Coos County Community Development
Mailing Address: 250 N. Baxter, Coquille, Oregon
Office Location: 60 E. Second St., Coquille OR 97423
Planning, Building and Enforcement
Phone: 541-396-7770

NOTICE OF LAND USE DECISION

You have received this notice because you are an adjacent property owner or an interested party, and this notice is required to be provided pursuant to ORS 215.416. The proposal identified in this decision will be located on the subject property. Notice to Mortgagee, Lienholder, Vendor, or Seller: ORS Chapter 215 (ORS 215.513) requires that if you receive this notice, you must promptly forward it to the purchaser.

Date: **Friday, April 11, 2025**
RE: **File Number ACU-24-049, JS International Investments LLC/Crystal Orr**

Dear Property Owner or Interested Party,

This land use notice is being sent to the property owner(s), applicant(s), nearby property owners, special districts, agencies, and anyone who has requested notice. It informs interested parties of a decision regarding a land use request on the subject property.

The purpose of this notice is to explain the proposal and decision, provide information on where to find additional details, and describe how to appeal the decision if desired. Any person who is adversely affected, aggrieved, or entitled to written notice may appeal the decision to the Coos County Hearings Body. Appeals must be submitted in writing, with the required fee, to the Planning Department at 250 N. Baxter, Coquille, OR 97423, no later than 12:00 p.m. on Monday, April 28, 2025.

Please read this notice carefully. A vicinity map is attached to show the location of the subject property. This notice is intended to ensure all affected or interested parties are informed and have an opportunity to respond or appeal.

Subject Property Information

Account Number:	7783600
Map Number:	26S1401CA-02906
Property Owner:	JS INTERNATIONAL INVESTMENT LLC 312 ELFWOOD DR MONROVIA, CA 91016-1809
Situs Address:	90876 LIBBY LN COOS BAY, OR 97420
Acreage:	0.39 Acres
Zoning:	URBAN RESIDENTIAL-2 (UR-2)
Special Development Considerations and Overlays:	ARCHAEOLOGICAL AREAS (ARC) BIRD SITE MEETS GOAL 5C REQRMT (B5C) NH TSUNAMI (NHTHO) URBAN UNINCORPORATED COMMUNITY (UUC)

Decision: Approved with Conditions. All decisions are based on the record. This decision is based on the existing record and will become final and effective at the close of the appeal period unless a complete application, along with the required fee, is submitted to the Planning Department by 12 p.m. on Monday, April 28, 2025 . Appeals are based on the applicable land use criteria. This decision is based on the application materials and the existing record. It will become final and effective at the end of the appeal period unless a complete appeal is filed by the

deadline noted above. This decision complies with the Coos County Zoning and Land Development Ordinance (CCZLDO), including the following:

General Compliance: Section 1.1.300 – Compliance with Comprehensive Plan and Ordinance Provisions, and Article 6.1 – Lawfully Created Lots or Parcels.

The zoning table outlines allowed Uses, Developments, and Activities in each zone, along with the required review type. Section 4.6.110 provides descriptions of each use category and applicable criteria.

Conditional Use Review: Use Table found in *Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU) subject to Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and Section 4.3.220 Additional Conditional Use Review (1) Urban Residential. Siting standards do not apply to this type of review because there are no new structures proposed with this* review.

Please note that civil matters, including property disputes that fall outside the criteria listed in this notice, will not be considered. The 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. 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.

The application, staff report, and any conditions can be found at the following link: https://www.co.coos.or.us/community-dev. The application and all documents and evidence in the record, including the staff report and applicable criteria, are available for inspection at no cost in the Planning Department, located at 60 E. Second, Coquille, Oregon. Copies may be purchased for 50 cents per page. The decision is based on the application submittal and information on record.

For more information, please contact Staff at (541) 396-7770.

Reviewed by: Jill Rolfe Digitally signed by Jill Rolfe Date: 2025.04.10 18:26:46 -07'00' **Date: Thursday, April 10, 2025**
Jill Rolfe, Director

This decision is authorized by the Planning Director 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
Exhibit C: Staff Report -Findings of Fact and Conclusions

EXHIBIT "A"
CONDITIONS OF APPROVAL

All applicable federal, state, and local permits must be obtained prior to the commencement of any development activity. If any comments from other agencies were provided as part of this review, it is the responsibility of the property owner to ensure compliance.

The applicant shall comply with the following conditions of approval, understanding that all costs associated with meeting these conditions are the responsibility of the applicant(s) and that the applicant(s) are not acting as an agent of the county. Failure to comply with or maintain compliance with these conditions may result in the revocation of the permit, as allowed by the Coos County Zoning and Land Development Ordinance.

Please read the following conditions of approval carefully. If you have any questions, contact the planning staff.

1. Pursuant to CCZLDO § 5.9.100, a Zoning Compliance Letter shall be required to show the conditions have been complied with. To show compliance with this section the applicant shall submit a letter with the following items to request that staff find the following conditions have been satisfied:
   a. The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title. The statement needs to include language that the purchaser of the property has been provided a copy of the land use approval containing all conditions or restrictions understands the obligation and agrees to fulfill the conditions unless a modification is approved as provided in this ordinance. The property owner is responsible for ensuring compliance, and land use authorization. The recorded deed convent shall be recorded with the County Clerk and copy provided to the Planning Department. Section 5.2.700 Development Transferability - Unless otherwise provided in the approval, a land use approval that was obtained through a conditional use process shall be transferable provided the transferor files a statement with the Planning Director signed by the transferee. This document shall be recorded in the chain of title of the property, indicating that the transferee has been provided a copy of the land use approval containing all conditions or restrictions understands the obligation and agrees to fulfill the conditions, unless a modification is approved as provided in this ordinance. The property owner is responsible for ensuring compliance, and land use authorization shall remain recorded in the chain of title to alert a purchaser that development was approved subject to conditions and possible restrictions.
   b. The applicant shall complete the following to ensure compatibility:
      i. Submit a plan to cover nuisance issues to ensure the use is compatible with the neighborhood. The plan shall consist of contacts for the property manager to report problems to, noise restriction and emergency contact information. The advertisement for the rental shall include a property manager's name and contact information. An example of a plan (not required to use format) is on the page following Exhibit A.
      ii. A contract that will be used for the rental shall contain all this information and shall be filed with Community Development.
      iii. The number of overnight occupants is limited by the number of bedrooms. The Dwelling to be used as a Vacation Rental contains three (3) bedrooms and maximum capacity should be limited to six (6) overnight guests.
      iv. Vendors shall be limited to cleaning and maintenance on a regular basis. If a special event is planned by a guest, it shall occur during the day and there may be vendors to serve that specific event.
      v. Dedicated parking for the vacation rental is limited to two spaces for guests.
      vi. If located within the Urban Growth Boundary further restrictions may be required based on comments from the City.
2. Pursuant to CCZLDO § 4.3.110.10(a) the applicant shall obtain a license from the Coos County Health Department in accordance with ORS 446.310-350. Renewals of your license shall be provided to the Planning Department to show the use remains in compliance.

EXAMPLE

Example Plan for Addressing Nuisance Issues and Ensuring Neighborhood Compatibility

Objective:

To minimize the potential for nuisance issues arising from the rental property, ensure compatibility with the neighborhood, and provide clear communication channels for resolving problems.

1. Property Manager Contact Information:

- **Name:** [Property Manager Name]
- **Phone:** [Property Manager Phone Number]
- **Email:** [Property Manager Email Address]
- **Availability:**
  - Regular Business Hours: Monday to Friday, 8 AM to 6 PM
  - After-Hours Emergencies: 24/7 availability via phone.
- **Response Time:**
  - Non-Emergency: Within 24 hours.
  - Emergency: Immediate response for issues such as noise complaints, trespassing, or safety concerns.

2. Noise Restrictions:

- **Quiet Hours:**
  - Weekdays: 10 PM to 7 AM
  - Weekends and Holidays: 11 PM to 8 AM
- **Prohibited Activities:**
  - Loud music, parties, or gatherings exceeding property capacity.
  - Use of outdoor amplified sound systems.
- **Monitoring:**
  - Installation of noise-detection devices to ensure compliance.
  - Regular site visits by the property manager to check adherence to rules.

3. Emergency Contact Information:

- In case of an emergency, such as fire, medical needs, or criminal activity, tenants and neighbors should immediately call **911**.
- For non-life-threatening situations, such as noise complaints or parking violations, contact the property manager directly.

4. Advertisement Requirements:

- All rental listings shall include the following information:
  - **Property Manager Name:** [Property Manager Name]
  - **Contact Phone Number:** [Property Manager Phone Number]
  - A statement that the rental complies with all local nuisance ordinances and neighborhood standards.
  - A reminder of the established quiet hours and other restrictions.

5. Neighbor Communication:

- Distribution of a flyer or letter to surrounding properties providing:
  - Property Manager contact details.
  - Overview of the property's rules and restrictions (e.g., quiet hours).
  - Assurance of swift action in response to complaints.

6. Enforcement Measures:

- Immediate intervention for reported issues, including warnings and documentation of incidents.
- Implementation of a **three-strike rule** for tenants:
  - First Incident: Verbal and written warning.
  - Second Incident: Fines or additional restrictions.
  - Third Incident: Termination of the rental agreement.

7. Regular Review:

- Monthly review of complaint records to identify trends and address recurring issues.
- Annual update of the nuisance plan to incorporate lessons learned and improve processes.

EXHIBIT "B"
Vicinity Map
(not to scale)

COOS COUNTY PLANNING DEPARTMENT

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

File:	ACU-24-049
Applicant/ Owner:	Pacific NW Planning/ JS International Investment, LLC
Date:	May 8, 2025
Location:	Township 26S Range 14W Section 01CA TL 2906
Proposal:	Administrative Conditional Use

EXHIBIT "C"
STAFF REPORT
FINDINGS OF FACT AND CONCLUSIONS

I. PROPOSAL AND BACKGROUND/PROPERTY HISTORY INFORMATION AND PRIOR COMPLIANCE:

A. PROPOSAL: The applicant proposes to operate their three-bedroom Manufactured Dwelling, located at 90876 Libby Lane in Urban Residential– 2 (UR-2) zoning in Coos County, Oregon, as a furnished vacation rental dwelling. The property is 0.39 acres in size, existing development includes a Manufactured Dwelling and detached Garage. The property's water service is provided by Coos Bay North Bend Water Board and sanitation services are provided by Charleston Sanitation.

County regulations limit parking to two vehicles, a condition of approval has been added to limit parking onsite for Vacation Rental use to two (2) vehicles. The applicant is seeking an Administrative Conditional Use Permit for the vacation rental and has provided a proposed parking plan. The property will be managed by the property owner, who resides next door to the proposed Vacation Rental.

B. BACKGROUND/PROPERTY HISTORY/SITE CONDITIONS: The property has a history of the following zoning and development compliance activities.

On March 30, 2004, Zoning Compliance Letter ZCL-04-140 was issued providing land use authorization to site a Manufactured Dwelling and connect to Charleston Sanitation. The Zoning Compliance Letter wad updated on June 10, 2004, to allow a detached garage to be sited.

C. LOCATION: The subject property is located southwest of the City of Coos Bay off Libby Lane.

D. ZONING: - This property is zoned Urban Residential– 2 (UR-2).

ARTICLE 4.2 – ZONING PURPOSE AND INTENT
Section 4.2.100 Residential

Urban Residential (UR)
There are three Urban Residential (UR) zoning districts: Urban Residential-1 (UR-1); Urban Residential-2 (UR-2); and Urban Residential – Multi Family (UR-M). The intent of the Urban Residential Districts is to include conventional, urban density housing (single family/multi-family) plus cluster housing and planned unit developments.

The purpose of the "UR-1" district is to provide for urban residential areas that are exclusively limited to conventional single-family dwellings. Detached conventional single-family dwellings clustered in planned unit developments are consistent with the objectives of the "UR-1" district. This district shall only be used within Urban Growth Boundaries and Urban Unincorporated Community boundaries.

The purpose of the "UR-2" district is to provide for urban residential areas that are designed to accommodate single family dwellings, mobile homes and two-family dwellings. Clustered planned unit developments, including multi-family dwellings, are consistent with the objectives of the "UR 2" district. The "UR-2" district shall only be used within Urban Growth Boundaries and Urban Unincorporated Community boundaries.

The purpose of the "UR-M" district is to provide for high density urban residential areas necessary to accommodate opportunities for the construction of multiple-family dwellings, primarily necessary to

meet the needs of low- and moderate-income families. The "UR-M" district shall only be used within Urban Growth Boundaries and Urban Unincorporated Community boundaries.

E. COMMENTS: The following comments have been received:

a. **Coos Health & Wellness –** Had no objections**.** Comments provided stated that with the documentation of satisfying the "Conditional Use," Coos Health and Wellness can consider a Vacation Rental License for this application.

b. **Sanitation and Water:** The applicant provided letters from Charleston Sanitation and Coos Bay North Bend Waterboard stating there was no limitation on services.

II. GENERAL PROPERTY COMPLIANCE:

A. COMPLIANCE PURSUANT TO SECTION 1.1.300:

It shall be unlawful for any person, firm, or corporation to cause, develop, permit, erect, construct, alter or use any building, structure or parcel of land contrary to the provisions of the district in which it is located. No 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.

FINDING:

B. SECTION 6.1.125 LAWFULLY CREATED LOTS OR PARCELS:

"Lawfully established unit of land" means:

1. The unit of land was created:

a. Through an approved or pre-ordinance plat;

b. Through a prior land use decision including a final decision from a higher court. A higher court includes the Land Use Board of Appeals;

c. In compliance with all applicable planning, zoning and subdivision or partition ordinances and regulations at the time it was created.

d. By a public dedicated road that was held in fee simple creating an interviewing ownership prior to January 1, 1986;

e. By deed or land sales contract, if there were no applicable planning, zoning or subdivision or partition ordinances or regulations that prohibited the creation.

f. By the claim of intervening state or federal ownership of navigable streams, meandered lakes or tidewaters. "Navigable-for-title" or "title-navigable" means that ownership of the waterway, including its bed, was passed from the federal government to the state at statehood. If a waterway is navigable-for-title, then it also is generally open to public use for navigation, commerce, recreation, and fisheries.

FINDING: This property is lot 4 of Qualman Heights. Therefore, the property is an approved plat and is a lawfully created unit of land.

III. STAFF FINDINGS AND CONCLUSIONS:

A. SUMMARY OF PROPOSAL AND APPLICABLE REVIEW CRITERIA:

Request for a Land Use Approval through an Administrative Conditional Use to change the use of a *Single-Family Dwelling* to a *Vacation/Short Term Rental*.

The applicable review criteria are found in Coos County Zoning and Land Development (CCZLDO) Use Table found in Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU) subject to Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and

Section 4.3.220 Additional Conditional Use Review (1) Urban Residential. Siting standards do not apply to this type of review because there are no new structures proposed with this review.

B. KEY DEFINITIONS:

- *DEVELOPMENT: The act, process or result of developing.*
- *USE: The end to which a land or water area is ultimately employed. A use often involves the placement of structures or facilities for industry, commerce, habitation, or recreation.*
- *ZONING DISTRICT: A zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed.*
- *DWELLING: Any building that contains one or more dwelling units used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes.*
- *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 surrounding area. The surrounding area consists of the notification area for the project as set out in § 5.0.900.*
- *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.*

C. VACATION/SHORT TERM RENTAL CRITERIA AND REVIEW STANDARDS

I. 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 ACU is a conditional use review and the letter prior explain what level of conditional use is required (A = administrative and H=Hearing)
As used in the zoning tables the following abbreviations are defined as:

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

The zoning table sets out Uses, Developments and Activities that may be listed in a zone and the type of review that is required within that zone. If there is a conflict between uses the more restrictive shall apply. Section 4.3.210 provides an explanation of the use category and the specific criteria that shall apply and if the use is identified as

requiring a conditional use. Section 4.3.225 General Siting Standards apply to all regulated Uses, Developments, or Activities, but these are clear and objective standards that do not, in themselves, require a land use notice. Section 4.3.230 Specific Standards list specific siting standards by zones and 4.2.220 Additional Conditional Use Review and Standards for table 4.3.200 contains any additional criteria that applied to a Use, Development or Activity that has been identified by the following table as requiring.

#	Use	Zones 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													Subject To
		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)

FINDING: Vacation rental reviews are subject to the Coos County Zoning and Land Development Ordinance (CCZLDO) Use Table found in Section 4.3.200(64), which governs vacation rentals (in an existing dwelling) and requires an Administrative Conditional Use (ACU) review. This is further subject to Section 4.3.210(87) Categories and Review Standards – Vacation Rental/Short-Term Rental, and Section 4.3.220 Additional Conditional Use Review (1) Urban Residential.

Siting standards, with the exception of those related to parking access, driveway, and parking standards as identified in Chapter VII, must be met. Therefore, as long as the use meets the review standards outlined in the following sections, it is permitted.

II. 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:

(a) Shall be found to be compatible with the surrounding area.
(b) Shall be licensed by the Coos Health & Wellness (CHW) in accordance with ORS 446.310-350;
(c) Shall meet parking access, driveway and parking standards as identified in Chapter VII;
(d) Shall not be conveyed or otherwise transferred to a subsequent landowner without the new property owner submitting a Compliance Determination Application showing compliance with this section; and
(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 the 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, compatibility means that the proposed use must be capable of existing alongside surrounding uses without discord or disharmony. The purpose of this zoning district is to provide for urban residential areas that are designed to accommodate single family dwellings. Vacation Rentals, as a limited commercial use, are considered accessory to the residential use. They are permitted only within an existing dwelling and must demonstrate compatibility with existing residential uses in the surrounding area without causing discord or disharmony. This type of use, however, has the potential to increase traffic and create nuisance issues. The County has applied a notification boundary of 100 feet to assess compatibility criteria. Within this notification area, the surrounding properties include:

- **Three (3) Secondary Single Family Dwellings**
- **One (1) Vacation Rental**
- **One (10) Single Family primary dwelling**

The subject property is in close proximity to several beach accesses, the closest public beach access being Bastendorff Beach. Additionally, the property is minutes away from Charleston, which offers boating, crabbing and fishing.

Staff finds that the proposed Vacation Rental can be made compatible with the surrounding area when conditions of approval are applied.

A Single-Family Dwelling unit provides complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A request to use the dwelling for transient occupancy for vacation purposes must not increase traffic, parking, or related nuisance issues. Therefore, to ensure compatibility, limitations on occupancy based on the number of bedrooms within the dwelling, as well as restrictions on traffic and parking volumes to align with those of a Single-Family Dwelling, will minimize nuisances and ensure the use is compatible.

In determining the number of people who can be accommodated overnight, the calculation is based on the number of bedrooms within the Single-Family Dwelling. Per ORS 90.262**, a bedroom accommodates a minimum average of two occupants. This dwelling contains three (3) bedrooms; therefore, staff will condition this approval to allow a maximum of six (6) overnight guests and limit guest parking to two (2) vehicles. These measures will minimize traffic and impacts on the road and neighborhood. The Road Department shall verify compliance with Chapter VII as part of the conditions of approval. Vendors shall be limited to cleaning and maintenance services.**

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**. Additionally, 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 requirement will be made as a condition of approval. Compliance with all conditions shall be required for final approval.

III. DECISION

In conclusion Staff finds that the applicant has address most of the relevant criteria and the ones that have not been addressed or cannot be completed until after the approval is obtained have been made conditions of approval.

Therefore, the proposed Vacation Rental meets the requirements of the Coos County Zoning and Land Development Ordinance, with conditions listed in Exhibit "A" of this report.

IV. EXPIRATION:

Once this application is implemented, it does not expire under current law. However, it cannot be transferred to another owner unless a Compliance Determination has been filed.

VII. NOTICE REQUIREMENTS:

A notice of decision will be provided to property owners within 750 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:

Mailed Copies: Applicants/Owners, Consultant
Emailed Copies: Department of Land Conservation and Development, Coos County Assessor's Office, Planning Commission and Board of Commissioners.

- A Notice of Decision only

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: Charleston Rural Fire Department, Charleston Sanitation and Coos Bay North Bend Waterboard