File Number : ACU-23-015 DR-23-030

COOS COUNTY CONDITIONAL USE LAND USE APPLICATION

SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL PLANNING@CO.COOS.OR.US PHONE: 541-396-7770

If the fee is not included the application will not be processed

(If payment is received on line a file number is required prior to submittal)

Date Received: 3/20/23 *Receipt #:* 239867 *Amount:* $1,876.00 *Received by:* P.DM

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) Glen and Sharon Baker

Mailing address: 54824 Robinson Road Coquille, Oregon 07423

Phone: 661-444-8101 Email: cottageintheclouds@yahoo.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
28S	12W	29	C	A	1000
Select	Select	Select	Select	Select	

Tax Account Number(s): 869002
Tax Account Number(s)

Zone: Select Zone Rural Residential-2 (RR-2)
Please Select

B. Special Districts and Services

Water On-Site (Well or Spring) Sewage Disposal On-Site Septic

School Myrtle Point Fire District Coos Bay RFPD

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

- [x] Administrative Conditional Use for vacation rental
- [ ] 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. [X] A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
   1. [X] A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
   2. [X] A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
   3. [X] A complete description of the request, including any new structures proposed.
   4. [X] If applicable, documentation from sewer and water district showing availability for connection.

II. [X] A plot plan (map) of the property. Please indicate the following on your plot plan:
   1. [X] Location of all existing and proposed buildings and structures
   2. [X] Existing County Road, public right-of-way or other means of legal access
   3. [X] Location of any existing septic systems and designated repair areas
   4. [X] Limits of 100-year floodplain elevation (if applicable)
   5. [X] Vegetation on the property
   6. [X] Location of any outstanding physical features
   7. [X] Location and description (paved, gravel, etc.) of vehicular access to the dwelling location

III. [X] A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

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

If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. Signatures required below for application processing.

Glen Baker _____

Sharon Baker _____

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: 54825 Robison Road Coquille 97423

Type of Access: Select Easement Name of Access: Robinson Road

Is this property in the Urban Growth Boundary? Select NO
Is a new road created as part of this request? Select 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.

Most important Distances

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: _____

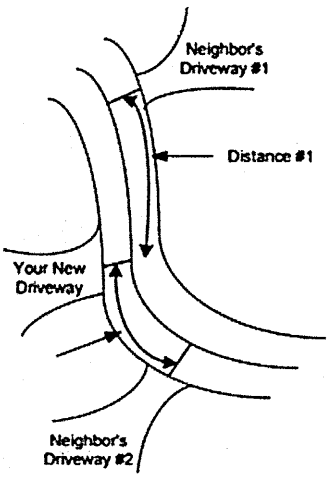
☐ Driveway ☐ Parking ☐ Access ☐ Bonded Date: Receipt #_____

File Number: DR-21-

ADDRESS APPLICATION INFORMATION FILE NUMBER: AD-

ADDRESS OF DRIVEWAY #1 CLOSEST TO YOUR NEW DRIVEWAY: Existing / Built 1959

DISTANCE FROM DRIVEWAY #1 TO YOUR NEW DRIVEWAY: Existing/Built 1959
Is this driveway on the same side of the road as your Driveway: Select



ADDRESS OF DRIVEWAY #2 CLOSEST TO YOUR NEW DRIVEWAY: Existing/Built 1959

DISTANCE FROM DRIVEWAY #2 TO YOUR NEW DRIVEWAY: Existing/Built 1959
Is this driveway on the same side of the road as your Driveway: Select

The distance information is important from your new driveway to the closest driveways on either side of you (doesn't matter which side of the road) and what the addresses are to those two driveways. This information is important to include in the formula used to calculate the correct address.

Staff from the County Road Department will place the stake and once the driveway stake has been placed, it must not be moved. If your stake is removed or damaged you may purchase replacements.

Additional Notes or directions:

☑ This application is not required.

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: Select Well Sewage Disposal Type: Select New 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? 2-4 guests per stay
- Will food be offered as part of the an on-site business? NO
- Will overnight accommodations be offered as part of an on-site business? Yes
- What will be the hours of operation of the business? N/A

Please check ☐ if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

☐ This application is found to be in compliance and will require no additional inspections

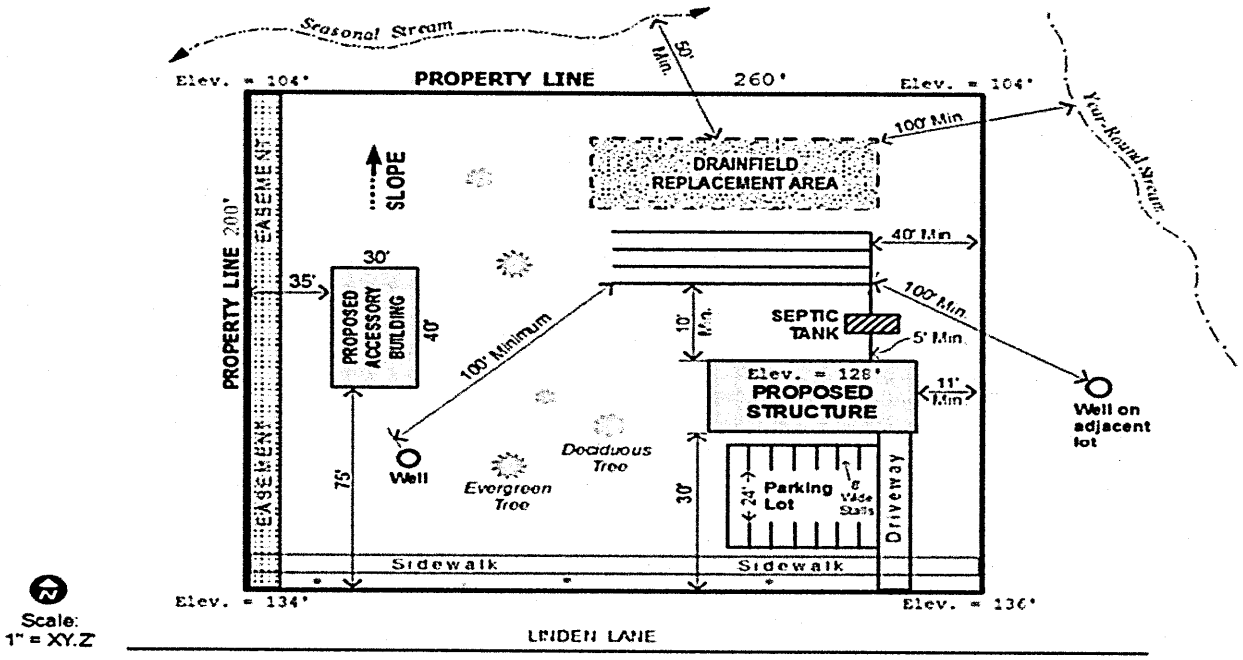
☐ This application is found to be in compliance but will require future inspections

☐ This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Heath Division to make an appointment.

Additional Comments:

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

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:
At a minimum, the site plan should provide information on the following items:

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

- Please add any additional Road or parking items from the parking form.

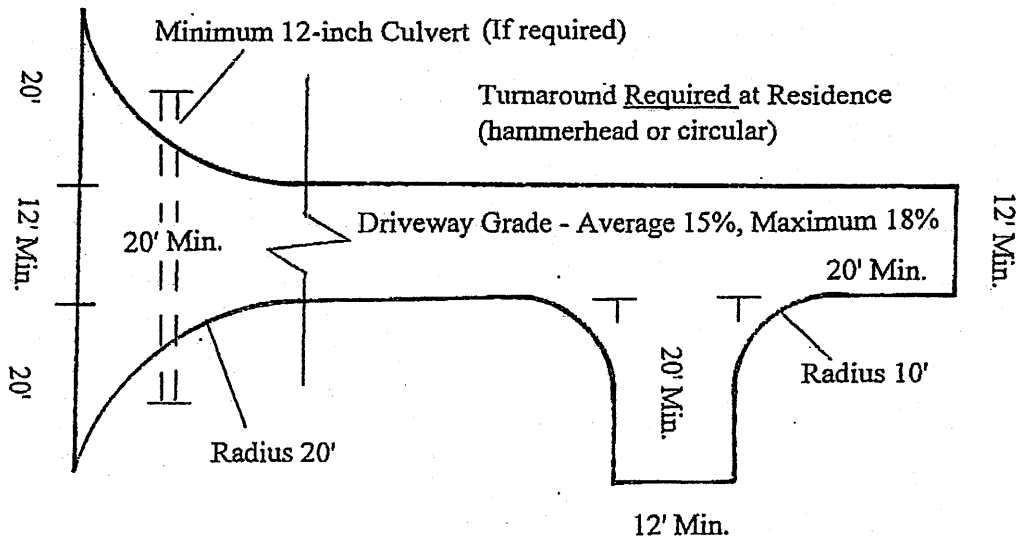
ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

Sight Distance Requirements (at the approach entrance)

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

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

Figure 7.1.425



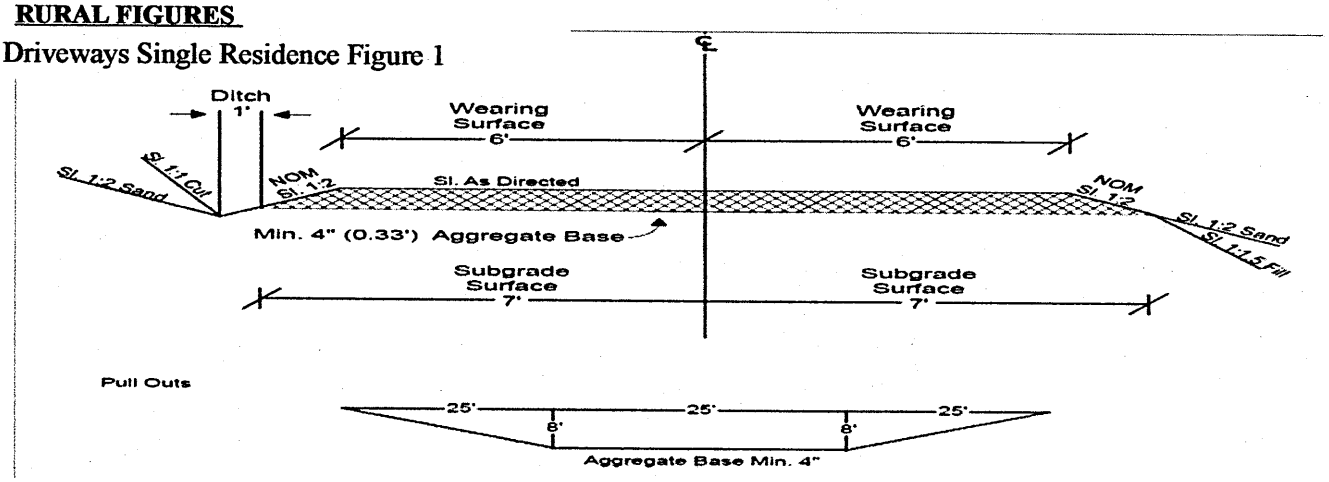
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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

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

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

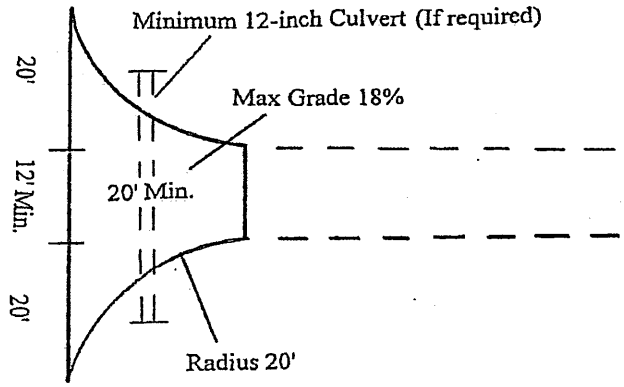
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

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

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

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

Figure 7.1.450

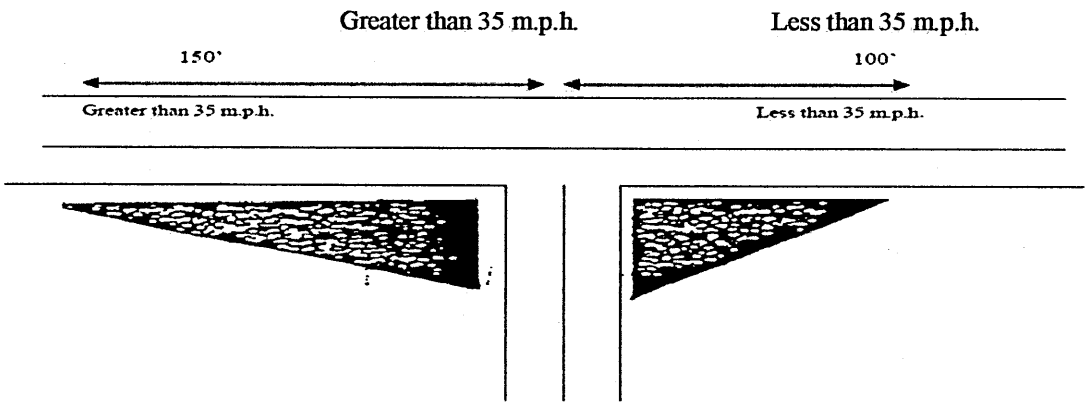


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

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

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



PARKING STANDARDS

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

$ 1,800 1st pay

Driveway inspection

health

Pay up front

Approx 2 mth approval

no yearly fee

no TOT

Attached written statement for proposed vacation rental cottage by owner.

54825 Robison Road Coquille 97423.

As per Coos County Land Use Application page two, section D.

#1 Residence is already zoned RR2.

#2 The property is a 576 sq ft single level home, with a garage and storage area underneath, built in 1959 on a 9147 sq ft lot as a guest house for our residence, 54824 Robison Rd built in 1953 and is a 1946 square foot single story on a .91 of an acre where we reside.

There is also a carport attached to the main structure for guest parking and a pole barn to the rear of the property for our personal use. The lot is gently sloped and is higher in the back and the cottage is built into this slope.

Access to the cottage is from our private easement and is for the Myrtle Heights subdivision, which leads from Lee Valley Rd to Robison Rd. The easement runs down the edge of 54824 Robison Rd and separates our main home from our cottage. The easement is paved and the driveway to the cottage carport is gravel.

Foliage on the properties consists of Fir with a few Cedar trees, Willows and blackberry patches.

#3 Our request is for your approval of a conditional use permit for 54825 Robison Rd to be used as a vacation rental cottage. During the non-tourist seasons the intended use for the cottage will be for traveling medical personal.

No new structures are proposed.

#4 As no new structures are necessary, connection availability is not applicable to our proposed vacation rental, built in 1959.

RECORDING REQUESTED BY:

TICOR TITLE

105 E 2nd Street
Coquille, OR 97423

Coos County, Oregon	**2022-04114**
$96.00 Pgs=3	**05/03/2022 01:18 PM**
eRecorded by: TICOR TITLE COQUILLE - 105 E. 2ND ST. OR 97423	
Diris D. Murphy, Coos County Clerk	

GRANTOR'S NAME:
Fred W. Simmons

GRANTEE'S NAME:
Glen D. Baker and Sharon A. Baker

AFTER RECORDING RETURN TO:
Order No.: 360621038167-TT
Glen D. Baker and Sharon A. Baker, as tenants by the entirety
54824 Robinson Road
Coquille, OR 97423

SEND TAX STATEMENTS TO:
Glen D. Baker and Sharon A. Baker
54824 Robinson Road
Coquille, OR 97423

APN: 7343500
869002
Map: 28-12-29CA TL900
28-12-29CA TL1000
54824 & 54825 Robinson Road, Coquille, OR 97423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Fred W. Simmons, Grantor, conveys and warrants to **Glen D. Baker and Sharon A. Baker, 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:

PARCEL 1:

Lot 10, Plat of Myrtle Heights, Coos County, Oregon.

PARCEL 2:

A tract of land adjacent to the Myrtle Heights plat more particularly described as follows: Beginning at an iron rod post at the East boundary of the Norway-McKinley County Road and the South boundary of the unnamed dedicated road lying adjacent to and South of Lot 10 of the platted tract of Myrtle Heights, and running thence along the South boundary of said unnamed road North 51° 26' East 191.36 feet to the point of intersection of a curve to the right and passing through an iron rod post at the point of curve of said curve at 149.23 feet from the point of beginning; thence North 88° 28' East and at 42.13 feet passing through an iron rod post marking the end of curve of the aforesaid curve, a total distance of 67.55 feet to an iron rod post; thence South 26° 08' West parallel to the Bonneville Power Administration right of way 74.60 feet to an iron rod post across the creek; thence South 73° 38' West 192.00 feet to the point of beginning; lying and being in the North ½ of the Southwest quarter of Section 29, Township 28 South, Range 12 West of the Willamette Meridian, Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS **($380,000.00)**. (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" 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.

STATUTORY WARRANTY DEED
(continued)

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

Dated: 5-2-22

Fred W. Simmons

Fred W. Simmons

State of Oregon
County of Jos

This instrument was acknowledged before me on May 2, 22 by Fred W. Simmons.

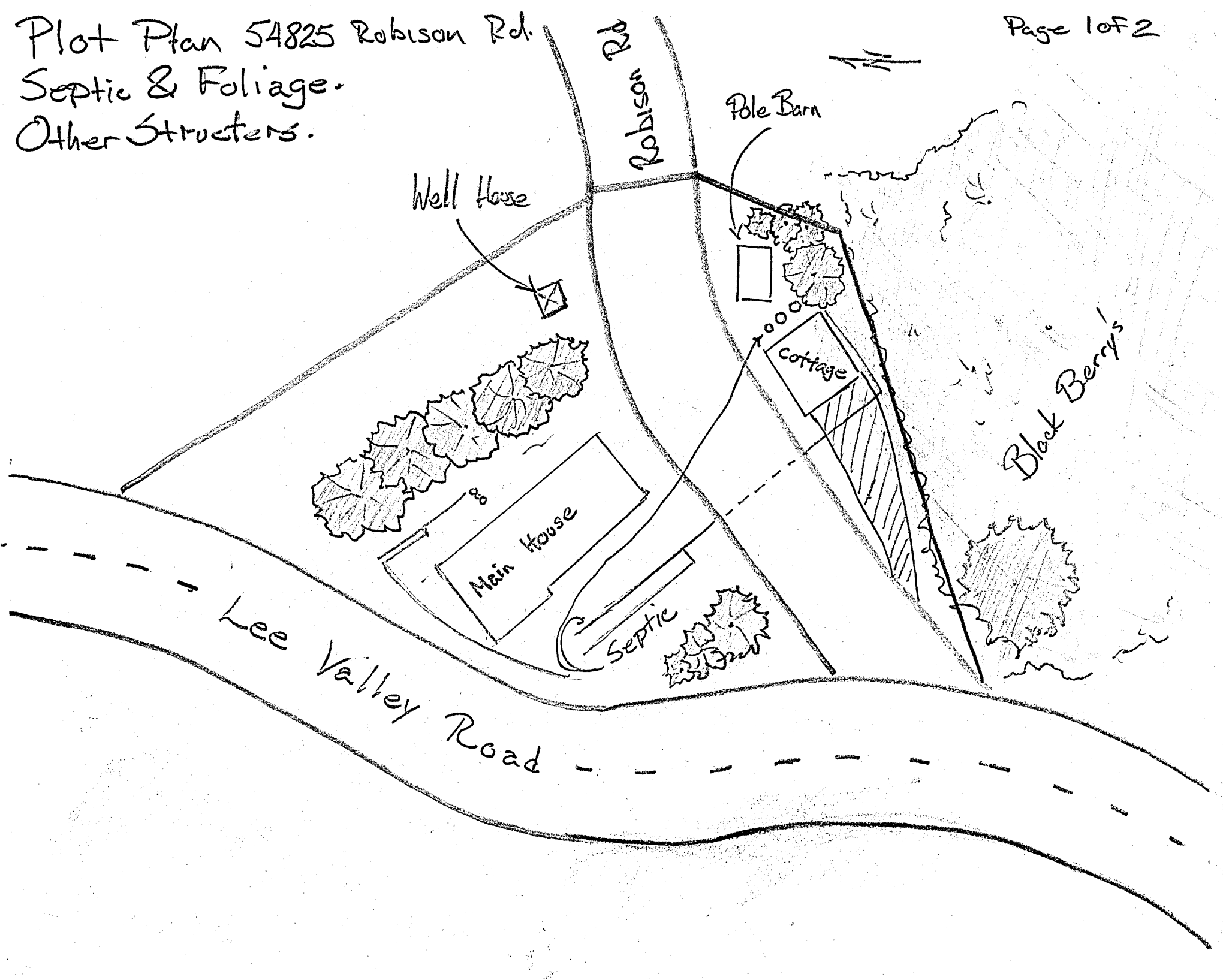
Ann Banks Parker

Notary Public - State of Oregon

My Commission Expires: April 13, 2024

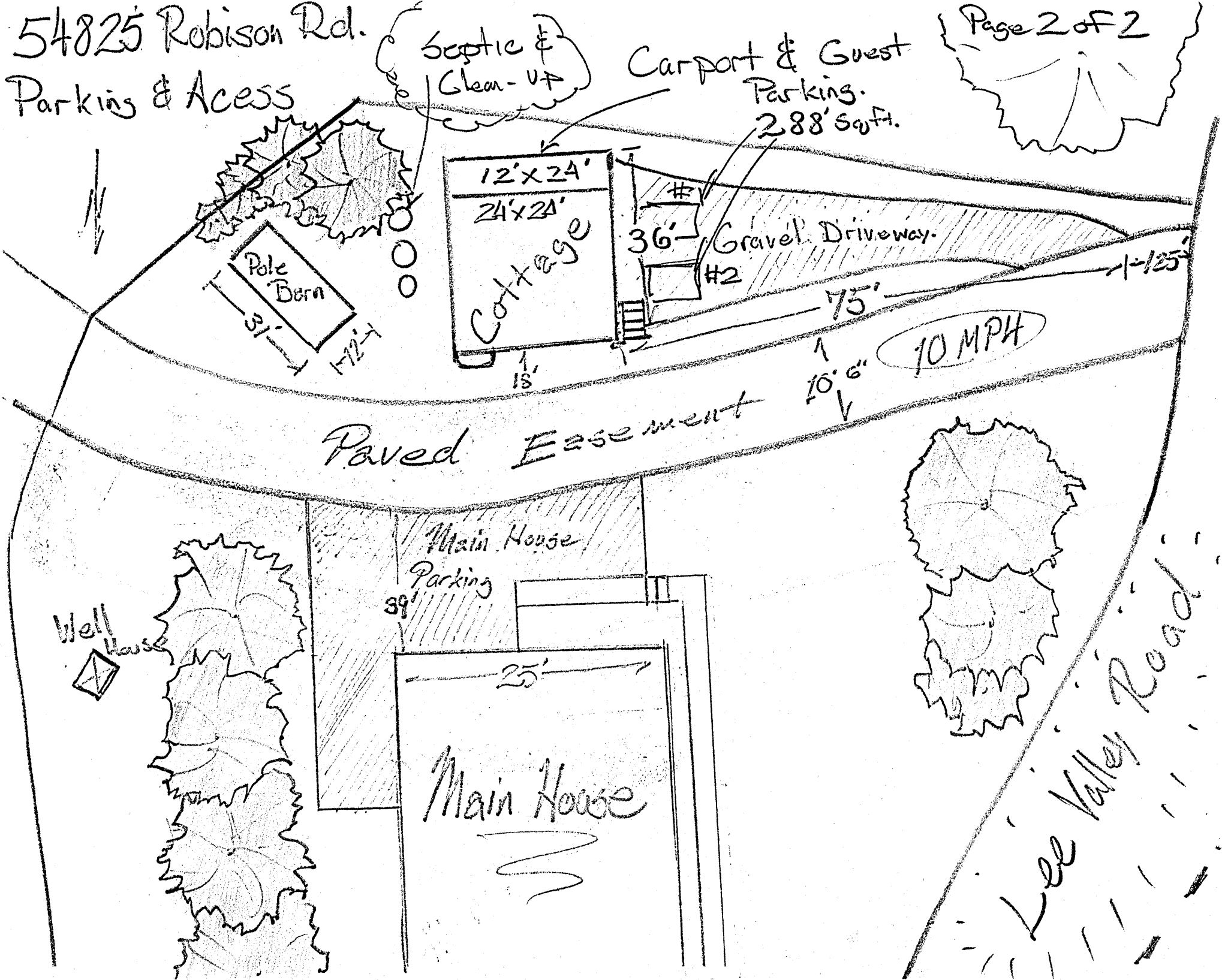
OFFICIAL STAMP
ANN BANKS PARKER
NOTARY PUBLIC - OREGON
COMMISSION NO. 999139
MY COMMISSION EXPIRES APRIL 13, 2024

Plot Plan 54825 Robison Rd.
Septic & Foliage.
Other Structers.



54825 Robison Rd.

Parking & Acess



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 vacation rental is zoned RR-2 and is approximately ½ mile from the Coquille Valley Elks Club, which has a Lodge area with bar serving lunch and dinners, as well as a banquet hall for special events. There is a pro shop as well as a nine hole golf course, which is located across from our home and vacation cottage on Lee Valley Road. They also have 8 rv spaces for golfer's, and because of the close proximity to the Lodge, our vacation cottage will help to accommodate them as well. Our nearest adjacent neighboring properties are approximately 2,000 feet away and there are large fir trees and other vegetation obscuring the view of our cottage. We live onsite 24/7, we will enforce quiet hours from 10pm to 7am, we have onsite parking and will limit to 2 vehicles and our guest limit is 4 adults or a family of 5 with small children. I am the manager of the vacation rental, Sharon Baker 661-444-8101. I will also be cleaning and sanitizing the unit under the covid protocol guidelines os Air Bnb. We will not have any employee s. I am a successful owner operator of a previous vacation rental in Idyllwild CA, with a 4.99 star superhost status with Air BnB. I was also a member of VRON, vacation rental owners and neighbors in Riverside County CA. Our main goal was to ensure that vacation rentals existed and were operated responsibly and in harmony with our communities.

(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.

<u>Applicants Response:</u> We have reviewed the requirements and questionnaire of the Coos County Health and Wellness Dept, as well as the Tourist Accommodation Application. We will not be providing food for our guests, and we do not have a pool or spa. We have a private well that was inspected and tested in May 2022. We also have a newly installed Aerobic septic system that is inspected regularly. We have submitted our Annual Operation and Maintenance Report to The Department of Environmental Quality Water Division.

(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.

<u>Applicants Response:</u> We have onsite parking, there is 288 square feet of covered carport parking, as well as an additional gravel parking area in front of the garage portion of the cottage. Our limit is 2 cars per guest stay. Parking access is a private gravel driveway located on our private easement, which leads to Robinson Road.

(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: We understand the requirements and deed restrictions of said vacation rental in the event that the property is sold. We have no intentions of selling either property as we consider them to be our forever homes.