



NOTICE OF LAND USE DECISION

You may have received this because you are an adjacent property owner, and this notice is required to be provided pursuant to ORS 215.416. The proposal is identified in this decision and will be located on the subject property.

Coos County Planning
60 E Second St.
Coquille, OR 97423
<http://www.co.coos.or.us/>
Phone: 541-396-7770
planning@co.coos.or.us

This decision notice is required to be sent to the property owner(s), applicant(s), adjacent property owners (distance of notice is determined by zone area – Urban 100 feet, Rural 250 feet, and Resource 750 feet), special taxing districts, agencies with interest, or person that has requested notice. (See attached vicinity map for the location of the subject property).

Date of Notice: **Thursday, December 28, 2023**
File No(s): ACU-23-046

Proposal: Request for a Land Use Approval through an Administrative Conditional Use to use a Single Family Dwelling for a Vacation/Short Term Rental.

Applicant(s): Gilbert Duran ETAL

Staff Planner: Crystal Orr, Associate Planner

Decision: Approved with Conditions. All decisions are based on the record. This decision is final and effective at close of the appeal period unless a complete application with the fee is submitted by the Planning Department at 5 p.m. on **Friday, January 12, 2024**. Appeals are based on the applicable land use criteria found in the Coos County Zoning and Land Development Ordinance (CCZLDO) General Compliance with *Sections 1.1.300 Compliance with Comprehensive Plan and Ordinance Provisions and 6.1.125 Lawfully Created Lots or Parcels*. Vacation Rental reviews are subject to CCZLDO Use Table found in *Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU) subject to Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and Section 4.3.220 Additional Conditional Use Review (2) Rural Residential Development*. *Siting standards do not apply to this type of review because there are no new structures proposed with this review.* **Civil matters including property disputes outside of the criteria listed in this notice will not be considered. For more information, please contact the staff planner listed in this notice.**

Property Information

Account Numbers	1008500
Map Numbers	28S1431A0-15800
Property Owners	DURAN, GILBERT ET AL 1749 MAYFLOWER CT MOUNTAIN VIEW, CA 94040-2322
Situs Address	54916 SADIE DR BANDON, OR 97411
Acreages	0.62 Acres
Zoning(s)	RURAL RESIDENTIAL-2 (RR-2)
Special Consideration(s)	BANDON AREA OF MUTUAL INTEREST (BMI) BANDON CONICAL ZONE (ABC)

The purpose of this notice is to inform you about the proposal and decision, where you may receive more information, and the requirements if you wish to appeal the decision by the Director to the Coos County Hearings Body. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal in the manner and within the time period as provided below pursuant to Coos County Zoning and Land Development Ordinance (CCZLDO) Article 5.8. If you

This notice shall be posted from December 28, 2023 to January 12, 2024

are mailing any documents to the Coos County Planning Department the address is 250 N. Baxter, Coquille OR 97423. Mailing of this notice to you precludes an appeal directly to the Land Use Board of Appeals.

Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to an owner of a lot or parcel of property created or that has changed ownership since the last complete tax assessment roll was prepared shall not invalidate an ordinance. **NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 (ORS 215.513) REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.**

Staff tries to post all applications on the website at the following link:
<https://www.co.coos.or.us/community-dev/page/planning-department>

The application and all documents and evidence contained in the record, including the staff report and the applicable criteria, are available for inspection, at no cost, in the Planning Department located at 60 E Second Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. If you would like to view the record in this matter, please make an appointment. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact is Crystal Orr, Associate Planner and the telephone number where more information can be obtained is (541) 396-7770.

Failure of an issue to be raised in a hearing, in person or in writing, or failure to provide statements of evidence sufficient to afford the Approval Authority an opportunity to respond to the issue precludes raising the issue in an appeal to the Land Use Board of Appeals.

Reviewed by: _____ Date: **Thursday, December 28, 2023**
Crystal Orr, Associate Planner

This decision is authorized by the Coos County Planning Director, Jill Rolfe based on the staff's analysis of the Findings of Fact, Conclusions, Conditions of approval, Application and all evidence associated as listed in the exhibits.

EXHIBITS

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

The following exhibits are on file at the Coos County Planning Department and may be accessed by contacting the department. All noticeable decisions are posted on the website for viewing when possible.

Exhibit C: Staff Report -Findings of Fact and Conclusions

Exhibit D: Comments (none received)

EXHIBIT "A"

The applicant (applicant includes property owner and any successor) shall comply with the following conditions of approval with the understanding that all costs associated with complying with the conditions are the responsibility of the applicants and that the applicants are not acting as an agent of the county. If the applicant fails to comply or maintain compliance with the conditions of approval the permit may be revoked as allowed by the Coos County Zoning and Land Development Ordinance. Please read the following conditions of approval and if you have any questions contact planning staff.

CONDITIONS OF APPROVAL

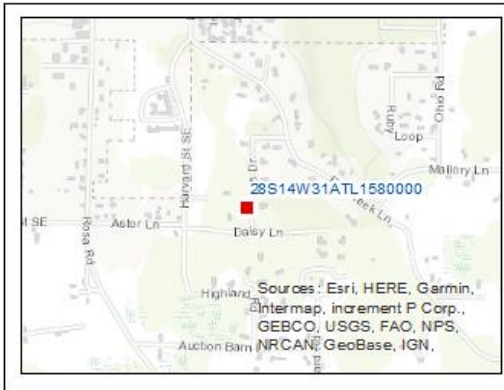
1. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity.
2. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter (ZCL) shall be required prior to the use of the dwelling as a *Vacation Rental* on the property; however, the following conditions need to be submitted with a request for your ZCL:
 - a. The applicant shall complete the following to ensure compatibility:
 - i. Submit a plan to cover nuisance issues to ensure the use is compatible with the neighborhood. The plan shall consist of contacts for the property manager to report problems to, noise restriction and emergency contact information. The advertisement for the rental shall include a property manager name and contact information.
 - ii. A contract that will be used for the rental shall contain all this information and shall be filed with the Planning Department.
 - iii. If the property is receiving public services for water or sewer a letter from those utility companies is required that there is no limitation on service.
 - iv. The number of overnight occupants is limited by the number of bedrooms to two (2) guests per bedroom, the dwelling contains four (4) bedrooms, therefore, the Vacation Rental is limited to eight (8) overnight guests.
 - v. Vendors shall be limited to cleaning and maintenance on a regular basis. If a special event is planned by a guest, it shall occur during the day and there may be vendors to serve that specific event.
 - b. 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. Under the authority of the Coos County Zoning and Land Development Ordinance the Coos County Board of Commissioners has deference to interpret land use regulations that may affect permitting processes. Under the Coos County Zoning and Land Development Ordinance Vacation Rentals are permitted with a deed restriction acknowledging that this is an accessory use to the approved residential use. Due to the fact that the residential use is the primary use there is no reason to request a change of use for occupancy under the building code.
 - c. Shall continue to meet parking access, driveway and parking standards as identified in Chapter VII. Driveway/Parking Confirmation DR-23-080 was signed off by the Coos County Road Department on September 20, 2023.
3. Pursuant to CCZLDO § 4.3.110.10(a) the applicant shall obtain a license from the Coos County Health Department in accordance with ORS 446.310-350. Renewals of your license shall be provided to the Planning Department to show the use remains in compliance.

EXHIBIT "B"
VICINITY MAP & PLOT PLAN

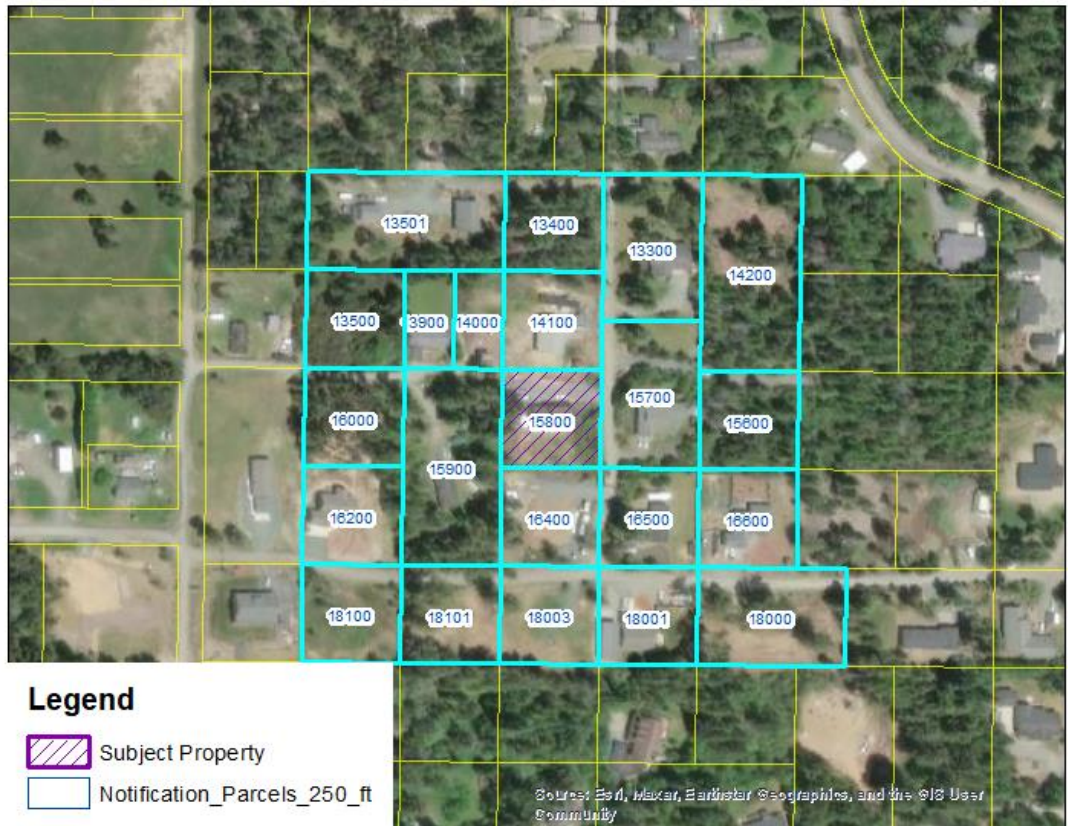


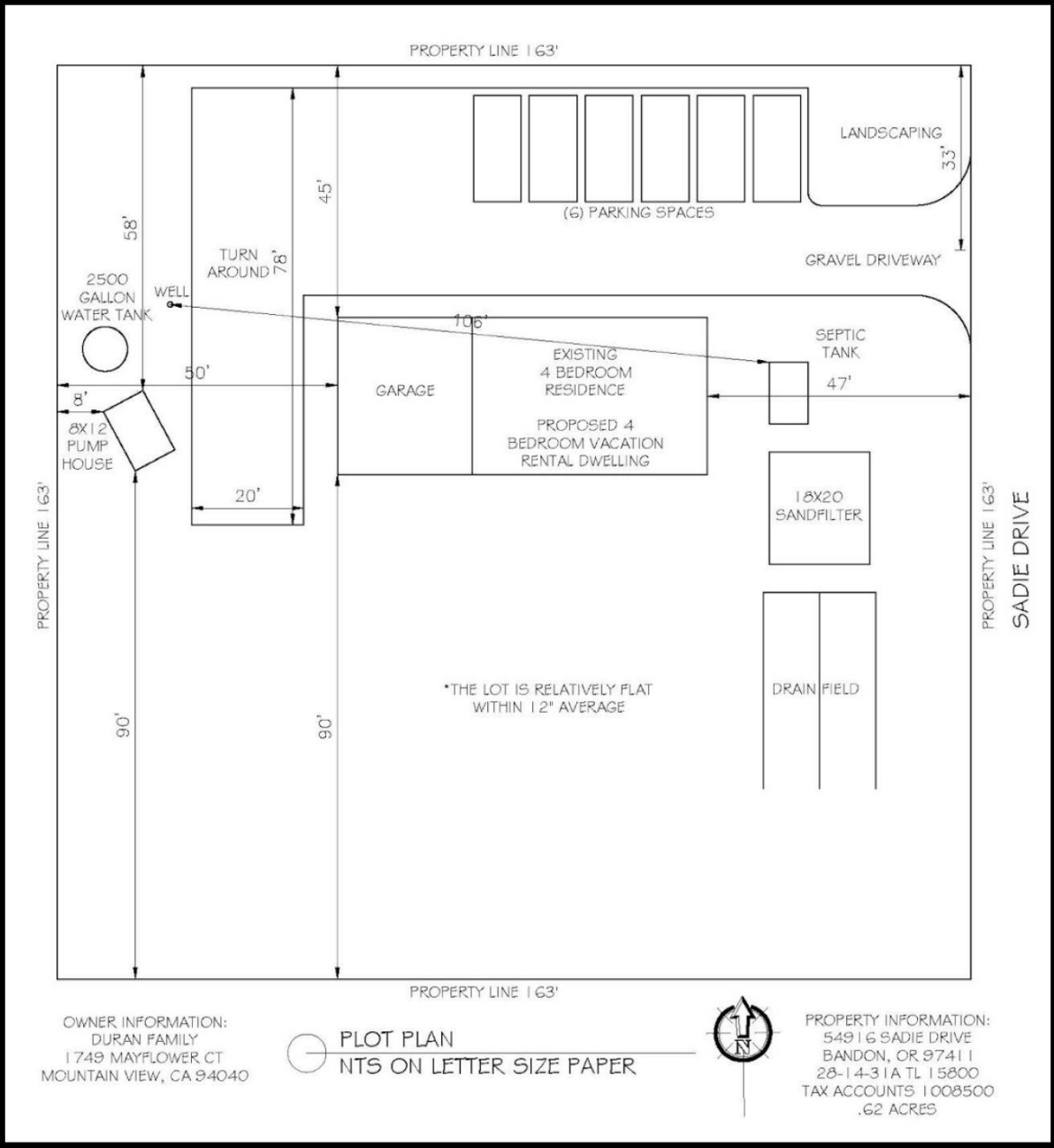
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 250 N. Baxter, Coquille, Oregon 97423
 Physical Address: 60 E. Second, Coquille Oregon
 Phone: (541) 396-7770
 TDD (800) 735-2900



File: ACU-23-046
 Applicant/ Owner: Gilbert Duran ETAL
 Date: 12/6/2023
 Location: Township 28S Range 14W Section 31A TL 15800
 Proposal: Vacation Rental





OWNER INFORMATION:
 DURAN FAMILY
 1749 MAYFLOWER CT
 MOUNTAIN VIEW, CA 94040

PLOT PLAN
 NTS ON LETTER SIZE PAPER



PROPERTY INFORMATION:
 549 1/6 SADIE DRIVE
 BANDON, OR 97411
 28-14-31A TL 15800
 TAX ACCOUNTS 1008500
 .62 ACRES

PLOT PLAN

**EXHIBIT “C”
STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS**

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

- A. PROPOSAL:** Request for a Land Use Approval through an Administrative Conditional Use to allow for a Vacation Rental within an existing Single Family Dwelling.
- B. BACKGROUND/PROPERTY HISTORY:** This property has an existing Single Family Dwelling with attached Accessory Structure that was sited in 2017 according to Coos County Assessment information (sited with Coos County Approval per Zoning Compliance Letter ZCL-16-165). The Zoning Compliance Letter allowed a mobile home to be placed temporarily until the dwelling was built, in September of 2020 County Staff received a complaint from Oregon Department of Environmental Quality (DEQ) regarding the mobile home still existing on the property. In May of 2020 Staff received verification from DEQ that the mobile home had been removed and the violation was cleared. August 14, 2023 a Zoning Compliance Letter (ZCL-23-284) was issued to allow the existing septic system to be replaced.
- C. LOCATION:** The subject property is located southeast of the City of Bandon. The property is accessed via Sadie Drive, which is off of Rosa Road.
- D. ZONING:** The subject property is zoned Rural Residential-2 (RR-2).

ARTICLE 4.2 – ZONING PURPOSE AND INTENT

Section 4.2.100 Residential

Rural Residential (RR)

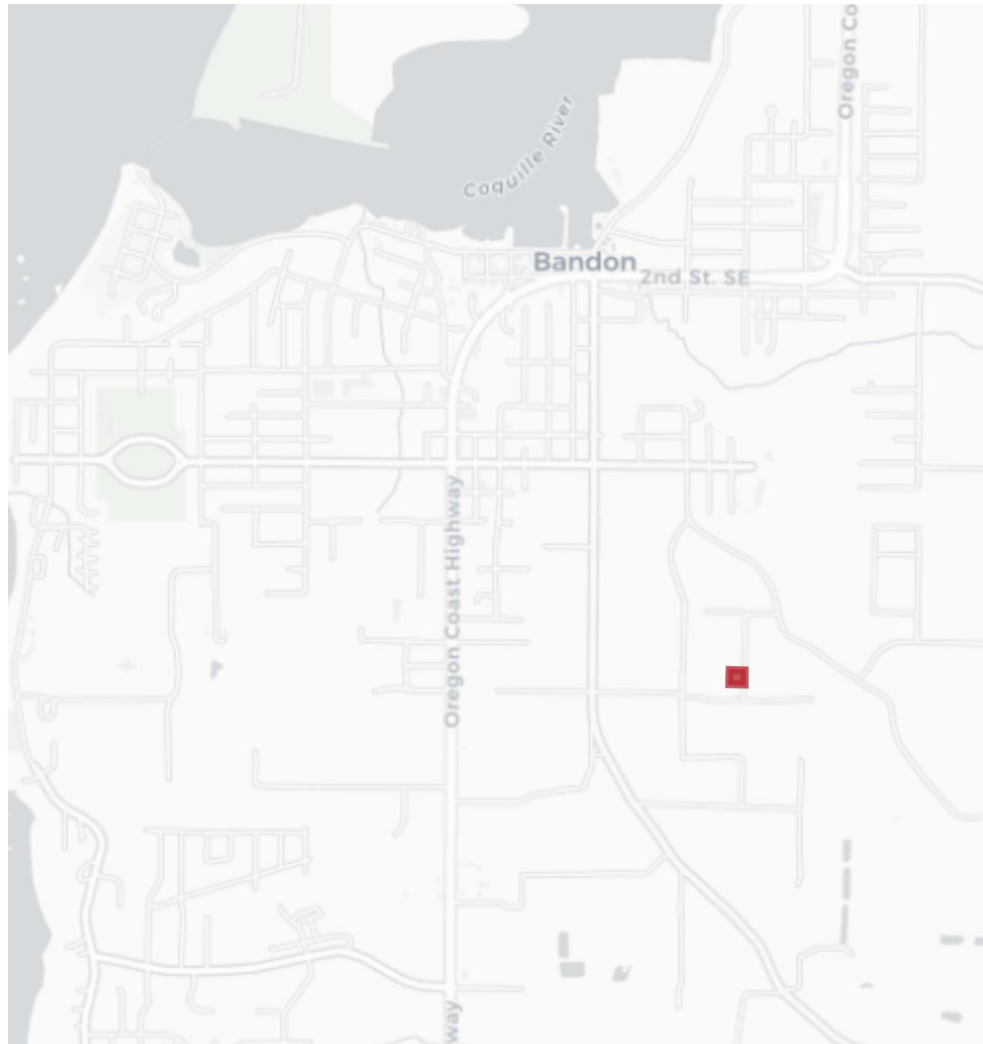
There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.

The purpose of the “RR-2” and “RR-5” districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.

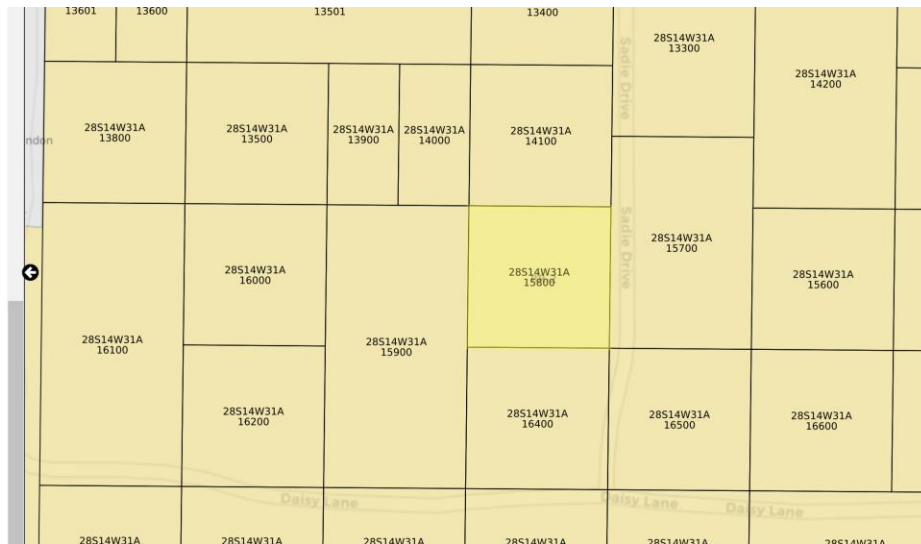
The “RR-2” district provides for continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural and forestry uses.

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.

- E. SITE DESCRIPTION AND SURROUNDING USES SITE DESCRIPTION AND SURROUNDING USES:** The subject property is located southeast of the City of Bandon. The subject property is located on privately maintained public road, Sadie Drive. The subject property contains .62 of an acre and has a Single Family Dwelling with an attached garage. The surrounding parcels are approximately the same size and mostly appear to be using their properties for the same use (residential).



- State Parks, OPRD
- Coos County Zoning, 2022
 - Commercial
 - Controlled Development 10
 - Controlled Development 5
 - City Zoning
 - City Estuary Plan - Aquatic
 - City Estuary Plan - Shoreland
 - Coos Bay Estuary Plan - Aquatic
 - Coos Bay Estuary Plan - Shoreland
 - Coquille River Estuary Plan - Aquatic
 - Coquille River Estuary Plan - Shoreland
 - Exclusive Farm Use
 - Forest
 - Industrial
 - Minor Estuary and Shorelands
 - Rural Center
 - Recreation
 - Rural Residential 2
 - Rural Residential 5
 - South Slough
 - Urban Residential 1
 - Urban Residential 2
 - Urban Residential M
- Aerial Photos**
 - OSIP 2022 (1-foot) ① ①
 - OSIP 2018 (1-foot) ① ①
 - NAIP 2016 (1-meter) ① ①
 - ESRI World Imagery ① ①
- Lidar Hillshades**
 - Bare Earth, OLC, 2009 ① ①
 - Highest Hit, OLC, 2009 ① ①



F. COMMENTS: Comments were not required for this use as there is no development occurring. There is no structural development proposed as part of this request.

II. PROPERTY COMPLIANCE:

A. COMPLIANCE PURSUANT TO SECTION 1.1.300:

It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No any structure shall be issued unless the plans, specifications, and intended use of any structure or land conform in all respects with the provisions of this Ordinance, unless approval has been granted by the Hearings Body.

FINDING: Staff has reviewed the property history and finds at the time of this report the property is in compliance with the Coos County Zoning and Land Development Ordinance. This does not mean that there is not additional information that was unavailable during this review that would make the properties non-complaint.

B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

“Lawfully established unit of land” means: 1. The unit of land was created:

- a. Through an approved or pre-ordinance plat;*
- b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;*
- c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.*
- d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;*
- e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.*
- f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. “Navigable-for-title” or “title-navigable” means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.*

FINDING: This tax lot was lawfully created through (e), prior to applicable partition ordinances that would have prohibited the creation (deed document Book 194 Page 396).

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

The proposal is for Planning Director Approval to change the existing residential use to a Vacation Rental.

B. Key definitions:

Compatibility: 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.

C. Criteria and standards for Vacation Rentals

I. Vacation Rentals

A. Section 4.3.200 Zoning Tables for Urban and Rural Residential, mixed Commercial-Residential, Commercial, Industrial, Minor Estuary and South Slough

The table indicates the type of review process that is required. Remember that CU is a conditional use review and the letter prior explain what level of conditional use is required (A = administrative and H=Hearing)

As used in the zoning tables the following abbreviations are defined as:

- “P” Permitted and requires no review from the Planning Department. No review is required but other agencies may have requirements.
- “CD” Compliance Determination review (permitted with standards) with clear and objective standards (Staff review usually referred to as Type I process or ministerial action). These uses are subject to development standards in sections 4.3.22, 4.3.230 and notices requesting comments may be provided to other agencies as result. The process takes a minimum of 30 days to complete. Industrial zones may require additional review. All structures and uses shall meet the applicable Development and Siting Criteria or Special Development Considerations and Overlays for the zoning district in which the structure will be sited.
- “ACU” Administrative Conditional Use (Planning Director’s Decision usually referred to as a Type II Process)
- “HBCU” Hearing Body Conditional Use (Planning Commission, Board of Commissioner or Hearings Officer Decision usually referred to as a Type III Process)
- “PLA” Property Line Adjustments subject to standards found in Chapter 6.
- “P”, “SUB”, “PUD” = Partition, Subdivision, Planned Unit Development that require Land Division Applications subject to standards found in Chapter 6.
- The “Subject To” column identifies any specific provisions of Section 4.3.210 to which the use is subject.
- “N” means the use is not allowed.

The zoning table sets out Uses, Developments and Activities that may be listed in a zone and the type of review that is required within that zone. If there is a conflict between uses the more restrictive shall apply. Section 4.3.210 provides an explanation of the use category and the specific criteria that shall apply and if the use is identified as requiring a conditional use. Section 4.3.225 General Siting Standards apply to all regulated Uses, Developments, or Activities, but these are clear and objective standards that do not, in themselves, require a land use notice. Section 4.3.230 Specific Standards list specific siting standards by zones and 4.2.220 Additional Conditional Use Review and Standards for table 4.3.200 contains any additional criteria that applied to a Use, Development or Activity that has been identified by the following table as requiring.

#	Use	Zones													Subject To	
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES		
64.	Vacation Rentals (in an existing dwelling)	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	N	N	(87)

FINDING: Vacation Rental reviews are subject to CCZLDO Use Table found in Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU) subject to Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and Section 4.3.220 Additional Conditional Use Review (2) Rural Residential. Siting standards with the exception of parking do not apply to this type of review because there are no new structures proposed with this review.

B. SECTION 4.3.210 – CATEGORIES AND REVIEW STANDARDS

The following categories provide a definition and specific standards that will regulate the Development, Use or Activity identified in the table above.

(87.) Vacation rental/short term rental - Subject to the following criteria:

- Shall be found to be compatible with the surrounding area.
- Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;
- Shall meet parking access, driveway and parking standards as identified in Chapter VII;
- Shall not be conveyed or otherwise transferred to a subsequent landowner without the new property owner submitting a Compliance Determination Application showing compliance with this section; and
- 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.

SECTION 4.3.220 ADDITIONAL CONDITIONAL USE REVIEW STANDARDS for uses, development and activities listed in table 4.3.200

This section has specific criteria set by the zoning district for USES, ACTIVITIES and DEVELOPMENT:

(3) Controlled Development (CD) - The following conditional use review standards apply to all USES, activities and development within the CD zoning district.

(a) COMPATIBILITY: The proposed USE, ACTIVITY OR DEVELOPMENT is required to demonstrate compatibility with the surrounding properties or compatibility may be made through the imposition of conditions. 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.

(b) Within a City Urban Growth Boundary:

i. Signage –

(c) All parks (Recreational or Residential) shall comply with the following design criteria:

- i. The landscape shall minimize soil erosion. The exterior portion of the property shall provide an ornamental, sight-obscuring fence, wall, evergreen or other suitable screening/planting along all boundaries of the site abutting public roads or property lines that are common to other owners of property that are zoned for residential, except for points of ingress and egress;*
- ii. Lighting: Any lights provided to illuminate any public or private parking area shall be so arranged as to reflect the light away from any abutting or adjacent residential district or use.*
- iii. Exposed storage areas, service areas, utility buildings and structures and similar accessory areas and structures shall be subject to the setbacks of the this zoning designation, screen plantings or other screening methods;*
- iv. Trash service shall be provided to the facility and the area for trash receptacle or receptacles shall be identified on the plot plan; and*
- v. Hours of operation may be required in areas predominantly surrounded by residential zones.*

FINDING: A Vacation Rental can only be established in an existing dwelling; the subject property contains an existing *Single-Family Dwelling* with an effective year built of 2017. The property is within a zoning district that allows for a Vacation Rental if it meets the discretionary criteria through an Administrative Conditional Use (ACU) process.

The primary criterion for this application is compatibility. As explained above, compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The purpose of this zoning district is to provide for residential uses. Vacation Rentals are a limited commercial use considered accessory to the residential use. Vacation Rentals are only permit to be operated within an existing Dwelling; therefore, the use must show they can be compatible with existing residential uses occurring within the surrounding area without discord or disharmony. This type of use has the possibility to increase traffic and nuisance issues.

In order to exam the compatibility issue it is important to understand the study area in which this applies. The county has applied the notification boundary as adequate to justify the compatibility criteria. Within the notification area included eleven (11) vacant residential properties, seven (7) primary dwellings, and three (3) secondary dwellings.

Map_No	Parcel No	Structure	Type	Zone
28S14W31A	13300	Dwelling	Secondary	RR-2
28S14W31A	13400	Vacant	Vacant	RR-2
28S14W31A	13500	Vacant	Vacant	RR-2

28S14W31A	13501	Dwelling	Primary	RR-2
28S14W31A	13900	Dwelling	Primary	RR-2
28S14W31A	14000	Vacant	Vacant	RR-2
28S14W31A	14100	Vacant	Vacant	RR-2
28S14W31A	14200	Vacant	Vacant	RR-2
28S14W31A	15600	Vacant	Vacant	RR-2
28S14W31A	15700	Dwelling	Primary	RR-2
28S14W31A	15800	Dwelling	Applicants Parcel	RR-2
28S14W31A	15900	Dwelling	Secondary	RR-2
28S14W31A	16000	Vacant	Vacant	RR-2
28S14W31A	16200	Dwelling	Primary	RR-2
28S14W31A	16400	Vacant	Vacant	RR-2
28S14W31A	16500	Dwelling	Primary	RR-2
28S14W31A	16600	Dwelling	Primary	RR-2
28S14W31A	18000	Vacant	Vacant	RR-2
28S14W31A	18001	Dwelling	Primary	RR-2
28S14W31A	18003	Dwelling	Secondary	RR-2
28S14W31A	18100	Vacant	Vacant	RR-2
28S14W31A	18101	Vacant	Vacant	RR-2

According to the application, the property manager (currently to be determined) will be located in Bandon. As a condition of approval, contact information for a property manager must be provided to Coos County before requesting the zoning compliance letter. The property manager will be required to be available 24/7 for the responsibilities stated above.

A Single-Family Dwelling unit provides complete independent living facilities for one or more persons, intended for permanent living (more than 30 days). The requested use of the dwelling for transient occupancy for vacation purposes increases traffic, parking, and related nuisance issues. Various measures could be applied to ensure compatibility. One approach is to limit the number of guests to the number of bedrooms within the dwelling at the time of approval, aligning with the traffic, parking, and nuisance levels expected for a Single-Family Dwelling.

In determining overnight accommodation limits, the calculation is based on bedrooms within the Single-Family Dwelling. A bedroom (ORS 90.262) has a minimum average of two occupants per bedroom. The existing dwelling has four bedrooms according to available Coos County Assessment information; therefore, Staff will condition this approval to limit overnight guests to eight. Vehicles on site for guests shall be no more than two. This does not account for cleaning service, other related maintenance services, or when the property owner is using the dwelling. The applicant supplied a plot plan showing ample parking space, and the parking has been approved by the Coos County Road Department.

There shall be quiet times, and a clear sign posted with contact information for neighbors to address complaints. These signs shall be posted on the exterior of the property and inside the dwelling for guests. The property owner shall work to meet any fire, life, and safety regulations that apply to vacation rentals (transit lodging) and register with the Oregon Department of Revenue.

Typically, traffic counts for a Single-Family Dwelling are based on two vehicles; therefore, the Vacation Rental will be limited to two vehicles on-site for guests when the Dwelling is used as a Vacation Rental. If the property is receiving public services for water or sewer, a letter from those utility companies is required to confirm no limitation on service. Vendors shall be limited to cleaning and maintenance. If a special event is planned by a guest, it shall occur during the day, and vendors may serve that specific event. The applicant has stated that the Vacation Rental will be maintained regularly, and all restrictions will be enforced. The parking access, driveway, and parking standards were reviewed and approved by the Coos County Road Department.

The applicant has acknowledged that a license and inspections will be completed by Coos Health & Wellness in compliance with ORS 446.310 through 446.350. As a suggestion, the property owner should consider placing fire extinguishers on each floor and posting a fire evacuation plan for guests to use in the event of an emergency.

The Vacation Rental approval will not transfer to a subsequent owner without a Compliance Determination. The applicant shall record a deed restriction with the Coos County Clerk's Office, acknowledging that this is an accessory use to the approved residential use of the Single-Family Dwelling. This will be made a condition of approval. All conditions shall be complied with for final approval.

With the conditions of approval the proposal meets the criteria.

C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERLAYS:

SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should be allowed in the Balance of County zoning. The adopted plan maps and overlay maps have to be examined in order to determine how the inventory applies to the specific site

SECTION 4.11.200 Purpose: Overlay zones may be super-imposed over the primary zoning district and will either add further requirements or replace certain requirements of the underlying zoning district. The requirements of an overlay zone are fully described in the text of the overlay zone designations. An overlay zone is applicable to all Balance of County Zoning Districts and any zoning districts located within the Coos Bay Estuary Management Plans when the Estuary Policies directly reference this section.

FINDING: No structural or earth moving development is part of this request; therefore, additional review was not required.

IV. DECISION:

The proposed Vacation Rental/Short-Term Rental in the Rural Residential-2 (RR-2) Zoning District meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit "A" of this report.

V. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 250 feet of the subject properties and the following agencies, special districts, or parties: Bandon RFPD & Southern Coos General Health District.

A Notice of Decision and Staff Report will be provided to the following: Applicants/Owners, Department of Land Conservation and Development, Coos Health and Wellness, Assessor's Office, Planning Commission and Board of Commissioners.

Adjacent property owners will receive a Notice of Decision and maps, but all other attachments can be found by contacting the Planning Department or visiting the website. If not found on the website the public may contact the department to view the official record.