

File Number: ACU-24-051 / DR-24-091



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: 9-25-24 Receipt #: 252818 Amount: 1956.00 Received by: M Hill

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) Ewing Family Trust P.O. Box 4, Lakeside, OR 97449

Mailing address: Applicant: Sheri McGrath P.O. Box 1548, Bandon, OR 97411

Phone: c/o Applicant 541-982-9531 Email: c/o Applicant cooscurry@gmail.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
23S	12W	8	Select	Select	700
Select	Select	Select	Select	Select	

Tax Account Number(s): 7593800 Zone: Select Zone Recreational (REC)
Tax Account Number(s): _____ Please Select

B. Special Districts and Services

Water On-Site (Well or Spring) Sewage Disposal On-Site Septic
School North Bend Fire District Lakeside 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 time limes.
2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).

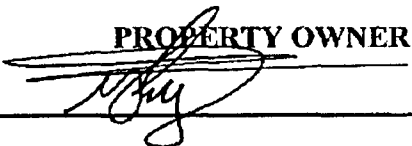
II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:

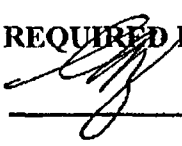
- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway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

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

IV. **CERTIFICATION:** I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING





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: 72312 Potlatch Road

Type of Access: Public Road Name of Access: Potlatch

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? 6-8
- 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 by reservation
- What will be the hours of operation of the business? By reservation

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:

Sheri McGrath, Inc
Coos Curry Consulting
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Ewing Family Trust % Elizabeth and Gerald Ewing of P.O. Box 4, Lakeside, OR 97449 give permission to Coos Curry Consulting Group to represent me on all design, permit and consulting matters concerning the property located on Coos County Tax Assessor's Map 23-12-08 TL 700. The tax account for this property is 7593800.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the above 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 18 months from the date below, without requirement of notice.

DATED: August 23, 2024

COOS CURRY CONSULTING GROUP


By: SHERI MCGRATH

CLIENT


By: GERALD AND/OR ELIZABETH EWING

AFTER RECORDING RETURN TO
AND SEND TAX STATEMENTS TO
Gerald L. Ewing
72312 Potlatch Rd.
Lakeside, OR 97449

Coos County, Oregon

2021-08034

\$91.00

07/15/2021 01:54 PM

Pgs=2



Debbie Heller, CCC, Coos County Clerk

MEMORANDUM OF SALE

KNOW ALL PERSONS BY THESE PRESENTS:

That there was executed on the 7th day of July, 2021, between **KENNETH V. ROBBERS and JULIE A. ROBBERS, Husband and Wife**, 155 N. Tenmile Lake, Lakeside, OR 97449, as "SELLER" and **GERALD L. EWING and ELIZABETH B. EWING, CO-TRUSTEES OF THE EWING FAMILY TRUST**, 135 N. Tenmile Lake, Lakeside, OR 97449, as "BUYER", a Land Sale Contract for the sale of real property for a consideration of the sum of \$500,000.00 covering the following described real property:

See Exhibit A Attached Hereto

DATED this 7th day of July, 2021.

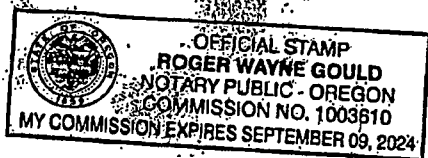
Kenneth V. Robbers

Julie A. Robbers

STATE OF OREGON)
) ss.
County of Coos)

PERSONALLY appeared the above-named Kenneth V. Robbers and Julie A. Robbers, and each acknowledged their signature to be their authorized and voluntary act and deed.

Before me this 7th day of July, 2021.



Notary Public for Oregon

EXHIBIT A

Parcel 1

Lot 15, Roads End First Addition, Coos County, Oregon

Parcel 2

Beginning at a 5/8 inch iron rod set per CS-57B41 survey records of Coos County, Oregon, on the platted East line of Lot 15, Roads End First Addition, in the SE 1/4 of Section 8, Township 23 South, Range 12 West of the Willamette Meridian, Coos County, Oregon, from which the Southeast corner of Lot 15 of said Roads End First Addition lies South 06°10'20" East 195.47 feet; and running thence North 33°22'54" East along the hereby adjusted line 164.87 feet to a 5/8 inch iron rod; thence North 58°29'01" East 95.80 feet to a 5/8 inch iron rod; thence continuing North 58°29'01" East 15.16 feet; thence leaving the adjusted line and running North 42°00' West 13.38 feet; thence North 56°00' West 37.00 feet; thence North 79°00' West 40.00 feet; thence North 88°00' West 75.00 feet; thence North 64°00' West 67.00 feet; thence South 06°10'20" East 267.48 feet, more or less, to the point of beginning.

Note: This Legal Description was created prior to January 1, 2008.

Coos County
2024 Real Property Assessment Report
 Account 7593800
 NOT OFFICIAL VALUE

Map 23S1208-00-00700
Code - Tax ID 1304 - 7593800

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing ROBBERS, KENNETH V & JULIE A
 EWING FAMILY TRUST BUYER
 PO BOX 4
 LAKESIDE OR 97449-0004

Deed Reference # 2021-8034
Sales Date/Price 07-07-2021 / \$500,000
Appraiser JASON CORBUS

Property Class 801 MA SA NH
RMV Class 801 01 06 LKF

Site	Situs Address	City
	72317 POTLATCH RD	LAKESIDE

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
1304	Land	285,420			Land	0
	Impr	138,290			Impr	0
Code Area Total		423,710	225,520	225,520		0
Grand Total		423,710	225,520	225,520		0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1304	10	<input checked="" type="checkbox"/>		F	Market	100	0.56 AC	MISC	003	94,890
	10	<input checked="" type="checkbox"/>		F	Market	100	5.44 AC	MV	003	190,530
Code Area Total							6.00 AC			285,420

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
1304	1	2016	303	General Purpose Building	100	2,000			87,140
	2	2016	110	Residential Other Improvements	100	0			12,550
	3	0	194	Dock	100	0			38,600
Code Area Total						2,000			138,290

Appraisal Maint 2024-NEW CONSTRUCTION - RESIDENTIAL (SINGLE FAMILY DWELLING), 2025-NEW CONSTRUCTION - RESIDENTIAL (SINGLE FAMILY DWELLING)

SECTION 8 T23S R12W W.M.
COOS COUNTY

23S 12W 08
& INDEX

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

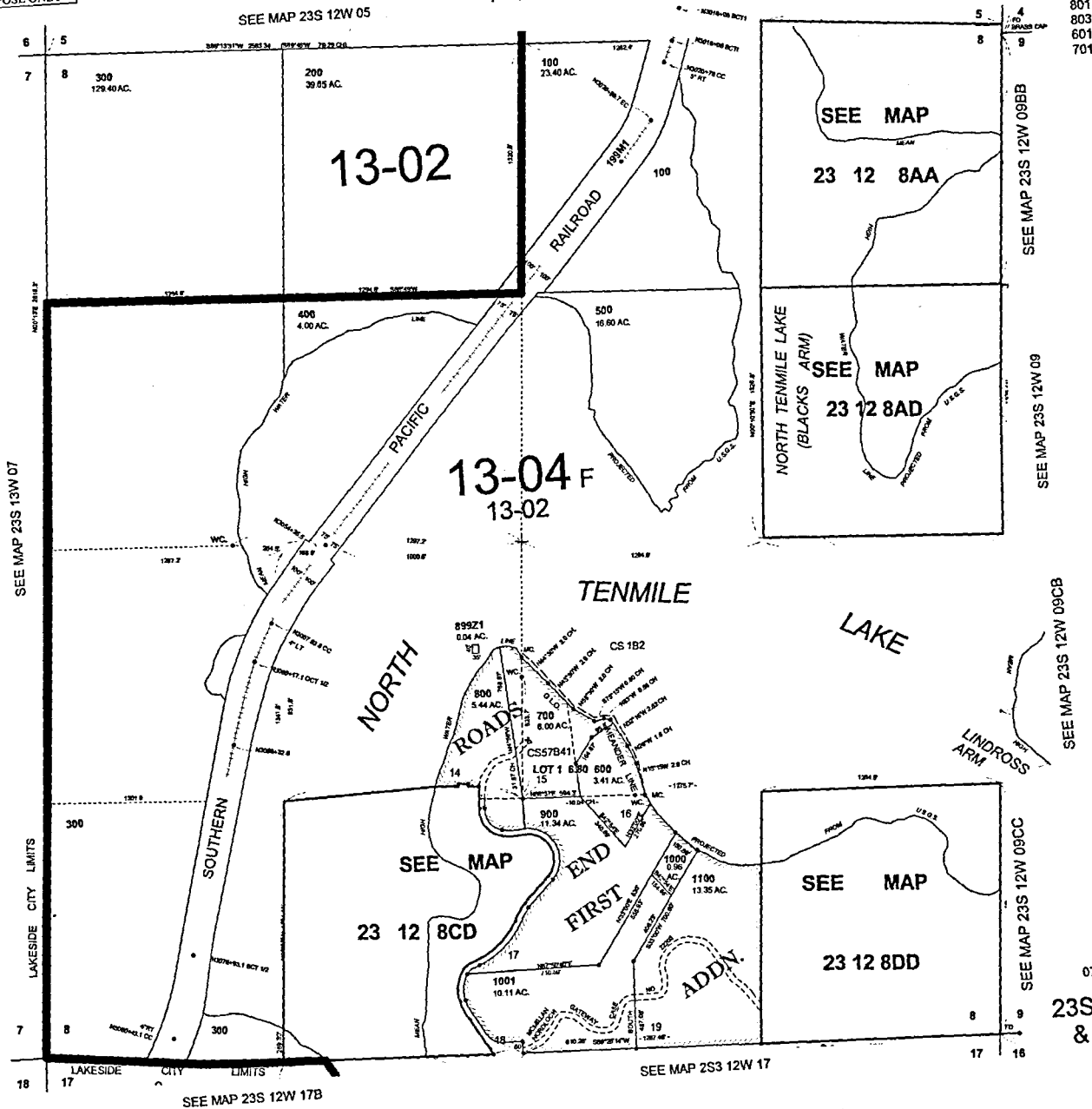
1" = 400'

SEE MAP 23S 12W 05D

CANCELLED NO

SEE MAP 23S 12W 05

801
803
601
701



SEE MAP 23S 13W 07

LAKESIDE CITY LIMITS

7
17

SEE MAP 23S 12W 17B

SEE MAP 23S 12W 17

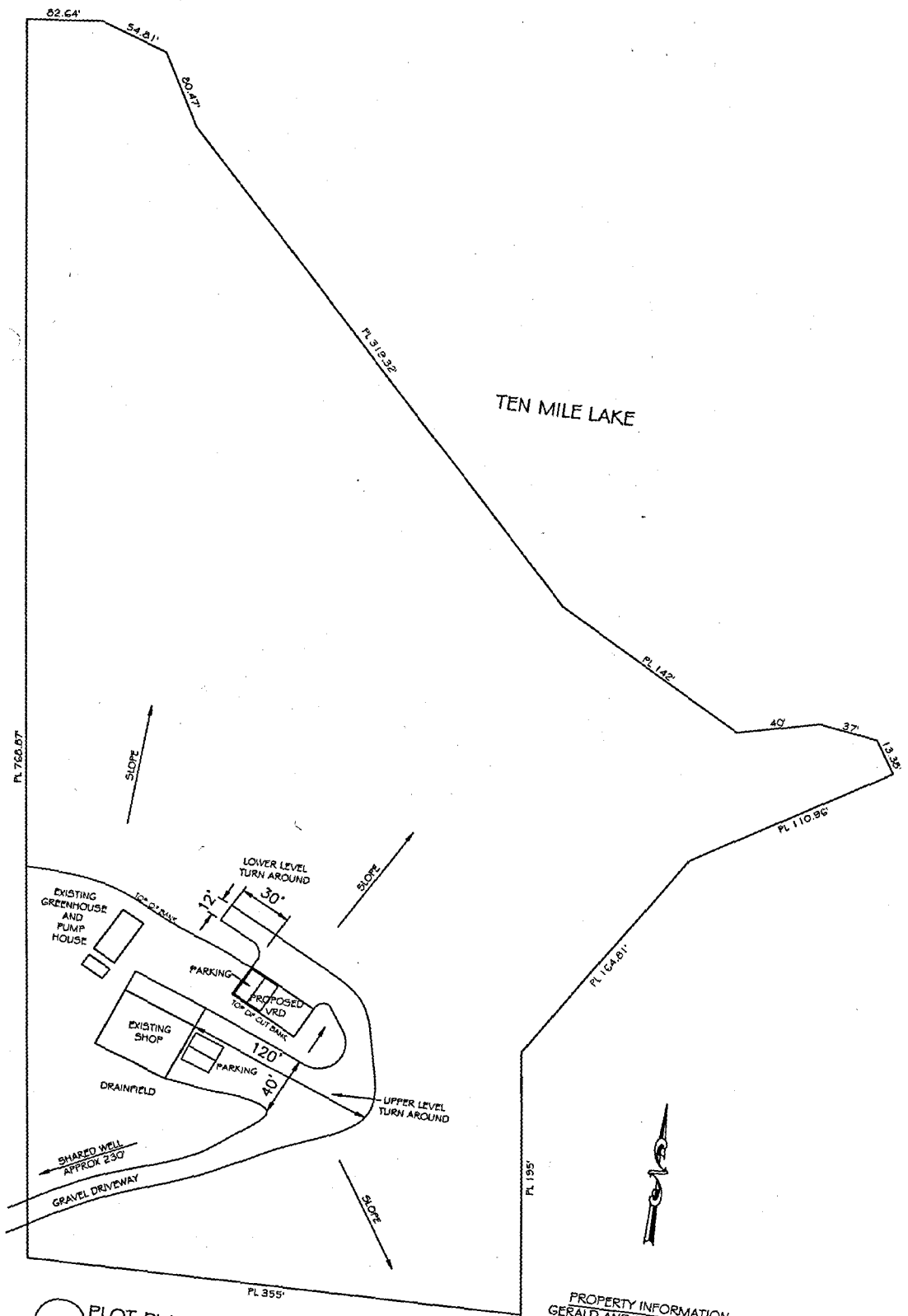
SEE MAP 23S 12W 09BB

SEE MAP 23S 12W 09

SEE MAP 23S 12W 09CB

SEE MAP 23S 12W 09CC

07-11-2018
23S 12W 08
& INDEX

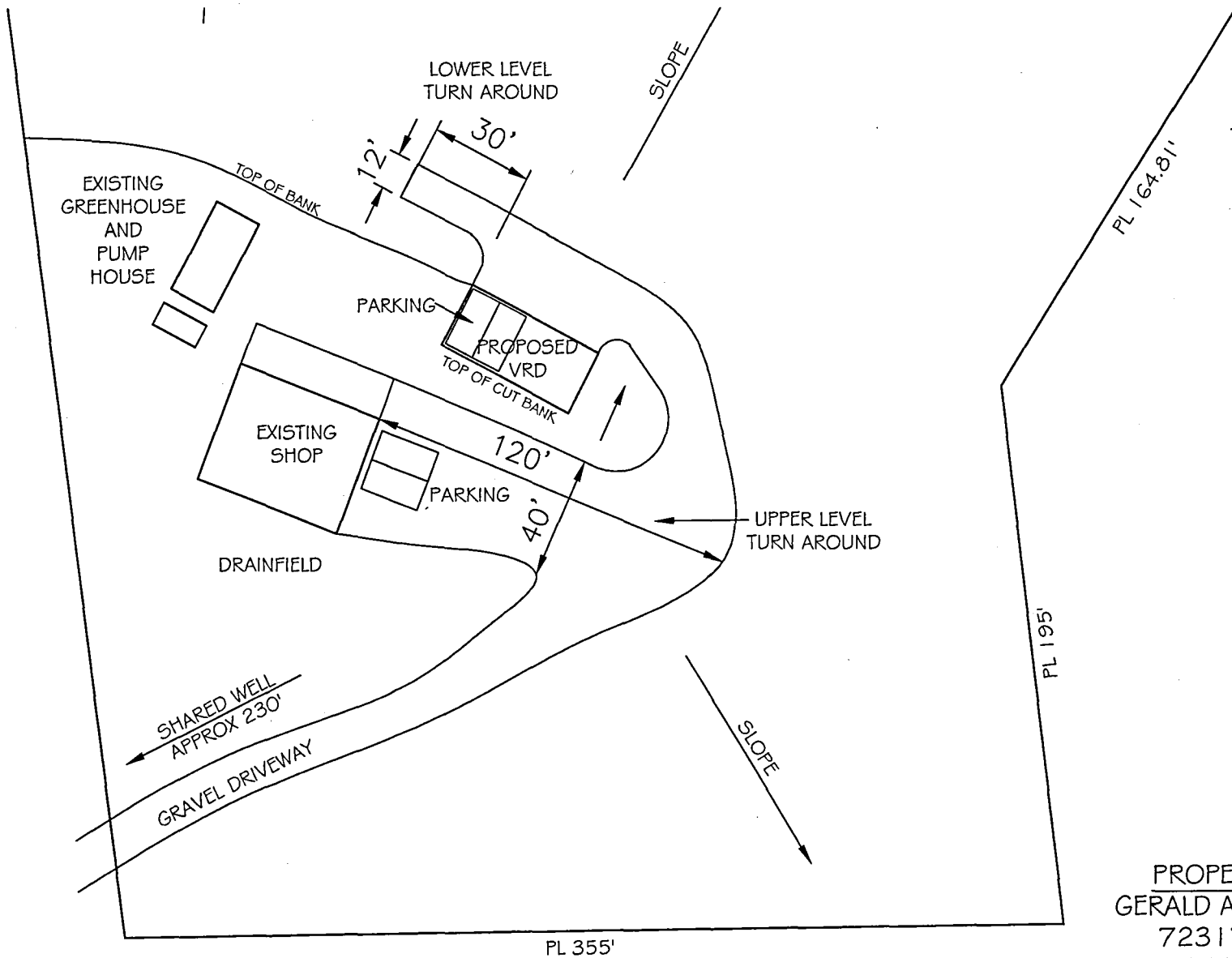




 PLOT PLAN

 SCALED TO FIT

PROPERTY INFORMATION
 GERALD AND ELIZABETH EWING
 72317 POTLATCH LANE
 LAKESIDE, OR 97449
 23-12-08 TL 700
 TAX ACCT #7593800
 REC ZONE 6 ACRES



○ PARKING PLAN
 — SCALED TO FIT

PROPERTY INFORMATION
 GERALD AND ELIZABETH EWING
 72317 POTLATCH LANE
 LAKESIDE, OR 97449
 23-12-08 TL 700
 TAX ACCT #7593800
 REC ZONE 6 ACRES

September 16, 2024

VACATION RENTAL DWELLING

72317 Potlatch Road
Lakeside, OR 97449
23-12-08 TL 700
Tax Account 7593800

PROPERTY OWNER

Gerald and Elizabeth Ewing
PO Box 4
Lakeside, OR 97449

APPLICANT

Sheri McGrath
Coos Curry Consulting
P.O. Box 1548
Bandon, OR 97411
541-982-9531
cooscurry@gmail.com

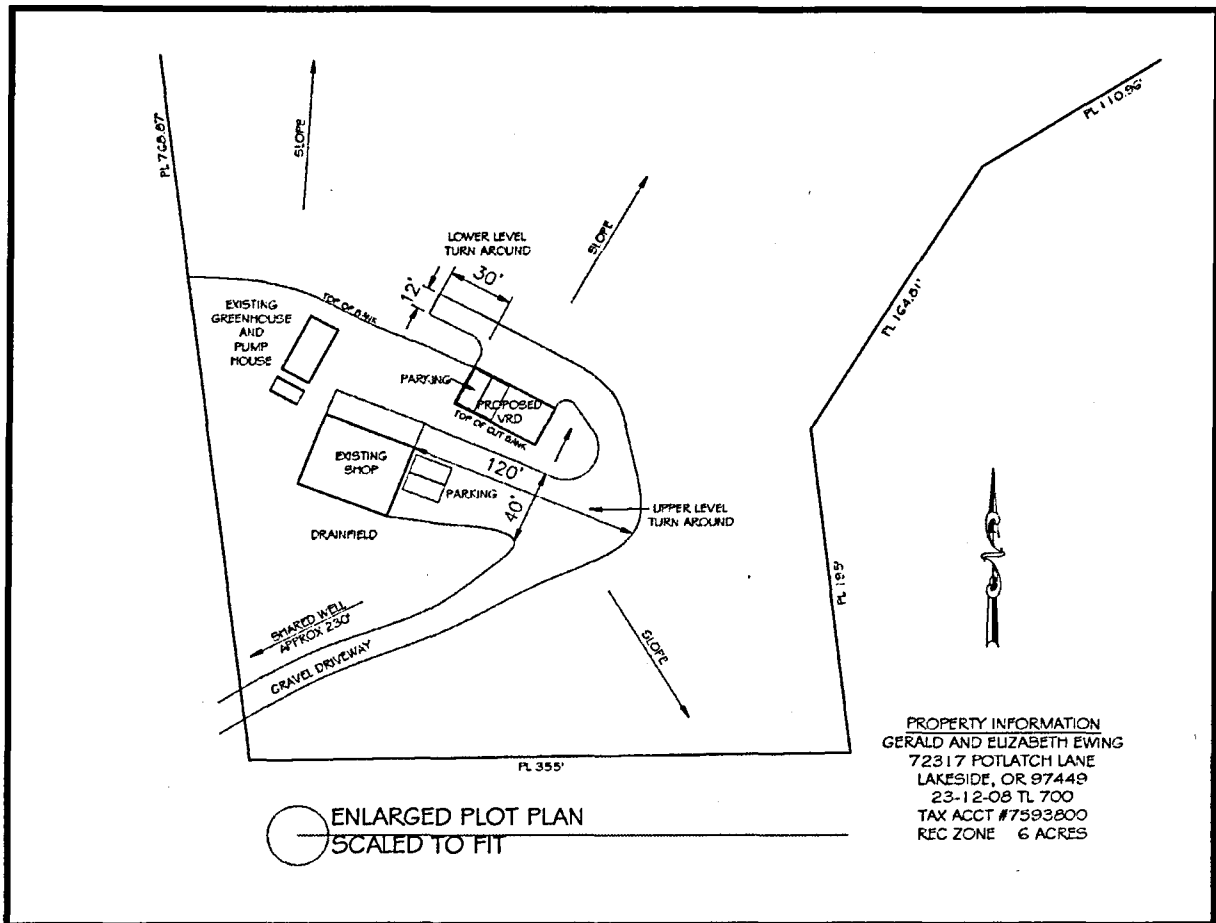
PROJECT NARRATIVE

The subject property is located in Lakeside, found in Coos County, Oregon. The property is known as Tax Lot 700 on the Coos County Tax Assessor's Map 23-12-08 and is located in the Recreation (REC) zoning district. The property is 6 acres in size, and the situs address is 72317 Potlatch Road, Lakeside, OR 97449.

Existing development includes a septic system, a shared well, shop, dock and custom home that is under construction. The property is not used for farming or forest practices and is not suitable for these uses due to the topography of the site. Vegetation consists of a variety of trees and shrubs that surround the property on all sides with Ten Mile Lake boarding the northeastern side of the property. The property looks over Ten Mile Lake with an unmatched and unhindered view. This is the ideal location for vacations and everyday living.

The property owner would like to use the existing single family dwelling as a Vacation Rental. The dwelling contains three bedrooms in total, the first floor containing a larger bedroom with an attached bathroom, labeled as "First Floor Suite", and the second floor contains the additional two bedrooms. The second floor also contains a deck overlooking Tenmile Lake.

The property manager at this time will be the owners, Elizabeth and Gerald Ewing. They reside on the adjoining property and will be available 24 hours per day. They will be the manager as well as the direct contact for emergencies, cleaning and other items deemed relevant to the operations of the Vacation Rental Dwelling. House cleaning and maintenance services will be provided when the house is vacant and by the owner, so a dedicated parking space is not needed although provided. Parking will be limited to two vehicles and the site has ample parking.



PROPERTY INFORMATION
 GERALD AND ELIZABETH EWING
 72317 FOTLATCH LANE
 LAKESIDE, OR 97449
 23-12-08 TL 700
 TAX ACCT #7593800
 REC ZONE 6 ACRES

ENLARGED PLOT PLAN

GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 6-8

Number of Parking Spaces: 2 total are provided.

Large Gatherings: Gatherings will be small to moderate in size and will be for special occasions.

Property Manager Details: The property manager is the owner and their contact information is provided above. A phone number will be provided as a Condition of Approval.

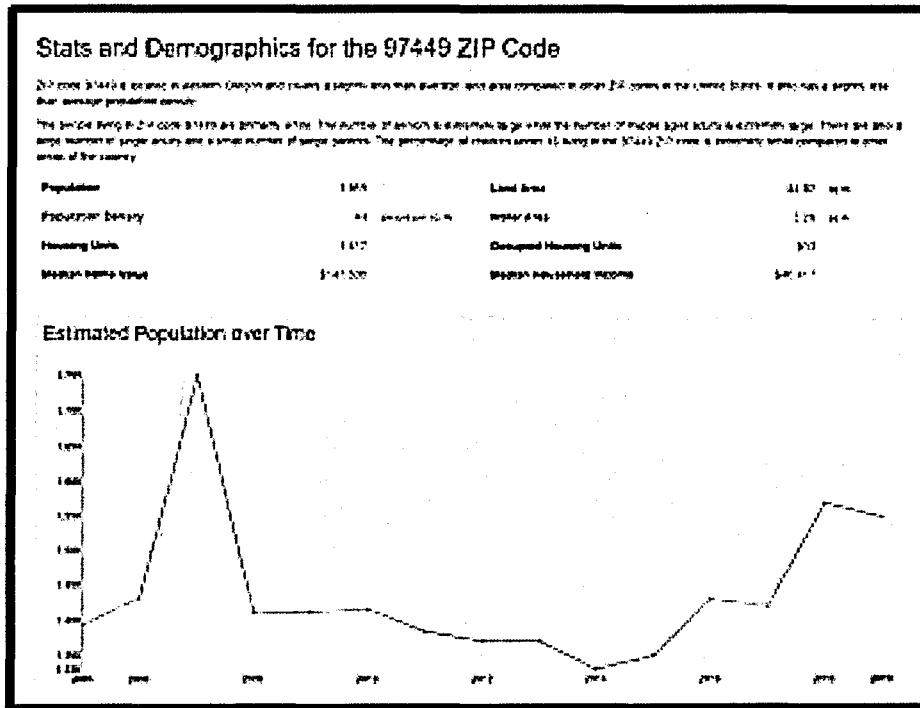
Security: There is a gate at the beginning of the driveway.

Landscaping/Screening: There are no visible structures or properties from the homesite, and the site is surrounded by trees and the lake.

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

Compatibility: According to the chart below, the 97449 zip code has 1417 housing units with

only 933 occupied full time. That is approximately 34% of homes that are used specifically for recreational purposes. VRBO has 79 listings for vacation rentals in this area and AirBnB has 295 listings. Ten Mile Lake is a recreational destination known as a tourist destination. The proposed use of a Vacation Rental in the Recreation zone within this community is considered compatible.

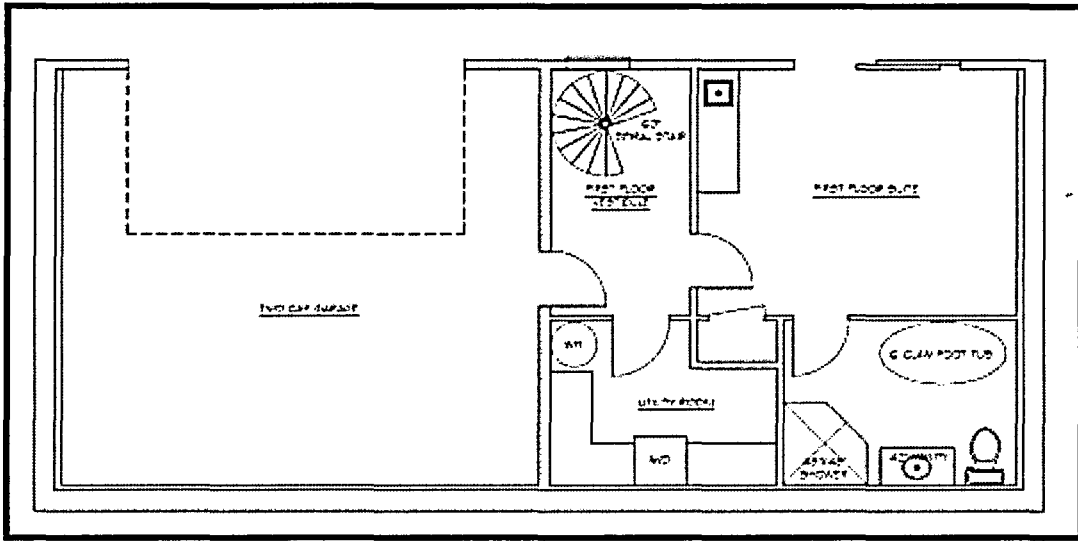


UNITEDSTATESZIPCODES.ORG DEMOGRAPHICS

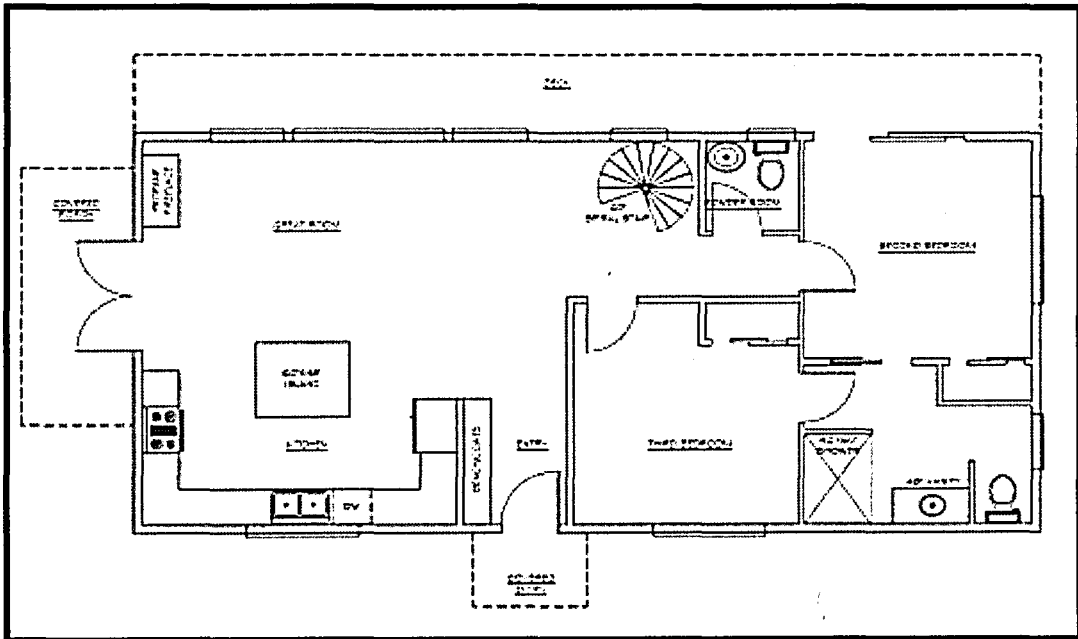
COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO) FINDINGS OF FACT

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 single family dwelling which is under construction and will contain two levels, three bedrooms, a utility room, one full kitchen/great room area, two full bathrooms, one half bathroom and an attached garage. The applicant is requesting that the Certificate of Occupancy be required as a Condition of Approval and prior to receiving Zoning Compliance.



FIRST FLOOR



SECOND FLOOR

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.

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 existing dwelling is a single family dwelling containing 3 bedrooms. The dwelling will be furnished and rented on a daily or weekly basis for less than 30 days.

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 Recreation and the proposed use is consistent with the purpose of the zone for recreational uses.

4.2.200 The purpose of the Recreation District is to accommodate recreational uses of areas with high recreational or open space value.

Applicant's Response: The property is zoned Recreation and the proposed use is consistent with the purpose of the zone for recreational uses. The property has direct access to Ten Mile Lake which offers high recreational value to the location making it more desirable as a vacation location.

4.3.200 The Table of Uses reads that Vacation Rental/Short Term Rental is permitted in the Recreation 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 property is located in the Lakeside, Oregon zip code which consists of approximately 1/3rd of the total housing units as vacation rentals and/or recreational seasonal homes. The lake is a popular recreational destination for boating, camping, hiking and vacationing. There are 294 vacation rentals listed on the AirBnB website for the Lakeside area, and the proposed use is considered compatible with the surrounding area.

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 and loss of the security deposit.

Little issues are anticipated given the owners reside next door. If a time arises when the owners are out of town, a local contact person 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, and the fact that the subject site is a destination location with direct access to Ten Mile Lake, the applicant is confident that traffic issues will not be a problem. Recreational Vehicles including toy trailers, travel trailers, boats and other oversized vehicles will be not permitted and the renters will know about this condition before reserving the space and accepting the rental agreement. There is parking at the marina in Lakeside for boat trailers, and boat access to the site from that point is possible. There is no boat access to Ten Mile Lake from the subject property due to topography.

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 well water will be tested and evidence will be provided to CHW at the time of application. 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, or as stipulated in the Conditions of Approval.

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

Applicant's Response: The parking and turn around area are required to be inspected by the Coos County Road Department and will continue to conform with Chapter 7. Parking at the house for the Vacation Rental use consists of 2 designated parking spaces, and there are an additional two parking spaces available in the garage.

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.

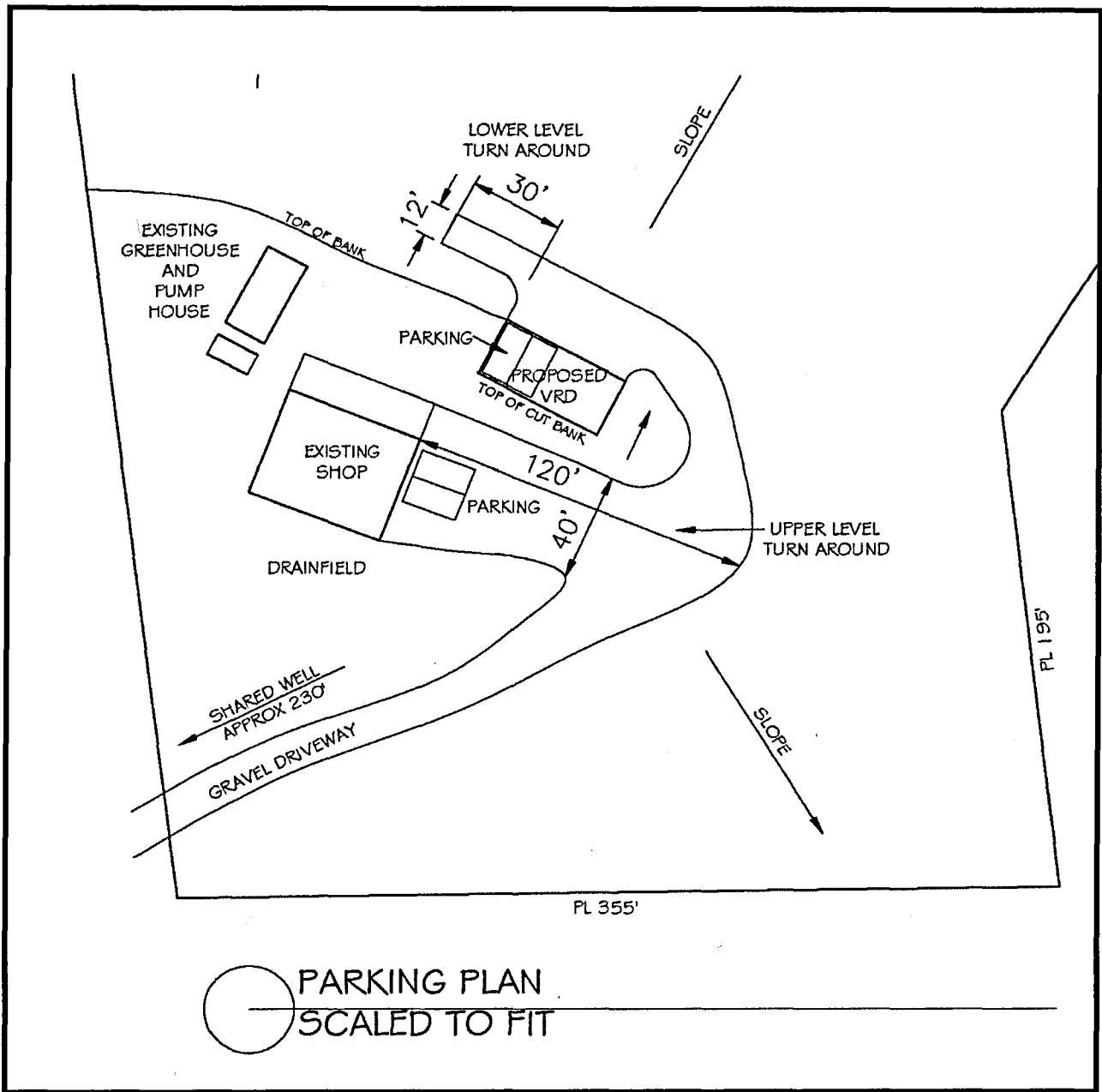
Applicant's Response: A deed restriction will be filed with the county clerk's office to ensure that future owners are aware of the condition to submit a Compliance Determination application with the county to transfer ownership of the conditional use to their name and gain clearance to update their 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: Approval of the parking plan will be required prior to receiving Zoning Compliance.



○ PARKING PLAN
 — SCALED TO FIT

PARKING PLAN