

File Number : _____



COOS COUNTY CONDITIONAL USE LAND USE 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**

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)

Date Received: _____ Receipt #: _____ Amount: _____ Received by: _____

This application shall be filled out electronically. If you need assistance please contact staff.

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s) Ranger BC, LLC 100 Federal St FLR 20, Boston, MA 02110

Mailing address: c/o Sheri McGrath P.O. Box 1548, Bandon, OR 97411

Phone: 541-982-9531

Email: cooscurry@gmail.com

Township: 27S Range: 14W Section: 5 ¼ Section: D 1/16 Section: Select Tax lots: 1801

Select Select Select Select Select

Tax Account Number(s): 756206 Zone: Select Zone Rural Residential-5 (RR-5)

Tax Account Number(s) _____
Please Select

B. Special Districts and Services

Water On-Site (Well or Spring)

Sewage Disposal On-Site Septic

School Bandon

Fire District Bandon RFPD

C. Type of Application (s) please consult with staff to determine prior to submittal

- Administrative Conditional Use for Vacation Rental Dwelling
- Hearings Body Conditional Use for _____
- Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
- Beaches and Dunes
- Non-Estuarine Shoreland Boundary
- Significant Wildlife Habitat
- Natural Hazards
 - Flood Landslide Liquefaction Erosion Wildfires
- Airport Surfaces Overlay
- Variance to which standard _____

Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page 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. 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

Samuel 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 Lane

Type of Access: Private Easement - Provide Easement Name of Access: Agate Lane

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: _____

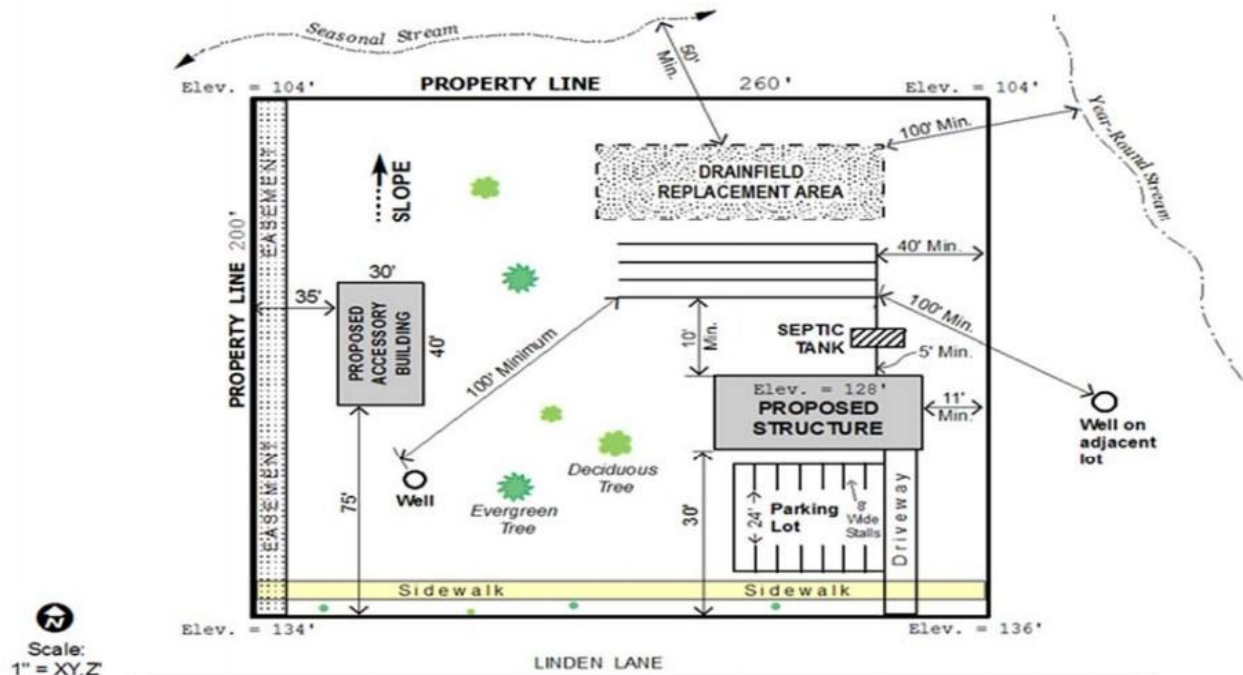
Staff Signature: _____

- 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:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.

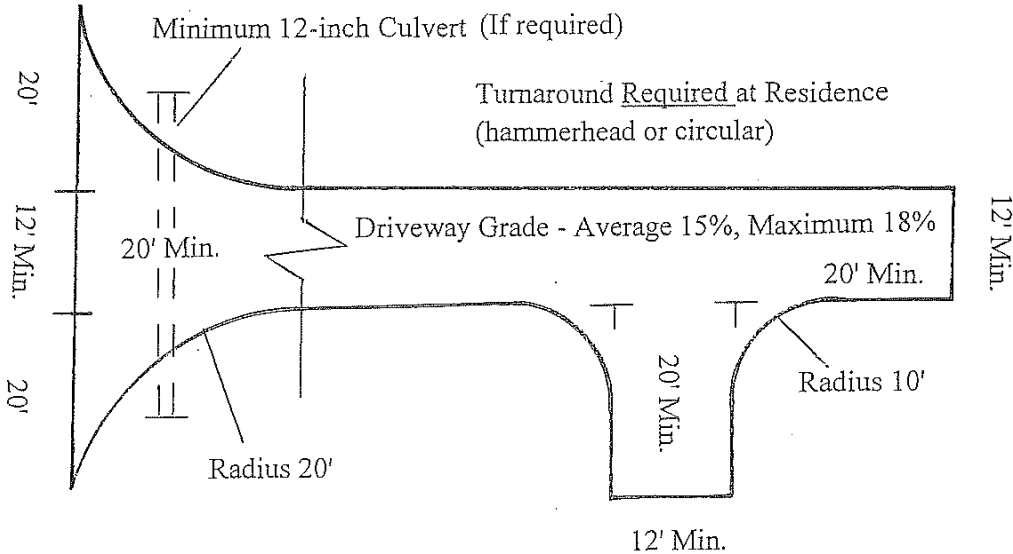
ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100' both directions
- Speed greater than 35mph – 150' both directions

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



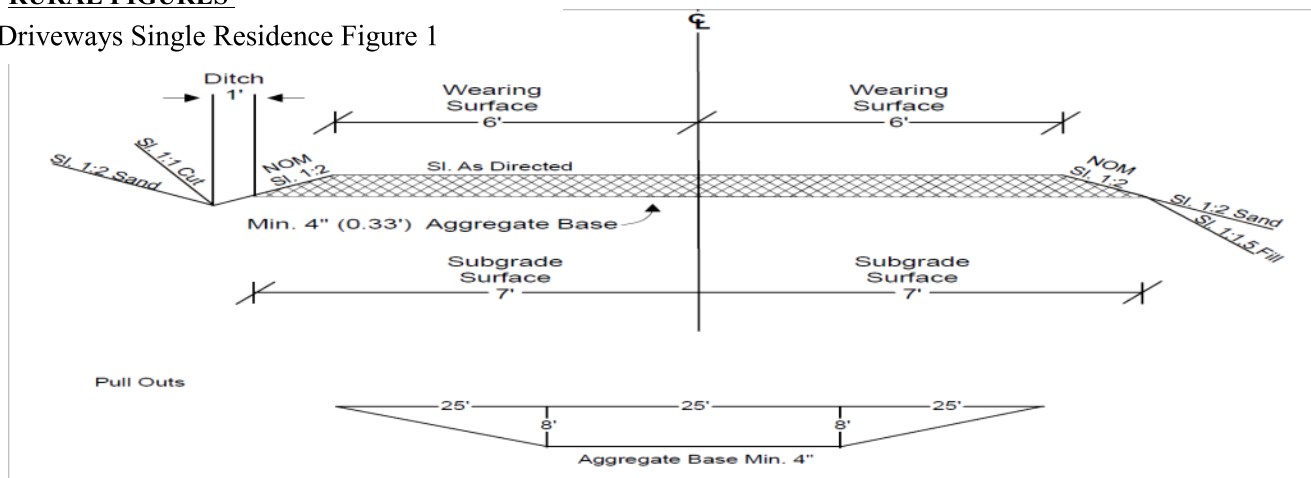
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

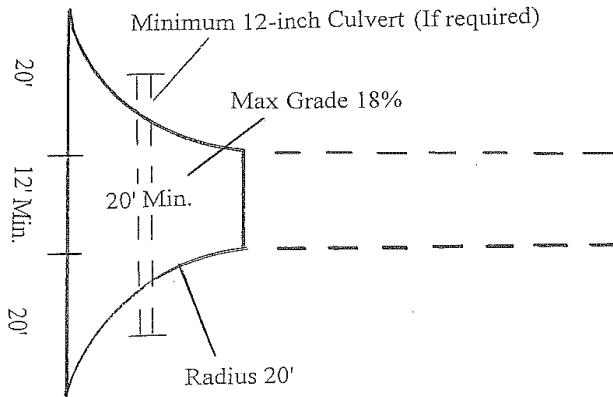
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100’ both directions
- Speed greater than 35 mph – 150’ both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
The access will be developed from the edge of the developed road.

Figure 7.1.450

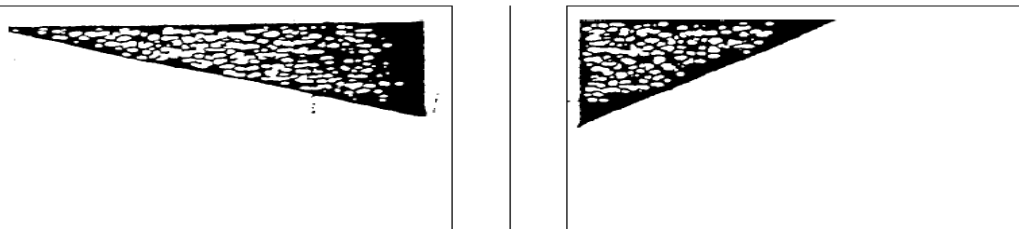
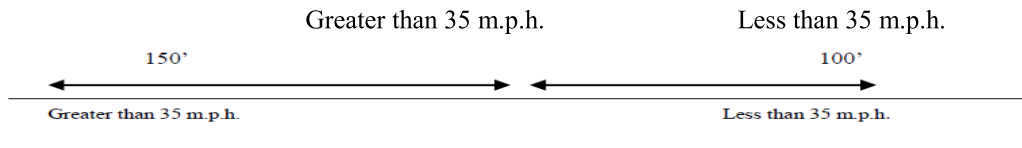


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi-family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s					
	F	G	H	I	J
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

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

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

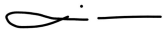
E-mail: cooscurry@gmail.com

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

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

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 14th day of February, 2023.

Brittany R. Fadois (SEAL)
Notary Public

My Commission Expires: 5/4/2029

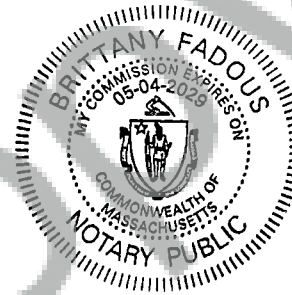


EXHIBIT "A"
Exceptions

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:

Unofficial Copy

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 there o, a 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/platof 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

Unofficial Copy

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

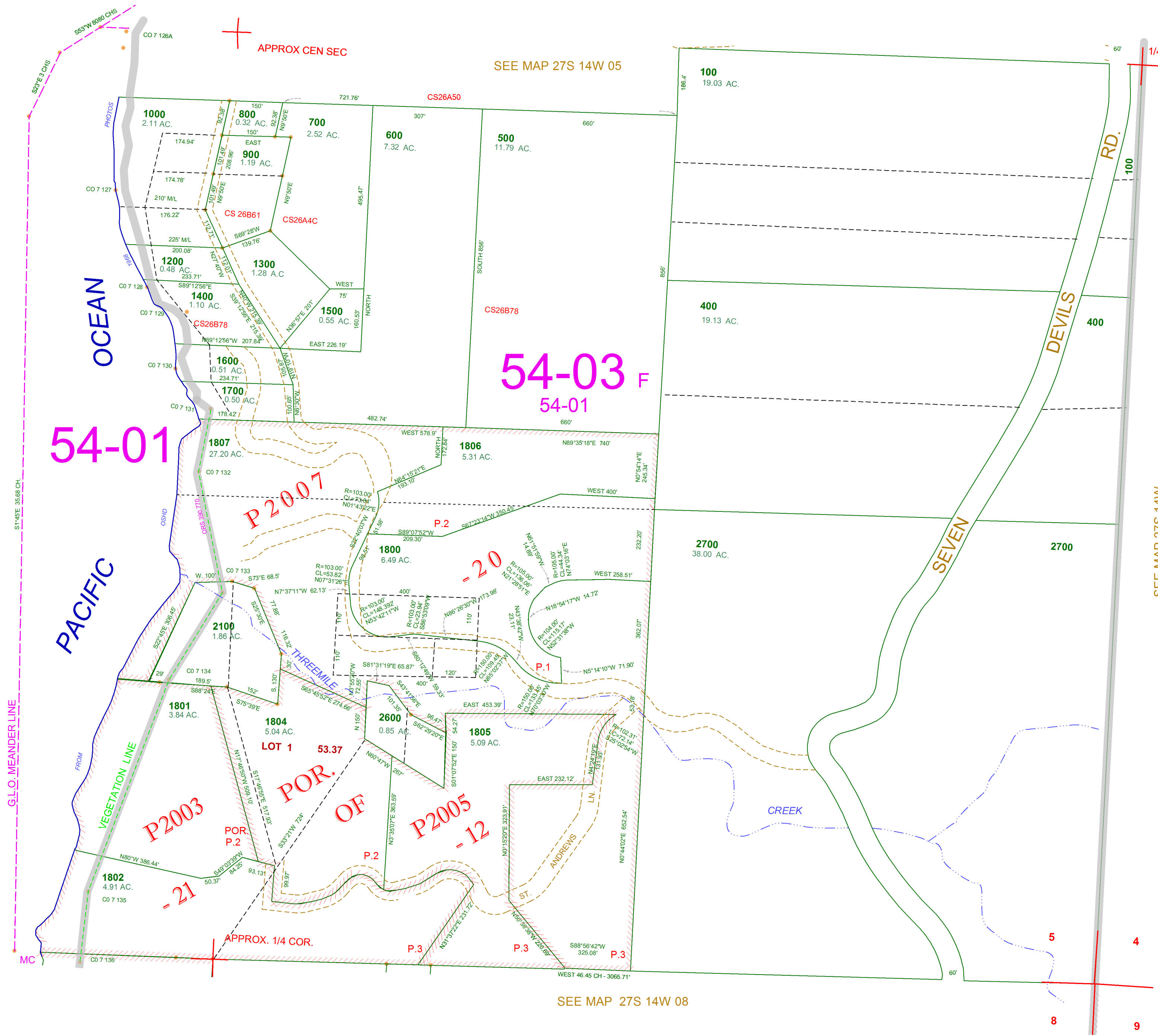
SE1/4 SEC. 5 T27S R14W W.M. COOS COUNTY

27S 14W 05D

CANCELLED NO.

1" = 200'

- 200
- 201
- 2200
- 2300
- 2400
- 2500
- 301
- 300
- 1000
- 1900
- 2000
- 1803
- 1100
- 901



54-01

54-03 F
54-01

SEE MAP 27S 14W

SEE MAP 27S 14W 08

05-14-2014

27S 14W 05D

TENTATIVE PARTITION PLAT
 TOWNSHIP 27 SOUTH RANGE 14 WEST
 GOVERNMENT LOT 1 SW1/4 SE1/4 SECTION 5
 27-14-5D TL 1800 COOS COUNTY, OREGON

SURVEY FOR
 SUNSET COVE, LTD.
 FRANCES Y. BENTON, PRESIDENT

LEGEND

- ⊙ MONUMENT FOUND AS NOTED
- ⊙ MONUMENT FOUND IN PARTITION 2003 - 21
- MONUMENT TO BE SET
- RECORD MONUMENT SET IN PARTITION 2003 - 21
- ⊙ INITIAL POINT
- R - RECORD PARTITION 2003 - 21
- M - MEASURED
- POL - POINT ON LINE
- ≡ BRIDGE OVER THREE MILE CREEK
- ⌒ THRU CIO - CURVE (SEE TABLE)
- ▨ GRAVELED OR ASPHALT ROAD
- ⋯ RIGHT OF WAY EASEMENT

NORTH

SCALE 1" = 120 FEET
 DATE OF SURVEY SEPT. 2009

ROADS

CONFIRMATION IS REQUIRED FROM THE COUNTY ROADMASTER THAT ALL ROAD AND DRIVEWAY REQUIREMENTS OF THE COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE HAVE BEEN MET PRIOR TO ISSUANCE OF A ZONING COMPLIANCE LETTER.

SEWAGE DISPOSAL

NO SEWAGE DISPOSAL FACILITY WILL BE PROVIDED TO THE PURCHASER OF ANY LOT OR PARCEL DEPICTED IN THE PROPOSED LAND DIVISION.

DOMESTIC WATER SUPPLY

NO DOMESTIC WATER SUPPLY FACILITY WILL BE PROVIDED TO THE PURCHASER OF ANY LOT OR PARCEL DEPICTED IN THE PROPOSED LAND DIVISION, EVEN THOUGH A DOMESTIC WATER SUPPLY SOURCE MAY EXIST.

DEED REFERENCES

- BOOK 230 PAGE 284
- BOOK 232 PAGE 487
- BOOK 287 PAGE 307
- 69-12-44548
- 83-2-2514
- 76-II-16566
- 77-2-02177
- 84-4-2647
- 88-09-1586
- 200-10-417
- PARTITION 2003 - 21

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

Gary T. Smither

OREGON
 JANUARY 28, 1991
 GARY T. SMITHER
 2485

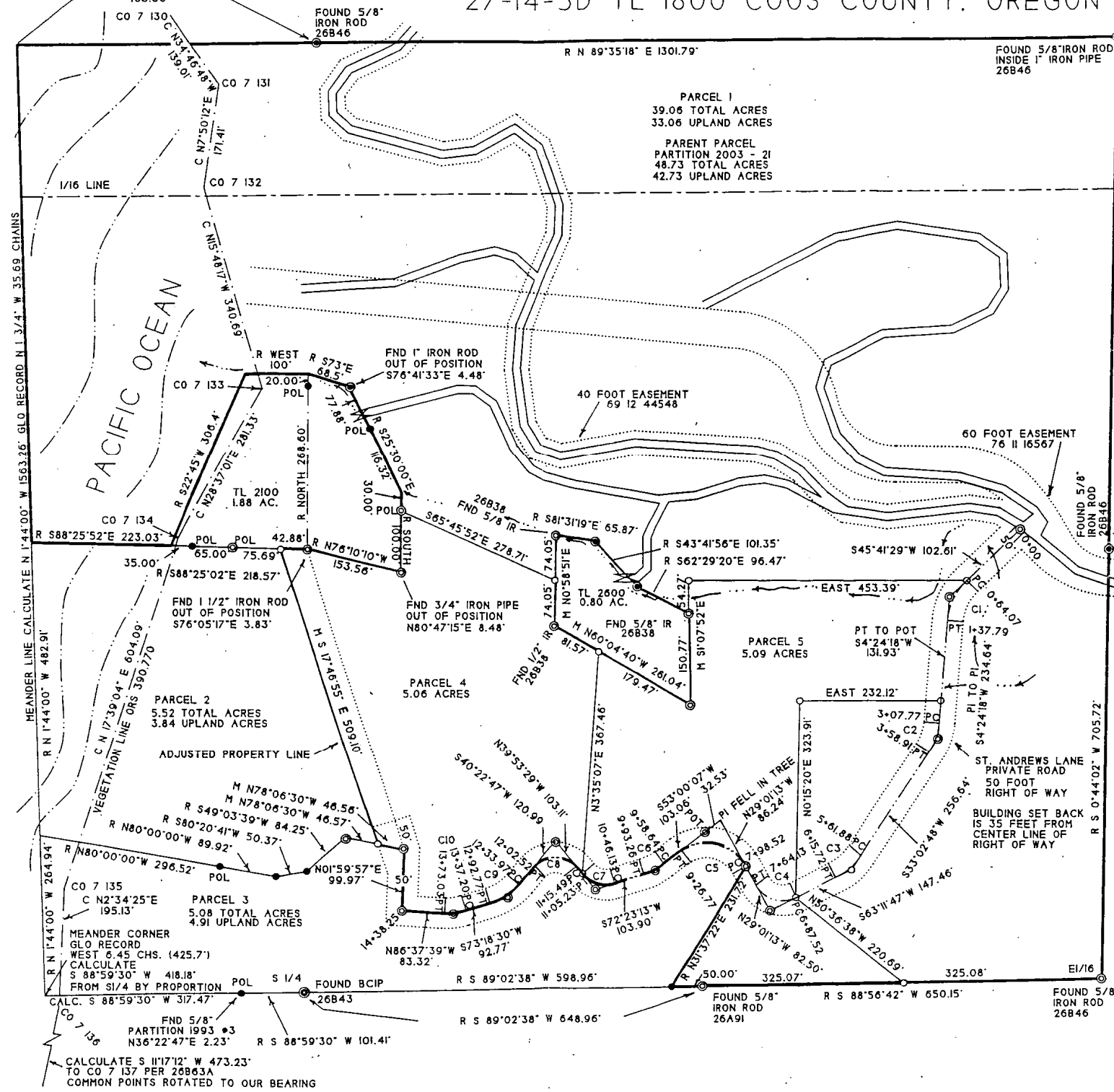
Expires 6/06
 PREPARED BY
 Gary T. Smither
 P.O. Box 545
 North Bend, OR 97459

ARCHAEOLOGICAL AREA

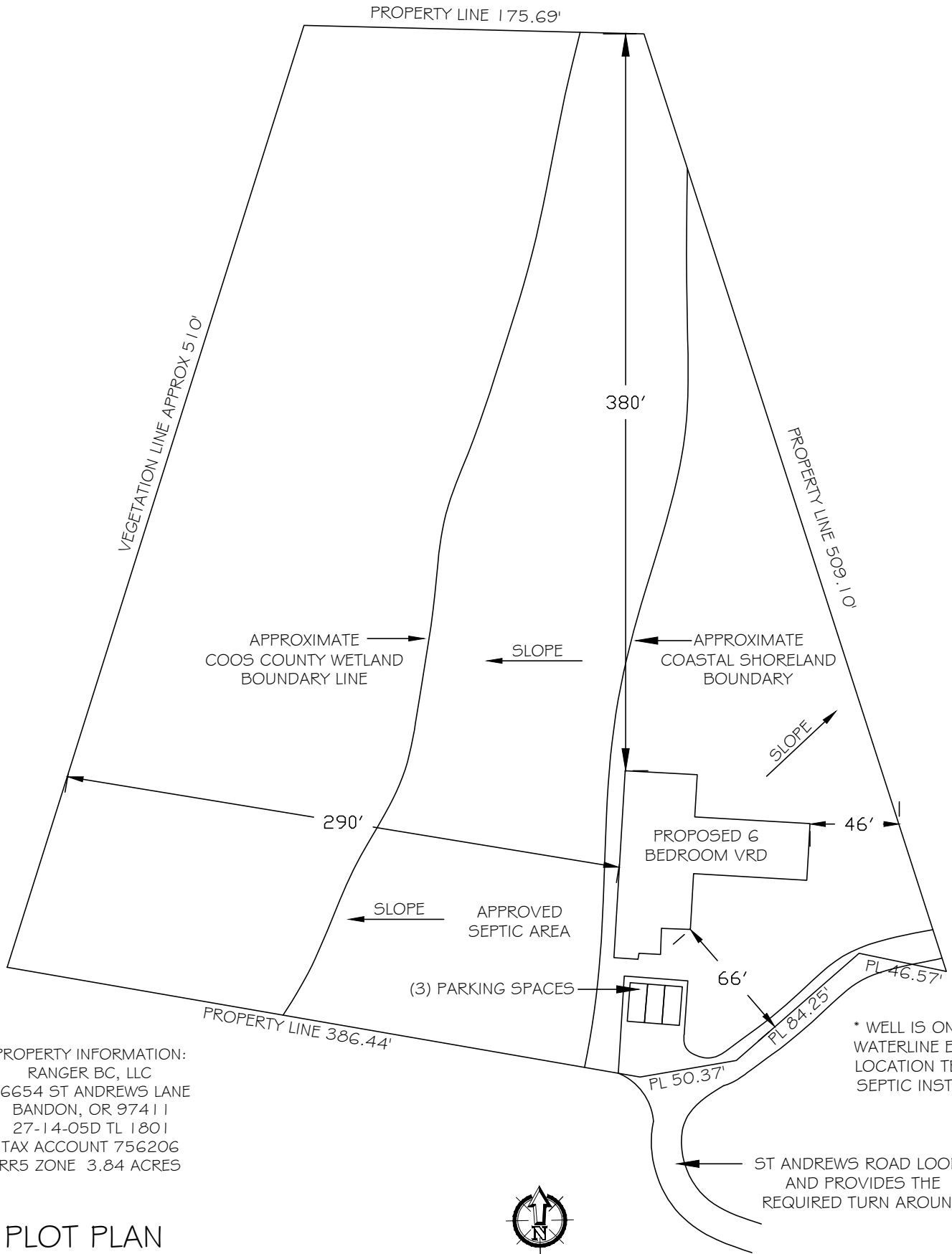
THE SUBJECT PROPERTY MAY LIE WITHIN AN IDENTIFIED ARCHAEOLOGICAL AREA.

CURVE TABLE

CURVE	ARC LENGTH	CHORD LENGTH	CHORD BEARING	RADIUS	CENTRAL ANGLE
C1	73.72'	72.14'	S25°02'54"W	102.31'	41°17'11"
C2	51.14'	50.61'	S18°43'33"W	102.31'	28°38'30"
C3	53.84'	53.22'	S48°07'18"W	102.31'	30°08'58"
C4	76.61'	69.33'	N72°54'43"W	50.00'	87°47'00"
C5	128.25'	113.19'	N78°00'33"W	75.00'	97°58'40"
C6	34.62'	34.45'	S62°41'40"W	102.31'	19°23'06"
C7	59.10'	55.72'	N73°45'08"W	50.00'	67°43'18"
C8	87.03'	76.45'	N89°45'21"W	50.00'	99°43'44"
C9	58.80'	57.99'	S56°50'39"W	102.31'	32°55'43"
C10	35.83'	35.64'	S83°20'26"W	102.31'	20°03'51"



MEANDER LINE CALCULATE N 1°44'00" W 1563.26' GLO RECORD N 1/4 W 35.69' CHAINS
 R N 1°44'00" W 482.91'
 VEGETATION LINE ORS 390.770
 C N 17°39'04"E 604.09'
 R N 80°00'00"W 296.52'
 CO 7 135
 C N2°34'25"E 195.13'
 MEANDER CORNER
 GLO RECORD
 WEST 6.45 CHS. (425.7)
 CALCULATE
 S 88°59'30" W 418.18'
 FROM S1/4 BY PROPORTION
 CALC. S 88°59'30" W 317.47'
 CO 7 136
 FND 5/8" PARTITION 1993 #3
 N36°22'47"E 2.23'
 R S 88°59'30" W 101.41'
 CALCULATE S 11°17'12" W 473.23'
 TO CO 7 137 PER 26863A
 COMMON POINTS ROTATED TO OUR BEARING



PROPERTY INFORMATION:
 RANGER BC, LLC
 86654 ST ANDREWS LANE
 BANDON, OR 97411
 27-14-05D TL 1801
 TAX ACCOUNT 756206
 RR5 ZONE 3.84 ACRES

* WELL IS ON TL 1802
 WATERLINE EASEMENT
 LOCATION TBD AFTER
 SEPTIC INSTALLATION



PLOT PLAN
 NTS ON LETTER SIZE PAPER

December 21, 2024

VACATION RENTAL DWELLING

Ranger BC LLC
86654 St. Andrews Lane
Bandon, OR 97411
27-14-05D TL 1801
Tax Account 756206

PROPERTY OWNER

Ranger BC LLC
100 Federal St Floor 20
Boston, MA 02110-1882

APPLICANT

Sheri McGrath
Parametrix, Inc
P.O. Box 1548
Bandon, OR 97411
541-982-9531
cooscurry@gmail.com

PROJECT NARRATIVE

The subject property is located north of the City of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 1801 on the Coos County Tax Assessor's Map 27-14-05D and is located in the Rural Residential Zoning District (RR-5). The property is 3.84 acres in size, and the situs address is 86654 St. Andrews Lane.

Existing development includes a six bedroom stick framed home, septic system, and well. The property is not used for farming or forest practices and is not suitable for these uses due to the size of the site. Vegetation consists of a variety of Spruce and Douglas Fir, Huckleberry and a combination of native grass and ornamental plants. The property is a ten-minute drive from the Bandon Dunes Golf Resort and is a five-minute drive to Seven Devils Wayside State Park/Merchant's Beach. The property has beach access and is also located within the Agate Beach community. Nearby is the Whiskey Run trail system and Whiskey Run Beach. This makes this location an ideal location for a vacation rental.

Ranger BC LLC is applying for an Administrative Conditional Use for vacation rental status at their single family home in Bandon. The home contains six bedrooms and an attached garage. There is ample parking inside and outside of the garage as shown on the proposed parking plan. The property manager will be located in Bandon. House cleaning and maintenance services will generally be provided when the house is vacant, so a dedicated parking space is not needed although provided.

GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 12-14

Number of Parking Spaces: 2 total are required and 3 are shown on the enclosed Site Plan. There is additional parking available in the garage.

Large Gatherings: Gatherings exceeding the occupant load will not be allowed.

Property Manager Details: The property manager's contact information will be provided to the county as a condition of approval.

Security: The house is secured with an electronic keypad for entry.

Landscaping/Screening: There is a natural buffer of trees, vegetation and landscaping around the entire property and the Vacation Rental Dwelling is not visible from the main road.

Cleaning Services: Cleaning and maintenance will be conducted only when the rental is vacant.

Compatibility: The Seven Devils area of Bandon is known for its recreational opportunities. The property is a ten-minute drive from the Bandon Dunes Sheep Ranch Golf Resort and is located adjacent to Agate Beach and is a five-minute drive to Seven Devils Wayside State Park/Merchant's Beach. This makes this location ideal for a vacation rental.

COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO) FINDINGS OF FACT

2.1.200 Single Family Dwelling is defined as, "a single household unit of which construction is characterized by no common wall or ceiling with another unit, including a mobile home unless otherwise prohibited."

Applicant's Response: The dwelling is a six bedroom stick framed home. There are no shared walls or other dwelling units on the subject site.

Conditional Use is "applied to a use which may be permitted by the issuance of a conditional use permit."

Applicant's Response: The proposed use is considered permitted as an Administrative Conditional Use.

Evidence is defined as, "Facts, documents, data or other information offered to demonstrate compliance or noncompliance with the standards believed by the proponent to be relevant to the decision."

Applicant's Response: The enclosed information and findings are provided as evidence that compliance with the county, state and licensing offices can be met and upheld. Evidence includes information about the Seven Devils area of Bandon, a parking and plot plan and other information deemed relevant for this review.

Vacation Rental is defined as, "A furnished apartment or house rented out on a temporary basis to tourists or guests as an alternative to a hotel/motel or group cottage. The definition includes dwelling(s) or dwelling unit(s) for the purpose of being rented or occupied on a daily or weekly basis, or is available for use, rent, or occupancy on a daily or weekly basis, or is advertised, or listed by an agent, as available for use, rent, or occupancy on a daily or weekly basis and are predominately rented out less than 30 days."

Applicant's Response: The dwelling contains six bedrooms and is fully furnished and self contained. The goal is to rent the space for 30 days or less once approval is granted.

Zoning District is defined as, "a zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed."

Applicant's Response: The property is zoned RR-5 and the proposed use is consistent with the purpose of the zone for residential uses including short term rentals.

4.2.100

There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.

The purpose of the "RR-2" and "RR-5" districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.

The "RR-5" district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.

Applicant's Response: The proposed vacation rental will provide a getaway from an Urban lifestyle to a Rural environment. This allows

families, friends and groups to travel while providing a yard and kitchen and other amenities that a hotel/motel stay in our area do not provide. The proposed use will meet a current demand for rentals in our area and will remain true to the purpose of the zone to provide for the continued existence of rural family life. The zoning ordinance lists vacation rental use as an accessory use to the main residential use. Given the main use as a Single Family Dwelling, the proposed use appears to be compatible and compliant with the intent of the zoning ordinance.

The vacation rental dwelling has the potential to boost our local economy by renting to tourists and golfers. The location of the home is outstanding in regard to the short distance to the public beaches off of Seven Devils Road and specifically Agate Beach and Seven Devils Wayside State Park. Bandon Dunes Sheep Ranch Golf Course, Bandon Dunes Golf Resort, Whiskey Run Trails and Whiskey Run Beach are within the property vicinity and a 10-minute drive to the destinations. Additionally, the demand for rentals in Bandon is high. The proposed use provides much needed accommodations without the intensive development that a motel/hotel provides.

4.3.200 The Table of Uses reads that Vacation Rental/Short Term Rental is permitted in the RR-5 zoning district subject to review criteria 87 and that the use takes place within an existing single family dwelling.

4.3.210(87) Vacation Rentals are subject to the following criteria:

A. Use shall be compatible with the surrounding area.

Applicant's Response: The purpose of this zoning district is to provide for residential uses. Vacation rentals are considered an accessory to the main residential use located within a Single-Family Dwelling. The use must show compatibility with the residential uses occurring within the surrounding area without discord or disharmony.

As part of a Nuisance Plan, occupants will be informed that objectionable traffic, noise, smoke, and litter will not be permitted, and would subject them to immediate eviction. The local manager or their local contact person will be located in Bandon, and their contact information will be on file with the planning department and police department as needed or required by the conditions of approval for this permit application.

With respect to traffic impacts, a review of available on-line information from the Institute of Transportation Engineers (ITE) publication "Trip Generation, 7th Edition" shows that a Recreational/Vacation Home

generates a daily average of 3.16 trips per unit. Based on this data, the proposed use appears to be more compatible in regard to traffic than a full time residential property.

Land Use	Units	Average Trip Generation Rate (Trips/unit)
Single Family Housing	Dwelling	9.57
Apartment, Low Rise	Dwelling	6.59
Apartment, High Rise	Dwelling	4.20
Condominium/Townhouse, General	Dwelling	5.86
Condominium/Townhouse, High Rise	Dwelling	4.18
Mobile Home Park	Dwelling	4.99
Senior Adult Housing – Detached	Dwelling	3.71
Senior Adult Housing – Attached	Dwelling	3.48
Congregate Care Facility	Dwelling	2.02
Recreational/Vacation Homes	Dwelling	3.16

ITE PUBLICATION “TRIP GENERATION, 7TH EDITION”

B. Shall be licensed by Coos Health and Wellness.

Applicant’s Response: The proposed use will be licensed by CHW in accordance with ORS 446.310-350. The owner will provide a copy of the annual license renewal to the planning department as evidence of continual use as a vacation rental dwelling.

C. Shall meet the parking, access and driveway criteria in Chapter 7 of the zoning ordinance.

Applicant’s Response: The existing driveway is required to be inspected by the Coos County Road Department and will continue to conform with Chapter 7. Parking at the house consists of 12 parking spaces. The parking area is graveled and easily accessed from St Andrews Lane.

D. The use shall not be transferred to a subsequent landowner. Any new owners of the subject property will be required to submit a Compliance Determination Application showing compliance with this section of the zoning ordinance.

Applicant’s Response: The owner is aware that the conditional use runs with the owner and not with the land. Future owners will be notified of this condition by both the selling agent for the property and then by the title report listing the required deed restriction.

- E. A Deed Restriction shall be recorded with the Coos County Clerk's Office acknowledging that the Vacation Rental Status is an accessory use to the main residential use.

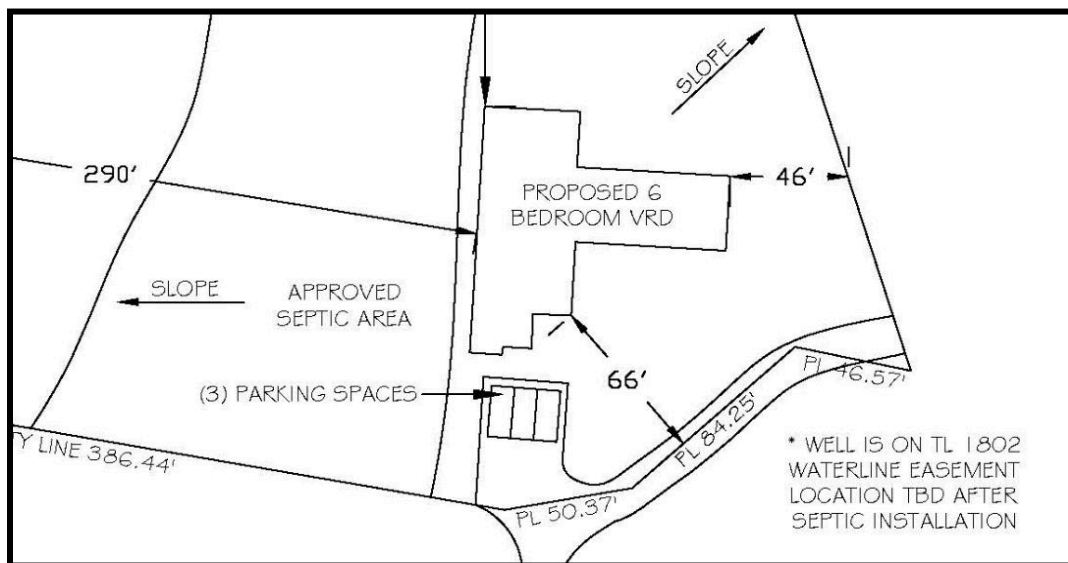
Applicant's Response: A deed restriction will be filed with the county clerk's office to ensure that future owners are aware of the condition to submit a Compliance Determination application with the county to transfer ownership of the conditional use to their name and gain clearance to update their license with Coos Health and Wellness.

- 5.2.100 Conditional Uses are discretionary reviews that involve judgment or discretion in determining compliance with the ordinance.

Applicant's Response: The applicant has provided an application for an Administrative Conditional Use Permit for the Vacation Rental Dwelling. It is understood that discretion can be made when approving this use and that additional conditions may be placed on the permit.

- 7.5.175 Parking, driveway and access shall comply with Section 7.

Applicant's Response: The driveway and access are required to be inspected by the Coos County Road Department for the Vacation Rental Use. Currently, there are 3 parking spaces located in a designated graveled area and additional parking within the garage. St. Andrews Lane loops and provides the required turnaround at the subject site.



ENLARGED PARKING PLAN