

File Number : ACU-23-017 McGrath for Notaro



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: _____ 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) Joseph and Negeen Notaro

Mailing address: 3505 N Quarzo Circle, Thousand Oaks, CA 91362

Phone: Applicant: Sheri McGrath 541-982-9531 Email: Applicant: cooscurry@gmail.com

Township: 27S Range: 14W Section: 34 ¼ Section: Select 1/16 Section: Select Tax lots: 100
Select Select Select Select Select

Tax Account Number(s): 7528400 Zone: Select Zone Rural Residential-5 (RR-5)
Tax Account Number(s): _____ Please Select

B. Special Districts and Services

Water On-Site (Well or Spring) Sewage Disposal On-Site Septic
School Bandon Fire District Bandon RFPD

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

- Administrative Conditional Use for Vacation Rental Dwelling
- Hearings Body Conditional Use for _____
- Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
- Beaches and Dunes
- Non-Estuarine Shoreland Boundary
- Significant Wildlife Habitat
- Natural Hazards Flood Landslide Liquefaction Erosion Wildfires
- Airport Surfaces Overlay
- Variance to which standard _____

Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page at the following links: [Map Information](#) Or [Account Information](#)

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

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

I. PROPOSAL AND CRITERIA: A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including time lines.
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).

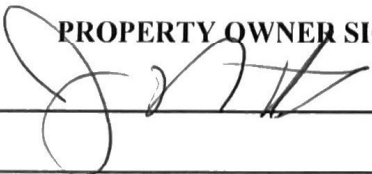

II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- 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: 89825 Medohill Lane, Bandon, OR 97411

Type of Access: Public Road Name of Access: Medohill Lane

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: On-site Well



Sewage Disposal Type: On-site septic



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

- How many employees/vendors/patrons, total, will be on site? **4-6**
- 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, the request is for a VRD Use**
- What will be the hours of operation of the business? **By reservation only**

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

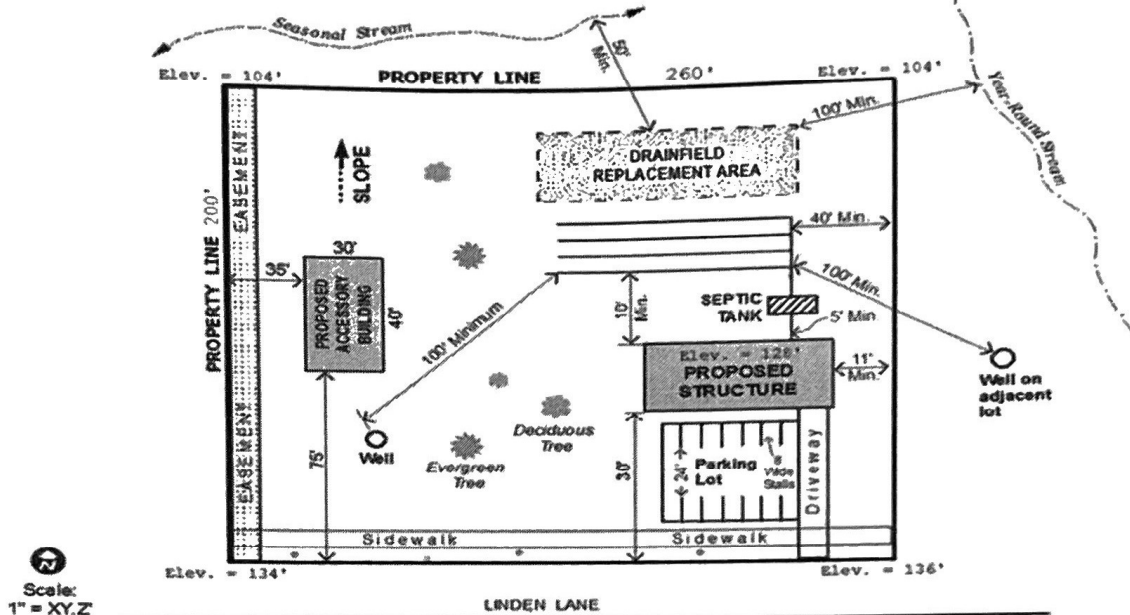
Staff Signature: _____

- 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.

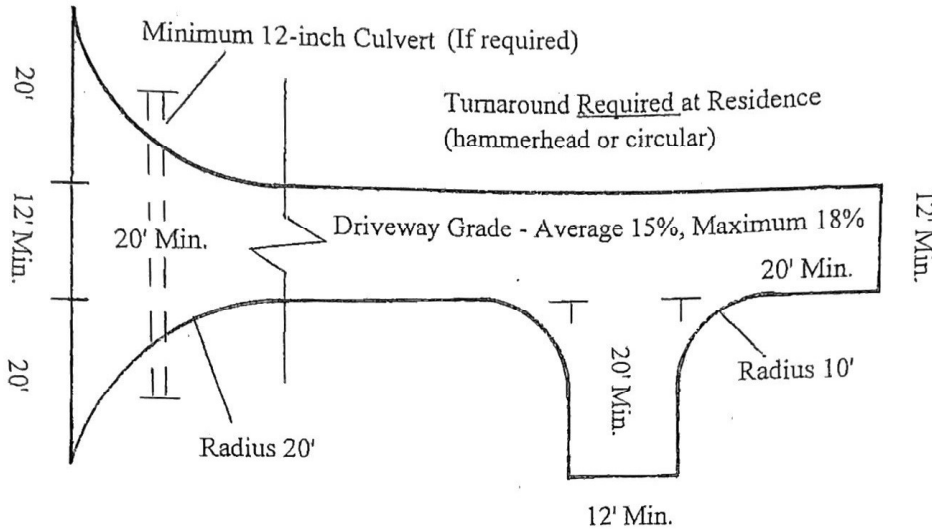
**ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE**

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



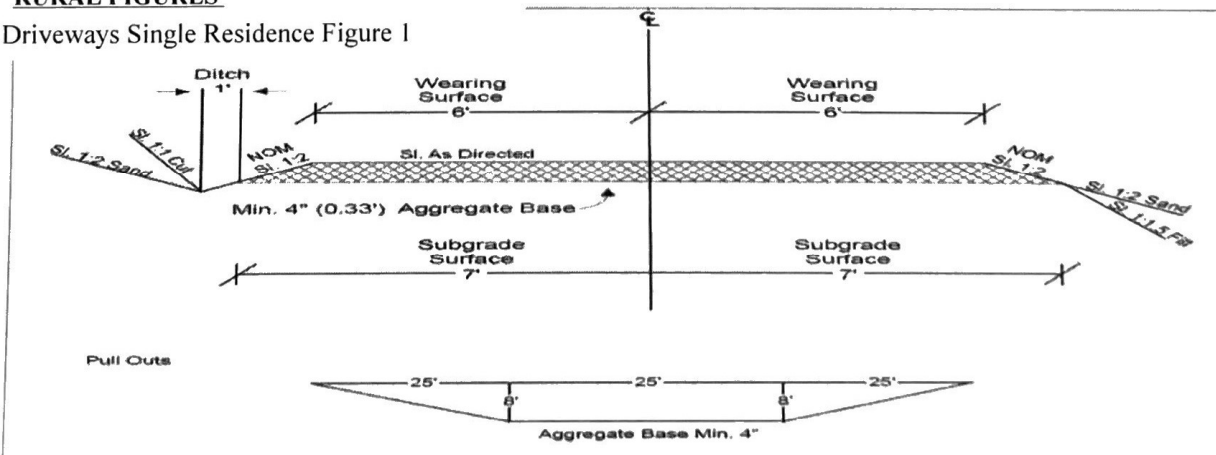
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

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:

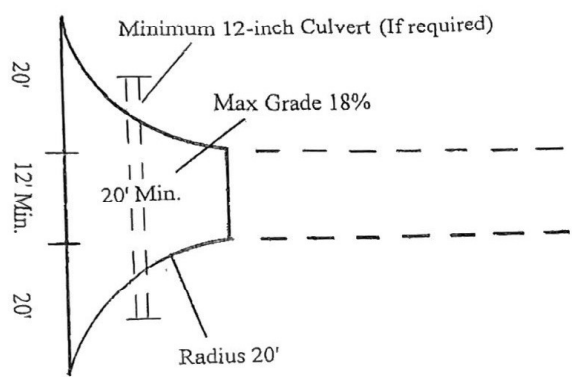
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

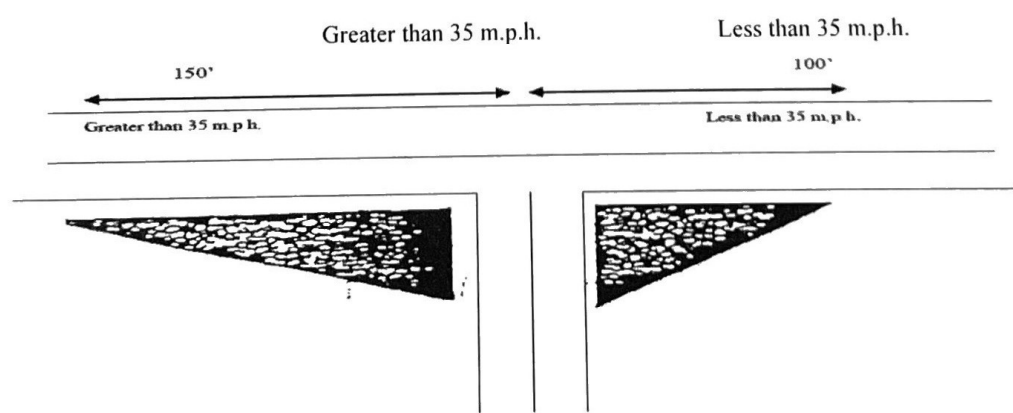


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

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.



**Request for Land Use Authorization for
Site Evaluation or Septic Repair/Replacement Only**
 SUBMIT TO COOS COUNTY PLANNING DEPT. AT 225 N. ADAMS STREET OR
 MAIL TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423.
 EMAIL PLANNING@CO.COOS.OR.US PHONE: 541-396-7770


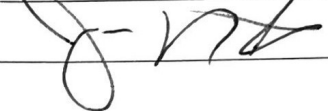
File # SR-____-

Date Received: _____ Fee Received _____ Receipt #: _____ Received by: _____
All fees are due at the time of submittal or the application will not be processed. This application shall be filled out electronically. For assistance please contact Planning Staff.

Land Owner(s) (1) : Joseph and/or Negeen Notaro

Mailing address: 3505 N Quarzo Cir, Thousand Oaks, CA 91362

Phone: _____ Email: notaro3819@gmail.com

Signature:  

Land Owner (2) : Applicant: Sheri McGrath

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

Phone: 541-982-9531 Email: cooscurry@gmail.com

Signature: _____

PROPERTY LOCATION: Property details can be found on your tax statements or by contacting staff.

27S 14W 34 1/4 Section 1/4 Section 100 7528400
 Township Range Section 1/4 Section 1/4 1/4 Section Tax lot Number Tax Account Number

Site Address: 89825 Medohill Lane, Bandon, OR 97411

PROPOSAL:

Site Inspection

Septic Replacement / Repair

SECTION 5.9.100 Zoning Compliance Required:

Zoning Compliance Letters (ZCL) are required to be obtained prior to engaging in any type of development or initiation of use or activity listed in the Coos County Zoning and Land Development Ordinance. However, there may be other types of reviews required before a zoning compliance letter may be issued. A compliance determination form must be submitted to verify compliance with regulations prior to the issuance of a zoning compliance letter by the Coos County Planning Department unless the following applies:

1. If the compliance letter is needed for a sewage disposal system permit or evaluation;
2. If a final land use decision covering the property or site has been issued and is still valid; or
3. If the use or activity involves a Coos County sign-off for a land use compatibility statement (LUCS) as found on state and federal forms a zoning compliance letter will not be required in addition to that form unless the project involves permits from State Building Codes or sewage disposal system permits from Department of Environmental Quality (DEQ).

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

CONSENT FOR REPRESENTATION

I, Joseph and/or Negeen Notaro of 3505 N Quarzo Cir, Thousand Oaks, CA 91362
give permission to Coos Curry Consulting to represent me on all design, permit and
consulting matters concerning the property located on Coos County Tax Assessor's
Map 27-14-34 TL 100 . The tax account for this property is 7528400. The situs address
is 89825 Medohill Ln, Bandon, OR 97411.

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 12 months from the date below, without
requirement of notice.

DATED: January 24, 2023

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT


By: JOSEPH AND/OR NEGEEN NOTARO

March 23, 2023
VACATION RENTAL DWELLING
89825 Medohill Lane
Bandon, OR 97411
27-14-34 TL 100
Tax Account 7528400

PROPERTY OWNER
Joseph and Negeen Notaro
3505 N Quarzo Cir
Thousand Oaks, CA 91362

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

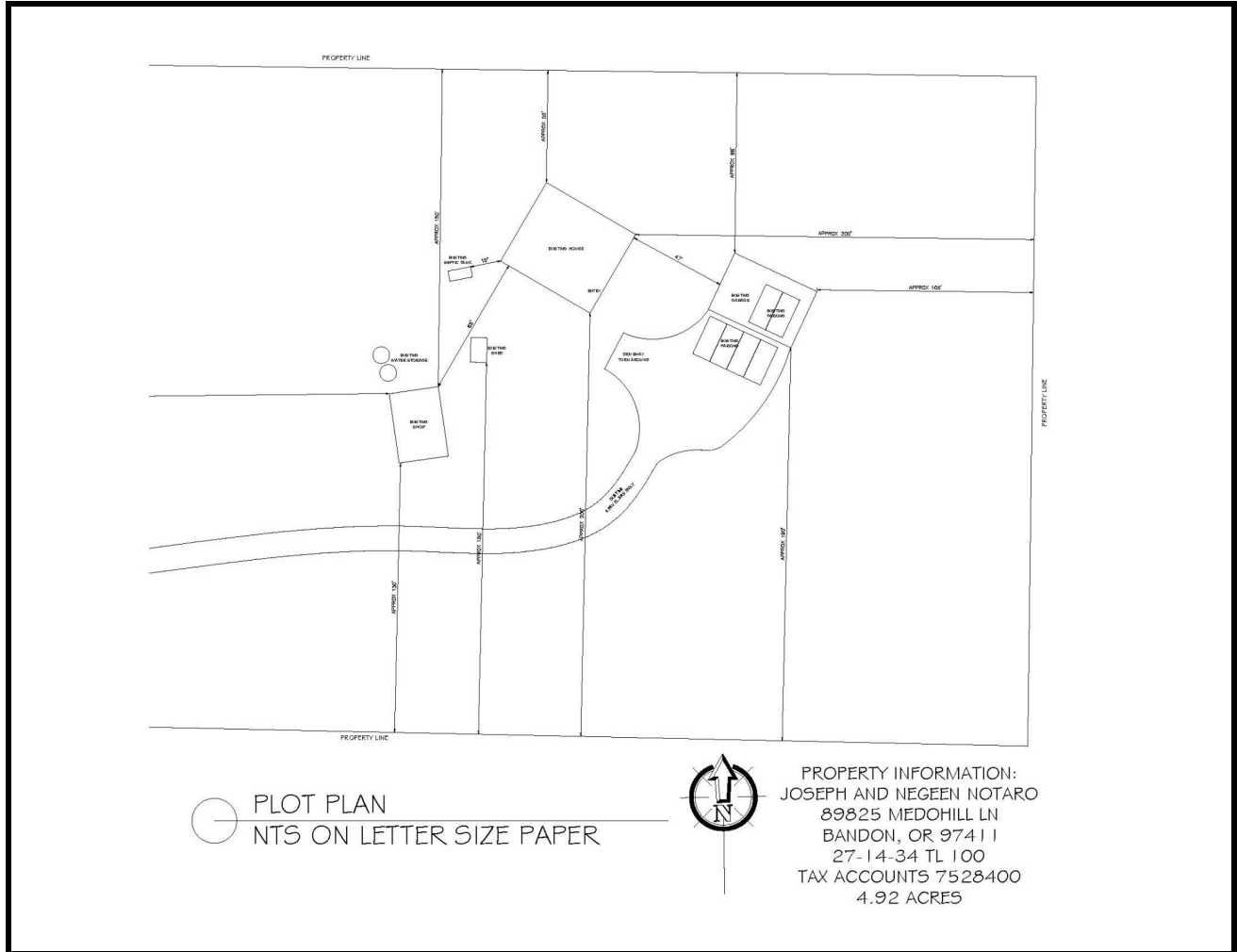
PROJECT NARRATIVE

The subject property is located north of the city limits of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 100 on the Coos County Tax Assessor's Map 27-14-34 and is located in the Rural Residential 5 (RR-5). The property is 4.92 acres in size, and the situs address is 89825 Medohill Lane.

Existing development includes a septic system, well with water storage, detached garage, detached shop accessory structure and a three bedroom manufactured home. The property is not used for farming or forest practices and is not suitable for these uses due to the size of the site. Vegetation consists of a variety of tree types, scrubs and grasses. The property is within 3 miles of the Pacific Ocean beaches and Bandon Dunes Golf Resort.

The property owner is requesting clearance to operate their three bedroom home as a furnished vacation rental dwelling. The maximum number of vehicles that can park on site is 6, and we anticipate no more than 2 on average.

The property manager is located in Bandon and is operating as Vacasa under the direct care of Tracy Powers. They have agreed to be available 24 hours per day 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, so a dedicated parking space is not needed although provided.



EXISTING PLOT PLAN

GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 6 figured at 2 occupants per bedroom.

Number of Parking Spaces: 6 total are provided; 3 for room rental count, 1 for employee and 2 for overflow parking.

Large Gatherings: Gatherings will not be allowed.

Property Manager Details: The property manager is Vacasa % Tracy Powers.

Security: There is a gate at the driveway.

Landscaping/Screening: There is a vegetation buffer ranging from 50'-400' around all structures.

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

Compatibility: The subject property is located north of the City of Bandon. The property is accessed from Medohill Lane off of Hwy 101. Road Recreational opportunities within a short drive of the subject property include Seven Devils State Recreation Site with public beach access (Merchant Beach). Within a three-mile radius from the subject property is the Bandon Dunes Golf Resort, and the Whiskey Run Bike Trails area approximately 5 miles from the property.

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

1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions.

Applicant's Response: Existing development was acknowledged by ZC-17-292 when construction of a new shop was applied for by a previous owner. The plot plan on file showed all current development with exception to a temporary shed less than 120sf in size. Previous ownership had a garden established with a large covered hoop house. The garden and associated hoop houses have been removed.

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 three bedroom manufactured home. There are no shared walls or other dwelling units on the subject site.

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 a parking and plot plan, proof of

an onsite septic system and other information deemed relevant for this review.

STATE OF OREGON
DEPARTMENT OF ENVIRONMENTAL QUALITY

Permit No. _____ Fee \$ 440.00

New Construction Repair/Auth Notice Other _____

Permit Issued To Matt & Rachel Angove 27 14 2534 100/75284.00 Coos
(Property Owner's Name) (Township) (Range) (Section) (Tax Lot / Acct. No.) (County)

Medohill Rd. Bandon Del Cluice, R.S. 05/04/2001
(Road Location) (City) (Issued by - Signature) (Date Issued)

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 05/04/2002 TYPE OF SYSTEM EXISTING SERIAL

Design Sewage Flow 375 Gallons/Day

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

Maximum Depth _____ inches. Minimum Depth _____ inches. EXIST 150 Linear Feet

Equal Loop Serial Pressurized Minimum Distance Between Trenches _____

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

Special Conditions (Follow Attached Plot Plan) Install new tank as per OAR 340-71-220(3)(b) and 73-025(3) psi discharge pipe to existing septic tank. Place 14 gage or equivalent wire over pipe. Protect pipe from vehicle damage. Requires electrical permit for separate circuits-one for pump and one for alarm. Hand clear drainfield area and maintain free of berry vines and alders.
 PRE-COVER INSPECTION REQUIRED - CONTACT DEQ 269-2721

CERTIFICATE OF SATISFACTORY COMPLETION

As-Built Drawing with Reference Locations

Installer Ernest Sen

Final Insp. Date 5-31-01

Inspected By Del Cluice

Issued by Operation of Law

Pre-cover inspection waived pursuant to OAR 340, Division 71

connection to existing system from S.T.E.P. septic tank as per submitted as-built diagram, materials list

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.

Will Smith On-Site Waste Consultant 6-08-01 CBWR
(Authorized Signature) (Title) (Date) (Office)

PROOF OF AN ON SITE SEPTIC SYSTEM

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 contains three bedrooms and is fully furnished and self contained. The goal is to rent the space for 30 days or less once approval is granted.

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 RR-5 and the proposed use is consistent with the purpose of the zone for residential uses including short term rentals.

4.2.100 The "RR-5" district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.

Applicant's Response: The existing dwelling has the potential to boost our local economy by renting to tourists and golfers. The location of the home is outstanding in regard to a short drive distance to the public beaches both on Seven Devils Road and Beach Loop Road. Bandon Beach Riding Stables, the Crossings Golf Course, Bandon Dunes Golf Resort, Whiskey Run Trails and Shore Acres are within a short driving distance. Additionally, the demand for rentals in Bandon is high. The proposed use provides much needed accommodations without the intensive development that a motel/hotel provides.

4.3.200 The Table of Uses reads that Vacation Rental/Short Term Rental is permitted in the RR-5 zoning 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 north of Bandon city limits and is in close proximity to the beaches, Shore Acres, Whiskey Run trails and Bandon Dunes Golf Resort. The surrounding uses are primarily residential, but a neighboring parcel has a Bonsai business. This neighborhood has historically been a mixed use neighborhood in this regard.

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. The local manager lives in Bandon, and their contact information will be on file with the planning department and police department as needed or required by the conditions of approval for this permit application.

The purpose of this zoning district is to provide for residential use. Vacation rentals are not considered a residential use but a limited commercial use within a Single-Family Dwelling; therefore, the use must show compatibility with the residential uses occurring within the surrounding area without discord or disharmony. There are six properties within the noticing area. Four are unimproved properties with two being dedicated to forestry purposes. Two properties are developed for residential use. Previous tenancy by a long term renter involved an illegal grow operation. The proposed use will be more compatible and consistent with the applicable codes and licensing agencies.

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, the proposed use appears to be more compatible in regard to traffic than a full time residential property.

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 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 6 parking spaces. The parking area is graveled and contains an adequate area for emergency vehicle turn around.

- 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.

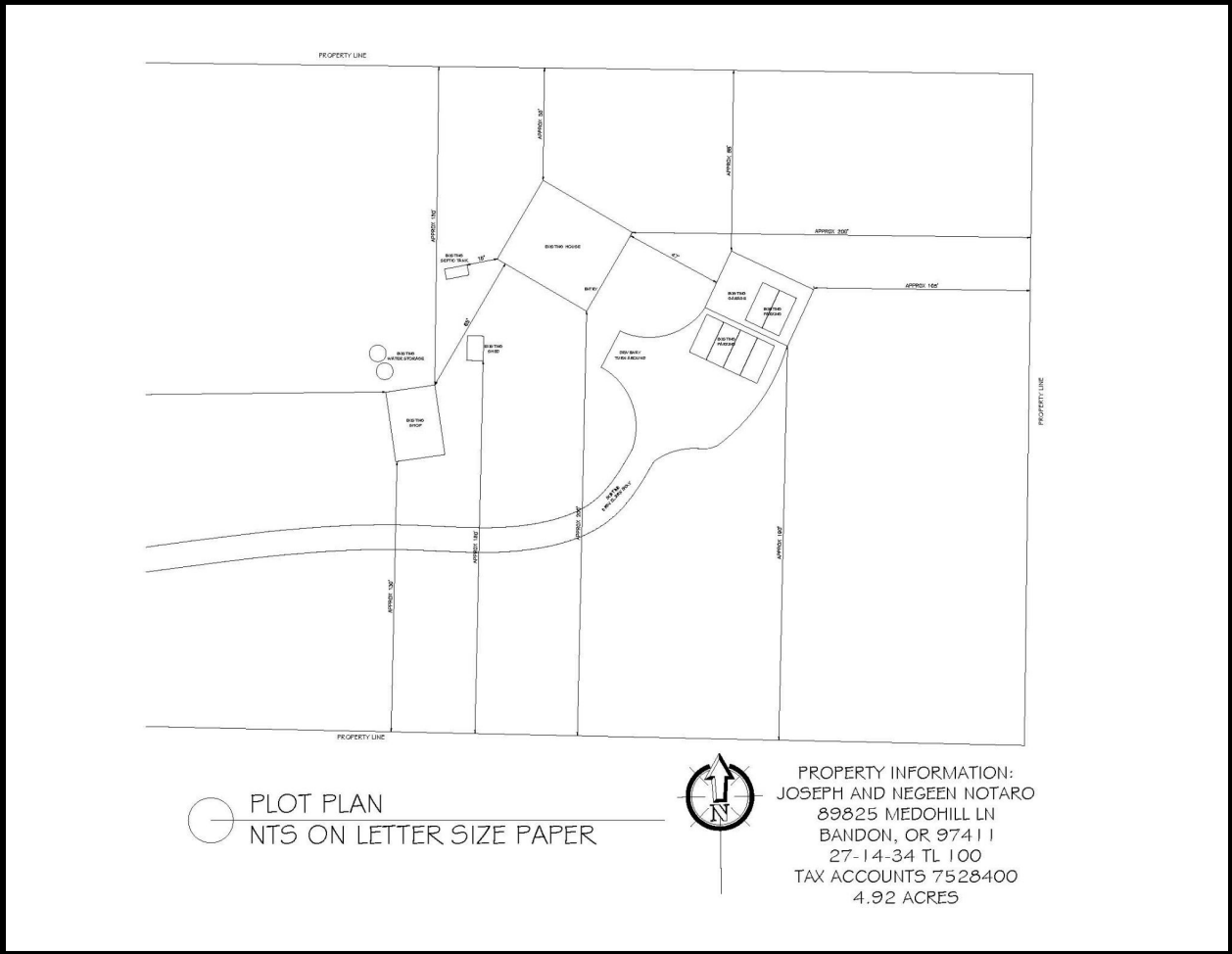
5.2.100 Conditional Uses are discretionary reviews that involve judgment or discretion in determining compliance with the ordinance.

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 4 parking spaces in the parking area and 2 spaces within the detached garage. Additional parking could be included, but it is the applicant's understanding that parking is limited further than what is provided.



PARKING PLAN

Coos County
2023 Real Property Assessment Report
 Account 7528400
 NOT OFFICIAL VALUE

Map 27S1434-00-00100
Code - Tax ID 5403 - 7528400

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing NOTARO, JOSEPH RAYMOND & NEGEEN
 3505 N QUARZO CIR
 THOUSAND OAKS CA 91362-1131

Deed Reference # 2022-4996
Sales Date/Price 05-24-2022 / \$539,000
Appraiser SUSAN VINEYARD

Property Class 101 MA SA NH
RMV Class 101 06 27 RRL

Site	Situs Address	City
10	89825 MEDOHILL LN	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5403	Land	249,930		Land		0
	Impr	232,020		Impr		0
Code Area Total		481,950	271,680	271,680		0
Grand Total		481,950	271,680	271,680		0

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5403	10	<input checked="" type="checkbox"/>		RR-5	Market	100	4.92 AC	HS	002	249,930
Code Area Total							4.92			249,930

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
5403	1	2001	453	MH REAL TRIPLE CLASS 5	100	1,920		E-4173	156,460	
	2	2003	145	Garage-Class 4	100	0			60,600	
	3	2018	303	General Purpose Building	100	480			14,960	
Code Area Total						2,400			232,020	

Exemptions / Special Assessments / Notations				
Code Area	5403			
Fire Patrol		Amount	Acres	Year
■ FIRE PATROL SRCHG		47.50		2023
■ FIRE PATROL TIMBER		18.75	3.92	2023

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SECTION 34 T.27S. R.14W. W.M.
COOS COUNTY

27 14 34

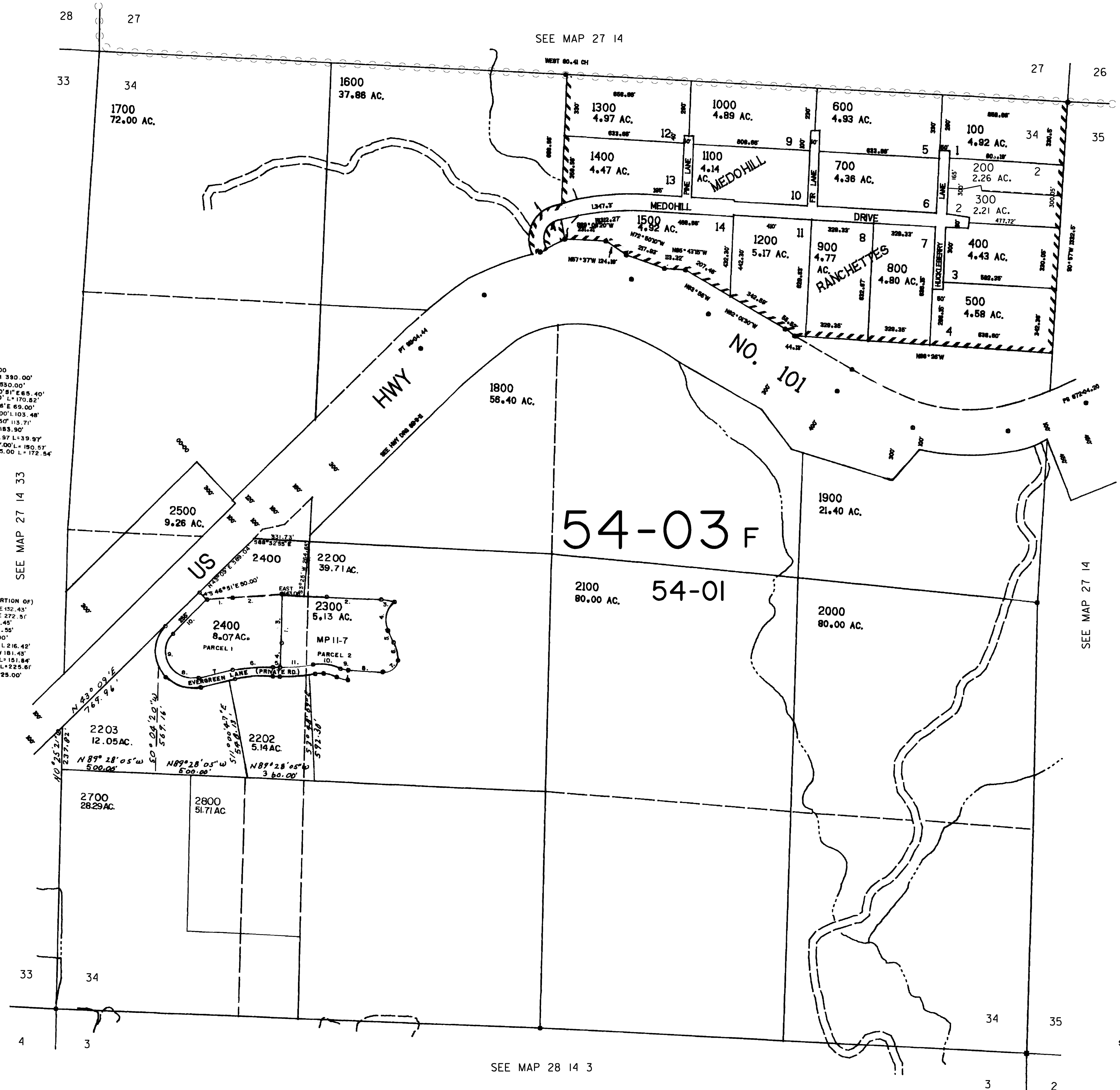
CANCELLED

2201
2600
2701
201
301

1" = 400'

SEE MAP 27 14

SEE MAP 27 14



TL 2300
 1. NORTH 390.00'
 2. EAST 530.00'
 3. S81°00'51" E 65.40'
 4. R=120' L=170.82'
 5. S29°56' E 69.00'
 6. R=165.00' L=103.48'
 7. R=77.50' L=113.71'
 8. WEST 183.90'
 9. R=99.97' L=39.97'
 10. R=237.00' L=190.57'
 11. R=735.00' L=172.54'

TL 2400 (PORTION OF)
 1. N83°33'25" E 132.43'
 2. N83°33'25" E 272.91'
 3. SOUTH 259.45'
 4. SOUTH 130.55'
 5. WEST 43.00'
 6. R=778.00' L=216.42'
 7. S 74° 00' 00" W 151.84'
 8. R=145.00' L=151.84'
 9. R=145.00' L=225.61'
 10. N43°09' E 225.00'

SEE MAP 27 14 33

4

3

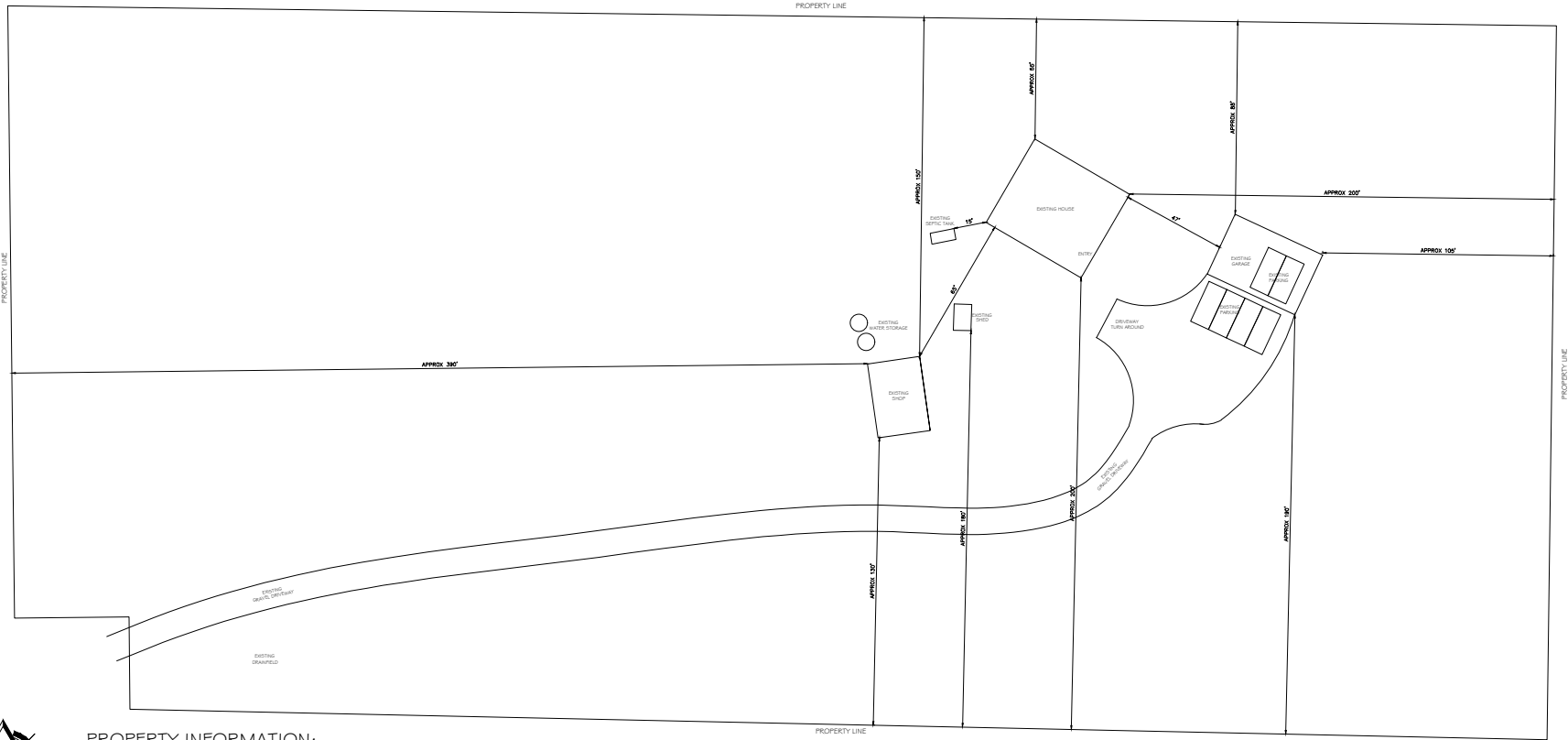
SEE MAP 28 14 3

DATE

3

2

27 14 34



PROPERTY INFORMATION:
 JOSEPH AND NEGEN NOTARO
 89825 MEDHILL LN
 BANDON, OR 97411
 27-14-34 TL 100
 TAX ACCOUNTS 7528400
 4.92 ACRES

○ PLOT PLAN
 NTS ON LETTER SIZE PAPER