



NOTICE OF LAND USE DECISION

You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.

Coos County Planning
60 E Second St.
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
planning@co.coos.or.us

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. (See attached vicinity map for the location of the subject property).

Date of Notice: **Tuesday, August 31, 2021**
File No(s): ACU-21-020

Proposal: Request for a Land Use Approval through an Administrative Conditional Use to change the use of a Single Family Dwelling to a Vacation/Short Term Rental.

Applicant(s): Johnathan White
232 Williamson Loop
Grant Pass, OR 97526

Staff Planner: Crystal Orr, Planner I

Decision: **Approved with Conditions.** All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Tuesday, September 14, 2021**. Appeals are based on the applicable land use criteria found in the Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with *Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and 6.1.125 Lawfully Created Lots or Parcels*. Vacation Rental reviews are subject to CCZLDO Use Table found in *Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU) subject to Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and Section 4.3.220 Additional Conditional Use Review (1)(a) and (b) Urban Residential*. Siting standards do not apply to this type of review because there are no new structures proposed with this review. **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information please contact the staff planner listed in this notice.**

Property Information

Account Numbers	556100
Map Numbers	26S1401CA-01400
Property Owners	WHITE, JONATHAN C ET AL
Situs Addresses	90842 SAND DOLLAR LN COOS BAY, OR 97420
Acreages	0.66 Acres
Zoning(s)	URBAN RESIDENTIAL-2 (UR-2)
Special Development Considerations and Overlays	ARCHAEOLOGICAL AREAS OF INTEREST (ARC) BIRD SITE MEETS GOAL 5C REQMT (B5C) NATURAL HAZARD - TSUNAMI (NHTHO) URBAN UNINCORPORATED COMMUNITY (UUC)

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice

This notice shall be posted from August 31, 2021 to September 14, 2021

may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. **NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

Staff tries to post all applications on the website at the following link:

<https://www.co.coos.or.us/planning/page/applications-2021>

The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. If you would like to view the record in this matter, please make an appointment. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Planner I and the telephone number where more information can be obtained is **(541) 396-7770**.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: _____ **Date:** Tuesday, August 31, 2021 .
Crystal Orr, Planner I

This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, Application and all evidence associated as listed in the exhibits.

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit C: Staff Report -Findings of Fact and Conclusions

Exhibit D: Application

Exhibit E: Comments Received

EXHIBIT "A"

The applicant (applicant includes property owner and any successor) shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

CONDITIONS OF APPROVAL

1. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity.
2. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter (ZCL) shall be required prior to the use of the dwelling as a *Vacation Rental* on the property; however, the following conditions need to be submitted with a request for your ZCL:
 - a. The applicant shall complete the following to ensure compatibility:
 - i. submit a plan to cover nuisance issues to ensure the use is compatible with the neighborhood. The plan shall consist of contacts for the property manager to report problems to, noise restriction and emergency contact information. The advertisement for the rental shall include a property manager name and contact information.
 - ii. A contract that will be used for the rental shall contain all this information and shall be filed with the Planning Department.
 - iii. If the property is receiving public services for water or sewer a letter from those utility companies is required that there is no limitation on service.
 - iv. The number of overnight occupants are limited by the number of bedrooms. The Dwelling contains three (3) bedrooms and maximum capacity should be limited to six (6) overnight guests.
 - v. Vendors shall be limited to cleaning and maintenance on a regular basis. If a special event is planned by a guest, it shall occur during the day and there may be vendors to serve that specific event.
 - b. 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.
 - c. The parking and access shall be reviewed and signed off by the Coos County Road Department prior to receiving a Zoning Clearance Letter from staff. There will be a limit on how many vehicles can park onsite per County Roadmaster permit.
3. Pursuant to CCZLDO § 4.3.110.10(a) the applicant shall obtain a license from the Coos County Health Department in accordance with ORS 446.310-350. Renewals of your license shall be provided to the Planning Department to show the use remains in compliance.

EXHIBIT "B"
VICINITY MAP



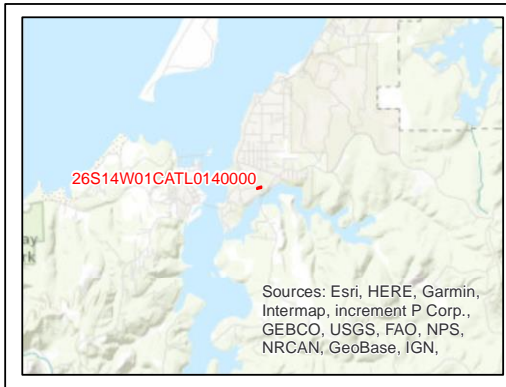
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 225 N. Adams, Coquille, Oregon 97423

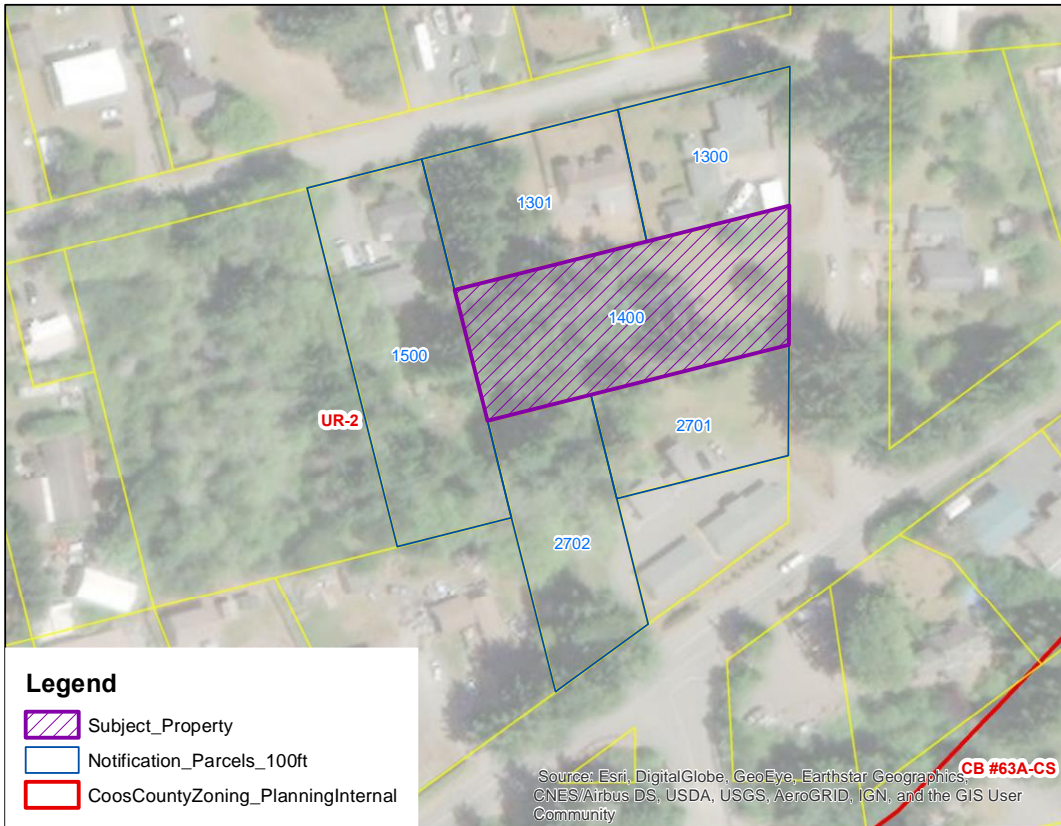
Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



File:	ACU-21-020
Applicant/ Owner:	Vascasa LLC, Jessica Kohler Johnathan White
Date:	August 20, 2021
Location:	Township 26S Range 14W Section 1CA TL 1400
Proposal:	Administrative Conditional Use



Legend

- Subject_Property
- Notification_Parcels_100ft
- CoosCountyZoning_PlanningInternal

**EXHIBIT “C”
STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS**

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

A. PROPOSAL: Request for a Land Use Approval through an Administrative Conditional Use to change the use of a Single Family Dwelling to a Vacation/Short Term Rental.

B. BACKGROUND/PROPERTY HISTORY:

This property has a manufactured home that was sited in 2020. This was applied for by the property owner through a Compliance Determination (Application No. CD-19-196) and received an approval through a Zoning Compliance Letter (ZCL-20-020). The access and driveway were found to meet current standards on December 30, 2019 by signoff from the Coos County Road Department (DR-19-138). There is accessory structure constructed in 2010 approved through a request for a Zoning Compliance (Application No. ZCL-10-107).

On March 16, 2021, the current Administrative Conditional Use (ACU-21-021) application was received by the property owner to change the use the existing *Dwelling (Manufactured)* to a *Vacation Rental*. The application was deemed complete April 9, 2021, within the 30-day time frame explained in the Coos County Zoning and Land Development Ordinance Section 5.0.200 (ORS 215.427) and 5.0.250. The deemed complete process is a review that all the materials have been submitted as explained in the applications. This is not full review of the criteria as the burden of proof rest with the applicant and the details of the application are reviewed during the review period.

C. LOCATION: The subject property is located southwest of the City of Coos Bay and within the Urban Unincorporated Community Boundary (UUC) of Barview. The property is accessed off Libby Lane at 90842 Sand Dollar Lane, Coos Bay, 97420.

D. ZONING: The subject property is zoned Urban Residential-2 (UR-2).

ARTICLE 4.2 – ZONING PURPOSE AND INTENT

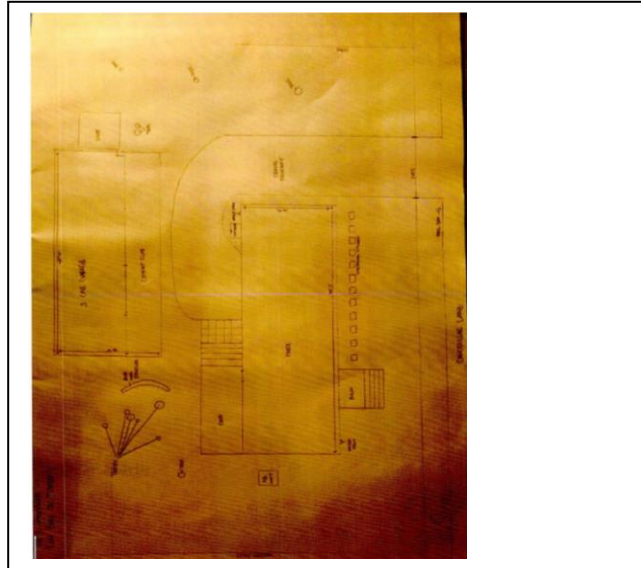
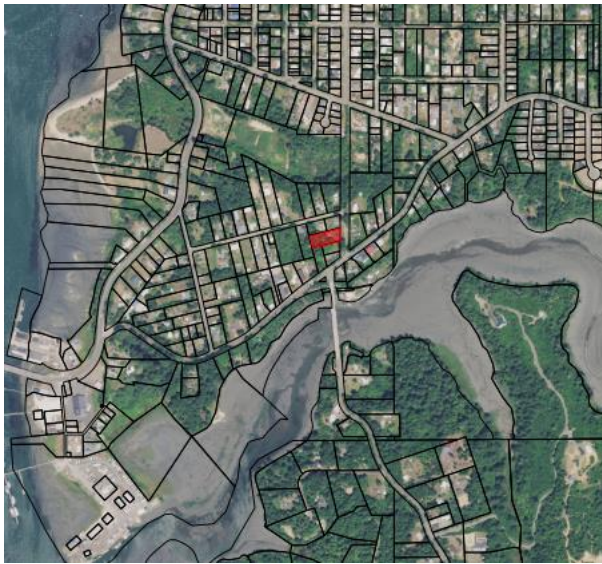
SECTION 4.2.100 RESIDENTIAL

There are three Urban Residential (UR) zoning districts: Urban Residential-1 (UR-1); Urban Residential-2 (UR-2); and Urban Residential – Multi Family (UR-M). The intent of the Urban Residential Districts is to include conventional, urban density housing (single family/multi-family) plus cluster housing and planned unit developments. This property is zoned UR-2.

The purpose of the “UR-2” district is to provide for urban residential areas that are designed to accommodate single family dwellings, mobile homes and two family dwellings. Clustered planned unit developments, including multi-family dwellings, are consistent with the objectives of the “UR-2” district. The “UR-2” district shall only be used within Urban Growth Boundaries and Urban Unincorporated Community boundaries.

E. SITE DESCRIPTION AND SURROUNDING USES:

The subject tract contains 0.66 acres (Assessor mapped) and is developed with a Dwelling and Accessory structures. This subject property is located on Sand Dollar Lane, which is off Libby Lane. There are residentially developed properties surrounding the subject property. The property seems to be vegetated with trees on the west (back) portion of the subject property.



F. COMMENTS:

1.PUBLIC AGENCY: Comments were requested from the Oregon Department of Aviation and Oregon Department of Fish and Wildlife. The Oregon Department of Aviation responded they have no comments on this proposal. No response was received from Oregon Department of Fish and Wildlife.

2.PUBLIC COMMENTS: This application request did not require any request for public comments prior to the release of the decision and none was received.

3.LOCAL TRIBE COMMENTS: The Coquille Indian Tribe responded that extreme caution is recommended. The Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians responded they have no comments since it is a change of use application with no ground disturbance proposed. The comments from the Tribes may be found Exhibit E.

II. PROPERTY COMPLIANCE:

A. COMPLIANCE PURSUANT TO SECTION 1.1.300:

It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No permit for construction or alteration of any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.

FINDING: Staff has reviewed the property history and the county files to determine at the time of this report this property is compliant. This does not mean that there is not additional information that was unavailable during this review that would make the properties non-complaint.

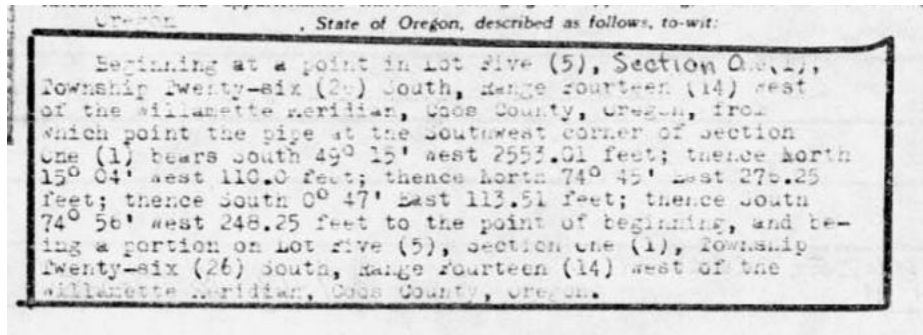
B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

“Lawfully established unit of land” means: 1. The unit of land was created:

- a. Through an approved or pre-ordinance plat;*
- b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*
- c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*

- d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;
- e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.
- f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. "Navigable-for-title" or "title-navigable" means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.

FINDING: This tax lot was lawfully created pursuant to 6.1.125.1.e by deed prior to applicable planning, zoning, subdivision, or partition ordinances that would prohibit the creation (deed document number 67-5-17943).



III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for Planning Director Approval to change the existing residential use to a vacation rental.

B. Key definitions:

Compatibility: Compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses, and not potential or future uses in the surround area. The surrounding area consists of the notification area for the project as set out in § 5.0.900.

C. Criteria and standards for Vacation Rentals

I. Vacation Rentals

A. Section 4.3.200 Zoning Tables for Urban and Rural Residential, mixed Commercial-Residential, Commercial, Industrial, Minor Estuary and South Slough

The table indicates the type of review process that is required. Remember that CU is an conditional use review and the letter prior explain what level of conditional use is required (A = administrative and H=Hearing)

As used in the zoning tables the following abbreviations are defined as:

- "P" Permitted and requires no review from the Planning Department. No review is required but other agencies may have requirements.
- "CD" Compliance Determination review (permitted with standards) with clear and objective standards (Staff review usually referred to as Type I process or ministerial action). These uses are subject to development standards in sections 4.3.22, 4.3.230 and notices requesting comments may be provided to other agencies as result. The process takes a minimum of 30 days to complete. Industrial zones may require additional review. All structures and uses shall meet the

applicable Development and Siting Criteria or Special Development Considerations and Overlays for the zoning district in which the structure will be sited.

- “ACU” Administrative Conditional Use (Planning Director’s Decision usually referred to as a Type II Process)
- “HBCU” Hearing Body Conditional Use (Planning Commission, Board of Commissioner or Hearings Officer Decision usually referred to as a Type III Process)
- “PLA” Property Line Adjustments subject to standards found in Chapter 6.
- “P”, “SUB”, “PUD” = Partition, Subdivision, Planned Unit Development that require Land Division Applications subject to standards found in Chapter 6.
- The “Subject To” column identifies any specific provisions of Section 4.3.210 to which the use is subject.
- “N” means the use is not allowed.

The zoning table sets out Uses, Developments and Activities that may be listed in a zone and the type of review that is required within that zone. If there is a conflict between uses the more restrictive shall apply. Section 4.3.210 provides an explanation of the use category and the specific criteria that shall apply and if the use is identified as requiring a conditional use. Section 4.3.225 General Siting Standards apply to all regulated Uses, Developments, or Activities, but these are clear and objective standards that do not, in themselves, require a land use notice. Section 4.3.230 Specific Standards list specific siting standards by zones and 4.2.220 Additional Conditional Use Review and Standards for table 4.3.200 contains any additional criteria that applied to a Use, Development or Activity that has been identified by the following table as requiring.

#	Use	Zones													Subject To
		Section 4.3.210 CATEGORIES & Review Standards - 4.3.220 Additional Conditional Use Review -											Section 4.3.225 General Siting Standards - Section 4.3.230 Specific Standards		
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES	
63.	Retail Business	N	N	N	N	N	ACU	HBCU	CD	N	N	HBCU	N	N	(75)
64.	Vacation Rentals (in an existing dwelling)	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	N	N	(87)

FINDING: Vacation Rental reviews are subject to CCZLDO Use Table found in Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU) subject to Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and Section 4.3.220 Additional Conditional Use Review (1)(a) and (b) Urban Residential. Siting standards do not apply to this type of review because there are no new structures proposed with this review.

B. Section 4.3.210 – CATEGORIES AND REVIEW STANDARDS

The following categories provide a definition and specific standards that will regulate the Development, Use or Activity identified in the table above.

(87.) Vacation rental/short term rental - Subject to the following criteria:

- Shall be found to be compatible with the surrounding area.
- Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;
- Shall meet parking access, driveway and parking standards as identified in Chapter VII;
- 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
- 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.

FINDING: A vacation rental can only be established in an existing dwelling. The subject property contains an existing *Single-Family Dwelling* (Manufactured) that was sited in 2020. The primary criterion for this application is compatibility. As explained above; compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. In order to determine compatibility staff reviews the property with the notification area as directed by the compatibility definition. In this case it is 100 feet from the boundary of the subject tract (tax lot 1400). The following table contains the properties within 100 feet and what uses are occurring.

<u>Map No</u>	<u>Parcel No</u>	<u>Residence</u>	<u>Use</u>
26S14W01CA	1300	Yes	Secondary Dwelling
26S14W01CA	1301	Yes	Primary Dwelling
26S14W01CA	1400	Yes	Secondary Dwelling
26S14W01CA	1500	Yes	Secondary Dwelling
26S14W01CA	2701	No	Undeveloped
26S14W01CA	2702	No	Undeveloped

There are three (3) secondary (long term rentals or vacation homes) Dwellings and one (1) primary Dwelling within the notification area. This is determined based on Assessment Records showing where the property owner receives mail. If it is a local PO Box it is considered a primary Dwelling unless the planning records indicate otherwise based on land use approvals.

It is clear that this area is primarily residential. The zoning purpose is to provide for urban residential areas that are designed to accommodate single family dwellings, mobile homes and two-family dwellings. Clustered planned unit developments, including multi-family dwellings, are consistent with the objectives of the “UR2” district. The applicant is required to justify how a vacation rental is compatible which means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. This means there needs to be limitations on occupancy to number of bedrooms that are located within the dwelling, limiting traffic and parking volumes to the same level as a Single Family Dwelling and limiting nuisance issues to remain compatible. In UR-2 requires a minimum of two (2) parking spaces but does not have a maximum. Typically, traffic counts are conducted for a Single Family Dwelling based on two (2) vehicles so at this time the Vacation Rental will be limited to two vehicles on site when the Dwelling used as a Vacation Rental. If the property is receiving public services for water or sewer a letter from those utility companies is required that there is no limitation on service. The number of overnight occupants are limited by the number of bedrooms. The Dwelling contains three (3) bedrooms and maximum capacity should be limited to six (6) overnight guests. Vendors shall be limited to cleaning and maintenance. If a special event is planned by a guest, it shall occur during the day and there may be vendors to serve that specific event. The applicant has stated that Vacation Rental will be maintained regularly, and all restrictions will be enforced.

The applicant has acknowledged that a license and inspections will be completed by Coos Health & Wellness in compliance with ORS 446.310 through 446.350.

The applicant has acknowledged that the Vacation Rental approval will not transfer to a subsequent owner without a Compliance Determination.

The applicant shall record a deed restriction with the Coos County Clerk’s Office acknowledging that this is an accessory use to the approved residential use, this will be made a condition of approval. All conditions shall be complied with as final approval.

C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:

SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining

where development should be allowed In the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site

SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.

FINDING: No structural or earth moving development is part of this request; therefore, additional review was not required.

IV. DECISION:

The proposed Vacation Rental/Short-Term Rental in the Urban Residential-2 Zoning District meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit “A” of this report.

V. EXPIRATION:

The conditional use will not expire; however, if the property changes ownership the new owner will be required to submit an application to operate a Vacation Rental within the existing Single-Family Dwelling.

VI. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 100 feet of the subject properties and the following agencies, special districts, or parties: Charleston Rural Fire Protection District, Coos Bay North Bend Water Board, and Charleston Sanitation.

A Notice of Decision and Staff Report will be provided to the following:

Applicants/Owners, Department of Land Conservation and Development, Coos Health and Wellness, Planning Commission and Board of Commissioners.

Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.

EXHIBIT "D"
Application

DocuSign Envelope ID: E8AFB03B-5F88-461F-9CE4-31EA506DE6B4



Coos County Land Use Permit Application
 SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR MAIL TO:
 COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

FILE NUMBER: ACU-21-020

Date Received: 3/15/21 Receipt #: 90579623 Received by: MB

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) Johnathan White

Mailing address: 232 Williamson Loop Grants Pass OR, 97526

Phone: 5412951729 Email: oregondady@msn.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>26S</u>	<u>14W</u>	<u>1</u>	<u>C</u>	<u>A</u>	<u>01400</u>
Select	select	select	select	select	

Tax Account Number(s): 556100 Zone: Select Zone Urban Residential-2 (UR-2)

Tax Account Number(s) _____ Please Select _____

B. Applicant(s) _____

Mailing address: _____

Phone: _____

C. Consultant or Agent: Vacasa LLC, Jessica Kohler

Mailing Address 121 N 9th Street Suit 302 Bosie ID 83702

Phone #: 208-794-4405 Email: Info.Vacasa.com / jessica.kohler@vacasa

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: Coos Bay - North Bend Water Board Sewage Disposal Type: Charleston Sanitation

School District: Coos Bay Fire District: Charleston RFPD

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant.

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage at the following links: [Map Information](#) Or [Account Information](#)

- D. ATTACHED WRITTEN STATEMENT. With all land use applications, the “burden of proof” is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If the application is signed by an agent, the owner's written authorization must be attached.

If this application is 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.

Jonathan White

15-Mar-2021

F5ETCXC13DFF448...

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: 90842 Sanddollar Ln, Coos Bay, OR 97420

Type of Access: Public Road Name of Access: Sanddollar 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 his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or Bonded. Contact by phone at 541-396-7600

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-20-

Jonathan White is submitting this application to convert their home at 90842 Sanddollar Ln, Coos Bay, OR 97420 into a Short Term Vacation Rental.

The home will have Parking for 3 of cars (1 per bedroom) on a well maintained Gravel Driveway accessed off of Sanddollar Ln, no parking in the street will be permitted. The home will be managed by Vacasa LLC. They are an established property management company with 24/7 emergency contacts and local management within 30 minutes of the property. This conversion will benefit the neighborhood because the home will be consistently cleaned and maintained to keep the integrity of this vacation rental home. The home is adjacent to multiple other homes so the consistent maintenance of the property will benefit the homes nearby since there are no fences or large trees between the homes.

In addition to the property maintenance Vacasa strictly enforces the following guidelines with all guests and a local representative is available to address any concerns by the neighbors.

- A. The property shall not be used by more than the number of adults and children listed in your reservation.
- B. All guests shall abide by Vacasa's good neighbor policy and shall not engage in illegal activity. Quiet hours are from 10 p.m. to 8 a.m
- C. Pets are not permitted unless specifically noted in your reservation.
- D. Renter must be at least 21 years of age (or the specified minimum age required to rent the property, if different). Guests under the minimum age must be accompanied by a parent or legal guardian.
- E. No smoking is permitted anywhere on the premises.
- F. No commercial photography or filming is permitted on the property. Tents or other structures may not be erected. Use of charcoal grills is not allowed.
- G. Renter is liable for any damage to the property and agrees to accept charges to the card on file should damage occur during occupancy.

In addition to maintaining the property the home shall be licensed with coos Health and Wellness per rental guidelines,

The owner will not transfer permit to a new owner without the new property owner submitting a Compliance Determination Application, and the owner will record a deed restriction with coos county clerk's office.

No construction will be done.

Thank you, Jonathan White & Vacasa LLC

3668003068
47032069224

RECORDING REQUESTED BY:
TICOR TITLE
Company of Oregon

744 NE 7th Street
Grants Pass, OR 97526

GRANTOR'S NAME:
Thomas L. Pomes

GRANTEE'S NAME:
Jonathan C. White and Victoria E. White

AFTER RECORDING RETURN TO:
Jonathan C. White and Victoria E. White
232 WILLIAMSON LOOP
Grants Pass, OR 97526

SEND TAX STATEMENTS TO:
Jonathan C. White and Victoria E. White
232 WILLIAMSON LOOP
Grants Pass, OR 97526

Coos County, Oregon **2020-12497**
\$96.00 Pgs=3 12/14/2020 10:54 AM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

**ORIGINAL DOCUMENT
RECORDED ELECTRONICALLY**

90842 Sand Dollar Lane, Charleston, OR 97420

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Thomas L. Pomes, Grantor, conveys to Jonathan C. White and Victoria E. White, as tenants by the entirety, Grantee, the following described real property, situated in the County of Coos, State of Oregon,

See attached Exhibit "A"

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

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.

EXHIBIT "E"
Comments Received

Michelle Berglund

From: THOMPSON Seth [Seth.THOMPSON@aviation.state.or.us]
Sent: Friday, March 26, 2021 8:29 PM
To: Michelle Berglund
Cc: Planning Department
Subject: RE: ACU-21-020 Vacation Rental

This Message originated outside your organization.

Good afternoon Michelle,

The Oregon Department of Aviation (ODA) has no comment on File Number ACU-21-020.

Thank you for allowing the ODA to comment on this proposal.

Please let me know if you have any questions.

Best regards,

Seth Thompson
OREGON DEPARTMENT OF AVIATION
AVIATION PLANNER



OFFICE 503-378-2529 CELL 503-507-6965
EMAIL seth.thompson@aviation.state.or.us
3040 25TH STREET SE, SALEM, OR 97302
WWW.OREGON.GOV/AVIATION

From: Michelle Berglund <mberglund@co.coos.or.us>
Sent: Tuesday, March 16, 2021 4:21 PM
To: THOMPSON Seth <Seth.THOMPSON@aviation.state.or.us>; PECK Heather <heather.peck@aviation.state.or.us>
Cc: Planning Department <planning@co.coos.or.us>
Subject: ACU-21-020 Vacation Rental

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good afternoon!

Attached please find application ACU-21-020 for Johnathan White. He is applying to turn his home into a vacation rental.

Please let us know any comments, questions, or concerns that you might have.

Thank you so much

Michelle, Planning Aide
Coos County Planning Dept

Michelle Berglund

From: Courtney Krossman [ckrossman@ctclusi.org]
Sent: Wednesday, April 21, 2021 2:30 PM
To: Michelle Berglund
Cc: Planning Department
Subject: RE: ACU-21-020 White

This Message originated outside your organization.

Good afternoon,

Based on the understanding that this application only changes how the property is used, and no ground disturbance is proposed, CTCLUSI has no comment.

Feel free to reach out if we can be of further assistance.

Best,

Courtney Krossman
Cultural Resources Protection Assistant
Confederated Tribes of Coos, Lower Umpqua, and Siuslaw Indians
1245 Fulton Avenue
Coos Bay, Or 97420
(Office) 541.888.9577 ext. 7547
(Cell) 541.808.5085

From: Michelle Berglund <mberglund@co.coos.or.us>
Sent: Tuesday, March 16, 2021 4:17 PM
To: Kassandra Rippee <KassandraRippee@coquilletribe.org>; Courtney Krossman <ckrossman@ctclusi.org>; THPO <THPO@coquilletribe.org>
Cc: Planning Department <planning@co.coos.or.us>
Subject: ACU-21-020 White

Good afternoon!

Attached please find the application ACU-21-020 for Johnathan White, to turn their home into a vacation rental. A map is also enclosed.

Please let us know any concerns, comments, or questions you might have.

Thank you so much
Michelle, Planning Aide
Coos County Planning Dept



COQUILLE INDIAN TRIBE

3050 Tremont Ave. North Bend, OR 97459
Telephone: (541) 756-0904 - Fax: (541) 756-0847
www.coquilletribe.org

March 23, 2021

Coos County Planning Department
250 N Baxter
Coquille, OR 97429

Re: ACU-21-020

Project location: 90842 Sanddollar Ln, Coos Bay, OR 97420

Thank you for the opportunity to comment on the proposal for short term vacation rental at the above referenced location. The Coquille Indian Tribe THPO concurs with the anticipatory finding of no historic properties/cultural resources effected. **Extreme caution is recommended.** If any known or suspected cultural resources are encountered during the work, ground-disturbing activities should cease and the landowner or contractor should contact our office immediately.

Please be aware that state statutes and federal law governs how archaeological sites are to be managed. 43 CFR 10 applies on tribal and federal lands, federal projects, federal agencies, as well as to federal actions and federally funded (directly or indirectly) projects. ORS 97.745 prohibits the willful removal, mutilation, defacing, injury, or destruction of any cairn, burial, human remains, funerary objects, or objects of cultural patrimony of a Native Indian. ORS 358.920 prohibits excavation, injury, destruction, or alteration of an archaeological site or object, or removal of an archaeological object from public or private lands. If archaeological materials are discovered, uncovered, or disturbed on the property, we will discuss the appropriate actions with all necessary parties.

Thank you again and feel free to contact me at (541) 217-5721 if you have any questions.

Masi (thank you),

Todd Martin
Tribal Historic Preservation Specialist

CRT21130