



COOS COUNTY CONDITIONAL USE LAND USE APPLCIATION

*SUBMIT TO COOS COUNTY PLANNING DEPT. AT 60 E. SECOND STREET OR MAIL
TO: COOS COUNTY PLANNING 250 N. BAXTER, COQUILLE OR 97423. EMAIL
PLANNING@CO.COOS.OR.US PHONE: 541-396-7770*

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)

Date Received: 10/16/2023 Receipt #: 243899 Amount: \$1680.00 Received by: B. Pedro/A. Dibble

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

Applications shall be submitted by the property owner or a purchaser under a recorded land sale contract. "Property owner" means the owner of record, including a contract purchaser.

The application shall include the signature of all owners of the property.

A legal representative may sign on behalf of an owner upon providing evidence of formal legal authority to sign.

LAND INFORMATION

A. Property Owner(s) Hofmann 23975 SE Bohna Park Rd, Damascus, OR 97089

Mailing address: Applicant: Sheri McGrath P.O. Box 1548, Bandon, OR 97411

Phone: c/o Sheri McGrath 541-982-9531 Email: c/o Sheri McGrath cooscurry@gmail.com

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
23S	12W	8	C	D	1300
Select	Select	Select	Select	Select	

Tax Account Number(s):	<u>7537700</u>	Zone: Select Zone	<u>Rural Residential-2 (RR-2)</u>
Tax Account Number(s):			<u>Please Select</u>

B. Special Districts and Services

- | | |
|---------------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Water On-Site (Well or Spring) | <input type="checkbox"/> Sewage Disposal On-Site Septic |
| <input type="checkbox"/> School North Bend | <input type="checkbox"/> Fire District Lakeside RFPD |

C. Type of Application (s) please consult with staff to determine prior to submittal

- Administrative Conditional Use for Vacation Rental Dwelling
- Hearings Body Conditional Use for _____
- Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
- Beaches and Dunes
- Non-Estuarine Shoreland Boundary
- Significant Wildlife Habitat
- Natural Hazards

<input type="checkbox"/> Flood	<input type="checkbox"/> Landslide	<input type="checkbox"/> Liquefaction	<input type="checkbox"/> Erosion	<input type="checkbox"/> Wildfires
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- Airport Surfaces Overlay
- Variance to which standard _____

Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page 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. PROPOSAL AND CRITERIA: A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:

1. Project summary and details including time limes.
2. 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. This shall be addressed on the supplemental criteria page (see staff for criteria).

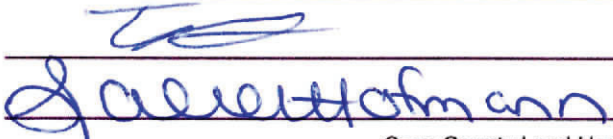
II. PLOT PLAN OR SKETCH PLAN: A detailed drawing delineating the following:

- Owner's name, address, and phone number, map and Tax lot number
- North Arrow and Scale - using standard engineering scale.
- Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
- Any adjacent public or private roads, all easements and/or driveway locations. Include road names. Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
- All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
- Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.

III. DEED: A copy of the current deed, including the legal description, of the subject property.

IV. CERTIFICATION: 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 this application is refereed 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. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING



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: 71982 Pottlatch Rd, Lakeside, Oregon 97089

Type of Access: Public Road Name of Access: Potlatch Road

Is this property in the Urban Growth Boundary? No

Is a new road created as part of this request? 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.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. 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 designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway

Parking

Access

Bonded

Date:

Receipt #

File Number: DR-

SANITATION INFORMATION

If this is a request for a recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering Coos Health and Wellness, Environmental Health Staff will be reviewing the proposal to ensure the use meets environmental health standards for sanitation and water requirements to serve the facility. If the proposal indicates that you are using a community water system a review may be required. A fee is charged for this service and shall be submitted with the application \$83.00. If you have questions about regulations regarding environmental health services please call 541-266-6720. This form is required to be signed off for any type of subdivision, recreational, commercial, industrial, vacation rental, manufactured home park, mass or small gathering.

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

Please check if this request is for industrial, commercial, recreational or home base business use and complete the following questions:

- How many employees/vendors/patrons, total, will be on site? 2-4
- Will food be offered as part of the an on-site business? No
- Will overnight accommodations be offered as part of an on-site business? Yes
- What will be the hours of operation of the business? By reservation

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

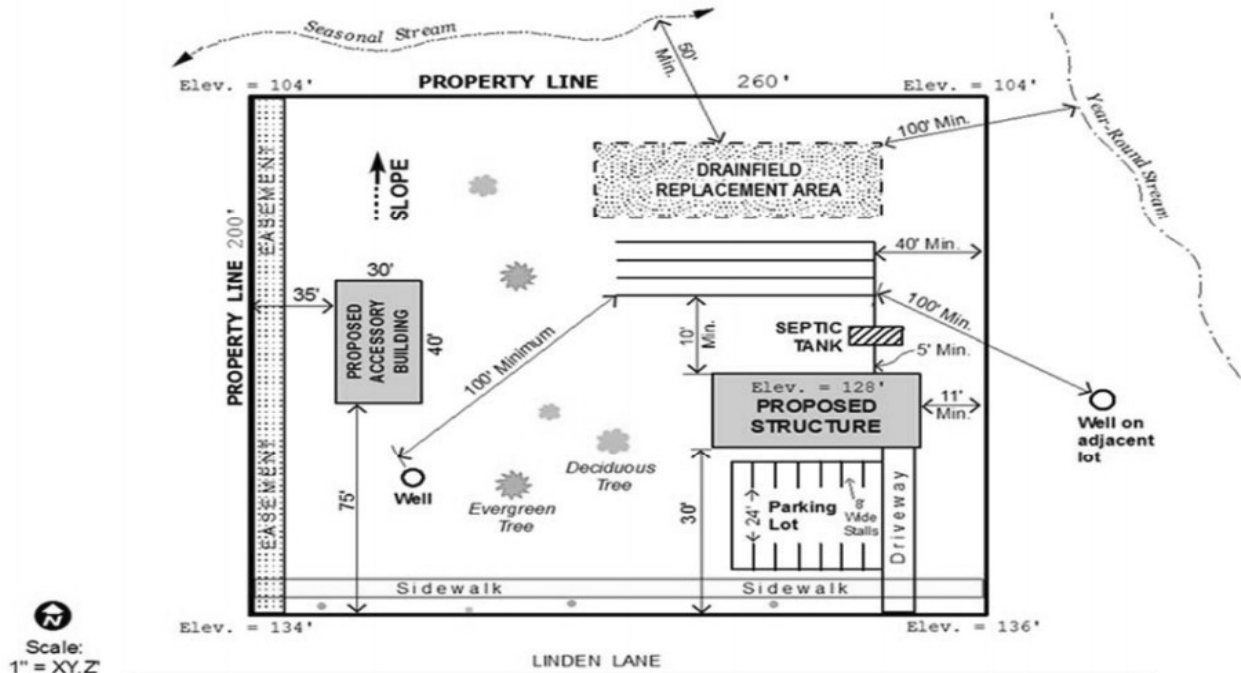
Staff Signature: _____

- This application is found to be in compliance and will require no additional inspections
- This application is found to be in compliance but will require future inspections
- This application will require inspection prior to determining initial compliance. The applicant shall contact Coos Health and Wellness, Environmental Health Division to make an appointment.

Additional Comments:

Plot Plan
The grid for the plot plan is found on the next page

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

At a minimum, the site plan should provide information on the following items:

- Existing and proposed lot lines, lot or parcel numbers, and acreage/square footage of lots.
- Dimensions of all illustrated features (i.e. all structures, septic systems, driveways, roads, etc.)
- Significant natural features (slopes greater than 20%, geologic hazards, wetlands, drainage ways, rivers, streams, and the general location of existing trees, etc.).
- Existing easements (access, storm drainage, utility, etc.).
- Existing and proposed (structures, outbuildings, septic, etc.) on site and on adjoining properties.
- Existing and proposed road locations including widths, curbs, and sidewalks.
- Existing and proposed driveway approach locations on site, existing driveway approaches on adjoining properties on the same side of the street, and existing driveway approaches across the street from the site.
- Contiguous properties under the same ownership.
- General predevelopment topographical information (minimum 10' contour intervals).
- Location of utilities.
- If redevelopment is viable in the future, a redevelopment plan should be included.
- Preliminary site utility plan.
- Please add any additional Road or parking items from the parking form.

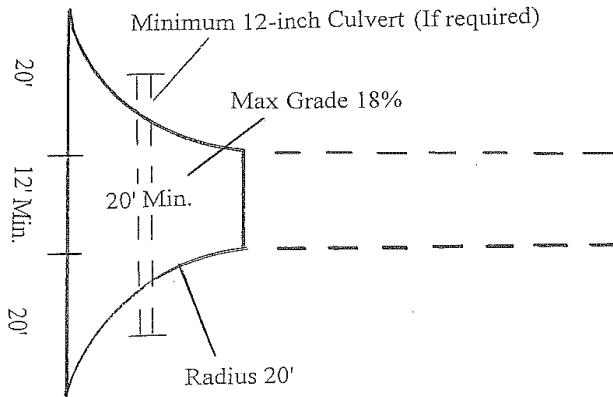
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways reviewable by the County. However, all new and re-opened forestry, mining or agricultural roads shall meet the access standards listed in this section.

Forestry, Mining or Agricultural Access Standard drawing
Sight Distance Requirements (at the approach entrance)

- Speed less than 35 mph – 100’ both directions
- Speed greater than 35 mph – 150’ both directions

All Weather Surfaces – minimum aggregate base as required by the Roadmaster
The access will be developed from the edge of the developed road.

Figure 7.1.450

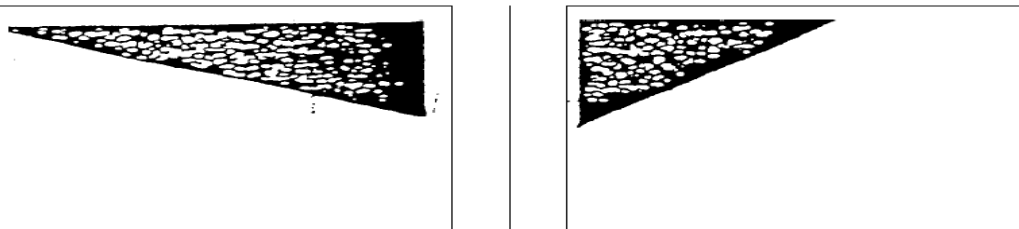
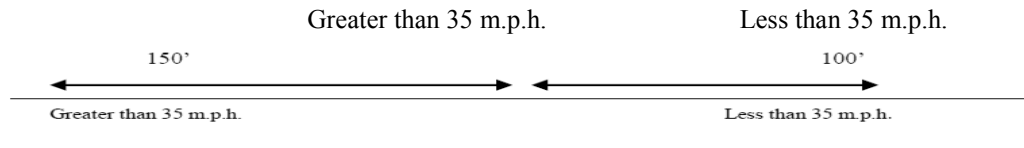


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

The following regulations shall apply to all intersections of streets and roads within all districts in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions over thirty-six (36) inches in height within the clear vision area established herein. In addition to street or road intersections, the provisions of this section shall also apply to mobile home park, recreational vehicle park, and campground accesses (entrances or exists).

The clear vision area shall extend along the right-of-way of the street for a minimum of 100 feet where the speed limit is less than 35 M.P.H.; and not less than 150 feet where the speed limit is greater than 35 m.p.h. The clear vision area shall be effective from a point in the center of the access not less than 25 feet back from the street right-of-way line.



PARKING STANDARDS

USE	STANDARD
Retail store and general commercial except as provided in subsection b. of this section.	1 space per 200 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Retail store handling bulky merchandise (furniture, appliances, automobiles, machinery, etc.)	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Bank, general office, (except medical and dental).	1 space per 600 square feet of floor area, plus 1 space per employee. 1 Bicycle space
Medical or dental clinic or office.	1 ½ space per examination room plus 1 space per employee. 1 Bicycle space
Eating or drinking establishment.	1 space per 200 square feet of floor area, plus 1 space for every 4 seats. 1 Bicycle space
Bowling Alley	5 spaces per alley plus 1 space per 2 employees. 1 Bicycle space
Dance hall, skating rink, lodge hall.	1 space per 100 square feet of floor area plus 1 space per 2 employees. 1 Bicycle space
Stadium, arena, theater, race track	1 space per 4 seats or every 8 feet of bench length or equivalent capacity if no seating is provided. 1 Bicycle space
Storage warehouse, manufacturing establishment, or trucking freight terminal	1 space per employee. 1 Bicycle space
Wholesale establishment.	1 space per employee plus 1 space per 700 square feet of patron serving area. 1 Bicycle space
Welfare or correctional institution	1 space per 5 beds for patients or inmates, plus 1 space per employee. 1 Bicycle space
Convalescent hospital, nursing home, sanitarium, rest home, home for the aged.	1 space per 5 beds for patients or residents, plus 1 space per employee. 1 Bicycle space
Church, mortuary, sports arena, theater.	1 space for 4 seats or every 8 feet of bench length in the main auditorium. 1 Bicycle space
Library, reading room.	1 space per 400 square feet of floor area plus 1 space per employee. 1 Bicycle space
Preschool nursery, kindergarten.	2 spaces per teacher; plus off-street loading and unloading facility. 1 Bicycle space per 20 students
Elementary or junior high school.	1 space per classroom plus 1 space per administrative employee or 1 space per 4 seats or every 8 feet of bench length in the auditorium or assembly room whichever is greater. 1 Bicycle space per 10 students
High school	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main Auditorium, whichever is greater. 1 Bicycle space per 20 students

Other auditorium, meeting room.	1 space per 4 seats or every 8 feet of bench length. 1 Bicycle space
Single-family dwelling.	2 spaces per dwelling unit.
Two-family or multi-family dwellings.	1 ½ spaces per dwelling unit. 1 bicycle space per unit for buildings with 4 or more units.
Motel, hotel, rooming or boarding house.	1 space per guest accommodation plus 1 space per employee.
Mobile home or RV park.	1 ½ spaces per mobile home or RV site.

Parking lot standards – Use the table above along with the area available to calculate the number of spaces required and determine the type of parking lot that needs to be created. The table below explains the spacing and dimensions to be used.

Minimum Horizontal Parking Widths for Standard Automobiles					
	One-way Parallel	30 deg	45 deg	60 deg	90 deg
Figures	A	B	C	D	E
Single row of Parking					
Parking Aisle	9'	20'	22'	23'	20'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	21'	36'	39'	43'	44'
Figures #'s					
	F	G	H	I	J
Two Rows of Parking					
Parking Aisle	18'	40'	44'	46'	40'
Driving Aisle	12'	16'	17'	20'	24'
Minimum width of module (row and aisle)	30'	56'	61'	66'	64'

For figures please see Coos County Zoning and Land Development Ordinance (CCZLDO) § 7.5.175.

Please note: If you are developing in any wetlands or floodplain please contact Department of State Lands to ensure you are not required to obtain a state permit.

Sheri McGrath, Inc
Coos Curry Consulting
P.O. Box 1548 * Bandon, Oregon 97411
cooscurry@gmail.com
541-982-9531

CONSENT FOR REPRESENTATION

I, Fritz and/or Sarah Hofmann of 23975 Bohna Park Rd, Damascus, OR 97089 give permission to Coos Curry Consulting to represent me on all design, permit and consulting matters concerning the properties located on the Coos County Tax Assessor's Map 23-12-08CD TL 1300. The tax account for this property is 7537700. The situs address is 71982 Potlatch Rd, Lakeside, OR 97449.

Sheri McGrath is the direct contact for all permit application questions, plan review comments, concerns or questions, and any other information related to the above property.

Contact information for Sheri McGrath is:

Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires 18 months from the date below, without requirement of notice.

DATED: August 26, 2023

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT


By: FRITZ AND/OR SARAH HOFFMAN

RECORDING REQUESTED BY:



300 Anderson Ave
Coos Bay, OR 97420

Coos County, Oregon

2021-05268

\$96.00 Pgs=3 05/11/2021 01:38 PM

eRecorded by: TICOR TITLE COOS BAY

Debbie Heller, CCC, Coos County Clerk

GRANTOR'S NAME:

Eleanor Patricia Jordan, Trustee of the Daniel and Eleanor Jordan Living Trust uad July 8, 2015

GRANTEE'S NAME:

Fritz Hofmann and Sarah Hofmann

AFTER RECORDING RETURN TO:

Order No.: 360621034988-VR

Fritz Hofmann and Sarah Hofmann, as tenants by the entirety
23975 SE Bohna Park Rd
Damascus, OR 97089

SEND TAX STATEMENTS TO:

Fritz Hofmann and Sarah Hofmann
23975 SE Bohna Park Rd
Damascus, OR 97089

APN: 7537700

71982 Potlatch Road, Lakeside, OR 97449

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Eleanor Patricia Jordan, Trustee of the Daniel and Eleanor Jordan Living Trust uad July 8, 2015, Grantor, conveys and warrants to **Fritz Hofmann and Sarah Hofmann, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

Lot 1 and the South half of Lot 2, Block 1, Roads End Subdivision, Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIX HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$650,000.00). (See ORS 93.030).

Subject to:

1. Any adverse claim based on the assertion that any portion of the subject land has been removed from or brought within the subject land's boundaries by the process of accretion or reliction or any change in the location of Ten Mile Lake.

Any adverse claim based on the assertion that any portion of the subject land has been created by artificial means or has accreted to such portions so created, or based on the provisions of ORS 274.905 through 274.940.

Any adverse claim based on the assertion that any portion of the subject land is now or at any time has been below the ordinary high water line of Ten Mile Lake.

Rights of fishing, navigation, commerce, flood control, propagation of anadromous fish, and recreation, and other rights of the public, Indian tribes or governmental bodies in and to the waters of Ten Mile Lake.

2. Agreement

Executed by: William A. Wolfe and Cecil A. Wolfe, Lester L. McMillan and Stella J. McMillan
Recording Date: March 12, 1963
Recording No.: Book 299, Page 607, Deed Records of Coos County, Oregon

3. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Central Lincoln People's Utility District
Recording Date: October 20, 1966
Recording No: 66-10-13095

4. Covenants, conditions and restrictions, as shown on that certain plat

Name of Plat: Roads End
Filing Date: November 25, 1970
Filing No: Book 9, Page 12, Plat Records of Coos County, Oregon

STATUTORY WARRANTY DEED

(continued)

5. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: General Telephone Company of the Northwest, Inc.
Recording Date: August 13, 1971
Recording No: 71-08-62098

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 08-06-21

Eleanor Patricia Jordan, Trustee of the Daniel and Eleanor Jordan Living Trust uad July 8, 2015

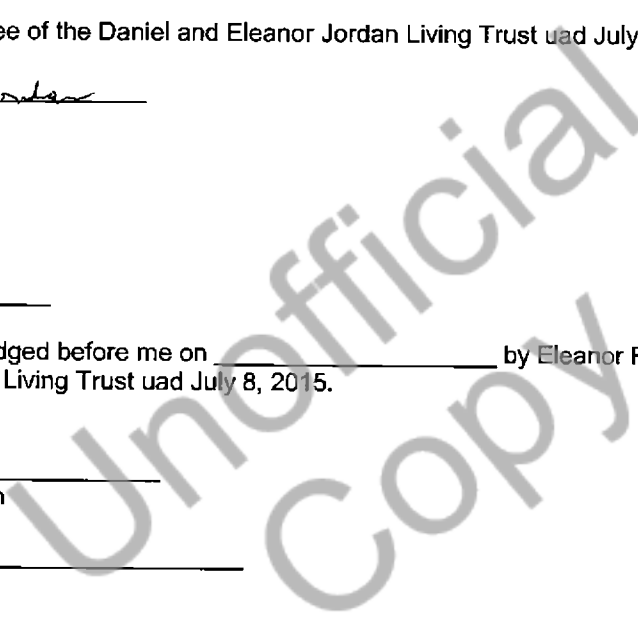
BY: Eleanor Patricia Jordan
Eleanor Patricia Jordan
Trustee

State of _____
County of _____

This instrument was acknowledged before me on _____ by Eleanor Patricia Jordan, Trustee of the Daniel and Eleanor Jordan Living Trust uad July 8, 2015.

Notary Public - State of Oregon

My Commission Expires: _____



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

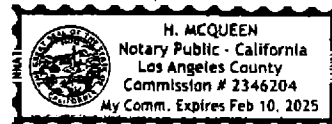
State of California
County of Los Angeles

On 05/06/2021 before me, H. McQueen, Notary Public
(insert name and title of the officer)

personally appeared Eleanor Jordan
who 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 in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature H. McQueen (Seal)

Coos County
2023 Real Property Assessment Report
 Account 7537700
 NOT OFFICIAL VALUE

Map 23S1208-CD-01300
Code - Tax ID 1304 - 7537700

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing HOFMANN, FRITZ & SARAH
 23975 SE BOHNA PARK RD
 DAMASCUS OR 97089-9310

Deed Reference # 2021-5268
Sales Date/Price 05-06-2021 / \$650,000
Appraiser

Property Class 801 **MA SA NH**
RMV Class 800 01 06 LKF

Site	Situs Address	City
	100 N TENMILE LAKE	LAKESIDE
10	71982 POTLATCH RD	LAKESIDE

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
1304	Land	120,080		Land	0	
	Impr	818,760		Impr	0	
Code Area Total		938,840	605,000	605,000	0	
Grand Total		938,840	605,000	605,000	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
1304	10	<input checked="" type="checkbox"/>		RR-2	Market	100	0.45 AC	HS	001	120,080
Code Area Total							0.45 AC			120,080

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV	
1304	1	1976	144	Two story with basement-Class 4	100	3,400			818,760	
Code Area Total						3,400			818,760	

Exemptions / Special Assessments / Notations						
Code Area				Amount	Acres	Year
1304	Fire Patrol					
	■ FIRE PATROL SRCHG			47.50		2023
	■ FIRE PATROL TIMBER			18.75	0.00	2023

Appraisal Maint 2024-REPAIR/REMODEL/REMOVE STRUCTURE (REPAIR, REMODEL, REMOVE STRUCT)

October 13, 2023

VACATION RENTAL DWELLING

Lakeside Lodge
71982 Potlatch Rd
Lakeside, Oregon 97449
23-12-08CD TL 1300
Tax Account 753770

PROPERTY OWNER

Sarah and Fritz Hofmann
23975 SE Bohna Park Rd
Damascus, Oregon 97089

APPLICANT

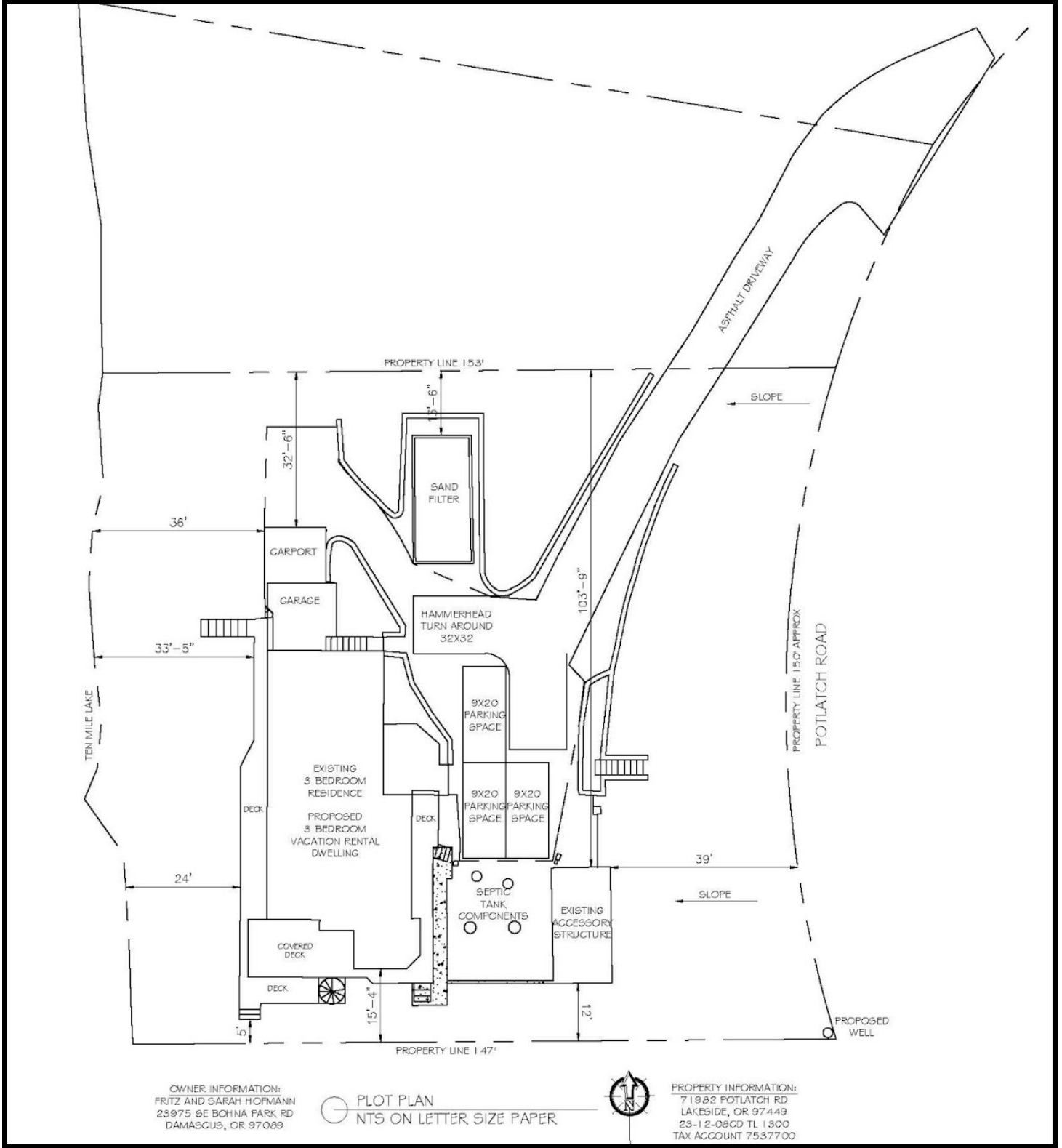
Sheri McGrath
Coos Curry Consulting
P.O. Box 1548
Bandon, OR 97411
541-982-9531
cooscurry@gmail.com

PROJECT NARRATIVE

The subject property is located within the zip code of Lakeside, found in Coos County, Oregon. The property is known as Tax Lot 1300 on the Coos County Tax Assessor's Map 23-12-08 CD and is located in the Rural Residential 2 zoning district (RR-2). The property is .45 acres in size, and the situs address is 71982 Potlatch Rd, Lakeside, Oregon 97449.

Existing development includes a two story single family home with a connecting deck and carport, a studio space, tool shed, and septic system. The property is not used for farming or forest practices and is not suitable for these uses due to the size of the site. Vegetation consists of shrubs and ornamental plants. This is an ideal location for a vacation rental with direct access to Tenmile Lake and close access to the beach, dunes, and the Elliot state forest.

The Hofmann Family is applying for an Administrative Conditional Use for vacation rental status at their single family home in Lakeside. The home contains three bedrooms and an attached garage and connected carport. A site survey was conducted to show all development on the site including the parking and driveway areas. The survey shows that there is parking and a turnaround configuration as shown on the enclosed plans. The property manager, or their local contact person, will be located within a short drive of the rental. House cleaning and maintenance services will generally be provided when the house is vacant.



OWNER INFORMATION:
 FRITZ AND SARAH HOFMANN
 23975 SE BOHNA PARK RD
 DAMASCUS, OR 97089

○ PLOT PLAN
 NTS ON LETTER SIZE PAPER



PROPERTY INFORMATION:
 71982 POTLATCH RD
 LAKESIDE, OR 97449
 23-12-08CD TL 1300
 TAX ACCOUNT 7537700

PLOT PLAN

GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 6-8

Number of Parking Spaces: 3 total are provided.

Large Gatherings: Gatherings will not be allowed. No parties or events will be permitted.

Property Manager Details: The property manager, or their local contact person, will be local and their contact information will be provided to the County as a condition of approval.

Security: The property is regularly monitored and is considered secure.

Landscaping/Screening: The property contains a steep slope that is heavily vegetated with native plants. The home is not visible from the street. There is vegetation on the side yards which provides some screening from adjoining properties.

Cleaning Services: Cleaning will be conducted only when the rental is vacant.

Compatibility: The Lakeside area is known for its offerings of Vacation Rental Dwellings and tourist amenities. Lakeside is a tourist destination that often experiences a shortage of rentals.

COOS COUNTY ZONING AND LAND DEVELOPMENT ORDINANCE (CCZLDO) FINDINGS OF FACT

2.1.200 Single Family Dwelling is defined as, “a single household unit of which construction is characterized by no common wall or ceiling with another unit, including a mobile home unless otherwise prohibited.”

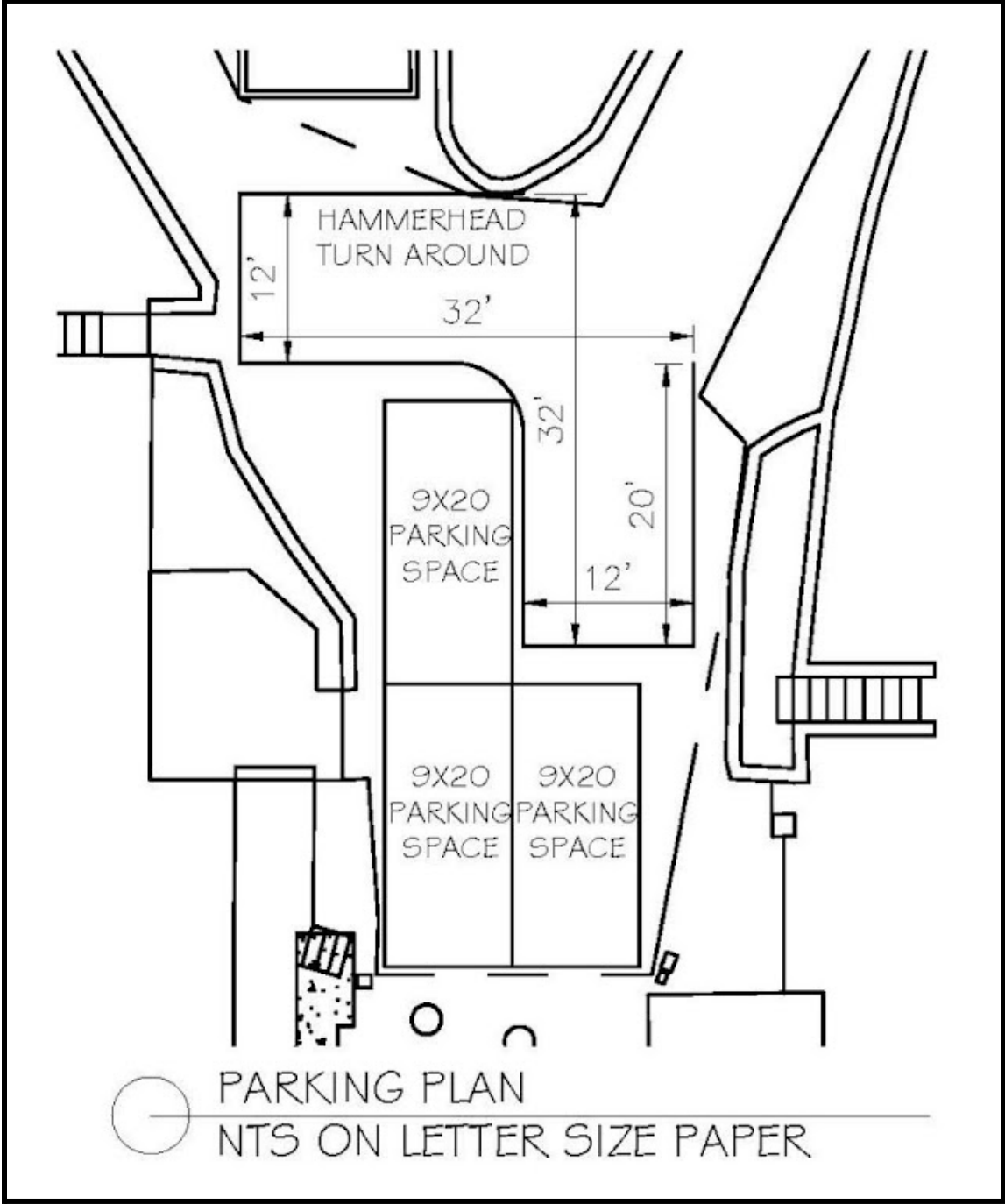
Applicant’s Response: The dwelling is a three bedroom, single family home. There are no shared walls or other dwelling units on the subject site.

Conditional Use is “applied to a use which may be permitted by the issuance of a conditional use permit.”

Applicant’s Response: The proposed use is considered permitted as an Administrative Conditional Use. The request is to operate as a Vacation Rental Dwelling.

Evidence is defined as, “Facts, documents, data or other information offered to demonstrate compliance or noncompliance with the standards believed by the applicant to be relevant to the decision.

Applicant's Response: The enclosed information and findings are provided as evidence that compliance with the county, state and licensing offices can be met and upheld. Evidence includes information about the Lakeside area, a parking plan and other information deemed relevant for this review.



PARKING PLAN

Vacation Rental is defined as, “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.”

Applicant’s Response: The dwelling contains three bedrooms and is fully furnished and self contained. The space will be rented for a period of less than 30 days at a time.

Zoning District is defined as, “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.”

Applicant’s Response: The property is zoned RR-2 and the proposed use is consistent with the purpose of the zone for residential uses including short term rentals.

4.2.100

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.

Applicant’s Response: The proposed vacation rental will provide a family getaway from an Urban lifestyle to a Rural environment. This allows families to travel while providing a yard and kitchen and other amenities that a hotel/motel stay in our area do not provide. The proposed use will meet a current demand for family rentals in our area and will remain true to the purpose of the zone to provide for the continued existence of rural family life. The zoning ordinance lists vacation rental use as an accessory use to the main residential use. Given the main use as a Single Family

Dwelling, the proposed use appears to be compatible and compliant with the intent of the zoning ordinance.

- 4.3.200 The Table of Uses reads that Vacation Rental/Short Term Rental is permitted in the RR-2 zoning district subject to review criteria 87 and that the use takes place within an existing single family dwelling.
- 4.3.210(87) Vacation Rentals are subject to the following criteria:
- A. Use shall be compatible with the surrounding area.

Applicant's Response: The purpose of this zoning district is to provide for residential uses. Vacation rentals are considered an accessory to the main residential use located within a Single-Family Dwelling. The use must show compatibility with the residential uses occurring within the surrounding area without discord or disharmony.

As part of a Nuisance Plan, occupants are informed that objectionable traffic, noise, smoke, and litter will not be permitted, and would subject them to immediate eviction and forfeit of security deposit. The contact information for the local manager will be on file with the planning department and police department as required by the conditions of approval for this permit application.

All accessory uses have the potential to create noise, smells and litter on occasion. The question is whether an accessory use is capable of controlling and taking action on nuisances when appropriate. It is in the best interest of the owners to maintain their property values by taking good care of their accessory uses. The applicant is confident that compatibility with the neighborhood's main and accessory residential uses will not be a problem due to the strict and enforced rental rules and regulations.

With respect to traffic impacts, a review of available on-line information from the Institute of Transportation Engineers (ITE) publication "Trip Generation, 7th Edition" shows that a Recreational/Vacation Home generates a daily average of 3.16 trips per unit. Based on this data, the proposed use appears to be more compatible in regard to traffic than a full-time residential property. Additionally, the county currently restricts parking at the subject site to 2 vehicles.

Land Use	Units	Average Trip Generation Rate (Trips/unit)
Single Family Housing	Dwelling	9.57
Apartment, Low Rise	Dwelling	6.59
Apartment, High Rise	Dwelling	4.20
Condominium/Townhouse, General	Dwelling	5.86
Condominium/Townhouse, High Rise	Dwelling	4.18
Mobile Home Park	Dwelling	4.99
Senior Adult Housing – Detached	Dwelling	3.71
Senior Adult Housing – Attached	Dwelling	3.48
Congregate Care Facility	Dwelling	2.02
Recreational/Vacation Homes	Dwelling	3.16

ITE PUBLICATION “TRIP GENERATION, 7TH EDITION”

B. Shall be licensed by Coos Health and Wellness.

Applicant’s Response: The Lakeside Lodge vacation rental will be licensed with CHW in accordance with ORS 446.310-350. The owner will provide a copy of the annual license renewal to the planning department as evidence of continual use as a vacation rental dwelling.

C. Shall meet the parking, access and driveway criteria in Chapter 7 of the zoning ordinance.

Applicant’s Response: The existing driveway and parking meet the minimum parking, driveway and turnaround allowances of the Coos County code and ordinance. The area will continue to be upkept for compliance.

D. The use shall not be transferred to a subsequent landowner. Any new owners of the subject property will be required to submit a Compliance Determination Application showing compliance with this section of the zoning ordinance.

Applicant’s Response: The owner is aware that the conditional use runs with the owner and not with the land, subject to the conditions placed on the permit approval. Future owners will be notified that receipt of a compliance determination from the County is required by the County to continue the operation as a vacation rental, and by the title report listing the required deed restriction for the use.

- E. A Deed Restriction shall be recorded with the Coos County Clerk's Office acknowledging that the Vacation Rental Status is an accessory use to the main residential use.

Applicant's Response: A deed restriction will be filed with the county clerk's office to ensure that future owners are aware of the condition to submit a Compliance Determination application with the county to transfer ownership of the conditional use to their name and gain clearance to update their license with Coos Health and Wellness, subject to the requirements and conditions of state and local law.

- 4.3.220(2,i) Additional conditional use review standards for uses, development and activities listed in table 4.3.200. The following criteria only apply to conditional uses in the RR zoning districts:

i. Compatibility: The Proposed Use, Activity Or Development is required to demonstrate compatibility with the surrounding properties or compatibility may be made through the imposition of conditions. Compatibility means that the proposed use is capable of existing together with the surrounding uses without discord or disharmony. The test is where the proposed use is compatible with the existing surrounding uses and not potential or future uses in the surrounding area.

Applicant's Response: The proposed use is accessory to the main residential use of the subject property. The surrounding properties are also residential in nature. The approval for the vacation rental use will have conditions associated which ensure that compatibility with the neighbors will remain a high priority for the property owner. Those conditions require a local contact person to be on call if there is an issue. Their contact information will remain on file with the County offices and the rental contact number will be posted on a sign at the driveway entrance. The Nuisance Plan provides for a forfeit of the rental security deposit as a consequence of misbehavior. Additionally, parking by the County is limited to vehicles which limits parties and events.

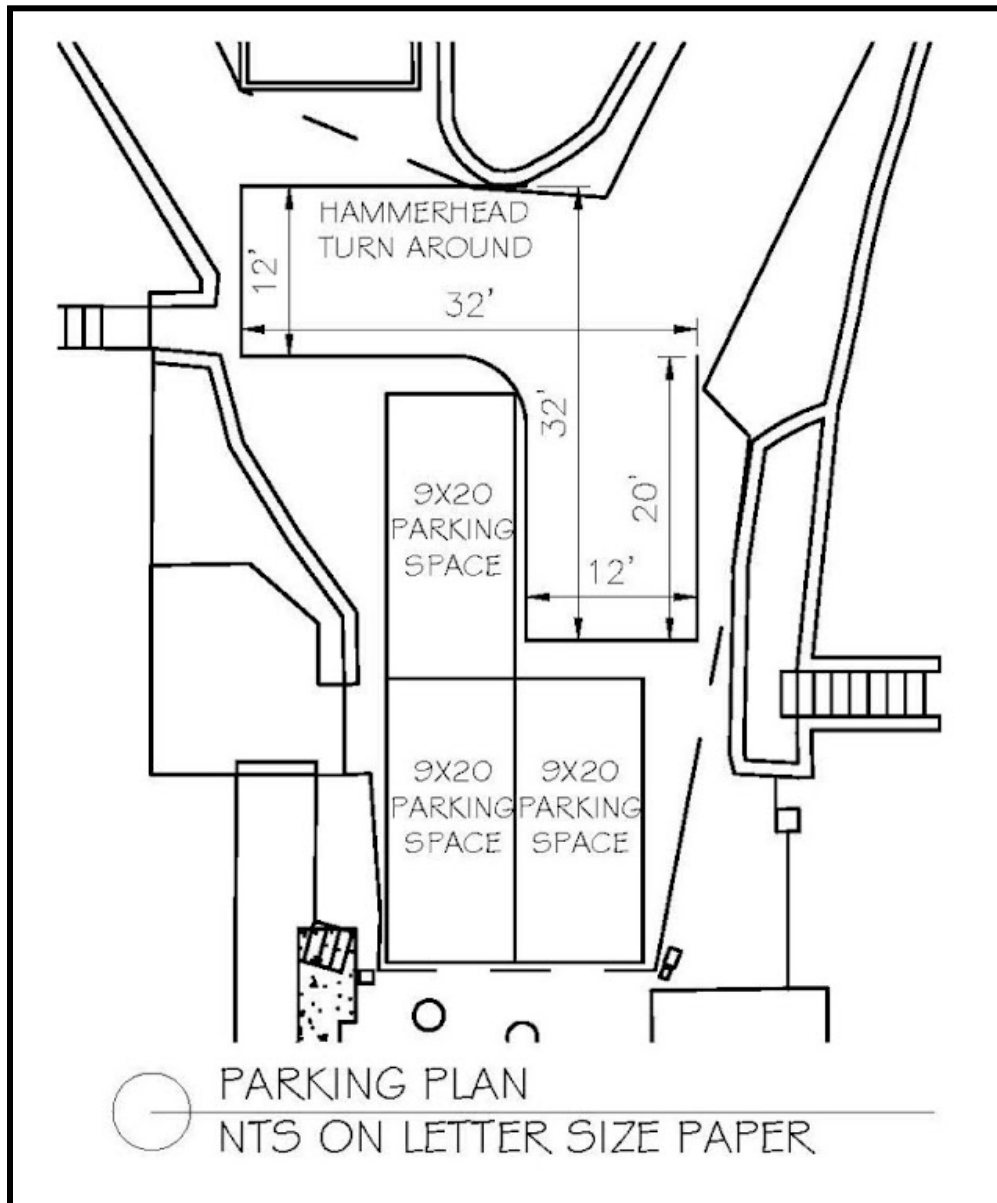
- 5.2.100 Conditional Uses are discretionary reviews that involve judgment or discretion in determining compliance with the ordinance.

Applicant's Response: The applicant has provided an application for an Administrative Conditional Use Permit for a Vacation Rental Dwelling. It is understood that discretion can be made when approving this use and that additional conditions may be placed on the permit.

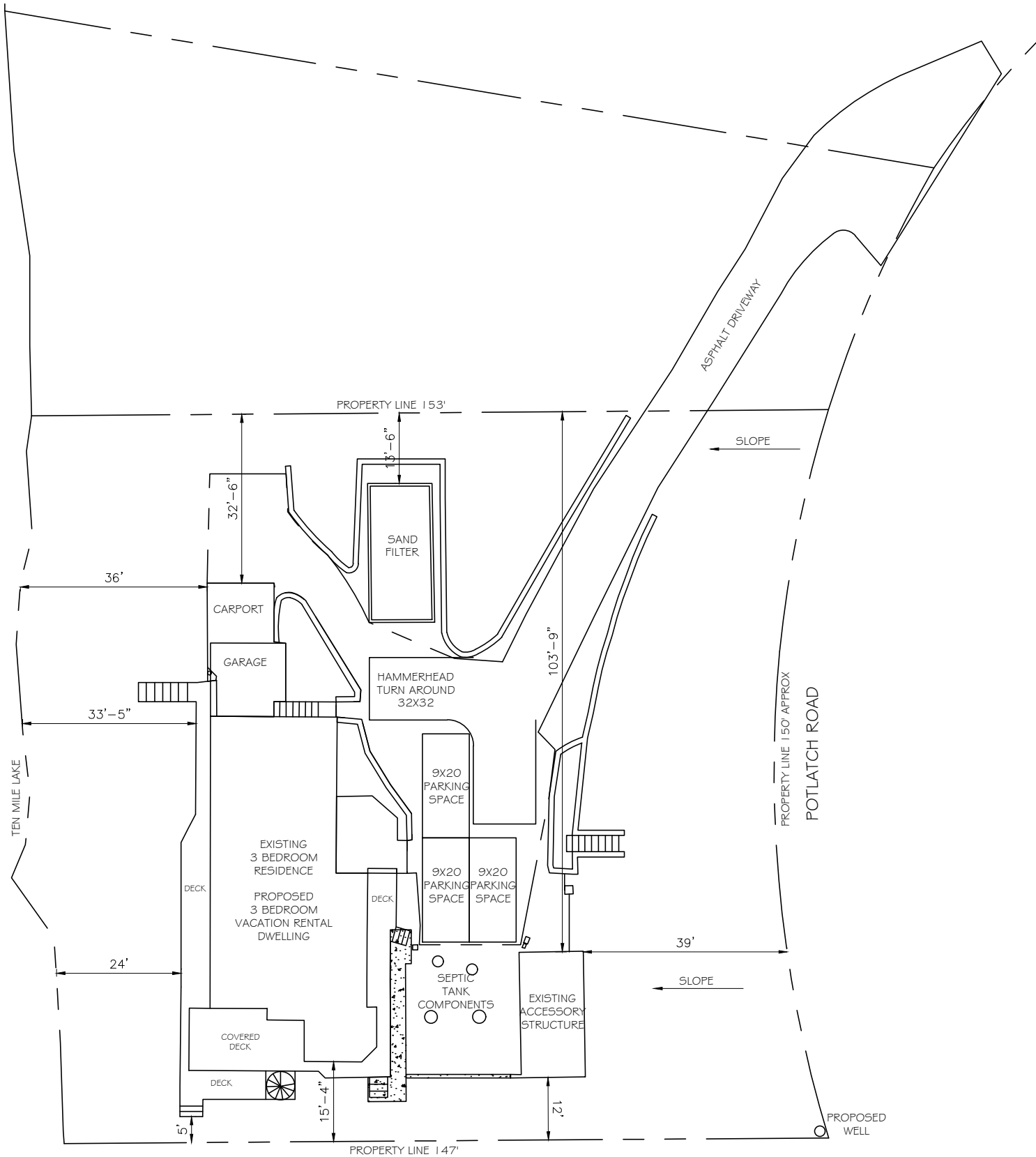
7.5.175

Parking, driveway and access shall comply with Section 7.

Applicant's Response: The driveway and parking plan will be inspected and approved by the Road Department. The current condition and dimensions meet the minimum requirements for driveways and the maximum for the number of parking spaces.



PARKING PLAN



OWNER INFORMATION:
FRITZ AND SARAH HOFMANN
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