



## NOTICE OF LAND USE DECISION BY THE COOS COUNTY PLANNING DIRECTOR

Coos County Planning  
225 N. Adams St.  
Coquille, OR 97423  
<http://www.co.coos.or.us/>  
Phone: 541-396-7770  
Fax: 541-396-1022

Date of Notice: April 30, 2019

File No: ACU-19-008

RE: Request for approval to change the residential use to a vacation rental.

Applicant(s): Vacasa, LLC  
121 N 9<sup>th</sup> St Suite 302  
Boise, ID 83702

This decision notice serves as public notice to all participants, adjacent property owners, special districts, agency with interests, or person with interests. If you are an adjacent property owner, this notice is being mailed to you because the applicant has applied for a use or activity on their property that requires that you receive notice pursuant to ORS 197.763. Please read all information carefully as this decision may affect you. (See attached vicinity map for the location of the subject property).

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 a person named in the affidavit to receive the notice shall not invalidate an ordinance. 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."**

The requested proposal has been ☒ Approved ☐ Denied subject to the findings to the criteria found in Exhibit A. The decision is based on findings and facts represented in the staff report.

### SUBJECT PROPERTY INFORMATION

Account Number: 7768200  
Map Number: 24S1302DC-00402

Property Owner: OLYAEE, MANOOCHER  
PO BOX 687  
COOS BAY, OR 97420-0128

Situs Address: 93751 NABB LN NORTH BEND, OR 97459

Acreage: 0.45 Acres

Zoning: RURAL RESIDENTIAL-2 (RR-2)

Proposal: Request for Planning Director Approval for a Vacation Rental in the Rural Residential-2 Zone pursuant to Coos County Zoning and Land Development (CCZLDO) § 4.3.200 #64 Vacation Rental subject to Review Standard 87, § 4.3.220 Additional Conditional Use Review Standards, § Section 4.3.225

Notice shall be posted April 30, 2019 to May 15, 2019 at 5PM

General Siting Standards, and § Section 4.3.230 Additional Siting Standards.

Decision: This request meets the criteria subject to conditions of approval found at Exhibit A. Approval is based on findings and facts represented in the staff report.

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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 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.

The application, staff report and any conditions can be found at the following link: <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment--Applications2019.aspx>. 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 225 North Adams Street, Coquille, Oregon. Copies may be purchased at a cost of 50 cents per page. The decision is based on the application submittal and information on record. The name of the Coos County Planning Department representative to contact Crystal Orr, Planning Specialist and the telephone number where more information can be obtained is (541) 396-7770.

This decision will become final at 5 P.M. on May 15, 2019 unless before this time a completed **APPLICATION FOR AN APPEAL OF A DECISION BY THE PLANNING DIRECTOR** form is submitted to and received by the Coos County Planning Department.

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.

Prepared by: *Crystal Orr* Date: April 30, 2019  
Crystal Orr, Planning Specialist

Authorized by: *Jill Rolfe* Date: April 30, 2019  
Jill Rolfe, Planning Director

## **EXHIBITS**

Exhibit A: Conditions of Approval

Exhibit B: Vicinity Map

**The Exhibits below are mailed to the Applicant only. Copies are available upon request or at the following website: <http://www.co.coos.or.us/Departments/Planning/PlanningDepartment--Applications2019.aspx> or by visiting the Planning Department at 225 N. Baxter, Coquille OR 97423. If you have any questions please contact staff at (541) 396-7770.**

Exhibit C: Staff Report

### **EXHIBIT "A"**

The applicant 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**

The applicant has met the criteria for a Vacation Rental, with the following conditions:

1. The applicant shall submit evidence that they have developed noise restriction on the use of the vacation rental to ensure that use remains compatible with the residential neighborhood.
2. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter shall be required prior to the use of the dwelling as a vacation rental on the property.
3. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity.
4. 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.



## EXHIBIT "B"

### Vicinity Map



## COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 250 N. Baxter, Coos County Courthouse, Coquille, Oregon 97423

Physical Address: 225 N. Adams, Coquille Oregon

Phone: (541) 396-7770

Fax: (541) 396-1022/TDD (800) 735-2900



Sources: Esri, HERE, DeLorme,  
Intermap, increment P Corp.,  
GEBCO, USGS, FAO, NPS,  
NRCAN, Geobase, IGN,

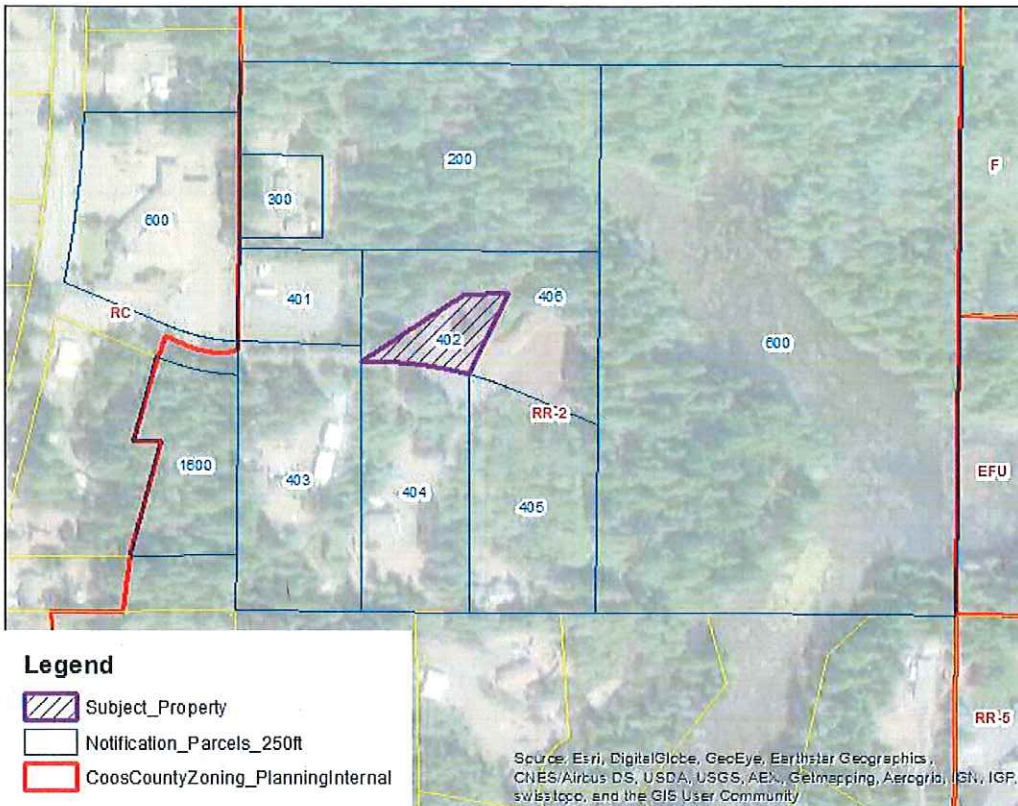
File: ACU-19-008

Applicant/ Owner: Vacasa LLC/  
Manoocher Oylae

Date: April 17, 2019

Location: Township 24S Range 13W  
Section 02DC TL 402

Proposal: Administrative Conditional Use



### Legend

- Subject\_Property
- Notification\_Parcels\_250ft
- CoosCountyZoning\_PlanningInternal

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics,  
CNES/Airbus DS, USDA, USGS, Aero, Geomapping, Aerogrid, IGN, IGP,  
swisstopo, and the GIS User Community

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**EXHIBIT "C"**  
**Staff Report**

File Number: ACU-19-008

Applicant: Vacasa LLC

Account Number: 7768200  
Map Number: 24S1302DC-00402

Property Owner: OLYAEE, MANOOCHER  
PO BOX 687  
COOS BAY, OR 97420-0128

Situs Address: 93751 NABB LN NORTH BEND, OR 97459

Acreage: 0.45 Acres

Zoning: RURAL RESIDENTIAL-2 (RR-2)

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**Reviewing Staff:** Crystal Orr, Planning Specialist  
**Date of Report:** April 30, 2019

**I. PROPOSAL**

Request for Planning Director Approval to utilize an existing residence as a Vacation Rental in the Rural Residential-2 Zone pursuant to Coos County Zoning and Land Development (CCZLDO) §4.3.200 #64 Vacation Rental subject to Review Standard 87, § 4.3.220 Additional Conditional Use Review Standards, § Section 4.3.225 General Siting Standards, and § Section 4.3.230 Additional Siting Standards..

**II. PROPERTY DESCRIPTION AND PROPOSAL**

**LAWFULLY CREATED:** This property was acknowledged as a lawfully created parcel pursuant to CCZLDO § 6.1.125.c as it was created by a Land Division approved by the Coos County Planning Department (application number P-15-07).

**LOCATION:** The subject property is located north of the City of North Bend. The situs address is 93751 Nabb Lane.

**SITE DESCRIPTION AND SURROUNDING USES:**

- a. **SITE DESCRIPTION AND SURROUNDING USES:** The property is zoned Rural Residential-2 (RR-2) and is residentially developed. The dwelling appears to have been constructed around 1946. This property is .45 acres and is surrounded by Rural Residential-2 (RR-2) zoned properties.

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#### IV. APPROVAL CRITERIA & FINDINGS OF FACT

- **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.*

- **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.*

#### **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 an 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
		Section 4.3.210 CATEGORIES & Review Standards - 4.3.220 Additional Conditional Use Review – Section 4.3.225 General Siting Standards - Section 4.3.230 Specific Standards													
		UR-1	UR-2	UR-M	RR-2	RR-5	CD	RC	C-1	IND	AO	REC	SS	MES	
63.	Retail Business	N	N	N	N	N	ACU	HBCU	CD	N	N	HBCU	N	N	(75)
64.	Vacation Rentals (in an existing dwelling)	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	ACU	N	N	(87)

### 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 a 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.

**FINDING:** 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 test is where the proposed use is compatible with the existing surrounding uses, and not potential or future uses in the surrounding area.

The properties that are within the notification area are shown below:

Map No	Tax Lot	Dwelling	Use
24S13W02CD	600	No	Church
24S13W02CD	1600	No	Vacant
24S13W02DC	200	No	Farming
24S13W02DC	300	Yes	Residential
24S13W02DC	401	No	Vacant
24S13W02DC	402	Yes	Residential

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24S13W02DC	403	Yes	Residential
24S13W02DC	404	Yes	Residential
24S13W02DC	405	Yes	Residential
24S13W02DC	600	No	Vacant

The compatibility area for this zoning district is 250 feet. Within that distance there are several residential developments. There are seven (7) tracts of land within the buffer, a couple of property owners own more than one parcels. It doesn't appear that any of these properties are being used as a vacation rental, but if you expand the search area it appears that there are several vacation rentals nearby. The applicant stated that the dwelling is on a dead end road with the only neighboring home also belonging to the applicant. They further stated that the only other two (2) dwellings on the road are on large lots that are behind gates and foliage. The parcel has a deeded right to use all private roadways as dedicated on the plat of Nabb Subdivision.

The applicant shall continue to comply with parking standards and should develop a noise policy as part of the renters' agreement to ensure it remains compatible. Also, the property owner shall obtain and maintain a license from the Coos County Health Department in accordance with ORS 446.310-350.

**Section 4.3.220 Additional Conditional Use Review Standards** for uses, development and activities listed in table 4.3.200

(2) **RURAL RESIDENTIAL (RR)** – The following conditional use review standards apply to all USES, ACTIVITIES and DEVELOPMENT in the RR zoning districts:

**FINDING:** The criterion listed under 4.3.220.2 that applies to this use was addressed within the Vacation Rental criteria above.

#### **Section 4.3.225 General Siting Standards**

All new USES, ACTIVITIES and DEVELOPMENT are subject to the following siting standards:

5. Parking - Off-street access, parking and loading requirements per Chapter VII apply.

**FINDING:** The only criteria listed under Section 4.3.225 that applies to this application is the Parking standards. The applicant submitted a driveway/ access/ parking plan on February 4, 2019. The Coos County Road Department reviewed the parking and signed off on March 3, 2019.

#### **Section 4.3.230 ADDITIONAL SITING STANDARDS**

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

**FINDING:** None of the criteria listed under 4.3.230 applies to the Vacation Rental Use.

With the exceptions of the conditions of approval this use meets the criteria.

#### **VI. DECISION:**

There is evidence to adequately address the criteria for a Vacation Rental in the Rural Residential-2 zone; therefore, this request has been approved. There are conditions that apply to this use that can be found at Exhibit "A".

## **CRYSTALSECTION 5.2.600 EXPIRATION AND EXTENSION OF CONDITIONAL USES**

### **1. Permit Expiration Dates for all Conditional Use Approvals and Extensions :**

#### **a. On lands zoned Exclusive Farm, Forest and Forest Mixed Use:**

- (1) Except as provided for in section (5) of this rule, a discretionary decision, except for a land division, made after the effective date of this division approving a proposed development on agricultural or forest land outside an urban growth boundary under ORS 215.010 to 215.293 and 215.317 to 215.438 or under county legislation or regulation adopted pursuant thereto is void two years from the date of the final decision if the development action is not initiated in that period.
- (2) A county may grant one extension period of up to 12 months if:
  - (a) An applicant makes a written request for an extension of the development approval period;
  - (b) The request is submitted to the county prior to the expiration of the approval period;
  - (c) The applicant states reasons that prevented the applicant from beginning or continuing development within the approval period; and
  - (d) The county determines that the applicant was unable to begin or continue development during the approval period<sup>1</sup> for reasons for which the applicant was not responsible.

Coos County has and will continue to accept reasons for which the applicant was not responsible as, but limited too, financial hardship, death or owner, transfer of property, unable to complete conditions of approval and projects that require additional permits. The County's Ordinance does not control other permitting agency processes and the County shall only consider if the applicant has requested other permits as a valid reason and to show they are attempting to satisfy conditions of approval. This is a different standard than actually showing compliance with conditions of approval. This also, does not account for other permits that may be required outside of the land use process.

- (3) Approval of an extension granted under this rule is not a land use decision as described in ORS 197.015 and is not subject to appeal as a land use decision.
- (4) Additional one-year extensions may be authorized where applicable criteria for the decision have not changed.
- (5)
  - (a) If a permit is approved for a proposed residential development on agricultural or forest land outside of an urban growth boundary, the permit shall be valid for four years.
  - (b) An extension of a permit described in subsection (5)(a) of this rule shall be valid for two years.
- (6) For the purposes of section (5) of this rule, "residential development" only includes the dwellings provided for under ORS 215.213(3) and (4), 215.284, 215.705(1) to (3), 215.720, 215.740, 215.750 and 215.755(1) and (3).

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<sup>1</sup> The approval period is the time period the original application was valid or the extension is valid. If multiple extensions have been filed the decision maker may only consider the time period that the current extension is valid. Prior approval periods shall not be considered. For example, if this is the third extension request up for review the information provided during the period within last extension time frame shall be considered and not the overall time the application has been approved. This prevents a collateral attack on the original authorization.

- (7) There are no limit on the number of extensions that can be applied for unless this ordinance otherwise allows.
- b. On lands not zoned Exclusive Farm, Forest and Forest Mixed Use:
  - (1) All conditional uses for residential development including overlays shall not expire once they have received approval.
  - (2) All conditional uses for non residential development including overlays shall be valid for period of four (4) years from the date of final approval.
  - (3) Extension Requests:
    - a. For all conditional uses subject to an expiration date of four (4) years are eligible for extensions so long as the property has not been:
      - i. Reconfigured through a property line adjustment or land division; and
      - ii. Rezoned to another zoning district.
  - (4) An extension shall be applied for on an official Coos County Planning Department Extension Request Form with the fee.
  - (5) An extension shall be received prior the expiration date of the conditional use or the prior extension.
- 2. Changes or amendments to areas subject to natural hazards<sup>2</sup> do not void the original authorization for a use or uses, as they do not determine if a use can or cannot be sited, but how it can be sited with the least amount of risk possible. Overlays and Special Development Considerations may have to be addressed to ensure the use can be sited with an acceptable level risk as established by Coos County.

This conditional use request is within a non-resource zone and is valid for four years for the date of final approval **(May 15, 2023)**.