



# 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](mailto:PLANNING@CO.COOS.OR.US) PHONE: 541-396-7770

DR-22-069

FILE NUMBER: ACU-22-026

Date Received: 6/10 Receipt #: 231983 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)** Todd Petrey

Mailing address: 88681 Tokyo Lane, Bandon OR 97411

Phone: (541) 297-8655

Email: toddpetrey@yahoo.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>27S</u> <input type="checkbox"/>	<u>14W</u> <input type="checkbox"/>	<u>17</u> <input type="checkbox"/>	<u>D</u> <input type="checkbox"/>	<u>Select</u>	<u>1400</u>
Select	Select	Select	Select	Select	

Tax Account Number(s): 162014  
Tax Account Number(s): \_\_\_\_\_

Zone: Select Zone Rural Residential-5 (RR-5)   
Please Select

**B. Applicant(s)** Todd Petrey

Mailing address: 88681 Tokyo Lane, Bandon OR 97411

Phone: (541) 297-8655

**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: On-Site (Well or Spring) <input type="checkbox"/>	Sewage Disposal Type: <u>On-Site Septic</u> <input checked="" type="checkbox"/>
School District: <u>Bandon</u>	Fire District: <u>Bandon RFPD</u> <input checked="" type="checkbox"/>

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](#)

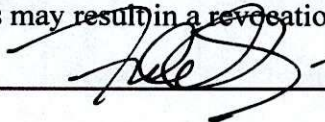
D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County 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 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.



**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: 88681 Tokyo Lane, Bandon OR 97411

Type of Access: County Road  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.

- 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.

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

**Coos County Road Department Use Only**

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

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

File Number: DR-21-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: \_\_\_\_\_

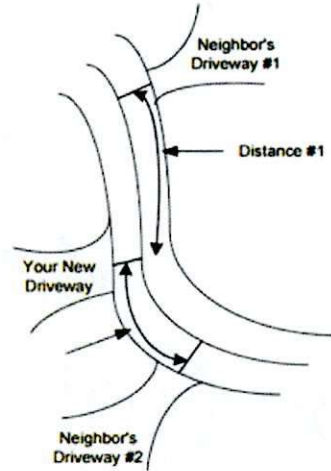
DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: \_\_\_\_\_

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

ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: \_\_\_\_\_

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: \_\_\_\_\_

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



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

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

Additional Notes or directions:

This application is not required.

## SANITATION INFORMATION

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

Water Service Type: On-site Well



Sewage Disposal Type: 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 Health Division to make an appointment.

#### Additional Comments:

This application is submitted to acquire a permit to operate a vacation rental dwelling from an existing single-family residence.

No employee to be onsite except in emergencies or as part of maintenance/cleaning when vacant.

No food will be offered.

Hours of operation are as reserved by guests. Maintenance and cleaning to be as-needed after check-out and during vacancies.

Coos County Land Use Permit Application  
Vacation Rental Dwelling  
Written Statement

Property Owner/Applicant  
Todd Petrey  
88681 Tokyo Lane, Bandon OR 97411

**Existing Development and Conditions**

The subject property at 88681 Tokyo Lane is located in Coos County, Oregon. The five acre property is zoned RR-5 and is known on the Assessor's map as 27-17-14 Tax Lot 1400. There are no limitations on development of this property as a vacation rental. The property complies with ordinance for the RR5 zone and qualifies for a vacation rental through the Administrative Conditional Use process.

Existing development at the property includes a 2448sf home, septic system, and well. The property is fully fenced with ingress and egress off Tokyo Lane, and additional emergency access to the west off Frog Pond Road. A driveway ample for residents and guests as well as fire vehicles exists and is in good condition. The home is surrounded by trees, grasses, and bushes throughout the property. Sight-obscuring vegetation and fencing exists between the residence and both neighbors. The property is used as a residence at this time.

The property sits north of Bandon Dunes Golf Resort development, and more specifically just north of the undeveloped portion of Bally Bandon Sheep Ranch. The owner is relocating into the city limits of Bandon, and wishes to continue ownership of the property.

The owner understands that a Vacation Rental Dwelling permit does not convey with the property when sold, does not run with the land, and adheres only to the owner.

**Proposed Development and Conditions**

As the owner of 88681 Tokyo Lane, Todd Petrey would like to use his property as a Vacation Rental Dwelling. The property will sleep eight overnight guests easily. Large gatherings of guests are not anticipated. Parking spaces exist for nine vehicles, including one dedicated for maintenance/cleaning staff. The rental expects on average no more than three vehicles at the property at one time.

Todd Petrey and Rushel Reed will manage all aspects of the vacation rental, including maintenance, cleaning, and booking. Both managers live locally, and are available to be on site within an hour in emergencies via phone or email.

Todd Petrey: (541) 297-8655 [toddpetrey@yahoo.com](mailto:toddpetrey@yahoo.com)

Rushel Reed: (541) 297-5806

[rushelreed@yahoo.com](mailto:rushelreed@yahoo.com)

**Criteria and Responses:**

Chapter IV - Coos County Zoning and Land Development Ordinance.

Section 4.3.210 Categories and Review Standards (87) Vacation rental/short term rental:

- (a) Shall be found to be compatible with the surrounding area.

**Applicants Response:**

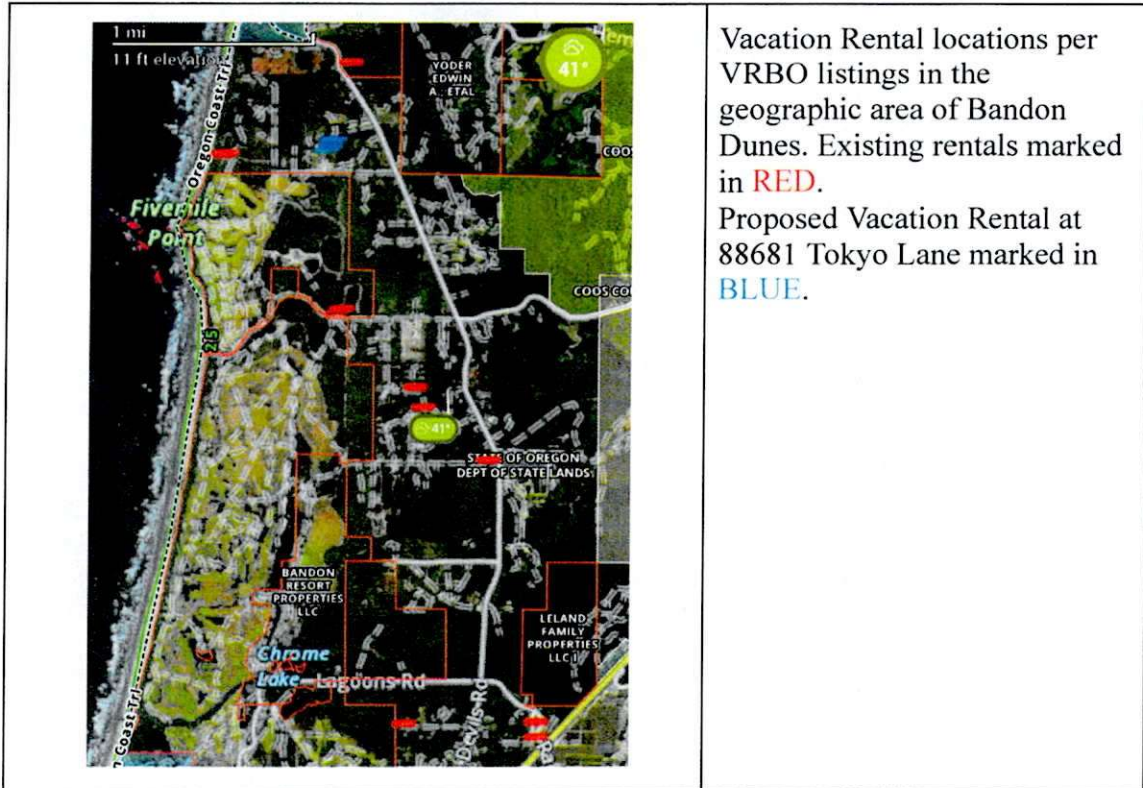
As a vacation rental, 88681 Tokyo Lane would be compatible with the regional area. Zoned RR-5, it is compatible with an Administrative Conditional Use permit approval. It will exist in harmony with the surrounding neighborhood, without discord. In the surrounding region, short-term vacation rental homes already exist as a direct response to a rise in visitor traffic. There are two vacation rental dwellings within ¼ mile of the residence. The home sits on a five (5) acre parcel of land, and has an adequate buffer of space between itself and the neighbors.

Within 250' of 88681 Tokyo Lane are two existing residences. The nearest neighbor to the west is buffered by Frog Pond Road, large vegetation, fencing, yard, and garage of the home. To the north is a second residence, 500+ feet from the home, and buffered by vegetation, fencing, and trees. The remaining two sides of the property, to the east and south, are currently vacant land, including the 5-acre Phil Friedman parcel and the much larger undeveloped portion of Bally Bandon Sheep Ranch respectively.

Quiet hours will be prominently posted. These hours will be for the direct benefit of the two nearest neighbors, as well as any more distant neighbors. Before booking, guests will be informed of quiet hours, parking requirements, and expectations of driving speed on both Tokyo Lane and Seven Devils Road. This notification will serve as proactive notification of behavior expectations, and will be repeated upon booking and check-in both.

Bordering Bandon Dunes newest course on the south side, and close to Whiskey Run bike trails and beaches, the house location is perfectly suited for overnight guests who wish to visit the area.

Compatibility of use as a vacation rental includes the existence of several like homes in the area being used as vacation rental:



(b) Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;

**Applicants Response:**

As the owner of 88681 Tokyo Lane, Todd Petrey is familiar with the requirements of Coos County Health, and has been in contact with that department already. He is prepared to comply with all rules and regulations, and will work with that agency in good faith to acquire a license to operate a vacation rental. He is also aware of the follow up inspections and testing required to maintain that license.

(c) Shall meet parking access, driveway and parking standards as identified in Chapter VII;

**Applicants Response:**

Parking at 88681 Tokyo Lane meets the minimum standards to accommodate the requirements of the Road Department. A map of the parking area is attached to this application for review.


(d) 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

(e) 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.

**Applicants Response:**

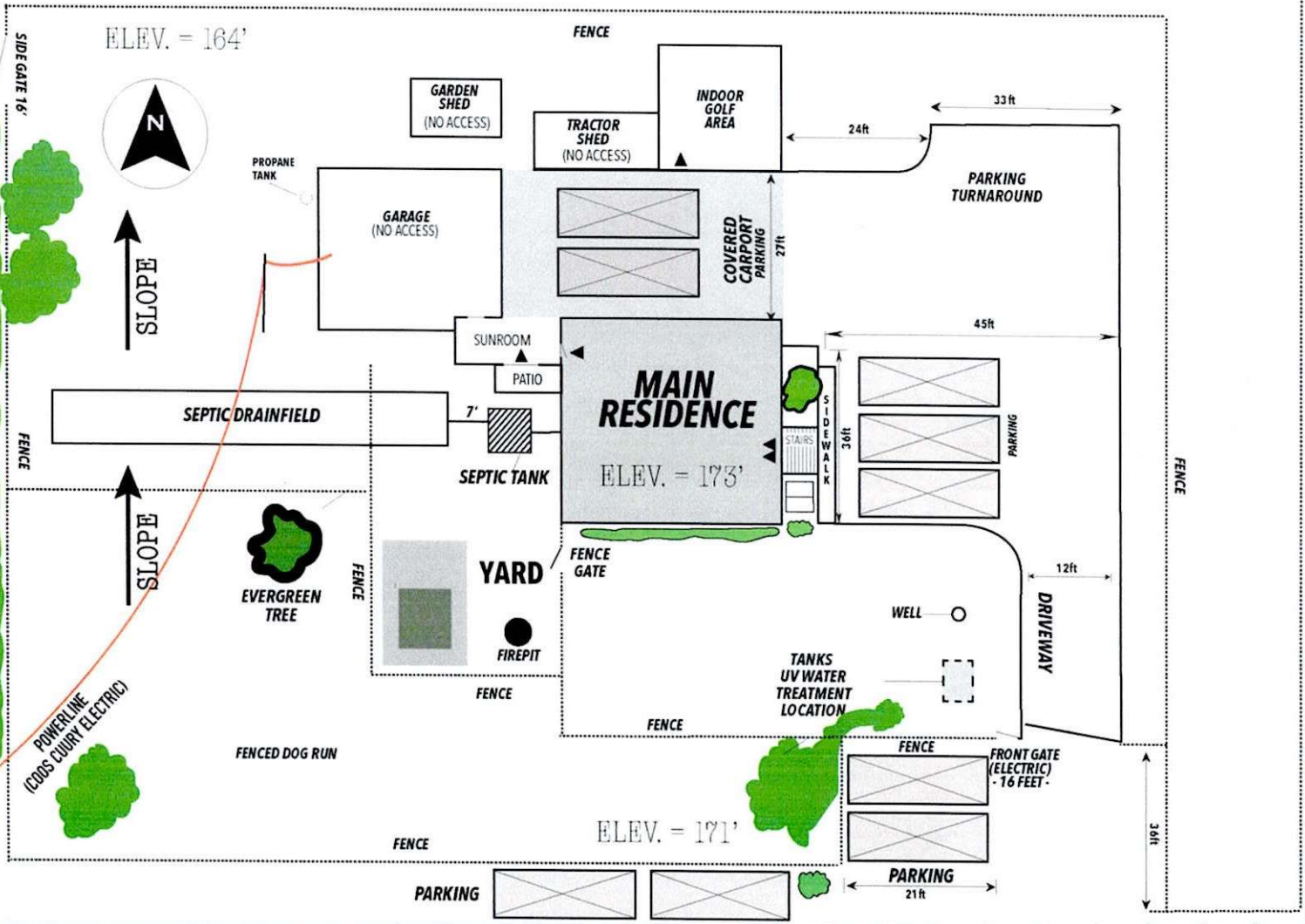
The owner is aware of the deed restriction to be recorded with the Coos County Clerk's Office. He understands that this license to operate a vacation rental property in Coos County will not convey to any subsequent owner without proper compliance by the new owner.

# 88681 TOKYO LANE PARKING MAP

**LEGEND:**  = Denotes a parking space 9 x 20'

**SCALE:** 1" = 26.16ft

FRONT  
YARD  
EASEMENT



TOKYO LANE (EASEMENT)

PROPERTY LINE

# PLOT PLAN

SCALE: 1" = 36'

88681 TOKYO LANE  
BANDON, OREGON 97411

ASSESSORS MAP:  
27S-14-17D TL1400, 5 ACRES

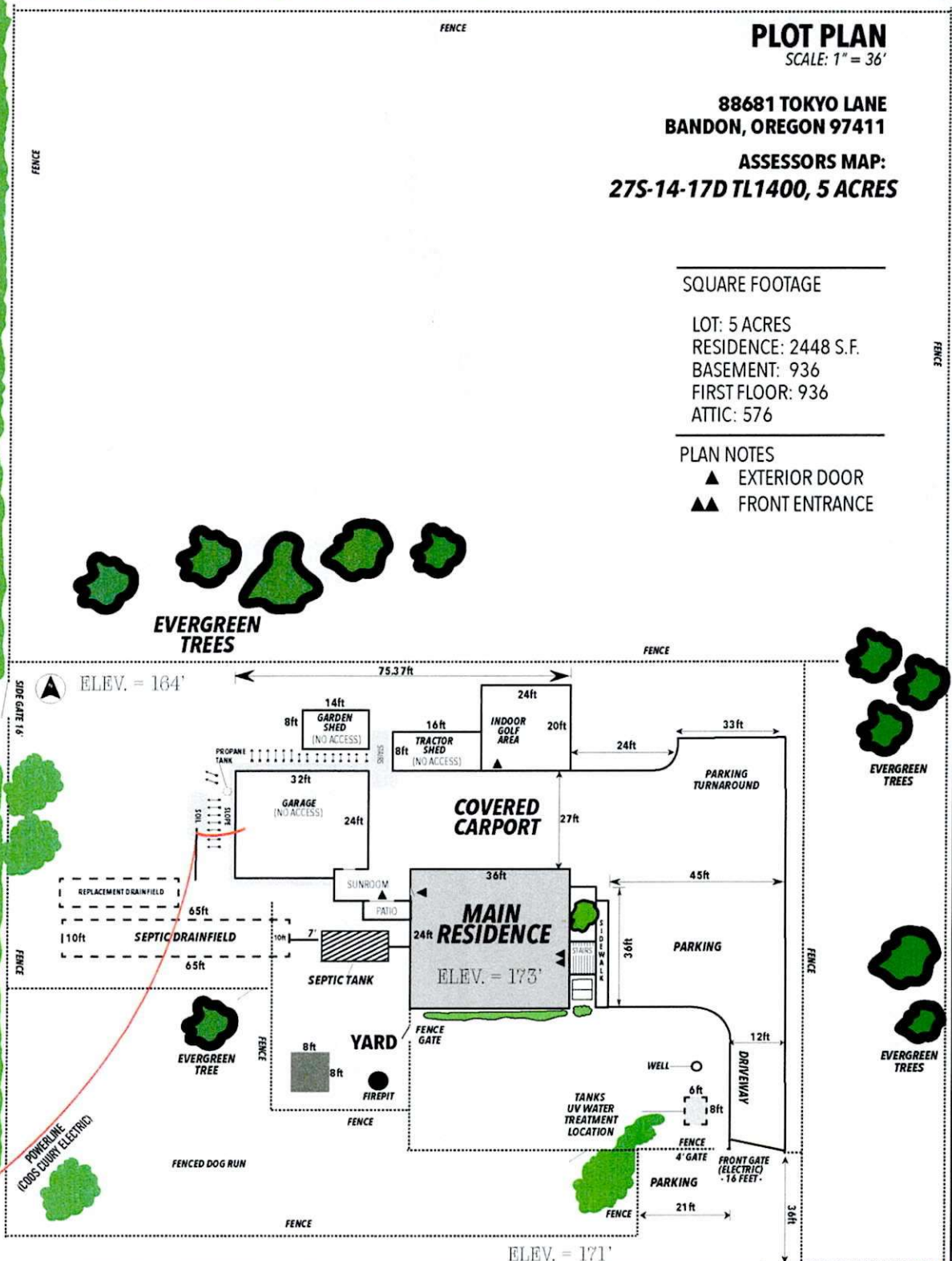
## SQUARE FOOTAGE

LOT: 5 ACRES  
RESIDENCE: 2448 S.F.  
BASEMENT: 936  
FIRST FLOOR: 936  
ATTIC: 576

## PLAN NOTES

- ▲ EXTERIOR DOOR
- ▲▲ FRONT ENTRANCE

FOR  
EASEMENT  
ZONING



TOKYO LANE (EASEMENT)

PROPERTY LINE

# Land Use Documentation & Licensing Questionnaire for Travelers' Accommodations

Complete a separate document for each property used for vacation rental purposes.

I. To VERIFY THE ZONING DISTRICT this section must be completed by your local County or City Planning Department. If you are located outside of an unincorporated city then please have Coos County Planning complete this form. There may be a fee required by the Planning Department.

Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Tax Lot \_\_\_\_\_  
Account # \_\_\_\_\_ Jurisdiction: \_\_\_\_\_

- The vacation rental is permitted in the zoning district.
- This requires a land use review permit to be completed.
- This is not an allowed use for the property.

\_\_\_\_\_  
Planning Official Signature and Title

\_\_\_\_\_  
Phone or email contact

\_\_\_\_\_  
Applicants/Owners Signature

\_\_\_\_\_  
Applicants/Owners Signature

## II. REFERENCE TO APPLICATION

Owner Todd Petrey Name of facility \_\_\_\_\_

Address of facility 88681 Tokyo Ln Bandon OR 97411

Who would you like public health to coordinate an inspection with? Rushel Reed  
Provide at least 1 phone number for this person & best time to call. (541) 297-5806 8:30p

III. It is common for a Travelers' Accommodation to obtain ADDITIONAL LICENSES contingent upon guests' services provided.

- |   | Yes                      | No                                  |
|---|--------------------------|-------------------------------------|
| 1. Do you provide lodging on more than one property lot?        | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Do you provide any food that is not commercially sealed?     | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Do you provide guests access to a pool or spa?               | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Do you provide water, sewer or electrical service for an RV? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

IV. What best describes the WATER SUPPLY to the lodging:

- |  | Yes                                 | No                       |
|--|-------------------------------------|--------------------------|
| 1. Water is from a municipal water system? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Water is from a private well or spring? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

***If the lodging does not have a physical water connection to a municipal system, be advised to call Coos County Public Health now to initiate the process to have the potable water system reviewed at (541)751-2431. Per OAR 333-029-0075(3) surface water use may preclude license from being issued.***

V. What best describes SEWAGE DISPOSAL for the lodging:

- |   | Yes                                 | No                       |
|---|-------------------------------------|--------------------------|
| 1. The lodging is connected to a municipal sewer? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. There is an on-site septic system?             | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

***If the vacation rental uses an on-site system, be prepared to provide a copy of the DEQ approval paperwork along with an as-built drawing of the system.***

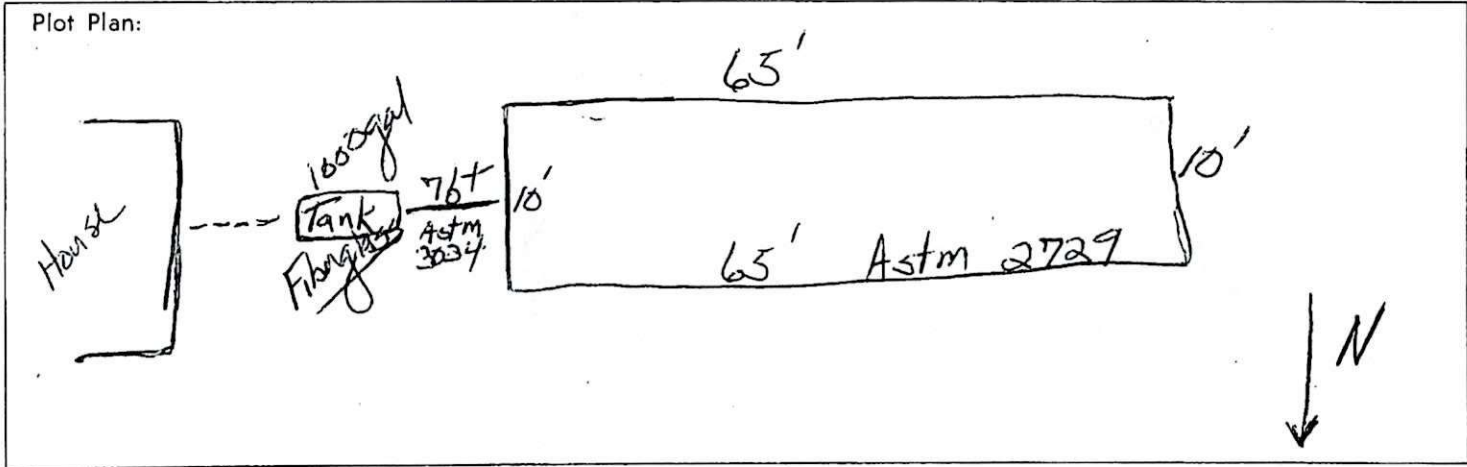
For your reference, Traveler's Accommodations Laws regulated by Coos County Public Health include: Oregon Revised Statutes 446.310 – 425 and Oregon Administrative Rules Chapter 333, Division 029.

Submit this questionnaire with your tourist facility application and the correct fee as per the enclosed schedule to: Coos County Environmental Health, 1975 McPherson #1, North Bend, OR 97459

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY

SUBSURFACE SEWAGE SYSTEM  
CERTIFICATE OF SATISFACTORY COMPLETION

Property Owner COLLIER, PAUL D Permit Number 2779-22  
T. 27 R. 14 Sec. 17 Tax Lot/Acct. No. 7620.14 Date of Final Insp. 4-12-79  
Loc./Road Tokyo Road Approved By [Signature]  
Installer Ohlsen's Excavating - Jim Newton Title Sanitarian  
Disposal Trenches: \_\_\_\_\_ Square Ft. 150 Lineal Ft. \_\_\_\_\_  
Tank Size: 1000 Gallons. System Designed to Serve 2 Bedrooms



DEQ/WQ-402 1/78

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY  
SUBSURFACE SEWAGE SYSTEM INSTALLATION  
**CORRECTION NOTICE**

The Inspection of this Subsurface Sewage System has Produced the Following Violations: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Under the provisions of the OREGON ADMINISTRATIVE RULES, all violations listed above must be corrected and a **CERTIFICATE OF SATISFACTORY COMPLETION** must be issued prior to use of this system. When corrections have been completed, call for inspection.

PERMIT NO. \_\_\_\_\_  
INSPECTION:  
TIME \_\_\_\_\_  
DATE \_\_\_\_\_  
BY \_\_\_\_\_  
(SIGNATURE)

CONTACT:

**DO NOT REMOVE THIS NOTICE FROM SITE**

STATE OF OREGON  
DEPARTMENT OF ENVIRONMENTAL QUALITY

Property Owner COLLIER, PAUL D.  
T. 27 R. 14 Sec. 17 Tax Lot/Acct. No. 7620.14  
Loc./Road Tokyo Road

Permit Number 2779-22  
Expiration Date 2-20-80  
Issued By Steven D. Scheer, R.S.

# PERMIT

[NOT TRANSFERABLE]

New Construction of  Repair of  Connection of  Alteration of

## A SUBSURFACE SEWAGE SYSTEM

All work to conform to Oregon Administrative Rules Chapter 340 71-030. Work shall be done by property owner or by Licensed Sewage Disposal Service.

[MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL]

### SPECIFICATIONS

Tank size 1,000 gallons. Disposal trenches 300 Square ft. 150 Lineal ft.

Maximum trench depth 20" Minimum trench depth 18"

Loop  Equal. OR  Serial Distance between lines on center \_\_\_\_\_

Total rock depth \_\_\_\_\_ Below pipe \_\_\_\_\_ Above pipe \_\_\_\_\_  Rake sidewalls

Special Conditions. [Follow Attached Plot Plan] Install loop or serial system in area approved by DEQ on 5-2-75. (Applicants plot map shows possible encroachment on approved area). Keep disposal trenches on level grade and contoured to natural topographic features of site. Keep drainfield and approved repair area vacant, free of all development, traffic, compaction, soil modification  
**PRE-COVER INSPECTION REQUIRED - CONTACT:**

DEQ - fenced from all livestock and heavy cultivation.

# POST ON SITE

269-2721

Owner: COLLIER, PAUL Twp 27 Range 14 Sec. 17 Lot/S.N. 76 20.14

DIRECTIONS TO SITE OR ADDRESS OF PROPERTY: TOKYO Road

Acreage: 5 AC Use of Property House No. of Bedrooms 2 Zoning Cleared Yes  
Property (is)(is not) affected by yearly flooding.

Site Evaluation (\$75.00 per site) I CERTIFY THAT the information given is correct to the best of my knowledge.  
 New Construction Permit (\$25.00)

Connection Permit (\$25.00)  
 Alteration Permit (\$25.00) Paul B Collier 2-16-79  
Signature of Owner or Agent Date

Repair Permit (\$25.00)  
9652 Receipt No. dated 2-16-79 Rt 2 Box 2299  
Address Beaton OR 97411 Phone

COMMENTS: \_\_\_\_\_

Date/Test Pits Ready for Inspection: \_\_\_\_\_ Tank & D-Box Ready for Inspection \_\_\_\_\_  
\*\*\*\*\*DO NOT WRITE BELOW THIS LINE - FOR DEQ USE ONLY\*\*\*\*\*

SITE EVALUATION:

Date: \_\_\_\_\_ Sanitarian: \_\_\_\_\_  
Site Plan Ck'd. \_\_\_\_\_ Date: \_\_\_\_\_ Sanitarian: \_\_\_\_\_ Comment: \_\_\_\_\_

PERMIT SPECIFICATIONS: 1000 gallon septic tank, 300sq. ft. OR 180 linear feet of drainfield installed at 18 inches MINIMUM trench depth, 20 inches MAXIMUM trench depth.

Install loop or serial system in area approved by DEQ on 5/2/75  
applicant's plot map shows possible encroachment as approved area  
keep disposal trenches on level grade and conform to natural  
topographic features of site. keep drainfield and approved  
repair area vacant, free of all development, traffic, compaction,

PERMIT APPROVED yes PERMIT NOT APPROVED \_\_\_\_\_ ISSUED: 2/20/79 EXPIRES: 2/20/80  
Sanitarian: Steve Schenck \*\*\*\*\* PERMIT NUMBER 2779-22

11-9-78 soil modification, fenced for all livestock  
and heavy cultivation.

Power Co. Easement

DOWN  
SLOPE

SEPTIC SYSTEM

THINK

DRIVEWAY

Area  
FOR WELL



60'



TOKYO ROAD

Bandon

DEPARTMENT OF ENVIRONMENTAL QUALITY, 1800 Virginia, Room 4, N. Bend, Oregon 97459  
Telephone: 756-4244 or 756-6401

SEWAGE PERMIT NO. \_\_\_\_\_ Twp 275 Range 14W Section 17

OWNER Olson, Raymond R & A Tax Lot \_\_\_\_\_ Code 540 Serial No. 7620.14 Acreage 3.92

DIRECTIONS TO SITE OR MAILING ADDRESS OF PROPERTY: Takes 7-Devil Rd  
to 1 mi N Whiskey Run Road - New road  
called Devils Road. (Carl & Corlie Graves) #

Use of property Dwelling Number of bedrooms 2

Zoning Restrictions \_\_\_\_\_

Property (is) (is not) affected by yearly flooding.

Site Evaluation Filing Fee  
\$25.00 per site: APR 28 REC'D

I certify that the information given is correct to the best of my knowledge.

Sewage Disposal Application Fee  
\$25.00 per system \_\_\_\_\_

X Raymond R. Olson 4-28-75  
Signature of Owner/Agent Date

Connection, Alteration and Repair Permit Fee \$15.00 \_\_\_\_\_

Rt 4 Box 112 679-7634  
Address Phone Number

Roseburg, Ore.  
Address Phone Number

\*\*\*\*\*  
Site Evaluation: 5-2-75 Found proposed site located on high ground in the southwest  
corner of the parcel to conform to current minimum standards for installation of a  
septic system to serve a 2 bedroom home. 125-150 sq. ft drainfield area per bedroom  
loamy sand - Submit \$25 fee and a scale drawn site plan showing house location, dimensions  
distance to property lines, water supply location, driveway etc. and a septic tank construction  
permit will be issued. John L. Smith R.S.

Scale Drawn Site Plan Checked: \_\_\_\_\_ Date \_\_\_\_\_ Sanitarian \_\_\_\_\_

Comments: \_\_\_\_\_

SEWAGE PERMIT: Installation Specifications: \_\_\_\_\_ Gallon septic tank.

Square Feet of drainfield \_\_\_\_\_ Comments: \_\_\_\_\_

PERMIT: Approved \_\_\_\_\_ Not Approved \_\_\_\_\_ Sanitarian \_\_\_\_\_

(Date) \_\_\_\_\_ (Expires) \_\_\_\_\_

First graded turn-off

N

300'

Evaluated 5-2-75  
John D. Smith  
D.E.Q.

Schoonmaker

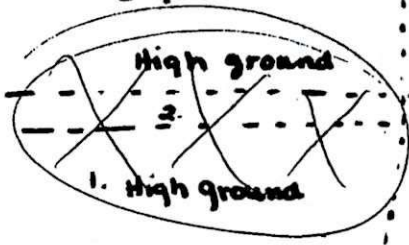
Will be staked

The lower area of the parcel may not be acceptable for drainfield installation.

600'

Roadway

W



This 100' x 100' high ground area is acceptable. Plan to install system at the highest point possible to avoid any possible seasonal water table

slope ↑

Old Roadway

Monet

Carroll 7-20-75  
Graves

Gar

Takyo Road

- 1. Typical buller's
- 2. Loamy sand 0-6'

J

First graded Road

COOS COUNTY PLANNING DEPARTMENT VERIFICATION LETTER

NAME Paul Collier DATE 2/16/79  
(owner)  
ADDRESS Rte. 2 Box 2299, Bandon, OR 97411 PHONE -----

PROPERTY IDENTIFICATION:

SEC. 17 TWP. 27 RANGE 14 TAX LOT # 7620.14  
APPROVED SUBDIVISION NAME NA  
DATE APPROVED NA LOT NA BLOCK NA  
EXISTING STRUCTURES OR OTHER IMPROVEMENTS: None

PUBLIC WATER None PUBLIC SEWER None  
ZONING IRR-5 ACREAGE 5 ac. PARCEL PREEXISTS ORDINANCE yes  
SUFFICIENT ACREAGE yes FIRE ZONE -----

APPLICANT HAS RECEIVED COUNTY CLEARANCE FOR THE FOLLOWING:

- 1. DEQ SITE EVALUATION ONLY No
- 2. DEQ SITE EVALUATION & PERMIT Yes
- 3. BUILDING PERMIT PURPOSES:
  - a. Residential Structure Yes
  - b. Accessory Bldgs/Res. Structure No
  - c. Mobile Home Siting No
  - d. Other (explain) No

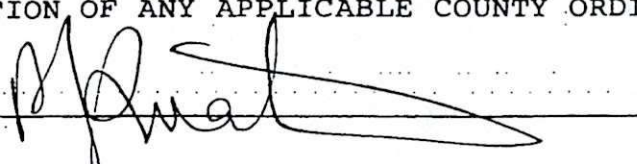
\*EXPLANATORY NOTES: Applicant wishes to build single family home and put in septic tank.

ZONING REQUIREMENTS: Min lot size 5 ac. no bldg. or structure shall exceed 35' in height. Min lot width na.  
SETBACK REQUIREMENTS:

- a. yes Any building or structure shall be located a minimum of 80 ft from the centerline or 20 ft from the boundary of an existing or proposed public road r/w, whichever is greater.
- b. no Front yard shall be a minimum of \_\_\_\_\_. Rear yard shall be a minimum of \_\_\_\_\_. Side yards shall be a total of at least \_\_\_\_\_, neither of which is less than \_\_\_\_\_.
- c. no Site plan review is required.

FLOOD PLAIN OR GEOLOGIC HAZARD COMMENT: None apparent

THE EVALUATION OF THE LAND PARCELS OUTLINED ABOVE IS BASED ON THE INFORMATION PRESENTED AT THIS TIME AND AS SHOWN ON THE INTERIM ZONING MAPS. THE USE AND BUILDING PROPOSED AND LAND DIVISION, IF ANY, ARE NOT NOW IN VIOLATION OF ANY APPLICABLE COUNTY ORDINANCE.





# Fidelity National Title Company

**After Recording Return To:**

Todd Petrey  
89010 Hwy 42 S  
Bandon OR 97411

AFTER RECORDING RETURN TO  
FIDELITY NATIONAL TITLE COMPANY

**Send Tax Statements To:**

Todd Petrey  
89010 Hwy 42 S  
Bandon OR 97411

Title Order No. 24-90156  
Escrow No. 24-90156  
Tax Account No. T27R14S17D  
1400 A#7620.14

## WARRANTY DEED

(ORS 93.850)

Nancy J. Wagoner, an estate in fee simple, Grantor, conveys and warrants to Todd Petrey, an estate in fee simple, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

See Exhibit 'A' attached hereto and by reference made a part hereof.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$255,000.00.

Dated this 26th day of January, 2004.

Nancy J. Wagoner  
Nancy J. Wagoner

State of California, County of Riverside )ss.

This instrument was acknowledged before me on January 26, 2004  
by Nancy J. Wagoner.

Mitra Conroy  
Notary Public

My commission expires: March 11, 2007  
m-c



**EXHIBIT 'A'**Legal Description:

The West 1/2 of the SE 1/4 of the SW 1/4 of the SE 1/4 of Section 17, Township 27 South, Range 14 West of the Willamette Meridian, Coos County, Oregon. Together with a non-exclusive easement for roadway purposes to Seven Devils Road as set forth in instrument recorded October 2, 1972 in Microfilm No. 72-10-76968, Records of Coos County, Oregon. Excepting all gas and oil rights as reserved in instrument recorded June 4, 1945 in Book 156, Page 220, Deed Records of Coos County, Oregon.

Subject to:

The assessment and tax rolls disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for previous years in which the farm use assessment was in effect for the land. In addition thereto, a penalty may be levied if notice of disqualification is not timely given.

The rights of the public in and to that portion of the premises herein described lying within the limits of public roads, streets and highways.

Easement for ingress and egress above and below the surface of the land as implied by reservation of mineral rights in Deed,

From: Coos County  
 To: P. O. King  
 Dated: May 28, 1945  
 Recorded: June 4, 1945  
 Book: 156 Page: 220  
 in Coos County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

In favor of: George J. Ikeda and Paulina B. Ikeda  
 For: Ingress and egress  
 Recorded: November 29, 1971  
 Microfilm No.: 71-11-66033  
 in Coos County, Oregon.

Easement as reserved in Warranty Deed,

For: Roadway purposes  
 Reserved by: William R. Magness, Millard J. Magness and marion A. Magness  
 Recorded: October 2, 1972  
 Microfilm No.: 72-10-76968  
 in Coos County, Oregon.

Terms and provisions, including, but not limited to mutual obligations, including rights of lien, for maintenance pursuant to the provisions of ORS 105.170 et seq., of that certain access easement which is set forth in instrument

Recorded: October 2, 1972  
 Microfilm No.: 71-10-76968  
 in Coos County, Oregon.

An Easement created by instrument, including the terms and provisions thereof,

In favor of: Donald E. Bolduc and Shirle A. Bolduc  
 For: Roadway purposes  
 Recorded: February 10, 1994  
 Microfilm No.: 94-02-0478  
 in Coos County, Oregon.

Title No. 24-90156

Escrow No. 24-90156

An Easement created by instrument, including the terms and provisions thereof,

In favor of:

Coos-Curry Electric Cooperative, Inc.

For:

Electric transmission or distribution line or system

Dated:

June 2, 1994

Recorded:

January 8, 1996

Microfilm No.:

96-01-0224

In Coos County, Oregon.

Page 3

COOS COUNTY CLERK, OREGON TOTAL \$36.00  
TERRI L. TURI, CCC, COUNTY CLERK

01/30/2004 #2004-1312  
02:52 PM 3 OF 3



COOS COUNTY PLANNING DEPARTMENT  
 60 E. SECOND ST. COQUILLE, OR 97423 (LOCATION)  
 225 N. ADAMS ST. (MAILING ADDRESS)  
 PHONE: 541-396-7770 / EMAIL: PLANNING@CO.COOS.OR.US

**COMPLIANCE DETERMINATION**

**Accessory Use, Expansion of Use or Replacement Use**  
**THIS APPLICATION WILL TAKE AT LEAST 30 DAYS TO**  
**PROCESS ONCE IT IS FOUND TO BE COMPLETE**

Date Received: 4/10/22 Receipt #: 231983 Received by: UMB

FILE NUMBERS: CD-22- \_\_\_\_\_ DR - 22- \_\_\_\_\_

This application shall be filled out electronically. If you need assistance please contact staff  
*Please be aware if the fees are not included the application will not be processed.*  
*(If payment is received on line a file number is required prior to submittal)*

**LAND INFORMATION**

**Land Owner(s)** (print name): Todd Petrey

Mailing address: 88681 Tokyo Lane, Bandon OR 97411

Phone: (541) 297-8655 Email: toddpetrey@yahoo.com

**Applicant(s)** (print name): Todd Petrey

Mailing address: 88681 Tokyo Lane, Bandon OR 97411

Phone: (541) 297-8655 Email: toddpetrey@yahoo.com

Type of Ownership: Single Ownership - Signed Application

Type of Use Requested: Vacation Rental

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

Township: 27S  Range: 14W  Section: 17  ¼ Section: D  1/16 Section: Select Tax lot: 1400

Township: Select Range: Select Section: Select ¼ Section: Select 1/16 Section: Select Tax lot: \_\_\_\_\_

Tax Account Number(s): 162014 Site Address: 88681 Tokyo Lane, Bandon OR 97411

Zone: Rural Residential-5 (RR-5)  Acreage: 5

Have you completed a site evaluation with Oregon Department of Environmental Quaility (DEQ) Yes   
 It is important for you to consult with DEQ prior to siting any type of structure if the property has on-site septic to understand where all associated improvements are located. Your plot plan will require to indicate where the septic and drain field are located.

Any account information may be found on the Coos County Assessor's Web page, by contacting staff or on your tax statement. Any incomplete application will not be processed.

**PROJECT DESCRIPTION:**

Application for Vacation Rental Dwelling at 88681 Tokyo Lane. The intention is to make this property a vacation rental and serve the vacationer to Bandon. Lodging will be provided to those who wish to visit the coastal areas of Coos County. Guests will have a full range of services available at the vacation rental, including a full kitchen, fenced yard, and overnight accommodations. Overnight stay lengths at 88681 Tokyo Lane are anticipated to be between two and six nights. All required county ordinance and health regulations will be adhered to.

An application for Compliance Determination (CD) is required to be submitted to the Planning Department with the elements described in §5.10.200. Once the application is received the Planning Staff will review the CD against the applicable zoning district to determine if additional reviews or notifications are required. If enforcement issues are discovered they shall be addressed prior to completion of review.

**ACKNOWLEDGEMENT STATEMENT:** PERTAINING TO THE SUBJECT PROPERTY DESCRIBED ABOVE, I HEREBY DECLARE THAT I AM THE LEGAL OWNER OF RECORD OR AN AGENT HAVING CONSENT OF THE LEGAL OWNER OF RECORD AND I AM AUTHORIZED TO OBTAIN THIS ZONING COMPLIANCE LETTER SO AS TO OBTAIN NECESSARY PERMITS FOR DEVELOPMENT FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND/OR THE BUILDING CODES AGENCY. THE STATEMENTS WITHIN THIS FORM ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I UNDERSTAND THAT ANY PERMITS AND/OR AUTHORIZATION FOR DEVELOPMENT ISSUED BY THE PLANNING DEPARTMENT MAY BE REVOKED IF IT IS DETERMINED THAT IT WAS ISSUED BASED ON FALSE STATEMENTS, MISREPRESENTATIONS OR IN ERROR. AS A CONDITION FOR THE ISSUANCE OF THIS ZONING COMPLIANCE LETTER THE UNDERSIGNED HEREBY AGREES TO HOLD COOS COUNTY HARMLESS FROM AND INDEMNIFY THE COUNTY FOR ANY LIABILITY FOR DAMAGE WHICH MAY OCCUR AS A RESULT OF THE FAILURE TO BUILD, IMPROVE OR MAINTAIN ROADS WHICH SERVE AS ACCESS TO THE SUBJECT PROPERTY.

**RURAL RESIDENTIAL COMPATIBILITY WITH FARM/FOREST MANAGEMENT PRACTICES:** I HEREBY ACKNOWLEDGE THAT THE NORMAL INTENSIVE MANAGEMENT PRACTICES OCCURRING ON ADJACENT RESOURCE LAND WILL NOT CONFLICT WITH THE RURAL RESIDENTIAL USE OR ENJOYMENT OF THE ABOVE DESCRIBED PROPERTY.

BY SIGNING THIS APPLICATION I AM ACKNOWLEDGING THAT I CAN ONLY DEVELOP MY PROPERTY AS ALLOWED PURSUANT TO THE AUTHORIZATIONS GRANTED IN THE ZONING COMPLIANCE LETTER THAT WILL BE ISSUED. IF ADDITIONAL REVIEW IS REQUIRED I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO COMPLETE THE REVIEW. ALL APPLICABLE FEDERAL, STATE, AND LOCAL PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY DEVELOPMENT ACTIVITY. ALL COSTS ASSOCIATED WITH COMPLYING WITH THE CONDITIONS ARE THE RESPONSIBILITY OF THE APPLICANT AND THAT THE APPLICANT IS NOT ACTING AS AN AGENT OF THE COUNTY.

APPLICANTS SIGNATURE: \_\_\_\_\_



**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: 88681 Tokyo Lane, Bandon OR 97411

Type of Access: County Road  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.](#)

*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- -