



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

10/6/21

FILE NUMBER: ACU-21-059

Date Received: ~~10/6/21~~ Receipt #: 228632 Received by: LOM

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) Summer and Corey Durbin

Mailing address: 6819 N.W, 192nd St, Ridgefield, WA 98642

Phone: 314-359-2511 Email:

Township: 29S Range: 15W Section: 1 1/4 Section: C 1/16 Section: B Tax lots: 1600/1602
Select Select Select Select Select

Tax Account Number(s): 2898 900 Zone: Select Zone Controlled Development (CD)
Tax Account Number(s): 2899 300 Controlled Development (CD)

B. Applicant(s) Deets Construction LLc

Mailing address: 74968 Stargazer Lane Coquille, Oregon 97423

Phone: 541-404-7202

C. Consultant or Agent: Michael Deets

Mailing Address

Phone #: 541-404-7202 Email: michaeldeets@ymail.com

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: City Water Sewage Disposal Type: On-Site Septic
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 consultant.

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

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

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

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- 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) N/A
 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. Signatures required below for application processing.

Michael Deets - agent

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. Please fill out this portion of the application for all development proposals.

Property Address: Vesta Road, Bandon, OR

Type of Access: Select County Rd Name of Access: Vesta

Is this property in the Urban Growth Boundary? Select Yes

Is a new road created as part of this request? Select NO

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

Additional requirements that may apply depending on size of proposed development.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7. See Page 8 for additional information.

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 # _____

File Number: DR-20-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: 87052 Vesta Rd, Bandon

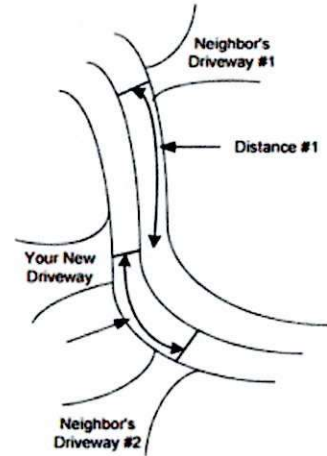
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: 50'

Is this driveway on the same side of the road as your Driveway: Select NO

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: 87048 Vesta Rd, Bandon

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: 60'

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



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:



87048 Vesta

Subject Property Proposed 36' Driveway 23'

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H

Vesta

This application is not required.

87052 Vesta

R
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L
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P

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: Select *City of Bandon* Sewage Disposal Type: Select *on site*

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:

DEETS CONSTRUCTION LLC

74968 STARGAZER LN

COQUILLE, OREGON

541-404-7202

michaeldeets@ymail.com

The intent of this application is to gain approval from Coos County Planning Dept to allow the construction of the Durbin family residence.

The proposed Durbin residence will be constructed on a legally created plot of land located on Vesta Road in Bandon, Oregon.

The Durbin property presently consists of two tax lots. A "Consolidation Request" has been filed with Coos County Assessors office and is currently pending completion by staff. Said request will create a legal parcel of adequate size to allow siting of proposed Dwelling. Please see attached copy of Consolidation request.

The Durbin property is in CD zone. CD zoning rules allow Residential use.

The proposed Durbin residence will be built in an existing small neighborhood with three other residences in the vicinity. The Durbin residence will contribute to the small coastal neighborhood feel of the area.

The proposed residence will be built amongst the existing Shore Pine trees to help preserve the unique coastal forest feel of the area.

The Durbin residence will allow the family to access the recreational opportunities of the area.

The property is .38 Acre in size.

The property has many small Shore Pines and gorse growing on it. Most of the pine trees will remain. The gorse shall be removed.

The property is accessed by existing Coos County roads- Vesta and Rohrer Roads.

There are no structures existing on the property.

The property is mostly flat with approximately 3' of elevation change occurring throughout the lot. Please see attached plot plan for elevations.

TO PROTECT THE INTERESTS OF THE TAXPAYER, THE ASSESSOR'S OFFICE WILL NOT CONSOLIDATE ACCOUNTS WITHOUT WRITTEN CONSENT. Accounts (parcels) being considered for "consolidation" must meet the following criteria.

RECEIVED
OCT 05 2021
ASSESSOR'S OFFICE
JS 10/5/21

1. Names(s) of owner(s) of each parcel must be identical - to the letter.
2. Each owner's interest in each parcel must be identical.
3. Parcels must be touching or abutting.
4. All taxes must be paid.
 - You must voluntarily pre-pay your property taxes if you want your consolidation request processed between July 1, and September 1.
5. Any mortgage, lien contract, etc. must cover all parcels being considered for "consolidation". If the property is financed, the applicant should also check with their lending institution prior to consolidation.
6. Classes of the properties must be the same, (i.e. residential can't be consolidated with commercial, etc.)
7. Parcels must be in compliance with ORS 92.190(4) (Property line adjustment).
8. Parcels must be in compliance with ORS 92.060 (Partition plat) requirements.
9. Applicant may want to inquire at the appropriate planning department as to the effect the consolidation may have on the future use of the property.

Between Sept. 1 and the time that tax statements are mailed, no consolidations can be processed.

Please combine our property identified by the following accounts/or tax lot numbers.

2898 900 , 2899 300

Tax Lot 1600, 1602

295 15 W 01 - CB 01600/01602

Signature of owner(s) Summer R Durbin
Cory M Durbin

Print Name(s) Summer R Durbin
Cory M Durbin

Date: 10/5/2021

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

Coos County, Oregon	2020-12546	
\$91.00	Pgs=2	12/14/2020 04:03 PM
eRecorded by: TICOR TITLE COOS BAY		
Debbie Heller, CCC, Coos County Clerk		

GRANTOR'S NAME:

James E. Darrow and Cheryl Darrow

GRANTEE'S NAME:

Durbin Lasting Legacy Trust u/a/d January 23, 2019

AFTER RECORDING RETURN TO:

Order No.: 360620033640-LS
Corey M. Durbin and Summer R. Durbin, Trustees of the Durbin
Lasting Legacy Trust u/a/d January 23, 2019
6819 NW 192nd Street
Ridgefield, WA 98642

SEND TAX STATEMENTS TO:

Durbin Lasting Legacy Trust u/a/d January 23, 2019
6819 NW 192nd Street
Ridgefield, WA 98642

APN: 2899300
2898900
Map: 29S1501CB01602
29S1501CB01600
0 Vesta Street, 29S1501CB01602 and 29S1501CB01600, Bandon,
OR 97411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James E. Darrow and Cheryl Darrow, who acquired title as Cheryl Hackerott, Grantor, conveys and warrants to Corey M. Durbin and Summer R. Durbin, Trustees of the Durbin Lasting Legacy Trust u/a/d January 23, 2019, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

PARCEL 1: Lots 6, 7, 8 and 9, Block 5, Sunset City, Coos County, Oregon.

PARCEL 2: Lots 10 and 11, Block 5, Sunset City, Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$450,000.00). (See ORS 93.030).

Subject to:

1. Anti-Remonstrance Agreement

Recording Date: January 26, 2000
Recording No.: 2000-701

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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: December 10, 2020

James E. Darrow
James E. Darrow

Cheryl Darrow
Cheryl Darrow, formerly known as Cheryl Hackerott

State of Oregon
County of COOS

This instrument was acknowledged before me on Dec. 10, 2020 by James E. Darrow and Cheryl Darrow.

Lisa Lynn Summa
Notary Public - State of Oregon

My Commission Expires: 1.17.2022



DURBIN RESIDENCE

TAX LOT 1600, 1602 MAP
29S1501-CB 01602/01600
VESTA LN.

FOR CONSTRUCTION

BANDON, OR 97411

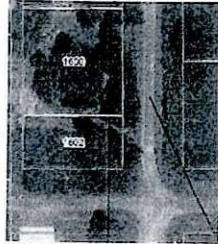
09-28-2021

PROPERTY LOCATION NTS

PROJECT

DRAWING INDEX

SYMBOLS



SITE MAP

NTS

TAX LOT 6100
MAP 09-11-340

ADDRESS: TAX LOT 1600 1602 MAP 29S1501-CB 01602/01600
VESTA LN.
BANDON, OR 97411

LOT AREA: 1600 - .24 ACRES
1602 - .14 ACRES

EXISTING BUILDING AREA: 0

MAXIMUM HEIGHT: 35'

OWNER INFORMATION: Corey and Summer Durbin
5819 NW 182nd St.
Fogelside, WA 98542
314-359-2511

BUILDING AREA

LOWER FLOOR 2303.00 SF
MAIN FLOOR 1723.00 SF
UPPER FLOOR 2008.00 SF
DECK/PATIOS 666.00 SF
TOTAL 7000.00 SF
DRIVEWAY AND WALKWAYS 2297.00 SF
IMPERVIOUS AREAS 4600.00 SF

PROJECT TEAM

CLIENT: COREY AND SUMMER DURBIN
314-359-2511

DESIGNER: GARRISON HULLINGER INTERIOR DESIGN
1100 SE GRAND AVE. SUITE 200
PORTLAND, OR 97214
CONTACT: JON
TELEPHONE (971) 355-6326

GENERAL CONTRACTOR: MICHAEL DEETS CONSTRUCTION
LIC# 43728
822 MICHIGAN AVE. NE
BANDON, OR 97411

STRUCTURAL ENGINEER: TONYA HALDIG
JAMES G. PIERSON, INC.
910 SW ALDER ST. # 910
PORTLAND, OR 97205
503.256.1286

ARCHITECTURAL SHEETS

COVER SHEET/PROJECT INFORMATION
A1.0 SITE PLAN
A2.0 FIRST FLOOR PLAN
A2.1 SECOND LEVEL FLOOR PLAN
A2.2 THIRD LEVEL FLOOR PLAN
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A4.0 SECTIONS
A4.0 SCHEDULES

STRUCTURAL SHEETS

SEE STRUCTURAL

ABBREVIATIONS

ADJ. ADJACENT	JT. JOINT
A.F.F. ABOVE FINISHED FOOT	LAV. LAVATORY
ALUM. ALUMINUM	LINEAR FEET
APPROX. APPROXIMATELY	MFL. MANUFACTURER
ARCH. ARCHITECTURAL	M.O. MASONRY OPENING
BLDG. BUILDING	MAG. MAGNETIC
BO. BOARD	MAX. MAXIMUM
B.O. BOTTOM OF	MECH. MECHANICAL
CA. CAST IRON	MDF. MEDIUM DENSITY FIBERBOARD
C.C. CENTER TO CENTER	MIS. MISCELLANEOUS
CL. CLEARANCE	MISC. MISCELLANEOUS
CMU. CONCRETE MASONRY UNIT	N.I.C. NOT IN CONTRACT
COL. COLUMN	N.T.S. NOT TO SCALE
CO. COMPANY	NO. NUMBER
CONC. CONCRETE	O.C. ON CENTER
CONT. CONTINUOUS	O.D. OUTSIDE DIAMETER
C.S. COUNTER SUNK	O.F.O.I. OWNER FURNISHED, OWNER INSTALLED
DEPT. DEPARTMENT	POLY. POLYURETHANE
DIAM. DIAMETER	POND. POUND
EA. EACH	R+ RADIUS
ELEC. ELECTRICAL	REINF. REINFORCING
EQU. EQUIPMENT	REQD. REQUIRED
E.S. EXTERIOR SHEATHING	R.O. ROUGH OPENING
EXP. EXPANSION	SHA. SIMILAR
F.H. FIRE HYDRANT	SPEC. SPECIFICATIONS
F.D. FLOOR DRAIN	SQ. SQUARE
FT. FOOT/FEET	S.S. STAINLESS STEEL
FTG. FOOTING	STD. STANDARD
FDN. FOUNDATION	STL. STEEL
GALV. GALVANIZED	STRUCT. STRUCTURAL
GYP. GYPSUM	TEL. TELEPHONE
HT. HEIGHT	T.O. TOP OF
H.M. HOLLOW METAL	TYP. TYPICAL
HORIZ. HORIZONTAL	UL UNDERWRITERS LABORATORIES
I.D. INSIDE DIAMETER	UNLESS NOTED OTHERWISE
INSUL. INSULATION	V.I.F. VERIFY IN FIELD
	W.H. WATER HEATER
	W. WITH
	W/O. WITHOUT

MATERIAL INDICATIONS

	WOOD, BLOCKING OR SHIM		SHEET METAL
	WOOD, CONTRALOCUS		HOLLOW METAL
	PLYWOOD		ALUMINUM
	WOOD, FINISHED		GYPSUM BOARD
	INSULATION, BATT & FIRE SHADING VARIES		GLAZING
	CONCRETE, POURED		EARTH, SOIL
	STEEL		POROUS FILL
			CARPET



GARRISON HULLINGER
Interior design

DIRECTOR RESIDENCE
TAX LOT 6100, MAP 09-11-340A
NW JETTY AVE.
LINCOLN CITY, OR

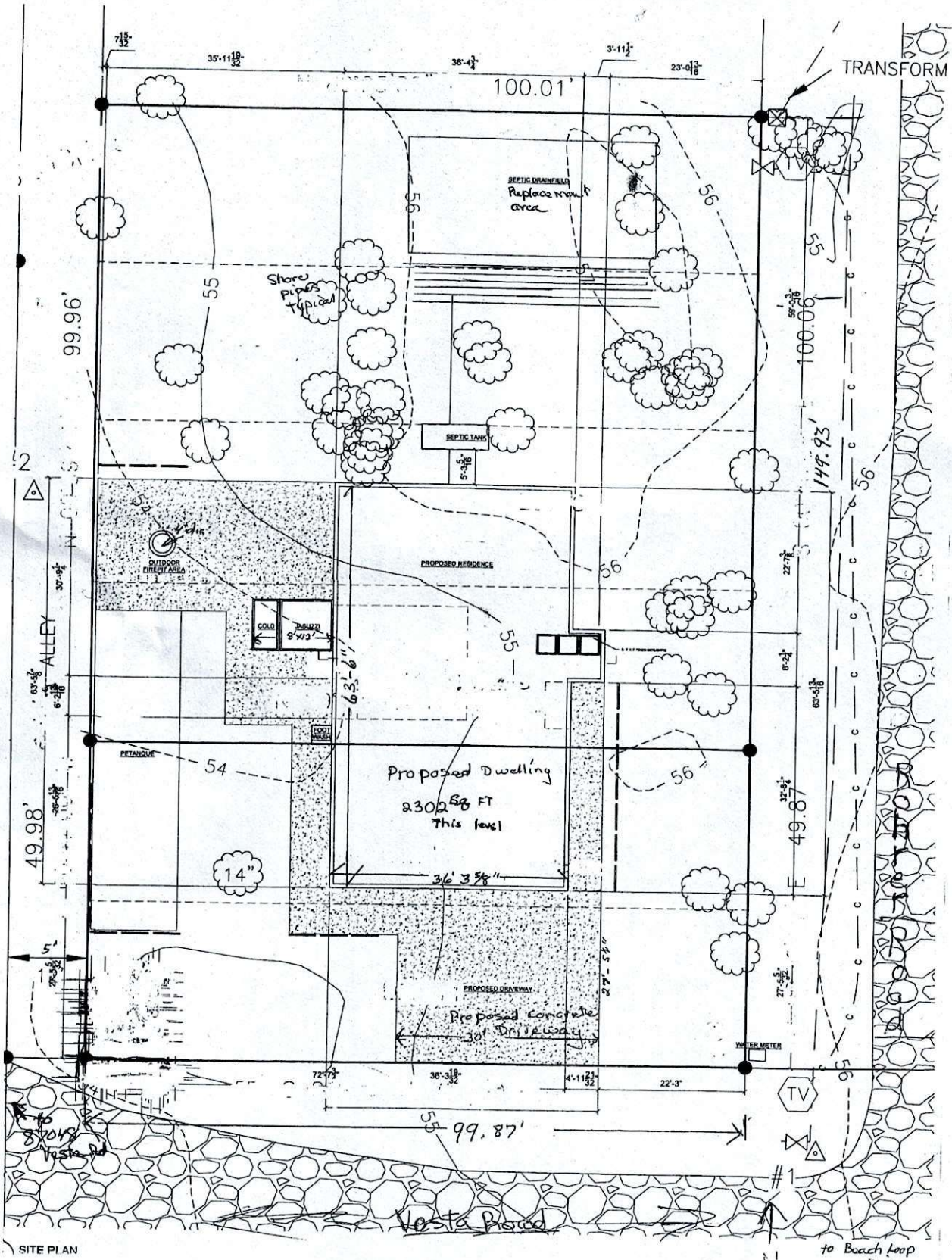
COVER SHEET

DATE: 09-28-2021
DRAWN BY: JH
CHECKED BY: JH
PROJECT NAME:

COVER

Lot 1600 .24 A 100'x100'
 Lot 1602 .14 A 49.87'x100'
 Total = 0.38 Acre

Plot Plan
 Durbin Home
 1" = 10'



SITE PLAN

to Beach Loop