



Coos County Land Use Permit Application

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND 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-21-051

Date Received: 8/10/21 Receipt #: 224360 Received by: JMB

This application shall be filled out electronically. If you need assistance please contact staff.

If the fee is not included the application will not be processed.

(If payment is received on line a file number is required prior to submittal)

LAND INFORMATION

A. Land Owner(s) TTT Investments, LLC

Mailing address: 594 Great Oaks Dr, Ashland, OR 97520

Phone: _____ Email: _____

Township: Range: Section: ¼ Section: 1/16 Section: Tax lots:

27S 14W 8 Select Select 2600

27S 15W 8 Select Select 2601
14

Tax Account Number(s): 757500 Zone: Select Zone Forest (F)

Tax Account Number(s): 757511 Forest (F)

B. Applicant(s) Coos Curry Consulting Group Sheri McGrath

Mailing address: P.O. Box 1548, Bandon, OR 97411

Phone: 541-982-9531 cooscurry@gmail.com

C. Consultant or Agent: Sheri McGrath

Mailing Address P.O. Box 1548, Bandon, OR 97411

Phone #: 541-982-9531 Email: cooscurry@gmail.com

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: Select type of Sewage System
School District: Bandon Fire District: Bandon RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or contulant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

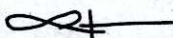
- D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit.



Sheri McGrath on behalf of owner

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: 59990 Seven Devils Road, Bandon, OR 97411

Type of Access: County Road

Name of Access: Seven Devils Road

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 designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR
NEW DRIVEWAY: _____

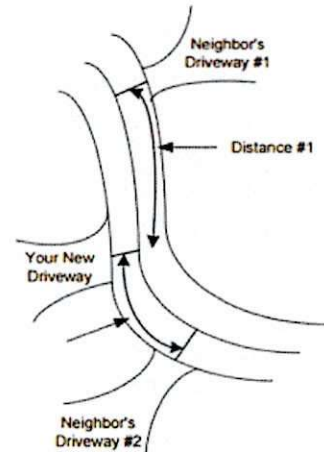
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW
DRIVEWAY: _____

Is this driveway on the same side of the road as your
Driveway: Select

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR
NEW DRIVEWAY: _____

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW
DRIVEWAY: _____

Is this driveway on the same side of the road as your
Driveway: Select



The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

This application is not required.

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well

Sewage Disposal Type: Other -

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site? 20 family members
- Will food be offered as part of the an on-site business? no
- Will overnight accommodations be offered as part of an on-site business? proposed use is a private campground
- What will be the hours of operation of the business? for family use only, no hours of operation

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

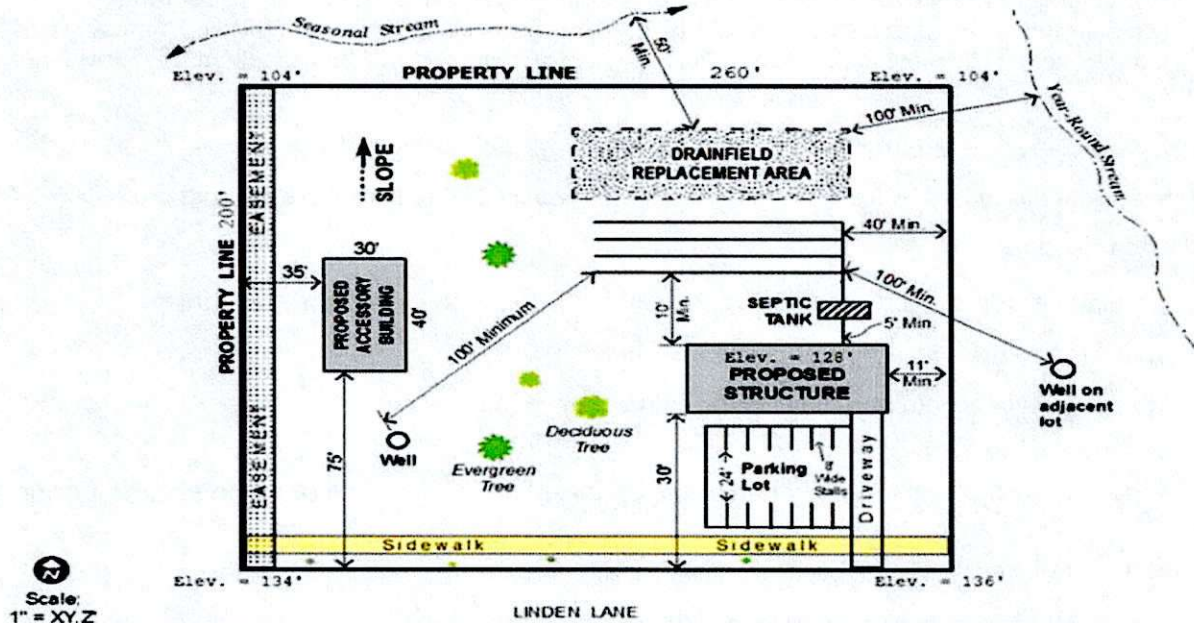
- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Health Division to make an appointment.

Additional Comments:

The proposed use is private campground for family use only. It will be primarily for relief and emergency camping during fire season. On site portable toilets will be made available during camping. An on site septic system is not needed or proposed for dry camping.

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

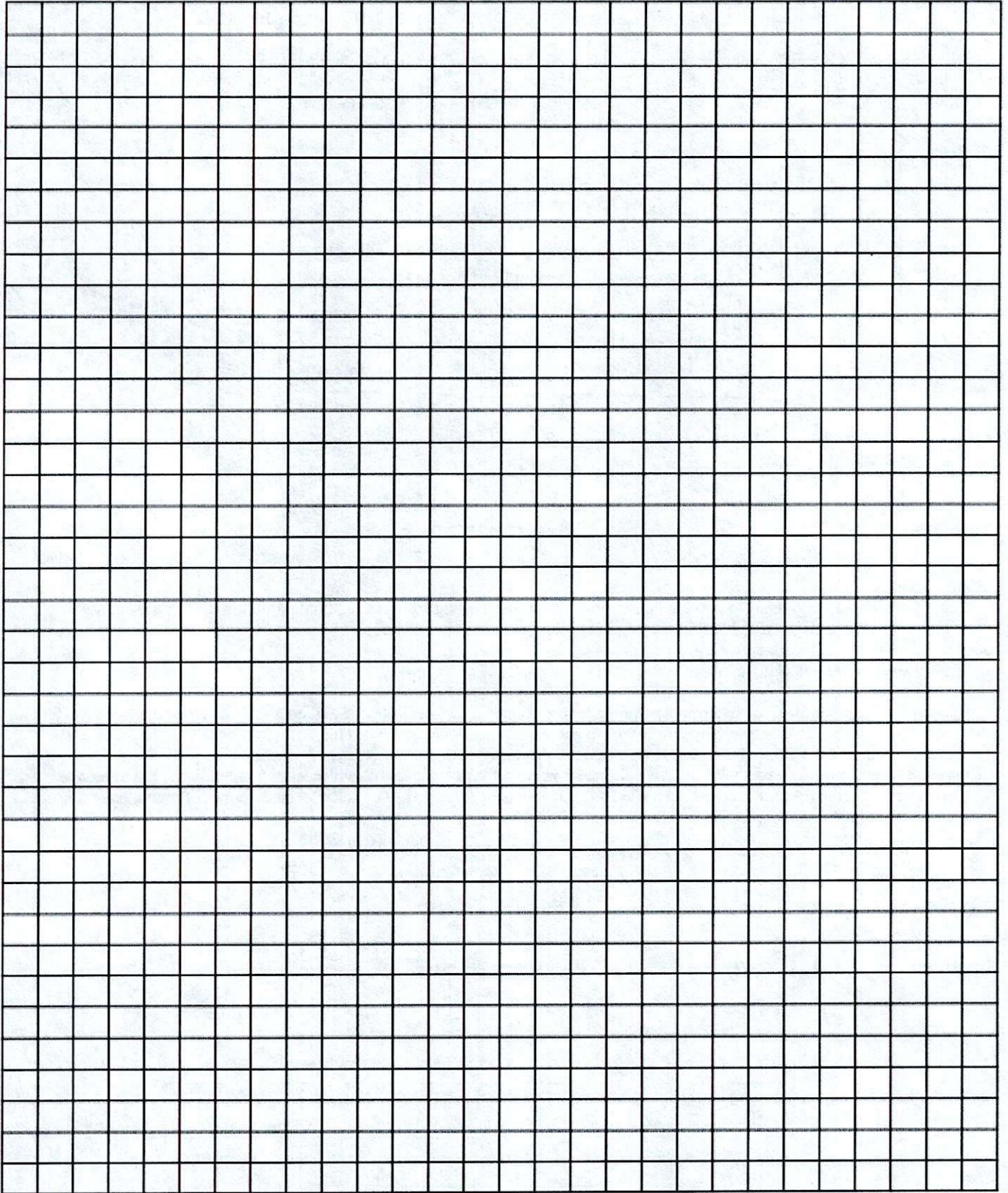
SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

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

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



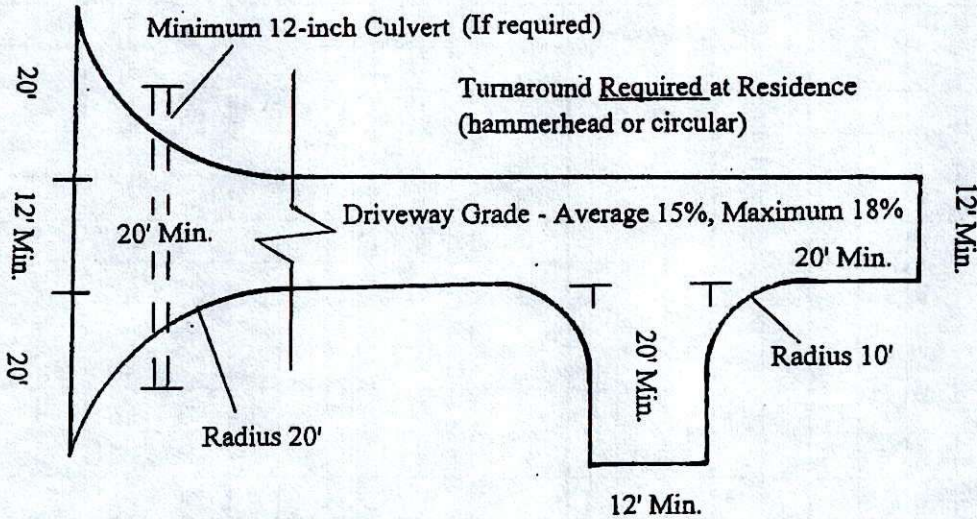
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



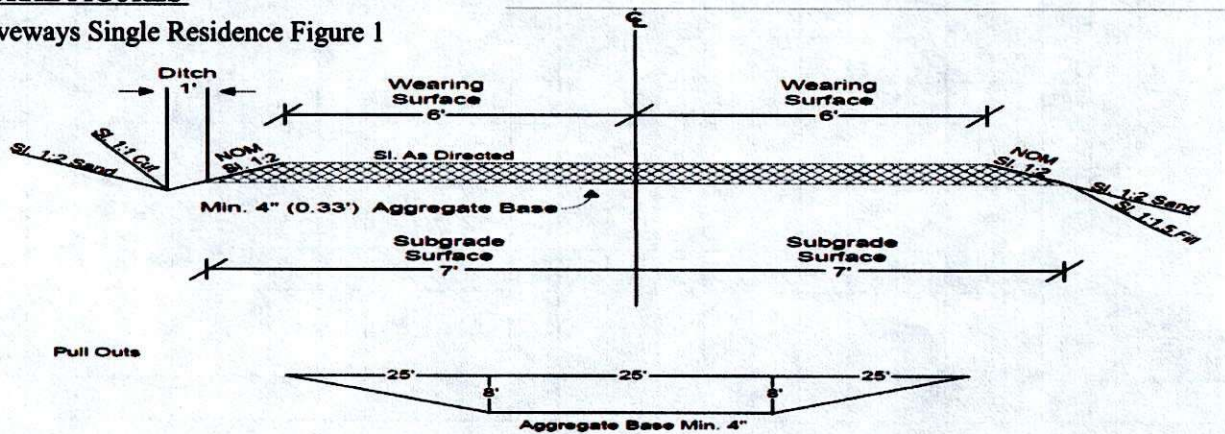
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

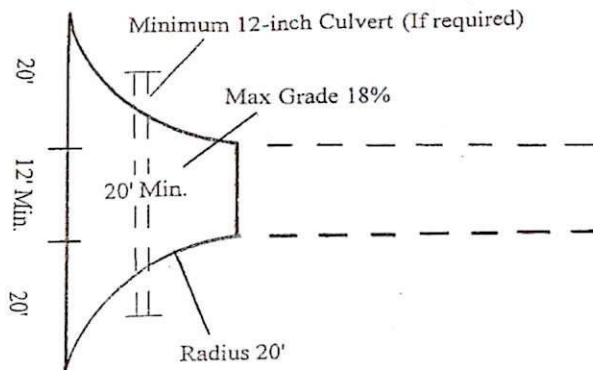
Forestry, Mining or Agricultural Access Standard drawing

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100’ both directions
- Speed greater than 35 mph – 150’ both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
 The access will be developed from the edge of the developed road.

Figure 7.1.450

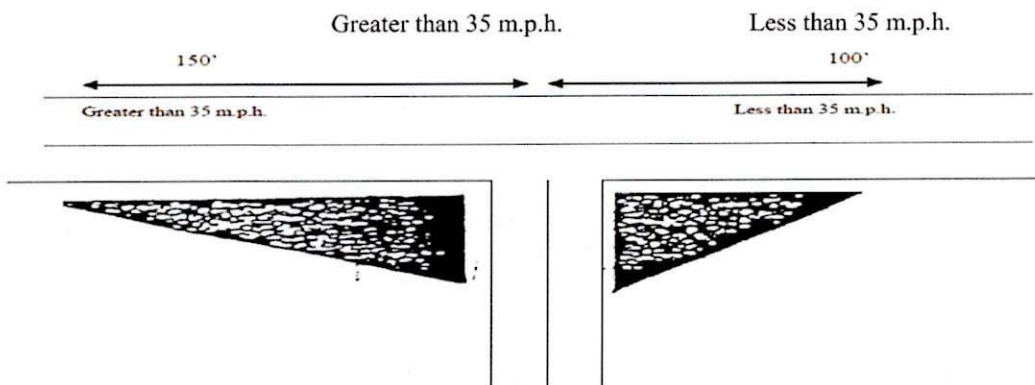


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi- family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s					
	F	G	H	I	J
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

Coos Curry Consulting Group
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Tamsin Taylor of 594 Great Oaks Dr, Ashland, OR 97520

give permission to Coos Curry Consulting Group to represent me on all design, permit and consulting matters concerning the properties located on the Coos County Tax Assessor's Map 27-14-08 TL 2600 and 2601. The tax accounts for these properties are 757500 and 757511.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the above property.


Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

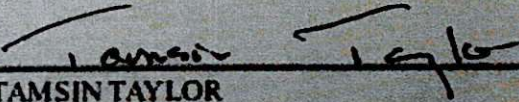
This consent automatically expires twelve months from the date below, without requirement of notice.

DATED: 19 October, 2020

COOS CURRY CONSULTING GROUP


By: **SHERI MCGRATH**

CLIENT


By: **TAMSIN TAYLOR**

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:
Massey Beach, LLC and Susan M. Massey

GRANTEE'S NAME:
TTT Investments, LLC, a Washington limited liability company

AFTER RECORDING RETURN TO:
Order No.: 360618025756-LS
TTT Investments, LLC, a Washington limited liability company
594 Great Oaks Drive
Ashland, OR 97520

SEND TAX STATEMENTS TO:
TTT Investments, LLC, a Washington limited liability company
594 Great Oaks Drive
Ashland, OR 97520

APN: 757500
757511
Map: 27S14080002600
27S14080002601
Vacant 27 acres Seven Devils Road, 27S14080002600 and 2601,
Bandon, OR 97411

COOS COUNTY, OREGON **2019-00230**
\$101.00 01/11/2019 10:30:00 AM
DEBBIE HELLER, CCC, COOS COUNTY CLERK Pgs=4

COOS COUNTY, OREGON **2019-00356**
\$101.00 01/16/2019 09:52:00 AM
DEBBIE HELLER, CCC, COOS COUNTY CLERK Pgs=4

Re-record at the request of Tigor title
to correct the legal description
previously in Inst# 2019-00230

**AFTER RECORDING
RETURN TO**
Tigor Title Company
300 West Anderson Ave. - Box 1075
Coos Bay, OR 97420-0233

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Massey Beach, LLC and Susan M. Massey, also known as Susan Massey, Grantor, conveys and warrants to TTT Investments, LLC, a Washington limited liability company, 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:

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

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHT HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$850,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" 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.

EXHIBIT "A"
Legal Description

PARCEL 1: Beginning at a point 1115 feet North of the Southeast corner of Government Lot 1, of Section 8, Township 27 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence East parallel with the South boundary of said Section 8 to the West boundary of Seven Devils County Road; thence Northerly along the said West boundary to the North line of the SW 1/4 of the SE 1/4; thence West along said North line to the Northeast corner of Government Lot 1 at a point North of the point of beginning; thence South 200 feet, more or less, to the point of beginning.

ALSO Beginning at a point 1115 feet North of the Southeast corner of Government Lot 1, of Section 8, Township 27 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North 0° 11' 58" East 179.30 feet to the Center South 1/16 corner of said Section 8; thence North 76° 27' 34" West 845.59 feet to a 5/8" iron rod; thence West to the High Water Line of the Pacific Ocean; thence Southerly along said High Water Line to a point that is North 89° 51' 14" West of the Point of Beginning; thence South 89° 51' 14" East to the Point of Beginning.

PARCEL 2: Beginning 1115 feet North of the Southeast corner of Government Lot 1 of Section 8, Township 27 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; thence North 835 feet, more or less, along the East boundary of Government Lots 1 and 2 to a point 690 feet South of the Northeast corner of Government Lot 2; thence West to the highway line of the Pacific Ocean; thence South along said high water line 835 feet, more or less to a point West of the point of beginning; thence East to the point of beginning.

~~SAVE AND EXCEPT that property conveyed by Property Line Adjustment Deed recorded September 05, 2007 bearing Instrument No. 2007-11715, Records Coos County, Oregon.~~

SAVE AND EXCEPT that property conveyed by Property Line Adjustment Deed recorded September 05, 2007 bearing Instrument No. 2007-11715, Records Coos County, Oregon and re-recorded September 26, 2007 bearing Instrument No. 2007-12600, Records Coos County, Oregon .

STATUTORY WARRANTY DEED

(continued)

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

Dated: 1/8/19

Massey Beach, LLC

BY: Susan M. Massey
Susan M. Massey
Member

Susan M. Massey
Susan M. Massey, also known as Susan Massey

State of Oregon
County of COOS

This instrument was acknowledged before me on 1.8.19 by Susan M. Massey, as Member for Massey Beach, LLC.

Julie Marie VanLeuven
Notary Public - State of Oregon

My Commission Expires: 7.23.22



State of Oregon
County of COOS

This instrument was acknowledged before me on 1.8.19 by Susan M. Massey.

Julie Marie VanLeuven
Notary Public - State of Oregon

My Commission Expires: 7.23.22



EXHIBIT "B"
Exceptions

Subject to:

1. 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.
2. Rights of the public to any portion of the Land lying within the area commonly known as public streets, roads, alleys, highways..
3. Any adverse claim based upon the assertion that:
 - a) Some portion of said Land is tide or submerged land, or has been created by artificial means or has accreted to such portion so created.
 - b) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of or has been formed by accretion to any such portion.
4. a. Rights of the public and the State of Oregon in the ocean shore and dry sand area as declared acquired under the provisions of ORS 390.605-.770 or west of the seaward edge of vegetation as defined in Thornton v. Hay, Oregon Supreme Court.

b. Rights of the public and governmental bodies (including claims of ownership) to that portion of the premises lying below the high water mark of the Pacific Ocean.
5. The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Pacific Ocean.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Pacific Ocean.
6. Any interest in any oil, gas and/or minerals, as disclosed by document

Entitled: Deed
Recording Date: June 5, 1951
Recording No: Book 209, Page 644
7. The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Entitled: Deed
Dated: June 5, 1951
Recording Date: June 5, 1951
Recording No: Book 209, Page 644
8. Waiver of Right to Object Forest and Farm Practices Management Covenant, including the terms and provisions thereof,

Recording Date: April 18, 2008
Recording No.: 2008-3885
9. Waiver of Right to Object Forest and Farm Practices Management Covenant

Recording Date: April 18, 2008
Recording No.: 2008-3886
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Susan M. Massey
Purpose: ingress and egress
Recording Date: September 24, 2008
Recording No: 2008-9933
11. Terms and provisions of appurtenant easement(s) and easement for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Massey Beach, LLC
Purpose: ingress and egress
Recording Date: September 24, 2008
Recording No: 2008-9934

August 6, 2021

APPLICATION FOR A PRIVATE CAMPGROUND IN THE FOREST ZONE

59990 Seven Devils Road

Bandon, OR 97411

27-14-08 TL 2600 and 2601

Tax Accounts 757500 and 757511

PROPERTY OWNER

TTT Investments, LLC

Tamsin Taylor

594 Great Oaks Dr

Ashland, OR 97520

APPLICANT

Coos Curry Consulting Group

P.O. Box 1548

Bandon, OR 97411

Office Contact:

Sheri McGrath

P.O. Box 1548

Bandon, OR 97411

cooscurry@gmail.com

541-982-9531

EXISTING PROPERTY CONDITIONS

The subject property is located north of city limits of Bandon, found in Coos County, Oregon.

The property is known as Tax Lot 2600 and 2601 on the Coos County Tax Assessor's Map

27-14-08. The property is located in the Forest Zoning District and is 27.37 acres in size. The

situs address is 59990 Seven Devils Road, Bandon, Oregon 97411.

Existing development includes a well, a farm accessory structure, a quarter acre farm, driveway and electrical. The property is primarily forested with three prominent cleared areas.

The eastern clearing is for a small farm, currently permitted and in the ground stages of development. The western clearings were cleared by a previous property owner with the intention of siting a Forest Template Dwelling on each of the tax lots. Electricity has been brought to each western clearing, and these clearings are the proposed camp sites.

One-quarter acre of the property is used for farming practices. The remainder of the property is considered wild with a mix of Douglas Fir, Spruce, Alders, Huckleberries and other native plants.

A large portion of the property is located in a Geologic Hazard Overlay, and is better suited for temporary or low intensive development. Though previous owners obtained clearance to site a Forest Template Dwelling on each of the tax lots, current ownership would rather protect investments by constructing permanent structures on less hazardous properties. It is their opinion that a campground is better suited for this location.

PROPOSED PROPERTY CONDITIONS

The Taylor family currently resides in a high fire area of Oregon and is requesting clearance for a private campground at the subject properties. The fires of 2020 created loss for the family, and their desire is to provide a safe location for emergency and recreational purposes. The campground will not be open to the public, will not be advertised and will not provide water, sewer or electricity to each site.

There is electricity at two locations currently, and the proposal is for clearance to site a temporary structure at each of those locations for the aging family members. The State of Oregon allows for the placement of yurts in private campgrounds defined as a structure that is portable and is not connected to a permanent foundation. These structures are allowed to have electricity.

An area of the property is proposed as a “kids camp” with bicycle parking only. Adequate parking is provided at the farm and at each of the other sites. No open fires or cooking facilities will be provided in this area.

The existing driveways will be used for access. They may need to be widened in areas to meet the campground road width requirements, though they will remain graveled and within the existing location.

The applicant is requesting clearance for Private Campground. Below are findings to support the request. A Land Use Application has been provided with these findings. A fee of \$1500.00 is enclosed.

COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO)

2.1.200 Campground is “A lot, tract or parcel of land under single ownership where two or more campsites are located which provide facilities for living in other than a permanent dwelling or recreational vehicle.”

Conditional Use is “applied to a use which may be permitted by the issuance of a conditional use permit.”

Dwelling is “Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes. A dwelling shall consist of a

kitchen, bathroom(s) and living space. Dwellings do not include a RV, tent, teepee, yurt, hotels, motels, vacation rentals or boarding houses.”

Forest Lands are, “Those lands designated in the Coos County Comprehensive Plan (Volume I- "Balance of County") for inclusion in a Forest Lands zone. These areas include: (1) lands composed of existing and potential forest lands which are suitable for commercial forest uses, (2) other forested lands needed for watershed protection, wildlife and fisheries habitat and recreation, (3) lands where extreme conditions of climate, soil and topography require the maintenance of vegetative cover irrespective of use, and (4) other forested lands which provide urban buffers, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use.

Geologic means “Relating to the occurrence and properties of earth. Geologic hazards include faults, land and mudslides, and earthquakes.”

Recreation means “Any experience voluntarily engaged in largely during leisure (discretionary time) from which the individual derives satisfaction”

Low-Intensity Recreation “does not require developed facilities and can be accommodated without change to the area or resource. For example, boating hunting, hiking, wildlife photography, and beach or shore activities can be low intensity recreation”

Yurt is “a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hookup or internal cooking appliance. Yurts may only be used in approved campgrounds.”

Zoning District is defined as, “a zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.”

4.6.110 Private campgrounds are allowed in the Forest Zone subject to the review criteria 4,e and 5. An Administrative Conditional Use Permit is required.

4.6.110(4,e,A) Campgrounds in private parks shall only be allowed by this subsection. The area is devoted to overnight temporary use for vacation, recreation or emergency purposes, but not for residential purposes.

The intention of the campground is for emergency and recreation purposes.

The campground must be established on a site contiguous to lands with outdoor natural amenities.

The property is located on the bluff overlooking the Pacific Ocean. Access to the natural setting of the property and beach is available, but not intensively improved.

The campground shall be designed and integrated into the forest environment in a manner that protects the natural amenities of the site and provides buffers to native vegetation.

The proposed campsites are in areas that have already been cleared for construction. Additional clearing is not required or proposed for the campground use.

Campsites may be occupied by a tent, travel trailer or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to individual campsites.

There is existing electricity in two locations. Sewer and water are not available in the proposed camping areas.

Campgrounds shall not include intensively developed recreational uses such as swimming pools, tennis courts, retail stores or gas stations.

There are no improvements proposed.

Overnight temporary use in the same campground by camper or camper's vehicle shall not exceed a total of 30 days during a consecutive six-month period.

The applicant understands this criteria, and there is no intention of exceeding the 30 days camping period.

4.6.110(4,e,B) Campsites may be occupied by a tent, travel trailer, yurt or recreational vehicle. Separate sewer, water or electric service hook-ups shall not be provided to individual camp sites except that electrical service may be provided to yurts allowed for by paragraph (4)(e)(C) of this rule.

There is existing electricity to two sites.

4.6.110(4,e,C) Subject to the approval of the county governing body or its designee, a private campground may provide yurts for overnight camping. No more than one-third or a maximum of 10 campsites, whichever is smaller, may include a yurt. The yurt shall be located on the ground or on a wood floor with no permanent foundation. Upon request of a county governing body, the Commission may provide by rule for an increase in the number of yurts allowed on all or a portion

of the campgrounds in a county if the Commission determines that the increase will comply with the standards described in ORS 215.296(1). As used in this rule, "yurt" means a round, domed shelter of cloth or canvas on a collapsible frame with no plumbing, sewage disposal hook-up or internal cooking appliance.

The applicant has proposed 20 campsites which would allow for more yurt sites than desired. There are two locations on site that have existing electricity. One site is proposed to be for the owner's use. Given the age of the owner, a tiny home/recreational vehicle is more accessible and practical for the intended use of the property. The second site could be for a yurt, though only one site is really needed. No permanent structures or foundations are proposed.

4.6.110(5) 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 proposed use will not affect the existing farming and foresting practices on the subject property or the neighboring lands.

(B) The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

The proposed use is less hazardous than other permitted uses in the Forest Zone.

(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.

The owner will sign the required forest waiver as provided by the planning department at the time of Notice of Decision.

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

The campground will maintain a 30' primary fire safety setback around semi-permanent structures such as the proposed tiny home and/or second yurt.

- 4.6.140 The minimum lot size for the creation of new parcels will be 80 acres minimum. The size of the parcel does not prohibit development as long as it was lawfully created.

The properties combined are 27.37 acres in size and lawfully created.

All Development 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.

No permanent development is proposed; however, all campsites meet the setback requirements.

- 6.1.125 Once a lot is created it shall remain lawfully created.

The parcel is considered lawfully created.

- 7.1.425 The road access points, driveway and turn around are permitted and inspected by the Coos County Road Department.

**OREGON ADMINISTRATIVE RULES (OAR) FINDINGS OF FACT DIVISION 650
RECREATION PARKS AND ORGANIZATIONAL CAMPS**

- 0005 Facilities means “the permanent work, such as but not limited to, streets, roads, embankments, space, refuse collection stands, fire pit enclosures, fire protection equipment etc., but does not include buildings and structures, and electrical and plumbing installations.”

Recreation Park as defined in ORS 446.310 means “an area designated by the person establishing, operating, managing or maintaining the same as being for picnicking or overnight camping by the general public or any segment of the public. Recreation park includes, but is not limited to, areas open to use free of charge or through payment of a tax or fee or by virtue of rental, lease, license, membership, association or common ownership. Recreation park includes, but is not limited to, areas divided into two or more lots, parcels, units or other interests for purposes of such use. As further defined in these rules, a recreation park includes, but is not limited to, a ‘campground,’ a ‘picnic park,’ or a ‘recreational vehicle park’.”

Campground means “a recreation park which provides facilities and space for tents, tent vehicles, or camping vehicles”

- 0020 A permit is required for all recreational parks in the State of Oregon.
- The applicant is requesting clearance from Coos County for the private campground, so that a permit may be obtained from the State of Oregon.*
- 0025(a) Land use must comply with the regulations of the unit of government which has planning authority over the proposed construction
- Coos County is the planning authority over the subject site, and private campgrounds are permitted in the Forest zone. These findings support the application made to the county for the proposed use.*
- 0025(b) Flood Zones. Buildings or areas used within a flood zone must be approved by the agency having jurisdiction prior to the issuance of permits.
- The proposed campground is not located in the floodplain overlay.*
- 0025(c) Water supply systems must comply with regulations under the Department of Human Services Oregon Health Authority.
- The existing well will comply with these regulations.*
- 0025(d) Sewage treatment and disposal facilities, including, but not limited to, onsite facilities, solid waste container wash-down facilities, gray water waste disposal systems, pit privies, vaults and chemical toilets, must comply with regulations under the Oregon Department of Environmental Quality;
- The campground will not have permanent facilities, and all temporary sanitation will be licensed and maintained by the facility provider for portable restrooms.*
- 0025(e) Solid waste disposal must comply with regulations under the Department of Human Services Oregon Health Authority and such waste must be disposed of in a manner that complies with regulations under the Oregon Department of Environmental Quality.
- Portable restrooms will be provided by a licensed company who will maintain the facilities and pump the solid waste disposal according to the regulations that apply.*
- 0025(h) Buildings and structures must comply with the State Building Code and where applicable to rules adopted thereunder.
- The yurt foundations will comply with the State Building Code.*

0025(i) Access must comply with the regulations of the city, county or State Highway Division having jurisdiction over access to the public roads.

Driveway access and road development will be permitted and inspected by the required jurisdictions.

0035 Plans and Specifications must be drawn to scale and indicate the nature and extent of work proposed. A list of required items is found in this section.

The proposed plans meet the specification requirements of this section.

0040 All construction or work for which a permit is required must be subject to inspection by the building official.

All work will be inspected by the State of Oregon building inspector for parks.

ADDITIONAL SUPPORTING DOCUMENTS

Land Use Application and Fee

Coos County Tax Assessor's Map 27-14-08

Coos County Tax Assessor's Summary Reports

Consent Form

Plot plan

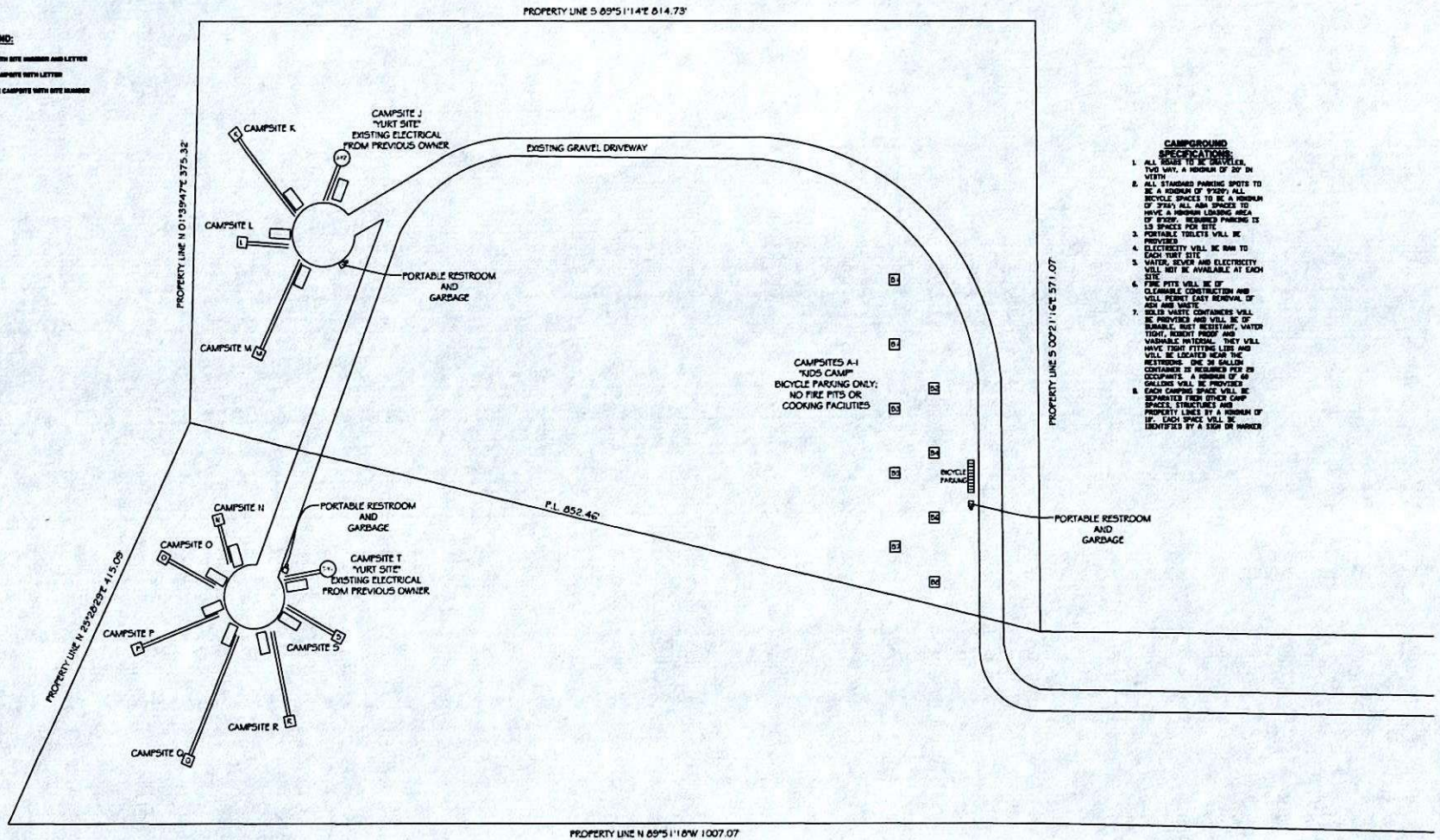
Warranty Deed

OAR 918-650

TAYLOR FAMILY CAMPGROUND

LEGEND:

- YURT WITH SITE NUMBER AND LETTER
- YURT CAMPSITE WITH LETTER
- BICYCLE CAMPSITE WITH SITE NUMBER



DRAWING INDEX:
SHEET 11 COVERS PAGE WITH EXISTING CONDITIONS MAP
SHEET 12 ENLARGED VIEW

OWNER AND OPERATOR
INFORMATION:
TTT INVESTMENTS LLC
594 GREAT OAKS DRIVE
ASHLAND, OR 97520

SITE INFORMATION:
27-14-08 TL 2601
TAX ACCT 757511

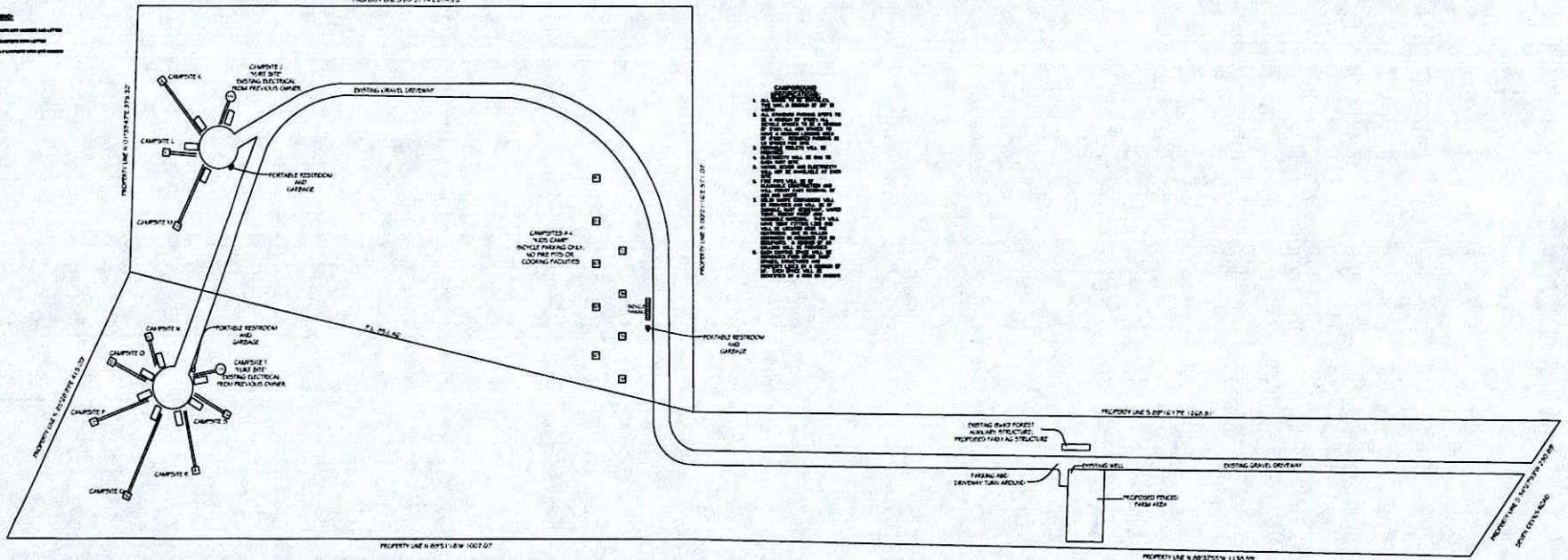
○ PLOT PLAN
SCALED TO FIT



TAYLOR FAMILY CAMPGROUND

PROPERTY LINE S 89°51'14"E 214.23'

- LEGEND:**
- EXISTING PORTABLE RESTROOM
 - EXISTING PORTABLE RESTROOM
 - EXISTING PORTABLE RESTROOM



1. EXISTING PORTABLE RESTROOM
2. EXISTING PORTABLE RESTROOM
3. EXISTING PORTABLE RESTROOM
4. EXISTING PORTABLE RESTROOM
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6. EXISTING PORTABLE RESTROOM
7. EXISTING PORTABLE RESTROOM
8. EXISTING PORTABLE RESTROOM
9. EXISTING PORTABLE RESTROOM
10. EXISTING PORTABLE RESTROOM
11. EXISTING PORTABLE RESTROOM

OWNER AND OPERATOR INFORMATION:

TTT INVESTMENTS LLC
594 GREAT OAKS DRIVE
ASHLAND, OR 97520

SITE INFORMATION:
27-14-08 TL 2601
TAX ACCT 757511

○ PLOT PLAN
SCALED TO FIT

PLOT PREPARED BY:
SHERI MACGREGOR
P.O. BOX 11548
DANDON, OR 97411



Coos Curry Consulting Group
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Tamsin Taylor, of 594 Great Oaks Dr, Ashland, OR 97520

give permission to Coos Curry Consulting Group to represent me on all design, permit and consulting matters concerning the properties located on the Coos County Tax Assessor's Map 27-14-08 TL 2600 and 2601. The tax accounts for these properties are 757500 and 757511.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the above property.

Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires twelve months from the date below, without requirement of notice.

DATED: 19 October, 2020

COOS CURRY CONSULTING GROUP


By: SHERI MCGRATH

CLIENT


By: TAMSIN TAYLOR