



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 St.
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
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. (See attached vicinity map for the location of the subject property).

Date of Notice: **Thursday, April 07, 2022**
File No(s): ACU-21-058

Proposal: Request for a Land Use Approval through an Administrative Conditional Use to change the use of a Single Family Dwelling to a Vacation/Short Term Rental.

Applicant(s): Wygant Road, LLC (Allen Dean)

Staff Planner: Crystal Orr, Planner I

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 5 p.m. on **Friday, April 22, 2022**. Appeals are based on the applicable land use criteria found in the Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with *Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and 6.1.125 Lawfully Created Lots or Parcels*. Vacation Rental reviews are subject to CCZLDO Use Table found in *Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU) subject to Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and Section 4.3.220 Additional Conditional Use Review (2)(a) Rural Residential*. *Siting standards do not apply to this type of review because there are no new structures proposed with this review.* **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.**

Property Information

Account Numbers	380600
Map Numbers	25S1330AB-01300
Property Owners	WYGANT ROAD, LLC 126 LOOP RD MYRTLE CREEK, OR 97457-9442
Situs Addresses	64655 WYGANT RD COOS BAY, OR 97420
Acreages	1.09 Acres
Zoning(s)	URBAN RESIDENTIAL-1 (UR-1)
Special Development Considerations and Overlays	AIRPORT - NORTH BEND - CONICAL SURFACE (NBCS) ARCHAEOLOGICAL AREAS OF INTEREST (ARC) NATURAL HAZARD - TSUNAMI (NHTHO) URBAN UNINCORPORATED COMMUNITY (UUC)

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

This notice shall be posted from March 29, 2022 to March 29, 2022

below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, 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.**

Staff tries to post all applications on the website at the following link:

<https://www.co.coos.or.us/planning/page/applications-2021>

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 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. If you would like to view the record in this matter, please make an appointment. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Planner I 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: Crystal Orr Date: Thursday, April 07, 2022 .

Crystal Orr, Planner I

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 evidence associated as listed in the exhibits.

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity 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, and local permits shall be obtained prior to the commencement of any development activity.
2. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter (ZCL) shall be required prior to the use of the dwelling as a *Vacation Rental* on the property; however, the following conditions need to be submitted with a request for your ZCL:
 - a. The applicant shall complete the following to ensure compatibility:
 - i. Submit a plan to cover nuisance issues to ensure the use is compatible with the neighborhood. The plan shall consist of contacts for the property manager to report problems to, noise restriction and emergency contact information. The advertisement for the rental shall include a property manager name and contact information.
 - ii. A contract that will be used for the rental shall contain all this information and shall be filed with the Planning Department.
 - iii. If the property is receiving public services for water or sewer a letter from those utility companies is required that there is no limitation on service.
 - iv. The number of overnight occupants is limited by the number of bedrooms. The Dwelling contains one (1) bedrooms and maximum capacity should be limited to four (4) overnight guests.
 - v. Vendors shall be limited to cleaning and maintenance on a regular basis. If a special event is planned by a guest, it shall occur during the day and there may be vendors to serve that specific event.
 - b. A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.
 - c. The parking and access shall be reviewed and signed off by the Coos County Road Department prior to receiving a Zoning Clearance Letter from staff. There will be a limit on how many vehicles can park onsite per to two (2) vehicles for guests and one (1) vehicle for employees.
3. Pursuant to CCZLDO § 4.3.110.10(a) the applicant shall obtain a license from the Coos County Health Department in accordance with ORS 446.310-350. Renewals of your license shall be provided to the Planning Department to show the use remains in compliance.

EXHIBIT "B"
VICINITY MAP



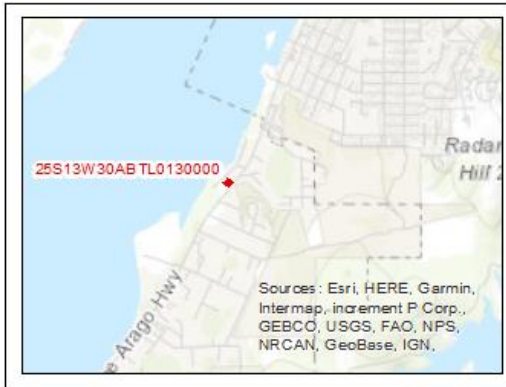
COOS COUNTY PLANNING DEPARTMENT

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

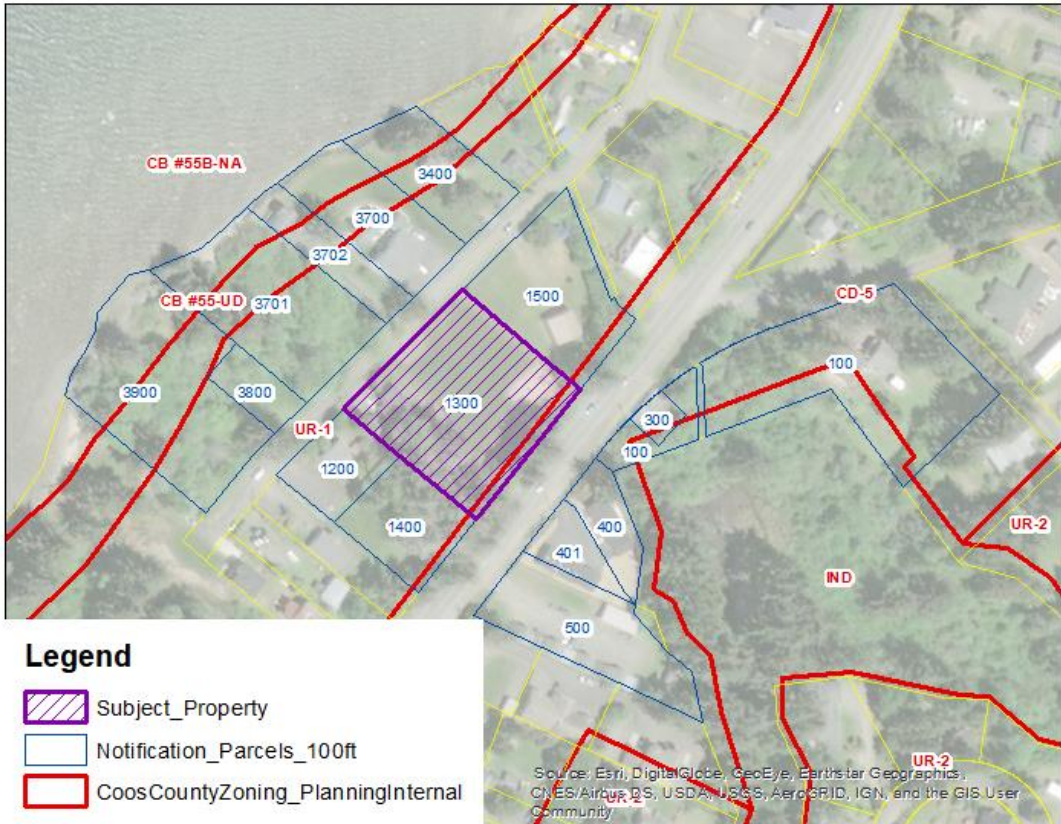
Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



File:	ACU-21-058
Applicant/ Owner:	Allen Dean/ Wygant RD LLC
Date:	April 6, 2022
Location:	Township 25S Range 13W Section 30AB TL 1300
Proposal:	Administrative Conditional Use



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

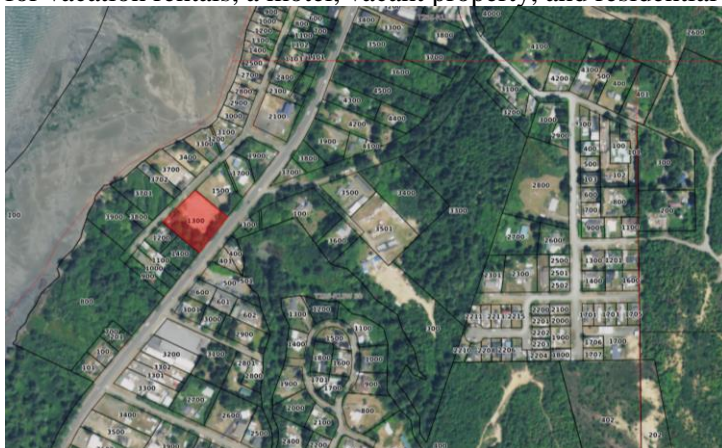
I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

- A. PROPOSAL:** Request for a Land Use Approval through an Administrative Conditional Use to change the use of a Single Family Dwelling to a Vacation/Short Term Rental.
- B. BACKGROUND/PROPERTY HISTORY:**
This property contains a Single-Family Dwelling that has an assessed year built of 1956, which is pre ordinance. The property also has an accessory structure that was built through zoning approval (ZCL-20-184).
- C. LOCATION:** The subject property is located southwest of the City of Coos Bay in the Unincorporated Community of Barview. The property is accessed off of Wygant Road via Cape Arago Hwy. The situs address is listed in the property details.
- D. ZONING:** The subject property is zoned Urban Residential-1 (UR-1).

ARTICLE 4.2 – ZONING PURPOSE AND INTENT
SECTION 4.2.100 URBAN RESIDENTIAL

The purpose of the “UR-1” district is to provide for urban residential areas that are exclusively limited to conventional Single Family Dwellings. Detached conventional Single Family Dwellings clustered in planned unit developments are consistent with the objectives of the “UR-1” district. This district shall only be used within Urban Growth Boundaries and Urban Unincorporated Community boundaries.

- E. SITE DESCRIPTION AND SURROUNDING USES SITE DESCRIPTION AND SURROUNDING USES:** The subject property is located southwest of the City of Coos Bay in the Unincorporated Community of Barview. The property is accessed off of Wygant Road via Cape Arago Highway. Within the 100-foot notification area the properties are being used for vacation rentals, a motel, vacant property, and residential properties.



- F. COMMENTS:** Comments were not required for this use as there is no development occurring.

II. 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 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 to determine at the time of this report this property is compliant. This does not mean that there is not additional information that was unavailable during this review that would make the properties non-complaint.

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: This tax lot was lawfully created thru b) through a prior land use decision (PLA-16-014). Therefore, it is a lawfully created unit of land.

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for Planning Director Approval to change the existing residential use to a vacation rental.

B. Key definitions:

Compatibility: Compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses, and not potential or future uses in the surround area. The surrounding area consists of the notification area for the project as set out in § 5.0.900.

C. Criteria and standards for Vacation Rentals

I. Vacation Rentals

A. Section 4.3.200 Zoning Tables for Urban and Rural Residential, mixed Commercial-Residential, Commercial, Industrial, Minor Estuary and South Slough

The table indicates the type of review process that is required. Remember that CU is an conditional use review and the letter prior explain what level of conditional use is required (A = administrative and H=Hearing)

As used in the zoning tables the following abbreviations are defined as:

- “P” Permitted and requires no review from the Planning Department. No review is required but other agencies may have requirements.*
- “CD” Compliance Determination review (permitted with standards) with clear and objective standards (Staff review usually referred to as Type I process or ministerial action). These uses*

are subject to development standards in sections 4.3.22, 4.3.230 and notices requesting comments may be provided to other agencies as result. The process takes a minimum of 30 days to complete. Industrial zones may require additional review. All structures and uses shall meet the applicable Development and Siting Criteria or Special Development Considerations and Overlays for the zoning district in which the structure will be sited.

- “ACU” Administrative Conditional Use (Planning Director’s Decision usually referred to as a Type II Process)
- “HBCU” Hearing Body Conditional Use (Planning Commission, Board of Commissioner or Hearings Officer Decision usually referred to as a Type III Process)
- “PLA” Property Line Adjustments subject to standards found in Chapter 6.
- “P”, “SUB”, “PUD” = Partition, Subdivision, Planned Unit Development that require Land Division Applications subject to standards found in Chapter 6.
- The “Subject To” column identifies any specific provisions of Section 4.3.210 to which the use is subject.
- “N” means the use is not allowed.

The zoning table sets out Uses, Developments and Activities that may be listed in a zone and the type of review that is required within that zone. If there is a conflict between uses the more restrictive shall apply. Section 4.3.210 provides an explanation of the use category and the specific criteria that shall apply and if the use is identified as requiring a conditional use. Section 4.3.225 General Siting Standards apply to all regulated Uses, Developments, or Activities, but these are clear and objective standards that do not, in themselves, require a land use notice. Section 4.3.230 Specific Standards list specific siting standards by zones and 4.2.220 Additional Conditional Use Review and Standards for table 4.3.200 contains any additional criteria that applied to a Use, Development or Activity that has been identified by the following table as requiring.

#	Use	Zones													Subject To
		Section 4.3.210 CATEGORIES & Review Standards - 4.3.220 Additional Conditional Use Review – Section 4.3.225 General Siting Standards - Section 4.3.230 Specific Standards													
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES	
63.	Retail Business	N	N	N	N	N	ACU	HBCU	CD	N	N	HBCU	N	N	(75)
64.	Vacation Rentals (in an existing dwelling)	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	N	N	(87)

FINDING: Vacation Rental reviews are subject to CCZLDO Use Table found in Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU) subject to Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and Section 4.3.220 Additional Conditional Use Review (2) Urban Residential. Siting standards with the exception of parking do not apply to this type of review because there are no new structures proposed with this review.

B. Section 4.3.210 – CATEGORIES AND REVIEW STANDARDS

The following categories provide a definition and specific standards that will regulate the Development, Use or Activity identified in the table above.

(87.) Vacation rental/short term rental - Subject to the following criteria:

- Shall be found to be compatible with the surrounding area.
- Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;
- Shall meet parking access, driveway and parking standards as identified in Chapter VII;
- Shall not be conveyed or otherwise transferred to a subsequent landowner without a the new property owner submitting a Compliance Determination Application showing compliance with this section; and
- A deed restriction shall be recorded with the Coos County Clerk’s Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.

FINDING: A vacation rental can only be established in an existing dwelling. The subject property contains an existing *Single-Family Dwelling* that was sited in 1956. According to assessment records the dwelling is a one-bedroom Dwelling. The primary criterion for this application is compatibility. As explained above; compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony.

The purpose of this zoning district is to provide for residential use. Vacation rentals are not considered a residential use, so they must show they can be compatible with the residential use of the surrounding uses without discord or disharmony. A Single-Family Dwelling unit providing complete independent living facilities for one or more persons, including permanent provision for living, sleeping, eating, cooking and sanitation. A request to use the dwelling for transient occupancy for vacation purposes does increase traffic, parking and related nuisance issues. Therefore, to make the use compatible, limitations on occupancy to number of bedrooms that are located within the dwelling, limiting traffic and parking volumes to the same level as a Single-Family Dwelling and limiting nuisance will insure the use is compatible.

In determining how many people can be accommodated overnight the calculation is made based on bedrooms within the Single-Family Dwelling. A bedroom (ORS 90.262) has a minimum average of two occupants per bedroom. This dwelling is only a one-bedroom dwelling, the applicant has asked that four (4) occupants shall be onsite. Vehicles on site for the guest shall be no more than two (2) vehicles. This does not account for cleaning service and other related maintenance service or when the property owner is using the dwelling. There shall be quiet times and a clear sign posted with the contact information so neighbors that have complaints may contact the rental service that is managing the vacation rental.

Typically, traffic counts are conducted for a Single-Family Dwelling based on two (2) vehicles so at this time the Vacation Rental will be limited to two vehicles on site when the Dwelling is used as a Vacation Rental. If the property is receiving public services for water or sewer a letter from those utility companies is required that there is no limitation on service. Vendors shall be limited to cleaning and maintenance. If a special event is planned by a guest, it shall occur during the day and there may be vendors to serve that specific event. The applicant has stated that the Vacation Rental will be maintained regularly, and all restrictions will be enforced.

The applicant has acknowledged that a license and inspections will be completed by Coos Health & Wellness in compliance with ORS 446.310 through 446.350.

The Vacation Rental approval will not transfer to a subsequent owner without a Compliance Determination.

The applicant shall record a deed restriction with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use, this will be made a condition of approval. All conditions shall be complied with as final approval.

C. *SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERALYS:*

SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed In the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site

SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning

Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.

FINDING: No structural or earth moving development is part of this request; therefore, additional review was not required.

IV. DECISION:

The proposed Vacation Rental/Short-Term Rental in the Urban Residential-1 (UR-1) Zoning District meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit “A” of this report.

V. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 100 feet of the subject properties and the following agencies, special districts, or parties: Charleston RFPD and Coos Bay North Bend Water Board.

A Notice of Decision and Staff Report will be provided to the following: Applicants/Owners, Department of Land Conservation and Development, Coos Health and Wellness, Assessor’s Office, Planning Commission and Board of Commissioners.

Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

EXHIBIT "D"
Application



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

DR-21-136
 FILE NUMBER: ACU-21-058

Date Received: 10/19/21 Receipt #: 228628 Received by: MB
+228653

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) Wygant RD LLC
 Mailing address: 126 Loop Rd Myrtle Creek, OR 97457
 Phone: 541-863-5147/541-863-1430 Email: cheryldiane@frontiernet.net

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
25S	13W	30	A	B	1400
Select	Select	Select	Select	Select	

Tax Account Number(s): 380600 Zone: Select Zone Commercial-1 (C-1)
 Tax Account Number(s) _____ Please Select _____

B. Applicant(s) Allen & Cheryl Dean
 Mailing address: 126 Loop Rd Myrtle Creek, OR 97457
 Phone: 541-863-5147/541-863-1430 _____

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

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

Special Districts and Services

Water Service Type: Coos Bay - North Bend Water Sewage Disposal Type: Charleston Sanitation
 School District: Coos Bay Fire District: Charleston RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or 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](#) *Airport + Tribes*
 Coos County Land Use Application - Page 1

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: 64655 Wygant Rd Coos Bay, OR 97420

Type of Access: Public Road Name of Access: Wygant Rd

Is this property in the Urban Growth Boundary? Yes

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-

- 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:
- 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.
 - A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 - A complete description of the request, including any new structures proposed.
 - 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:
- Location of all existing and proposed buildings and structures
 - Existing County Road, public right-of-way or other means of legal access
 - Location of any existing septic systems and designated repair areas
 - Limits of 100-year floodplain elevation (if applicable)
 - Vegetation on the property
 - Location of any outstanding physical features
 - 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. Signatures required below for application processing.

Chris O Dean Allen R. [Signature]

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR
NEW DRIVEWAY: 64647 Rd

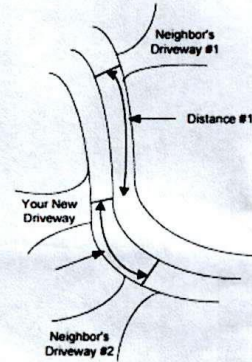
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW
DRIVEWAY: 50 Feet

Is this driveway on the same side of the road as your
Driveway: Yesose an item.

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR
NEW DRIVEWAY: 64635 Wygant Rd

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW
DRIVEWAY: 100feet

Is this driveway on the same side of the road as your
Driveway: Yesose an item.



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: Choose a Service-Type
Coos Bay-North Bend Water Board Sewage Disposal Type: Choose a Type
Charleston Sanitation

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?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

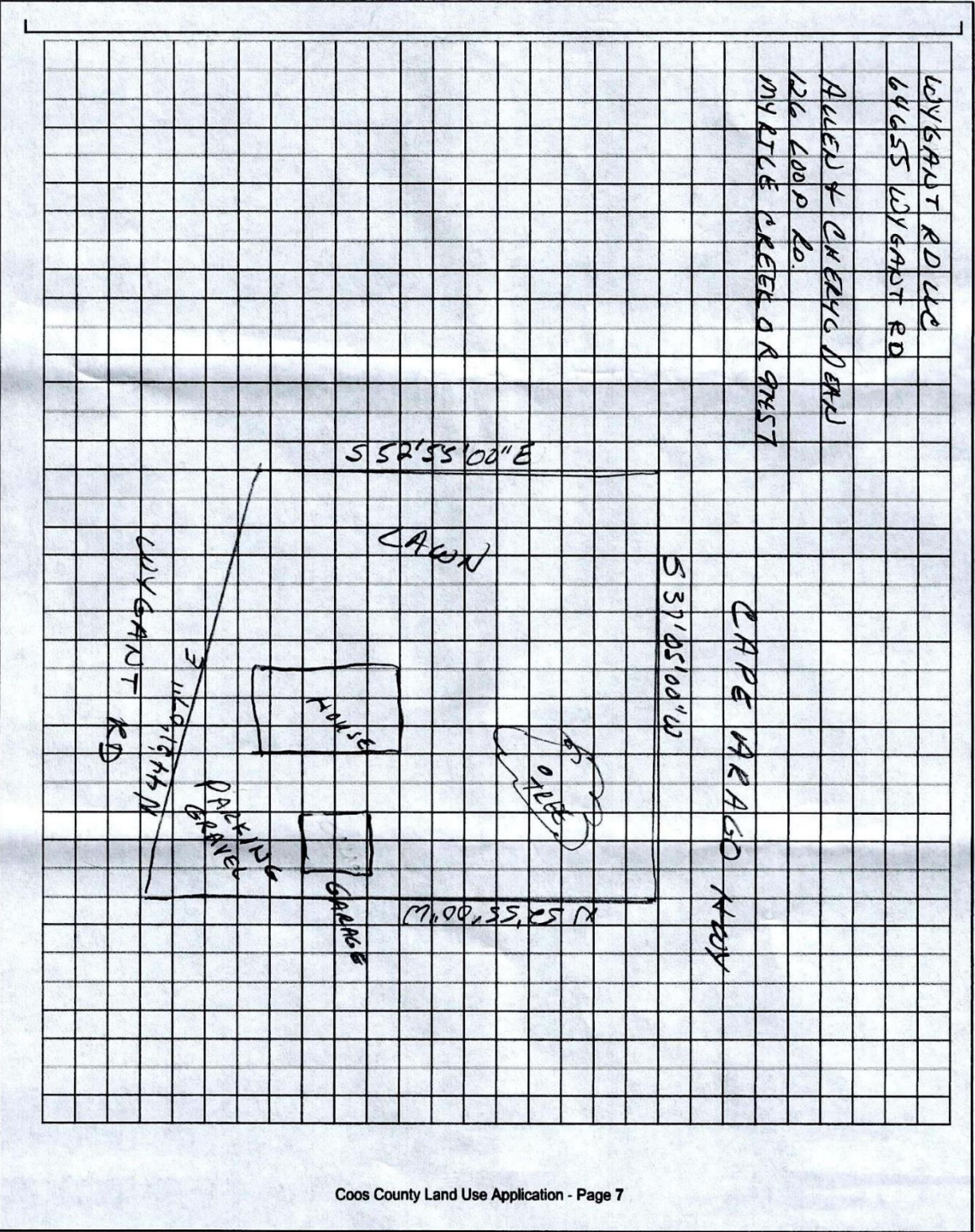
Coos County Environmental Health Use Only:

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:



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. <i>AIR BNB</i>	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					
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.

**Wygant Rd LLC
64655 Wygant Rd
Coos Bay, Oregon 97420**

This is a request to establish an Air BnB vacation home that is currently a residential home.



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

DR-21-134
ACU-21-058

FILE NUMBER:

Date Received: 10/1/21 Receipt #: 228428 + 228653 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) Wygant RD LLC

Mailing address: 126 Loop Rd, Myrtle Creek, OR 97457

Phone: 541-863-1430/541-863-5147 Email: cheryldiane@frontiernet.net

Township: 25S Range: 13W Section: 30 1/4 Section: A 1/16 Section: B Tax lots: 1400

Tax Account Number(s): 380600 Zone: Select Zone Urban Residential-1 (UR-1)
Tax Account Number(s) Please Select

B. Applicant(s) Allen R Dean

Mailing address: 126 Loop Rd, Myrtle Creek, OR 97457

Phone: 541-863-1430/541-863-5147 Email: cheryldiane@frontiernet.net

C. Consultant or Agent:

Mailing Address

Phone #: Email:

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: Select type of Water Service Sewage Disposal Type: Select type of Sewage System
School District: Select School District Fire District: Select Fire District

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

LAND USE PERMIT APPLICATION – BALANCE OF COUNTY
COOS COUNTY PLANNING DEPARTMENT

COMPLETED BY STAFF	
Received By: <u>MB</u>	<input type="checkbox"/> COMP PLAN AMENDMENT
Date Submitted: <u>10/1/21</u>	<input type="checkbox"/> ZONE CHANGE
Application No.: <u>ACU-21-058</u>	<input type="checkbox"/> TEXT AMENDMENT
Fee: <u>1433⁰⁰</u>	CONDITIONAL USE REVIEW
Fee Paid: <u>1433⁰⁰</u>	<input type="checkbox"/> HEARINGS BODY
Receipt No.: <u>228628</u>	<input type="checkbox"/> ADMINISTRATIVE
	<input type="checkbox"/> VARIANCE
	<input type="checkbox"/> LAND DIVISION *
	<input type="checkbox"/> HAZARD REVIEW *
	<input type="checkbox"/> FARM OR FOREST REVIEW *
	<input type="checkbox"/> FAMILY/MEDICAL HARDSHIP*
	<input type="checkbox"/> HOME OCCUPATION/COTTAGE INDUSTRY
	*Supplemental Application required
	STAFF NOTES:

Please type or clearly print all of the requested information below. Please be sure to include any supplemental application for if required.

I. APPLICANT

Name: ALLEN R DEAN
Mailing Address: 126 LOOP RD.
City State Zip MYRTLE CREEK OR 97457
Daytime Phone 541-863-1430/541-863-5147
Email: Cheryldiane@frontier.net

II. OWNER(S)

Name: WYGANT KOLLE
Mailing Address: 126 LOOP RD.
City State Zip MYRTLE CREEK OR 97457
Daytime Phone 541-863-1430/541-863-5147
Email: Cheryldiane@frontier.net

III. PROPERTY - If multiple properties are part of this review please check here and attached a separate sheet with property information.

Location or Address: 64655 WYGANT RD COOS BAY, OR 97420

No. Acreage 1.09

Tax Acct. 386600

Township: Range: Section: ¼ Section: 1/16 Section: Tax lot: 1460
25 13 30 AB

Zone: 1

Water Service Type: CB DB WATER

Sewage Disposal Type: CHARLESTON SANITARY

School District: COOS BAY #9

Fire District: CHARLESTON RURAL FIRE

IV. REQUEST SUMMARY (Example: "To establish a template dwelling in the Forest Zoning District.")

TO ESTABLISH AIR BNB VACATION THAT IS CURRENTLY RESIDENTIAL

V. 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.

- A. 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.
- B. 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
- C. 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.

Applicant/Owner Signature

Cheryl D. Dean

Applicant/Owner Signature

Date Received: 10-01-21
Receipt # 228628

COOS COUNTY ROAD DEPARTMENT

DR-21-136



ACCESS/DRIVEWAY/ROAD/
PARKING VERIFICATION PERMIT

THIS FORM NEEDS TO BE SUBMITTED TO COOS COUNTY PLANNING DEPARTMENT
225 N. ADAMS STREET OR MAILED TO: 250 N. BAXTER, COQUILLE OR 97423

All new and replacement dwellings, commercial or industrial development requires this form.
Other development may require verification of access.

Payment for this permit can be submitted to the Cos County Planning Department in the form of cash or check

For Office Use Only. FILE # _____ FEE: _____

Applicant/Agent (print name): ALLEN R DEAN
Mailing address: 126 LOOP RD. MYRTLE CREEK OR 97457
Phone: 541-863-5147 / 541-863-1430 Email: cheryldiane@frontier.net

Land Owner (print name): WYGANT RD. LLC
Mailing address: 126 LOOP RD. MYRTLE CREEK OR 97457
Phone: 541-863-1430 / 541-863-1430 Email: cheryldiane@frontier.net

LOCATION

25 13 30 1400
Township Range Section Tax Lot

64655 WYGANT RD. COOS BAY OR 97420
Site address

1 1.09
Zone (s) Acreage

EXISTING IMPROVEMENTS Describe any improvements to the property such as any roads, structures, etc.

Applicant Signature: _____

Through applying for this application I authorize the Coos County Roadmaster or designee to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. The applicant shall contact the Coos County Road Department to arrange for the site visit once the access, driveway, road and/or parking requirements have been met. If you would like to schedule a visit or inquire further about requirements including bonding please contact 541-396-7660. This signed form must be returned to the Planning Department prior to the issuance of a zoning compliance letter.

Coos County Road Department Use Only

Roadmaster or designee: _____

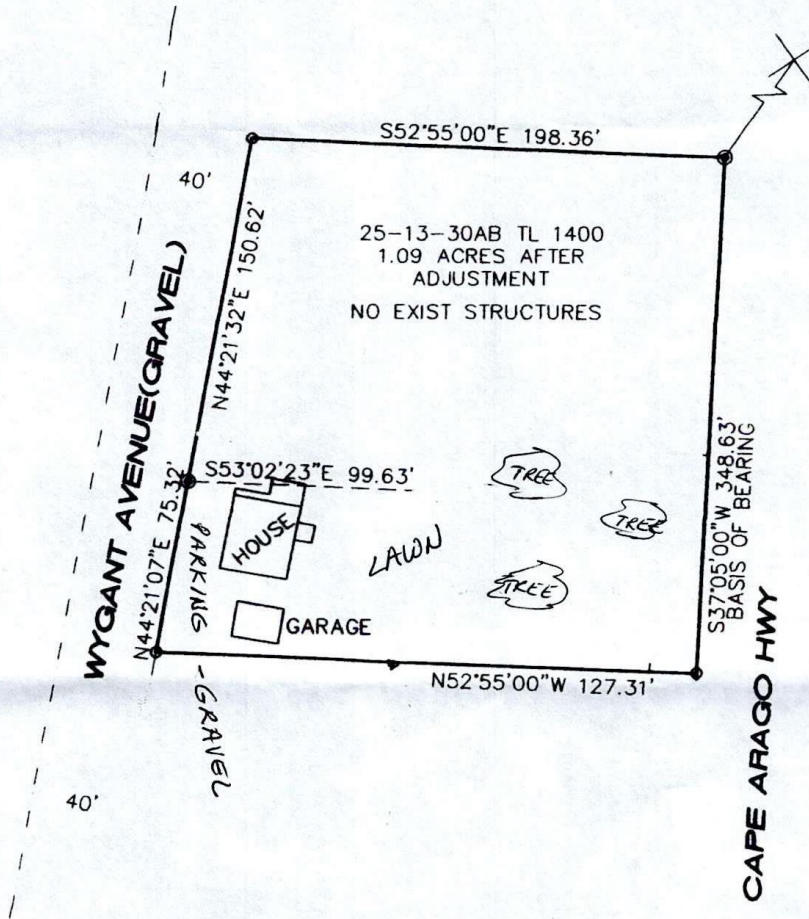
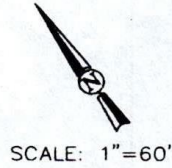
Driveway Parking Access

Bonded Date: _____ Receipt # _____

LEGEND

SYMBOL	INDICATES
—	PROPERTY LINE
- - -	RIGHT OF WAY LINE
- - - -	LOT LINES
⊙	FOUND MONUMENTS
○	MONUMENTS TO BE SET

FOR: WYGANT RD LLC
 ALLEN R. DEAN
 126 LOOP ROAD
 MYRTLE CREEK, OR 97457
 (541)863-5147



C:\Coos\616029-Dean\Logging\Drawg. SAVED 5/4/2016 6:56 AM W WHITE. PLOTTED 5/12/2016 10:06 AM. WALTER WHITE

SHN
 Consulting Engineers
 & Geologists, Inc.

Dean Logging, Inc
 Property Line Adjustment
 Coos County, OR
 April 2016

Proposed Adjustment
 25-13-30AB TL 1300 & 1400
 SHN 616029
 Figure 1

**Wygant Rd LLC
64655 Wygant Rd
Coos Bay, Oregon 97420**

Dear Guests,

Hello and Welcome to our home! We're so happy you chose our property for your vacation. Before you settle in and get comfortable, we would like to make you aware of the House Rules in place at our vacation rental. Understanding and complying with our house rules will make for a comfortable and fun stay for everybody!

Please read each of the rules carefully in order to avoid any danger or deductions from your security deposit upon check-out.

*In case of accidental damage, we'll look into the issue internally to decide if and how much the deduction or repair will cost.

*We hope you have lots of laughter and fun times during your vacation! However, we'd really appreciate it if you're mindful and keep noise to a minimum during the hours of 10:00 pm and 8:00 am.

*Please ensure you read and fully understand the house rules at the beginning of your stay. If anything is unclear, please contact us so we can explain in further detail to avoid any misunderstandings.

*Have fun! This is your vacation time and we hope you make the most of our home, its amenities and your opportunity to relax and visit the surrounding area.

Guest Signature

Date

After Recording Return to:
Sarah C. Subias
PO Box 10567
Eugene, OR 97440

Coos County, Oregon **2019-06405**
\$101.00 07/23/2019 10:54 AM
Pgs=4



Debbie Heller, CCC, Coos County Clerk

Until a change is requested all tax statements shall be sent to the following address:
Wygant Road, LLC
126 Loop Road
Myrtle Creek, OR 97457

Consideration: \$0

WARRANTY DEED - STATUTORY FORM

Dean Logging, Inc., an Oregon corporation, Grantor, conveys and warrants to Wygant Road, LLC, an Oregon limited liability company, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Legal description on attached Exhibit A.

Subject to: Easements, conditions, and restrictions, of record.

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

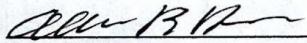
SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 11 day of July, 2019.

Warranty Deed - 1

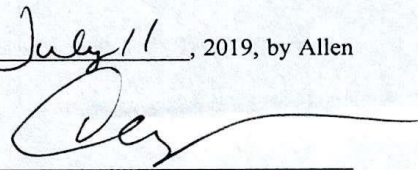
S:\W\WYGANTR.LLC\001 GenBus\WarrantyDeed64655WygantRoad(061919).doc

Dean Logging, Inc., Grantor

By 
Allen R. Dean, President

STATE OF OREGON)
) ss.
County of Douglas)

This instrument was acknowledged before me on July 11, 2019, by Allen R. Dean, president, Dean Logging, Inc., Grantor


Notary Public – State of Oregon

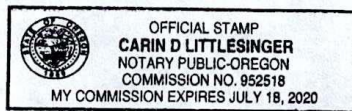


EXHIBIT A

Legal Description

PARCEL 1:

Beginning at a point on the Westerly boundary of the right of way of the Cape Arago section of the Oregon State Highway through the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the iron pipe at the Northeast corner of said Section 30 bears North 963.40 feet and East 2110.8 feet from the Northeast corner of said Section 30; thence North 62° 55' West 124.42 feet to the true point of beginning; thence North 37° 05' East 50 feet; thence North 52° 55' West 100 feet to the Easterly boundary of a 40 foot right of way; thence South 44° 24' West along said Westerly boundary 75.81 feet; thence South 52° 55' East 100 feet; thence North 37° 05' East 25 feet to the true point of beginning.

PARCEL 2:

Beginning at a point on the westerly boundary of the State Highway through Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from which point the Northeast corner of the said Section 30 bears North 88° 20' 1/2' East a distance of 2151.76 feet; and running thence South 37° 05' West along the said Westerly boundary of the State Highway for a distance of 200.00 feet; thence North 52° 55' West for a distance of 224.42 feet; thence North 44° 24' East for a distance of 201.84 feet; thence South 52° 55' East for a distance of 198.74 feet to the point of beginning.

ALSO: Beginning at a point on the westerly boundary of the right of way of the Cape Arago section of the Oregon State Highway through the E. J. Foley Donation Land Claim No. 40, in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon; from this point the iron pipe at the Northeast corner of the said Section 30 bears North 963.40 feet and 2110.8 feet East; thence running South 37° 05' West along the Westerly boundary of said State Highway for a distance of 150 feet; thence North 52° 55' West for a distance of 243.88 feet to Easterly boundary of a 40 foot right of way; thence running North 44° 24' East along the Easterly boundary of a 40 foot right of way a distance of 151.23 feet; thence South 52° 55' East a distance of 224.42 feet to the place of beginning. Consisting of Lots 10, 11 and 12 of Block 5, Empire Homesites.

SAVE & EXCEPT from the above described tracts the pipeline right of way 10 feet in width running in a Northeasterly and Southwesterly direction across the said tracts, and which belongs to the Coos Bay Pulp Corporation.

ALSO SAVE & EXCEPT the following described parcel:

The South 1/2 of the West 100 feet of Lot 10 and the West 100 feet of Lots 11 and 12, Block 5, Empire Homesites, more particularly described as follows: Beginning at a point on the Westerly boundary of the right of way of the Cape Arago section of the Oregon State Highway through the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, from this point the iron pipe at the Northeast corner of said Section 30 bears North 963.40 feet and 2110.8 feet East; thence South 37° 05' West along the Westerly boundary of the said State Highway 150 feet; thence North 52° 55' West 143.88 feet to the true point of beginning; thence North 37° 05' East 125 feet to the Southeast corner of the property conveyed to Ivan Scofield, et ux, in instrument recorded February 8, 1973, bearing Microfilm Reel No. 73-02-81738, Records of Coos County, Oregon; thence North 55° 55' West 100 feet to the Easterly boundary of a 100 foot right of way; thence South 44° 24' West along said Easterly boundary 125.62 feet to a point which bears North 52° 55' West from the true point of beginning; thence South 52° 55' East 100 feet to the true point of beginning.

~~ALSO SAVE & EXCEPT the following described parcel:~~

~~The West 100 feet of Lot 9, the North 1/2 of the West 100 feet of Lot 10, Block 5, Emerald Homesites, described as follows:
Beginning at a point on the Westerly boundary of the right of way of the Cape Arago section of the Oregon State Highway through the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Clatsop County, Oregon, from which point the iron pipe at the Northeast corner of said Section 30 bears North 983.40 feet and East 2110.8 feet from the Northeast corner of said Section 30; thence North 52° 55' West 124.42 feet to the true point of beginning; thence North 37° 05' East 50 feet; thence North 52° 55' West 100 feet to the Easterly boundary of a 40 foot right of way; thence South 44° 24' West along said Westerly boundary 75.81 feet; thence South 52° 55' East 100 feet; thence North 37° 05' East 25 feet to the true point of beginning.~~

~~ALSO SAVE & EXCEPT the following described parcel:~~

~~Beginning at a point on the Westerly boundary of the right of way of the Cape Arago section of the Oregon State Highway through the E. J. Foley Donation Land Claim No. 40 in Section 30, Township 25 South, Range 13 West of the Willamette Meridian, Clatsop County, Oregon, from which point the iron pipe at the Northeast corner of said Section 30 bears North 983.40 feet and East 2110.8 feet from the Northeast corner of said Section 30; thence North 52° 55' West 124.42 feet to the true point of beginning; thence North 37° 05' East 50 feet; thence North 52° 55' West 100 feet to the Easterly boundary of a 40 foot right of way; thence South 44° 24' West along said Westerly boundary 75.81 feet; thence South 52° 55' East 100 feet; thence North 37° 05' East 25 feet to the true point of beginning.~~

Warranty Deed – Exhibit A - 2

Supplemental Information

RESTATED OPERATING AGREEMENT
for
WYGANT ROAD, LLC,
an Oregon Limited Liability Company

84-2332759

MEMBER: Allen R. Dean and Cheryl D. Dean,
Trustees of the Ray and Cheryl Dean
Trust dated July 11, 2019

EFFECTIVE DATE: June 30, 2019

RECITALS

- A. Wygant Road, LLC (Company), was formed by filing of Articles of Organization with the Oregon Secretary of State pursuant to the Oregon Limited Liability Company Act. The initial Operating Agreement was adopted by the members of the Company effective June 19, 2019 (Operating Agreement).
- B. Effective June 30, 2019, Dean Logging, Inc., transferred its entire membership interest to Allen R. Dean and Cheryl D. Dean, Trustees of the Ray and Cheryl Dean Trust dated July 11, 2019, pursuant to a Unit Transfer Agreement.
- C. At this time, the member desires to restate the Operating Agreement to set forth the relative ownership interests of the members after transfers of ownership interests made pursuant to the Operating Agreement. Accordingly, the members have adopted this Restated Operating Agreement.

AGREEMENT

1. Formation.

- 1.1. Name. The business of the Company will be conducted under the name Wygant Road, LLC (Company), or such other name as the member may choose from time to time.
- 1.2. Articles of Organization. Articles of Organization (the Articles) for the Company were filed with the Oregon Secretary of State on June 19, 2019.
- 1.3. Duration. The duration of the Company's existence is perpetual, unless earlier dissolved as provided in this agreement.
- 1.4. Principal Place of Business. The principal place of business of the Company is at such location in Oregon, as its member determines from time to time.
- 1.5. Registered Office and Registered Agent. The Company's registered office is at 425 S.E. Jackson Street, Roseburg, Oregon 97470, and the name of its registered agent at such address is Derek D. Simmons.

Restated Operating Agreement - 1

S:\W\WYGANTR.LLC\001 GenBus\OpAgrRestated(061819).doc

Date Received: _____
Receipt # _____

COOS COUNTY ROAD DEPARTMENT



ACCESS/DRIVEWAY/ROAD/ PARKING VERIFICATION PERMIT

THIS FORM NEEDS TO BE SUBMITTED TO COOS COUNTY PLANNING DEPARTMENT
225 N. ADAMS STREET OR MAILED TO: 250 N. BAXTER, COQUILLE OR 97423

All new and replacement dwellings, commercial or industrial development requires this form.
Other development may require verification of access.

Payment for this permit can be submitted to the Cos County Planning Department in the form of cash or check

For Office Use Only: FILE # _____ FEE: _____

Applicant/Agent (print name): ALLEN R DEAN
Mailing address: 126 LOOP RD. MYRTLE CREEK OR 97457
Phone: 541-863-5147 Email: Cheryldiane@frontier.net

Land Owner (print name): WYGANT RD LLC
Mailing address: 126 LOOP RD. MYRTLE CREEK OR 97457
Phone: 541-863-1430 Email: Cheryldiane@frontier.net

LOCATION

255 13W 30AB
Township Range Section Tax Lot

64655 WYGANT RD. GOOS BAY OR 97420
Site address

-1 1.09
Zone (s) Acreage

EXISTING IMPROVEMENTS Describe any improvements to the property such as any roads, structures, etc.

HOUSE WITH SHED GRAVEL DRIVEWAY WITH
ROOM FOR 3 CARS ACCESS OFF WYGANT RD.

Applicant Signature: [Signature]

Through applying for this application I authorize the Coos County Roadmaster or designee to enter upon the property subject of the application to conduct a site visit necessary for processing the requested application. The applicant shall contact the Coos County Road Department to arrange for the site visit once the access, driveway, road and or parking requirements have been met. If you would like to schedule a visit or inquire further about requirements including bonding please contact 541-396-7660. This signed form must be returned to the Planning Department prior to the issuance of a zoning compliance letter.

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access

Bonded Date: _____ Receipt # _____

LEGEND

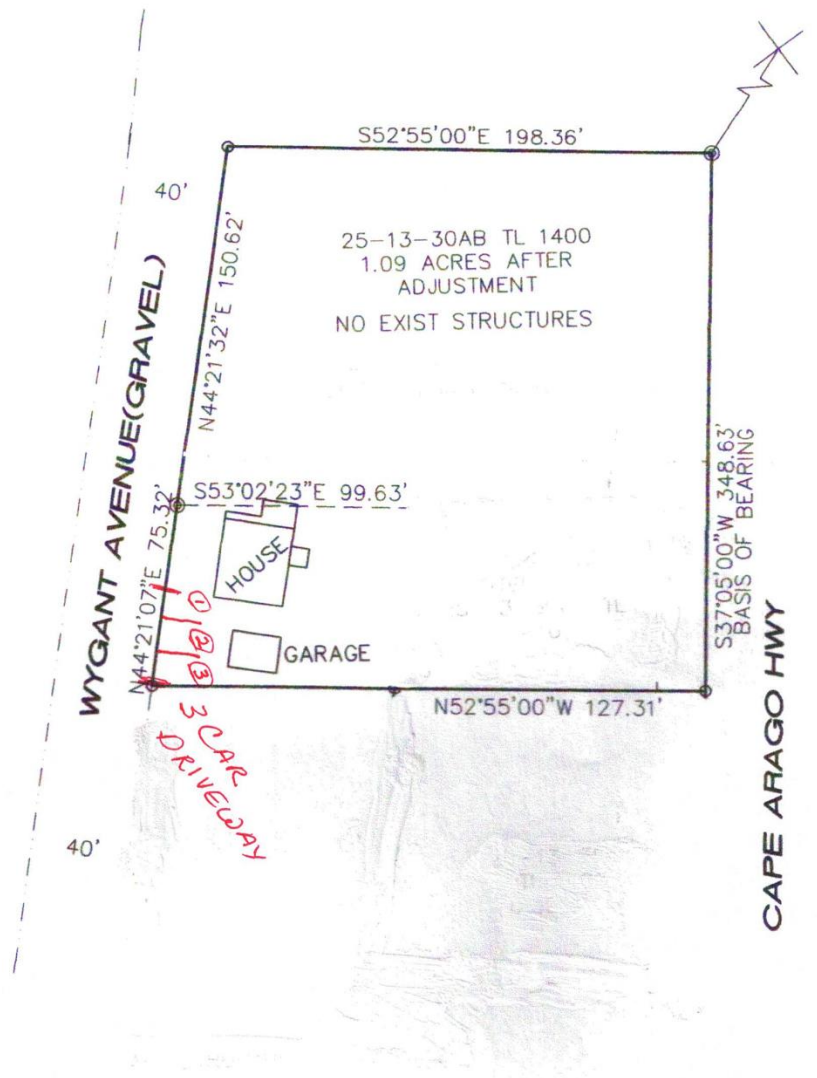
SYMBOL	INDICATES
—————	PROPERTY LINE
- - - - -	RIGHT OF WAY LINE
- - - - -	LOT LINES
⊙	FOUND MONUMENTS
○	MONUMENTS TO BE SET



SCALE: 1"=60'

FOR:
ALLEN R. DEAN
126 LOOP ROAD
MYRTLE CREEK, OR 97457
(541)863-5147

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SEW
Consulting Engineers
& Geologists, Inc.

Dean Logging, Inc
Property Line Adjustment
Coos County, OR
April 2016

616029-PLA

Proposed Adjustment
25-13-30AB TL 1300 & 1400
SHN 616029

Figure 1

Reply Reply All Forward


Fri 2/4/2022 10:55 AM



Cheryl <cheryldiane@frontiernet.net>

64655 Wygant Rd vacation Rental

To Planning Department

 You replied to this message on 2/8/2022 8:46 AM.
We removed extra line breaks from this message.



This Message originated outside your organization.

The house is around 1000 square feet with one bedroom and one bathroom, full kitchen, living and dining room

We will be renting to a couple with a couple of kids or two couples with no kids, we will have a hide a bed in living room. It will not be for large gatherings.

Property manager is Darrel Mitchell 541-880-6065, he will be the host and clean the unit. He lives across the street and takes care of security.

The property is on Wygant Rd and has a hedge in front.

Cheryl Dean