

**CITY OF YACHATS
PLANNING COMMISSION**

September 13, 2011

AVS TOWNHOUSE PUD APPLICATION

APPLICANTS

AQUA VISTA SQUARE LLC,
an Oregon limited liability company



AND

OUR COASTAL VILLAGE, INC.,
an Oregon public benefit corporation,
its parent



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INTRODUCTION

This is an application for approval of the AVS Townhouse PUD under the Ordinance recently enacted by the City Council.

The Project

The AVS Townhouse PUD includes seven (7) dwelling units consisting of five (5) townhouse buildings and two (2) stacked flats located within a sixth (6th) townhouse building, together with common areas. The units range from two bedrooms one bath, to three bedrooms, two baths; and from 733 to 1,126 livable square feet. Units at Aqua Vista Square will be available for rent or purchase only by eligible families or persons earning from 65% to 85% of Area Median Income ("AMI") with concessions on rent and sale price (subject to certain limits) to the extent required to make the units affordable to eligible persons within that demographic.

The Applicants

The Applicants are Aqua Vista Square LLC, an Oregon limited liability company ("AVS"), and its parent, Our Coastal Village, Inc., an Oregon public benefit corporation ("OCV"). OCV is a tax exempt public charity under §§ 501(c)(3) and 170(b)(1)(A)(vi) of the Internal Revenue Code. OCV's current governing body consists of three public representatives – Marje Takei, Nancy Batchelder, and Dennis Snyder – as well as founders Layne and Elizabeth Morrill.

The Mission of OCV is to provide relief to the poor, the distressed and the underprivileged in the greater Yachats area. OCV's primary focus is to provide affordable housing opportunities in Yachats for working families earning less than 85% of AMI. OCV's initial intent was to create affordable home ownership opportunities. Appendix A contains a copy of OCV's Mission and Program brochure and Appendix B contains OCV's description of eligibility for OCV's affordable home ownership program.

As the anticipated economic recovery has failed to take hold, OCV has concluded that it will first provide affordable rental housing to working families earning between 65% and 85% of AMI, and then later provide to those renters (and/or other eligible persons) the opportunity to transition to ownership of these townhouses under OCV's affordable homeownership plan, as future economic circumstances may permit.

Affordable Housing

The monthly housing cost that is "affordable" to OCV's target demographic ranges from about \$730 to about \$1,400, depending on number in household and the household's income as a percentage between 65% and 85% of AMI for a household of that size. Appendix C provides both a table and a chart depicting the range affordable housing costs across the axes of persons in household and income as a percentage of AMI. Target rents for units in the Project range from \$640 to \$835 (including water, sewer, and trash collection but not

electricity). A recently completed market study by Colliers International Valuation and Advisory Services concluded that there is strong demand for rental units of this size and rental range in Yachats.

THE PROPERTY

This Application covers two (2) lots located at the corner of north Aqua Vista Loop and Highway 101 (the "Property"). The legal descriptions of the lots are: Lots 9 and 10, Block 2, Aqua Vista, City of Yachats. The addresses of the lots are 852 and 876 Aqua Vista Loop. The assessor parcel numbers are 14-12-17-AA-1308 and 14-12-27-AA-1309. A copy of the Assessor's Parcel Map for the Property is found at Appendix D.

Each of the lots is 100' x 67.44' or 6,744 square feet per lot. In combination, the dimensions of the property are 100' x 134.88', or 13,488 square feet.

The Property slopes gently from east to west, consistent with the general area drainage. There are no existing structures on the Property. An aerial photograph of the Property is found at Appendix E. Photos of the property are found at Appendix F.

The Planning Commission previously approved for this Property a mixed use development consisting of 1,500 square feet of commercial space plus six (6) residential units. A copy of the Findings and Order dated July 26, 2010 is found at Appendix G.

SURROUNDING LAND USE AND ZONING

Surrounding land uses are primarily single family residential, except for commercial uses north and south along Highway 101 frontage.

Existing zoning is C-1 Retail Commercial to the north and south along the Highway 101 frontage. R-1 Residential zoned land is adjacent to the west, and R-3 Residential zoned land is across Highway 101 to the east.

EXISTING UTILITIES

Water and sewer service are provided by the City of Yachats. Electricity is provided by Central Lincoln PUD. Telephone service is provided by Pioneer Telephone Cooperative. Cable TV is provided by Comcast and various satellite providers. Internet is provided by Peak and by Comcast.

APPLICATION FORM

The City of Yachats PUD Application Form, completed and signed by the Applicants, is found at Appendix H.

PRELIMINARY MAP

As required by Section 9.62.030(A), Applicants provide, at page 1 of Appendix I, a preliminary map of the AVS Townhouse PUD (the “Preliminary Map”). The requirements for preliminary map set forth in Section 9.62.030(A) are all satisfied either: (i) on the face of the Preliminary Map itself; (ii) by information included elsewhere in this Application; or (iii) with the following supplemental information:

There are no limitations to development described in Section 9.62.030(A)(11).

Concept sketches found at pages 2 through 10 of Appendix I contain a depiction of the open spaces and conceptual landscaping plan required by Section 9.62.030(A)(14).

The proposed drainage and grading pattern required by Section 9.62.030(A)(15) is to grade the site for surface drainage to the northwest corner of the Property into the existing drainage ditch. In addition, the rain gutters, downspouts, and foundation drains would be piped underground to the same drainage ditch.

APPLICABLE STANDARDS

Under the Yachats Townhouse PUD Ordinance, if certain requirements are met, the Planning Commission is authorized to relax minimum lot size, setbacks, building heights, and other requirements of the underlying parent parcel zoning classification. Code § 9.62.020(A). An overview of the applicable requirements of the Townhouse PUD Ordinance and of the underlying C-1 zone and how and why those requirements are addressed in the Preliminary Map are as follows:

Name

A PUD cannot have a name that is the same as any other Lincoln County subdivision. Code § 9.62.040(E). There is already an “Aqua Vista” subdivision in Yachats so no new subdivision or PUD can begin with the letters AQUA. The name “Aqua Vista Square” will be used in the marketing and operation of the project, but the name of the recorded PUD itself will be “AVS Townhouse PUD.”

A copy of the Applicants’ letter requesting County Surveyor approval of the name “AVS Townhouse PUD” is found at Appendix J.

Zone

A Townhouse PUD must be located in one of the following zones: R-2, R-3, R-4, and C-1. Code § 9.62.020(B). Aqua Vista Square is located in the C-1 Retail Commercial zone.

Permitted Uses

A Townhouse PUD may include any uses permitted outright or conditionally in the zone in which it occurs. Code § 9.62.020(C). A multi-family use is a permitted use in the C-1 zone. Code § 9.28.10(B).

Density

The maximum number of townhouse dwelling units shall not exceed that allowed by the underlying zone. Code § 9.62.020(D). In the C-1 zone, with the approval of the Planning Commission, there can be one residential dwelling unit per 1,500 square feet of land. Code § 9.28.030(A)(2)(a). The Planning Commission previously approved a density of six (6) residential units or one unit per 2,223 square feet, in addition to 1,500 square feet of commercial. See Appendix G. The current application provides for a density of seven (7) residential units (one dwelling unit per 1,927 square feet of land), with no commercial. See Appendix K.

Setback and Yards

In the commercial zone, the only required setbacks or yards are a 20' setback from the property line for Highway 101 (Code § 9.28.030(D)) and a 10' setback adjacent to a residential zone. Code § 9.28.030(C). For a residential only development in a commercial zone, the yard and setback requirements of the R-4 zone apply. Code § 9.28.030(A)(4). In the R-4 zone, a front yard of 20', rear yard of 10' (where adjacent building height is 30'), street side yard of 20' and side yards of 5' or if greater, 1' for each 3' of adjacent building height. Code § 9.24.040(B). The Preliminary Map shows compliance with rear yard requirement of 10', street (Highway 101) side yard requirement of 20', and west side yard requirement of 8.3'. Applicants request a 10' front yard on Aqua Vista Loop, in lieu of the otherwise required 20' front yard, as well as allowing porches to extend into the front yard.

Fences

Fences and walls are allowed within required yards but are not to exceed three (3) feet in height "in any required yard that abuts a street other than an alley." The Planning Commission is authorized, however, to allow "higher screen" walls "with proper setbacks for clear vision in accordance with Section 9.64.010." Code § 9.52.030(C). Section 9.64.010 requires "clear vision areas the minimum distance of 15'." Applicants request that the Planning Commission allow a 7' screen wall on the east property line within the required Highway 101 setback except that any portion of said wall within the northernmost 15' of the property line shall not exceed three (3) feet in height. Any portion of the buffer wall on the western property line that is within 15' of the north property line will also be three (3) feet tall.

Parking

The parking requirement is to be “guided by the standards of the [parent parcel’s] zone. Code § 9.62.020(D). In the C-1 zone, a multifamily residential development must have 1.5 parking spaces for each dwelling unit, rounded up with parking space dimensions of 9’ x 20’. Code §§ 9.28.030(A)(4); 9.24.040(E). Aqua Vista Square provides 11 parking spaces which equals the requirement of 11 spaces for seven residential units ($1.5 \times 7 = 10.5$ rounded up = 11).

Building Height

The building height must not exceed 30’ unless the height increase can be justified either on the basis of: (a) “unique lot characteristics, topographical conditions or other natural features”; or (b) “amenities provided or concessions made by the developer for which some bonus incentive is warranted.” Code § 9.62.020(E). Applicants propose that two (2) of the six (6) units have a 35’ height limit in exchange for the concession that the height of the two (2) units immediately adjacent to the residential zone (to the west) be limited to 25’.

Lot Coverage

The lot coverage for the parent lot may not exceed the maximum lot coverage allowed in the underlying zone. Code § 9.62.020(F). In the C-1 zone, 100% lot coverage is permitted. Code § 9.28.030(C). In residential only developments in the C-1 zone, however, the R-4 standards apply. Code § 9.28.030(A)(4). In the R-4 zone, buildings and porches are permitted to cover 45% of total lot area. Code § 9.24.040(D). Aqua Vista Square has coverage of 33% total lot area. See Appendix K. This is far below the 45% lot coverage allowed.

Utility Location

All dry utility facilities “shall be placed underground by the developer unless waived by the planning commission.” Code § 9.62.020(G). Aqua Vista Square hereby requests that the Planning Commission waive this requirement because all dry utilities serving the Property are already installed, some underground, others above ground, and Aqua Vista Square will simply using the facilities already in place.

Common Areas

The Planning Commission “may require the developer to provide up to five percent of the Townhouse PUD area for park and recreation purposes” of a “design and location acceptable to the planning commission.” Code § 9.62.040(C). Aqua Vista Square provides approximately 2,025 square feet of common area consisting of a barbecue grill and adjacent seating area, a fountain, and a common lawn/garden area. This is 15% of the 13,488 square foot total land area of the PUD. See Appendix K. Any common areas must be subject to an association of owners or tenants created for the purpose of maintaining those common areas. Code § 9.62.020(I). The Applicants will form the AVS Association to provide for maintenance of the common areas.

Pedestrian Ways

“Developments shall provide for safe, well-marked pedestrian ways that do not conflict with vehicular traffic.” Code § 9.62.020(J). Aqua Vista Square provides a sidewalk and curb in the public right of way as well as internal sidewalks.

PUD CONCESSIONS, BENEFITS, AND REQUESTED MODIFICATIONS

Aqua Vista Square fits within the letter and spirit of Yachats’s Townhouse PUD Ordinance. It employs new technology and greater freedom in design than a strict interpretation of the C-1 and R-4 zone would permit, and provides to residents and the community at large a more attractive, less intrusive development than would otherwise occur. See Yachats City Code § 9.62.010. We believe the substantial concessions made by the Applicants more than justify the small departures requested from otherwise applicable standards.

The Preliminary Map reflects substantial concessions from the development plan otherwise permitted in the C-1 zone. These concessions include, but are not limited to:

1. The Applicants have omitted all commercial use on the Property. Neighbors expressed the desire to have any development of the Property be residential only, but they are legally powerless to prevent a commercial use. This concession is huge.
2. Under the revised C-1 zone, even a very small commercial use would permit the Applicants to have:
 - a. No front or side yard, except adjacent to the R-1 zone on the west and adjacent to Highway 101 on the east. Aqua Vista Square provides a 10’ rear yard and a 10’ front yard.
 - b. 100% coverage of the total lot area. Aqua Vista Square provides coverage of about 33% of the total lot area. See Appendix K.
 - c. Up to eight (8) residential units (one per 1,686 square feet of land per unit) in addition to the commercial use. Aqua Vista Square includes only seven (7) residential units. See Appendix K.
3. Applicants have limited lot coverage to 33%, far less than the 45% permitted in the R-4 zone. See Appendix K.
4. Applicants have provided about 15% common area rather than the 5% the Planning Commission can require. See Appendix K.

5. Applicants are reducing the building height limit for two units adjacent to the residential zone from the 30' allowed to 25'. See Appendix K.
6. Applicants are providing a masonry or concrete wall between Aqua Vista Square and the adjacent residential zone to the west and the adjacent mixed use to the south; such a non-combustible barrier was requested by the Fire Marshall, but is not required. Code § 9.28.030(G).

In light of the substantial concessions made by the Applicants in this PUD Application, the departures requested from the standards of the C-1 zone are modest:

1. Front yards of 10' rather than 20' and porches within the front yard.

Townhouses historically have been built adjacent to the sidewalk with porches but no front yards. Aqua Vista Square provides a curb, landscaping and sidewalk in the public right of way plus 10' of front yard in addition. Porches within that front yard are consistent with typical townhouses.

2. For two units, a height limit of 35'.

This will allow for two larger units with garages to complement the five smaller units with surface parking. It also provides a nice architectural diversity to the building elevations and massing. The extra height of these two units is fully offset by a 25' height limit on the two smaller units adjacent to the R-1 zone.

3. A 7' screening wall within the Highway 101 set-back, except any portion of the screening wall lying within the north 15' of the Property shall not exceed three (3) feet in height.

This will provide some privacy for the backyards of five of the units.

CONCLUSION

The AVS Townhouse PUD offers many benefits to neighbors and to the overall community resulting from concessions by the Applicants: no commercial use and the attendant greatly reduced density, lot coverage, and parking; reduction of permitted building height near the R-1 zone; and lot coverage of 33% versus the 45% allowed under the R-4 standard.

By comparison, the requested modifications under the Townhouse PUD ordinance are very minor. The modifications relating to front yard depth with porches in the yard, as well as the east property line screening wall, are fully consistent with the traditional townhouse concept underlying the new Ordinance.

We respectfully request that the Planning Commission approve the AVS Townhouse PUD.

LIST OF APPENDICES

- A** Description of OCV's Perpetua Housing Fund
- B** Description of Potential Eligible Persons for OCV's Affordable Home Ownership Program
- C** Table and Chart Depicting Affordable Housing Costs
- D** Assessor's Parcel Map
- E** Aerial Photograph of Property
- F** Photos of Property
- G** Planning Commission Findings and Order dated July 26, 2010
- H** City of Yachats PUD Application Form
- I** Preliminary Map of Aqua Vista Square (page 1 of 10) and Concept Sketches (pages 2-10 of 10)
- J** Letter to County Surveyor on Name Approval
- K** Aqua Vista Square Conceptual Design Program

OUR COASTAL VILLAGE, INC.

Mission and Programs

Yachats, Oregon
January 2010

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Our Coastal Village

Yachats is a small town of about 750 permanent residents in rural Lincoln County, Oregon. It is situated between the Pacific Ocean and the Siuslaw National Forest, where the Yachats River and the Coastal Range meet the ocean. The greater Yachats area includes another 1,500 souls. This is a place of amazing natural beauty and serenity that includes crashing waves on rocky coast and gently lapping surf on sandy beach.



Yachats from Cape Perpetua Lookout

The people of Yachats have a strong sense of community inspired by and honoring the natural beauty of this place they call home. A community envisioning process in 2000 identified seven core values of our coastal village: sense of place; natural environment; small town atmosphere; welcoming spirit; independence; cooperation; and uniqueness.

The main industries of the greater Yachats area are tourism and retirement, including hospitality, retail, restaurants, and services catering both to visitors and locals. Yachats has one motel room for every two single family residences. It also has approximately 100 vacation rental homes. The high tourist season is from June through October, but many visitors also come each winter for storm-watching, whale watching, and other activities.

The Yachats City Council recently published its shared vision of Yachats:

Our village is a place where natural resources are valued and protected, where diversity is celebrated, and where a vibrant economy and sense of community pride create and recreate a living spirit. Yachats cares not just for its citizens' basic needs but also supports them in their efforts to excel mentally, physically, artistically, and spiritually. It is a community with an enduring sense of itself.

Our Challenges

Like many small towns, Yachats faces chronic fiscal challenges due to its small tax base. The Mayor and City Council, the Planning Commission, the Streets and Public Works Commission, the Parks Commission, and other committees are all unpaid volunteer positions, supported by a small paid administrative staff. Many City projects have to be carried out through volunteer labor and private donations.

Yachats also faces the mixed blessing of having been “discovered” not only by vacationers, but by an ever increasing number of retirees and pre-retirees building or purchasing second homes. Many of the non-owner occupied homes in Yachats have been converted to “vacation rental” investment properties, to capture part of the lucrative tourist market. Half of the owner-occupied single family residences are vacation homes of part-year residents. Given the Baby Boomer demographics, it is expected that this trend will accelerate over the next fifteen years.

The last US Census figures reflected that the median family income for Yachats was \$41,250, compared with \$36,682 for Newport (89% of Yachats), \$39,784 for Florence (96% of Yachats), and \$38,571 for Waldport (94% of Yachats). The differential in median family income among the four communities all within 50 miles of each other on the coast is relatively small.

The same Census figures reflected that the median value of owner occupied housing in Yachats was \$219,700, compared with compared with \$148,700 for Newport (68% of Yachats), \$121,000 for Florence (55% of Yachats), and \$138,100 for Waldport (63% of Yachats). The differential in

median value of owner occupied housing among the four neighboring communities is huge.

In 2008-09, the median sale price of a home in Yachats was \$310,000, an increase of 41% over the median home value reported in the 2000 census.

Home prices in Yachats have made it impossible for the families whose labor sustains our tourism, retirement, and service industries to find affordable housing in Yachats. As a result, our workers have to reside 7 to 25 miles from their place of employment, where housing is less expensive. This adds to the difficulty of attracting capable workers in Yachats.

Affordable Workforce Rental Housing

The US Department of Housing & Urban Development (“HUD”) publishes for each county in the United States a statistic entitled “area median income” (“AMI”). HUD uses these measures in deciding who is eligible for low income housing programs. For a family of four in Lincoln County in 2009, 60% of AMI is \$29,940, compared with \$42,000 for Portland and Corvallis, and \$39,000 for Phoenix and Las Vegas.

Over the last two years, the community has begun to address its need for affordable workforce rental housing through approval, development, OHCS funding for, and construction of Fisterra Gardens Apartments, a 24-unit affordable workforce rental housing complex managed by the Lincoln County Housing Authority. This housing is designed for the segment of the working families earning 60% or less of AMI.

Layne Morrill, a director of OCV and Mark Doyle, his partner, were actively involved in gaining community support and Planning Commission approval for the Fisterra Gardens Apartments, and in developing the infrastructure for that project.



Fistera Gardens Apartments

The Fistera Gardens Apartments were completed in July 2009 and were fully leased by November 2009.

Much remains to be done, however. There is a documented need for at least another 24 units of affordable workforce rental housing in Yachats.

Affordable Home Ownership

Creating affordable home-ownership opportunities for working families in Yachats is an even greater challenge than providing affordable workforce rental housing. The importance of doing so, however, cannot be denied.

Home ownership is at the heart of the American Dream. As an early American poet and playwright stated so well: "*Be it ever so humble, there's no place like home.*" (John Howard Payne (1791 - 1852)). A modern American religious leader expressed the same feeling with a different focus: "*The most important work you and I will ever do will be within the walls of our own homes.*" (Harold B. Lee (1899 - 1973)).

The U.S. Department of Housing and Urban Development wrote in 1995: "*The desire for homeownership is deeply rooted in the American*

psyche. Owning a home embodies the promise of individual autonomy and of material and spiritual well-being that many people sought in coming to this country."

For many working families in our coastal village, the dream of home ownership has been dashed against the cold, hard reality that home prices in Yachats far outstrip the family's earning power.

We estimate the total need for affordable workforce home ownership in the greater Yachats area at least 50 units. Only through a strong combination of public and private resources can this need be met.

Our Coastal Village, Inc.

OCV was formed to help meet some of the needs of our coastal village.

OCV will focus its charitable and educational resources and efforts on the greater Yachats area where it will: (a) provide relief of the poor, the distressed, and the underprivileged, with an initial emphasis in creating affordable home ownership opportunities for individuals and families at or below 80% of area median income ("AMI") for Lincoln, County; (b) support other local charities, with an initial emphasis on those involved in low income housing; (c) combat community deterioration and assist with the construction and maintenance of public facilities; (d) make educational programs available to the general public; and (e) promote community values and encourage civic involvement by all residents.

OCV may make grants to other charitable organizations operating in the greater Yachats area, to further their charitable purposes. Priority will be given to fund programs carried out by other charitable organizations involved in housing the poor, distressed, and underprivileged. These may include assistance to the Lincoln Community Land Trust, homeless shelters, substance abuse recovery facilities, affordable workforce rental housing, and organizations providing educational and social services to those facilities.

OCV may undertake projects, or make grants to the City of Yachats or other charitable organizations, for the purpose of: (1) combating

community deterioration; or (2) construction or maintenance of public facilities, such as parks, trails, monuments, historical or archeological sites, etc.

OCV may organize and carry out community forums, discussion groups, lectures, and other education programs relating to matters related to its exempt purposes.

OCV will support efforts to educate new and existing residents of the greater Yachats area concerning the shared values of our community and to encourage and foster greater involvement in civic and charitable causes.

Our Board of Directors

As a public charity, OCV's Board of Directors represents the larger community, not just the founders. Three members of our five member Board are nominated by other community organizations, including the Youth and Family Activities Board and the Board of View the Future.

At present, the public board members are: Nancy Batchelder, Marje Takei, and Dennis Snyder. OCV's founders, Layne and Liz Morrill currently fill the other two seats on the Board.

The Spirit of Perpetua

Just south of Yachats is an amazing 2,700 acre National Scenic Area known as Cape Perpetua. Captain Cook discovered Cape Perpetua on March 7, 1778 during his third and final voyage of discovery. He named it for St. Perpetua, a third century female Carthaginian Christian martyr (patron saint for expectant mothers) on whose day the discovery was made.

Cape Perpetua is a massive headland heavily forested with coastal Sitka spruce, hemlock, and fir. It includes: tidal pools, Devil's Churn, Cook's Chasm, Spouting Horn; a 600 year old giant Sitka spruce (the Silent Sentinel of the Siuslaw) more than 185 feet high with a 40-foot base diameter; and other natural wonders. It also holds shell middens and other archeological treasures from the coastal Indians who inhabited the area long before Captain Cook's arrival.



Cape Perpetua from Yachats State Park

Atop the western edge of the Cape at about 800 feet above sea level is the West Shelter, a small stone and wood structure built by the Civilian Conservation Corps during the Great Depression. The West Shelter protects visitors from strong winds while they enjoy the magnificent views. On a clear day, the views include 35 miles of coastline to the south, another 35 miles of coastline to the north, and 35 miles out to sea. The curvature of the earth is clearly visible.



The West Shelter

From the West Shelter, the spirit of Perpetua keeps motherly watch over the greater Yachats area and its people. OCV takes inspiration from Cape Perpetua's mass and permanence, and the tremendous perspective and inspiring views it offers; from the working men and women of an

earlier time of economic challenge who built the West Shelter; from the travails of the native Americans displaced from their beautiful land; and from its namesake's total commitment to Christian charity.

Perpetua Housing Fund

OCV will work with established state and federal programs for providing down-payment assistance and subsidized mortgage loans for affordable workforce home ownership in the greater Yachats area. These programs are not sufficient, however, to make home ownership in Yachats affordable for those earning at or under 80% of AMI (and, to a lesser extent, those earning above 80% but less than 100% of AMI).

OCV's Perpetua Housing Fund will provide to a qualifying applicant the subsidy required, in addition to governmental loans and down-payment assistance programs available to him or her, to make the housing unit affordable to the applicant. Affordability will be measured by the standards used by the governmental agency providing the subsidized loan for purchase of the home, which generally is a monthly outlay for housing of about 31% of gross family income. These subsidies ("Affordability Grants") will take the form of an interest free loan that will be payable only on sale of the residence. We estimate that the typical Affordability Grant will be between \$20,000 and \$50,000. On sale of the residence the full principal amount of the loan will be due, as well as a "recapture fee" that will be calculated as a percentage (not more than 25%) of the gain, if any, realized by the owner on the resale of the residence. The repaid principal and the recapture fee will then be available to help another qualifying family purchase a residence.

OCV will also extend the same program to working families above 80% of AMI but at or under 100% of AMI, giving strong consideration to applicants with unusual burdens such as serious illness of the applicant or of a dependent, disability of the applicant or of a dependent, substantial financial obligations resulting from uninsured medical expenses, loss of home through fire or other casualty, etc. For every \$2 in Affordability Grants provided to the 80% of AMI and under group, a maximum of \$1 in

Affordability Grants will be provided to working families above 80% but under 100% of AMI.

The maximum Affordability Grant is 20% of the purchase price of the home for the those at or under 80% of AMI and 15% of the purchase price of the home for those above 80% but under 100% of AMI.

OCV will work with other agencies, such as the Community Services Consortium, the Lincoln County Housing Authority, and the Yachats Youth and Family Activities Program, Inc. to provide outreach to persons eligible for Affordability Grants, work with those eligible persons to qualify for available governmental loan and down-payment assistance programs, and provide educational classes on home ownership.

OCV will contract with other agencies, such as the Yachats Youth and Family Activities Program, Inc., the Community Services Consortium, and the Lincoln County Housing Authority, to provide to recipients of Affordability Grants and others in need, social services such as job and education counseling, after school care, financial planning and budgeting classes, etc.

If construction loans are not otherwise available through normal channels for construction of housing units designated as affordable home ownership opportunities, OCV may make construction loans, or guarantee third party construction loans, to facilitate the construction of those units.

How You Can Help

OCV received its IRS determination letter on November 16, 2009, recognizing it as exempt under Section 501(c)(3) and as a public charity eligible for the 50% limitation on charitable contribution deductions.

Our fund raising program, which is handled entirely by our own staff of volunteers, has two objectives: supporting current operations and building an endowment to help support our work in the future.

To support our operations, we are seeking a stable base of donors who will provide annual support equal in the aggregate to OCV's operating budget. The estimated operating budgets are about \$75,000 for 2010; \$90,000 for 2011; and \$100,000 for 2012.

We are also seeking larger, one time donations that would jump start our programs and also fund an endowment. Our capital fund target is \$500,000 per year in 2010 and 2011 and \$250,000 per year in 2012-13. The capital funding program would end at that point and the operations component would carry on the normalized scale of our programs from there.

Contact Information

Please direct any questions or requests for further information to:

K. Layne Morrill
One East Camelback Road, Suite 340
Phoenix, Arizona 85012
602-650-4121 (Office voice)
602-432-6291 (Cell)
602-285-9544 (Fax)
lmorrill@maazlaw.com

Or, during the summers, or any other times we can arrange to spend time in our coastal village:

628 Radar Drive
P.O.Box 108
Yachats, Oregon 97498-0108
541-547-3108 (Voice)
541-547-3108 (Cell)
541-547-3108 (Fax)
lmor



AFFORDABLE HOME OWNERSHIP

6-23-2011

Our Coastal Village, Inc. ("OCV") is a 501(c)(3) public charity. Its principal mission is to create opportunities for individuals or families with good jobs and good credit, but who are earning less than 80% of area median income, to acquire an affordable new home in Yachats.

Our affordable home ownership program includes three main elements.

- A qualified buyer is not required to pay for the value of the land; only for the building. This is accomplished through a long term ground lease on the land at a very nominal monthly rate. This arrangement helps make the home "permanently" affordable.
- A qualified buyer is eligible for an "affordability grant" from our Perpetua Housing Fund in an amount necessary to reduce the mortgage amount so that the monthly payment is more affordable to the buyer. An affordability grant cannot exceed 20% of the cost of the home. This is an interest free loan that is repaid only on sale of the home.
- We work with lenders who participate in the USDA Rural Development Guaranteed Loan program (or directly with USDA Rural Development on its Direct Loan program) to obtain the best financing for qualified buyers.

Creating an affordable home ownership opportunity for specific persons requires coordination among: the persons desiring an affordable home ("Applicant"); a bank or mortgage company, which will originate and process the loan application (the "Bank"); USDA Rural Development Direct Loans ("Rural Direct"), where it will be the lender; OCV, which can provide assistance to bridge the gap between the mortgage an Applicant can afford and the cost of the new home; and a home builder willing to work with OCV's program to build the affordable new home.

To determine whether you may qualify for our affordable home ownership program, please follow the steps described on the next pages.



HOW TO QUALIFY

Step 1. Assess eligibility.

To be eligible, the following requirements must be met:

- A. Purchase must be a new home in Yachats.
- B. Applicant must have a steady job.
- C. Credit score of 620 or higher will normally qualify; credit scores lower than that are more difficult.
- D. If you meet the above requirements, then go to the column in the following chart that matches the number of persons in your household:

Persons in Household:	1	2	3	4	5	6
Household Income: Line 1.	\$18,600	\$21,250	\$23,900	\$26,550	\$28,700	\$30,800
Household Income: Line 2.	\$29,750	\$34,000	\$38,200	\$42,500	\$45,900	\$49,300

After you find the column that describes the number of persons in your household, look down that column. If your annual income is less than the amount in Household Income Line 1, then skip Step 2 and go directly to Step 3. If your annual income is less than the amount in Household Income Line 2, but more than the amount shown in Household Income Line 1, then go to Step 2. If your annual income is more than the amount in Household Income Line 2, then you do not qualify for the program. If you have any questions about assessment of eligibility for the OCV affordable home ownership program, please contact OCV using the contact information in Step 4 below.

Step 2. If Step 1 sent you to Step 2, then you should:

- A. Go to any Bank that makes mortgage loans.
- B. Tell them you want to apply for a home mortgage under the USDA Rural Guarantee program. If they are unfamiliar with the program, have them call Bret Dixon at 541-750-7163 or email him at bret.dixon@or.usda.gov.
- C. Fill out the loan application and provide other information required by the Bank.
- D. The Bank should provide you a loan amount for which you are "pre-approved" under the USDA Rural Guarantee Program.
- E. Skip Step 3 and go directly to Step 4.
- F. If the Bank says you do not qualify for any reason under the USDA Rural Guarantee program, go to Step 3.

Step 3. If Step 1 sent you to Step 3, then you should:

- A. Contact a representative of Rural Direct at 541-750-7126.
- B. Give them your name and address and ask them to mail you an application form and instructions for the Rural Direct loan program.
- C. Complete and sign the application forms and return them, along with requested documents, to USDA Rural Direct at this address: 4077 SW Research Way, Corvallis, OR 97333.
- D. You will receive a preliminary notification of the amount of loan that would be affordable for you.
- E. You will need to complete a class in home ownership offered by Community Services. The instructor is Beth Forsman and her contact information is: Housing Resources Coordinator, Community Housing Services, 545 SW 2nd Street, Suite A, Corvallis OR 97333. Phone: 541-758-2759; Toll Free Phone, 866-245-1780, Fax: 541-752-2348; email bforsman@communityservices.us.
- F. Go to Step 4.

Step 4. Contact OCV for more information.

Please contact OCV and provide us your pre-approval certificate from your Bank or Rural Direct. Our contact information is: Layne Morrill, 602-432-6291, lmorrill@maazlaw.com. A representative of OCV will contact you to discuss:

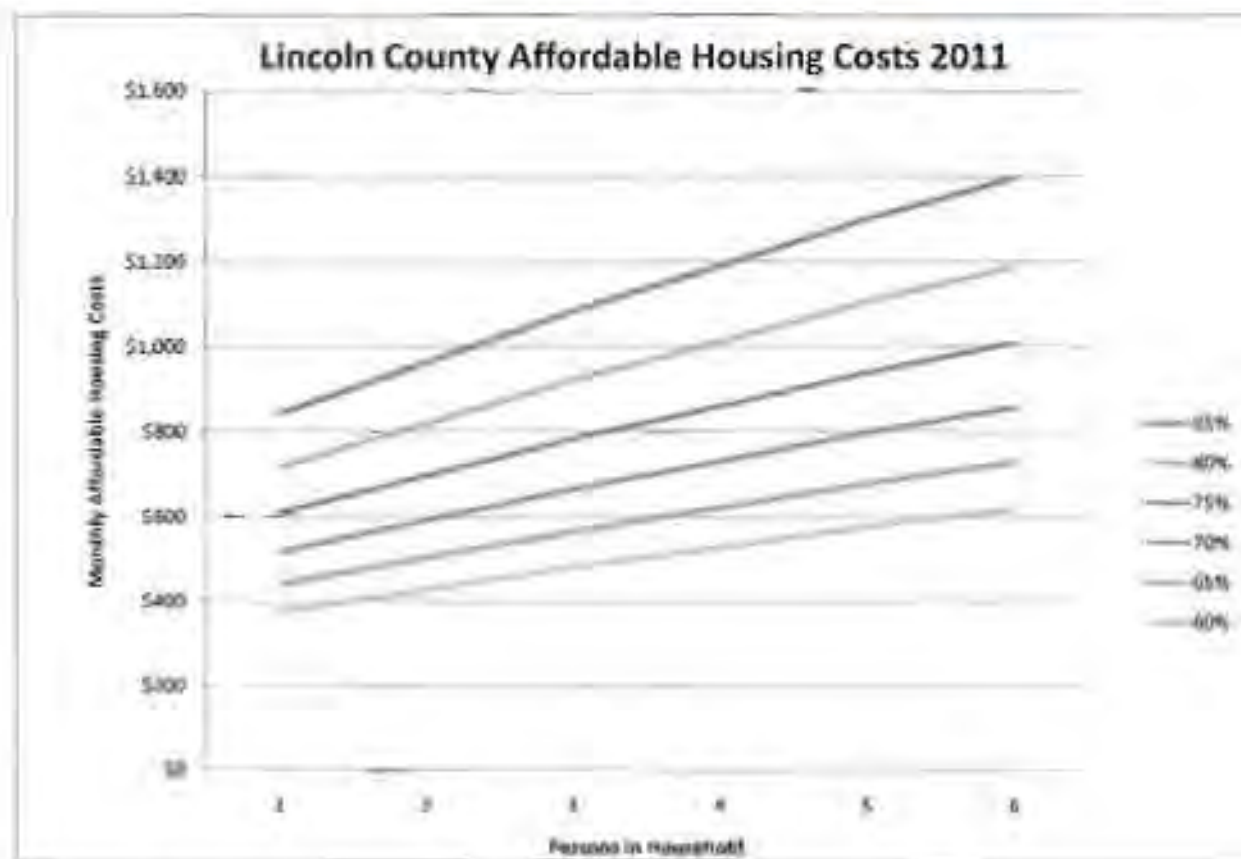
- A. Locations of lots that have been donated to OCV; and sizes, and price ranges of homes participating builders have agreed to build for our program.
- B. The amount of affordability grant (the "Grant") for which you may qualify under OCV's Perpetua Housing Fund, based on the purchase price of the home and the financial information you provided to the Bank or Rural Direct.
- C. Which of the homes available through participating home builders would be affordable for you based upon the approved loan amount and the available Grant.

Lincoln County AMI 2011

Affordable Housing Percentage:

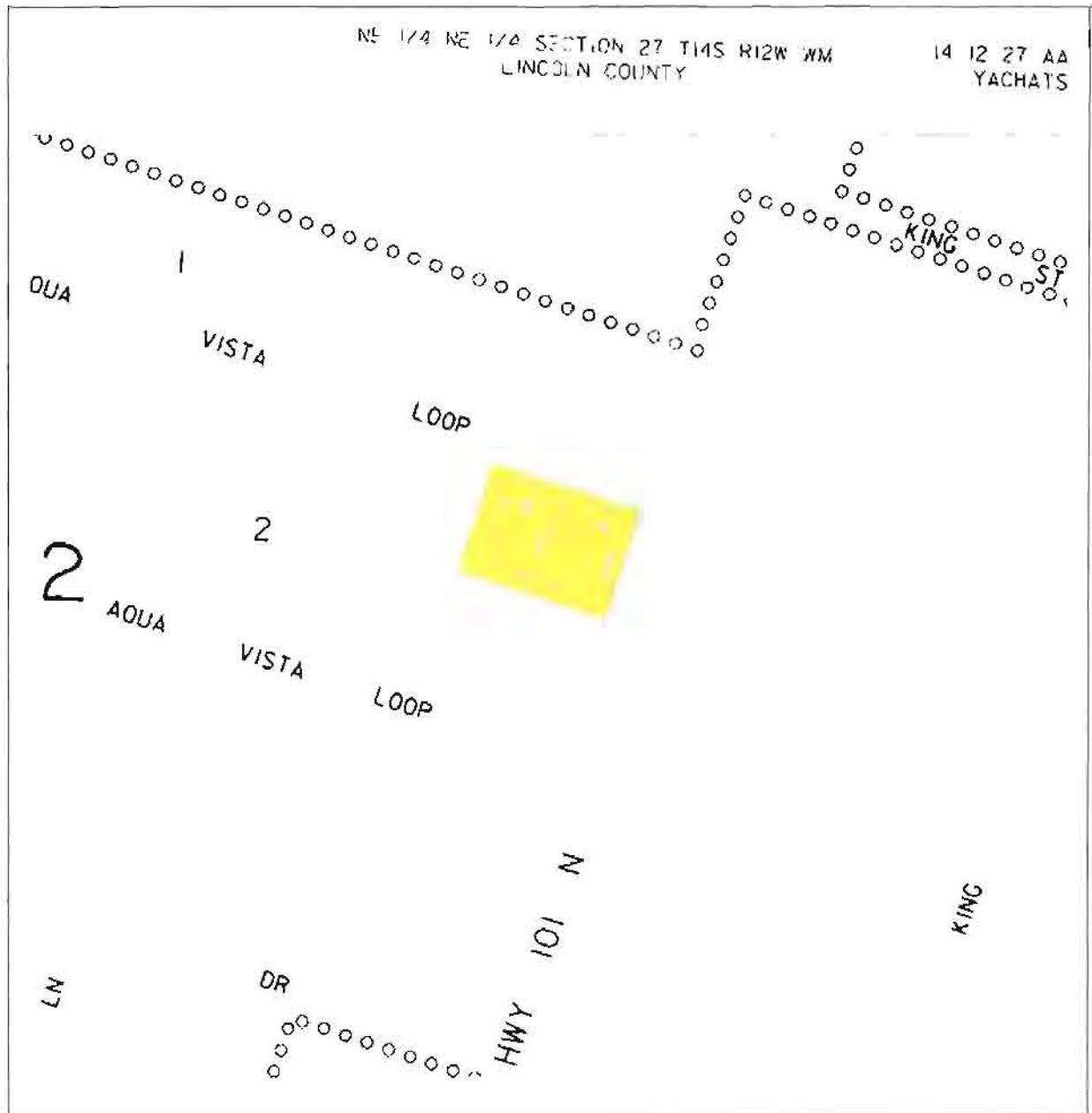
32.00%

Income Level	Persons in Household					
	1	2	3	4	5	6
AMI	\$37,188	\$42,500	\$47,813	\$52,500	\$57,375	\$61,625
80% Affordable Housing Costs	\$11,900	\$13,600	\$15,300	\$16,800	\$18,360	\$19,720
75% Affordable Housing Costs	\$992	\$1,133	\$1,275	\$1,400	\$1,530	\$1,643
85%	\$843	\$961	\$1,083	\$1,190	\$1,303	\$1,397
80%	\$716	\$819	\$921	\$1,017	\$1,105	\$1,187
75%	\$609	\$696	\$783	\$860	\$940	\$1,009
70%	\$518	\$592	\$664	\$731	\$793	\$858
65%	\$440	\$503	\$566	\$621	\$679	\$729
60%	\$374	\$427	\$481	\$528	\$577	\$620



EXHIBITS

PLAT MAP



Please note that the Plat Map shows the subject's street name as Aqua Vista Loop; however, other some other maps show it as Aqua Vista Road or Aqua Vista Drive.

AERIAL PHOTOGRAPH



SUBJECT PROPERTY PHOTOGRAPHS



View looking northwest across the subject site.



View looking west across the subject site.



View south on Hwy 101; subject on the right.



View looking west on Aqua Vista Loop; subject on left.

**BEFORE THE PLANNING COMMISSION
OF
YACHATS, OREGON**

Request for Increased Density

Aqua Vista Square, LLC

FINDINGS AND CONCLUSION

Applicant: Aqua Vista Square, LLC

Nature of the Application

The applicant is requesting a mixed-use development consisting of approximately 1,500 square feet of commercial space and six multi-family residential units. The maximum density permitted outright in the C-1 Commercial Zone is 2,500 square feet of land per multi-family dwelling. The density may be increased if the developer is willing to yield to the Planning Commission's design control. The applicant is requesting a density of 2,223 square feet of land per multi-family dwelling.

Relevant Facts

The following is a summary of the facts and testimony found to be relevant to this decision.

- A. **Property Location:** The subject property is located at the southwest corner of Hwy. 101 and Aqua Vista Loop, and further identified on Lincoln County Assessors Map 14-12-27AA as tax lots 1308 and 1309.
- B. **Zoning:** Retail Commercial Zone C-1
- C. **Plan Designation:** Commercial
- D. **Lot Size and Dimensions:** The site currently consists of two tax lots. Each tax lot consists of 6,744 square feet with dimensions of 67.44' x 100'. The two tax lots total 13,488 square feet with dimensions of 134.88' x 100'.
- E. **Existing Structures:** None.
- F. **Surrounding Land Use and Zoning:** Surrounding land uses are primarily single family residential. Existing zoning is C-1 Retail Commercial to the north and south along the Highway 101 frontage. R-1 Residential zoned land is adjacent to the west, and R-3 Residential zoned land is across Highway 101 to the east.
- G. **Existing Utilities:**
Water & Sewer: City of Yachats
Electricity: Central Lincoln PUD
- H. **Development Constraints:** None identified.
- I. **Applicant Submittal:** The applicant submitted a letter with a project overview and description of the density request. A Pre-Marketing Informational Booklet was also provided that includes a narrative;

**Aqua Vista Square, LLC Request for Increased Density
Findings and Conclusion**

key project information; concept site plan, floor plans, aerial views, and building elevations; preliminary pricing; and a description of "Our Coastal Village Affordable Housing Program".

- H. A public meeting was held before the Yachats Planning Commission on July 26, 2010 at 3:00 p.m. in order to consider the applicant's request. The applicant presented testimony and answered questions at the public hearing. Six people provided public comment at the July 26, 2010 Planning Commission meeting.

Relevant Criteria

Chapter 9.28 C-1 Retail Commercial Zone (relevant to this application)

Section 9.28.010 Permitted uses.

- O. Mixed use (commercial and residential). Principal use must be commercial 60 percent of ground floor. Second floor will be considered secondary use and may be 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.

Section 9.28.030 Standards (relevant to this application)

- A. Lot Size and Dimensions.
2. The minimum lot area per multifamily dwelling unit shall be 2,500 square feet with a public water and sewer system.
 - a. The minimum lot area per multifamily dwelling unit may be lowered to 1,500 square feet with a public water and sewer system if the developer is willing to yield to the planning commission design control.
- B. Building Height. No building in a C-1 zone shall exceed a height of 30 feet from finished grade or from natural grade, see Chapter 9.52.180.
- C. Lot Coverage. For nonresidential uses lot coverage may be 100 percent except all yards abutting a residential zone shall be a minimum of ten feet.
- D. No structure shall be located closer than 60 feet from the center line of any state highway, or 30 feet from the center line of any collector or arterial street.
- E. Yard Regulations. Yards are not required for nonresidential uses except where 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.
- F. 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 be maintained immediately adjacent to the abutting property line. Such a buffer shall screen at least 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.
- G. 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.

Section 48.010 Off-Street Parking and Loading

At the time a structure is erected or enlarged or the use of an existing structure is changed, off-street parking spaces, loading areas and access thereto shall be provided as set forth in (Section 9.48).

O. Off-Street parking space requirements:

1. Residential dwellings: refer to specific zones for parking regulations (i.e. 1.5 parking spaces per residential dwelling as described in Section 9.24.040(E)).
9. Retail store: one space for each 200 square feet of floor area.
11. Office: one space for each 300 square feet of floor area.

Findings

The following is a summary of the findings:

1. Proposed Development

Aqua Vista Square is proposed to be a mixed use development consisting of approximately 1,500 square feet of commercial space and six residential units.

2. C-1 Standards

- a. **Density.** The maximum density permitted outright in the C-1 Commercial Zone is 2,500 square feet of land per multi-family dwelling. The density may be increased if the developer is willing to yield to the Planning Commission's design control. The applicant is requesting a density of 2,223 square feet of land per multi-family dwelling. The subject site totals 13,488 square feet. At 2,500 square feet per dwelling, 5.4 dwellings (rounded down to 5 dwellings) are permitted outright. The applicant proposes 6 dwellings.

In a request for increased density, there are no specific standards for the Planning Commission to consider when evaluating the design of the project. C-1 and parking standards assist the Commission in determining if the design adheres to applicable standards.

- b. **Building Height.** The maximum building height allowed in the C-1 zone is 30 feet. The building elevations show a maximum building height of 30 feet.
- c. **Adjacent Residential Zone Setback & Screening.** Residential zoned property is adjacent to the west of the subject site. Buildings in a nonresidential zone that abut a residential zone shall be setback a minimum of ten feet. The site plan identifies a 10 foot building setback from the west property line.

Where a commercial use abuts a residential zone, the planning commission may require that a fence, evergreen hedge, wall or landscaping be maintained immediately adjacent to the abutting property line. Such a buffer shall screen at least 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 considers aesthetic and maintenance factors.

The adjacent property owner contacted the City, provided testimony at the Planning Commission meeting, and requested screening along the west property line, i.e. fence and landscaping. The proposed drawings do not specifically show screening along the west property line however the Planning Commission may require this. The Planning Commission finds that a solid fence and landscaping shall be provided along the entire west property line. The fence shall be three feet in

**Aqua Vista Square, LLC Request for Increased Density
Findings and Conclusion**

height along the first 16 feet from the Aqua Vista property line (16' is the building setback from the front property line) and six feet in height for the remainder of the property.

- d. **Setback from Highway 101.** No structure shall be located closer than 60 feet from the center line of any state highway. A 20 foot building setback is required from the east property line (edge of highway right-of-way) in order to meet the 60 foot setback from the highway center line. A 20 foot setback is proposed.
 - e. **Landscaping.** The plans show landscaping, i.e. tree plantings, along the street frontages and some landscaping along the south and west property line. Aside from the request for landscaping and fencing along the west property line, the City received one request for landscaping along the Aqua Vista frontage in order to maintain the existing residential character of Aqua Vista as much as possible. There was also a request to maintain a cherry tree located in front of the property within the Aqua Vista right-of-way. The Planning Commission finds that landscaping shall be provided as shown on the approved site plan, including but not limited to tree planting along the street frontages and landscaping along a portion of the south property line. The existing cherry tree within the Aqua Vista right-of-way shall be preserved and maintained if possible.
3. **Parking.** Six residential units require 9 parking spaces (1.5 spaces/unit). If the 1,500 square feet of commercial space is all retail, 8 additional parking spaces are required (1 space/200 sq. ft.). Total required parking for 6 residential units and 1,500 square feet of retail is 17 spaces.
- Seventeen (17) parking spaces are proposed including 9 residential spaces, 5 commercial spaces assuming 1 space is needed for every 300 square feet of floor area (office), and 3 guest spaces. If all of the commercial space is retail, the guest spaces could actually be commercial spaces and therefore satisfy the parking requirement. Note that if the commercial space is proposed to be converted to an eating or drinking establishment in the future, the one parking space for every 100 square of floor area would need to be satisfied.
- Some of the parking is proposed to be within the Aqua Vista right-of-way. The five commercial spaces are proposed to be head-in spaces with about ½ of the spaces on the private property and ½ within the right-of-way. Additionally, the three guest parking spaces are within the right-of-way and a portion of one residential space is in the right-of-way. The Planning Commission finds that required off-street parking spaces need to be located entirely within the subject lot.
4. **Traffic and Lighting.** The City received a request that the Planning Commission consider the existing residential character of Aqua Vista Loop, particularly with regards to traffic and lighting. The nearby property owner is hopeful that no outside lights will be placed on the property so as to avoid light coming onto surrounding property and to maintain the ability to see stars at night. The Planning Commission finds that the development needs to adhere to Yachats Municipal Code standards.
5. **Lot Consolidation.** The subject site currently consists of two lots. Buildings are not permitted to be located on more than one tax lot. Prior to approval of a building permit the two lots will need to be consolidated into one tax lot.

Conclusions and Final Order

It is ORDERED by the Yachats Planning Commission that the request for increased density be and is hereby approved. Said approval is subject to the following conditions:

**Aqua Vista Square, LLC Request for Increased Density
Findings and Conclusion**

1. **Proposed Development and Density.** Approval is based on the submitted plan including a density of no less than 2,223 square feet of land per dwelling
2. **C-1 Standards.** The development shall adhere to all C-1 standards including, but not limited to, a maximum 30 foot building height, minimum 60 foot setback from the centerline of Highway 101, and minimum 10 foot setback from the west property line.
3. **Screening and Landscaping.** A solid fence and landscaping shall be provided along the entire west property line. The fence shall be three feet in height along the first 16 feet from the Aqua Vista property line (16' is the building setback from the front property line) and six feet in height for the remainder of the property.

Landscaping shall be provided as shown on the approved site plan, including but not limited to tree planting along the street frontages and landscaping along a portion of the south property line. The existing cherry tree within the Aqua Vista right-of-way shall be preserved and maintained if possible.
4. **Parking.** A minimum 17 parking spaces shall be provided as shown on the approved site plan. All required parking spaces shall be provided on-site.
5. **Lot Consolidation.** Prior to approval of a building permit, the applicant shall provide documentation that the two existing tax lots have been consolidated.

This ORDER was presented to and approved by the Yachats Planning Commission on July 26, 2010.

Katherine Guenther, Yachats Planning Commission Chair

Date

PLANNED UNIT DEVELOPMENT APPLICATION

City of Yachats
441 Hwy 101 N.
P O Box 345
Yachats, OR 97498
Phone: (541) 547-3565 Fax: (541) 547-3063
e-mail: cityoya@pioneer.net
www.pioneer.net/~cityoya

\$1,000 Fee Required
(Actual expenses in excess of fee
will be billed.)
Date Received: _____
Fee Received: _____

Legal Description of Property: Lots 9 and 10, Block 2, Aqua Vista, City of Yachats

Property Owner: JHW LLC dba Aqua Vista Square LLC Phone: 602-432-6291

Address: One E. Camelback Road, Suite 340

City and State: Phoenix, Arizona Zip Code: 85012

Agent (If any): _____ Phone: _____

Address: _____

City and State: _____ Zip Code: _____

Surveyor: Already platted city lots Phone: n/a

Directions to property: North on Hwy 101 to N. Aqua Vista Loop

Current Zone: C-1 Lot Dimensions: 100 x 134.88 Area: 13,488 square feet

Flood Zone: _____ Natural Hazard: None

Name of PUD: AVS Townhouse PUD

The following information is required at the time of submittal. An incomplete application will not be accepted.

A map of the property containing the following information:

- Date, north point and scale of the drawing
- A vicinity sketch showing the location of the PUD
- The approximate location and dimensions of all proposed boundary/lot lines
- The approximate area of the property being partitioned and each proposed parcel.
- Approximate location and dimensions, height and type of construction of all buildings. Proposed number of channels on property, etc
- Name, location, and width of all proposed boundary/lot lines
- Existing and proposed uses of the property
- Approximate location and use of all existing structures to remain on the site. Indicate those to be removed.
- Any limitations to development, i.e. topography, areas subject to flooding, geologic hazards, drainage channels on property, etc.
- Proposed use, location, dimensions, height and type of construction of all buildings. Proposed number of dwelling units, if any, to be located in each building.
- Proposed circulation pattern including the location, width, and surfacing of streets, private drives, and sidewalks; the location of any curbs; the status of street ownership; and the location of parking areas sidewalks; the location of any curbs; the status of street ownership; and the location of parking areas and the number of spaces therein.
- Proposed use of all open spaces including a plan for landscaping.
- Proposed grading and drainage pattern.
- Proposed method and plan for provision of water supply, sewage disposal, and electrical facilities
- Relationship of the proposed development to the surrounding area and to the comprehensive plan.

I Certify that this application and its related documents are accurate to the best of my knowledge.

Signature of Applicant or Agent

9-13-11
Date

Signature of Owner (if different than Applicant or Agent)

Date



SITE PLAN

Prepared for: Our Coastal Village, Inc. - 9-13-11

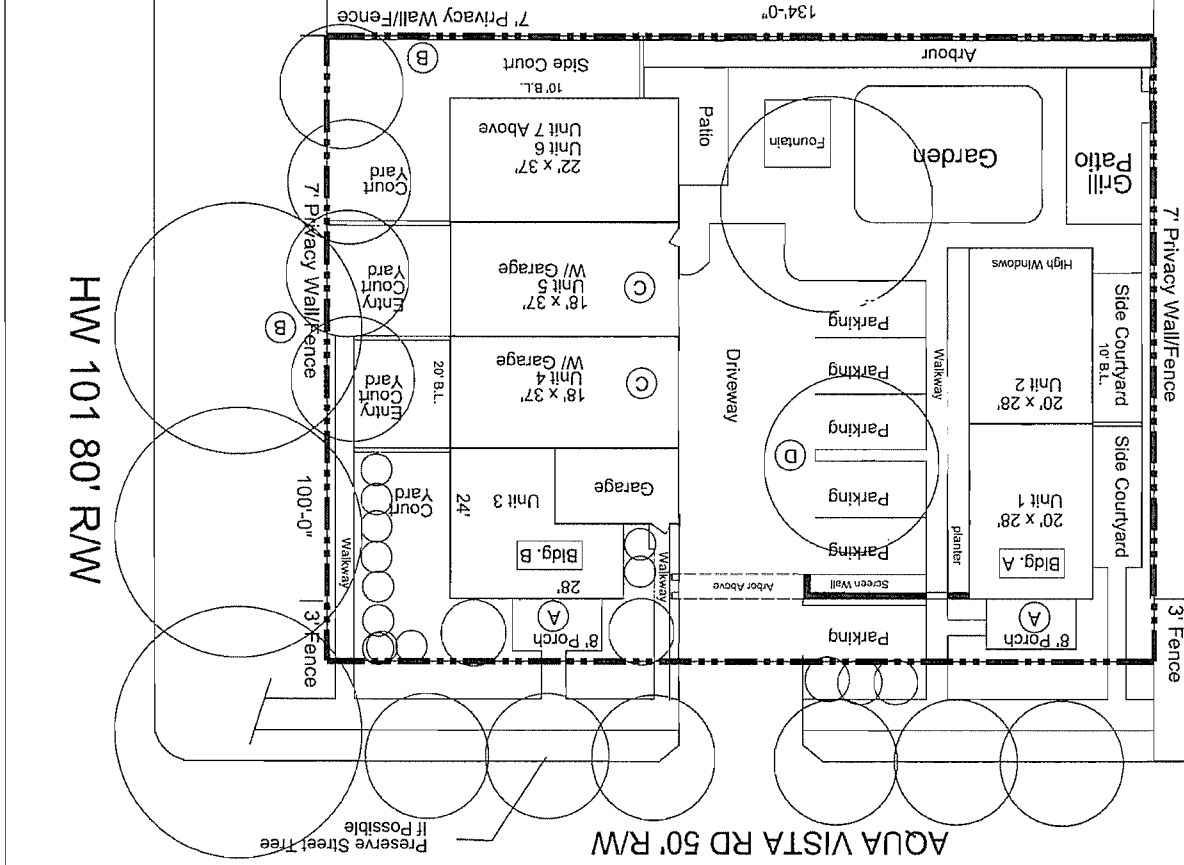
AVS TOWNHOUSE PUD

CONCEPT



VILLAGE HABITAT DESIGN
www.villagehabitat.com
gramsey@villagehabitat.com
404-992-4399

PROJECT INFORMATION	
Units	- 5 free simple townhomes (1-5) - 2 stacked flats (6-7) Total: 7 units
Off Street Parking	- 6 residential surface pkg - 5 garage pkg Total: 11 pkg spaces
Common Area	- approx. 2,025 sq.ft. (15% of total lot area)
PUD modifications	(A) 10' yard on Aqua Vista and porch extending into yard (B) 7' screen wall within Hwy 101 setback (C) 35' height limit on Units 4-5; 25' height limit on Units 1-2.
Phasing	I - units 1-2 II - units 3-5 III - units 6-7



HW 101 80' RW

AQUA VISTA RD 50' RW



AVS TOWNHOUSE PLD
VHD - AERIAL SKETCH - 9/13/11

2010

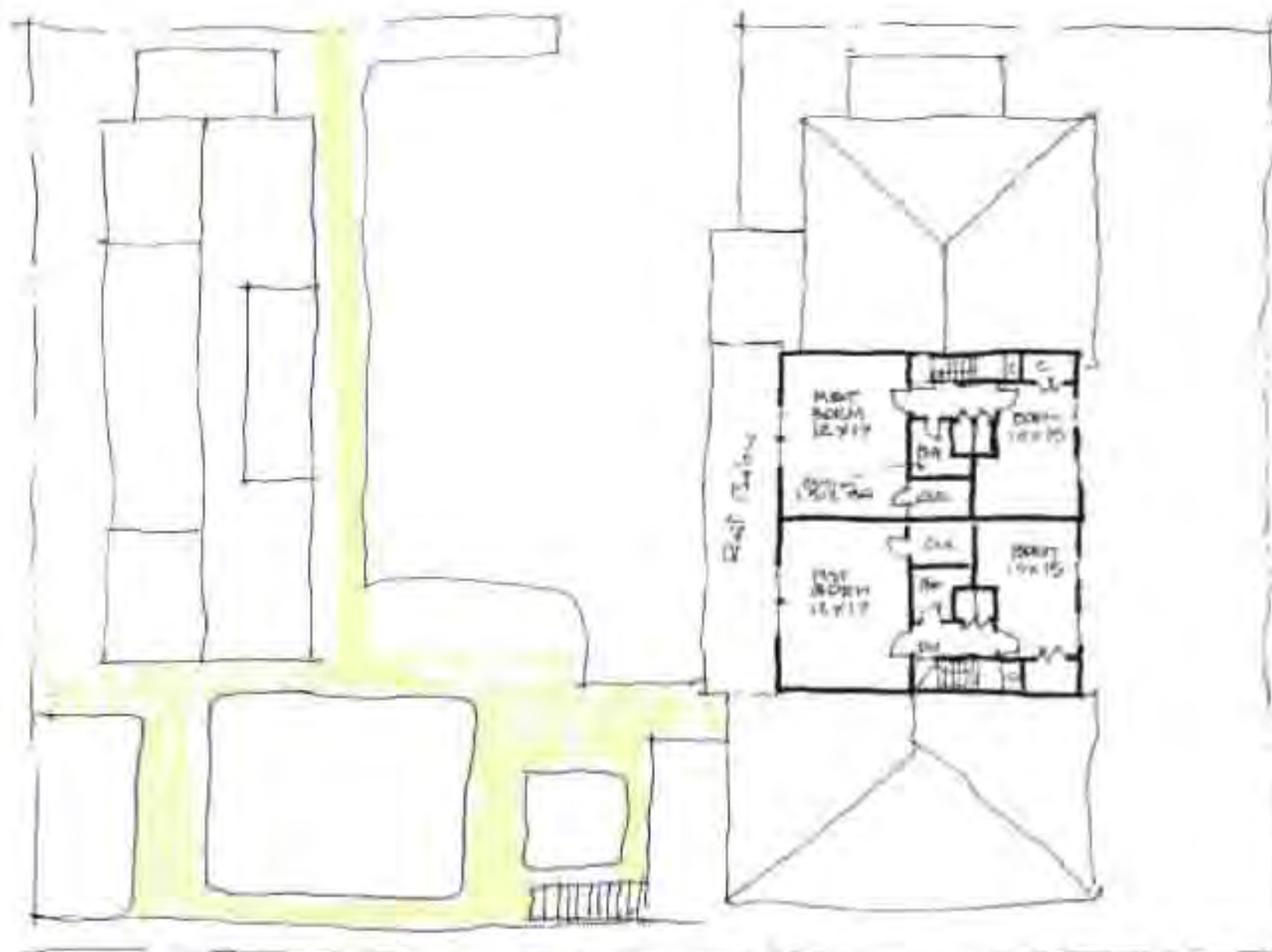




AVS TRULSSE PEO
JHD 9/13/11

4 OF 10

2ND FLOOR CONCEPT



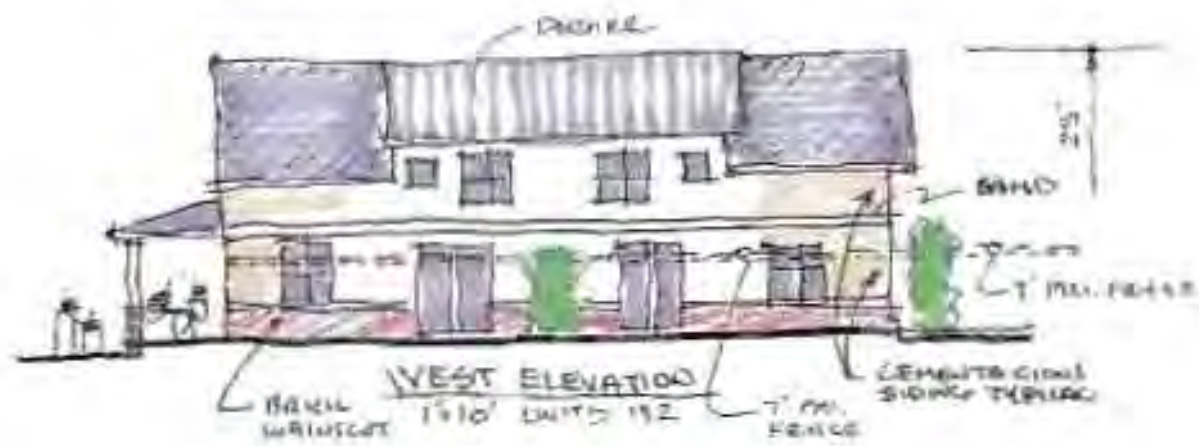
AVENUE SE TUD
VND 9/13/11

5 of 10

3RD Floor Concept



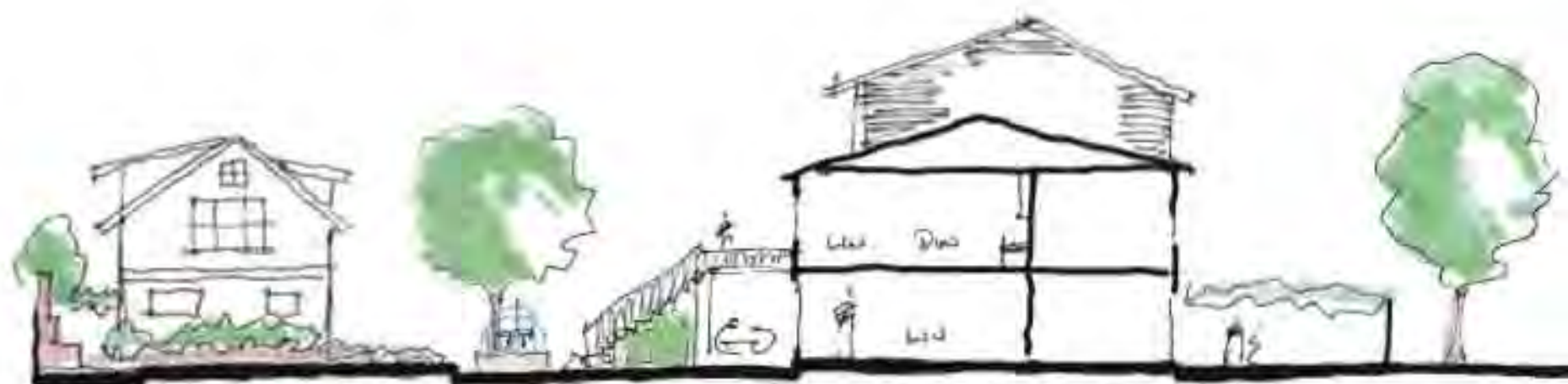
AV5 THOUSE RUD
VHS - 9/13/11
6 OF 10



ANY THINGS PUP
JWB 4/15/11



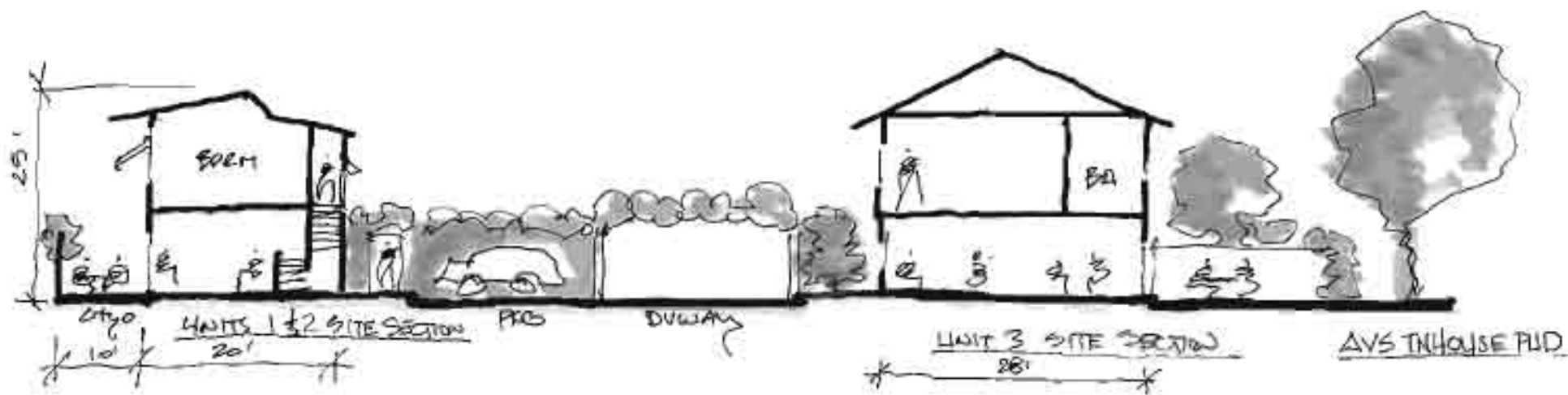
AVS TNDHOUSE PLO
8 of 10
VHD - 9/13/11



Blue A South Elevation

Units 6 & 7 Site Section
In House Plan

VHO-9/15/11
2010





September 1, 2011

Tom Hamilton
Lincoln County Surveyor's Office
880 NE 7th Street
Newport, Oregon 97365

Re: AVS Townhouse PUD

Dear Mr. Hamilton:

Please check your records on Lincoln County subdivisions and advise us whether the above-referenced name is acceptable for a planned unit development.

If it is, please reserve this name for a period of one year.

Thank you very much.

Very truly yours,

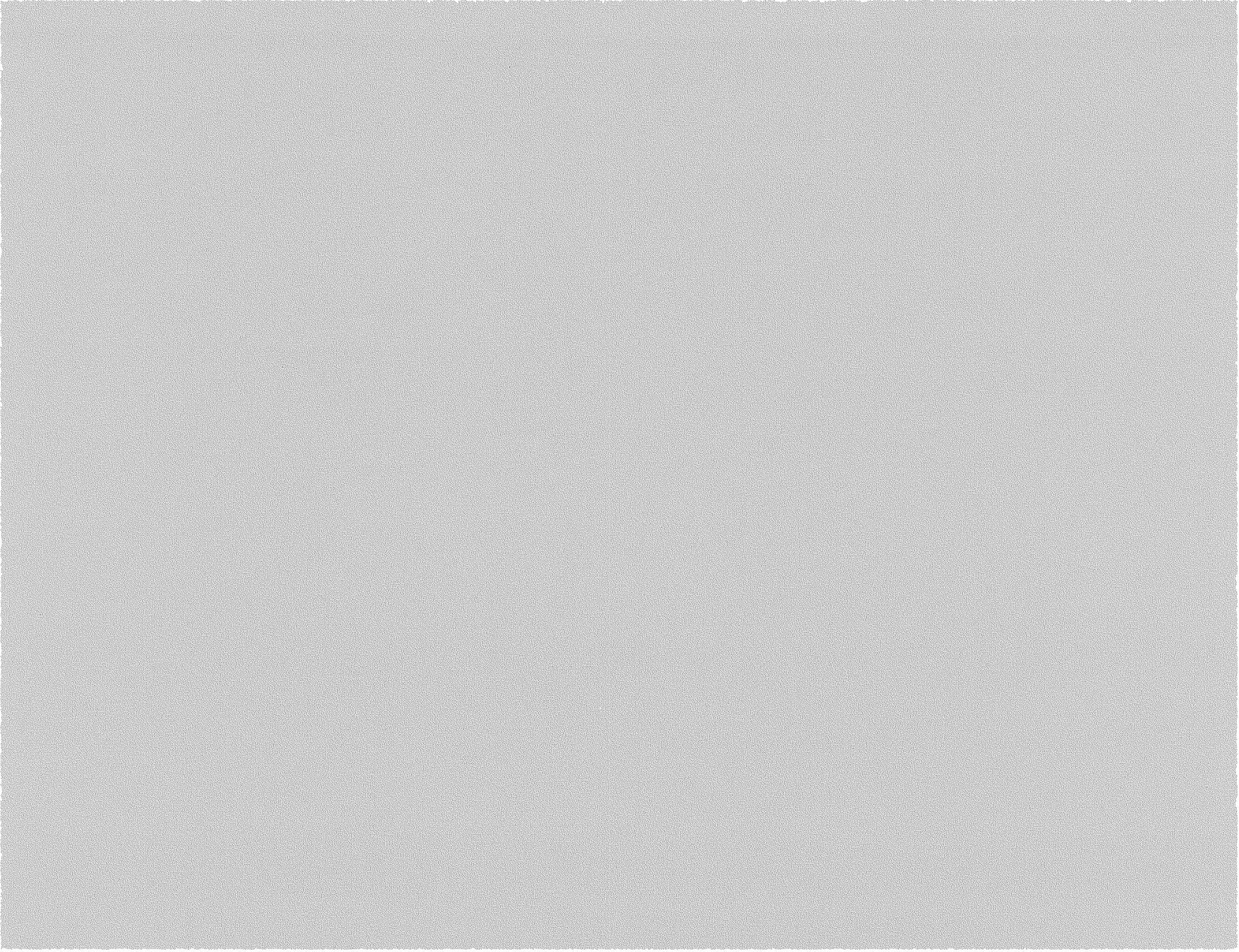
OUR COASTAL VILLAGE, INC.

By

K. Layne MORRIS

KLM:dlm





Aqua Vista Square
Conceptual Design Program
9/13/2011 9:48

Phase	Unit	<u>Living Area</u>				<u>Rooms</u>		<u>Height</u>	<u>Parking</u>	<u>Comments</u>
		<u>Ground</u>	<u>Second</u>	<u>Third</u>	<u>Total</u>	<u>Bed</u>	<u>Bath</u>			
I	1	504	403	0	907	2	2	25	One Outside Space	1.5 Stories; upper bedrooms in roof line.
	2	504	403	0	907	2	2	25	One Outside Space	1.5 Stories; upper bedrooms in roof line.
II	3	306	605	0	911	2	2	30	One Car Garage	2 stories
	4	0	599	527	1,126	3	2	35	Tandem Garage	2.5 stories; upper bedrooms in roof line.
	5	0	599	527	1,126	3	2	35	Tandem Garage	2.5 stories; upper bedrooms in roof line.
III	6	733	0	0	733	2	1	30	One Outside Space	First floor of two story building; rental unit.
	7	0	733	0	733	2	1		One Outside Space	Second Floor of two story building; rental unit.
		2,047	3,343	1,053	6,442					
					6,442					

Density Limit
Lot Area: 13,488
Res. Units: 7
Land Per Res. Unit: 1,927
Minimum: 1,500

Parking
Res. Outside: 6
Res. Garages: 5
Total: 11
Required: 10.5 rounded to 11

Minimum Common Area
Sq. Ft. **%**
Required: 674 5.00%
Provided: 2,025 15.01%

Lot Coverage
Building Footprint: 4,026
Porches: 288
Total Coverage: 4,414
Total Lot Area: 13,488
Coverage: 32.73%