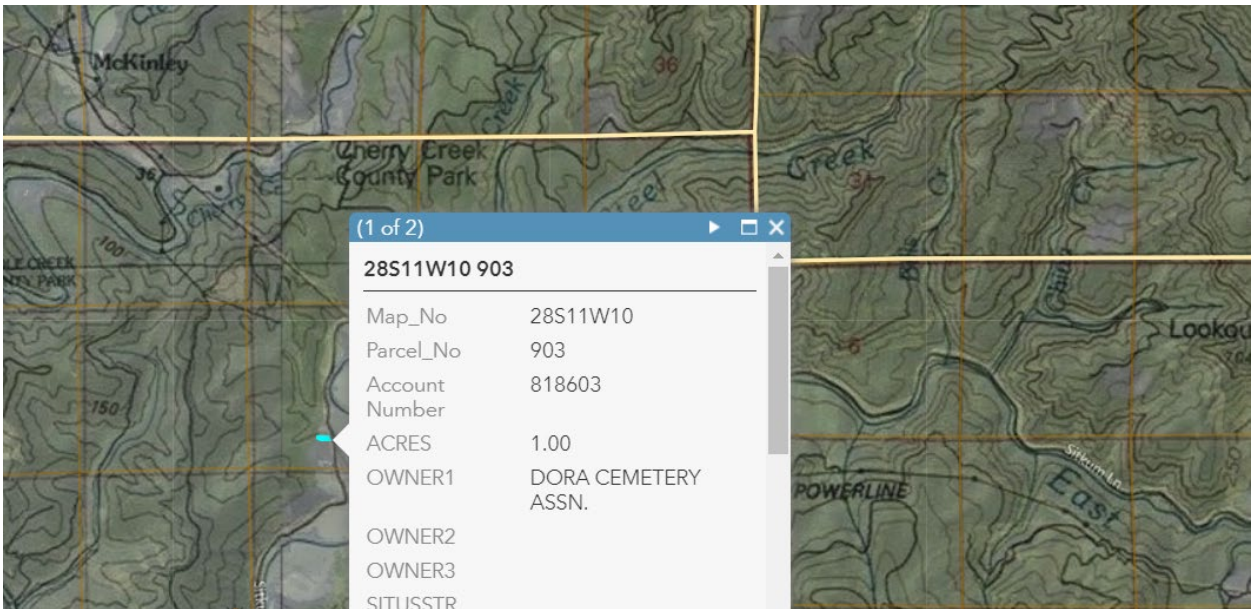
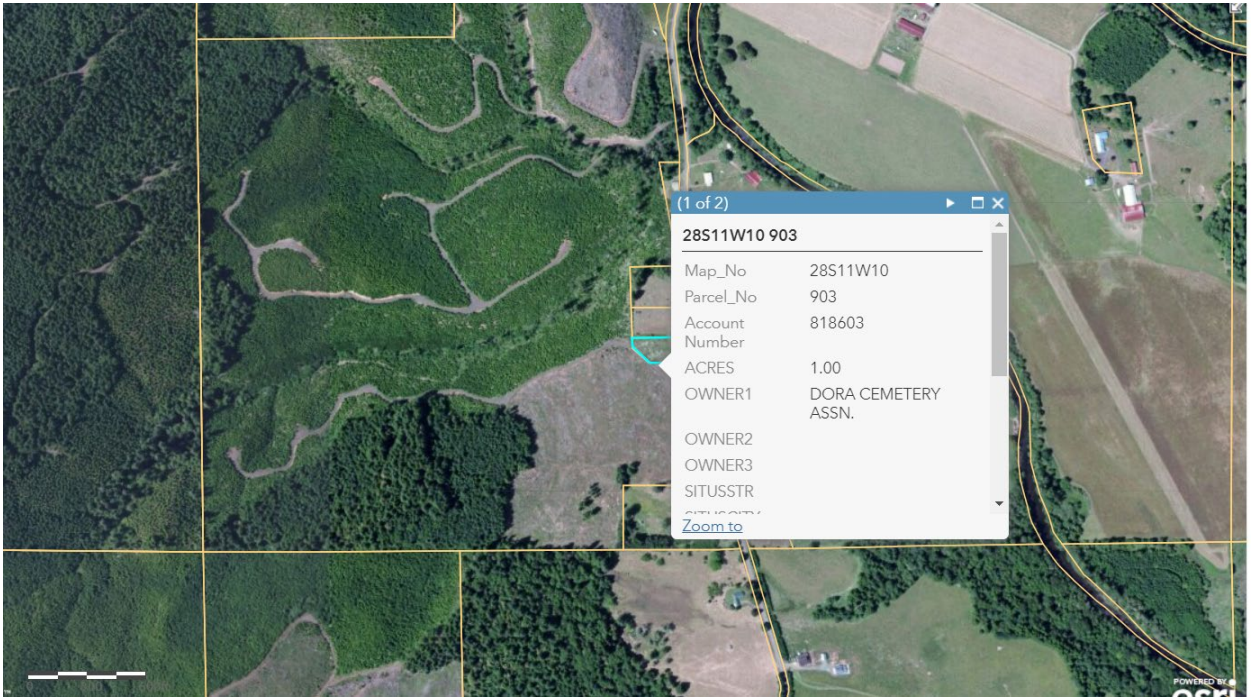
*If a use is only allowed in the mixed-use zone it will be explained in the text. Otherwise the uses listed are allowed in both the Forest and Forest Mixed Use zones.*



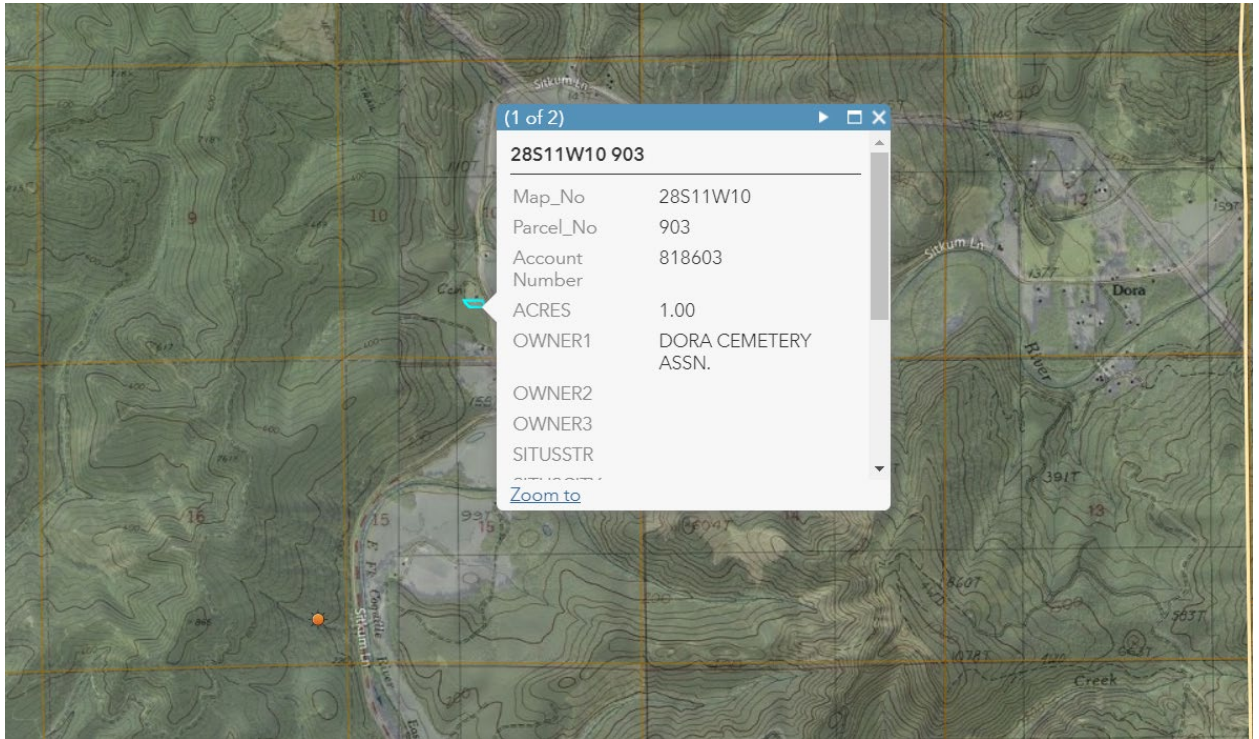
**E. SITE DESCRIPTION AND SURROUNDING USES:**

The subject property was cleared and leveled in 2010. The property is consists of vegetation with maintained grass. Currently, the subject property is part of a tract of three contiguous units of land that are already developed as the Dora Cemetery.

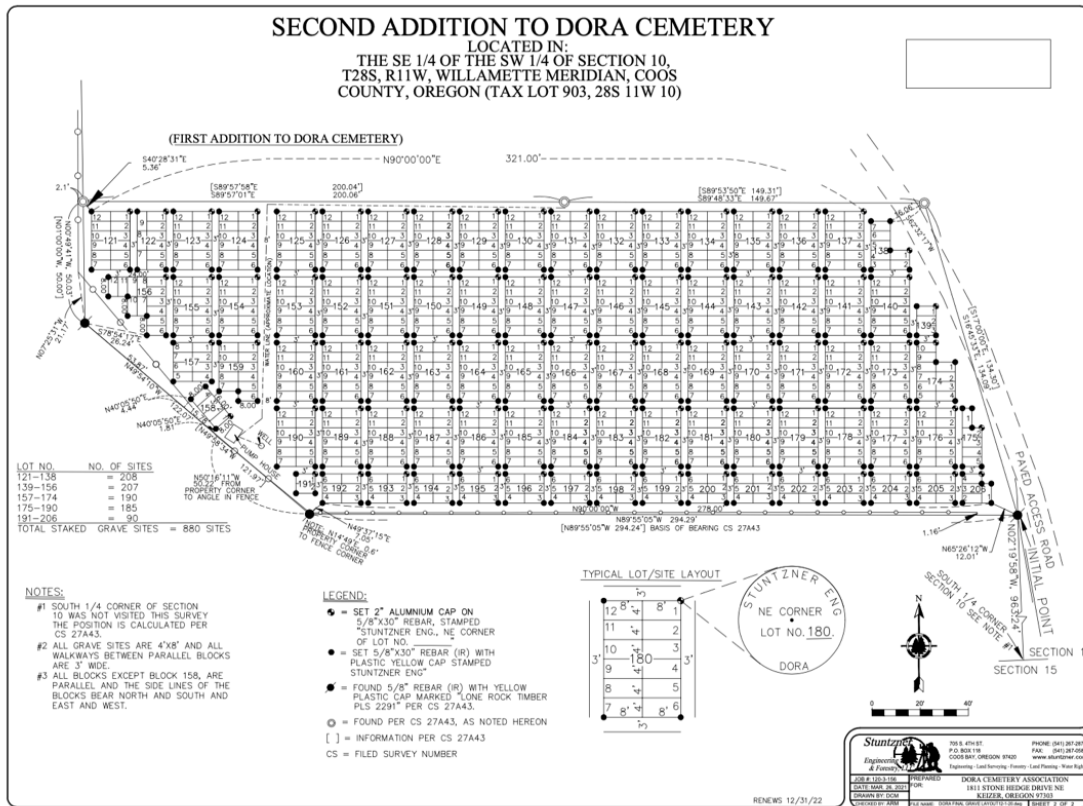
The subject property is bordered by Lone Rock TT Land Co LLC on the western and southern property boundaries. The Dora Cemetery First Addition is located to the northern and eastern boundaries. Sitkum County Road is further to the east of the property and provides access to the Dora Cemetery.







Proposed plat of the Second Addition to Dora Cemetery



Screenshots: Not to Scale

F. **COMMENTS:** No comments were required prior to the release of this decision.

**II. GENERAL PROPERTY COMPLIANCE:**

**A. COMPLIANCE PURSUANT TO SECTION 1.1.300:**

*It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.*

**FINDING:** Staff has reviewed the property history and the county files and has determined that the property line adjustment that was completed in 2000 was recorded incorrectly creating a separate tax lot; however, this will be resolved by consolidating the properties. Therefore, staff concludes this application will result in compliance.

**B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:**

*“Lawfully established unit of land” means:*

*1. The unit of land was created:*

- a. Through an approved or pre-ordinance plat;*
- b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*
- c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*
- d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;*
- e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.*
- f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.*

**FINDING:** Tax lot 903 was created by a Bargain and Sale Deed after approval of a Property Line Adjustment in 2000; however, this was supposed to be a property line adjustment deed and once the property is consolidated with tax lot 1200 it will be lawfully created in compliance with a prior land use decision. Therefore, this section has been addressed.

**III. STAFF FINDINGS AND CONCLUSIONS:**

**A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:**

The proposal is for Planning Director Approval of a Cemetery expansion in the Forest Zone pursuant to Coos County Zoning and Land Development (CCZLDO) § 4.6.110.36 Cemeteries. This proposal is not subject to review under Natural Hazards.

**B. CEMETERIES CRITERIA AND FOREST SITING STANDARDS**

*Coos County Zoning and Land Development Ordinance (CCZLDO)*

*SECTION 4.6.100 FOREST AND FOREST MIXED USE – USE TABLES Table 1 identifies the uses and activities in the Forest (F) and Forest/Mixed Use (FMU) zone. The tables describe the use, type of review, applicable review standards. Development shall also comply with Section 4.6.140 Development and Siting Standards. All dwellings and structures are subject to the siting standards found in Section 4.6.130. Exceptions to minimum lot and parcel sizes for the purpose of land division may apply as set out in Section 4.6.145 Land Division for Open Space and Special Assessment, and Section 4.6.145 Exceptions to Minimum Parcel Size. Properties that are located in a Special Development Consideration and/or overlays shall comply with the applicable review process identified by that Special Development Consideration and/or overlay located in Article 4.11.*

*If a use specifically states Forest Mixed Use only it is not permitted in the Forest Zone. If land is in a zone that allows both farm and forest uses, a dwelling may be sited based on the predominate use of the tract on January 1, 1993.*

*SECTION 4.6.110 (OAR 660-006-0025) Uses Authorized in Forest Zones (1) Goal 4 requires that forest land be conserved. Forest lands are conserved by adopting and applying comprehensive plan provisions and zoning regulations consistent with the goals and this rule. In addition to forest practices and operations and uses auxiliary to forest practices, as set forth in ORS 527.722, the Commission has determined that five general types of uses, as set forth in the goal, may be allowed in the forest environment, subject to the standards in the goal and in this rule. These general types of uses are: (a) Uses related to and in support of forest operations; (b) Uses to conserve soil, air and water quality and to provide for fish and wildlife resources, agriculture and recreational opportunities appropriate in a forest environment; (c) Locationally dependent uses, such as communication towers, mineral and aggregate resources, etc.; (d) Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.*

<i>Use</i>	<i>TR</i>	<i>Subject to</i>
<i>Dwellings authorized by ORS 215.705 to 215.755; and (e) Other dwellings under prescribed conditions.</i>		
<i>36</i>	<i>Cemeteries</i>	<i>ACU (4)(o), (5)</i>

*SECTION 4.6.120 Review Standards*

*(4) CONDITIONAL USES - The following uses may be allowed on forest lands as a conditional use (see table for type of conditional use) subject to the review standards in section (5) of this rule:*

*(o) CEMETERIES;*

**FINDING: According to Section 4.6.110, Table 1, Use #36 is Cemeteries which is subject to an Administrative Conditional Use (ACU) addressing Section 4.6.120(4)(o) and (5). The application for an Administrative Conditional Use was submitted on June 24, 2021. The Dora Cemetery Association was formed (recognized) on June 30, 1886 according to the Oregon Secretary of State Business Registry.**

*(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;*

**FINDINGS:** The request is to approve the expansion of an existing cemetery in the Forest zone. Staff is required to review the effect of this proposal on adjacent farm and forest practices. Typically, forest practices include the growing, harvest, and transportation of forest products. Reforestation practices including the growing and herbicide treatments are affected by this proposal. Unlike dwellings, there are no aerial spraying buffers for cemeteries. Reforestation efforts will need to remain on the adjacent timberlands regardless. There are no special timber harvest regulations or recommended buffers to adjacent lands with cemeteries. The adjacent timberlands appear to have well developed access roads. Those roads are not exiting through the subject property.

There appears to be livestock grazing and hay production on the adjacent farmland across the road. Sitkum Lane provides an adequate buffer from the cemetery expansion to this farmland. There is no indication that the existing Dora Cemetery has had a negative effect on farming 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*

**FINDINGS:** The proposal is to expand the existing Dora Cemetery onto the subject property. The applicants indicated there is an additional well on the subject property that may be used for fire protection. Additionally, cemeteries are generally well maintained and mowed. There is no indication or request for any major structural development with this proposal. The property is currently covered in grass and the proposal will keep grass cover on the majority of the subject property. Firefighting personnel will not need to change fire suppression tactics from what they would currently do for a fire on this property.

*(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.*

**FINDINGS:** The applicant acknowledge he will record a Forest Management Covenant. As a condition of approval, the property owner shall sign and record in the deed of records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937. These forms shall be signed in front of a notary and recorded.

*(D) All uses must comply with applicable development standards and fires siting and safety standards.*

**FINDINGS:** Section 4.6.140 are Development and Siting Criteria; however, all of them pertain to some type of structural development with the exception of Section 4.6.140(2), (6), (12), (16) and (17). These are addressed under the next section.



Section 4.6.140 Development and Siting Criteria: *This section contains all of the development standards for uses (unless otherwise accepted out by a use review) and all of the siting standards for development. (Only Section 4.6.140(2), (6), (12), (16) and (17) are applicable to this review)\*\*\**

2. *Setbacks: All buildings or structures with the exception of fences shall be set back a minimum of thirty-five (35) feet from any road right-of-way centerline, or five (5) feet from any right-of-way line, whichever is greater. \*\*\**
6. *Riparian Vegetation Protection. Riparian vegetation within 50 feet of a wetland, stream, lake or river, as identified on the Coastal Shoreland and Fish and Wildlife habitat inventory maps shall be maintained except that:*
  - a. *Trees certified as posing an erosion or safety hazard. Property owner is responsible for ensuring compliance with all local, state and federal agencies for the removal of the tree.*
  - b. *Riparian vegetation may be removed to provide direct access for a water-dependent use if it is a listed permitted within the zoning district;*
  - c. *Riparian vegetation may be removed in order to allow establishment of authorized structural shoreline stabilization measures;*
  - d. *Riparian vegetation may be removed to facilitate stream or stream bank clearance projects under a port district, ODFW, BLM, Soil & Water Conservation District, or USFS stream enhancement plan;*
  - e. *Riparian vegetation may be removed in order to site or properly maintain public utilities and road right-of-ways;*
  - f. *Riparian vegetation may be removed in conjunction with existing agricultural operations (e.g., to site or maintain irrigation pumps, to limit encroaching brush, to allow harvesting farm crops customarily grown within riparian corridors, etc.) provided that such vegetation removal does not encroach further into the vegetation buffer except as needed to provide an access to the water to site or maintain irrigation pumps; or*
  - g. *The 50 foot riparian vegetation setback shall not apply in any instance where an existing structure was lawfully established and an addition or alteration to said structure is to be sited not closer to the estuarine wetland, stream, lake, or river than the existing structure and said addition or alteration represents not more than 100% of the size of the existing structure's "footprint".*
  - h. *Riparian removal within the Coastal Shoreland Boundary will require a conditional use. See Special Development Considerations Coastal Shoreland Boundary.*
  - i. *The 50' measurement shall be taken from the closest point of the ordinary high-water mark to the structure using a right angle from the ordinary high water mark.*
12. *If a water supply exceeding 4,000 gallons is suitable and available (within 100 feet of the driveway or road) for fire suppression, then road access and turning space shall be provided for fire protection pumping units to the source during fire season. This includes water supplies such as a swimming pool, tank or natural water supply (e.g. pond).*
16. *Except for private roads and bridges accessing only commercial forest uses, public roads, bridges, private roads and driveways shall be constructed so as to provide adequate access for firefighting equipment.*
17. *Access to new dwellings shall meet road and driveway standards in Chapter VII.*

**FINDINGS: This request is an expansion of an existing, operational cemetery. The site has an approved road and parking. The Association has sheds and water available in the event of a fire. There are only few smaller structures on site but for the most part this is a open area with graves and has a firebreak around the entire cemetery. There are no wetlands that require a setback. Therefore, the relevant criteria has been met.**

**C. ORS 97.320 -FILING MAP OR PLAT AND DECLARATION OF DEDICATION OF LAND TO CEMETERY PURPOSES**

*In case of a cemetery lot, the cemetery authority shall file the map or plat in the office of the recording officer of the county in which all or a portion of the property is situated, and it forthwith shall file for record in that officer's office a written declaration dedicating the property delineated on the plat or map exclusively to cemetery purposes.*

**FINDINGS: The map is required to be filed with the Coos County Surveyor for review and compliance as a condition of this approval.**

**VI. DECISION:**

There is evidence to adequately address the criteria for a cemetery, therefore, this request has been approved. There are conditions that apply to this use that can be found at Exhibit "A".

**VIII. NOTICE REQUIREMENTS:**

A notice of decision will be provided to property owners within 750 feet of the subject properties and the following agencies, special district or parties:

DLCD  
Dora Rural Fire Protection District

Planning Commission  
Board of Commissioner

Exhibit "D"  
Submitted Application



**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

Coos County Land Use Application - Page 2



**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.

- 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-



## Dora Cemetery Association

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**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](http://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](mailto:kuri.gill@state.or.us) if you have questions.

Sincerely,

Kuri Gill  
Historic Cemeteries Program Coordinator  
(503) 986-0685  
[Kuri.Gill@state.or.us](mailto: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](http://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.,



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Aug. 27, 2020 LTR 4168C 0  
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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