



NOTICE OF LAND USE DECISION

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

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. The development is contained within the identified property owners' land. Notice is required to be provided pursuant to ORS 215.416. Please read all information carefully as this decision. (See attached vicinity map for the location of the subject property).

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.

Date of Notice: **Friday, May 21, 2021**

File No(s): ACU-21-003

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

Applicant(s): Andrew & Lisa Benson
70704 Majestic Shores Road
North Bend, or 97459

Staff Planner: Crystal Orr, Planner I

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 12 p.m. on **Monday, June 07, 2021**. Appeals are based on the applicable land use criteria Vacation Rental reviews are subject to Coos County Zoning and Land Development Ordinance (CCZLDO) Sections 4.3.210.87 *Categories and Review Standards – Vacation Rentals*. **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	7554100, 7554200, 7554300, 7554400
Map Numbers	23S1229BD-00600, 700, 800, 900
Property Owners	TEN MILE LAKE PROPERTIES LLC LISA HEIPLE 70704 MAJESTIC SHORES RD NORTH BEND, OR 97459-9789
Situs Addresses	2816 S TEN MILE LAKE RD LAKESIDE, OR 97449 70704 MAJESTIC SHORES RD NORTH BEND, OR 97459
Acreages	1.04 Acres
Zoning(s)	RURAL RESIDENTIAL-2 (RR-2)
Special Development Considerations and Overlays	ARCHAEOLOGICAL AREAS OF INTEREST (ARC) BIRD SITE MEETS GOAL 5C REQRMT (B5C) COASTAL SHORELAND BOUNDARY (CSB)

This notice shall be posted from May 21, 2021 to June 7, 2021

FLOODPLAIN (FP)
NATURAL HAZARD - TSUNAMI (NHTHO)

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.

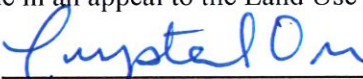
Mailed notices to owners of real property required by ORS 215 shall be deemed given to those owners named in an affidavit of mailing executed by the person designated by the governing body of a county to mail the notices. The failure of the governing body of a county to cause a notice to be mailed to 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.

Staff tries to post all applications on the website at the following link:

<https://www.co.coos.or.us/planning/page/applications-2021>

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. 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, Planner I 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: Friday, May 21, 2021
Crystal Orr, Planner I

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 Received

Exhibit E: Application

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 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. A contract that will be used for the rental shall contain all of this information and shall be filed with the Planning Department.**
2. 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.
3. 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.
4. All applicable federal, state, and local permits shall be obtained prior to the commencement of any development activity.
5. 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.
6. Staff must receive the Parking Plan review fee of \$153 along with a plot plan outlining the parking spaces. The parking and access shall be reviewed and signed off by the Coos County Road Department prior to receiving a Zoning Clearance Letter from staff.
7. The property must be brought into compliance, by submitting after the fact applications for the structures without permits, or by proving that the structures were built prior to the ordinance.
8. A survey of the property lines in relation to the structures located on the property must be submitted. If the structures cross property lines the tax lots must be consolidated.
9. Staff must receive proof that the accessory structure used for games/hobbies is not furnished to make it a guest house. This may require a site visit by the Code Compliance Officer.

EXHIBIT "B"
VICINITY MAP



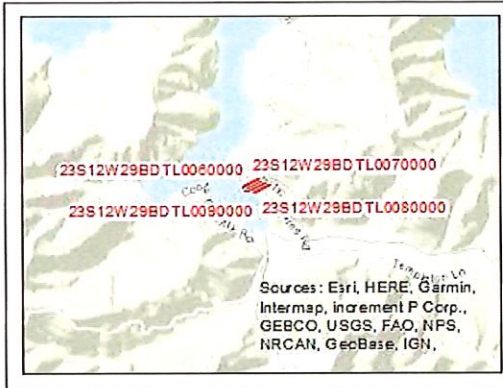
COOS COUNTY PLANNING DEPARTMENT

Mailing Address: 225 N. Adams, Coquille, Oregon 97423

Physical Address: 60 E. Second, Coquille Oregon

Phone: (541) 396-7770

TDD (800) 735-2900



File: ACU-21-003

Applicant/ Owner: Lisa Chatfield/
Ten Mile Lake Properties, LLC

Date: May 11, 2021

Location: Township 23S Range 12W
Section 29BD TL 600, 700, 800, 900

Proposal: Administrative Conditional Use

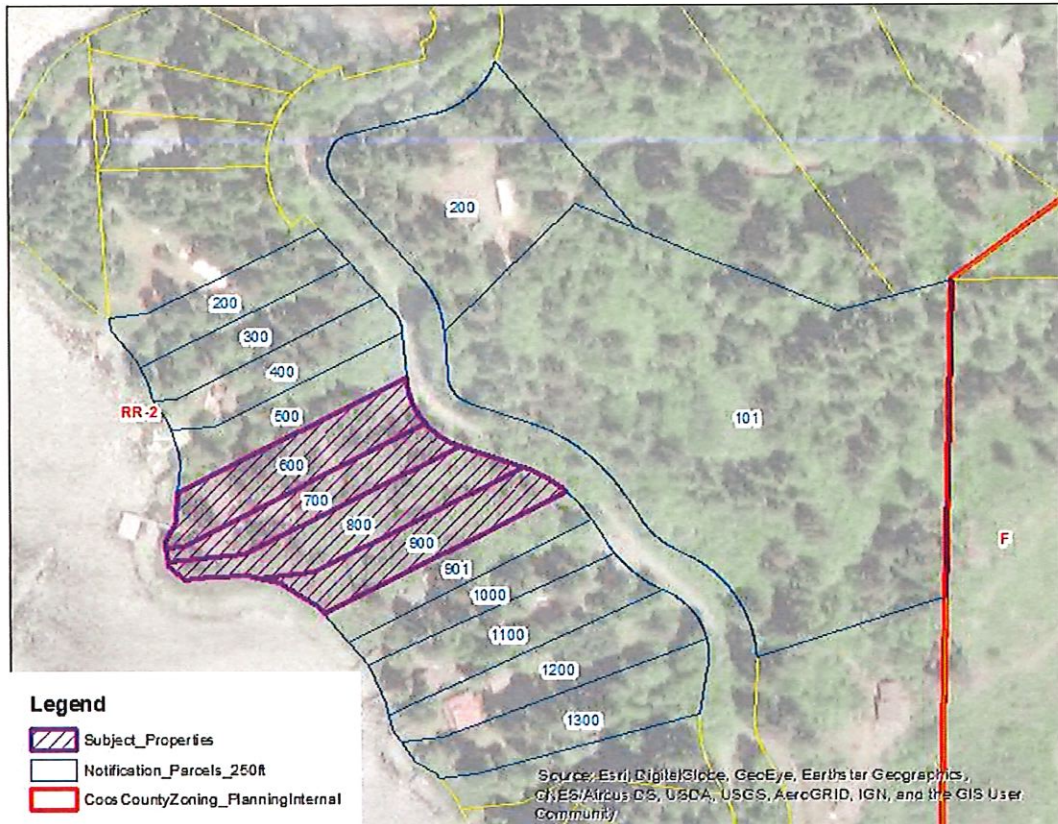


EXHIBIT "C"
STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION:

A. PROPOSAL: The applicant has requested a change of use from a Single Family Dwelling to a Vacation Rental.

B. BACKGROUND/PROPERTY HISTORY:

The property has a Single-Family Dwelling that was sited in 1977 according to assessment records. The Coos County Zoning Ordinance was first adopted in 1975 and a dwelling would have needed permitting through Coos County Planning Department. Staff couldn't find any approvals for the dwelling. The dock was replaced via Coos County approval (SO-15-057).

The applicants original plot plan lists a Single-Family Dwelling, boat house, guest house, horse barn and shop. Staff does not have information to validate that these structures other than the dock were built with permits.

The applicant reached out to staff as the application was deemed incomplete. The applicant stated that the guest house was not a guest house, but actually an accessory structure used for ping pong, pool and other hobbies. Staff told the applicant that a new plot plan would need to be submitted acknowledging the structure as an accessory structure.

The structures built without permits will need to be brought into compliance by submitting the appropriate applications. In order for staff to determine what applications will be required a plot plan with distances from property lines to structures will need to be received. Staff will need proof that the hobby accessory structure is not a dwelling. Proof may be submitted via photos of the outside & inside of the structure. A site visit may also need to be performed by our code compliance officer.

C. 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 permit for construction or alteration of 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.

Staff has reviewed the property history and county files to determine that at this time the property is not in compliance due to structures built without any Coos County Planning approval. The approval has been conditioned to require the property owner to come into compliance

II. BASIC FINDINGS:

A. LOCATION: The subject property is located southeast of the City of Lakeside. The property is accessed via Majestic Shores Road, which is a public privately maintained road.

B. 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.

C. SPECIAL DEVELOPMENT CONSIDERATIONS AND OVERALYS:

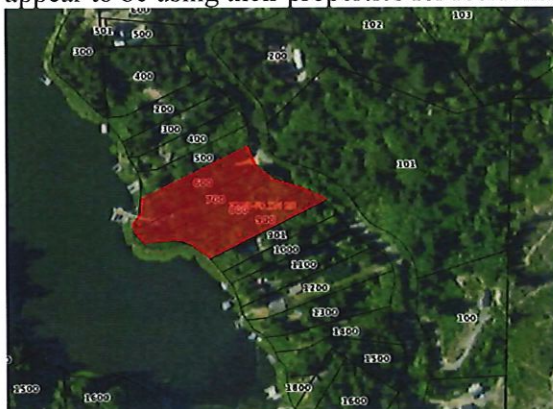
SECTION 4.11.125 Special Development Considerations: The considerations are map overlays that show areas of concern such as hazards or protected sites. Each development consideration may further restrict a use. Development considerations play a very important role in determining where development should 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.

No development is part of this request; therefore, additional review was not required.

D. SITE DESCRIPTION AND SURROUNDING USES SITE DESCRIPTION AND SURROUNDING USES:

The property is zoned Rural Residential-2 (RR-2) and is surrounded by the same zoning. The parcels within the ownership contain approximately 3 acres. Tenmile Lake abuts the property to the west and Majestic Shores Road abuts the property to the east. The properties surrounding appear to be using their properties for residential/recreational uses.



E. COMMENTS:

- a. **PUBLIC AGENCY:** This application request did not require any request for comments prior to the release of the decision.
- b. **PUBLIC COMMENTS:** This application request did not require any request for public comments prior to the release of the decision.
- c. **LOCAL TRIBE COMMENTS:** This application request did not require any request for comments prior to the release of the decision.

F. LAWFULLY CREATED UNIT OF LAND: This tax lot was lawfully created pursuant to 6.1.125.1.a by an approved or pre-ordinance plat. These parcels are part of the Majestic Shores Subdivision.

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

- **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: A vacation rental can only be established in an existing dwelling. The subject property contains an existing dwelling. 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	Parcel No	Residence	Use
23S12W29BA	200	Yes	Primary Dwelling
23S12W29BD	101	No	Undeveloped
23S12W29BD	200	No	Undeveloped
23S12W29BD	300	Yes	Secondary Dwelling
23S12W29BD	400	No	Undeveloped
23S12W29BD	500	Yes	Secondary Dwelling
23S12W29BD	600/700/800/900	Yes	Applying Parcel

23S12W29BD	901	No	Undeveloped
23S12W29BD	1000	Yes	Primary Dwelling
23S12W29BD	1100	Yes	Primary Dwelling
23S12W29BD	1200	Yes	Secondary Dwelling
23S12W29BD	1300	Yes	Secondary Dwelling

The compatibility area for the Rural Residential zoning district is 250 feet. Within the notification area there are three (3) primary dwellings, four (4) secondary dwellings, and four (4) undeveloped parcels. There are approximately eight (8) docks used for recreation within the notification area. The applicant has addressed the criteria by explaining that the property is in an area used for recreation as it abuts Tenmile Lake. There are many vacation rentals within the Tenmile Lake area. The applicant has stated that they will have rules and regulations that will keep the dwelling compatible with the surrounding area. There is a tall embankment with vegetation that separates and gives privacy to tax lot 600 from the neighboring property (tax lot 500). The vacation rental will be less impactful than if it were rented month to month as it will be vacant at times.

The parking plan must be signed off by the Coos County Road Department as meeting standards prior to staff issuing the Zoning Clearance Letter approval.

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.

The applicant has acknowledged that 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, this will be made a condition of approval. All conditions shall be complied with as final approval.

IV. DECISION:

The proposed Vacation Rental/Short-Term Rental in the Urban Residential-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. EXPIRATION:

The conditional use will not expire; however, if the property changes ownership the new owner will be required to submit an application to operate a Vacation Rental within the existing Single Family Dwelling.

VI. 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

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, 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.

Special districts to receive notice: Lakeside Rural Fire Protection District.

EXHIBIT "D"
Application



Coos County Land Use Permit Application

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 NUMBER: ACU-21-003

Date Received: 1/14/21 Receipt #: 220976 Received by: MB

This application shall be filled out electronically. If you need assistance please contact staff.
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)

LAND INFORMATION

A. Land Owner(s) Ten Mile Lake Properties LLC / Lisa Charfield
Mailing address: 70704 Majestic Shores Rd North Bend, OR 97459
Phone: 941 993 7144 Email: tenmilelakeproperties@gmail.com

Township: 23 Range: 12 Section: 29 1/4 Section: 8 1/16 Section: 0 Tax lots: (~~7554200, 7554300, 7554400~~)
Select Select Select Select Select 00700

Select Select Select Select Select

Tax Account Number(s): 7554100 Zone: Select Zone Please Select RR-2
Tax Account Number(s): 7554200 7554300 7554400 Please Select

B. Applicant(s) Lisa Charfield
Mailing address: 70704 Majestic Shores Rd North Bend, OR 97459
Phone: 941-993-7144

C. Consultant or Agent: Self
Mailing Address " "
Phone #: " " Email: " "

Type of Application Requested

<input type="checkbox"/> Comp Plan Amendment	<input checked="" type="checkbox"/> Administrative Conditional Use Review - ACU	<input type="checkbox"/> Land Division - P, SUB or PUD
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Hearings Body Conditional Use Review - HBCU	<input type="checkbox"/> Family/Medical Hardship Dwelling
<input type="checkbox"/> Map - Rezone	<input type="checkbox"/> Variance - V	<input type="checkbox"/> Home Occupation/Cottage Industry

Special Districts and Services

Water Service Type: Select type of Water Service Sewage Disposal Type: Select type of Sewage System
School District: Select School District Fire District: Select Fire District

Please include the supplement application with request. If you need assistance with the application or supplemental application please contact staff. Staff is not able to provide legal advice. If you need help with findings please contact a land use attorney or consultant. ARC

Any property information may be obtained from a tax statement or can be found on the County Assessor's webpage 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. A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete.
 2. A description of the property in question, including, but not limited to the following: size, vegetation, crops grown, access, existing buildings, topography, etc.
 3. A complete description of the request, including any new structures proposed.
 4. If applicable, documentation from sewer and water district showing availability for connection.
- II. A plot plan (map) of the property. Please indicate the following on your plot plan:
1. Location of all existing and proposed buildings and structures
 2. Existing County Road, public right-of-way or other means of legal access
 3. Location of any existing septic systems and designated repair areas
 4. Limits of 100-year floodplain elevation (if applicable)
 5. Vegetation on the property
 6. Location of any outstanding physical features
 7. Location and description (paved, gravel, etc.) of vehicular access to the dwelling location
- III. A copy of the current deed, including the legal description, of the subject property. Copies may be obtained at the Coos County Clerk's Office.

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

If this application is referred 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.

Andrew Benson
 Andrew Benson

Tom Miller
 Tom Miller, Land Acquisition Rec

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: 76704 Majestic Shores Rd Port Bend DR 97459

Type of Access: Select Road & Boat Name of Access: Majestic Shores Rd.

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

Required parking spaces are based on the use of the property. If this is for a residential use two spaces are required. Any other use will require a separate parking plan submitted that is required to have the following items:

- Current utilities and proposed utilities;
- Roadmaster may require drawings and specs from the Oregon Standards Specification Manual (OSSC) (current edition).
- The location and design of bicycle and pedestrian facilities shall be indicated on the site plan if this is a parking plan;
- Location of existing and proposed access point(s) on both sides of the road where applicable;
- Pedestrian access and circulation will be required if applicable. Internal pedestrian circulation shall be provided in new commercial, office, and multi-family residential developments through the clustering of buildings, construction of walkways, landscaping, accessways, or similar techniques;
- All plans (industrial and commercial) shall clearly show how the internal pedestrian and bicycle facilities of the site connect with external existing or planned facilities or systems;
- Distances to neighboring constructed access points, median openings (where applicable), traffic signals (where applicable), intersections, and other transportation features on both sides of the property;
- Number and direction of lanes to be constructed on the road plus striping plans;
- All planned transportation features (such as sidewalks, bikeways, auxiliary lanes, signals, etc.); and
- Parking and internal circulation plans including walkways and bikeways, in UGB's and UUC's.

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 his designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. I understand that I shall contact the Road Department to let them know when the improvements are ready to be inspected or Bonded. Contact by phone at 541-396-7600

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: _____ Receipt # _____

File Number: DR-20-

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

(a) Shall be found to be compatible with the surrounding area.

Response: *There are at least 12 other vacation rentals here on Ten Mile Lake.*

(b) Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;

Response: *Yes.*

(c) Shall meet parking access, driveway and parking standards as identified in Chapter VII;

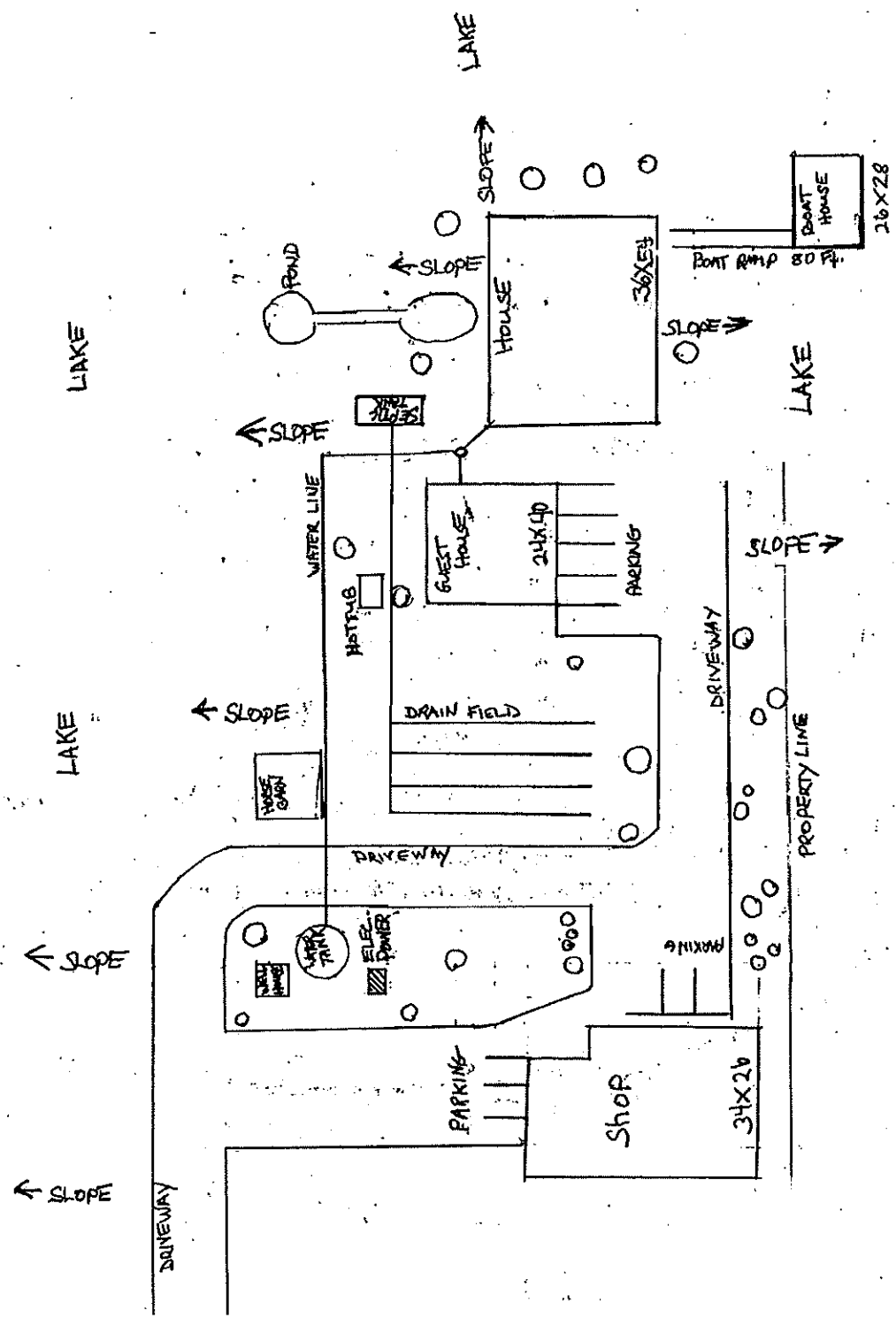
Response: *yes.*

(d) Shall not be conveyed or otherwise transferred to a subsequent landowner without a the new property owner submitting a Compliance Determination Application showing compliance with this section; and

Response: *yes.*

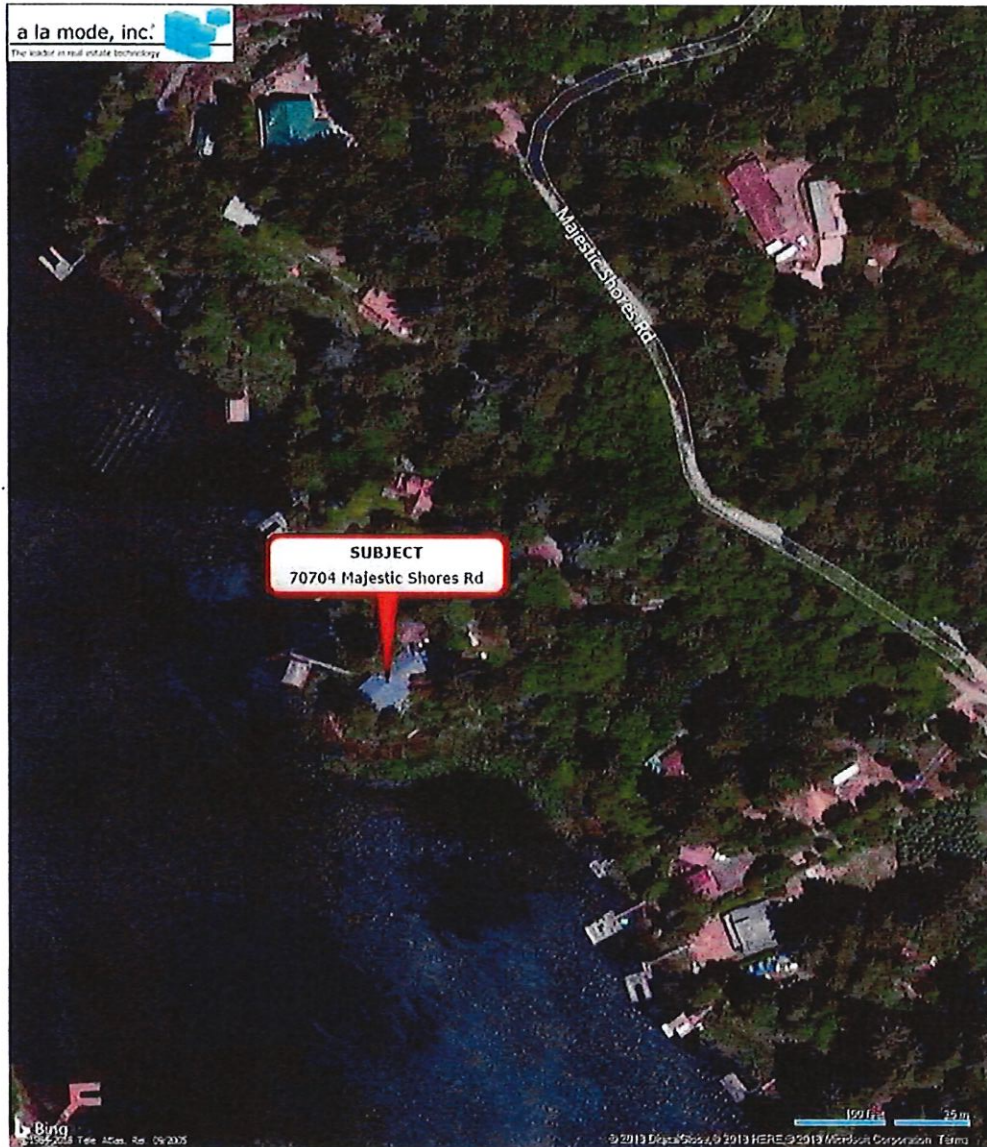
(e) A deed restriction shall be recorded with the Coos County Clerk's Office acknowledging that this is an accessory use to the approved residential use. If located within Urban Growth Boundary further restrictions may be required based on comments from the City.

Response: *yes.*



Aerial Map

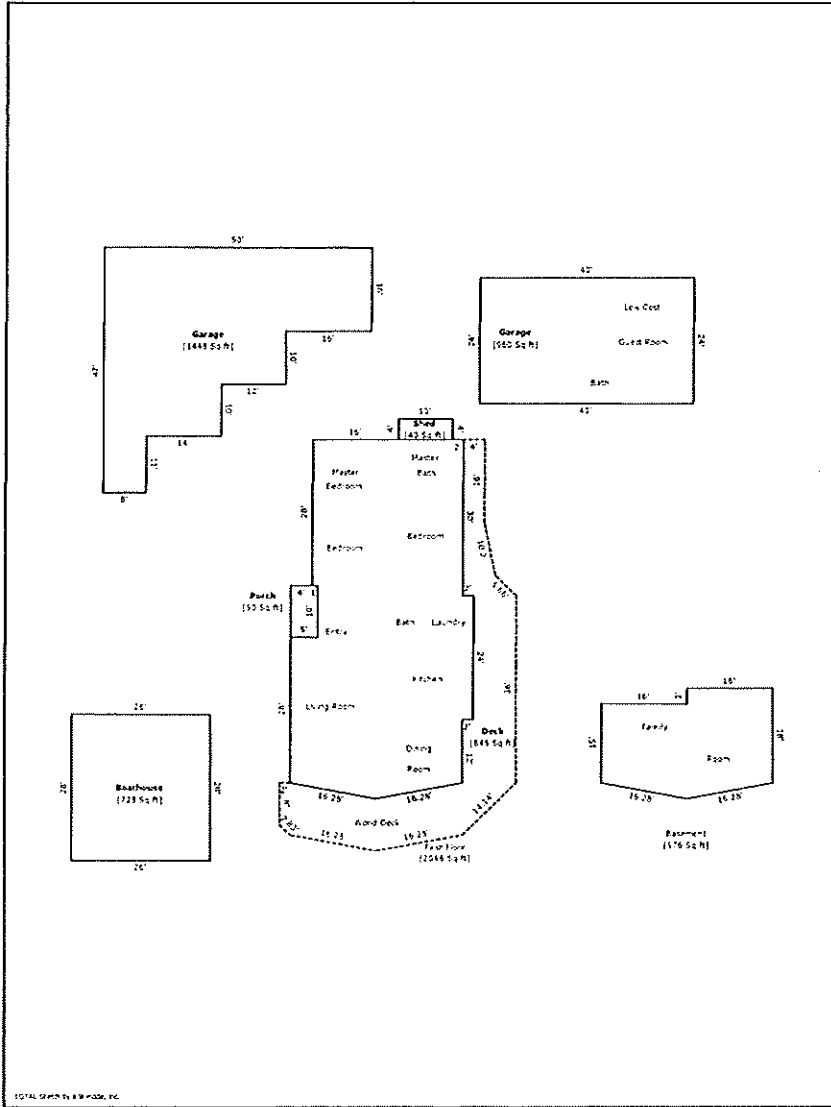
Borrower	N/A				
Property Address	70704 Majestic Shores Rd				
City	North Bend	County	Coos	State	OR Zip Code 97459
Lender/Client	Shirley D Farmer, Attorney at Law				



Form MAP_LT.LOC - "TOTAL" appraisal software by a la mode, Inc. - 1-800-ALAMODE

Building Sketch (Page - 1)

borrower	N/A		
Property Address	70704 Majestic Shores Rd		
City	North Bend	County	Coos
State	OR	Zip Code	97459
Lender/Agent	Shirley D Farmer, Attorney at Law		



Form SKI.BOS33 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Building Sketch (Page - 2)

Borrower	N/A		
Property Address	70704 Majestic Shores Rd		
City	North Bend	County	Coos
		State	OR
Lender/Client	Shirley D Farmer, Attorney at Law	Zip Code	97459

Living Area		Calculation Details
First Floor	2046 Sq ft	$24 \times 2 = 48$ $28 \times 28 = 784$ $27 \times 10 = 270$ $32 \times 28 = 896$ $0.5 \times 32 \times 3 = 48$
Total Living Area (Rounded):	2046 Sq ft	
Non-living Area		
Shed	40 Sq ft	$10 \times 4 = 40$
Garage	1418 Sq ft	$16 \times 16 = 256$ $34 \times 26 = 884$ $8 \times 11 = 88$ $10 \times 22 = 220$
Deck	646 Sq ft	$4 \times 16 = 64$ $4 \times 10 = 40$ $0.5 \times 2 \times 10 = 10$ $6 \times 4 = 24$ $0.5 \times 4 \times 4 = 8$ $8 \times 24 = 192$ $10 \times 12 = 120$ $8 \times 2 = 16$ $0.5 \times 2 \times 2 = 2$ $16 \times 7 = 112$ $0.5 \times 16 \times 3 = 24$ $0.5 \times 16 \times 3 = 24$ $7 \times 16 = 112$ $0.5 \times 3 \times 16 = 24$ $0.5 \times 3 \times 16 = 24$ $0.5 \times 10 \times 10 = 50$
Garage	560 Sq ft	$40 \times 24 = 960$
Porch	50 Sq ft	$10 \times 5 = 50$
Backhouse	728 Sq ft	$26 \times 28 = 728$
Basement	576 Sq ft	$0.5 \times 16 \times 3 = 24$ $18 \times 16 = 288$ $16 \times 15 = 240$ $0.5 \times 16 \times 3 = 24$

Form SKT.BLDSKJ - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Prepared By:
Jeff and Lisa Heiple
PO Box 10 Majestic Shores Rd
Lakeside, Oregon 97449

After Recording Return To:
Ten Mile Lake Properties LLC / Lisa Heiple
PO Box 10
Lakeside, Oregon 97449

COOS COUNTY, OREGON **2016-09701**
\$56.00 11/01/2016 03:48:32 PM
Pgs=3



Terri L. Turi, Coos County Clerk

COOS COUNTY, OREGON **2017-00720**
\$61.00 01/26/2017 02:34:15 PM
Pgs=4



Terri L. Turi, Coos County Clerk

Re-Recorded At The REQUEST OF Lisa Heiple, to correct Legal Description previously recorded as instrument # 2016-09701
SPACE ABOVE THIS LINE FOR RECORDER'S USE
QUITCLAIM DEED 2016-09701

On October 07, 2016 THE GRANTOR(S),

- Jeff Heiple aka Mr. J. Heiple and Lisa Heiple aka Mrs. L. Heiple, a married couple

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

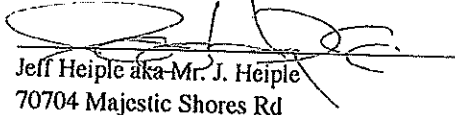
- Ten Mile Lake Properties LLC, ~~Lisa Heiple, Manager/Owner~~ residing at 70704 Majestic Shores Rd, North Bend, Coos County, Oregon 97459
- the following described real estate, situated in North Bend, in the County of Coos, State of Oregon:

Legal Description: Lots 23, 24, 25, and 26, Block 1, Majestic Shores Division 1, Coos County, Oregon excepting that portion of lot 26 Described as follows: Begin at point on the westerly boundary of Keltogg Division 1, A subdivision in Coos County, Oregon; Thence North 85' 40' 11" West 394.00 feet to the Southwest Corner of Lot 26; Thence North 4' 19' 49" West 61 Feet to the Intersection with a line parallel and 60 feet North of the South Line of said Lot 26; Thence Easterly on a line Parallel with and 60 Feet North of the South Line of said Lot 26 to a Point on the Westerly Boundary to the Point of Beginning.

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns

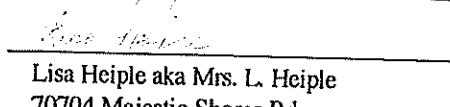
Grantor Signatures:

DATED: 10-24-16



Jeff Heiple aka Mr. J. Heiple
70704 Majestic Shores Rd
North Bend, Oregon
97459

DATED: 10-24-16

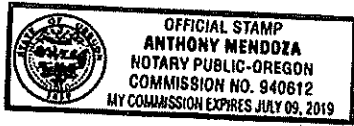


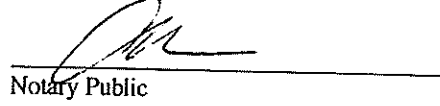
Lisa Heiple aka Mrs. L. Heiple
70704 Majestic Shores Rd
North Bend, Oregon
97459



STATE OF OREGON, COUNTY OF COOS, ss:

This instrument was acknowledged before me on this 24th day of October, 2016 by Jeff Heiple aka Mr. J. Heiple and Lisa Heiple aka Mrs. L. Heiple.




Notary Public

Lead Associate
Title (and Rank)

My commission expires July 9, 2019

State/Commonwealth of Oregon }
County of Cess } ss.

On this the 1 day of November, 2016, before me,
Jordan Rebecca Wilson, the undersigned Notary Public,
personally appeared Lisa Heiple



personally known to me - OR -

proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Jordan Rebecca Wilson
Signature of Notary Public
Jordan Rebecca Wilson Cess Bay
Other Required Information (Printed Name of Notary, Residence, Etc.)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Coos, State of Oregon, described as follows:

LOTS 23, 24, 25 AND 26, BLOCK 1, MAJESTIC SHORE DIVISION 1, COOS COUNTY, OREGON, EXCEPTING THAT PORTION OF LOT 26 DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE WESTERLY BOUNDARY OF KELLOGG ROAD, SAID POINT BEING THE MOST EASTERLY CORNER OF LOT 26, BLOCK 1, MAJESTIC SHORE DIVISION 1, A SUBDIVISION IN COOS COUNTY, OREGON; THENCE SOUTH 60° 48' 23" WEST ALONG THE SOUTH LINE OF SAID LOT 26 A DISTANCE OF 410 FEET; THENCE NORTH 85° 40' 11" WEST 394.00 FEET TO THE SOUTHWEST CORNER OF LOT 26; THENCE NORTH 4° 19' 49" WEST 61 FEET TO THE INTERSECTION WITH A LINE PARALLEL AND 60 FEET NORTH OF THE SOUTH LINE OF SAID LOT 26; THENCE EASTERLY ON A LINE PARALLEL WITH AND 60 FEET NORTH OF THE SOUTH LINE OF SAID LOT 26 TO A POINT ON THE WESTERLY BOUNDARY OF KELLOGG ROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY BOUNDARY TO THE POINT OF BEGINNING.



State of Oregon - Drinking Water Program
Microbiological Analysis (Coliform) Reporting Form for Public Water Supplies dt 2015-11

PWS# 4 1

PWS or CLIENT Name: Jeff Heiple
City, County: North Bend, Coos
Phone: _____ FRX: 541-267-4455

ORELAP#: OR100028
Lab Name: McCOWAN CLINICAL LABORATORY
Address: 178 W COMMERCIAL
COOS BAY, OR 97420
Phone/Fax: 541-267-7853 / 641-267-4025

Return address:
Name: Barrington Well Drilling Inc
Address: Po Box 784
City, State, Zip: North Bend, OR 97459

IDEXX Bottle Lot#: ML010
Lab Sample ID#: 20160115

Sample Collected Date/Time: 01/21/2016 12:10 AM PM Chlorinated: No Yes
Collected By: Ron Barrington Free Chlorine: _____ mg/L
Physical Address: 20704 Majestic Shores
Sampled Point (ex. "SINK"): Barbroom

DISTRIBUTION Sample Type: Routine *Repeat Temporary Routine Special
SOURCE Sample Type: *Triggered *Confirmation Assessment Special
*Date of Initial Positive: ____/____/____ *Original Positive ID#: _____
Source ID: SRC- _____ Source name (ex. "WELL #1"): _____

SAMPLE NOTES

LAB USE ONLY

Sample Received Date/Time: 01/21/2016 13:41 AM PM Initials: LD Temp: 4 °C
Evidence of cooling? Yes No

Analysis Start Date/Time: 01/21/2016 16:24 AM PM Initials: LD

ORELAP Method(s): Colliert® Colliert-1B® SM 9223 SM 20® Ed.

Sample Results do not meet NELAC Standards because (check all that apply):
 Not received in lab-supplied bottle
 Not incubated at proper temperature
 Not received at proper temperature (below 10°C)
 Other reason: _____
Sample Invalidation:
 Over 30 hours
 Leak
 Heavy Non-Coliform growth

Test Results:
Total Coliforms: Present Absent
E. Coli: Present Absent
Analysis Complete Date/Time: 01/22/2016 16:15 AM PM
Analyst: Dan...
Review by: [Signature] 01/22/2016
MM / DD / YYYY

Reported By: [Signature] Report Date 01/22/2016
MM / DD / YYYY

OHA USE ONLY
Test results relate only to the parameters tested and to the samples as received by the laboratory. Test results meet all requirements of NELAC unless otherwise noted. This report shall not be reproduced except in full, without written consent of this laboratory. Send results to DHS-DWP P.O. Box 14369, Portland, OR 97203-0360 Phone 971-873-0418

Application is hereby made to the Coos County Health Officer for a permit to construct or repair a sewage disposal system in compliance with Coos County Sub-surface Sewage Disposal Ordinance.

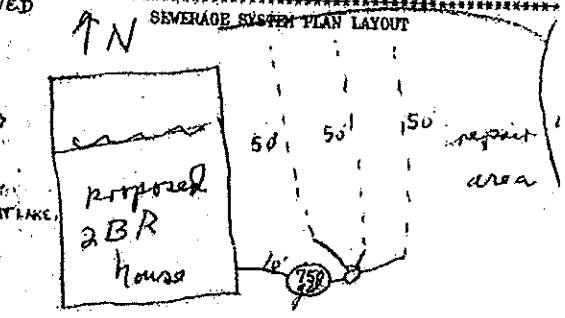
Name WAYNE W. MOORE
 Address 9605 WILDWOOD DRIVE (DUNES MOBILE RANCH)
 City NORTH BEND, ORE. Phone NO PERSONAL PHONE
 Job Location LOTS 23 AND 24, BLOCK 1, MAJESTIC SHORES SUBDIVISION, COOS COUNTY ORE, LOTS COMBINED CONSTITUTE ONE SUITABLE SITE (RIDGE)
 Previous Application: Yes No

New Construction Repair
 INSTALLATION WILL SERVE:
 House NEAR LAKE FUTURE Mobile Home ~~PLANNED~~
 Commercial Building ~~PRIVATE GARAGE AND OTHER PARK CENTER WITH LIVING QUARTERS ABOVE - 1 BR.~~
 No. of Living Units 2 No. of Bedrooms 2 TOTAL 101
 Water Supply: Public Private ~~BUILD, BUYER OR HEIR MAY WANT THE SUB AT LAKE.~~

- Garbage Disposal Unit: Yes No
- Request is made for an inspection by a sanitarian for approval of location, size and type of system.
 - Inspection may be required after completion but prior to covering drainfield lines. Health Department will be notified prior to covering.
 - It is understood that inspection by a sanitarian of the system on the above identified property insures that construction of this system complies with state and local codes, but cannot and does not guarantee indefinite or perfect operation of the system.

Receipt No. 8790 Date JUNE 27, 1973
 Signature of Applicant Wayne W. Moore
 Licensed Installer Builder Owner

Sanitarian's Report
 Soil Type sandy loam Septic Tank Limitation: Right to 1
 Tank Size 750 gallons. No. distribution boxes 1
 Bottom trench area drainfield 450 square feet
 Remarks: 2' wide trenches 10' apart



NOTICE
 Any deviation from requirements in sanitarian's report must be approved by the Coos County Health Department in advance.

PERMIT
 Approved: Yes No Date Issued same No. 141

CONSTRUCTION
 Approval Date: 7-9-73
 Sanitarian Richard D. Lamorey

DEPARTMENT OF ENVIRONMENTAL QUALITY

CERTIFICATE OF SATISFACTORY COMPLETION

SUBSURFACE OR ALTERNATIVE SEWAGE SYSTEM

OWNER MOORE, WAYNE W. (Installed by Mr. Moore) PERMIT NO. 715205

LOCATION 215-12th St Tax lot 23 3 22 Div. J. Pacific Shores
1.7 ac

In accordance with Oregon Revised Statute 464.666 this certificate is issued as evidence of satisfactory completion of a subsurface or alternative sewage disposal system at the above location.

INSPECTION BY DISPOSAL SYSTEMS DIV.

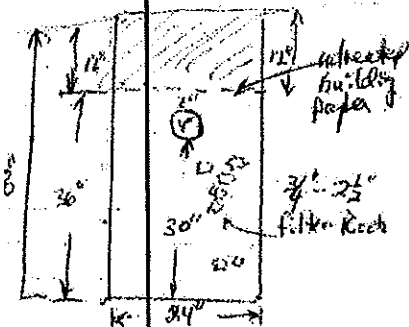
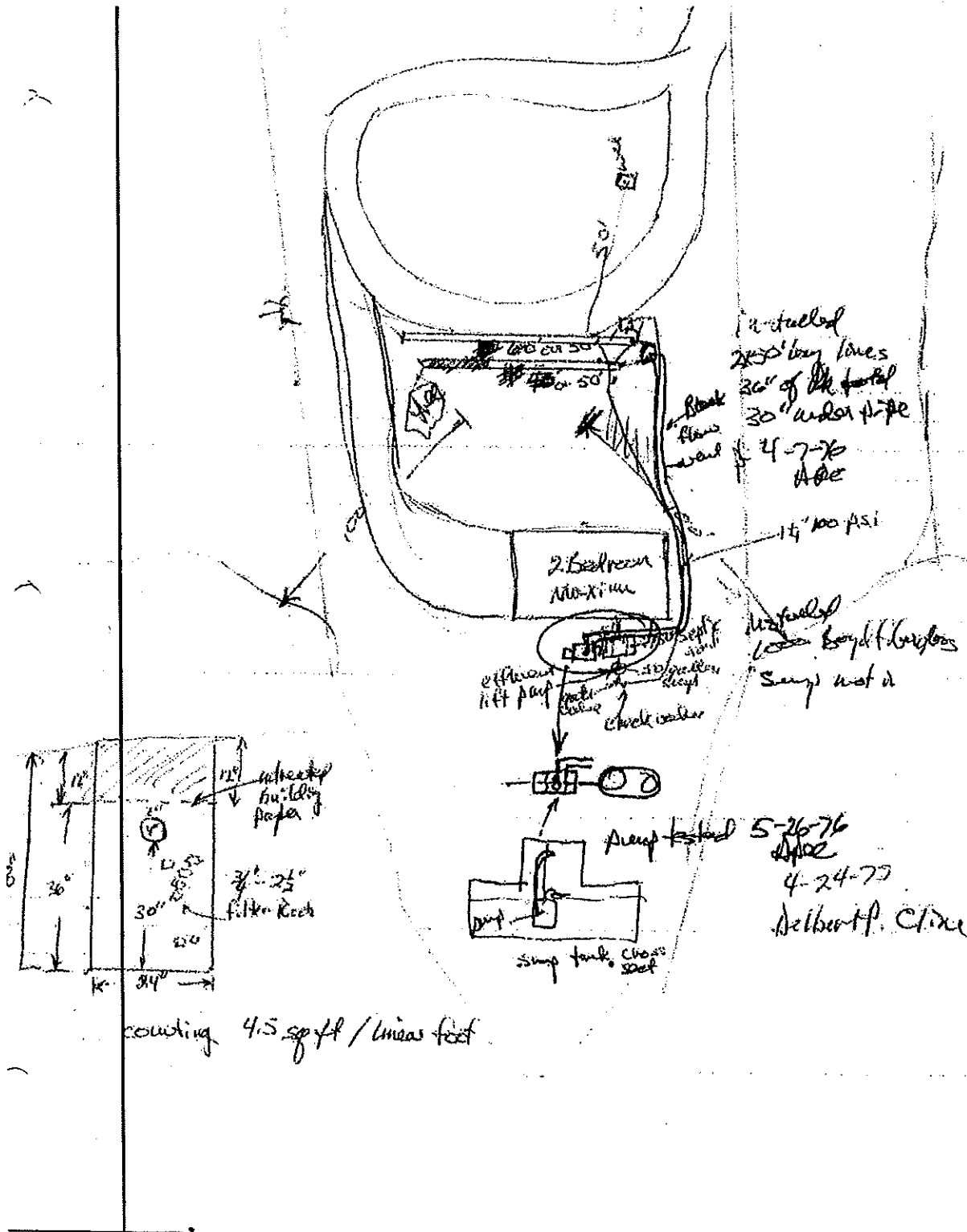
Herbert R. Elms, D.S.
Sanitarian

Date April 7, 1976

County

DEQ 94

*inspected same plans and forms in 1961
5-26-76 and approved Herbert Elms*



counting 4.5 sq ft / linear foot

installed
2x50' bag lanes
30" of the total
30" under pipe
4-7-76
AOC

1 1/2" 100 psi

installed
100' bag of fiberglass
Sump not a



Pump tested 5-26-76

4-24-77

Delbert P. Cline

LOTS 23 & 24 MAJESTIC SHORES
SECTION 29
TOWN 23 S
RANGE 12 WEST, WILLAMETTE MERIDIAN

The original and first copy of this report are to be filed with the STATE ENGINEER, SALEM, OREGON 97101 within 30 days from the date of well completion.

WATER WELL REPORT

NOV 6 1973

State Well No. 2351-14-21

STATE OF OREGON (Please type or print)

STATE ENGINEER SALEM, OREGON

State Permit No.

6003 7402

(1) OWNER: Name Wayne Moore Address 9605 Dunes Mobil Ranch North Bend, Oregon

(2) TYPE OF WORK (check): New Well [X] Deepening [] Reconditioning [] Abandon []

(3) TYPE OF WELL: Rotary [] Cable [] Driven [] Jetted [] Bored []

(4) PROPOSED USE (check): Domestic [X] Industrial [] Municipal [] Irrigation [] Test Well [] Other []

CASING INSTALLED: 6" diam. from 0 ft. to 64 ft. Gage #250

(7) SCREENS: Well screen installed? [X] No

(8) WELL TESTS: Drawdown is amount water level is lowered below static level

(9) CONSTRUCTION: Well seal - Material used Bentonite, Grout, Cement

(10) LOCATION OF WELL: County Coos Driller's well number 12

(11) WATER LEVEL: Completed well. Depth at which water was first found 50

(12) WELL LOG: Diameter of well below casing 6

Table with columns: MATERIAL, From, To, SWL. Rows include Light tan sandy claystone, Dark tan clay, Blue sandstone, Blue claystone.

Work started 10/2 1973 Completed 10/9 1973

Drilling Machine Operator's Certification: This well was constructed under my direct supervision.

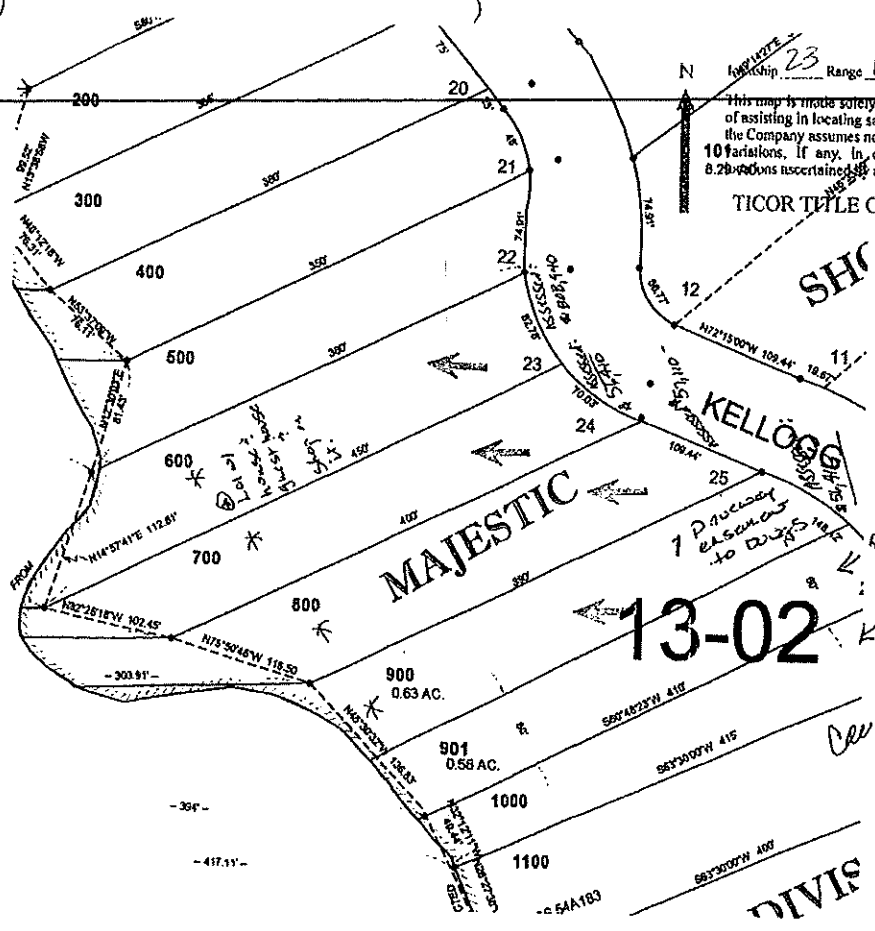
Water Well Contractor's Certification: This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

(LX # 23, 24, 25, 26 (also wanted) 600 700, 800, 900)

Township 23 Range 12 Section 2980

This map is made solely for the purpose of assisting in locating said premises and the Company assumes no liability for the 10 variations, if any, in dimensions and 8.28 variations ascertained by actual survey

TICOR TITLE COMPANY



SHC

KELLOGG

MAJESTIC

13-02

7 parcels easement to dogs

Dog's Digsite

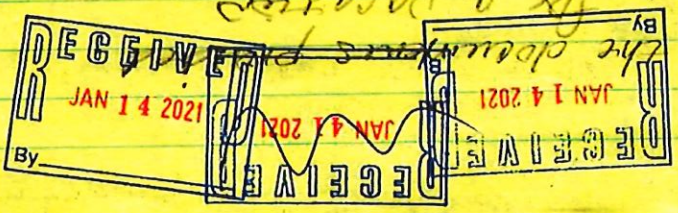
Dog's Digsite

See 4. Tria

SHC

L-6-2021

Please Review



We are applying for a vacation

rental permit for our home. Our goal

is to convert our primary residence into

a short term vacation rental. There are

at least 13 in our close proximity or

this time. We have included detailed

drawings of the existing building, plot map,
topography, water and sewer documents.

Address: 70704 Mystic Shores Rd

North Bend, OR 97149

Legal Description:

: See sheet attached Please

Airbnb House Rules

- * MAXIMUM OF FOUR IN HOT TUB AT ONE TIME
- * NO SMOKING
- * NO PARTIES OR EVENTS
- * NO UNREGISTERED GUESTS ALLOWED
- * NO LOUD NOISE AFTER 11PM
- * NO EATING OR DRINKING IN BEDROOMS
PLEASE ENJOY YOUR MEAL IN DINING ROOM
- * PLEASE KEEP A CLOSE EYE ON SMALL CHILDREN WHILE IN LOFT.
- * MAKE SURE TO TURN OFF LIGHTS WHEN LEAVING HOUSE
- * PLEASE DISPOSE OF TRASH IN TRASH BIN
- * PLEASE WASH DISHES AND THROW OUT TRASH BEFORE CHECK OUT.
- * PLEASE REPORT ANY DAMAGES IN A TIMELY MANNER. DAMAGE EXCEEDING THE SECURITY DEPOSIT AMOUNT MUST BE PAID BY GUESTS AND WILL BE REPORTED TO AIRBNB

From: mndrew65@aol.com
Sent: Tuesday, March 30, 2021 1:47 PM
To: Crystal Orr
Subject: Re: vacation rental application
Attachments: House Rules for 70704 Majestic.jpg; plot map 70704 Majestic.jpg; Pot map 70704 Majestic p2.jpg; image001.jpg

This Message originated outside your organization.

Hello Crystal

Following up on application for 70704 Majestic Shores Rd North Bend.
Lots 600,700,800 and 900 are all owned with us. The house, detached accessory structure and Shop are all on Lot 600.
The property line on Lot 600 has a tall embankment that's full of vegetation and very private. Lot 900 property line is separated by two Lots that should meet your compatibility.

The vacation rental will be used less than a primary residential dwelling due to not being rented full time.
I talked with staff and the structure identified as guest house on my initial plot plan its really an accessory structure/garage that we use for Ping Pong,Pool and Hobbies.

Terms and conditions will be on the AirBnB website.
Rules and Regulations will be attached along with revived plot map if there is anything else you might need please don't hesitate to ask.

Thank you
Andrew Benson

