

- 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

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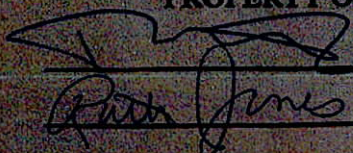
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- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
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- Existing and proposed structures, water sources, sewage disposal system and distances 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.

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PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING

 12/22/22

Ruth Jones 12/22/22

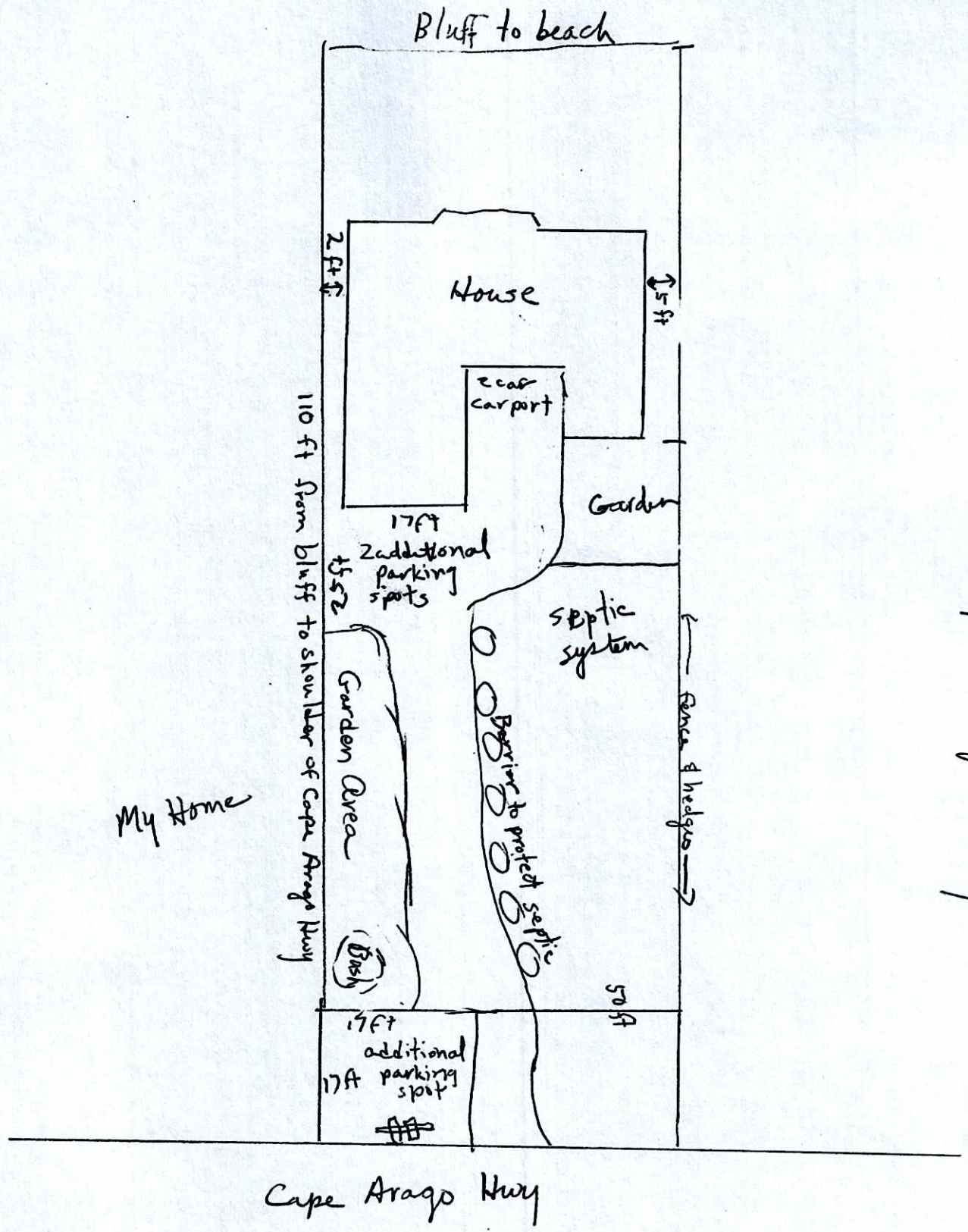
#1

We are proposing to use our house at 89973 Cape Arago Hwy as a short-term rental 2 days to a month for 4 to 6 people. Our house is a two bedroom + loft and two bathrooms. Our ultimate plan is for my son who is co-owner of the home to move to Coos and live full time in this house. We estimate 10 years before this can happen. In the meantime, we would like to use it as a short-term rental.

I, Ruth Jones, live full time next door at 89967 Cape Arago Hwy. I will be the property manager. I have no interest in our short-term rental becoming a nuisance property. I plan for it to run the way the rental on the west side of my property has run for the last 25 years. It will be a rental for families and friends to enjoy the views and the area. It has ample space for parking without causing traffic issues on Cape Arago Hwy. The property is fenced and hedges are also established on the east side of the property that is a second home for the neighbor on that side.

We hope to start renting the home as soon as all paperwork and requirements for the county are met.

89973 Cape Arago Hwy



#3

RECORDING REQUESTED BY:



300 W Anderson Avenue, PO Box 1075
Coos Bay, OR 97420

Coos County, Oregon **2021-09647**
\$91.00 Pgs=2 08/25/2021 04:10 PM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

GRANTOR'S NAME:

Nancy N. Sato, Trustee, under the Sato Living Trust dated January 9, 2013, and any amendments thereto

GRANTEE'S NAME:

Ruth E. M. Jones and Thatcher Mac Jones

AFTER RECORDING RETURN TO:

Order No.: 360621036070-LS
Ruth E. M. Jones and Thatcher Mac Jones, not as tenants in common, but with the rights of survivorship
89967 Cape Arago Hwy
Coos Bay, OR 97420

SEND TAX STATEMENTS TO:

Ruth E. M. Jones
89967 Cape Arago Highway
Coos Bay, OR 97420

APN: 568895
Map: 26-14-04DC 1700
89973 Cape Arago Hwy, Coos Bay, OR 97420

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Nancy N. Sato, Trustee, under the Sato Living Trust dated January 9, 2013, and any amendments thereto, Grantor, conveys and warrants to Ruth E. M. Jones and Thatcher Mac Jones, not as tenants in common, but with the rights of survivorship, 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:

Beginning at an iron pipe on the Northerly boundary of the right of way of the Cape Arago Section of the Oregon Coast Highway through Government Lot 2, Section 4, Township 26 South, Range 14 West of the Willamette Meridian, Coos County, Oregon; from which point the iron pipe at the quarter section corner on the South boundary of said Section 4, bears South 9° 32' West 884.69 feet, the said point being on a spiral curve to the left; thence North 5° 58' West 172.21 feet to the point on the high water line of the Pacific Ocean; thence South 82° 56' East along said high water line 31.14 feet; thence North 60° 31' East along said high water line 20.84 feet; thence South 5° 58' East 168.18 feet to a point on the Northerly boundary of the right of way of the Oregon State Highway; thence along said right of way boundary along a spiral curve to the left (the long chord of which bears South 78° 09' West 50 feet) for a distance of 50 feet to the point of beginning, being a portion of Government Lot 2, of said Section 4.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$470,000.00). (See ORS 93.030).

Subject to:

1. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021-2022.
2. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Pacific Ocean.
3. Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.
4. Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Pacific Ocean.
5. Rights of public and of governmental bodies in that portion of the subject land lying below the mean high water line of the Pacific Ocean and lying within the ocean shore and the dry sand area as declared under the provisions of ORS 390.605 through 390.770 and as found in Thornton v. Hay, 254 Or 584, 462 P2d 671 (1969).

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

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: 89973 Cape Arago Hwy

Type of Access: State Hwy - Provide Access Permit Name of Access: Cape Arago Hwy

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.

- Traffic Study completed by a registered traffic engineer.
- Access Analysis completed by a registered traffic engineer
- 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: Coos Bay-North Bend Water Board 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?
- 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: _____

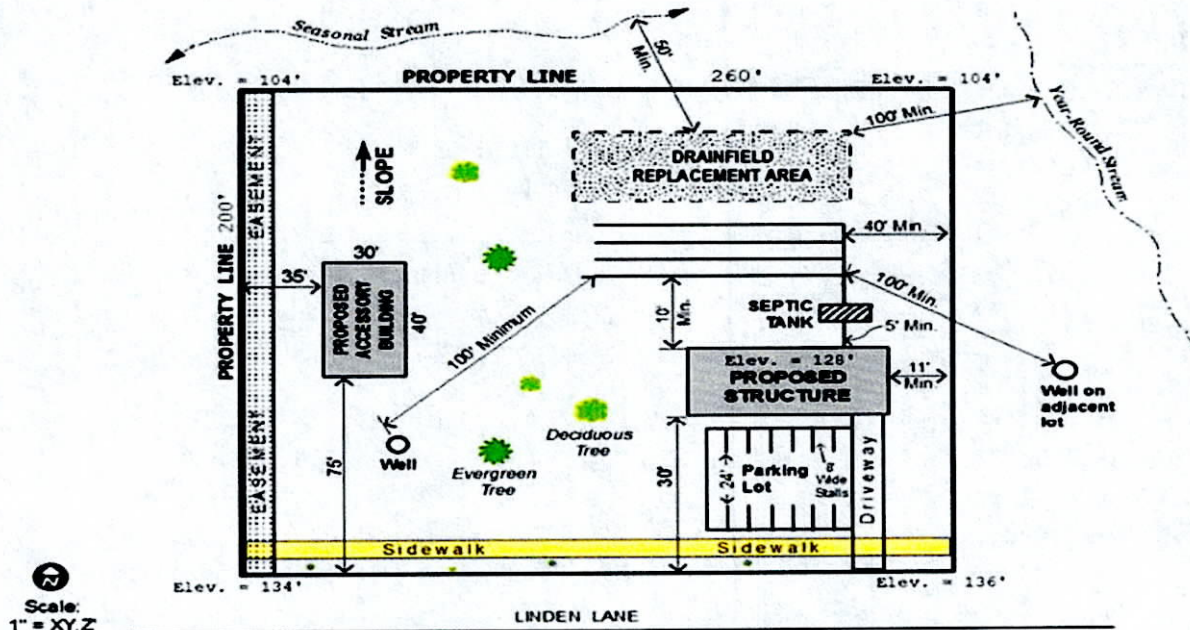
Staff Signature: _____

- 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.

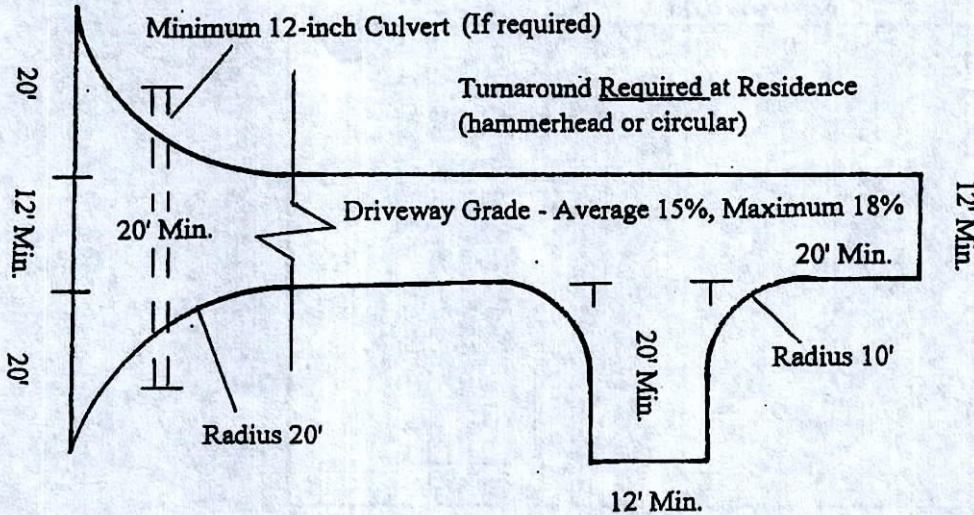
ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

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



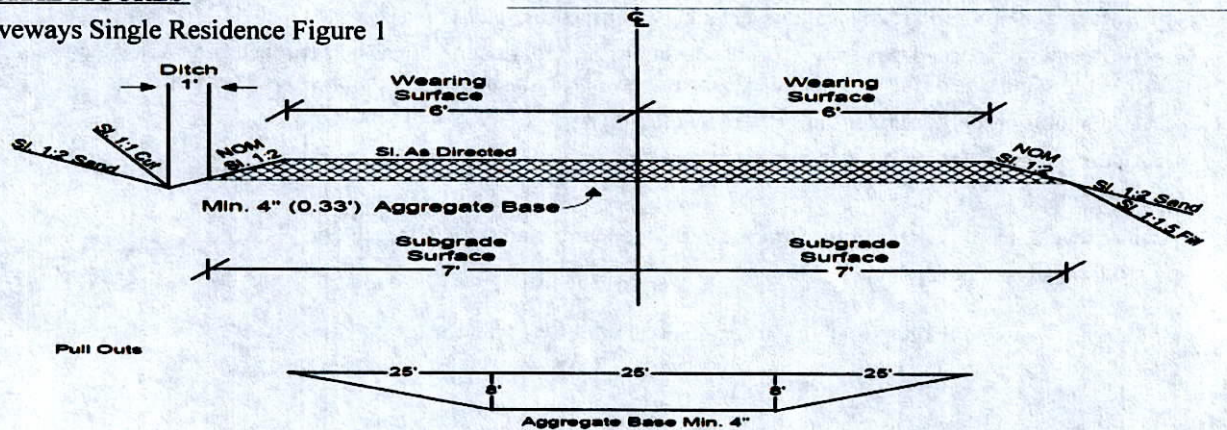
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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.

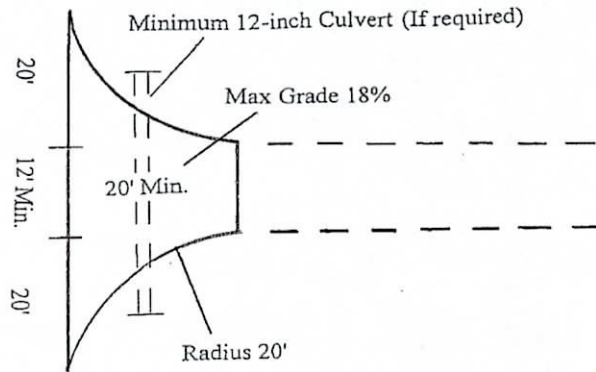
Forestry, Mining or Agricultural Access Standard drawing

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

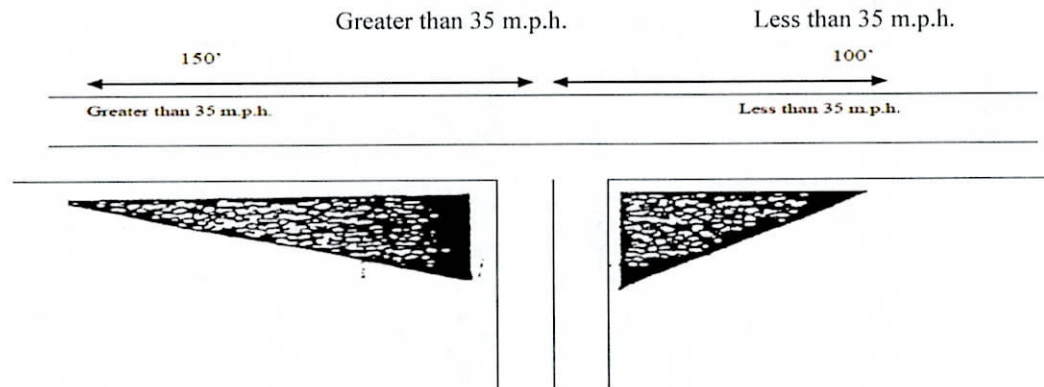


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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.

SUPPLEMENTAL APPLICATION REQUIREMENTS FOR VACATION/SHORT TERM RENTALS.

Below are the criteria for a Vacation Rental/Short Term Rentals. This type of use may be allowed in Urban and Rural Residential Zones through an Administrative Conditional Use (ACU) process.

In summary, an Administrative Conditional Use is a use or activity with similar compatibility or special conservation problems within a zoning district. A Conditional Use may be initiated by filing an application with the Planning Department using forms prescribed by the Department. An application for an Administrative Conditional use requires review by the Planning Director to insure compliance with approval criteria. This type of review is considered a "Discretionary" review that contains approval criteria. Approval criteria are listed with a specific review and findings must be made to address such criteria. The criteria are a set of rules that a proposal shall comply with in order to receive approval. A proposal that can comply with the criteria with mitigation measures or limitations will be approved with conditions. A proposal that cannot comply with the criteria outright or cannot comply with mitigation measures will be denied. An application for a conditional use or an Administrative Conditional Use shall be approved only if it is found to comply with this Article and the applicable review criteria, development standards and special development consideration and/or overlays set forth in the zoning regulations and any other applicable requirements of this Ordinance. Once the process has started for review refunds will not be processed. The burden of proof rest on the applicant to show that the request meets all criteria.

- Proposals shall contain a general scope of work for the proposal. At the minimum the proposal for a short term/vacation rental shall include:
 - Number of occupants at one time;
 - Number of vehicles;
 - Large gatherings;
 - Property manager including contact details;
 - Security;
 - The layout of the property, does the property have sight obscuring (from neighboring properties) fencing or landscaping;
 - Services such as cleaning and property maintenance (parking should include a one space dedicated to service worker); and
 - Any other details that may be important to this review process.
- Required Criteria to be addressed to receive approval. Under the criteria staff has included some additional guidance to help applicants understand how or what is meant/required to be addressed. The guidance is not meant to provide legal advice but does provide components of other successful application requests. It is helpful if an applicant approaches criteria as a series of questions. For example, how will this use be compatible and then present evidence to back up the answer. This could be drawings, photos, contracts, maps or any other item that shows you understand and will follow the criteria.

Criteria and Responses:

Chapter IV – Coos County Zoning and Land Development Ordinance.

Section 4.3.210 Categories and Review Standards (87) Vacation rental/short term rental:

(a) Shall be found to be compatible with the surrounding area.

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.

In summary, the criteria are asking how the use of a vacation rental which is considered a commercial use will be compatible with the existing surrounding uses. For Rural Residential the study area is 250 feet from the boundary of the subject tract (contiguous properties within one ownership) and in Urban Residential the study area is 100 feet from the boundary of the subject tract.

There are many ways to provide evidence but one example would be to identify the properties within the study area on a map and explain what use is occurring on each of them and how the proposal will not interfere with such uses. The surrounding zoning would be another way to explain how the use is compatible. How will you control the vacation rental so that it is similar to a residential use through quiet times, parking, limitation on guest and etc.

Applicants Response:

- Our proposed vacation rental is located next door to my house (I will be the property manager). I have no interest in the Red Gate Ocean House (property at 89973 Cape Arago Hwy) being a nuisance property as I live full time next door at 89967 Cape Arago Hwy ①
- We propose 4 to 6 people in the two-bedroom, one loft and two bath home.
- The number of vehicles might vary but 3 to 4 vehicles can easily park within the fenced area ②
- No large gatherings are anticipated
- As noted, I will be the property manager (Ruth Jones 541-840-5618; ruthjones@me.com)
- The proposed vacation property has a fence around the entire perimeter. There is also hedging on the east side of the property which is a second home property.
- I will also be the cleaning person so no additional parking would be necessary. If maintenance is needed there should be enough parking on site or at my house.
- The property is located in an area that houses many vacation rentals or “summer homes”. There are a few of us that live in the neighborhood full time. The house on the West side of my property is a vacation rental, the house across the street is a vacation rental, as I said the house on the east side of the property is a second home. I have lived full time in *see attached # 1*

this neighborhood for 10 years and it was our second home for 20 years before that. We have never had significant problems with any of the vacation properties that are around us and they are still owned by the same people. That is the way I would expect it will continue with our proposed vacation rental.

(b) Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;

Please contact CHW to understand the licensing requirements. If the current dwelling is using surface water it may not qualify under the health standards.

Applicants Response:

- The zoning is correct. I am applying to the County Planning Dept.
- The water source for the property is city water (3) (4 Pacific Power)
- The septic system is a new system put in by RotoRooter this summer with approval of DEQ (5) (6) Insurance
- I will get the Tourist Accommodation Application if this application is approved
- I will schedule an inspection

(c) Shall meet parking access, driveway and parking standards as identified in Chapter VII;

The Coos County Road Department will evaluate you parking and access. This requires that an applicant submitted a traffic plan that addresses the access, driveway and parking.

The driveway and access shall meet the minimum standards. The parking standards shall be drawn to show 1 space per guest accommodation plus, 1 space

per employee. The guest accommodations are viewed by the number of bedrooms in the dwelling.

Applicants Response:

- The driveway to the property is private. No other property is affected by cars coming in or out or parking on the property.
- As noted above, there are two bedrooms, a loft, and two bathrooms. There will be no employees on the property.

- (d) 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
- (e) 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.

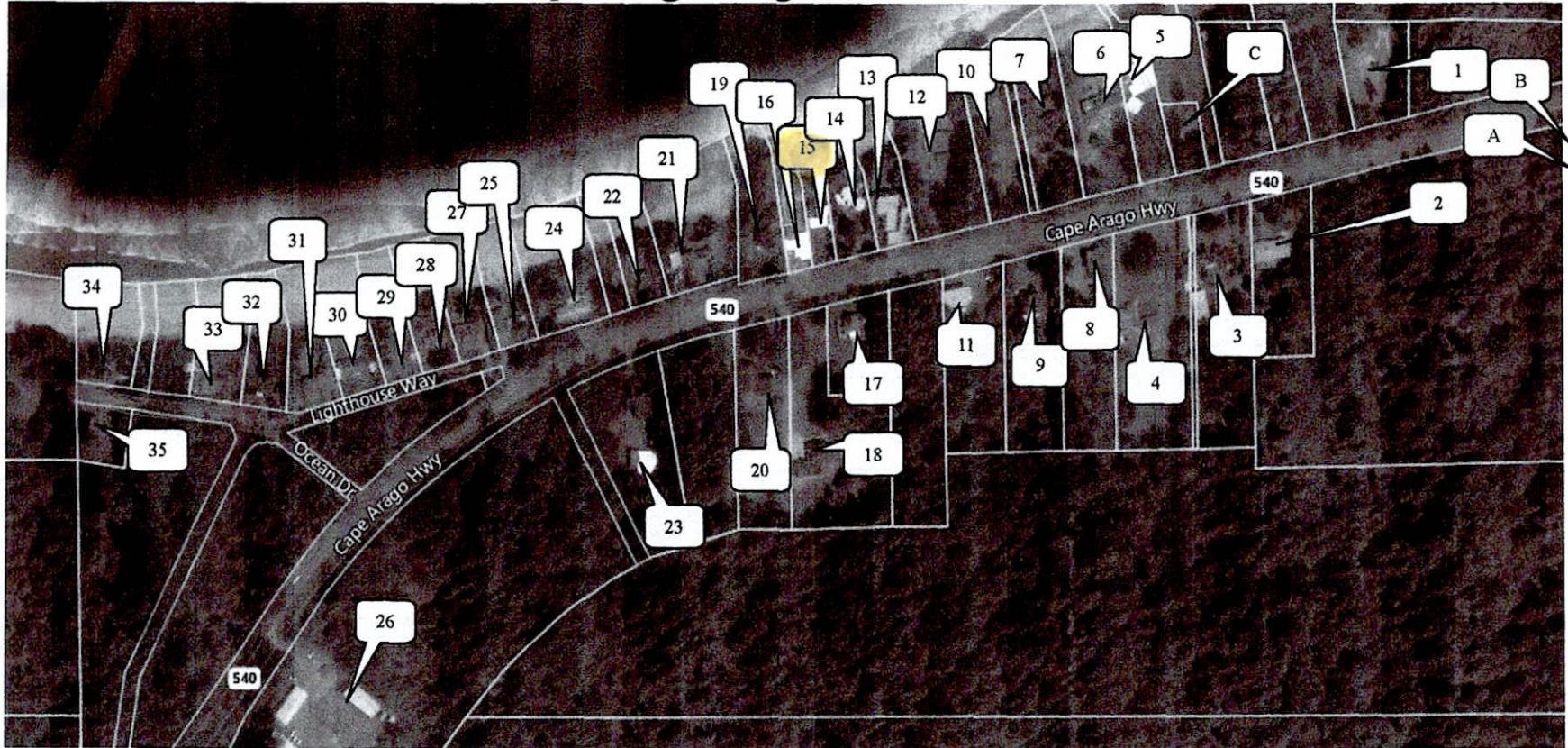
This criterion just required acknowledgment that an applicant/property that in the event of sale of the property a review is required to continue the approved short term/vacation real use. A deed restriction will be required to be recorded as a condition of approval.

Applicants Response:

I understand that we cannot transfer the Compliance Determination Application. We do not intend to sell the property. We are hoping in the future that my son will be able to live in the house full time in the next 10 years.

①

Cape Arago Neighborhood Watch



ID	Contact	Cape Arago Address	Phone	Cell	E-mail (Primary)
A	Mark & Vicky Pasternak	90158 Cape Arago Hwy		(541) 790-9472	vicpastern@charter.net
B	Al Solomon & Jean Adamson	90156 Cape Arago Hwy	(541) 808-0877	(541) 294-6182 (541) 294-3403	Allen.m.solomon@gmail.com J5admson@gmail.com
C	Connie Eslinger	90077 Cape Arago Hwy	(541) 808-8829		
1	Matthews, Dan and Sharon Strong	90087 Cape Arago Hwy	(541) 888-8086	(541) 207-7590	Danrmattthews99@gmail.com
2	Barton, George & Barbara	90056 Cape Arago Hwy	(541) 888-3876		
3	Bill Henderson & Kathy Hornstuen	90046 Cape Arago Hwy	(541) 888-4582	(541) 404-6593	firetrainer1@charter.net
4	Jorgensen, Gilbert & Laura	90040 Cape Arago Hwy	(541) 888-3500	(541) 290-6309	laurajorg@msn.com

Cape Arago Neighborhood Watch

ID	Contact	Cape Arago Address	Phone	Cell	E-mail (Primary)
5	Shimotakahara, Steven & Eva	90039 Cape Arago Hwy	(541) 808-9125	(541) 297-1363	eva@epuerto.us
6	Murray, Rob & Leslie	90031 Cape Arago Hwy	(503) 869-0085	(503) 954-4490	rrmurr04@gmail.com
7	Katelyn (Katie) Doyle & Chris Baio	90029 Cape Arago Hwy	(917) 690-1615	(914) 772-3132	Katelyn.Doyle@gmail.com Chris.Baio@gmail.com
8	Ivan Hornstuen (Rental)	90022 Cape Arago Hwy			ivanhornstuen89@yahoo.com
9	Sandoval, Valerio	90012 Cape Arago Hwy	(480) 227-3113		valsandoval@yahoo.com
10	Gaudette, Mike & Nicklyn	90011 Cape Arago Hwy		(541) 297-4646	mikegaudette1@yahoo.com
11	Francis, Jim & Myrna	89996 Cape Arago Hwy	(925) 685-9327	(925) 890-1322	jifrancis1935@comcast.net
12	Hargens, Randy & MJ	89995 Cape Arago Hwy	(541) 808-2058	(503) 708-6264	rlmjh@aol.com rhargens@us.ibm.com
13	Hewitt, Dann & Karen	89983 Cape Arago Hwy	(541) 888-3939	(541) 297-7081 (541) 297-7080	svstarrynight@gmail.com
14	Rueger, Greg & Barbara	89979 Cape Arago Hwy	(541) 888-4789	(510) 455-1777	gbir@ix.netcom.com
15	Jones, Ruth and Thatcher	89973 Cape Arago Hwy	(541) 895-2955	(541) 517-5004	nnsato@msn.com
16	Jones, Ruth	89967 Cape Arago Hwy	(541) 840-5618		ruthjones@me.com
17	Hewitt, Dann & Karen (rental)	89970 Cape Arago Hwy	(541) 888-3939	(541) 297-7081 (541) 297-7080	svstarrynight@gmail.com
18	Sperber, Tim & Jan	89962 Cape Arago Hwy	(541) 808-0933		tisp000@gmail.com
19	Kelly, Mark & Gail rental	89959 Cape Arago Hwy		(503) 880-4440 (503) 880-0075	mkellys4@aol.com
20	Pennington, Kristi	89954 Cape Arago Hwy			kristipennington@msn.com
21	McDougall, Al & Pati	89945 Cape Arago Hwy	(541) 808-2078	(541) 808-8721	patimac87@aol.com
22	Keizer, Phillip J (PJ)	89941 Cape Arago Hwy			keizerpi@aol.com
23	Navarra, Nicklos & Marlene	89932 Cape Arago Hwy	(541) 888-8744		
24	Francis, Jim & Myrna Kaufer, George & Joe Ann	89927 Cape Arago Hwy		(360) 921-8090	gkaufer@aol.com
25	York, Bill and Jodi	89909 Cape Arago Hwy	(541) 217-4114		wiyork@gmail.com
26	St. Oregon - Parks Building	89814 Cape Arago Hwy			
27	Carrigan, Gillis	89241 Lighthouse Way	(650) 273-2976		gimcarrigan@gmail.com
28	Williamson, Eddie	89233 Lighthouse Way			
29	O'Reilly, Jim & Kathy Tryner	89227 Lighthouse Way	(630) 596-6435		jim@mcsvision.com
30	Spencer Rogers	89219 Lighthouse Way	(503) 695-5195	(503) 317-3317	Spencer5195@gmail.com

Cape Arago Neighborhood Watch

ID	Contact	Cape Arago Address	Phone	Cell	E-mail (Primary)
	Russell Johnston (renter)			(907) 414-3510 (R)	Russelljohnston@gmail.com
31	Littlefield, Jon & Lee	89211 Lighthouse Way	(541) 888-4434		illittlefield@charter.net
32	Mendizabal, Susi & Dr. Christian Bauer/Dr. Mislen Bauer	89197 Lighthouse Way	(541) 888-4090 (305) 775-1468	(214) 729-9459 (305) 794-4989	hippiesusi@yahoo.com Mislen21@gmail.com cristiaanb@aol.com
33	Dr. Kim and Rochelle Slight	89181 Lighthouse Way	(307) 272-6100	(307) 250-3735	rkslight@gmail.com
34	Romanko, Robert & Pamela	89167 Lighthouse Way			
35	Davis, Jeremy & Heather	89166 Lighthouse Way	(907) 617-7342		davisji@gmail.com

Additional Contacts

Contact	Address	Phone	E-mail	Notes
Tim Hyatt	62785 Cottell Lane	(541) 297-0350	rodgerfloyd@hotmail.com	Sunset Golf Course

Emergency Numbers

Contact	Address	Phone	E-mail	Notes
Coos Bay Police – Crime	500 Central Avenue	9-1-1		Call if crime in progress
Coos Bay Police – Non-Crime	500 Central Avenue	(541) 269-8911		Non-emergency
Coos County Sheriff's Office	250 N Baxter St. Coquille	(541) 396-2106		Emergency - dispatch
Coos County Sheriff's Office	250 N Baxter St. Coquille	(541) 396-7800	GFabrizio@co.coos.or.us jason.patterson@co.coos.or.us	Non-emergency (Chris, receptionist)
US Coast Guard	250 N Baxter St. Coquille	(541) 888-3267		Distress Number for Ocean / Shoreline
Tribe Law Enforcement	Lighthouse and Adj. Prop.	(541) 997-6011		Lighthouse and Lighthouse Way Property
St. Oregon – Parks Department	89814 Cape Arago	(800) 551-6949		

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REMIT TO:
COOS BAY - NORTH BEND
WATER BOARD
P.O. BOX 539
COOS BAY, OR 97420-0108



(541) 267-3128
P.O. BOX 539
COOS BAY, OR 97420-0108

PRESORTED
FIRST-CLASS
MAIL
U S POSTAGE
PAID
COOS BAY, OR
PERMIT NO. 207

RETURN STUB WITH PAYMENT



ACCOUNT NUMBER
012492-001

CUSTOMER
RUTH JONES MC GREGOR
89973 CAPE ARAGO HWY

DATE DUE
10/13/2022

AMOUNT DUE
42.19

KEEP THIS STUB FOR YOUR RECORDS
FOR: 012492-001
89973 CAPE ARAGO HWY
Period: 8/26/2022 - 9/28/2022

READINGS
Current Previous Cons
31702 31385 317

Previous Bal 41.32
Payments -41.32
Adjustments 0.00
Water 37.19
Misc. 0.00
Surcharges 5.00

DATE DUE 10/13/2022
RUTH JONES MC GREGOR
89967 CAPE ARAGO HWY
COOS BAY, OR 97420-7629

AMOUNT DUE

42.19

10/11



BILLING DATE: **Mar 10, 2022** ACCOUNT NUMBER: **68220967-001 2** DUE DATE: **Mar 28, 2022** AMOUNT DUE: **\$193.30**

ITEM 2 - ELECTRIC SERVICE

89973 Cape Arago Hwy Coos Bay OR
Residential Schedule 4

METER NUMBER	SERVICE PERIOD		ELAPSED DAYS	METER READINGS		METER MULTIPLIER	AMOUNT USED THIS MONTH
	From	To		Previous	Current		
81234601	Feb 7, 2022	Mar 8, 2022	29	14722	15065	1.0	343 kwh

Next scheduled read date: 04-06. Date may vary due to scheduling or weather.

NEW CHARGES - 03/22	UNITS	COST PER UNIT	CHARGE
Basic Charge - Single Phase			9.50
Delivery Charge	343 kwh	0.0462500	15.86
Supply Energy Charge Block 1 for 29 day(s)	343 kwh	0.0480900	16.49
Federal Tax Act Adjustment	343 kwh	-0.0006300	-0.22
Oregon Corp Activities Tax Adj		0.0054000	0.22
System Benefits Charge	343 kwh	0.0058800	2.02
Public Purpose		0.0150000	0.66
Low Income Assistance			1.04
B P A Columbia River Benefits for 29 day(s)	343 kwh	-0.0114200	-3.92
Total New Charges			41.65

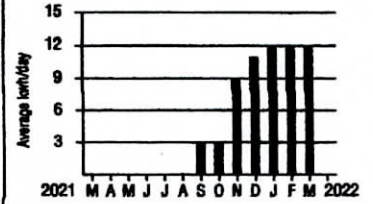
When you provide a check as payment, you authorize us to use the information from your check either to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as we receive your payment and you will not receive your check back from your financial institution. If you would like to opt out of this program and continue processing your payment as a check transaction, please call 1-800-895-0561. If you have opted out previously, please disregard this message.

Choose a new Time of Use plan. You'll save money on your bill when you shift your energy use away from on-peak hours from 5-9 p.m. each evening. Visit pacificpower.net/tou or call 1-888-221-7070.

Looking for other ways to pay?

Visit pacificpower.net/pay for all your options. You can choose to pay on your device using our mobile app, on our website, at a pay station in your community, or pay over the phone by calling 1-888-221-7070.

Historical Data - ITEM 2



Year Average Daily kwh Usage by Month

PERIOD ENDING	MAR 2022	MAR 2021
Avg. Daily Temp.	46	46
Total kwh	343	0
Avg. kwh per Day	12	0
Cost per Day	\$1.44	\$0.00

New Mailing Address or Phone?

Please print your new information below and check the box on the reverse side of this Payment Stub. Thank you.

ACCOUNT NUMBER: **68220967-001 2**

LAST _____ FIRST _____ M.I. _____

NEW STREET ADDRESS _____

CITY _____

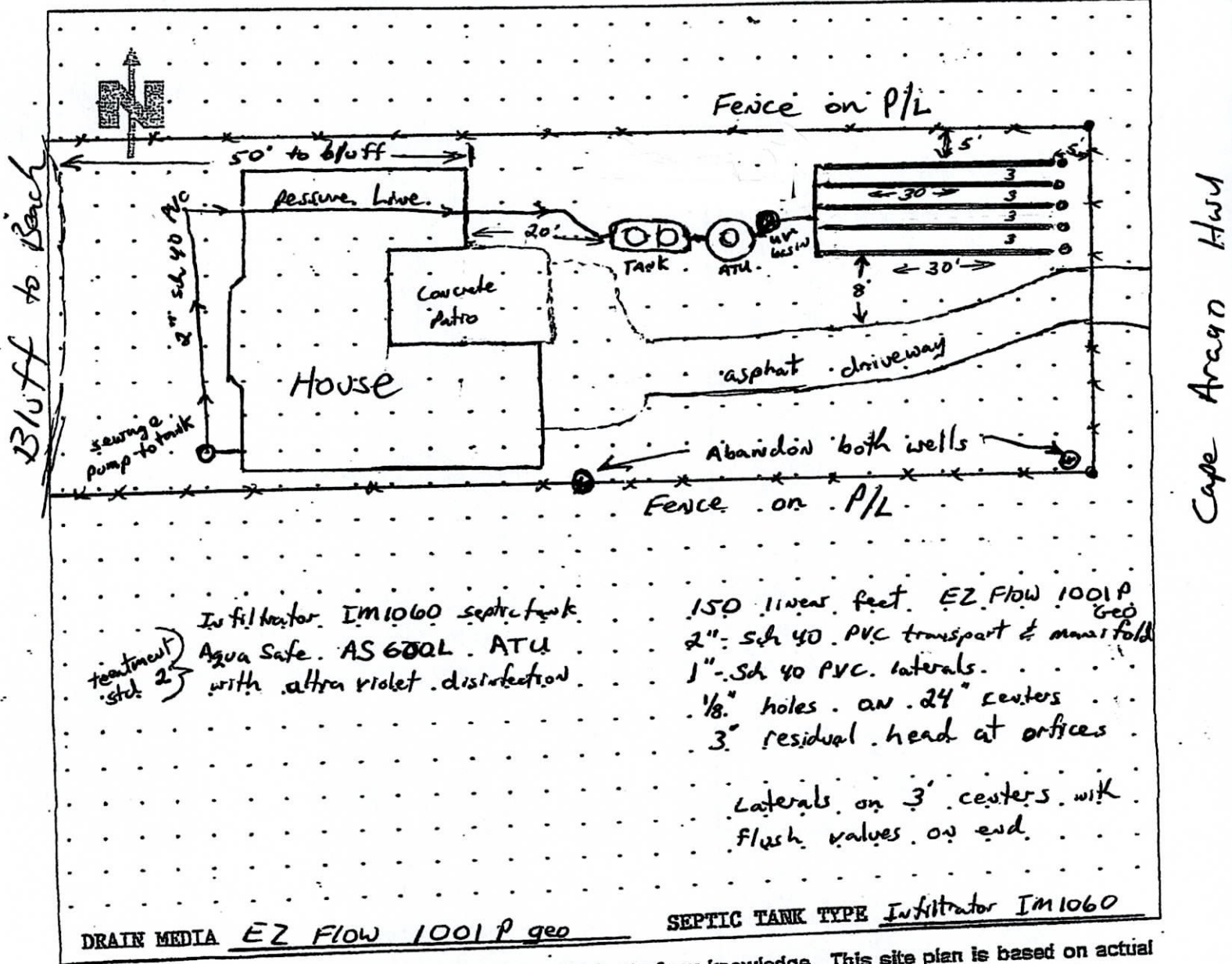
ST _____ ZIP _____ TELEPHONE NUMBER _____

This product contains fiber from well-managed, independently certified forests.

SITE PLAN FOR CONSTRUCTION / INSTALLATION

Site Plan Must Be Current Property Owner: Jones, Ruth Site ID: _____
 Site Address: 89973 Cape Arago Hwy City: Coos Bay County: Coos
 Township: 26S Range: 14W Section: 04 DC Tax Lot: 1700
 Acres: .34 Subdivision: _____ Lot: _____ Block: _____

Scale: 1 Square = 5' Feet **SITE PLAN MUST SHOW ALL PROPERTY LINES AND DIMENSIONS**



filtration IM1060 septic tank
 Aqua Safe AS600L ATU
 with ultra violet disinfection

150 linear feet EZ FLOW 1001 P Geo
 2" sch 40 PVC transport & manifold
 1" sch 40 PVC laterals
 1/8" holes on 24" centers
 3" residual head at orifices

Laterals on 3' centers with
 flush valves on end.

DRAIN MEDIA EZ FLOW 1001 P geo SEPTIC TANK TYPE Infiltrator IM1060

I certify that the above information is accurate to the best of my knowledge. This site plan is based on actual measurements and conditions on the site.

I am the Owner or Authorized Agent Name (please print): John Rempelos
 Signature: [Signature] Date: 1-27-22

Renewal Declarations Businessowners Policy



Please read your policy

American Family Insurance Company
6000 American Parkway
Madison WI 53783

For customer service and claims service
24 hours a day, 7 days a week

1-800-MY AMFAM (1-800-692-6326)
amfam.com

Named Insured And Mailing Address

Ruth E Jones
89967 Cape Arago Hwy
Coos Bay OR 97420-7629

Additional Named Insured(s)

Thatcher Jones

Policy Information

Policy number	Policy period	Billing account number
91001-91618-84	8/25/2022 to 8/25/2023 12:01 A.M. Standard Time at your mailing address shown above.	670-524-507-86

Business and Operations Information

Year Started: 2021
Description of Business and Operations: Home rented to others
Form of Business: Individual

Insurance applies only for coverages for which a limit of insurance or the word "Included" is shown unless coverage is provided by an endorsement. Blanket Insurance applies only for coverages for which a Blanket Limit of Insurance is shown.

As of the effective date of this policy, the Limit of Insurance as shown includes any increase in the limit due to Inflation Coverage.

In return for the payment of the premium, and subject to all of the terms of this policy, we agree with you to provide the insurance as stated in this policy.

0000 00020023 000321 0000



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Policy Number: 91001-91618-84

Location 1 - Location Details	
Program: Rental Dwelling	
Location Address: 89973 CAPE ARAGO HWY COOS BAY OR 97420-7629	
Location Description: 89973 Cape Arago	
Location 1 - Location Level Coverages	
Per Location Property Deductible (Apply Per Location, Per Occurrence)	
Deductible	\$2,500

0000 00030023 000321 0000

