



# 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-21-068

Date Received: 10/27/21 Receipt #: 228665 Received by: UMB

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) Pamela R. Nodland

Mailing address: 645 NW Green Forest Cir. Redmond, Or. 97756

Phone: 541-910-6130

Email: pnodland@yahoo.com

Township: 24S Range: 13W Section: 14 ¼ Section: C 1/16 Section: D Tax lots: 01502

Select Select Select Select Select

Tax Account Number(s): \_\_\_\_\_

Zone: Select Zone Rural Residential-2 (RR-2)

Tax Account Number(s) \_\_\_\_\_

Please Select

B. Applicant(s) Pamela R. and Curtis D. Nodland

Mailing address: 645 NW Green Forest Cir. Redmond, Or. 97756

Phone: 541-910-6130

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: On-Site (Well or Spring)

Sewage Disposal Type: On-Site Septic

School District: North Bend

Fire District: North Bend 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)
  - 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 referred 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.

*Samuel R. Noelland*

*Curtis D. Noelland*

**EXHIBIT "A"**  
**Legal Description**

A parcel of land located in SE 1/4 of SW 1/4 of Section 14, Township 24 South, Range 13 West of the Willamette Meridian, Coos County, Oregon, described as follows: beginning at the Northwest corner of the SE 1/4 of the SW 1/4 of said Section 14; thence North 88° 28' 19" East along the North boundary of said SE 1/4 of SW 1/4, 193.17 feet; thence South 0° 14' 25" West 689.42 feet; thence South 88° 28' 19" West 25.01 feet; thence South 0° 14' 25" West 165.11 feet; thence along a curve to the right having a radius of 87.82 feet, through a central angle of 125° 37' 05" for an arc distance of 192.54 feet; thence North 54° 08' 30" West 35.82 feet to the Southeast corner of Lot 5, Block 1, Panoramic Acres, Coos County, Oregon; thence North 0° 14' 25" East along the West boundary of said SE 1/4 of SW 1/4 899.87 feet to the point of beginning.

Save and except therefrom those parcels II & III, in Deed Reference No. 1999-14255, recorded November 9, 1999, Deed Record of Coos County, Oregon. (Tax Lots 1500 & 1501)



TICOR TITLE NO. 360621036834  
 ESCROW NO. FL21-9665 BW  
 TAX ACCT. NO. 170429  
 MAP/TAX LOT NO. 24S 13 14 CD 01502

READ AND APPROVED  
 Sign Curtis Daryl Nodland  
 Date 9-16-21

**GRANTOR**  
 CLINTON A MESSNER and CORY S. MESSNER  
**GRANTEE**  
 CURTIS DARYL NODLAND and PAMELA ROXENE NODLAND  
 97607 KADORA LANE  
 NORTH BEND, OR 97459

READ AND APPROVED  
 Sign Pamela R. Nodland  
 Date 9-16-21

Until a change is requested  
 all tax statements shall be  
 sent to the following address:  
 \*\*\*SAME AS GRANTEE\*\*\*

After recording return to:  
 CASCADe TITLE CO.  
 811 WILLAMETTE  
 EUGENE, OR 97401

**WARRANTY DEED -- STATUTORY FORM**

CLINTON A MESSNER and CORY S. MESSNER, Grantor,

conveys and warrants to

CURTIS NODLAND and PAMELA R. NODLAND, Grantee,



the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED EXHIBIT "A"

The true consideration for this conveyance is \$475,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Except the following encumbrances:  
 Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021/2022.  
 Covenants, Conditions, Restrictions, Easements and Rights of Way of record, if any.



TICOR TITLE™



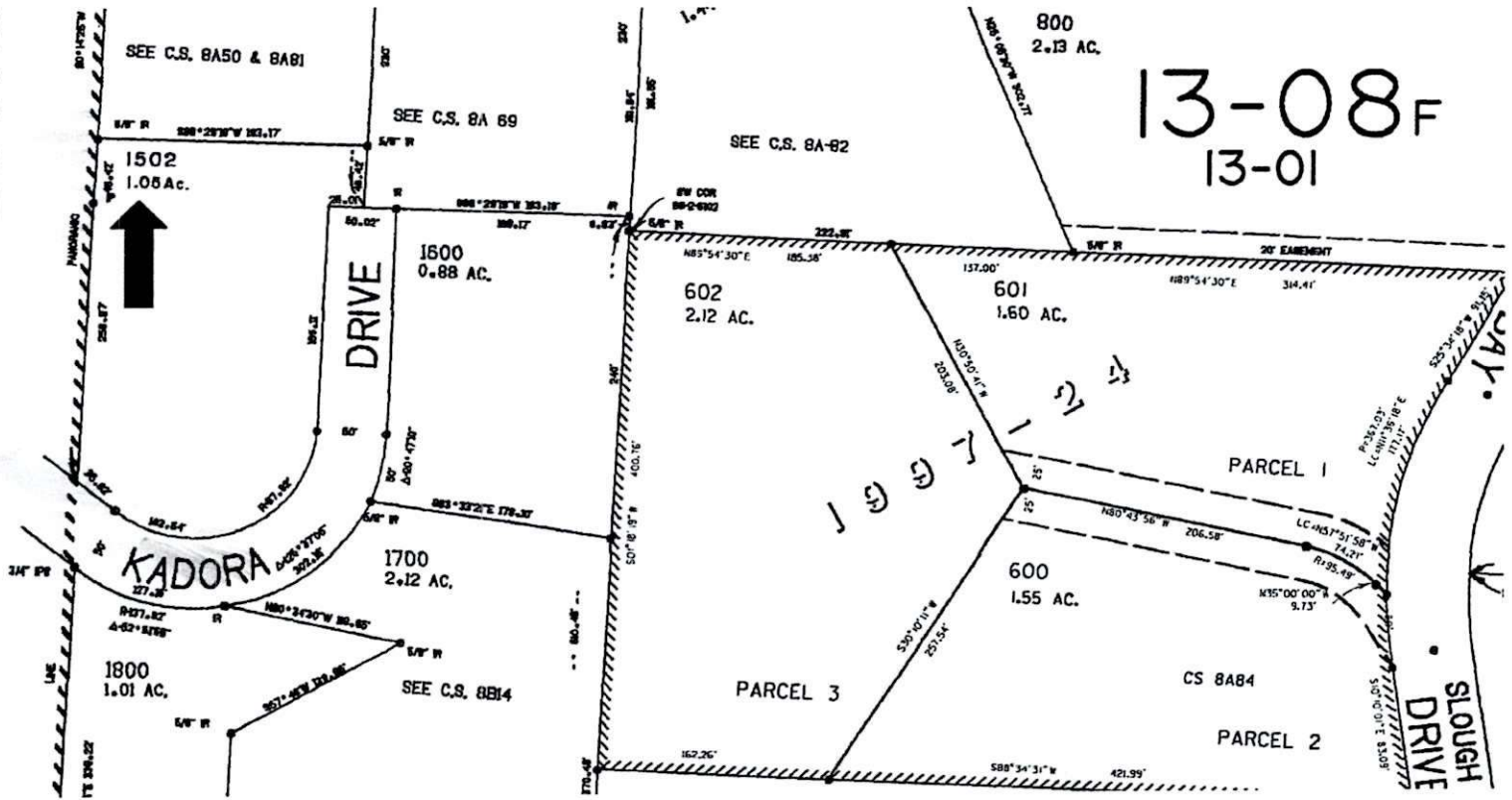
This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, locations of easements, acreage or other matters shown thereon.

REVIEWED & ACCEPTED

*OR*

*JN*

SEE MAP 24 13 14CC



13-08F  
13-01

13-08F  
13-01

SLOUGH DRIVE

**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: 97607 Kadora Ln. North Bend, Or.97459

Type of Access: Public Road  Name of Access: HWY 101

Is this property in the Urban Growth Boundary? Select

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-

**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: On-site septic



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 Heath Division to make an appointment.

Additional Comments:

Hello, our names are Pamela and Curtis Nodland. We bought this 3bd/2bath, 1940 sq. ft. home at 97607 Kadora Ln. North Bend, Or. and would like to make it a short-term vacation rental. We would like it to occupy up to 8 people per rental stay. There is parking for 2 vehicles and a dedicated parking area for cleaning staff/maintenance. We have the following property management in place:

Vacasa

Contact person is Laura Quiroga.

Contact info: [lauraquiroga@vacasa.com](mailto:lauraquiroga@vacasa.com), (458)710-0238.

The property has trees and brush surrounding the property line which provides plenty of privacy. There is currently fencing on two sides of the property at this time and there is a plan to fence the yard area.

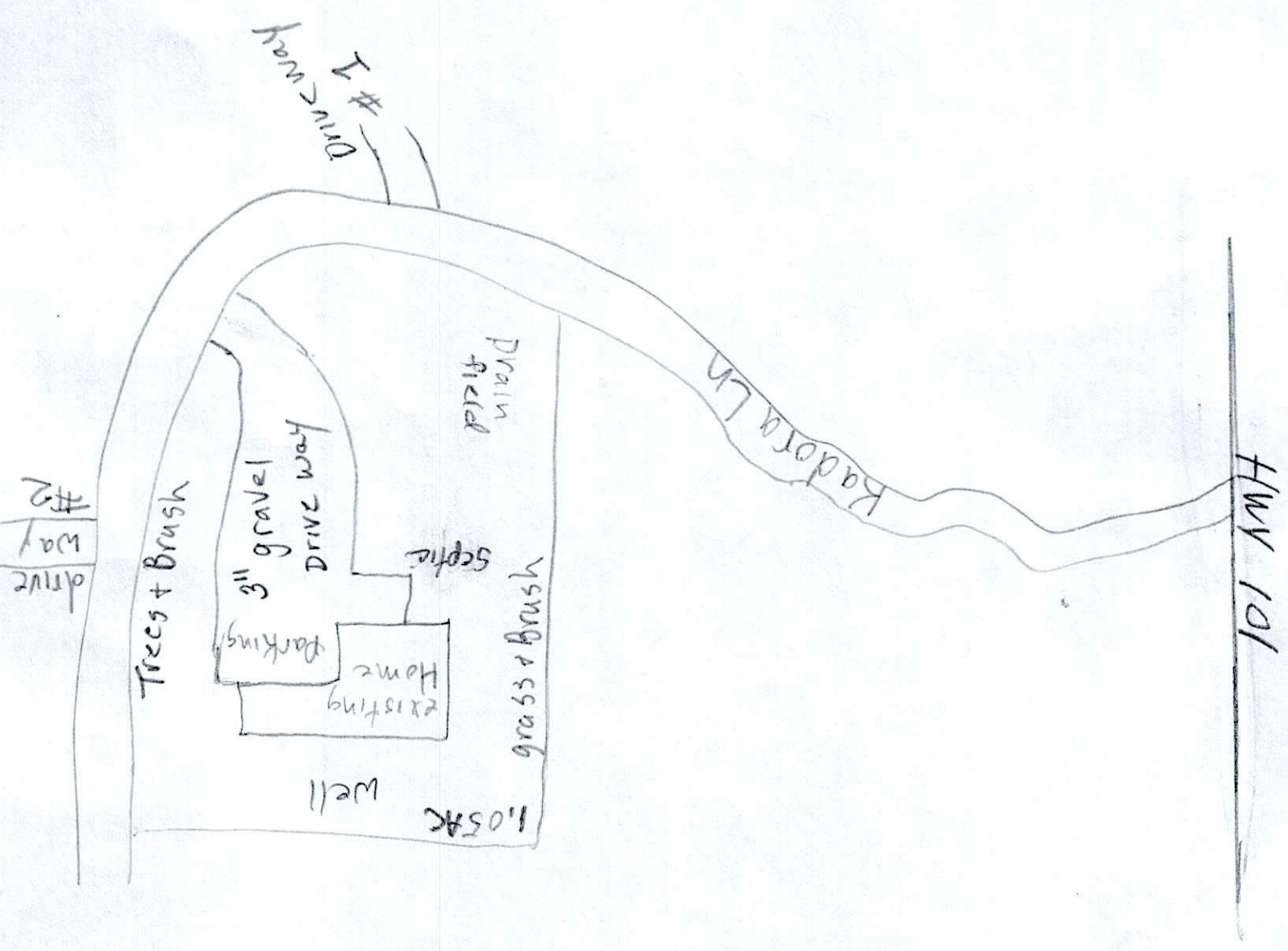
There is no security in place at this time, however we do hope to install that in the future.

The property is 1.05 acres and provides privacy for tenants as well as the neighbors.

Property management will provide and enforce written rules for tenants as to limit of persons on the property, quiet hours, parking limitations and any other rules that need to be in place.

Sincerely, Pamela and Curtis Nodland







Scale 1" = 30'

