



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. PROPOSAL AND CRITERIA: A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including time limes.
2. 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. This shall be addressed on the supplemental criteria page (see staff for criteria).

II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
- All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
- Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.

III. DEED: A copy of the current deed, including the legal description, of the subject property.

IV. CERTIFICATION: 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 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. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING

A. J. [Signature]      9-29-24      [Signature]      9-29-24

**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: We do not have an address at this time.

Type of Access: Private Easement - Provide Easement Name of Access: \_\_\_\_\_

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? No

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

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

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

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

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

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

**Coos County Road Department Use Only**

Roadmaster or designee: \_\_\_\_\_

Driveway     Parking     Access     Bonded    Date:    Receipt # \_\_\_\_\_

File Number: DR-

## 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

Sewage Disposal Type: Select

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:

**Coos County Conditional Use Land Use Application  
for Adam and Courtney Wehner**

**Section D**

**1. Proposal and Criteria - Written Statement of Intent**

- 1.1. **Project summary and details including timelines:** We plan to build a single-family dwelling approximately 2500 sq feet on tax lot 1401. The project will also include a shop approximately 1200 sq ft. Once we have secured the appropriate permits, we will start work on preparing the land. This will include clearing the homesite, digging a well, constructing a driveway, bringing in electrical, and installing septic tank/drain field. We hope to be able to have Hiline Homes start construction of our new home in the summer of 2025.
- 1.2. **A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance:** Tax lot 1401 is zoned F/MU, which allows for one homesite.

**Must address each of the Ordinance Criteria on a point-by-point basis:**

- **(A) *The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands*** - The proposed development is sufficiently distant from active farming or forestry operations, ensuring minimal interference. The new use will not block access routes, water resources, or any other criteria infrastructure necessary for nearby agricultural or forestry activities. There will be no requirement for neighboring farms or forest lands to comply with additional regulations or to modify their practices due to the new use of the land. The development incorporates measures to ensure that it will not increase soil erosion, water contamination, or other uses that might affect neighboring agricultural or forest lands. The proposed use does not create economic hardship for surrounding landowners by driving up the cost of land, resources, or operations.
- **(B) *The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel*** - The proposed development will fully comply with local, state, and national fire safety codes, including the installation of fire-resistant materials, firebreaks, and proper landscaping to reduce fire risk. The property will have adequate water supply for fire suppression with an onsite cistern. Fire-resistant building materials and design will be used. Regular maintenance of vegetation around the property to minimize fuel for potential fires. The design includes clear, accessible roads and driveways wide enough to accommodate fire trucks and emergency vehicles. Turnarounds for emergency vehicles will be included to ensure that firefighters can respond effectively. The property is located within reasonable distance of local fire protection services, which minimizes the response time in the event of a fire. The proposed use does not require additional fire suppression resources or infrastructure beyond what is already available in the area. Therefore, it will not significantly increase the costs of fire suppression for local authorities or services.

- **(C) A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby landowners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in subsections (4)(e), (m), (s), (t) and (w) of this rule.** - Please see attached document.
- **(D) All uses must comply with applicable development standards and fire siting and safety standards.** - The proposed use will comply with all applicable development standards, as well as fire siting and safety standards required by local, state, and national regulations. The following points outline the key measures taken to ensure full compliance:
  1. **Development Standards:**
    - The proposed use meets or exceeds local zoning ordinances, including setback requirements, building heights, lot coverage, and any specific use restrictions.
    - All construction will comply with relevant building codes, including structural, electrical, plumbing, and mechanical standards.
    - Required permits will be obtained for grading, building, and any other necessary site development activities.
    - Parking, access, and landscaping designs will be implemented according to local land development regulations, ensuring sufficient infrastructure and minimal impact on adjacent properties.
  2. **Fire Siting and Safety Standards:**
    - **Building Materials:** The structures will utilize fire-resistant materials (e.g., fire-retardant roofing, non-combustible siding) as required by the applicable fire safety codes.
    - **Defensible Space:** Adequate defensible space will be maintained around the buildings, including vegetation management (e.g., removal of flammable vegetation, maintaining low-fuel zones) as prescribed by fire safety guidelines.
    - **Firebreaks:** Where necessary, firebreaks will be created to reduce the spread of wildfire, particularly for properties near forest lands.
    - **Fire Access Roads:** Access for emergency vehicles will be designed and maintained to meet fire department requirements, including adequate road width, clear signage, and turnaround areas.
    - **Water Supply for Fire Suppression:** Adequate water supply for fire suppression, such as hydrants, cisterns, or water storage tanks, will be installed according to the fire department's standards.
    - **Fire Alarm and Suppression Systems:** Buildings will be equipped with modern fire detection systems (e.g., smoke detectors) and suppression systems (e.g., sprinklers) as required by fire codes.
    - **Compliance with Local Fire District Requirements:** The proposed development has been reviewed and approved by the local fire district, confirming compliance with all fire safety

standards. Fire mitigation plans, if required, have been submitted and accepted.

By adhering to these standards, the proposed development will ensure safety for both the occupants and surrounding properties while minimizing the risk of fire hazards.

2. **Plot Plan or Sketch Plan-** Please see attached Plot Plan.
3. **Deed -** Please see attached copy of the deed which provides the parcel description.

**Written Statement of Acknowledgment:**

**Landowner:** Adam and Courtney Wehner

**Property Address:** No address at this time

**Parcel Number:** Tax Lot 1401

**Statement of Acknowledgment:**

As the landowner of the above-referenced property, I hereby acknowledge that the property is adjacent to or near lands used for forest operations. I understand that adjacent and nearby landowners have the right to conduct forest operations in accordance with the **Oregon Forest Practices Act** (or relevant state act), and the associated rules outlined in subsections **4E, M, S, T, and W** of the applicable zoning ordinance or rule.

I recognize that forest operations may include, but are not limited to, activities such as harvesting, reforestation, pesticide use, controlled burns, and road construction. These operations are authorized by the Forest Practices Act and are conducted in compliance with the rules and regulations intended to protect public resources and forestland productivity.

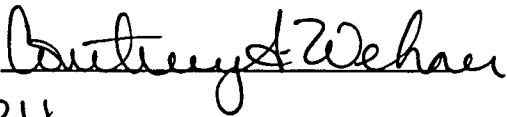
Furthermore, I understand and agree that my use of the land shall not interfere with or obstruct forest operations on adjacent or nearby lands and that I will not file claims or complaints against such operations, provided they are conducted within the bounds of the Forest Practices Act and associated rules.

This statement is made part of the deed for the property and is binding on future landowners. A copy of this statement will also be provided to the County to satisfy the requirements of the conditional use permit process.



**Landowner Signature:** 

**Date:** 9-30-24

**Landowner Signature:** 

**Date:** 9-30-24



**Acknowledgement in an Individual Capacity**

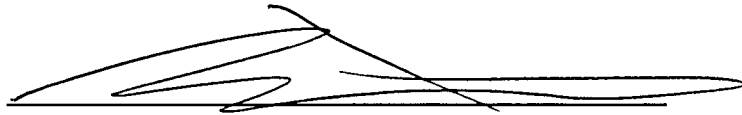
State of Oregon

County of Coos

This record was acknowledged before me on (date) September 30<sup>th</sup>,

20 24 by (name(s) of individual(s)

Adam Wehner & Courtney Wehner



Notary Public – State of Oregon

Official Stamp

OFFICIAL STAMP  
CENTE ANGEL NUNES-NAVA  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 1050694  
ON EXPIRES AUGUST 12, 2028

Document Description

This certificate is attached to page 1 of a Statement of Acknowledgment (title or type of document), dated 9-30-24, 20 24 consisting of 1 Pages.

AFTER RECORDING RETURN TO  
AND SEND TAX STATEMENTS TO:  
Adam Wehner  
88464 W. Randolph Lane  
Bandon, OR 97411  
Consideration: None - Estate Planning

Coos County, Oregon 2022-08259  
\$86.00 09/06/2022 10:54 AM  
Pgs=1



Diris D. Murphy, Coos County Clerk

**BARGAIN AND SALE DEED**

Lora L. Wehner, Trustee of the Lora L. Wehner Revocable Trust, dated January 12, 2006, Grantor, conveys to Adam Wehner and Courtney Wehner, Husband and Wife, all of her interest in the following described parcel of real property, located in Coos County, Oregon, to wit:

The North 8 acres of Lot 7, Section 33, Township 27 South, Range 14 West of The Willamette Meridain, Coos County, Oregon

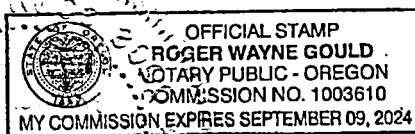
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTION 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 AND 7, CHAPTER 8, OREGON LAWS OF 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 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009 AND SECTIONS 2 AND 7, CHAPTER 8, OREGON LAWS OF 2010.

DATED this 29 day of August, 2022.

*Lora L. Wehner*  
Lora L. Wehner

State of Oregon )  
) ss  
County of Coos )

Personally appeared before me Lora L. Wehner, in her capacity as Trustee of the Lora L. Wehner Revocable Trust, dated January 12, 2006, and acknowledged her signature to be her free, voluntary and authorized act this 29<sup>th</sup> day of August, 2022.

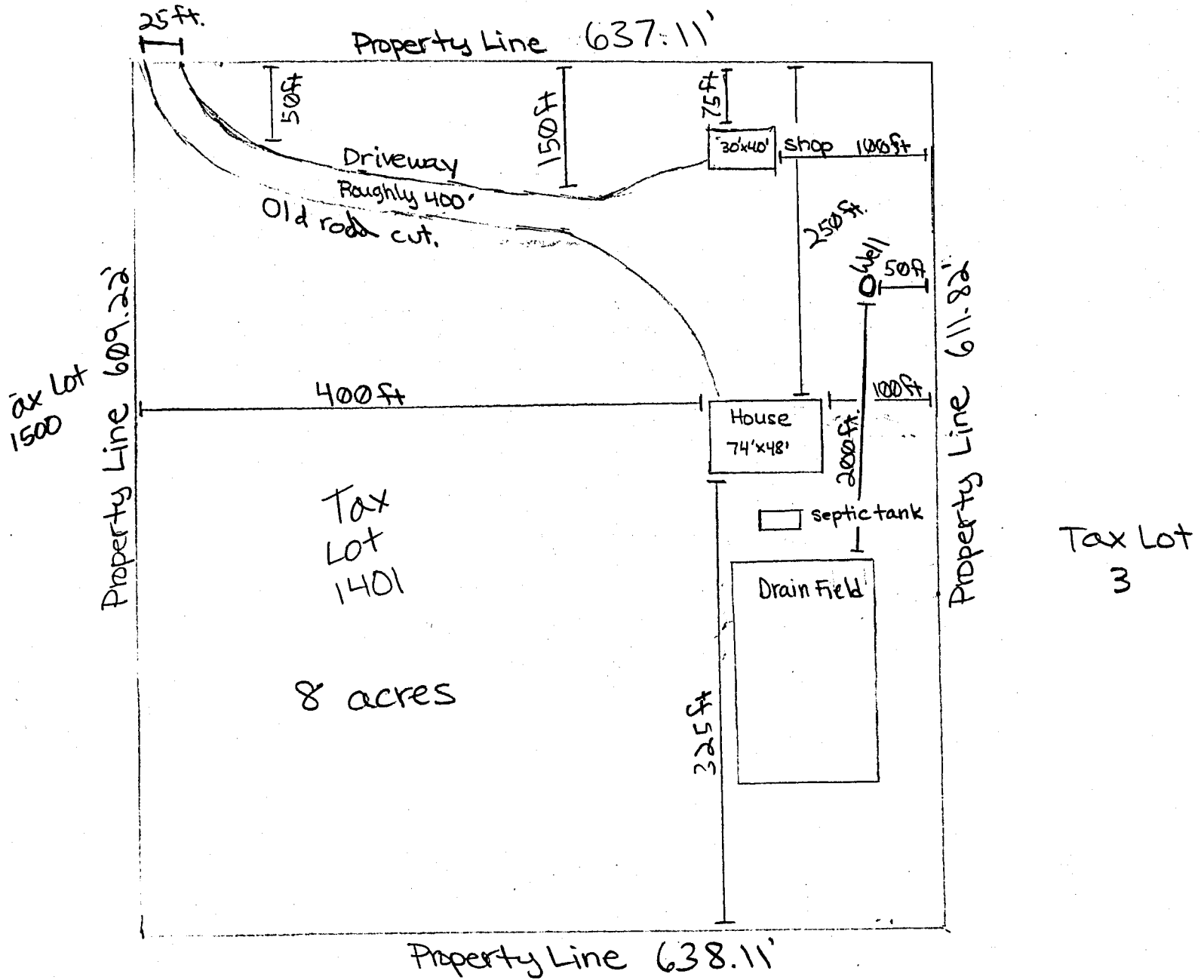


*Roger Gould*  
Notary Public for Oregon

BARGAIN AND SALE DEED - 1

an  
#503-428-8266 - No address has been assigned at this time  
(centering off of Seven Devils)

Tax Lot 300



ax lot  
1500

Property Line 609.22'

Tax  
Lot  
1401

8 acres

325 ft

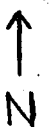
Property Line 611.82'

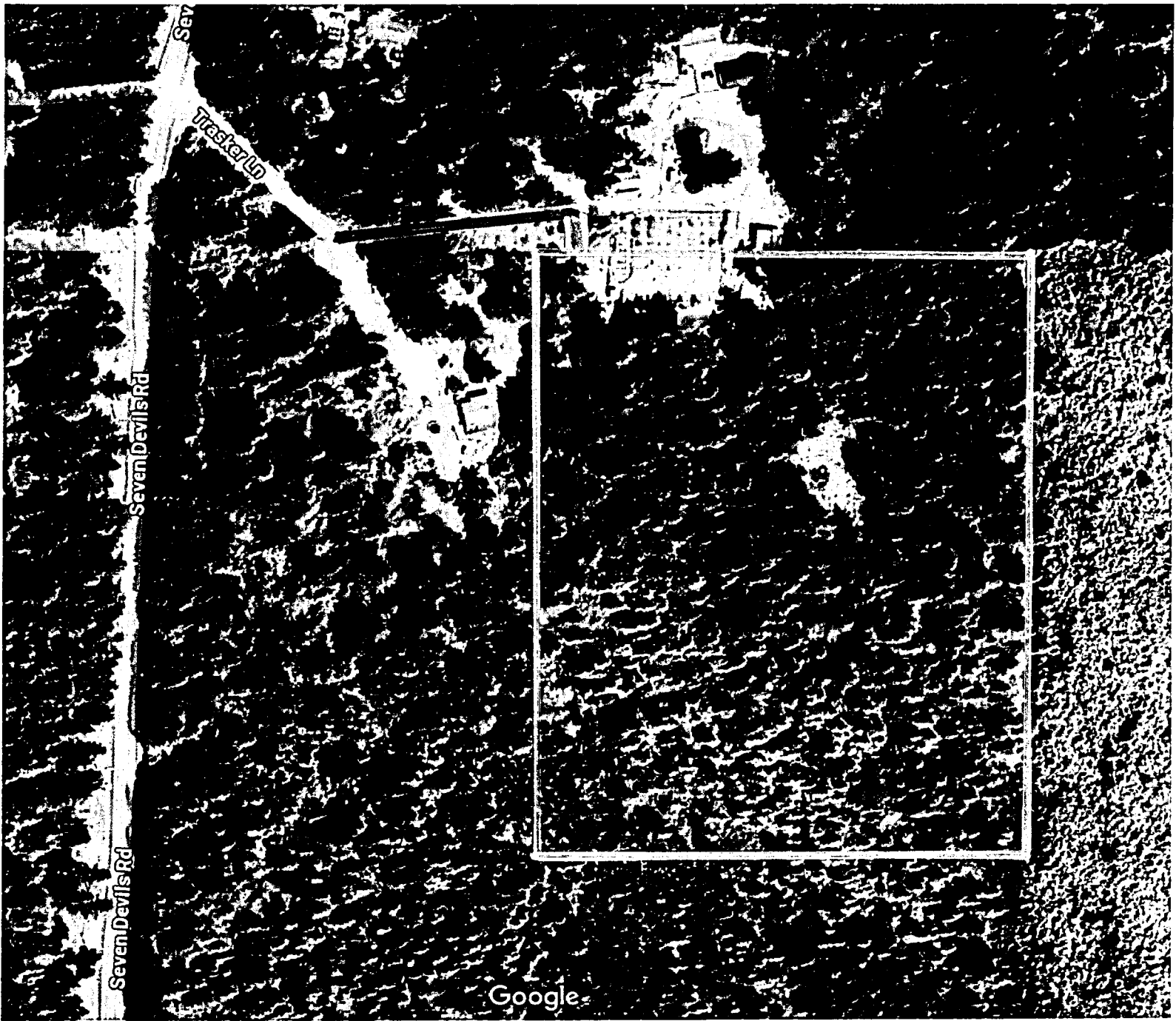
Tax Lot  
3

Property Line 638.11'

Tax Lot 7

Scale: 1 inch = 100 ft.





Existing road from Trasker Ln.