



COOS COUNTY CONDITIONAL USE LAND USE APPLICATION

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

If the fee is not included the application will not be processed
(If payment is received on line a file number is required prior to submittal)

Date Received: 12/12/24 Receipt #: 252873 Amount: \$1956.00 Received by: _____

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

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

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

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

LAND INFORMATION

A. Property Owner(s) Brandon Stroh 54135 Gould Rd, Bandon, OR 97411

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

Phone: 541-982-9531 Email: cooscurry@gmail.com

Township: 29S Range: 15W Section: 1 ¼ Section: C 1/16 Section: C Tax lots: 5000
Select Select Select Select Select

Tax Account Number(s): 2952700 Zone: Select Zone Controlled Development (CD)
Tax Account Number(s) _____ Please Select

B. Special Districts and Services

Water City Water Sewage Disposal On-Site Septic
School Bandon Fire District Bandon RFPD

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

- Administrative Conditional Use for Vacation Rental Dwelling
- Hearings Body Conditional Use for _____
- Historical, Cultural and Archaeological Resources, Natural Areas of Wilderness
- Beaches and Dunes
- Non-Estuarine Shoreland Boundary
- Significant Wildlife Habitat
- Natural Hazards Flood Landslide Liquefaction Erosion Wildfires
- Airport Surfaces Overlay
- Variance to which standard _____

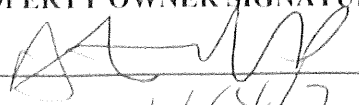
Include the supplemental application with all criteria addressed. If you require assistance with the criteria please contact a land use attorney or professional consultant. Property information may be obtained from a tax statement or can be found on the County Assessor's web page at the following links: Map Information Or Account Information

D. **ATTACHED WRITTEN STATEMENT.** With all land use applications, the "burden of proof" is on the applicant. It is important that you provide information that clearly describes the nature of the request and indicates how the proposal complies with all of the applicable criteria within the Coos County Zoning and Land Development Ordinance (CCZLDO). You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. A planner will explain which sections of the Ordinance pertain to your specific request. The information described below is required at the time you submit your application. The processing of your application does not begin until the application is determined to be complete. An incomplete application will postpone the decision, or may result in denial of the request. Please mark the items below to ensure your submittal is complete.

Application Check List: Please make off all steps as you complete them.

- I. **PROPOSAL AND CRITERIA:** A written statement of intent, attached to this application, with necessary supporting evidence which fully and factually describes the following:
1. Project summary and details including timelines.
 2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).
- II. **PLOT PLAN OR SKETCH PLAN:** A detailed drawing delineating the following:
- Owner's name, address, and phone number, map and Tax lot number
 - North Arrow and Scale - using standard engineering scale.
 - Accurate shape and dimensions of parcel, development site, including the lengths of the all property lines.
 - Any adjacent public or private roads, all easements and/or driveway locations. Include road names, Driveway location and parking areas, including the distance from at least one property line to the intersection of the driveway and the road (apron area);
 - All natural features, which may include, but are not limited to water features, wetlands, ravines, slope and distances from features to structures.
 - Existing and proposed structures, water sources, sewage disposal system and distances from these items to each other and the property boundaries.
- III. **DEED:** A copy of the current deed, including the legal description, of the subject property.
- IV. **CERTIFICATION:** I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is referred directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING



11/14/24

ACCESS INFORMATION

The Coos County Road Department will be reviewing your proposal for safe access, driveway, road, and parking standards. There is a fee for this service. If you have questions about these services please contact the Road Department at 541-396-7660.

Property Address: 54135 Gould Road

Type of Access: Public Road Name of Access: Gould Road

Is this property in the Urban Growth Boundary? Yes

Is a new road created as part of this request? No

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

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

Additional requirements that may apply depending on size of proposed development.

- a. Traffic Study completed by a registered traffic engineer.
- b. Access Analysis completed by a registered traffic engineer
- c. Sight Distance Certification from a registered traffic engineer.

Regulations regarding roads, driveways, access and parking standards can be found in Coos County Zoning and Land Development Ordinance (CCZLDO) Article 7.

By signing the application I am authorizing Coos County Roadmaster or designee to enter the property to determine compliance with Access, Parking, driveway and Road Standards. Inspections should be made by calling the Road Department at 541-396-7660

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-

SANITATION INFORMATION

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

Water Service Type: Shared/Community Sytem Sewage Disposal Type: Select

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

- How many employees/vendors/patrons, total, will be on site? *6-8*
- Will food be offered as part of the an on-site business? *NO*
- Will overnight accommodations be offered as part of an on-site business? *yes-VRD*
- What will be the hours of operation of the business? *By Appointment*

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

Staff Signature: _____

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

Additional Comments:

DATE: 10-8-24
FROM: Sheri McGrath
SUBJECT: 54135 Gould Rd

I, Brandon Stroh of 54135 Gould Rd, Bandon, OR 97411 grant permission to Sheri McGrath to represent me on all design, permit and consulting matters concerning my property located on the Curry County Assessor's Map 29-15-01CC TL 5000. The tax account for this property is 2952700.

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

Contact information for Sheri McGrath is:
Cell: 541-982-9531
E-mail: cooscurry@gmail.com
Mailing address: P.O. Box 1548, Bandon, OR 97411

This consent automatically expires 24 months from the date below, without requirement of notice.

DATED: 10/4/24, 2024

PARAMETRIX, INC.

By: SHERI MCGRATH

CLIENT

By: BRANDON STROH



RECORDING REQUESTED BY:



201 Central Avenue
Coos Bay, OR 97420

Coos County, Oregon **2021-12981**
\$91.00 Pgs=2 11/19/2021 01:12 PM
eRecorded by: TICOR TITLE COOS BAY
Debbie Heller, CCC, Coos County Clerk

AFTER RECORDING RETURN TO:

Order No.: 360621037866-DM
Brandon Stroh, a married person as his sole and separate property
54135 Gould Rd
Bandon, OR 97411

SEND TAX STATEMENTS TO:

Brandon Stroh
54135 Gould Rd
Bandon, OR 97411-0078

APN: 2952700

Map: 29S1501CC 05000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Andrea Chaves and Timothy Cloninger, Grantor, conveys and warrants to **Brandon Stroh, a married person as his sole and separate property**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

PARCEL 1: Lots 17, 18 and 19, Block 32, Sunset City, Coos County, Oregon together with any portion of the vacated alley, vacated by Order 16-05-046-PL recorded June 2, 2016 bearing Instrument No. 2016-04379, Records Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

PARCEL 2: Lot 20, Block 32, Sunset City, Coos County, Oregon together with any portion of the vacated alley, vacated by Order 16-05-046-PL recorded June 2, 2016 bearing Instrument No. 2016-04379, Records Coos County, Oregon, which would inure thereto by reason of the vacation thereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINE HUNDRED FIFTY-ONE THOUSAND AND NO/100 DOLLARS (\$951,000.00). (See ORS 93.030).

Subject to:

Any easements or rights of way for existing utilities or other rights of way over those portions of said Land lying within the public right of way vacated by resolution or ordinance

Recording Date: June 2, 2016
Recording No: 2016-04379

Agreement

Executed by: John Dornath and Augusta Dornath, husband and wife and Albert E. Armstrong and Frances J. Armstrong, husband and wife
Recording Date: September 11, 1947
Recording No.: Book 173 Page 17 Deed Records
Affects: Only as to water system

NOTE: This Agreement appears to have been foreclosed in 1962, however, the Agreement also covered additional property besides the subject property, so the water system set forth in the agreement may still apply.

Service and Annexation Agreement, including the terms and provisions thereof

Recording Date: November 9, 2020
Recording No.: 2020-11221

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

STATUTORY WARRANTY DEED

(continued)

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

Dated: 11/18/21

Andrea Chaves
Andrea Chaves

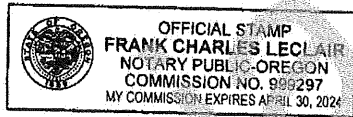
Timothy Cloninger
Timothy Cloninger

State of Oregon
County of Lane

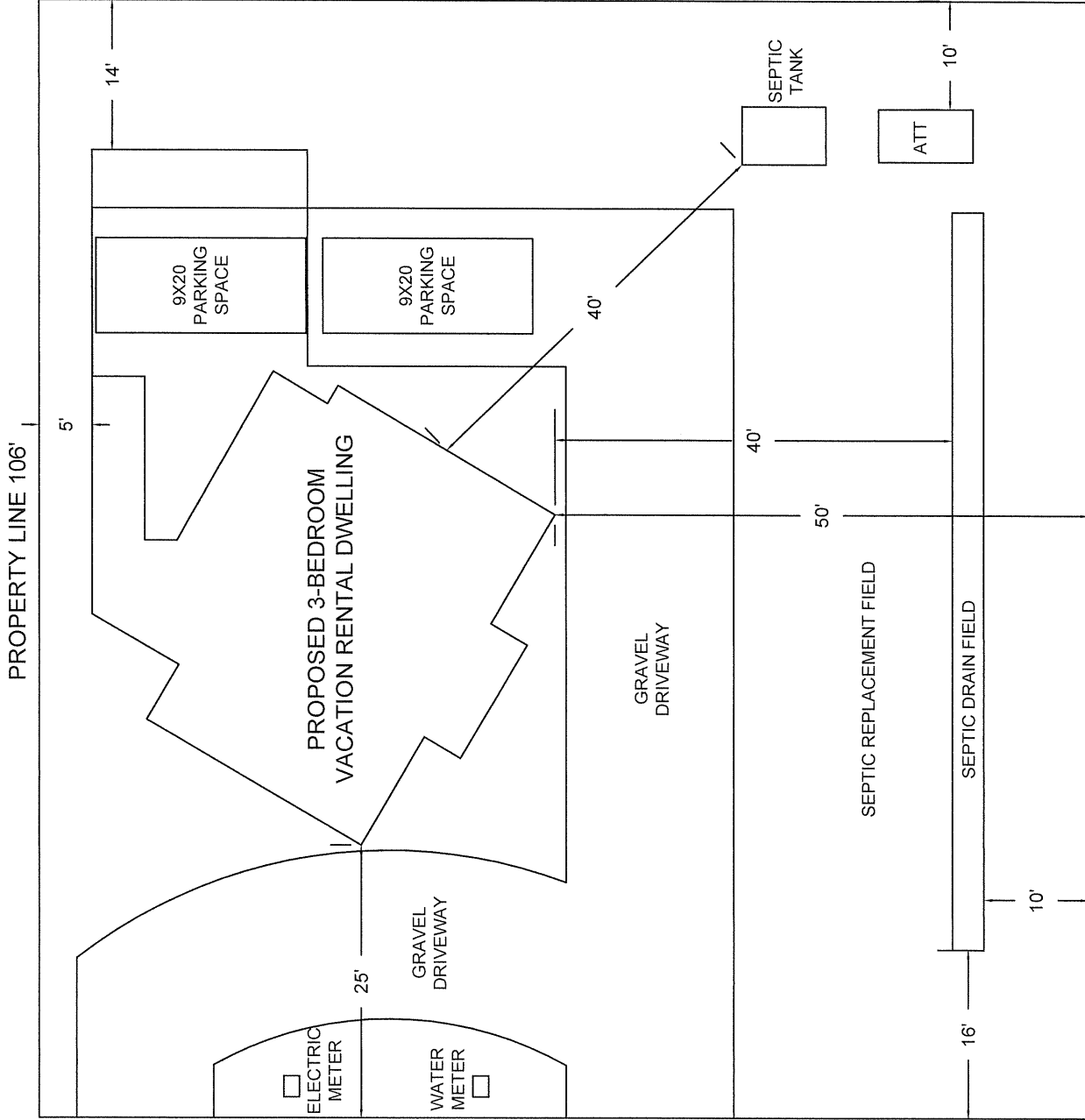
This instrument was acknowledged before me on 18 November, 2021 by Andrea Chaves and Timothy Cloninger.

Frank Charles Leclair
Notary Public - State of Oregon

My Commission Expires: 30 April, 2024



Unofficial Copy



PROPERTY LINE 100'

PROPERTY LINE 100'

GOULD ROAD

PROPERTY INFORMATION:
 BRANDON STROH
 54135 GOULD ROAD
 BANDON, OR 97411
 29-15-01CC TL 5000
 TAX ACCT 2952700
 CD-10 ZONE .25 ACRES

PROPERTY LINE 106'

⊙ PLOT PLAN
 SCALED TO FIT



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSE ONLY

SW1/4 SW1/4 SEC. 1 T29S R15W W.M. COOS COUNTY

29S 15W 01CC

1" = 100'

SEE MAP 29S 15W 01CB

1/16 COR.



CANCELLED NO
 3100
 500
 600
 300
 2199
 2589
 2889
 2601
 2701
 2801
 5601
 1902
 6200
 6300
 1901
 2000
 3802
 6403
 6404
 5701
 1802
 1805
 5002
 5003
 3702
 3703
 4600
 5005
 105
 4301
 702
 703
 5101
 1900
 4303
 1501
 1502
 4802
 4804
 3504
 5801
 4200

SEE MAP 29S 15W 01CD

SEE MAP 29S 15W 01CB

SEE MAP 29S 15W 01CC

02-14-2024

Coos County
2025 Real Property Assessment Report
 Account 2952700
 NOT OFFICIAL VALUE

Map 29S1501-CC-05000
 Code - Tax ID 5401 - 2952700

Tax Status Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing STROH, BRANDON
 54135 GOULD RD
 BANDON OR 97411-0078

Deed Reference # 2021-12981
 Sales Date/Price 11-18-2021 / \$951,000
 Appraiser

Property Class 101 MA SA NH
 RMV Class 101 06 29 BLR

Site Situs Address	City
54135 GOULD RD	BANDON

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
5401 Land	313,200		Land	0	
Impr	445,620		Impr	0	
Code Area Total	758,820	372,820	372,820	0	
Grand Total	758,820	372,820	372,820	0	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5401	10	<input checked="" type="checkbox"/>		CD-10	Market	100	0.25 AC	HS	001	313,200
Code Area Total							0.25 AC			313,200

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
5401	1	2020	153	Two story-Class 5	100	1,944			445,620
Code Area Total						1,944			445,620

Exemptions / Special Assessments / Notations						
Code Area				Amount	Acres	Year
5401	Fire Patrol					
	■ FIRE PATROL SRCHG			47.50		2025
	■ FIRE PATROL TIMBER			18.75	0.25	2025

December 12, 2024

VACATION RENTAL DWELLING

Brandon Stroh
54135 Gould Rd
Bandon, OR 97411
29-15-01CC TL 5000
Tax Account 2952700

PROPERTY OWNER

Brandon Stroh
54135 Gould Rd
Bandon, OR 97411

APPLICANT

Sheri McGrath
Parametrix, Inc
P.O. Box 1548
Bandon, OR 97411
541-982-9531
cooscurry@gmail.com

PROJECT NARRATIVE

The subject property is located in the southern Urban Growth Boundary of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 5000 on the Coos County Tax Assessor's Map 29-15-01CC and is located in the Controlled Development 10 district (CD-10). The property is .25 acres in size, and the situs address is 54135 Gould Rd.

Existing development includes a three bedroom stick framed home constructed in 2020, a septic system and driveway. The property is not used for farming or forest practices and is not suitable for these uses due to the size of the site. Vegetation consists of grass only. The property is within walking distance to the Pacific Ocean with the closest public accesses being Devil's Kitchen and Mars Beach. Bandon Beach Riding Stables is also within walking distance. This makes this location an ideal location for a vacation rental.

The property manager will be located in Bandon. The property owner has agreed to be available 24 hours per day as the direct contact for emergencies, cleaning and other items deemed relevant to the operations of the Vacation Rental Dwelling. House cleaning and maintenance services will generally be provided when the house is vacant, so a dedicated parking space is not needed.

GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 6-8

Number of Parking Spaces: 2 total are provided.

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

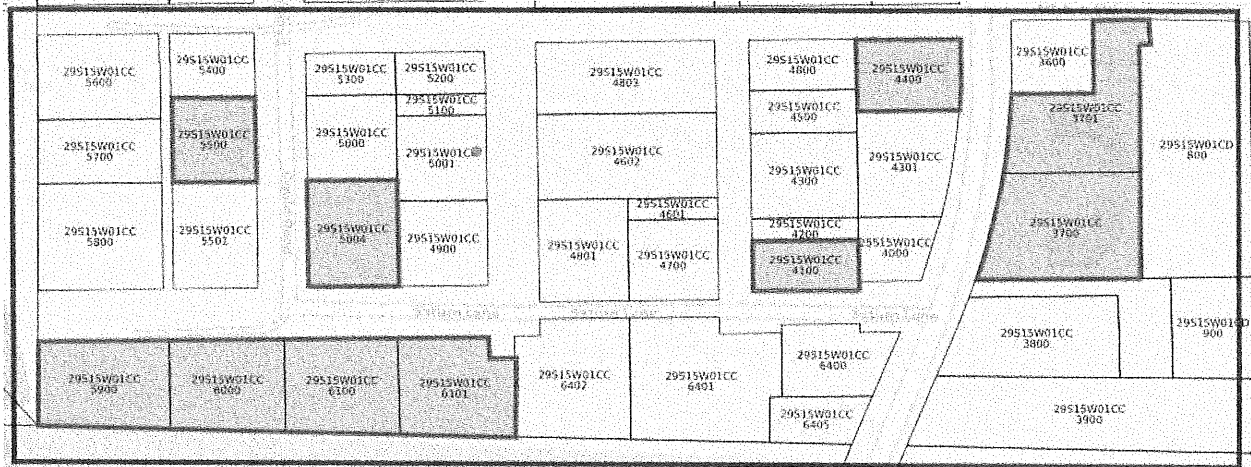
Property Manager Details: The property manager will be located in Bandon.

Security: The house is secured by coded lock boxes and is monitored regularly.

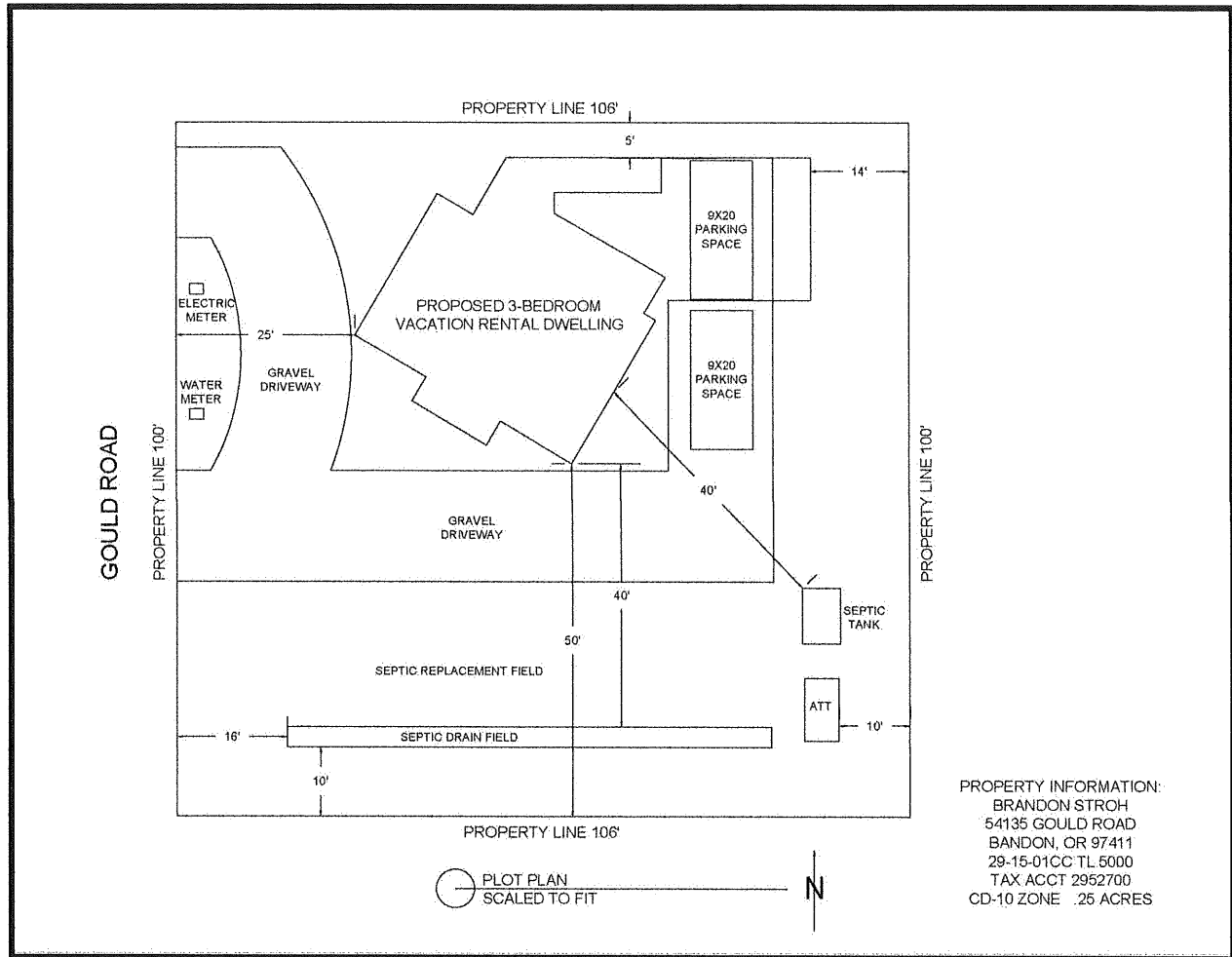
Landscaping/Screening: The property is bordered by a vacant lot to the North, Gould Road to the West, vacant lots to the East and a Single Family residence to the South.

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

Compatibility: The Sunset City area of Bandon is known for its clustering of Vacation Rental Dwellings and second homes. There are several short-term rentals within the subdivision, and at least nine rentals within walking distance to the subject property.



VACATION RENTALS WITHIN CLOSE PROXIMITY



PLOT PLAN

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

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

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

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

Applicant’s Response: The proposed use is considered permitted as an Administrative Conditional Use.

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

Applicant's Response: The enclosed information and findings are provided as evidence that compliance with the county, state and licensing offices have been met and will continue to be upheld.

Vacation Rental is defined as, "A furnished apartment or house rented out on a temporary basis to tourists or guests as an alternative to a hotel/motel or group cottage. The definition includes dwelling(s) or dwelling unit(s) for the purpose of being rented or occupied on a daily or weekly basis, or is available for use, rent, or occupancy on a daily or weekly basis, or is advertised, or listed by an agent, as available for use, rent, or occupancy on a daily or weekly basis and are predominately rented out less than 30 days."

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

Zoning District is defined as, "a zoning designation in this Ordinance text and delineated on the zoning maps, in which requirements for the use of land or buildings and development standards are prescribed."

Applicant's Response: The property is zoned CD-10 and the proposed use is consistent with the purpose of the zone for residential uses including short term rentals.

4.2.200

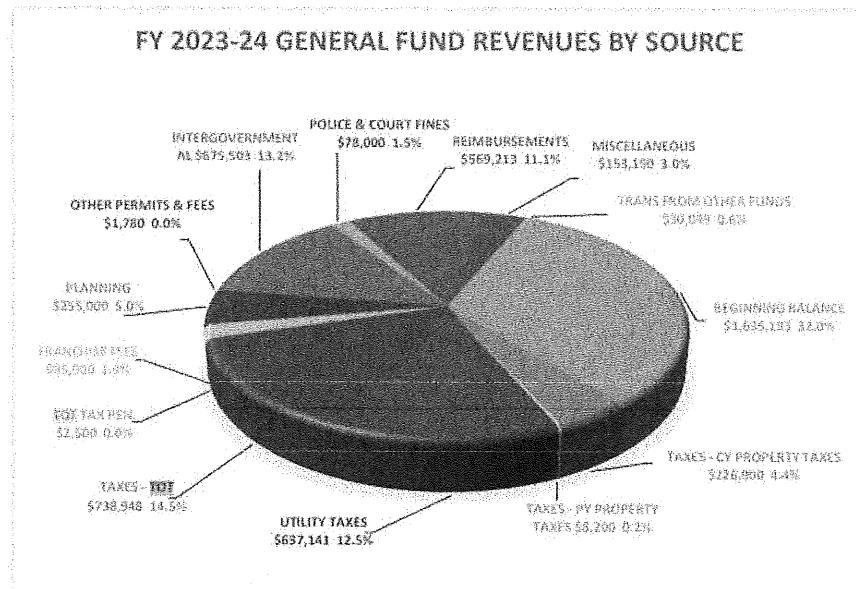
The purpose of the CD-10 district is to recognize the scenic and unique quality of selected areas within Urban Growth Boundaries, to enhance and protect the unique "village atmosphere," to permit a mix of residential, commercial, and recreational uses, recognizing tourism as a major component of the County's economy.

Applicant's Response: The proposal meets the zoning purpose, as a Vacation Rental is accessory to the residential use. The operation as a short term rental use will boost the local economy. The location of the home is outstanding for short term rental use as it is walking distance to the public beaches both at Devils Kitchen and Mars Beach. Bandon Beach Riding Stables is located within walking distance and both the Crossings Golf Course and Bandon Dunes Golf Resort are within 10 minutes of driving.

A letter has been provided below from the City of Bandon confirming that there are no limitations that would prohibit the Dwelling to be used as a Vacation Rental. Substantial transient occupancy taxes (“TOT”) will be paid to the city for the use as a vacation rental. TOT tax is an important part of a thriving economy. This tax will generally place approximately \$739,000 into the general fund this year which is 14.5% of the general fund revenue. It is the highest financial contributor to the budget next to Utilities. TOT funds support the Police Department, ensuring the safety and compatibility of the neighborhoods that contain short term rentals. The TOT funds support the Community Center which provides an event space in our community which attracts visitors to our area who will stay at our local rental accommodations, shop our local stores and dine in our local restaurants. The TOT tax also supports the Sprague Theater which provides music, live theater and events which further attract out of town visitors to our area.

City of Bandon FY 2023-24 Budget

The following pie-chart illustrates the General Fund revenue types, by source.



TOT CONTRIBUTION TO THE GENERAL FUND

10/7/24, 12:04 PM

Gmail - 54135 Gould- Water for VRD



Sheri McGrath <cooscurry@gmail.com>

54135 Gould- Water for VRD

2 messages

Sheri McGrath <cooscurry@gmail.com>
To: Andrea McMahon <amcmahon@ci.bandon.or.us>

Wed, Sep 25, 2024 at 1:29 PM

Hi there,

I am checking on this property to see if the City would be willing to change the water agreement to include a Vacation Rental use. Thank you in advance for letting me know.

Thank you,

Sheri McGrath
Coos Curry Consulting
PO Box 1548
Bandon, OR 97411
541-982-9551
cooscurry@gmail.com

Andrea McMahon <amcmahon@ci.bandon.or.us>
To: Sheri McGrath <cooscurry@gmail.com>

Thu, Sep 26, 2024 at 9:01 AM

Hi Sheri,

The City would agree to allow them to include vacation rental use. As always, we would charge commercial rates and TOT. We would require them to notify us if they do convert to a vacation rental.

Enjoy your day,

Andrea

Andrea McMahon

Executive Assistant to City Manager

555 Highway 101

Bandon, OR 97411

Voice: (541) 347-7926

E-mail: amcmahon@bandon-or.gov

CITY OF BANDON LETTER FOR WATER SERVICE

- 4.3.200 The Table of Uses reads that Vacation Rental/Short Term Rental is permitted in the CD-10 zoning district subject to review criteria 87 and that the use takes place within an existing single family dwelling.
- 4.3.210(87) Vacation Rentals are subject to the following criteria:
A. Use shall be compatible with the surrounding area.
- 4.2.200 The purpose of the CD-10 district is to recognize the scenic and unique quality of selected areas within Urban Growth Boundaries, to enhance and protect the unique "village atmosphere," to permit a mix of residential, commercial, and recreational uses, recognizing tourism as a major component of the County's economy.

Applicant's Response: The purpose of this zoning district is to provide for a mixture of residential, commercial and recreational uses, recognizing tourism as a major component of the County's economy. Vacation rentals are considered accessory to the main Single-Family Dwelling; therefore, the use must show compatibility with the residential uses occurring within the surrounding area without discord or disharmony. This property is located within the Urban Growth Boundary of Bandon, and the required notification area for a conditional use is 100 feet.

The Sunset City area of Bandon is a popular recreational destination for beachcombers, horse lovers and golfers. It is an area with several short-term rentals and second homes which are vacant part of the year. Very few homes in this area are occupied full time, so the transient, short-term nature of the rental is extremely compatible and consistent with development patterns in this neighborhood.

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

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

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

ITE PUBLICATION “TRIP GENERATION, 7TH EDITION”

B. Shall be licensed by Coos Health and Wellness.

Applicant’s Response: The owner will provide a copy of the annual license renewal to the Planning Department as evidence of continual use as a Vacation Rental Dwelling.

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

Applicant’s Response: Parking at the house consists of 2 parking spaces, located outside of the garage. A plot plan identifying parking spaces has been submitted along with this conditional use; the applicant is aware that a sign off is required by the Coos County Road Department prior to a Zoning Compliance Letter being issued for the Vacation Rental use.

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

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

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

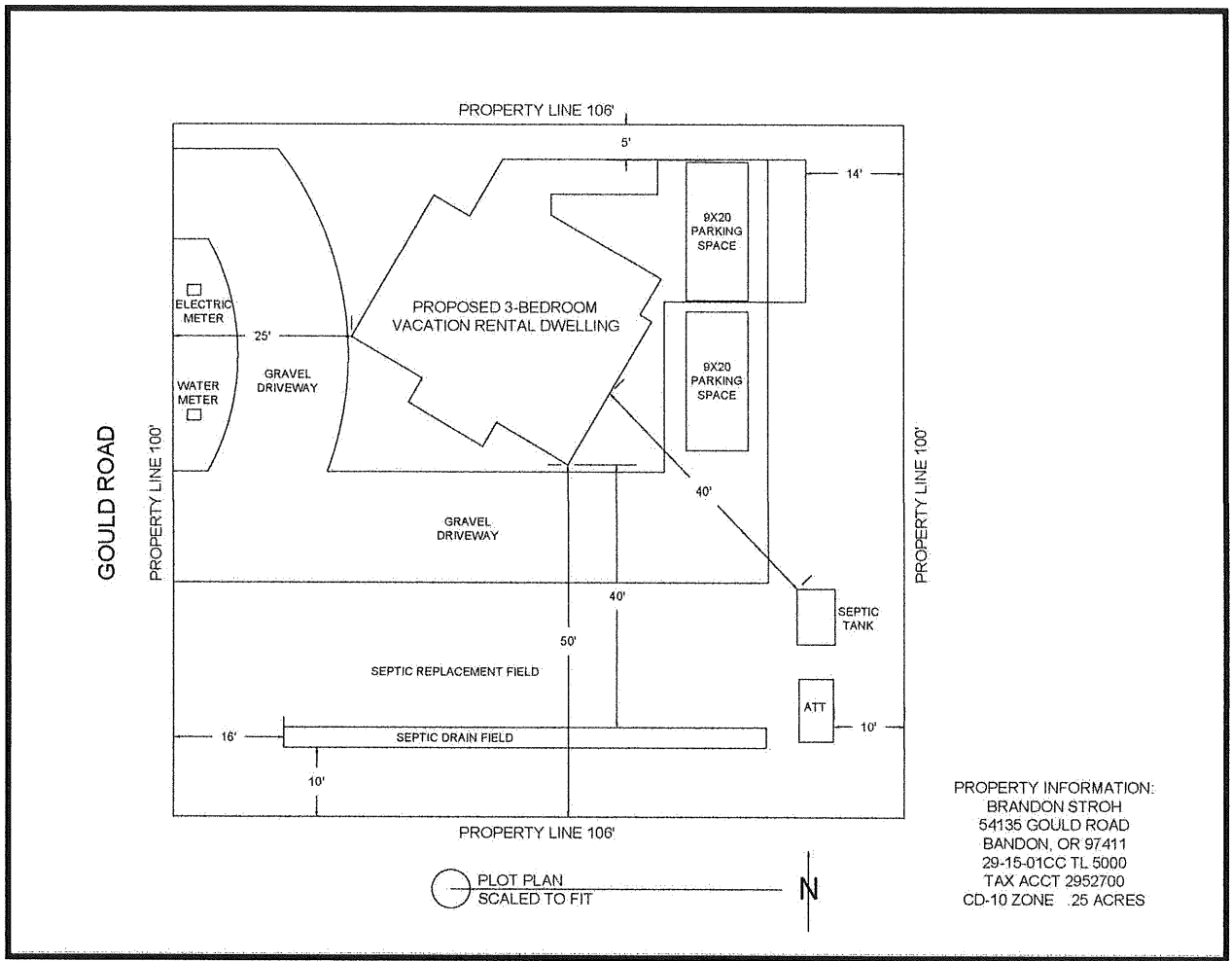
Applicant's Response: A deed restriction will be filed with the county clerk's office to ensure that future owners are aware of the condition to submit a Compliance Determination application with the county to transfer ownership of the conditional use to their name and gain clearance to update their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

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

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

- 7.5.175 Parking, driveway and access shall comply with Section 7.

Applicant's Response: Approval of the parking plan will be required prior to receiving Zoning Compliance. There is ample room for parking and turn around on the subject site without backing into the street.



PARKING PLAN