



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: January 17, 2020

File No: ACU-19-042

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

Applicant(s): Robert Murray
14747 NW Greenbier PKWY
Beaverton, OR 97006

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: 568808
Map Number: 26S1404DC-02500

Property Owner: MURRAY, ROBERT R & LESLIE
2865 NW THURMAN ST
PORTLAND, OR 97210-2206

Situs Address: 90031 CAPE ARAGO HY COOS BAY, OR 97420

Acreage: 0.78 Acres

Zoning: RURAL RESIDENTIAL-2 (RR-2)

Special Considerations: AIRPORT - NORTH BEND - TRANSITION ZONE (NBTZ)
COASTAL SHORELAND BOUNDARY (CSB)
FLOODPLAIN (FP)
NATIONAL WETLAND INVENTORY SITE (NWI)
NATURAL HAZARD - EROSION - COASTAL EROSION (NHERC)
NATURAL HAZARD - TSUNAMI (NHTHO)

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, § 4.3.225 General Siting Standards, and §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.

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 12 P.M. on February 3, 2020 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: January 17, 2020
Crystal Orr, Planning Specialist

Authorized by: Jill Rolfe Date: January 17, 2020
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. 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.
2. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity.
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.

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



File: ACU-19-042
Applicant/ Owner: Robert Murray/
Robert & Leslie Murray
Date: January 15, 2020
Location: Township 26S Range 14W
Section 04DC TL 2500
Proposal: Administrative Conditional Use

Legend

-  Subject_Property
-  Notification_Parcels_260ft
-  CoosCountyZoning_PlanningInternal



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT "C"
Staff Report

File Number: ACU-19-042

Applicant: Robert Murray

Account Number: 568808
Map Number: 26S1404DC-02500

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2865 NW THURMAN ST
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NATIONAL WETLAND INVENTORY SITE (NWI)
NATURAL HAZARD - EROSION - COASTAL EROSION (NHERC)
NATURAL HAZARD - TSUNAMI (NHTHO)

Reviewing Staff: Crystal Orr, Planning Specialist
Date of Report: January 17, 2020

I. PROPOSAL

Request for Planning Director Approval to utilize an existing Single Family Dwelling 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.e as it was created by deed prior to applicable planning, zoning or subdivision ordinances (deed document number 77-21904).

LOCATION: The subject property is located southwest of the City of Coos Bay. The situs address is 90031 Cape Arago Hwy

ACU-19-042

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 ocean abuts the property to the northeast, all of the surrounding parcels are residentially developed and like zoned.

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.

- **VACATION RENTALS:** *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.*
- **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	G-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
26S14W04	201	No	Vacant
26S14W04DC	100	No	Vacant
26S14W04DC	2100	Yes	2 nd Dwelling
26S14W04DC	2200	Yes	Vacation Rental
26S14W04DC	2300	No	Vacant
26S14W04DC	2400	Yes	Vacation Rental
26S14W04DC	2500	Yes	Applying Parcel
26S14W04DC	2600	Yes	Vacation Rental
26S14W04DC	2700	Yes	2 nd Dwelling
26S14W04DC	2900	No	Vacant
26S14W04DC	3100	Yes	Residential
26S14W04DC	3200	Yes	Residential
26S14W04DC	3300	No	Vacant
26S14W04DC	3400	Yes	Residential
26S14W04DC	3500	Yes	Residential
26S14W04DC	3600	Yes	Vacation Rental
26S14W04DC	3700	Yes	Vacation Rental

The compatibility area for this zoning district is 250 feet. Within that distance there are several residential developments. There are 16 tax lots within the compatibility area, 17 if you count the applicant's parcel. Staff researched the assessment records and if the mailing address and situs address were the same assumed the dwelling was owner occupied. If the mailing address was different and no permits were given staff assumes that the property is a second home or a long term residential rental which is treated the same as a single family dwelling. Staff researched land use authorizations to find out which properties have been approved for vacation rentals. Within the compatibility area staff found five (5) permitted vacation rentals, five (5) vacant pieces of land, two (2) second residences, and four (4) single family dwellings.

The applicant has provided a renters' agreement with a noise policy and other rules and mentioned that renters will have to sign and comply with strict rental terms that coincide with other vacation rentals and the community as a whole. The applicants' parcel is surrounded on both the east and west side by approved vacation rentals. The applicant stated that guests will be required to adhere to strict rules to not disrupt the neighbor's residential use.

The property accesses through Cape Arago Highway, which is a public State maintained and owned highway. According to the applicant a dwelling can be used for fulltime residential purposes and could generate multiple trips per day. Vacationers typically come to the property to stay and relax. Vacationers do not typically go back and forth for work, school or everyday errands and appointments. The applicant is proposing to use the dwelling for vacation rental purposes only. While the applicant's response is logical it is not supported by facts. Vacation rentals may be used for many different uses. The word vacation

usually translate to a time spent away from home for leisure or recreation but the applicant has not indicated that the vacation rental will be limited to that type of stay or cliental and staff is not requiring this to be restricted. It could be used for guests that are in town for specific events or business engagement. Vacation rentals could generate more traffic than a residential dwelling, especially the dwellings that serve as second homes.

The applicant has addressed the criteria of compatibility by citing some of the surrounding uses. This area is desired for vacation rentals and vacation homes because it abuts the ocean.

The applicant shall continue to comply with parking standards. 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:

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

FINDING: No new structures are proposed just a change in the use. Therefore, 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 November 18, 2019. The Coos County Road Department signed off on the parking standards on November 20, 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".

SECTION 5.2.600 EXPIRATION AND EXTENSION OF CONDITIONAL USES

- (1) Permits approved under ORS 215.416 for a proposed residential development on agricultural or forest land outside of an urban growth boundary under ORS 215.010 to 215.293 or 215.317 to 215.438 or under county legislation or regulation, the permit is valid for four years.

- a. Extensions for Residential Development as provided for under ORS 215.213 (3) and (4), 215.284, 215.317, 215.705 (1) to (3), 215.720, 215.740, 215.750 and 215.755 (1) and (3) shall be granted as follows:
 - i. First Extension - An extension of a permit for “residential development” as described in Subsection (1) above is valid for two (2) years.
 - 1. The applicant shall submit an application requesting an extension to the County Planning Department prior to expiration of the final decision. See Section 5.0.250 for time lines for final decisions. Untimely extension requests will not be processed.
 - 2. Upon the Planning Department receiving the applicable application and fee, staff shall verify that the application was received within the deadline and if so issue an extension.
 - 3. An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.
 - ii. Additional Extensions - A county may approve no more than five additional one-year extensions of a permit if:
 - 1. The applicant submits an application requesting the additional extension prior to the expiration of a previous extension;
 - 2. The applicable residential development statute has not been amended following the approval of the permit; and
 - 3. An applicable rule or land use regulation has not been amended following the issuance of the permit, unless allowed by the county, which may require that the applicant comply with the amended rule or land use regulation.
 - 4. An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.

(2) Permits approved under ORS 215.416, except for a land division and permits described in Subsection (1)(a) of this section, for 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, are void two years from the date of the final decision if the development action is not initiated in that period.

- a. Extensions for Non-Residential Development as described in Subsection (2) above may be granted if:
 - i. The applicant submits an application requesting an extension to the County Planning Department prior to expiration of the final decision. See Section 5.0.250 for time lines for final decisions.
 - ii. The Planning Department receives the applicable application and fee, and staff verifies that it has been submitted within the deadline;
 - iii. The applicant states reasons that prevented the applicant from beginning or continuing development within the approval period; and
 - iv. The county determines that the applicant was unable to begin or continue development during the approval period for reasons for which the applicant was not responsible.
- b. An extension of a permit as described in this section is not a land use decision as defined in ORS 197.015.
- c. Additional one-year extensions may be authorized where applicable criteria for the original decision have not changed, unless otherwise permitted by the local government.

- (3) On lands not zoned Exclusive Farm, Forest and Forest Mixed Use:
- a. All conditional uses for residential development including overlays shall not expire once they have received approval.
 - b. All conditional uses for nonresidential development including overlays shall be valid for period of five (5) years from the date of final approval.
 - c. Extension Requests:
 - i. All conditional uses subject to an expiration date of five (5) years are eligible for extensions so long as the subject property has not been:
 1. Reconfigured through a property line adjustment that reduces the size of the property or land division; or
 2. Rezoned to another zoning district in which the use is no longer allowed.
 - d. Extensions shall be applied for on an official Coos County Planning Department Extension Request Form with the fee.
 - e. There shall be no limit on the number of extensions that may be applied for and approved pursuant to this section.
 - f. An extension application shall be received prior the expiration date of the conditional use or the prior extension. See section 5.0.250 for calculation of time.
- (4) Changes or amendments to areas subject to natural hazards^[2] 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 five years from the date of final approval **(February 3, 2025)**.

^[2] Natural hazards are: floods (coastal and riverine), landslides, earthquakes and related hazards, tsunamis, coastal erosion, and wildfires.