



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 timelines.
  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**

*David Platt*

**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: 86654 St Andrews Ln, Bandon, OR 97411

Type of Access: County Road  Name of Access: St Andrews Ln

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: 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? None.
- Will food be offered as part of the an on-site business? No.
- Will overnight accommodations be offered as part of an on-site business? Yes.
- What will be the hours of operation of the business? By appointment only.

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:

, DATE: 11-4-24  
FROM: Sheri McGrath  
SUBJECT: 27-14-05 TL 2700, 1805, 1804, 1802, and 1801

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I, Ranger BC LLC member, Daniel Platt of 100 Federal St, Floor 20, Boston, MA 02110 grant permission to Sheri McGrath to represent me on all design, permit and consulting matters concerning my properties located on the Coos County Assessor's Map 27-14-05 TL 2700, 1805, 1804, 1802, and 1801, tax accounts for these properties are 756600, 756209, 756208, 756207, and 756206. The situs address is 86654 St Andrews Ln, Bandon, OR 97411.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other coordination or information related to the subject property.

Contact information for Sheri McGrath is:  
Cell: 541-982-9531  
E-mail: cooscurry@gmail.com  
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires 24 months from the date below, without requirement of notice.

DATED: December 2, 2024

PARAMETRIX, INC.

  
\_\_\_\_\_  
By: SHERI MCGRATH

CLIENT

  
\_\_\_\_\_  
By: DANIEL PLATT



Coos County, Oregon

2023-01022

\$121.00

02/22/2023 01:19 PM

Pgs=8



00161754202300010220080082

Julie A. Brecke, Coos County Clerk

**AFTER RECORDING RETURN TO:**

Required on all documents

Ranger BC LLC

100 Federal Street

Boston, Massachusetts 02110

Attention: Pathlight Capital LP

**ALL TAX STATEMENTS SHALL BE SENT TO:**

If conveying or contracting to convey fee title to real property:

Ranger BC LLC

100 Federal Street

Boston, Massachusetts 02110

Attention: Pathlight Capital LP

**RECORDING COVER SHEET - Please print or type information**

Any errors in this cover sheet DO NOT affect the transactions(s) contained in the instrument itself.

(Required if document does not meet first page recording requirements under ORS 205.234 or does not provide adequate space on the first page for the recording certificate)

**DOCUMENT TITLE(S)**

(If two or more transactions, document(s) must be clearly labeled to record transaction in appropriate records)

General Warranty Deed

**NAME(S) OF FIRST PARTY/GRANTOR/DIRECT party(s):**

Daniel Thomas Platt

**NAME(S) OF SECOND PARTY/GRANTEE/INDIRECT party(s):**

Ranger BC LLC

LIEN DOCUMENTS: Amount of lien \$ \_\_\_\_\_

If conveying or contracting to convey fee title to real property:

True and Actual Consideration Paid \$ 1.00

**Prepared By:**

Daniel Thomas Platt  
68 School St  
Hingham, Massachusetts  
02043

**After Recording Return To:**

Ranger BC LLC  
100 Federal Street  
Boston, Massachusetts  
02110

**Until a Change is Requested,  
All Tax Statements Shall be Sent To:**

Ranger BC LLC  
100 Federal Street  
Boston, Massachusetts  
02110

Space Above the Line Intentionally Left Blank for Recorder's Use

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**GENERAL WARRANTY DEED**

State of Oregon

Coos County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One Dollars (\$1.00) and other good or valuable consideration, if any, in hand paid to the "Grantor(s)" known as:

Daniel Thomas Platt, a married individual, residing at 68 School St, Hingham, Massachusetts, 02043.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Ranger BC LLC with Daniel Platt acting as the Managing Member with a principal office address located at 100 Federal Street, Floor 20, Boston, Massachusetts, 02110 (hereinafter the "Grantee(s)"), the following described real estate free of encumbrances except as specifically set forth herein, situated in Coos County, Oregon, to-wit:

Parcel 2 of Final Partition Plat 2003 #021, CAB C-393, Recorded November 26, 2003, as Microfilm No. 2003-18712, Records of Coos County, Oregon.

EXCEPTING that portion conveyed in Property Line Adjustment Deed Recorded December 27, 2004, as Microfilm No. 2004-18403, Records of Coos County, Oregon.

Described in Exhibit A attached hereto and by this reference incorporated herein.

**TOGETHER** with all and singular the rights, tenements, hereditaments, appurtenances, and improvements belonging or in anywise appertaining thereto (the "Property").

**TO HAVE AND TO HOLD**, the Property unto the Grantee(s), their heirs, successors, and assigns forever in fee simple.

**AND** the Grantor(s), for said Grantor(s), their heirs, successors, executors, and administrators, covenants with Grantee(s), their heirs, successors, and assigns that Grantor(s) are lawfully seized in fee simple of the Property; and that Grantor(s), their heirs, executors, and administrators shall warrant and defend the Property unto the Grantee(s), their heirs, successors, and assigns forever against the lawful claims of all persons.

Unofficial  
Copy

AND 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.

IN WITNESS WHEREOF, the Grantor(s) has duly executed this General Warranty Deed as of February 13 2023.



Date February 13 2023

**Grantor's Signature**  
Daniel Thomas Platt  
68 School St, Hingham, Massachusetts, 02043

Unofficial Copy

**NOTARY ACKNOWLEDGMENT**

Commonwealth of Massachusetts)

County of Suffolk)

I, the undersigned, a Notary Public in said County, in said Commonwealth, hereby certify that Daniel Platt whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 14<sup>th</sup> day of February, 2023.

Brittany K. Fadous (SEAL)  
Notary Public

My Commission Expires: 5/4/2029



**EXHIBIT "A"**  
**Exceptions**

**Subject to:**

Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Pacific Ocean.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Pacific Ocean.

Rights of public and of governmental bodies in that portion of the subject land lying below the mean high water line of the Pacific Ocean and lying within the ocean shore and the dry sand area as declared under the provisions of ORS 390.605 through 390.770 and as found in Thornton v. Hay, 254 Or 584, 462 P2d 671 (1969).

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

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Granted to: Robert I. Younker, et ux  
Recording Date: December 15, 1969  
Recording No: 69-12-44548

Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: Bessie E. Enyeart et ux November  
Recording Date: 12, 1976  
Recording No: 76-11-16566

Reference is hereby made to said document for full particulars.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Deseret-Pacific Inc. July  
Recording Date: 30, 1979  
Recording No: 79-4-4161

Assignment of Easement for Roadway Purposes

Recording Date: August 23, 1979  
Recording No.: 79-4-5769

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Coos-Curry Electric Cooperative Inc.  
Recording Date: September 12, 1984  
Recording No: 84-4-2647

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Adjacent property owners September  
Recording Date: 26, 1988  
Recording No: 88-9-1586

Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: October 13, 2004  
Recording No: 2004-14862

Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat of Final Partition Plat 2003-#21.

**EXHIBIT "A"**  
Exceptions

Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: The Owners of Parcels 1, 2 and 3 of Final Partition Plat 2003 #021  
Recording Date: October 13, 2004  
Recording No: 2004-14863

Reference is hereby made to said document for full particulars.

Matters contained in that certain Road Maintenance Agreement which document, among other things, may provide for liens and charges.

Executed by: The Owners of Parcel 2 and 3 of Final Partition Plat 2003 #021  
Recording Date: October 13, 2004  
Recording No: 2004-14865

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