



COOS COUNTY CONDITIONAL USE LAND USE APPLCIATION

**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: 10/06/22 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)

Mailing address:

Phone:

Email:

Township: Range: Section: ¼ Section: 1/16 Section: Tax lots:

Tax Account Number(s):

Zone: Select Zone

Tax Account Number(s)

B. Special Districts and Services

Water

Sewage Disposal

School

Fire District

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

Administrative Conditional Use for

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).

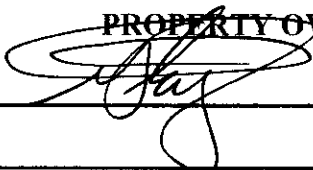

II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- 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: _____

Type of Access: _____ Name of Access: _____

Is this property in the Urban Growth Boundary? _____

Is a new road created as part of this request? _____

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: Choose a Service-Type.

Sewage Disposal Type: Choose a Type.

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site?
- Will food be offered as part of the an on-site business?
- Will overnight accommodations be offered as part of an on-site business?
- What will be the hours of operation of the business?

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

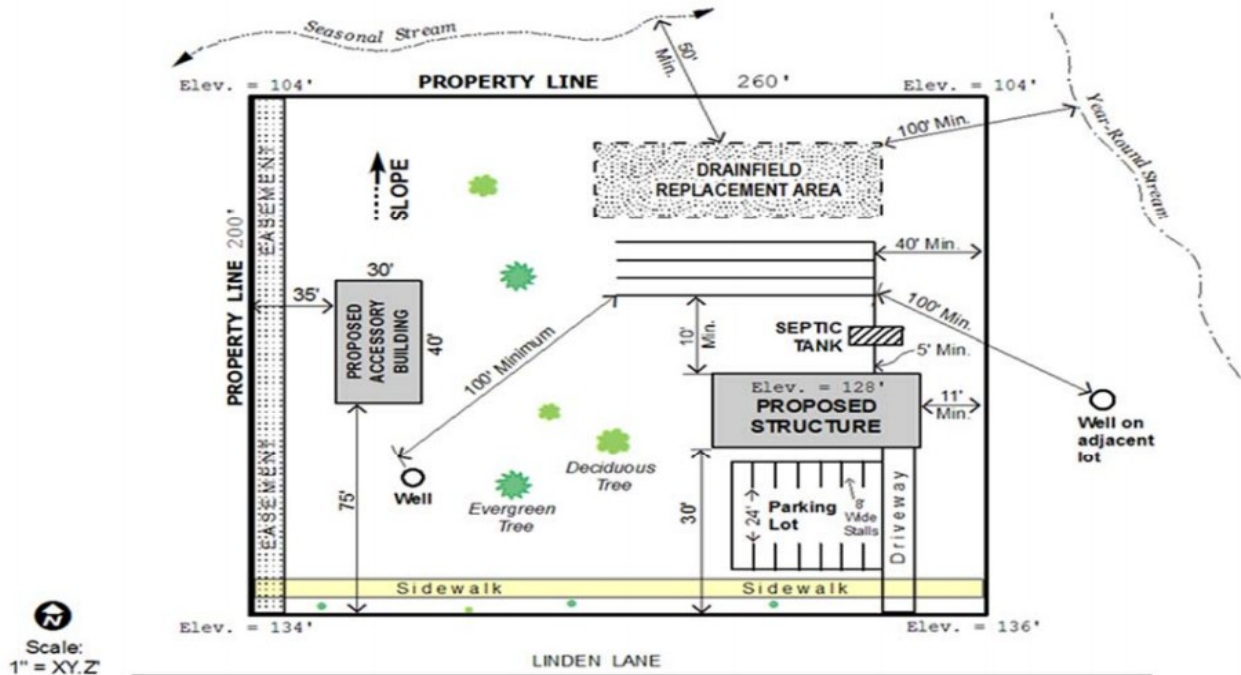
Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Health Division to make an appointment.

Additional Comments:

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.

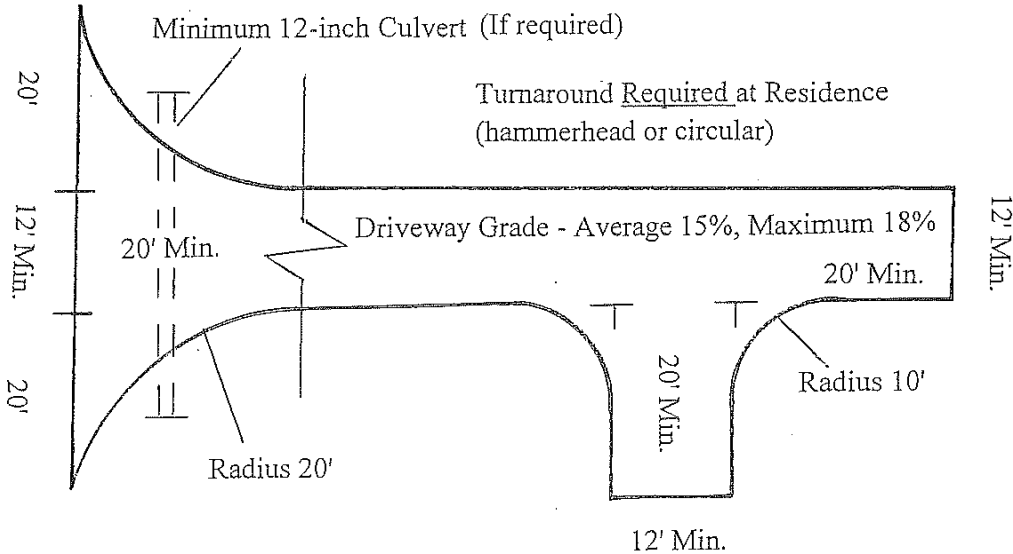
ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

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



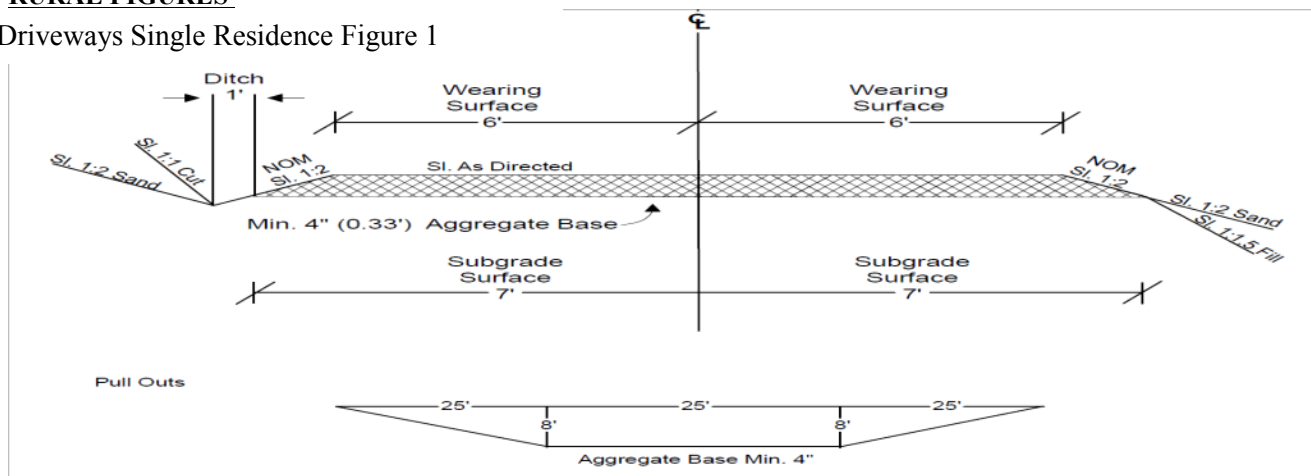
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:

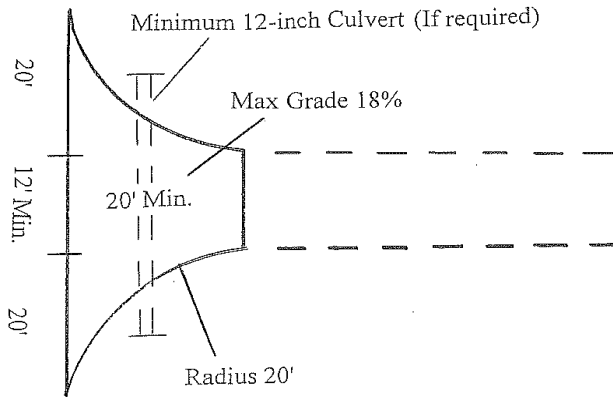
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways 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

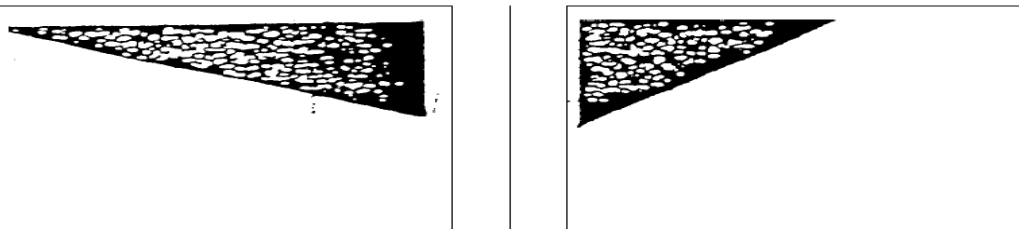
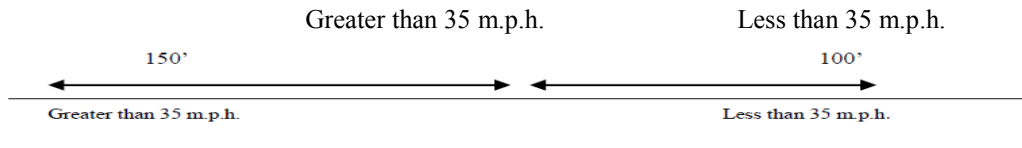


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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.

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 800. The tax account for this property is 7593900.

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: 10-1-22, 2022

COOS CURRY CONSULTING GROUP


By: SHERI MCGRATH

CLIENT


By: GERALD AND/OR ELIZABETH EWING 

October 5, 2022
VACATION RENTAL DWELLING
72312 Potlatch Road
Lakeside, OR 97449
23-12-08 TL 800
Tax Account 7593900

PROPERTY OWNER
Ewing Family Trust
Ewing, Elizabeth B & Gerald L TTEE
P.O. 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

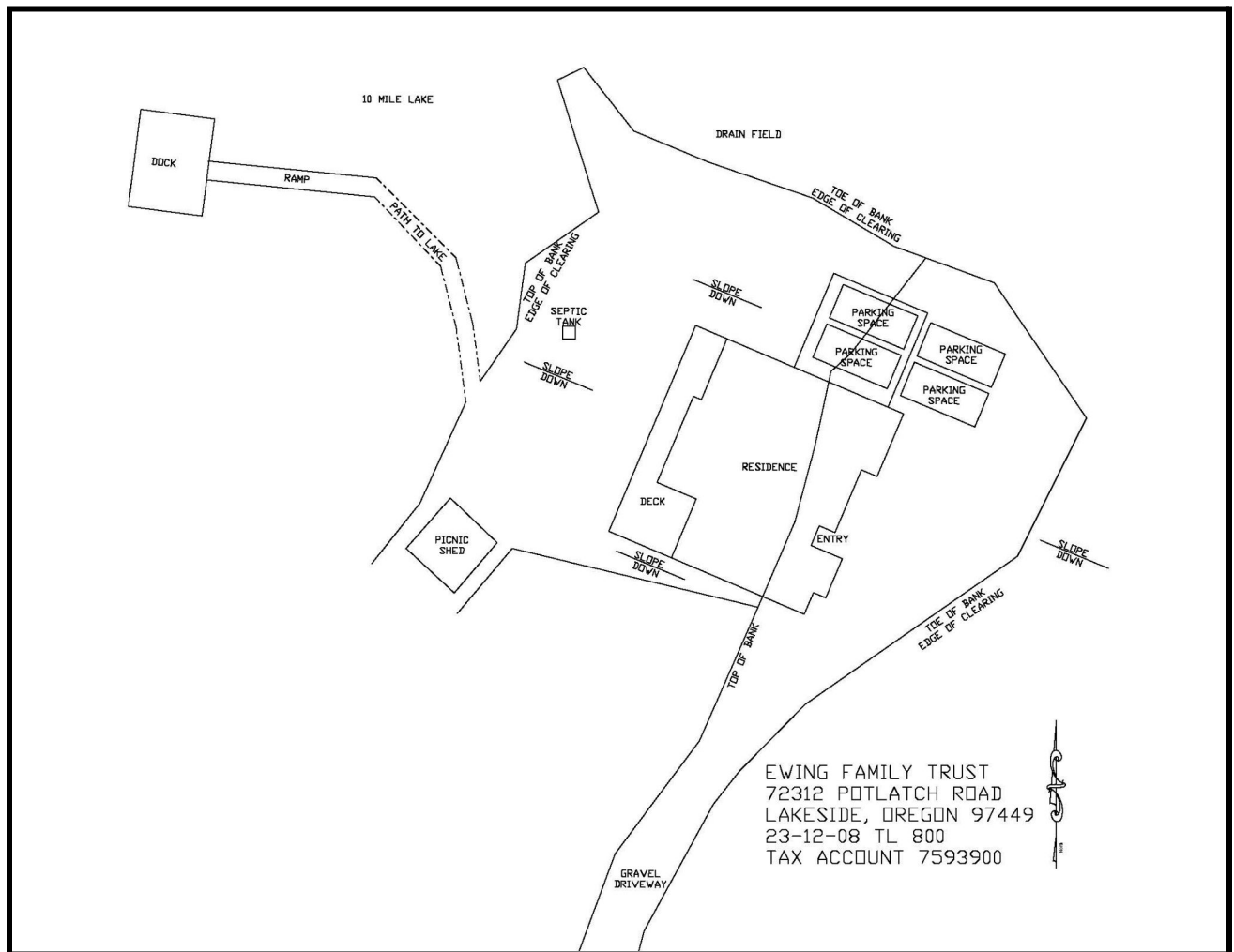
The subject property is located in Lakeside, found in Coos County, Oregon. The property is known as Tax Lot 800 on the Coos County Tax Assessor's Map 23-12-08 and is located in the Recreation zoning district. The property is 5.44 acres in size, and the situs address is 72312 Potlatch Road, Lakeside, OR 97449.

Existing development includes a septic system, well, shop structure, small accessory structure and custom home. There is an existing dock with an address of 135 N Tenmile Lake, Lakeside, OR 97449. 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 scrubs that surround the property on all sides with Ten Mile Lake boarding the northwestern 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.

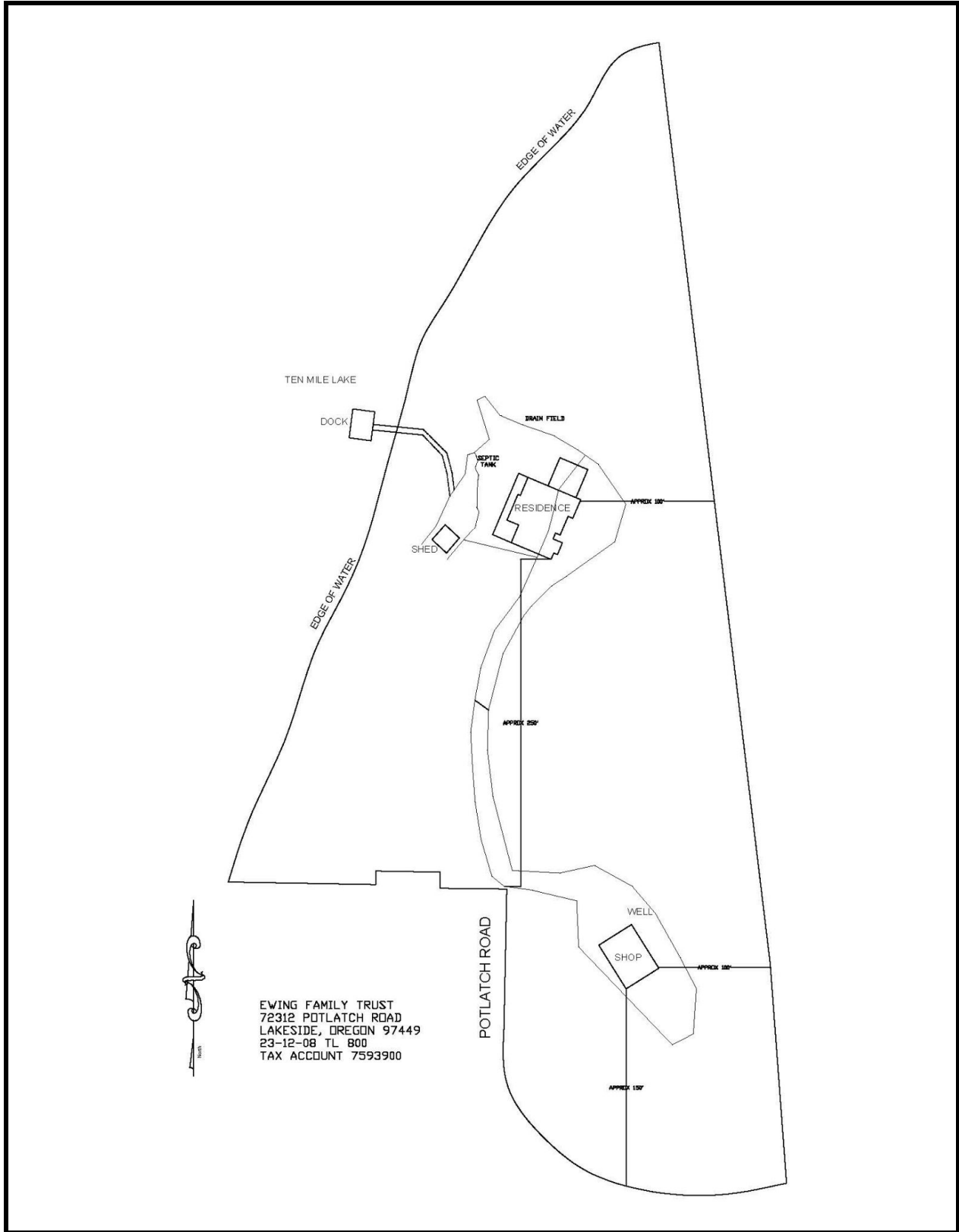
The property owner would like to use the lower level of their single family dwelling as a Vacation Rental. The dwelling contains three bedrooms in total. The lower level, proposed for the Vacation Rental, contains one bedroom and a large family room with deck access and views of the lake. The lower level is not a self contained dwelling unit with a full kitchen. It does not contain an oven/range cooking unit or other built in kitchen features. The owner will provide a microwave, coffee pot and an outdoor barbeque for guests to use. The family room contains a bar and a full bathroom, so there is potable water and sanitation provided to the space. The

maximum number of vehicles that can park on site is 4, and we anticipate no more than 3 on average.

The property manager at this time will be the owners, Elizabeth and Gerald Ewing. They reside on site 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. Additional parking is located at the shop site where the owner's park their personal trucks and accessory vehicles. The shop location is located on a different bench than the main residence and is approximately 350' to the northeast of the homesite.



ENLARGED PLOT PLAN OF HOMESITE



PLOT PLAN OF ALL DEVELOPMENT AT THE SUBJECT SITE

GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 2-4 limited to occupants over the age of 12.

Number of Parking Spaces: 4 total are provided; 1 for rental, 2 for single family dwelling, 1 for employee and overflow parking.

Large Gatherings: Gatherings will not be allowed.

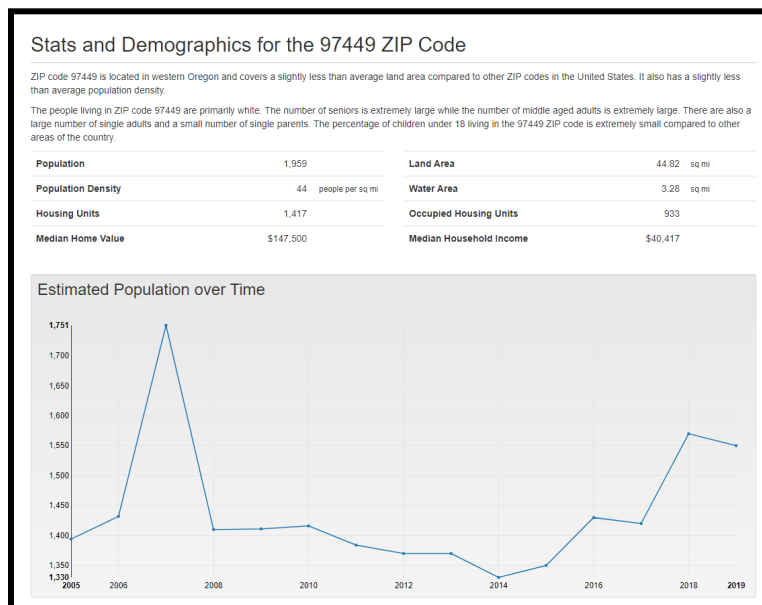
Property Manager Details: The property manager is the owner and their contact information is provided above and on the application itself.

Security: There is a gate at the beginning of the driveway and the owners reside on site.

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

Cleaning Services: Cleaning and maintenance will be conducted by the owner and only when the rental is vacant. The owner resides on site, so a dedicated parking space is not required though provided.

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 76 listings for vacation rentals in this area and AirBnB has 222 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.

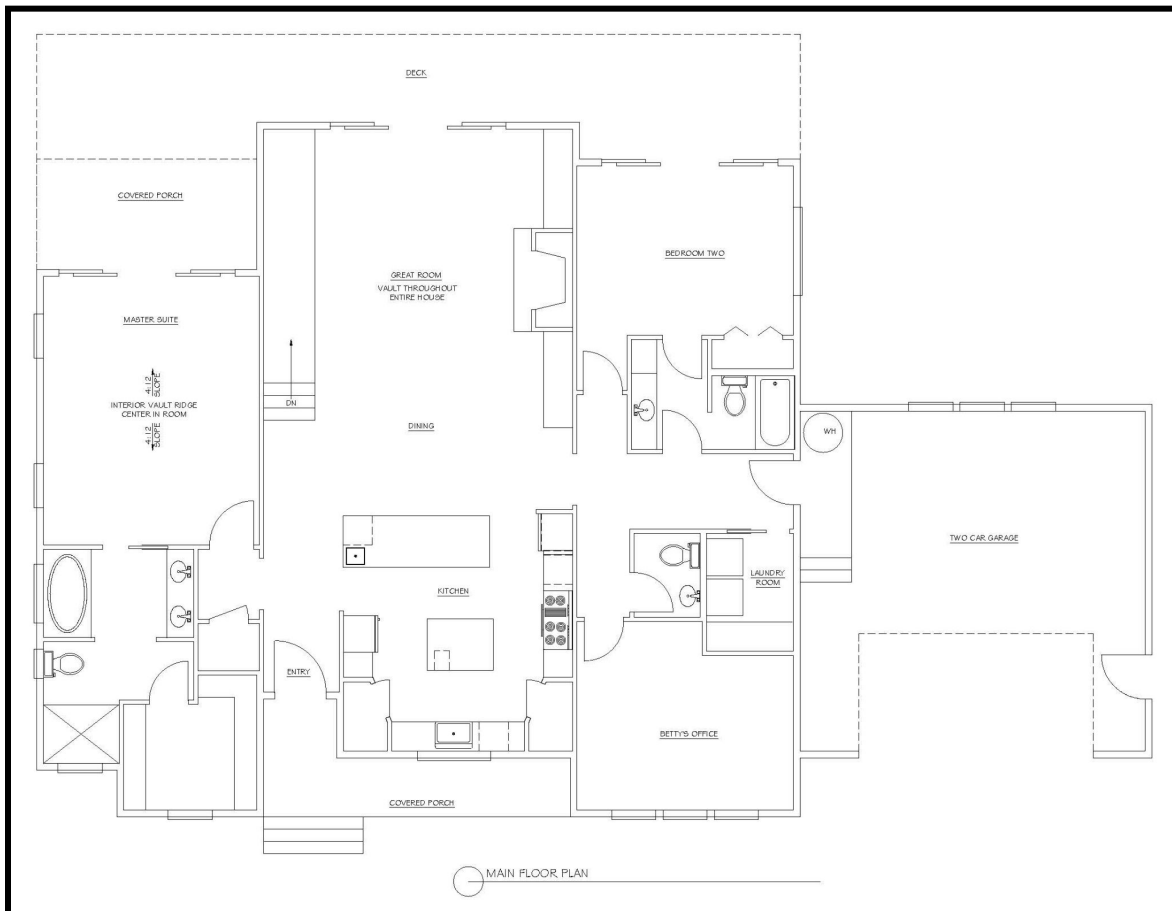


UNITEDSTATESZIPCODES.ORG DEMOGRAPHICS FOR 2022

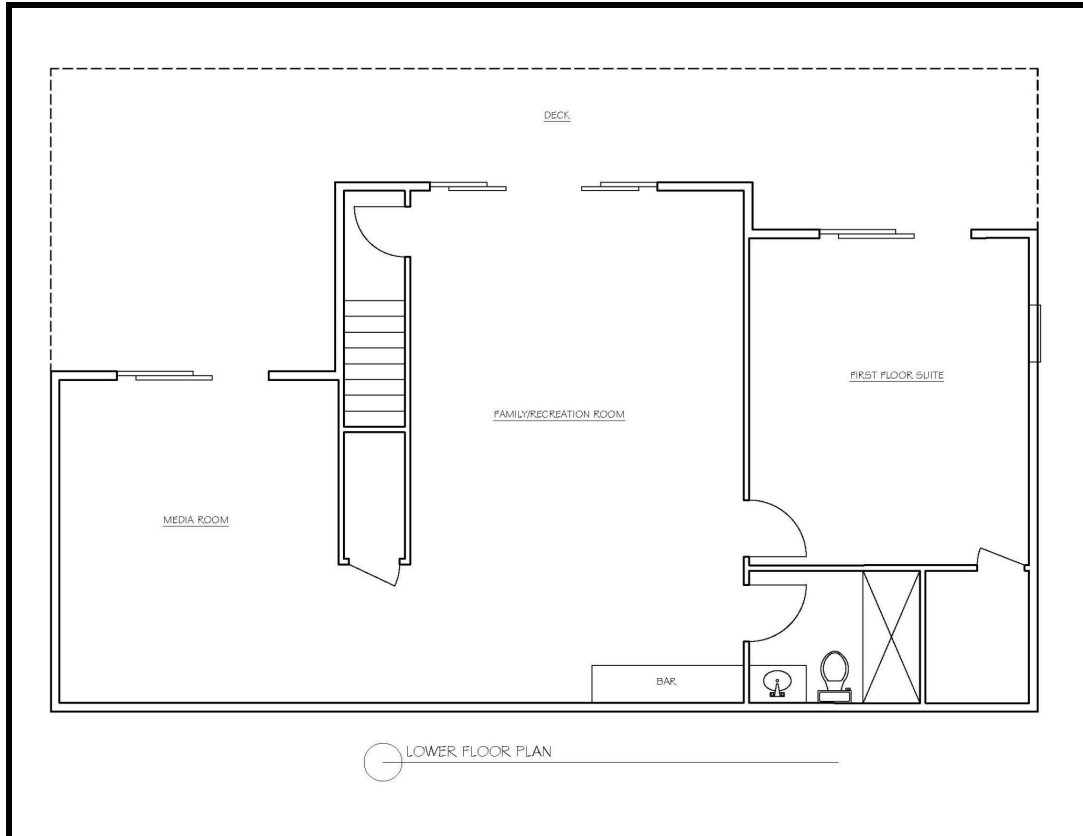
COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO) FINDINGS OF FACT

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 existing dwelling is a single family dwelling which contains two levels, three bedrooms, an office, a large first floor family/recreation room, one full kitchen/great room area, four bathrooms and an attached garage. The main floor is not part of the vacation rental as it is the exclusive living space of the owners. The lower level is a one bedroom space with a large recreation room with separate access. The lower level is the proposed vacation rental dwelling.



MAIN FLOOR IS THE OWNER’S EXCLUSIVE RESIDENCE



LOWER LEVEL IS THE PROPOSED VACATION RENTAL

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 Lakeside area, floor plan of the dwelling, a parking plan, proof of an onsite septic system and well and other information deemed relevant for this review.

Control No. **65649** STATE OF OREGON PERMIT NO. **601-165**
 DEPARTMENT OF ENVIRONMENTAL QUALITY

Fee \$ **670.00**

New Construction Repair Other

Permit issued To **Gary & Janna White** (Property Owner's Name) **23** (Township) **12** (Range) **08** (Section) **800/75939.00** (Tax Lot / Acct. No.) **Coos** (County)

Potlatch (Road Location) **Lakeview** (City) **DEQ** (Issued by - Signature) **10/19/2001** (Date Issued)

ON-SITE SEWAGE DISPOSAL SYSTEM

PERMITS ARE NOT TRANSFERABLE

ALL WORK TO CONFORM TO OREGON ADMINISTRATIVE RULES, CHAPTER 340. WORK SHALL BE DONE BY PROPERTY OWNER OR BY LICENSED SEWAGE DISPOSAL SERVICE. (MAKE NO CHANGES IN LOCATION OR SPECIFICATIONS WITHOUT WRITTEN APPROVAL)

SPECIFICATIONS

EXPIRATION DATE 10/19/2002 TYPE OF SYSTEM SERIAL

Design Sewage Flow 450 Gallons/Day

Tank Volume 1,500 Gallons Disposal Trenches Seepage Bed(s) Square Feet

Maximum Depth 36 inches. Minimum Depth 24 inches. 225 Linear Feet

Equal Loop Serial Pressurized Minimum Distance Between Trenches 10 Foot Centers

Total Rock Depth Infiltrator inches. Below Pipe _____ inches. Above Pipe _____ inches. Rake Sidewall

Special Conditions (Follow Attached Plot Plan) Install tank as per OAR 340-71-220(3)(b) and 73-025(3). Water test each chamber separately. Install pump assembly to meet 73-055 with 2 inch pressure transport pipe to "T" box. Install "T" box 4 ft. from and level with upper drainfield trench. Install trenches level and follow contour of slope. Setback 100 f from surface water (spring) & 10 ft. from property line. Requires electrical permit for separate PRE-COVER INSPECTION REQUIRED - CONTACT DEQ 269-2721 circuits-one for pump and one for alarm.

CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing with Reference Locations Installer <u>Robt Beaton</u> Final Insp. Date <u>10-15-01</u> <input checked="" type="checkbox"/> Inspected By <u>Del Clivets</u> <input type="checkbox"/> Issued by Operation of Law <input type="checkbox"/> Pre-cover inspection waived pursuant to OAR 340, Division 71	
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--

In accordance with Oregon Revised Statute 454.665, this Certificate is issued as evidence of satisfactory completion of an on-site sewage disposal system at the location identified above. As per OAR 340-71-175 (8), this Certificate is valid for five (5) years from date of issuance for connection to the septic system. Issuance of this Certificate does not constitute a warranty or guarantee that this on-site disposal system will function indefinitely without failure.

[Signature] (Authorized Signature) on-site waste treatment (Title) 10-26-01 (Date) CB-101 (Office)

DEQWQ-121-(R 1/94)

PROOF OF AN ON SITE SEPTIC SYSTEM

Page 1 of 1

STATE OF OREGON **COOS 57583** **WELL I.D. LABEL# I 134257**
WATER SUPPLY WELL REPORT **START CARD # 1044443**
(as required by ORS 537.765 & OAR 690-205-0210) **8/28/2019** **ORIGINAL LOG #**

(1) LAND OWNER Owner Well I.D. _____
 First Name GERRY & BETTY Last Name EWING
 Company EWING FAMILY TRUST
 Address 17720 PONA DEROSA
 City PRUNEDALE State CA Zip 93907

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
 Casing: Dia + From To Gauge Stl Plstc Wld Thrd
 Material From To Amt sacks/lbs

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 300.00 ft.

BORE HOLE			SEAL			sacks/ lbs	
Dia	From	To	Material	From	To	Amt	S
10	0	19	Bentonite Chips	0	19	11	S
6	19	300				Calculated	10.5

How was seal placed: Method A B C D E
 Other POURED
 Backfill placed from _____ ft. to _____ ft. Material _____
 Filter pack from _____ ft. to _____ ft. Material _____ Size _____
 Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
 Proposed Amount _____ Actual Amount _____

(6) CASING/LINER
 Casing/ Liner Dia + From To Gauge Stl Plstc Wld Thrd
 6 1.6 19 250
 4.5 0 300 SDR26
 Shoe Inside Outside Other Location of shoe(s) _____
 Temp casing Yes Dia _____ From + _____ To _____

(7) PERFORATIONS/SCREENS
 Perforations Method SAW
 Screens Type _____ Material _____

Perf/ Casing/ Screen	Dia	From	To	Sern/slot width	Slot length	# of slots	Tele/ pipe size
Perf/ Liner	4.5	80	300	25	5	264	

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
 Yield gal/min Drawdown Drill stem/Pump depth Duration (hr)
8 _____ 300 1
 Temperature 52 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount 148 ppm
 From _____ To _____ Description _____ Amount _____ Units _____

(9) LOCATION OF WELL (legal description)
 County coos Twp 23.00 S N/S Range 12.00 W E/W WM
 Sec 8 SE 1/4 of the SW 1/4 Tax Lot 800
 Tax Map Number _____ Lot _____
 Lat _____ " or 43.58614596 DMS or DD
 Long _____ " or -124.15287423 DMS or DD
 Street address of well Nearest address
72312 POTLATCH RD AKA 135 N TENMILE LAKE
LAKESIDE, OR 97449

(10) STATIC WATER LEVEL
 Date _____ SWL (psi) + SWL (ft)
 Existing Well / Pre-Alteration _____ _____
 Completed Well 8/25/2019 _____ 78
 Flowing Artesian? Dry Hole?

WATER BEARING ZONES Depth water was first found 80.00

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)
8/24/2019	80	81	0.5		78
8/24/2019	154	155	3		78
8/24/2019	274	275	4.5		78

(11) WELL LOG Ground Elevation _____

Material	From	To
BROWN CLAYSTONE	0	5
LT BROWN SANDSTONE	5	9
GRAY SANDSTONE	9	245
GRAY SANDSTONE & CLAYSTONE MIX	245	275
GRAY SANDSTONE	275	300

Date Started 8/21/2019 Completed 8/25/2019

(unbonded) Water Well Constructor Certification
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
 License Number _____ Date _____
 Signed _____

(bonded) Water Well Constructor Certification
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 License Number 1381 Date 8/28/2019
 Signed RONALD BARRINGTON (E-filed)
 Contact Info (optional) BARRINGTON WELL DRILLING LLC. 541-269-7221

ORIGINAL - WATER RESOURCES DEPARTMENT
 THIS REPORT MUST BE SUBMITTED TO THE WATER RESOURCES DEPARTMENT WITHIN 30 DAYS OF COMPLETION OF WORK Form Version:

PROOF OF ON SITE PRIVATE WELL

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 which contains two levels. The owners reside on the upper level and only the lower level will be rented out to tourists on a nightly basis. The unit will be provided as a one bedroom furnished space with a large recreation room and a media area with amenities included. Amenities consist of lounge furniture both indoor and outdoor, a media station for games, television and media, and a bar with microwave and coffee pot. A toaster oven and barbeque grill will be provided as well.

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 222 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. Little issues are anticipated given the on site location of the owners. 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.

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 4 parking spaces. There is additional parking at the shop location for the owner's vehicles or as needed to ensure adequate access to the site for parking as well as emergency vehicles.

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.

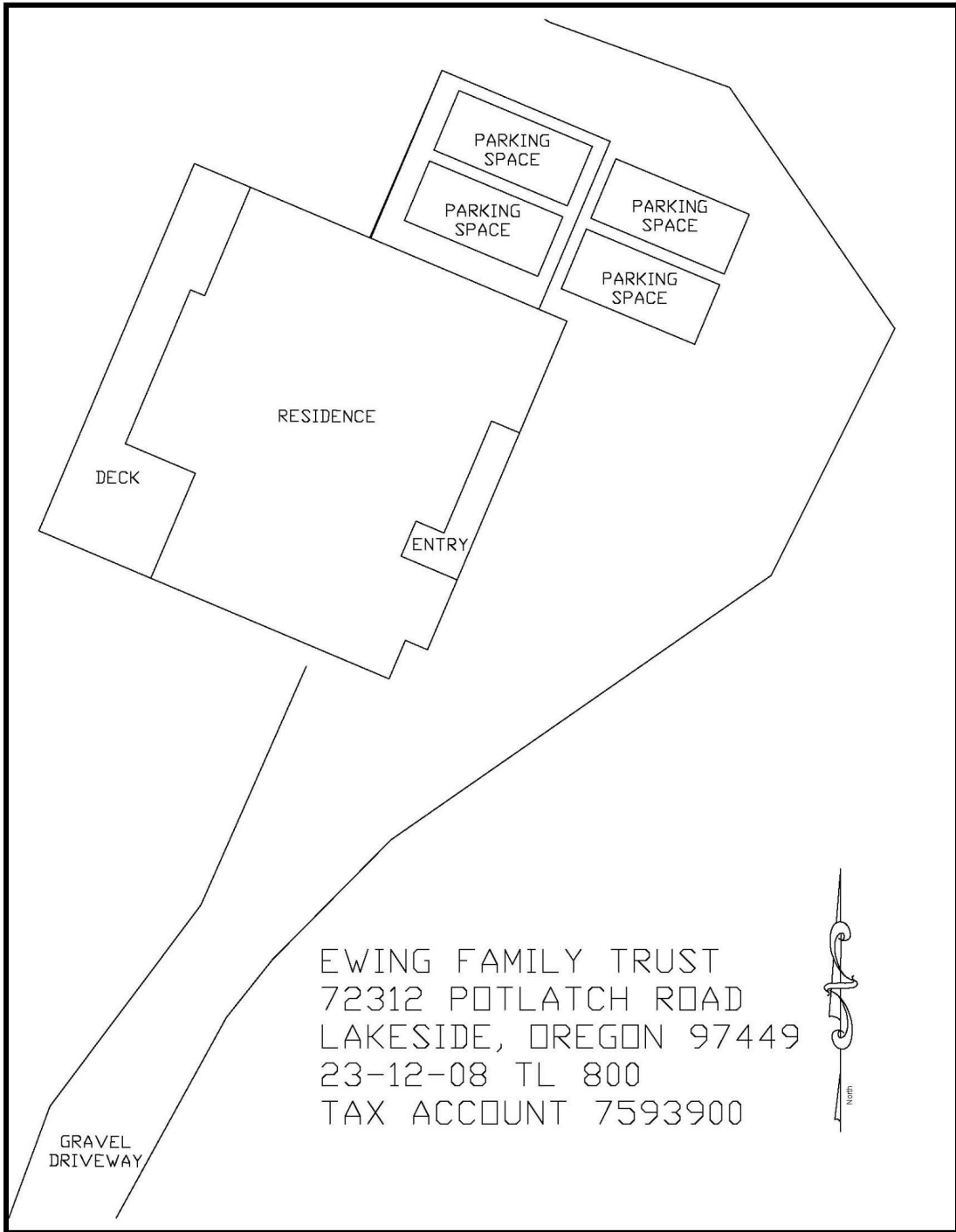
Applicant's Response: A deed restriction will be filed with the county clerk's office to ensure that future owners are aware of the condition to submit a Compliance Determination application with the county to transfer ownership of the conditional use to their name and gain clearance to update their 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 2 parking spaces within the garage, and 2 spaces within the driveway. This meets the criteria for 1 parking space per one rental bedroom, 1 parking space per employee and 2 parking spaces per single family residence. There are additional parking areas by the shop where the owner parks their trucks and accessory vehicles full time.



EWING FAMILY TRUST
72312 POTLATCH ROAD
LAKESIDE, OREGON 97449
23-12-08 TL 800
TAX ACCOUNT 7593900

PARKING PLAN

RECORDING REQUESTED BY:



6000 Meadows Rd, Ste 100
Lake Oswego, OR 97035

AFTER RECORDING RETURN TO:

Order No.: 871700427-BO
Gerald L. Ewing and Elizabeth B. Ewing
17720 Pona Derosa Ln
Prundale, CA 93907

SEND TAX STATEMENTS TO:

Gerald L. Ewing and Elizabeth B. Ewing
17720 Pona Derosa Ln
Prundale, CA 93907

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dolores Taggart and James Lake, who acquired title as James Micinski, not as tenants in common, but with the right of survivorship, Grantor, conveys and warrants to Gerald L. Ewing and Elizabeth B. Ewing, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED THOUSAND AND NO/100 DOLLARS (\$200,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

Ticor: 3600617018893

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3/11/2017

James Lake
James Lake

Dolores Taggart
Dolores Taggart

State of WA
County of KITSON

This instrument was acknowledged before me on 3-11-17 by Dolores Taggart and James Lake

Janie M. Turner
Notary Public - State of ~~Oregon~~ WA

My Commission Expires: 6-9-2020

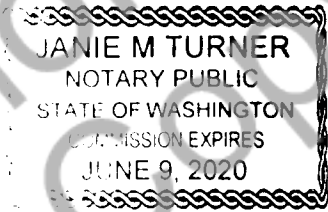


EXHIBIT "A"
Legal Description

Lot 14, ROADS END FIRST ADDITION, Coos County, Oregon.

EXCEPTING THEREFROM: Beginning at the Northeastern corner of Lot 13, Roads End Subdivision, thence North a distance of 50.00 feet, thence West to the normal high water line of North Tenmile Lake; thence along said high water line to the Northwestern corner of said Lot 13, thence South 88° 7' West a distance of 268.82 feet to the point of beginning.

ALSO EXCEPTING THEREFROM:

Beginning at the Northeast corner of Lot 13, Roads End Subdivision, thence North 50.00 feet; thence West 60.00 feet to the true point of beginning; thence North 15 feet; thence West 50.00 feet; thence South 15.00 feet; thence East 50.00 feet, to the true point of beginning.

Unofficial
Copy

EXHIBIT "B"
Exceptions

Subject to:

- Rights of the public to any portion of the Land lying within the area commonly known as public roads, streets and highways.
- Any adverse claim based upon the assertion that:
 - a) Said Land or any part thereof is now or at any time has been below the highest of the high watermarks of Ten Mile Lake, in the event the boundary of said Ten Mile Lake has been artificially raised or is now or at any time has been below the high watermark, if said Ten Mile Lake is in its natural state.
 - b) Some portion of said Land has been created by artificial means or has accreted to such portion so created.
 - c) Some portion of said Land has been brought within the boundaries thereof by an avulsive movement of Ten Mile Lake, or has been formed by accretion to any such portion.

- The rights of the public and governmental bodies for fishing, navigation and commerce in and to any portion of the Land herein described, lying below the high water line of the Ten Mile Lake.

The right, title and interest of the State of Oregon in and to any portion lying below the high water line of Ten Mile Lake.

- Rights and easements for navigation and fishery which may exist over that portion of said Land lying beneath the waters of Ten Mile Lake.
- Easements, Covenants, Conditions and Restrictions, but omitting restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said restriction is permitted by applicable law, as shown on that certain plat

Name of Plat: Roads End First Addition

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

Granted to: Milton Schmidt, et ux
Recording Date: March 12, 1963
Recording No: Book: 299 Page: 603

- Agreement Easement

Executed by: William A. Wolf and Cecil A. Wolfe, husband and wife and Lester L. McMilland and Stella J. McMillan, husband and wife
Purpose: Gateway Road
Recording No.: Book: 299 Page: 607

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

Granted to: Robert L. Russell, et ux
Recording Date: June 12, 1963
Recording No: Book: 301 Page: 503

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

Granted to: Central Lincoln Peoples Utility District
Recording Date: October 20, 1966
Recording No: 66-10-13095

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

Granted to: General Telephone Company of the Northwest
Recording Date: August 12, 1971
Recording No: 71-8-62098

- Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

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