

1. 2:00 P.M. Agenda

Documents:

[2021-11-16 Planning Commission Agenda.pdf](#)

2. Meeting Materials

Documents:

[Glass House Application.pdf](#)  
[Glass House Staff Report.pdf](#)  
[Sunset Village Application.pdf](#)  
[Sunset Village Staff Report.pdf](#)  
[Center Way Easement.pdf](#)  
[2005 Sunset Village Site Plan.pdf](#)  
[Ordinance 303.Pdf](#)  
[2021-10-17 White Letter- Sunset Village.pdf](#)

2.I. Add'l Document

Documents:

[2021-11 Bldg Activity.pdf](#)



CITY OF YACHATS  
PLANNING COMMISSION MEETING  
Yachats OR  
Tuesday October 19, 2021, at 2:00 pm  
Public Meeting via ZOOM Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/83635844124>

Meeting ID: 836 3584 4124

One tap mobile

+12532158782,,83635844124# US (Tacoma)

+13462487799,,83635844124# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 836 3584 4124

Find your local number: <https://us02web.zoom.us/u/kcsCGYNmt6>

**Work Session**

- I. Planning Discussion

**Regular Meeting**

- I. Call to Order
- II. Announcements and Correspondence:
- III. Citizen Concerns
- IV. New Business
  - 1. None
- V. Planner Report
- VII. Other Business
  - 1. From the Commission
  - 1. From Staff

**Public Hearing**

- I. **Glass House B & B – Conditional Use Permit**
- II. **Ocean Scenes Development Company – Conditional Use Permit**

This meeting is open to the public and all interested persons are invited to attend the ZOOM Meetings. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. The minutes of this meeting is the Audio Tape which will added to the packet after the meeting within 24 hours. In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541- 547-3565 or Oregon Relay 1- 800-735-2900 (TDD) two days in advance. Posted 11/09/2021

## BED AND BREAKFAST APPLICATION

PAID

City of Yachats  
PO Box 345  
441 Hwy 101 N  
Yachats OR 97498  
(541) 547-3565  
FAX (541) 547-3063



Date Received: 8/31/21

\$250.00 fee  
(Actual expenses in excess of the fee will be billed.)

Applicant: Charles and Donna Reed

Site Address: 667 Coolidge Lane

Mailing Address: donnareed842@gmail.com City: Yachats State: OR Zip: 97498

Daytime Phone: ( ) 850-543-3322

Legal Description: attached Current Zone: R-2

136'-100'-92'-20' Area: .42 acres

The residence is now a single-family dwelling ☒ yes ☐ noThe exterior of the building shall maintain a residential appearance ☒ yes ☐ no

The exterior of the building will be altered ☐ yes ☒ no  
(If yes - attach description of proposed alterations. Please note a building permit may be necessary for any changes.)

A morning meal will be provided ☒ yes ☐ no

Guests will be limited to a stay of no more than ☒ yes ☐ no  
7 consecutive days and an aggregate of no more than 15 days in any 30-day period

A sign will be installed ☐ yes ☐ no  
(If yes - attach a plan of the sign showing proposed sign giving dimensions and design, and the sign's location on the property. Please note, if plan for sign is submitted at later date a sign permit and fee will be required.)

Number of bedrooms to be rented: 1

Parking spaces available: 1

# BED AND BREAKFAST APPLICATION

## SUPPLEMENTAL REQUIRED INFORMATION

Mark all attached to application:

- ☒ Site Plan of subject property showing all property lines, location, extent, and arrangement of all off-street parking.
- ☒ Existing and proposed structures and their location in relationship to property lines.
- ☒ Location of access to adjacent arterial or collector.
- ☒ Narrative which addresses applicable ordinance standards (required for all land use actions).
- ☒ Other:

Signage 18" x 24"

I have read the above application and hereby certify all information contained therein to be true and complete to the best of my ability. I understand that this application will not be processed until all required information is submitted to the City.

I also understand that if a conditional use permit is approved, the facility must meet applicable County and State health, safety, and liability requirements, including but not limited to the Uniform Building Code requirements concerning maximum occupancy.

Donna Reed /  
Signature of Applicant

27 Aug 2021  
Date













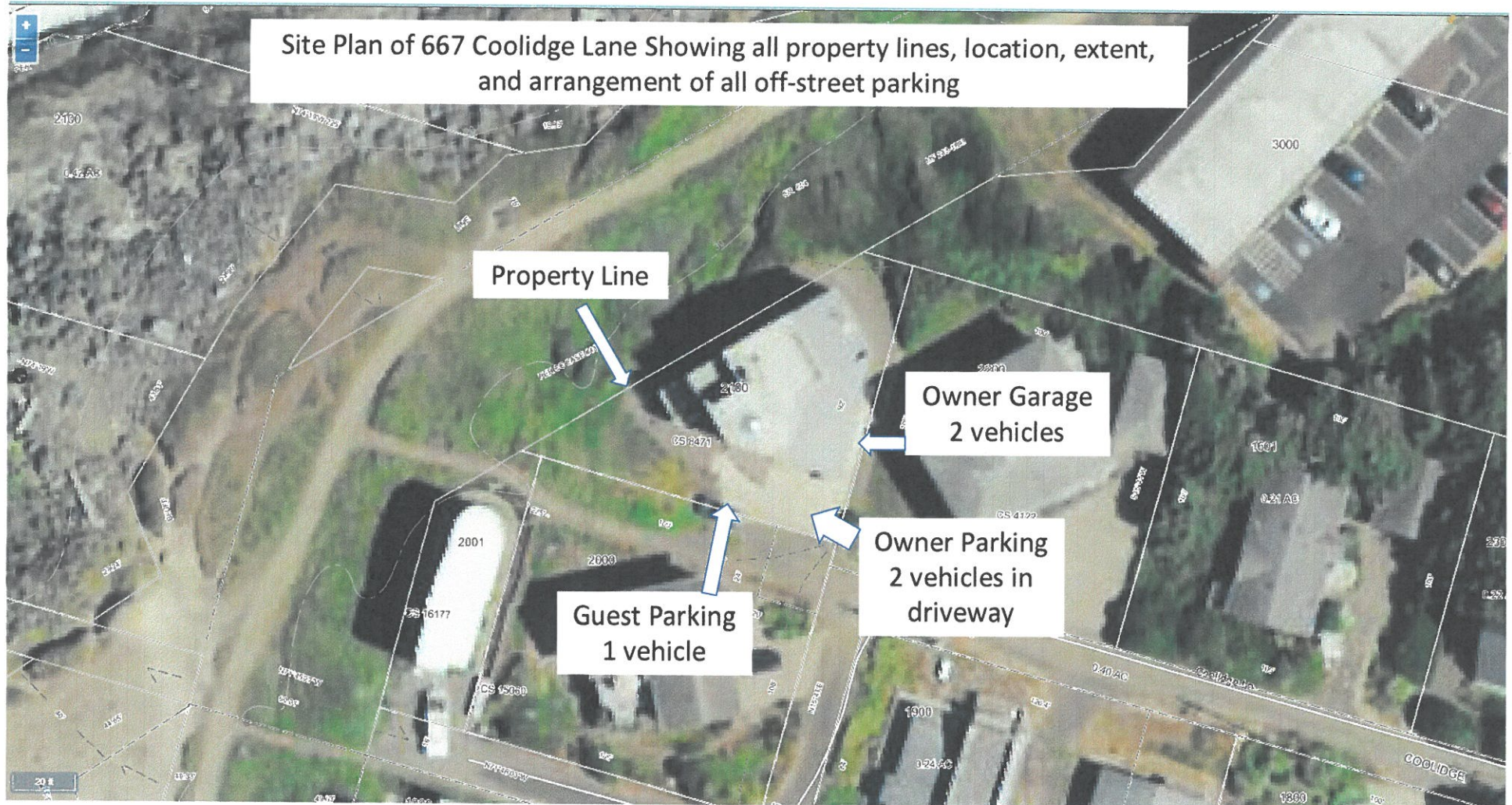
667 Coolidge Lane existing structure and their relationship to property lines  
(no proposed structures)

X,Y 7259037, 260485 Lat, Lon 44.323431, -124.104653

Zoom to City... 

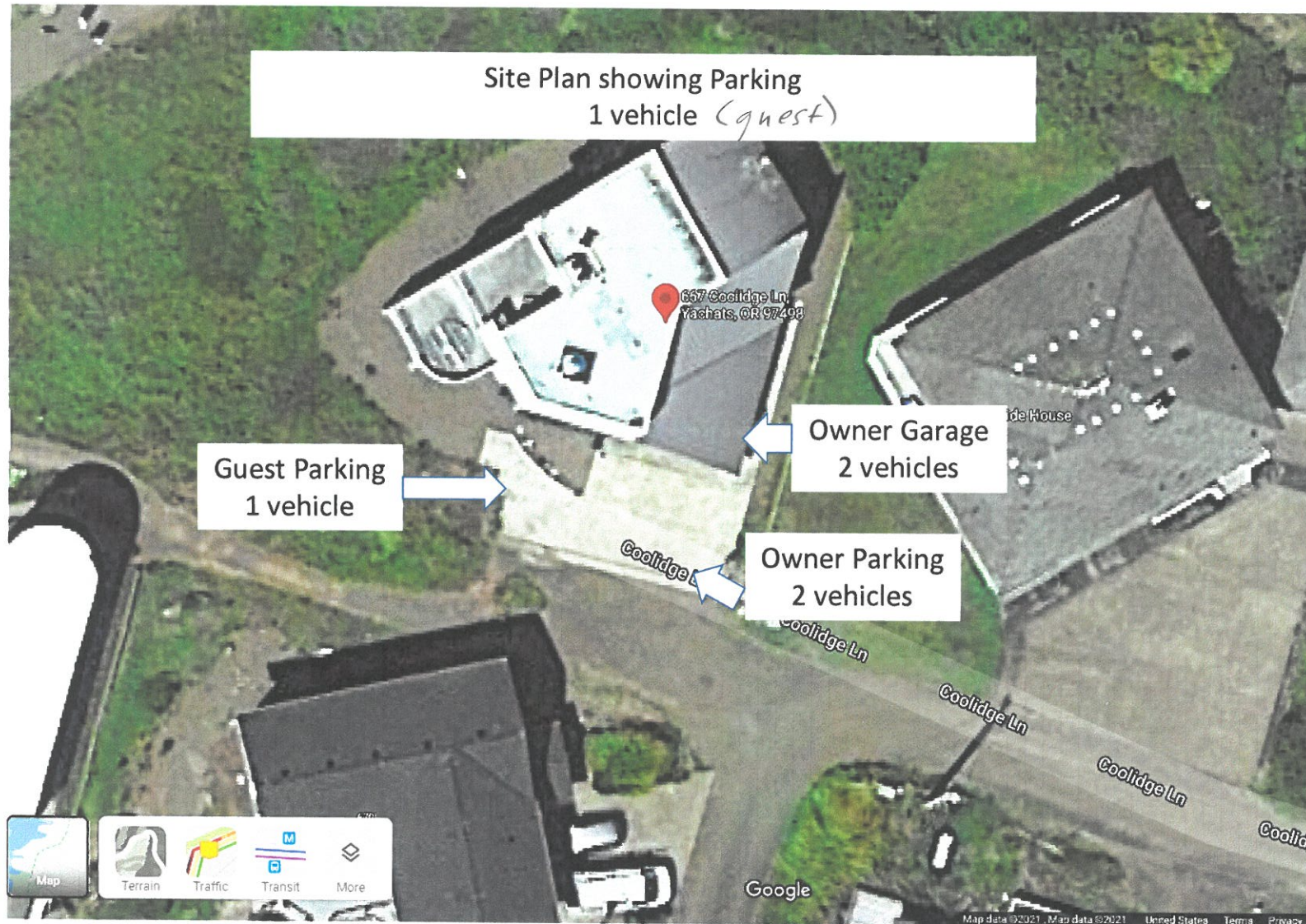


Site Plan of 667 Coolidge Lane Showing all property lines, location, extent, and arrangement of all off-street parking





Site Plan showing Parking  
1 vehicle (guest)



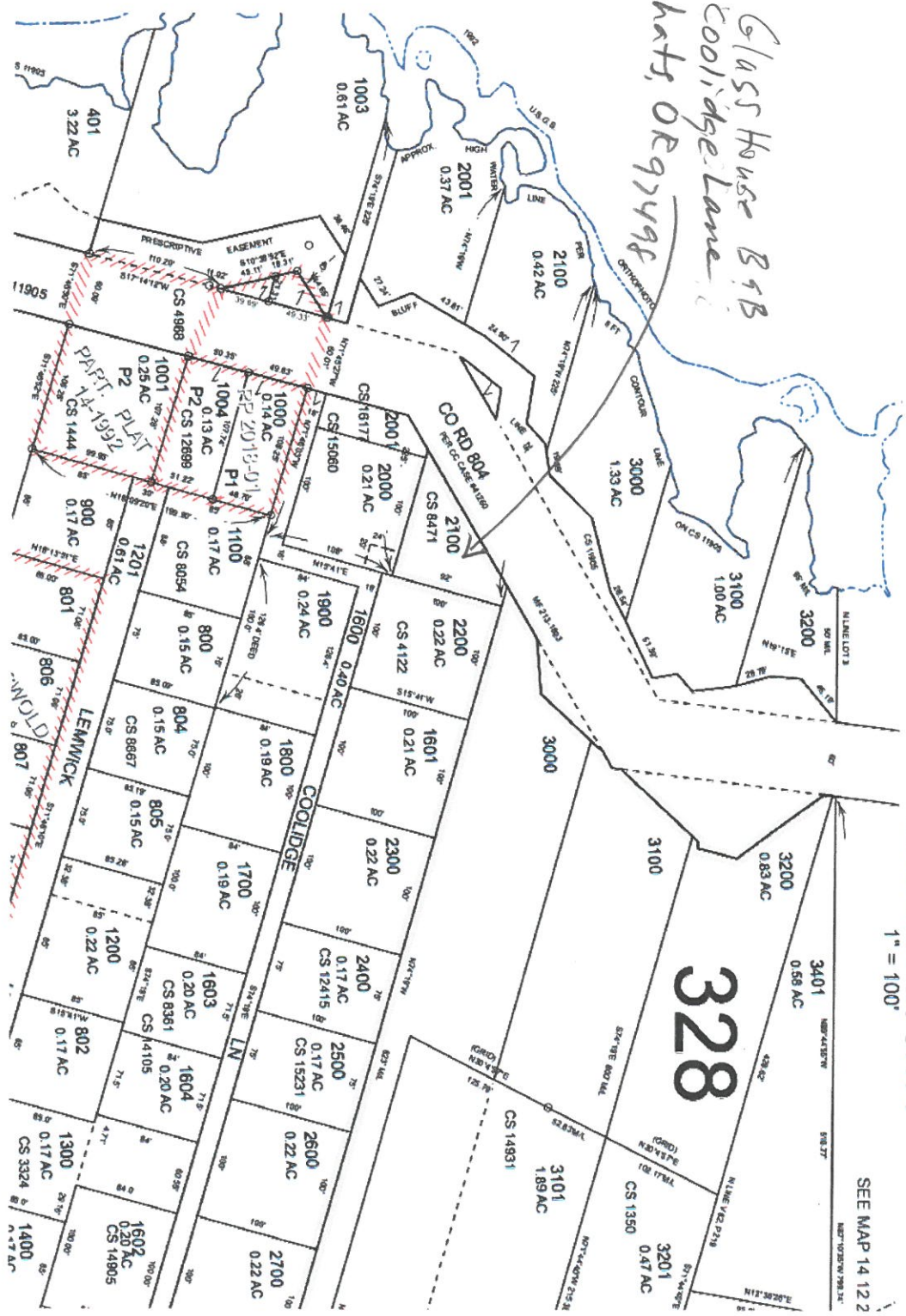
PREPARED FOR  
POSE ONLY



S.E. 1/4 S.E. 1/4 SEC. 22 T. 14S. R. 12W. W.M.  
LINCOLN COUNTY  
1" = 100'

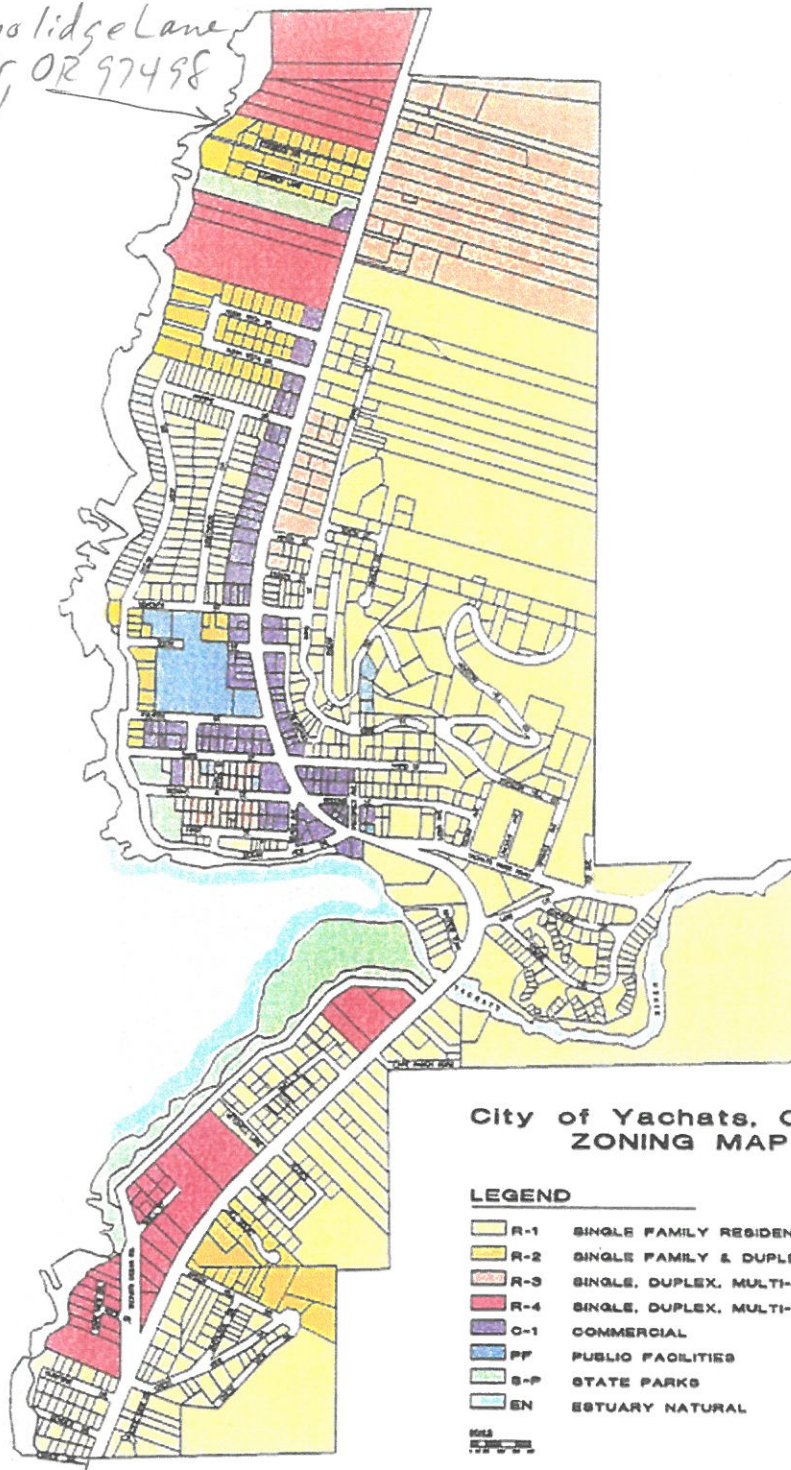
SEE MAP 14 12 2

Class House B 9 B  
667 Coolidge Lane  
Yachats, OR 97498





Glass House B&B  
 667 Coolidge Lane  
 Yachats, OR 97498





[illegible][illegible]

## STAFF REPORT

### Conditional Use Application

**APPLICANT:** Charles and Donna Reed, Glass House B & B

#### A. REPORT OF FACTS

1. **Property Location:** The subject property is located at 667 Coolidge Lane and described on the Lincoln County Assessor's Map 14-12-22-DD as Tax Lot 2100.
2. **Applicant's Request:** The applicant is requesting a conditional use permit to operate a one-bedroom Bed & Breakfast within a single-family dwelling.
3. **Zoning:** Residential Zone R-2
4. **Plan Designation:** Residential
5. **Lot Size and Dimensions:** The subject property totals 0.12 acres or approximately 5,227 square feet.
6. **Existing Structures:** There is one single-family dwelling on the property.
7. **Topography and Vegetation:** The subject property is flat. The property is landscaped with grass and shrubs.
8. **Surrounding Land Use:** Surrounding land uses consist primarily of single-family residential units. The 804 Trail is adjacent on the west side of the subject property and the Fireside Inn is located to the north.
9. **Utilities:**  
Water & Sewer: City of Yachats  
Electricity: Central Lincoln PUD
10. **Development Constraints:** None

#### B. EVALUATION OF REQUEST

1. **Applicant's Proposal:** The applicant submitted the required application form and fee, an aerial photograph showing off-street parking and a proposal for signage.
2. **Relevant Yachats Municipal Code (YMC) Criteria:**

##### **YMC Chapter 9.04.030 Definitions**

"Bed and breakfast facility" means a single-family dwelling containing rooms for rent in accordance with Section [9.72.050](#).

##### **YMC Chapter 9.16 R-2 Residential Zone**

##### **Section 9.16.030 Conditional Uses**



In an R-2 zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapters [9.44](#), [9.48](#), [9.52](#) and [9.72](#) where applicable:

- A. Residential facility;
- B. Governmental structure or use of land; and public utility facility;
- C. Home occupations. See Definitions;
- D. Temporary real estate office offering residential property in the immediate vicinity for sale;
- E. Bed and breakfast facility.

**YMC Chapter 9.72 Conditional Uses**

**Section 9.72.010 Authorization to grant or deny conditional use permits.**

Conditional uses listed in this title may be permitted, enlarged, altered or denied by the Planning Commission in accordance with the standards and procedures set forth in this chapter.

- A. In taking action on a conditional use permit application, the Planning Commission may either permit or deny the application. The Planning Commission's action must be based on findings addressing the requirements of the comprehensive plan and zoning ordinance, as addressed in Chapter [9.88](#).
- B. In permitting a conditional use or the modification of a conditional use, other than a manufactured dwelling, manufactured dwelling park or multifamily dwelling, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this title, additional conditions which are considered necessary to protect the best interests of the surrounding City as a whole. These conditions may include, but are not limited to, the following:
  - 1. Increasing the required lot size or yard dimensions;
  - 2. Limiting the height of buildings;
  - 3. Controlling the location and number of vehicle access points;
  - 4. Increasing the street width;
  - 5. Increasing the number of required off-street parking spaces;
  - 6. Limiting the number, size, location and lighting of signs;
  - 7. Requiring fencing, screening, landscaping, walls, drainage or other facilities to protect adjacent or nearby property;
  - 8. Designating sites for open space;
  - 9. Setting a time limit for which the conditional use is approved;
  - 10. Regulation of noise, vibration, odors and sightliness;
  - 11. Requiring surfacing of parking areas;
  - 12. Regulation of hours of operation and duration of use or operation;
  - 13. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purpose of the Yachats comprehensive plan;
  - 14. If at any time the standards or requirements for conditional use approval are not followed, a zoning violation will be considered to exist.

- C. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use or a nonconforming use, a change in use or in lot area or an alteration of structure shall conform with the requirements for conditional use.
- D. The Planning Commission may require that the applicant for a conditional use furnish the City with a performance bond of up to the value of the cost of the improvement to be guaranteed by such bond, in order to assure that the conditional use is completed according to the plans as approved by the Planning Commission.

**Section 9.72.040 Time limit on a conditional use permit.**

Authorization of a conditional use shall be void after one year or such lesser time as the authorization may specify unless substantial construction pursuant thereto has taken place. However, the Planning Commission may extend authorization for an additional period not to exceed six months on request.

**Section 9.72.050 Standards and procedures governing conditional uses.**

- E. Standards for Bed and Breakfast Facilities.
  - 1. A bed and breakfast facility must be in a one-family dwelling.
  - 2. A maximum of five (5) bedrooms may be rented.
  - 3. The facility shall be the residence of the operator, who is the owner or lease holder of the building.
  - 4. A resident relief manager may be employed for no more than five (5) months per year, unless approved by the Planning Commission.
  - 5. Rooms may not be rented for more than seven (7) consecutive days, and no more than fifteen (15) days per person in any thirty (30) day period.
  - 6. The exterior of the building shall maintain a residential appearance.
  - 7. A morning meal must be served on premises and included within the room charge for guests of the facility and shall be the only meal provided.
  - 8. The facility must meet applicable County and State health, safety (including, but not limited to, the Uniform Building Code requirements concerning maximum occupancy) and liability requirements.
  - 9. An externally illuminated sign will be permitted on premises with a maximum area of three (3) square feet, subject to approval by the Planning Commission.
  - 10. One off-street parking space will be required for each rented bedroom, in addition to the number of spaces required for each dwelling unit.
  - 11. A conditional use permit approved for a bed and breakfast facility will be reviewed by the City Planner at the end of each calendar year and the permit renewed for an additional year if permit conditions have been met. The permit may be withdrawn by the Planning Commission if it is determined that the conditions of the permit have been violated after reviewing written complaints and the staff report. The operator of a facility will be notified by the City in writing prior to the Planning Commission determination to allow the operator to appear and show cause why the conditional use permit should not be withdrawn.

12. An increase in the number of rooms rented, over those previously permitted, will require a new conditional use permit with the conditional use fee as provided in Section 9.88.050 reduced to one-half.

3. **Public Testimony Received:** At the time this staff report was prepared the City had not received any written testimony.

## C. STAFF ANALYSIS

### 1. The Request and the R-2 Residential Zone

The applicant is requesting a conditional use permit to operate a one-bedroom Bed & Breakfast within a single-family dwelling in an R-2 Residential Zone. Bed & breakfast facilities are allowed as a conditional use in the R-2 zone.

### 2. Conditional Use

In taking action on a conditional use permit application, the Planning Commission may either permit or deny the application. The Planning Commission's action must be based on findings addressing the requirements of the comprehensive plan and zoning ordinance. In permitting a conditional use the Planning Commission may impose conditions which are considered necessary to protect the best interests of the surrounding city as a whole.

YMC Chapter 9.72.050.E describes standards for Bed & Breakfast facilities. The standards are identified below and followed by a response in italics from staff or from the applicant.

- a. A bed and breakfast facility must be in a one-family dwelling.

*STAFF RESPONSE: 667 Coolidge Lane is a one-family dwelling.*

- b. A maximum of five bedrooms may be rented.

*APPLICANT RESPONSE: Number of bedrooms to be rented: 1*

- c. The facility shall be the residence of the operator, who is the owner or lease holder of the building.

*STAFF RESPONSE: The applicant is the owner of the building.*

- d. A resident, relief manager may be employed for no more than five months per year, unless approved by the Planning Commission.

- e. Rooms may not be rented for more than seven consecutive days, and no more than fifteen (15) days per person in any thirty (30) day period.

*APPLICANT RESPONSE: Guests will be limited to a stay of no more than 7 consecutive days and an aggregate of no more than 15 days in any 30-day period.*

- f. The exterior of the building shall maintain a residential appearance.

*APPLICANT RESPONSE: The exterior of the building will not be altered.*

- g. A morning meal must be served on premises and included within the room charge for guests of the facility and shall be the only meal provided.

*APPLICANT RESPONSE: A morning meal will be provided.*

- h. The facility must meet applicable county and state health, safety (including but not limited to the Uniform Building Code requirements concerning maximum occupancy) and liability requirements.



*STAFF RESPONSE: The dwelling meets the Uniform Building Code. Applicant has already contacted Lincoln County Health and Human Services regarding additional State or County requirements. OAR 333-170 defines a B & B as having "more than two rooms for rent on a daily basis to the public". Neither the State or the County regulates a one-bedroom B & B.*

- i. An externally illuminated sign will be permitted on premises with a maximum area of three square feet, subject to approval by the Planning Commission.

*APPLICANT RESPONSE: An 18"x24" sign is proposed.*

- j. One off-street parking space will be required for each rented bedroom, in addition to the number of spaces required for each dwelling unit.

*STAFF RESPONSE: Three parking spaces are required for a 1-bedroom B & B (2 parking spaces for the dwelling and 1 parking space per rented bedroom). At least five parking spaces are available – two in the garage and three in the driveway.*

- k. A conditional use permit approved for a bed and breakfast facility will be reviewed by the City Planner at the end of each calendar year and the permit renewed for an additional year if permit conditions have been met. The permit may be withdrawn by the Planning Commission if it is determined that the conditions of the permit have been violated after reviewing written complaints and the staff report. The operator of a facility will be notified by the city in writing prior to the Planning Commission determination to allow the operator to appear and show cause why the conditional use permit should not be withdrawn.
- l. An increase in the number of rooms rented, over those previously permitted, will require a new conditional use permit with the conditional use fee as provided in Section [9.88.050](#) reduced to one-half.

#### **D. CONCLUSIONS**

If the request is denied, the Planning Commission should state the general reasons and facts relied on, and direct staff to prepare findings for adoption at the next meeting. If the request is approved, staff offers the following recommended conditions of approval, which may be added to or amended at the Commission's discretion:

1. The B&B shall have a maximum of 1 room that can be rented.
2. The owner shall reside at the B & B when rooms are rented.
3. A resident relief manager may be employed for no more than five months per year.
4. The room shall not be rented for more than seven consecutive days, and no more than fifteen (15) days per person in any thirty (30) day period.
5. The exterior of the building shall maintain a residential appearance.
6. A morning meal shall be served on premises and included within the room charge for guests of the facility.
7. The owner shall retain a City of Yachats business license.
8. One externally illuminated sign will be permitted on premises with a maximum area of three square feet.
9. Two garage parking spaces shall be maintained for the residents of the facility. A minimum of one parking space shall be maintained in the driveway for the rented bedroom.

10. An increase in the number of rooms rented, over those previously permitted, will require a new conditional use permit with the conditional use fee as provided in Section [9.88.050](#) reduced to one-half.

Submitted by,

Katherine Guenther  
City Planner

Land Use Application

Supplemental Required Information

Attachments to Application (check all that apply)

- ☐ Plot Plan of subject property showing all property lines
- ☐ Existing and proposed structures and their location in relationship to property lines
- ☐ Total floor area, use and height of all existing and proposed uses
- ☐ Operating characteristics of all proposed commercial use
- ☐ Location, extent, arrangement, and proposed improvements of all off-street parking and loading facilities.
- ☐ Location of access to adjacent arterial or collector
- ☐ State or County Road Approach Permit
- ☐ Narrative which address applicable ordinance standards (required for all land use actions)
- ☒ All the above information is already on file with the City of Yachats, if any other information is needed, please let me know.

I have read the above application and hereby certify all information contained therein to be true and complete to the best of my ability. I understand that this application will not be processed until all required information is submitted to the City. If more information is required please let me know.

*Douglas Sowden*

Signature of Applicant

Ocean Scenes Development Co

*Douglas Sowden*

Signature of Property Owner (if other than applicant)



Land Use Application

City of Yachats  
441 Hwy 101 N  
PO Box 345  
Yachats OR 97498  
(541) 547-3565

Fee:

Date Received: 8/17/21



- ☒ Conditional Use \$250 ☐ Nonconforming Use \$250 ☐ Variance \$250  
☐ Zone Change \$500 ☐ Comprehensive Plan Change \$500  
☐ Urban Growth Boundary Change \$1000

(Actual expenses in excess of the application fee will be billed.)

Applicant: Ocean Scenes Development Co / Doug Sowden Phone: 541-272-1202

Address: 1430 Willamette St # 532

City: Eugene State: OR Zip: 97401

Relationship to property: Owner  
(Owner, Contract Purchaser, etc.)

Legal Description: Please see the attached page Current Zone: C-1

Lot Dimensions: Area: Flood Zone:

Natural Hazard: Topography:

Directions to Property: On Hwy 101 N between 5th & 7th Across the street from the Commons & City Hall

Previous Planning Actions on Property: Two phase project, 1st stage completed and 2nd phase starting.

Sunset Village Condominiums.

Reason for Request:

#1 Phase 2 is two buildings just like phase 1 although Building 4 plans show one 2 story condo instead of a two one story condos, I am requesting that Building 4 be built out the same as all the other building 1, 2 and 3. This will allow for one more residential unit in city limits which is needed to help with the shortage of housing. Nothing changes on the outside of the building and no additional work would be needed as Dave Chamberland designed and I built this to go either way. Parking spaces stay the same for all buildings.

Existing Structures on Property

#2 I am also requesting that all commercial spaces in the existing buildings 1 and 2 and phase 2 buildings 3 and 4 have the option to do the 60/40 split on the 1st level of all for building, this would give the owner the option to use the 40% for living space and 60% for commercial space.

Proposed Use and Structures:

Current Utilities and Providers: All Utilities are in Central Lincoln pud, Peak, Pioneer

Anticipated Date of Development: In progress

## **Legal Description**

504, 502, 470, 450 Highway 101 N in the City/Township of Yachats, located in the County of Lincoln and State of Oregon and ZIP code of 97498, to-wit:

Property having Lot No. Units 103, 203, and 204, SUNSET VILLAGE CONDOMINIUMS, as shown on the Declaration and floor plans filed for record on April 26, 2011 in Book 1, Pages 202, 202A and 202B, Condominium Plat Records in the Lincoln County, Oregon, TOGETHER WITH the undivided interest in the general and limited common elements appurtenant thereto, as more fully set forth and described in the Declaration of Condominium Ownership recorded April 26, 2011 at Document No.2011-04042, Lincoln County Records, which description is incorporated herein and by reference made a part hereof.

Lots 8 and 9, Block 7, OVERLOOK ADDITION TO YACHATS, in the City of Yachats, County of Lincoln and State of Oregon.

**Yachats, OR**

441 Highway 101 North  
Yachats, OR 97498

541-547-3565  
cityhall@yachatsmail.org  
<https://www.yachatsoregon.org/>

**Registration/Payment Receipt 31757864**

08/17/2021 09:10 AM

**Payment**

Credit/Debit \$250.00  
Ending in 8130  
Merchant Code  
8caa74dd-341a-4b82-97a5-1742df8fa4d2

**Received By**

Kimmie Jackson at The Commons

| Item                 | Amount Paid     |
|----------------------|-----------------|
| Permit/Fees          | \$250.00        |
| <b>Subtotal</b>      | <b>\$250.00</b> |
| <b>Total Payment</b> | <b>\$250.00</b> |

**Transaction Notes**

Ocean Scenes Dev.  
Doug Sowden



## STAFF REPORT

### Conditional Use Application

**APPLICANT:** Doug Sowden for Ocean Scenes Development

#### A. REPORT OF FACTS

1. **Property Location:** The subject property is located at 450 and 470 Highway 101N and described on the Lincoln County Assessor's Map 14-12-27-DA as Tax Lots 1300 and 1400. Additional addresses of 451, 453, 471 and 473 Center Way were assigned in conjunction with an approved building permit application in 2006.
2. **Applicant's Request:** The applicant is requesting a conditional use permit to construct two mixed-use condominium structures. The proposed structures are buildings #3 and #4 of the Sunset Village Condominiums.
3. **Zoning:** C-1 Retail Commercial Zone
4. **Plan Designation:** Commercial
5. **Lot Size and Dimensions:** The subject property totals 0.204 acres or 8,900 square feet.
6. **Existing Structures:** There is a concrete foundation on each lot.
7. **Surrounding Land Use:** Surrounding land uses consist of single-family residential units to the east, commercial uses to the south and buildings #1 and #2 of the Sunset Village Condominiums to the north.
8. **Utilities:**  
Water & Sewer: City of Yachats  
Electricity: Central Lincoln PUD
9. **Development Constraints:** None

#### B. EVALUATION OF REQUEST

1. **Applicant's Proposal:** The applicant submitted the required application form and fee.
2. **Relevant Yachats Municipal Code (YMC) Criteria:**

##### YMC Chapter 9.28 C-1 Retail Commercial Zone

##### Section 9.28.020 Conditional Uses

In a C-1 zone, the following uses and their accessory uses may be permitted subject to the provisions of Chapters [9.44](#), [9.48](#), [9.52](#) and [9.72](#) where applicable:

- A. Mixed use (commercial and residential);

**YMC Chapter 9.72 Conditional Uses**

**Section 9.72.010 Authorization to grant or deny conditional use permits.**

Conditional uses listed in this title may be permitted, enlarged, altered or denied by the Planning Commission in accordance with the standards and procedures set forth in this chapter.

A. In taking action on a conditional use permit application, the Planning Commission may either permit or deny the application. The Planning Commission's action must be based on findings addressing the requirements of the comprehensive plan and zoning ordinance, as addressed in Chapter [9.88](#).

B. In permitting a conditional use or the modification of a conditional use, other than a manufactured dwelling, manufactured dwelling park or multifamily dwelling, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this title, additional conditions which are considered necessary to protect the best interests of the surrounding City as a whole. These conditions may include, but are not limited to, the following:

1. Increasing the required lot size or yard dimensions;
2. Limiting the height of buildings;
3. Controlling the location and number of vehicle access points;
4. Increasing the street width;
5. Increasing the number of required off-street parking spaces;
6. Limiting the number, size, location and lighting of signs;
7. Requiring fencing, screening, landscaping, walls, drainage or other facilities to protect adjacent or nearby property;
8. Designating sites for open space;
9. Setting a time limit for which the conditional use is approved;
10. Regulation of noise, vibration, odors and sightliness;
11. Requiring surfacing of parking areas;
12. Regulation of hours of operation and duration of use or operation;
13. Such other conditions as will make possible the development of the City in an orderly and efficient manner and in conformity with the intent and purpose of the Yachats comprehensive plan;
14. If at any time the standards or requirements for conditional use approval are not followed, a zoning violation will be considered to exist.

C. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use or a nonconforming use, a change in use or in lot area or an alteration of structure shall conform with the requirements for conditional use.

D. The Planning Commission may require that the applicant for a conditional use furnish the City with a performance bond of up to the value of the cost of the improvement to be guaranteed by such bond, in order to assure that the conditional use is completed according to the plans as approved by the Planning Commission.

**Section 9.72.040 Time limit on a conditional use permit.**

Authorization of a conditional use shall be void after one year or such lesser time as the authorization may specify unless substantial construction pursuant thereto has taken place. However, the Planning Commission may extend authorization for an additional period not to exceed six months on request.

3. **Public Testimony Received:** At the time this staff report was prepared, the City had received one letter of written testimony.

**C. STAFF ANALYSIS**

1. **The Request and the C-1 Retail Commercial Zone**

The applicant is requesting a conditional use permit to construct two mixed-use condominium structures. Mixed use is allowed as a conditional use in the C-1 zone.

In 2008, the applicant constructed buildings 1 and 2 of Sunset Village Condominiums and poured the foundations for buildings 3 and 4. Permits were issued for the completion of buildings 3 and 4, but the project stalled. In 2011, the City passed Ordinance 303, moving mixed use from a permitted to a conditional use in the C1 zone.

2. **Conditional Use**

In taking action on a conditional use permit application, the Planning Commission may either permit or deny the application. The Planning Commission's action must be based on findings addressing the requirements of the comprehensive plan and zoning ordinance. In permitting a conditional use the Planning Commission may impose conditions which are considered necessary to protect the best interests of the surrounding city as a whole.

**D. CONCLUSIONS**

If the request is denied, the Planning Commission should state the general reasons and facts relied on, and direct staff to prepare findings for adoption at the next meeting. If the request is approved, staff offers the following recommended conditions of approval, which may be added to or amended at the Commission's discretion:

1. All construction shall be in accordance with the C-1 standards governing setbacks, lot coverage, density, building height and parking.
2. All construction and use of the structures shall comply with the terms of the Center Way Access Easement dated June 20, 2006.

Submitted by,

Katherine Guenther  
City Planner

Attachments: Center Way Access Easement  
Ordinance 303

I, Dana W. Jenkins, County Clerk, in and for said county, do hereby certify that the within instrument was received for record, and recorded in the Book of Records of said county at Newport, Oregon. WITNESS my hand and seal of said office affixed.

  
DANA W. JENKINS, Lincoln County Clerk



Doc : 200609523  
Rect: 604782 46.00  
06/21/2006 02:43:32pm

After recording return to:  
City of Yachats  
P O Box 345  
Yachats, OR 97498

## Access Easement

This access easement entered into by the City of Yachats, Oregon, a Municipal Corporation of the State of Oregon (Hereafter "City") hereby grants to Douglas Sowden and Carol Clark (Hereafter "Grantees") an access easement across existing City right-of-way as follows:

Whereas, City is the owner of certain right-of-way, know as Center Way as shown on the map set forth in Exhibit A, attached hereto and incorporated by reference into this access easement as though fully set forth herein, which consists of a twenty foot (20') right-of-way from E. 6<sup>th</sup> Street, generally south along the eastern boundary of Grantees property and, beyond, thereafter terminating on King Street, now, therefore, in consideration of the Terms and Conditions set forth herein;

Section 1. City grants and conveys to Grantee, as well as Grantee's successors in interest, an access easement over and across that certain right-of-way set forth in Exhibit A.

Section 2. This access easement herein granted and conveyed is subject to the terms and conditions set forth in Exhibit B, attached hereto and incorporated by reference as though fully set forth herein.

Section 3. The purpose of this access easement is to permit Grantees access for residential owners or tenants, their agents, employees or guests to use as an access



driveway for vehicles to garages and residences on Grantees property, described as Overlook Addition to Yachats – Lots 6, 7, 8, and 9; Lincoln County Assessors Map 14-12-27-DA – lots 1200, 1300 and 1400.

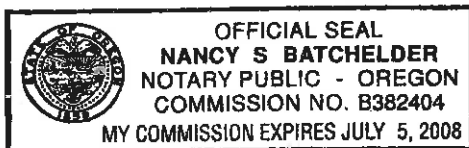
Section 4. This access easement is permanent providing it is used and maintained by Grantees and their successors in interest exclusively as access for residential uses of the property described above in accordance and subject to the Terms and Conditions set forth in Exhibit B herein.

Dated this 20<sup>th</sup> day of June, 2006

Grantor: The City of Yachats by Susanne Smith  
Susanne Smith, Mayor

State of Oregon       )  
                                  ) ss  
County of Lincoln    )

On this 20<sup>th</sup> day of June, 2006, Susanne Smith, known to me as the Mayor of the City of Yachats, Oregon, Grantor herein, appeared before me and, after being duly sworn, executed this instrument in my presence and acknowledged it to be her free act and deed.



Nancy S. Batchelder  
Notary Public for the State of Oregon

My Commission Expires: July 5, 2008

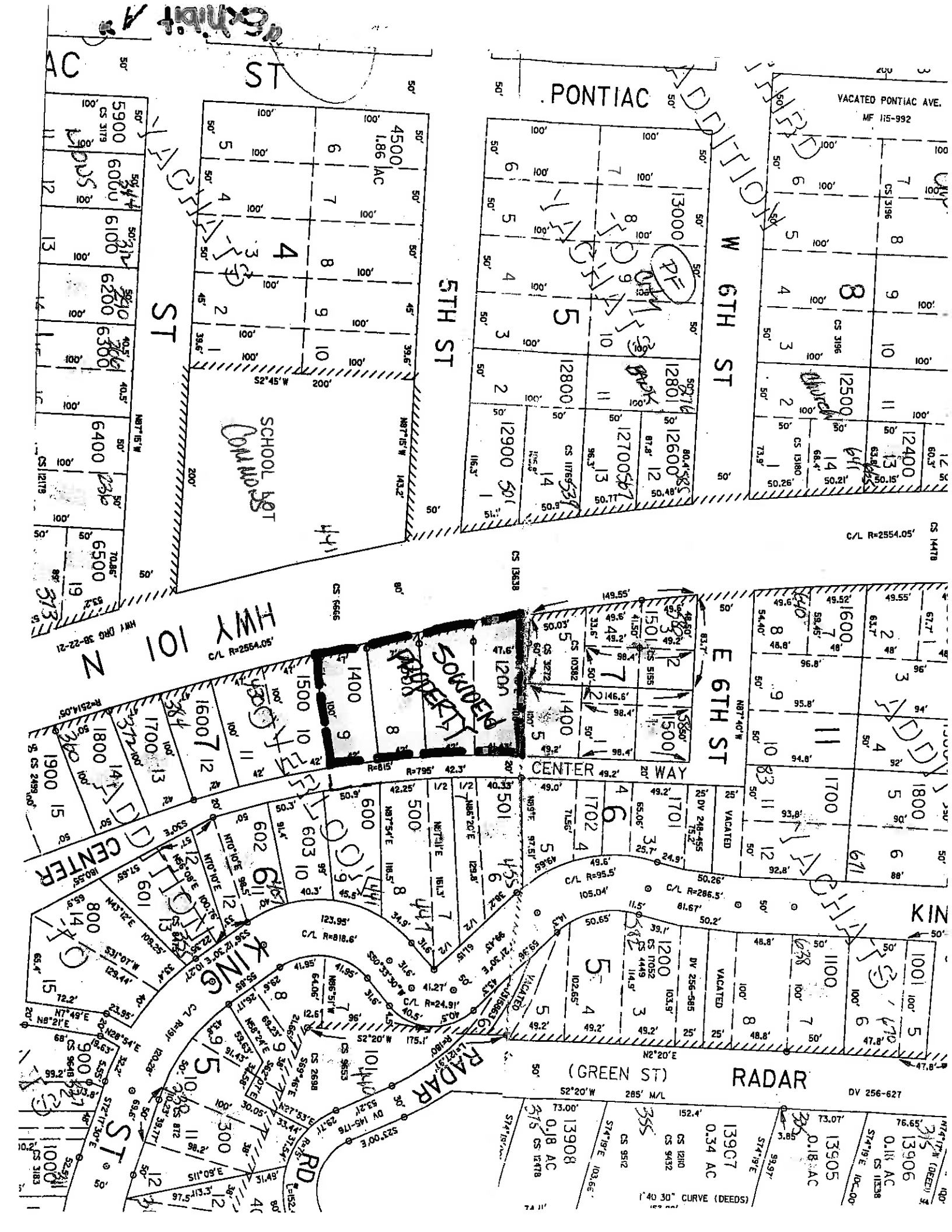


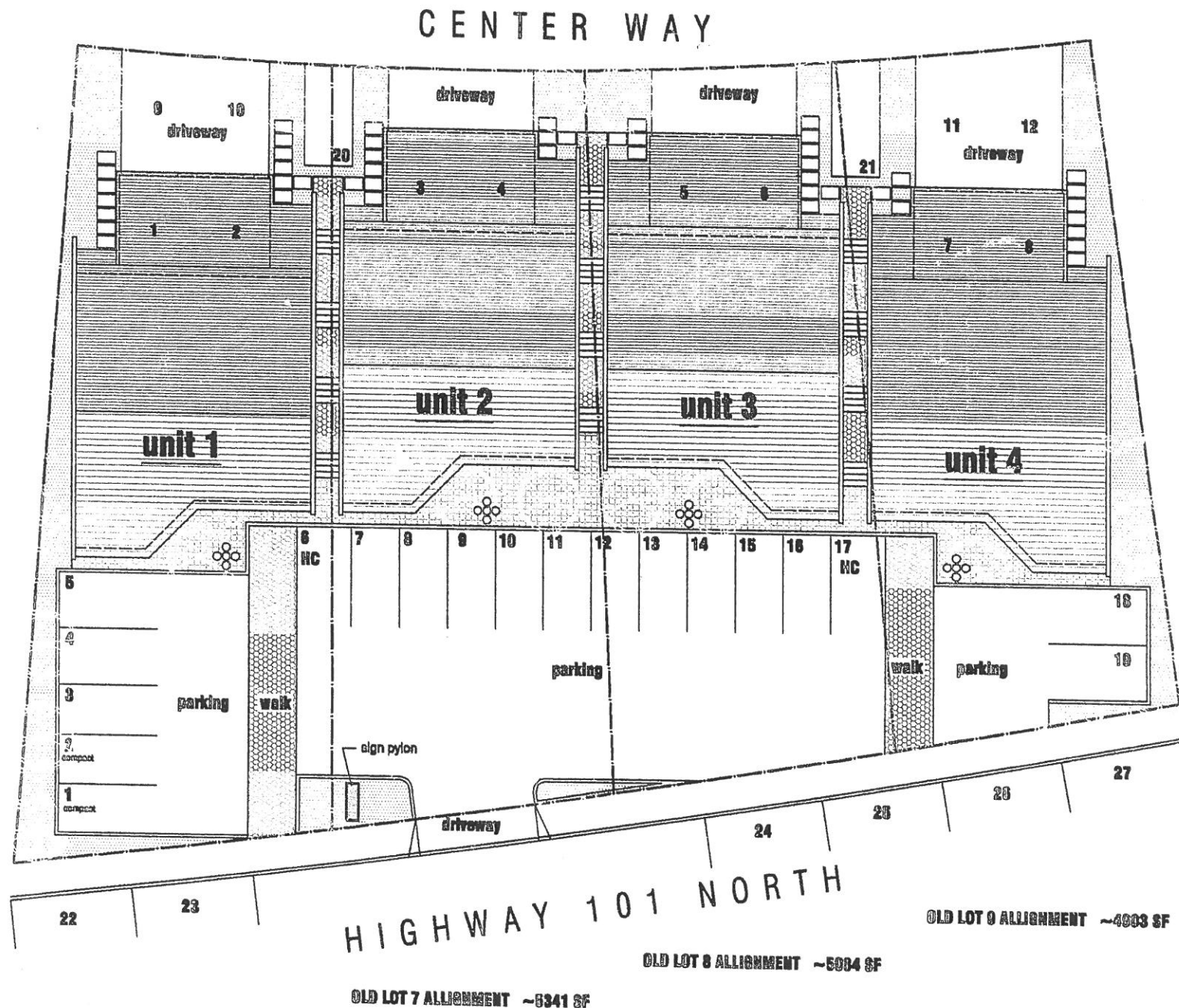
Exhibit B  
Center Way Access Easement Terms and Conditions

1. Center Way Right-of-Way Improvements. The developer shall be responsible for all improvements to the Center Way Right-of-way from 6<sup>th</sup> Street to the southern edge of Grantees property for the purpose of the access easement. All improvements shall be as required by the Yachats Public Works Department and shall consist of a graveled driveway, storm drain facilities, water service improvements and protection of any other utility facilities or lines either required or existing in the Center Way right-of-way. Access and water service improvements also shall be reviewed and approved by the Yachats Rural Fire Protection District prior to construction.
2. Parking Prohibited. There shall be no parking of motor vehicles within the Center Way right-of-way.
3. Clear Vision Area. There shall be no above ground structures between the Center Way right-of-way and the eastern edge of the proposed building/garages without advance City approval in order to create a clear vision area for owner's vehicles using the right-of-way.
4. Screening of Trash Receptacles. Residential trash and recycling cans shall be in owner's garages or screened from Center Way and surrounding properties except on the day garbage/recycling services pick-up. No commercial garbage/recycling service or pick-up shall be allowed on Center Way, either by can or dumpster.
5. Access Rights. Center Way right-of-way is for public use and is not exclusive access by grantees. If other users receive permission for use of the right-of-way, it shall be coordinated with grantees use as the City deems necessary.
6. Waiver of Remonstrance. The grantees shall enter into an agreement with the City prior to development waiving their right and any future owner's right to remonstrate against the formation in the future of a Local Improvement District to improve Center Way and 6<sup>th</sup> Street into any street, trail or other public way in accordance with City or State Law.
7. Maintenance. Grantees and successors in interest shall be responsible for ongoing care and maintenance of the access improvements over and across the Center Way right-of-way and the protection of City and other utility services within the right-of-way. In particular the maintenance shall assure that use of the access by motor vehicles of grantees and successors in interest and their guests shall be sufficient to minimize dust through use of sufficient gravel or other material on the driving surfaces.
8. Liability Insurance. Grantees and their successors in interest shall carry liability insurance for their use of Center Way right-of-way and provide the City with current certificates of insurance in the future.

9. Vacation. As stated in the access easement, it is permanent in nature. If for any reason Center Way right-of-way is vacated, the City shall condition such vacation with the retention of access for the benefit of grantees and their successors in interest as part of such vacation.

10. Terms and Conditions set forth above have been required by the City in consideration of the City Council's decision of June 8, 2006 to deny grantee's application to open a public street on the grounds it was not in the public interest to do so at this time.





# preliminary site/roof plan

scale: 3/32" = 1'-0"

**SOWDEN-CLARK d holmes chamberlin jr**  
**DEVELOPMENT**  
 #02R.103

ORIGINAL CONSTRUCTION DATE  
 JULY 1, 2005

THIS REVISION # / DATE  
 1 / JAN 1, 2009

| REVISIONS |      |       |
|-----------|------|-------|
| NO.       | DATE | NOTES |
|           |      |       |
|           |      |       |
|           |      |       |
|           |      |       |
|           |      |       |
|           |      |       |

SITE/ROOF  
 PLAN

**A0.0**



## CITY OF YACHATS

### ORDINANCE NO. 303

#### AN ORDINANCE AMENDING THE YACHATS MUNICIPAL CODE CHAPTER C-1 RETAIL COMMERCIAL ZONE, SECTIONS 9.28.010 - PERMITTED USES, 9.28.020 - CONDITIONAL USES AND 9.28.030 – STANDARDS

**WHEREAS**, The Planning Commission held a public hearing on August 16, 2011 at which they approved the language for the amendments and are now forwarding their recommended amendments to the Zoning & land Use Code to the City Council; and

**WHEREAS**, the Yachats City Council held a public hearing on September 8, 2011 at which time they accepted the recommendation of the Planning Commission for changes to the Yachats Municipal Code;

**NOW THEREFORE**, the City of Yachats ordains to amend Chapter 9.28 - C-1 Retail Commercial Zone, Sections 9.28.010 - Permitted uses, 9.28.020 - Conditional uses and 9.28.030 – Standards as follows:

##### **Section 9.28.010 Permitted uses.**

In a C-1 zone the following uses and their accessory uses are permitted, subject to the provisions of Chapters 9.44, 9.48 and 9.52 where applicable:

- A. A governmental structure or use of land and public utility facility;
- B. Any use which would be permitted outright in any residential zone;
- C. Retail stores and shops such as food, drug, apparel, hardware, furniture and similar establishments;
- D. Personal or business service establishment such as barber or beauty shop, tailor shop or similar establishment;
- E. Financial institution;
- F. Business or professional office;
- G. Private museum or art gallery;
- H. Family day care provider;
- I. Residential home;
- J. Residential facility;
- K. Automobile service station with direct access to U.S. Highway 101;
- L. Laundry or dry cleaning establishment;
- M. Restaurant, bar or tavern;
- N. Motel or resort on a minimum of 1.0 acre with direct access provided from U.S. Highway 101 only and with accessory commercial uses;
- ~~O. Mixed use (commercial and residential). Principal use must be commercial (at least sixty (60) percent of ground floor). Second floor will be considered secondary use and may be one hundred (100) percent residential use. Any change in use must be reported on the business license application which will be reviewed by the planning commission or its designated representative for off street parking and off street loading requirements in Section 9.48.010. (Ord. 196 § 1, 1997; Ord. 175 (part), 1995; Ord. 73E § 2.050(1), 1992; Ord. 104 (part), 1981)~~

##### **Section 9.28.020 Conditional uses.**

In a C-1 zone the following uses and their accessory uses may be permitted subject to the provisions of Chapters 9.44, 9.48, 9.52 and 9.72 where applicable:

**A. Mixed use (commercial and residential);**

- ~~AB.~~ Church, non-profit religious or philanthropic institution;
- ~~BC.~~ Community center;

- ~~C~~D. Nursery school, kindergarten or similar facility;
- ~~D~~E. Hospital nursing home, retirement home, or similar facility;
- ~~E~~F. Private noncommercial recreation club such as tennis, swimming or archery club, but excluding commercial amusement or recreation enterprise;
- ~~F~~G. Park, playground, swimming pool or similar recreation area;
- ~~G~~H. Private school offering curricula similar to public school;
- ~~H~~I. Parking area;
- ~~I~~J. Outdoor commercial amusement or recreation establishment such as miniature golf course or drive-in theater, but not including uses such as race track or automobile speedway;
- ~~J~~K. Small scale, nonpolluting light industrial uses that are compatible with existing and anticipated land uses;
- ~~K~~L. Repair shop for the type of goods offered for sale in those retail trade establishments permitted in a C-1 zone provided all repair and storage shall occur entirely within an enclosed building;
- ~~L~~M. Medical clinic or veterinary clinic;
- ~~M~~N. Club, lodge or fraternal organization facilities;
- ~~N~~O. Indoor commercial amusement or recreation establishment such as a bowling alley, theater, pool hall, ballroom, or skating rink;
- ~~O~~P. Mortuary;
- ~~P~~Q. Any commercial use not otherwise provided for in this section or specifically prohibited, provided, however, such commercial use shall not have a different or more detrimental effect upon the adjoining and adjacent areas than those uses permitted either outright or conditionally in this section;
- ~~Q~~R. Bed and breakfast facility;
- ~~R~~S. Manufactured dwelling park, subdivision and P.U.D.;
- ~~S~~T. Motel, hotel or resort on less than 1.0 acre with accessory commercial uses;
- ~~T~~U. Automobile service station (with direct access not from U.S. Hwy. 101). (Ord. 175 (part), 1995; Ord. 73E § 2.050(2), 1992; Ord. 104 (part), 1981)

### **Section 9.28.030 Standards.**

Except as provided in Chapters 9.44, 9.48, 9.52 and 9.72, in any C-1 zone the following standards apply:

A. Lot size and dimensions. The minimum lot size and dimensions in the C-1 zone shall be as follows:

1. The lot area, lot width, and lot depth requirements in the C-1 zone shall be as follows:
  - a. Lot area, six thousand (6,000) square feet with public water supply system.
  - b. Lot width, sixty (60) feet minimum at front building line for interior lot and sixty-five (65) feet for a corner lot with public water and sewer system.
  - c. Lot width, seventy (70) feet minimum at front building line for interior lot and seventy-five (75) feet for a corner lot with public water but no public sewer.
2. The minimum lot area per multifamily dwelling unit shall be two thousand five hundred (2,500) square feet with a public water and sewer system.
  - a. The minimum lot area per multifamily dwelling unit may be lowered to one thousand five hundred (1,500) square feet with a public water and sewer system if ~~the developer is willing to yield to the planning commission design control~~ approved by the Planning Commission through a public hearing in accordance with Chapter 9.72 Conditional Uses.
3. The minimum lot depth shall be eighty (80) feet.
- ~~4. Minimum setback, lot coverage requirements and parking requirements in the C-1 zone for residential use shall be the same specifications outlined in R-4.~~
- ~~45.~~ Landfill of dirt and rock only.
- ~~56.~~ Hazard areas:

- a. Hill-side building sites, see Chapters 9.44, 9.48 and 9.52;
- b. Flood-prone areas, see Chapter 9.54.
- ~~67.~~ Undersize lots, see Chapter 9.76.

B. Building Height. No building in a C-1 zone shall exceed a height of thirty (30) feet from finished grade or from natural grade, see Chapter 9.52.180.

C. Lot coverage. For nonresidential uses lot coverage may be one hundred (100) percent except all yards abutting a residential zone shall be a minimum of ten feet.

D. No structure shall be located closer than sixty (60) feet from the center line of any state highway, nor thirty (30) feet from the center line of any collector or arterial street.

E. Outdoor storage shall be screened with a sight-obscuring screen.

F. Yard regulations. Yards are not required ~~for nonresidential uses except where,~~ **except for residential-only uses, unless** setbacks have been established for road widening, abutment to residential zones or other purposes. ~~For residential uses, the minimum yard requirements which apply in the residential zones apply in the C-1 zone.~~

**G. Residential-only uses.**

**1. Yards proposed to be less than the minimum yard requirements which apply in the residential zones shall be subject to approval by the Planning Commission through a public hearing in accordance with Chapter 9.72 Conditional Uses.**

**2. Parking requirements shall be the same specifications outlined in R-4.**

**HG.** Fences, hedges, walls and landscaping. Where a commercial use abuts a residential zone, the ~~planning commission may require that a fence, evergreen hedge, wall or landscaping~~ **shall be constructed and** maintained immediately adjacent to the abutting property line. Such a buffer shall screen at least seventy (70) percent of the view between the zones. The buffer shall not be less than five or more than eight feet in height, except where vision clearance would be interrupted. ~~The planning commission's review shall consider aesthetic and maintenance factors.~~ **Exceptions shall be subject to approval by the Planning Commission through a public hearing in accordance with Chapter 9.80 Variances.**

**IH.** General criteria. The vehicle and pedestrian access to the site can be safely and efficiently provided and the necessary utility systems and public facilities are available with sufficient supply and distribution capacity. If not provided by the city, it shall be the responsibility of the developer to insure these standards are met. (Ord. 175 (part), 1995; Ord. 73E § 2.050(3), 1992)

**PASSED AND ADOPTED** by the City Council of the City of Yachats on this 8<sup>th</sup> day of September, 2011.

Ayes:\_\_\_\_\_ Nays:\_\_\_\_\_ Abstentions:\_\_\_\_\_ Absent:\_\_\_\_\_

**APPROVED** by the Mayor this 8<sup>th</sup> day of September, 2011.

Attest:

\_\_\_\_\_  
Ronald L. Brean, Mayor

\_\_\_\_\_  
Nancy Batchelder, City Recorder

Russell White  
441 King Street  
Yachats, OR 97498

October 17, 2021

Yachats Planning Commission  
City of Yachats  
501 N. Highway 101  
Yachats, OR 97498

RE: September 28, 2021 Notice of Public Hearing Before the Yachats Planning Commission - Request for a conditional use permit for two mixed-use condominium structures by Douglas Sowden for Ocean Scenes Development Company

Dear Sir or Madam,

The Yachats City Council granted an access easement across existing City right-of-way (Center Way) to Douglas Sowden and Carol Clark (Grantees) on June 8, 2006. The Center Way Access Easement Terms and Conditions were set forth in "Exhibit B", a copy of which is attached for your reference. The Grantees successor is now requesting a conditional use permit to build on property controlled by the Center Way Access Easement.

**I am requesting that the Yachats Planning Commission make compliance with the Center Way Access Easement Terms and Conditions a prerequisite before granting the conditional use permit and direct the City of Yachats staff to enforce all the terms and conditions in the future.**

The purpose of the easement was to allow the use of Center Way as a driveway for vehicles to garages and residences on the Grantees property. The access easement is permanent providing it is used and maintained by Grantees and their successors in accordance and subject to the terms and conditions set forth in Exhibit B. This has not occurred. Specific issues include;

*#2 Parking Prohibited - There shall be no parking of motor vehicles within the Center Way right-of-way.* The short-term rental on the Grantees property appears to prohibit parking in the garage. Renters must park all vehicles outside. Some residents on the Grantees property have multiple vehicles but none are parked in their garage. Cars parking overnight on Center Way is common. There is a current issue with a car parked illegally on Center Way continuously for months. While City of Yachats staff are aware of this violation no tangible action has been taken.

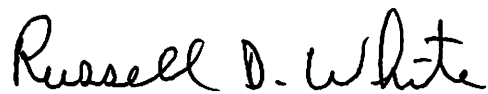


*#4 Screening of Trash Receptacles - Residential trash and recycling cans shall be in owner's garages or screened from Center Way and surrounding properties except on the day garbage/recycling services pick-up. No commercial garbage/recycling service or pickup shall be allowed on Center Way, either by can or dumpster.* The short-term rental and (currently) two residents on the Grantees property continuously leave their trash bins outside. Dahl Disposal trucks are currently using Center Way to service the residents' trash bins. These violations of the access easement need to stop before a new permit is issued.

There are seven additional Term and Conditions in Exhibit B that should be reviewed for compliance by the Yachats Planning Commission before issuing the permit requested by the Grantees successor.

The Grantees left an ugly hole in the center of Yachats for over 14 years. The City of Yachats would benefit from completion of the other two mixed-use condominium structures. However experience has shown that residents on the Grantees property clearly violate the Center Way Access Easement without consequences. Therefore I am requesting that the Yachats Planning Commission make compliance with the Center Way Access Easement Terms and Conditions a prerequisite before granting the conditional use permit and direct the City of Yachats staff to enforce all the terms and conditions in the future.

Sincerely,

A handwritten signature in black ink that reads "Russell D. White". The signature is written in a cursive, flowing style.

Russell White

Attachments;

- 1) Exhibit B - Center Way Access Easement Terms and Conditions
- 2) September 28, 2021 Notice of Public Hearing

Exhibit B  
Center Way Access Easement Terms and Conditions

1. Center Way Right-of-Way Improvements. The developer shall be responsible for all improvements to the Center Way Right-of-way from 6<sup>th</sup> Street to the southern edge of Grantees property for the purpose of the access easement. All improvements shall be as required by the Yachats Public Works Department and shall consist of a graveled driveway, storm drain facilities, water service improvements and protection of any other utility facilities or lines either required or existing in the Center Way right-of-way. Access and water service improvements also shall be reviewed and approved by the Yachats Rural Fire Protection District prior to construction.
2. Parking Prohibited. There shall be no parking of motor vehicles within the Center Way right-of-way.
3. Clear Vision Area. There shall be no above ground structures between the Center Way right-of-way and the eastern edge of the proposed building/garages without advance City approval in order to create a clear vision area for owner's vehicles using the right-of-way.
4. Screening of Trash Receptacles. Residential trash and recycling cans shall be in owner's garages or screened from Center Way and surrounding properties except on the day garbage/recycling services pick-up. No commercial garbage/recycling service or pick-up shall be allowed on Center Way, either by can or dumpster.
5. Access Rights. Center Way right-of-way is for public use and is not exclusive access by grantees. If other users receive permission for use of the right-of-way, it shall be coordinated with grantees use as the City deems necessary.
6. Waiver of Remonstrance. The grantees shall enter into an agreement with the City prior to development waiving their right and any future owner's right to remonstrate against the formation in the future of a Local Improvement District to improve Center Way and 6<sup>th</sup> Street into any street, trail or other public way in accordance with City or State Law.
7. Maintenance. Grantees and successors in interest shall be responsible for ongoing care and maintenance of the access improvements over and across the Center Way right-of-way and the protection of City and other utility services within the right-of-way. In particular the maintenance shall assure that use of the access by motor vehicles of grantees and successors in interest and their guests shall be sufficient to minimize dust through use of sufficient gravel or other material on the driving surfaces.
8. Liability Insurance. Grantees and their successors in interest shall carry liability insurance for their use of Center Way right-of-way and provide the City with current certificates of insurance in the future.

9. Vacation. As stated in the access easement, it is permanent in nature. If for any reason Center Way right-of-way is vacated, the City shall condition such vacation with the retention of access for the benefit of grantees and their successors in interest as part of such vacation.

10. Terms and Conditions set forth above have been required by the City in consideration of the City Council's decision of June 8, 2006 to deny grantee's application to open a public street on the grounds it was not in the public interest to do so at this time.



## CITY OF YACHATS

PO Box 345 (501 N. Highway 101), Yachats OR 97498

Phone (541) 547-3565

Fax (541) 547-3063

Relay Oregon 800-735-2900 (TDD)

September 28, 2021

### NOTICE OF PUBLIC HEARING Before the Yachats Planning Commission

|                                          |                                                                                                                                                                                                                                                                                                     |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Applicant:</b>                        | Doug Sowden for Ocean Scenes Development Company                                                                                                                                                                                                                                                    |
| <b>Public Hearing Date and Location:</b> | A public hearing will be held with the Yachats Planning Commission on <b>Tuesday, October 19, 2021 at 3:00 p.m.</b> via Zoom. A link to the meeting may be found at <a href="https://www.yachatsoregon.org/AgendaCenter">https://www.yachatsoregon.org/AgendaCenter</a> or by contacting City Hall. |
| <b>Site Location:</b>                    | The subject property is located at 450 and 470 Highway 101 N and described on the Lincoln County Assessor's Map 14-12-27-DA as Tax Lots 1300 and 1400.                                                                                                                                              |
| <b>Proposed Development Action:</b>      | The applicant is requesting a conditional use permit for two mixed-use condominium structures.                                                                                                                                                                                                      |
| <b>Applicable Criteria:</b>              | Yachats Municipal Code, Title 9 Zoning and Land Use <ul style="list-style-type: none"><li>- Chapter 9.04.030 Definitions</li><li>- Chapter 9.28 C-1 Retail Commercial Zone</li><li>- Chapter 9.48 Off-Street Parking and Loading</li><li>- Chapter 9.72 Conditional Uses</li></ul>                  |
| <b>Contact:</b>                          | Katherine Guenther, City Planner (541) 547-3565                                                                                                                                                                                                                                                     |

A copy of the application, all documents and evidence submitted by or on behalf of the applicant, applicable criteria, and other relevant information are available for inspection at no cost, and copies can be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost seven days prior to the hearing, and copies can be provided at reasonable cost.

Written comments may be submitted to the City of Yachats at 501 Highway 101 N, Yachats, OR, mailed to P.O. Box 345, Yachats, OR 97498 or emailed to [cityhall@yachatsmail.org](mailto:cityhall@yachatsmail.org). The deadline for submitting written comments is Tuesday, October 19, 2021 at 2:00 p.m. Written testimony received prior to the deadline will be forwarded to the Planning Commission. The public may provide oral testimony at the October 19, 2021 public hearing.

Failure to raise an issue in person, by letter or by email, or failure to provide statements or evidence sufficient to allow the decision-maker an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

E-MAIL [CityHall@yachatsmail.org](mailto:CityHall@yachatsmail.org) WEB SITE [www.yachatsoregon.org](http://www.yachatsoregon.org)

*The City of Yachats OR does not discriminate on the basis of race, color, religion, creed, gender, national origin, age, disability, marital or veteran status, sexual orientation or any other legally-protected status.*

Land Use/Building Permit Activity  
September 21, 2021 through November 15, 2021

| Project Name | Description            | Parcel #          | Address                | Zone | Opened   | Status                     |
|--------------|------------------------|-------------------|------------------------|------|----------|----------------------------|
| AGATE POINT  | Conditional Use Permit | 14-12-34-AA-1601  | 358 Yachats Ocean Road | R4   | 7/24/21  | Postponed                  |
| SOWDEN       | Conditional Use Permit | 14-12-27-DA-1300  | 450-470 Highway 101 N  | C1   | 8/17/21  | Pending Hearing 11/16/21   |
| TORRES       | New SFR                | 14-12-27-DD-1000  | 158 Highway 101 S      | R1   | 8/23/21  | In Review (CoY)            |
| WELLS        | New SFR                | 14-12-26-BB-3300  | 220 Windsong           | R1   | 8/23/21  | In Review (Lincoln County) |
| REED         | Bed & Breakfast CUP    | 14-12-22-DD-2100  | 667 Coolidge Lane      | R2   | 8/31/21  | Pending Hearing 11/16/21   |
| PRAVEL       | New SFR                | 14-12-26-CC-10100 | 175 Combs Circle       | R1   | 9/29/21  | In Review (CoY)            |
| McGINNIS     | Garage Conversion      | 14-12-27-AC-5100  | 651 Ocean View Drive   | R1   | 10/18/21 | In Review (CoY)            |