



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: 5/28/23 Receipt #: 248087 Amount: \$ 1956.00 Received by: C Carr

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) TDP LLC 90531 Diamond Ridge Loop, Eugene, OR 97408

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

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

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>27S</u>	<u>14W</u>	<u>33</u>	<u>C</u>	<u>D</u>	<u>300</u>
Select	Select	Select	Select	Select	

Tax Account Number(s): 7561800 Zone: Select Zone Rural Residential-5 (RR-5)
Tax Account Number(s): _____ Please Select

B. Special Districts and Services

- Water On-Site (Well or Spring) 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 refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county’s behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING

Ma H.

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: 88979 Shirley Lane

Type of Access: Public Road Name of Access: Shirley Lane

Is this property in the Urban Growth Boundary? No

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

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

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

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

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

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

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

Coos County Road Department Use Only

Roadmaster or designee: _____

Driveway Parking Access Bonded Date: Receipt # _____

File Number: DR-

SANITATION INFORMATION

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

Water Service Type: On-site Well

Sewage Disposal Type: On-site septic

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

- How many employees/vendors/patrons, total, will be on site? 12
- 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? By reservation for VRD
- What will be the hours of operation of the business? By appointment only

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:

The proposal is for a Vacation Rental Dwelling accessory to the main use.

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

CONSENT FOR REPRESENTATION

I, Mark with TDP, LLC of 64280 Diamond Ridge Loop, Eugene, OR 97408 give permission to Coos Curry Consulting to represent me on all design, permit and consulting matters concerning the property located on Coos County Tax Assessor's Map 27-14-33CD TL 300. The tax account for this property is 7561800. The situs address is 88979 Shirley Ln. Bandon, OR 97411.

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

Contact information for Sheri McGrath is:

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

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

DATED: 9th July, 2022 Extended to December 31, 2025

COOS CURRY CONSULTING


By: SHERI MCGRATH

CLIENT


By: TDP LLC *Wimber*

RECORDING REQUESTED BY:



2365 NW Kline Street, Suite 201
Roseburg, OR 97471

AFTER RECORDING RETURN TO:

Order No.: WT0240407-MB
Marquita Brown
Western Title & Escrow Company
2365 NW Kline Street, Suite 201
Roseburg, OR 97471

SEND TAX STATEMENTS TO:

TDP LLC
90531 Diamond Ridge Loop
Eugene, OR 97408

88979 Shirley Lane, Bandon, OR 97411

Coos County, Oregon **2022-06794**
\$101.00 Pgs=4 07/15/2022 11:24 AM
eRecorded by: TICOR TITLE COOS BAY
Doris D. Murphy, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bandon7Devils LLC, an Oregon limited liability company, Grantor, conveys and warrants to TDP LLC, a Wyoming limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Coos, State of Oregon:

Lot 5, Pacific Riviera No. 2, Coos County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS **(\$550,000.00)** (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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: 7-13-22

Bandon7Deviils, LLC, an Oregon limited liability company

By: *Christopher Gardner*
Christopher Gardner, Manager

State of CALIFORNIA
County of _____

This instrument was acknowledged before me on _____ by Christopher Gardner, as Manager of Bandon7Deviils LLC.

Notary Public - State of California

My Commission Expires: _____

Please see attached
California-compliant
notarial certificate

Ant

Unofficial Copy

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Los Angeles }

On July 13, 2022 before me, Theresa M. Kelly, Notary Public
(Here insert name and title of the officer)

personally appeared Christopher Gardner
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.


 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Statutory Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages three Document Date 07/13/2022

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
- _____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other Manager

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

EXHIBIT "A"
Exceptions

Subject to:

1. Any interest in any oil, gas and/or minerals, as disclosed by document

Recording Date: November 22, 1966

Recording No: 66-11-13843

The present ownership or any other matters affecting said oil, gas and/or minerals are not shown herein.

2. Any rights incidental to the ownership and development of the mineral interest excepted or reserved in the document

Recording Date: November 22, 1966

Recording No: 66-11-13843

3. Easements, conditions, restrictions and notes as delineated on the recorded plat Pacific Riviera No. 2.

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

Granted to: Coos-Curry Electric Cooperative, Inc.

Recording Date: November 30, 1973

Recording No: 73-11-93852

5. A manufactured home situated on the subject land is classified as personal property, as disclosed by the ownership records of the Building Codes Division. Unless a manufactured home is reclassified from personal to real property, a manufactured housing endorsement (ALTA End. 7-06, 7.1-06 or 7.2-06) is not available until reclassification is completed and an appropriate approval is recorded. NOTE: Depending on circumstances, a manufactured home may be classified as personal property but assessed as real property under ORS 308.875.

6. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2022-2023.

May 27, 2024

VACATION RENTAL DWELLING

Bandon Golf House
88979 Shirley Lane
Bandon, OR 97411
27-14-33CD TL 300
Tax Account 7561800

PROPERTY OWNER

TDP LLC
90531 Diamond Ridge Loop
Eugene, OR 97408

APPLICANT

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

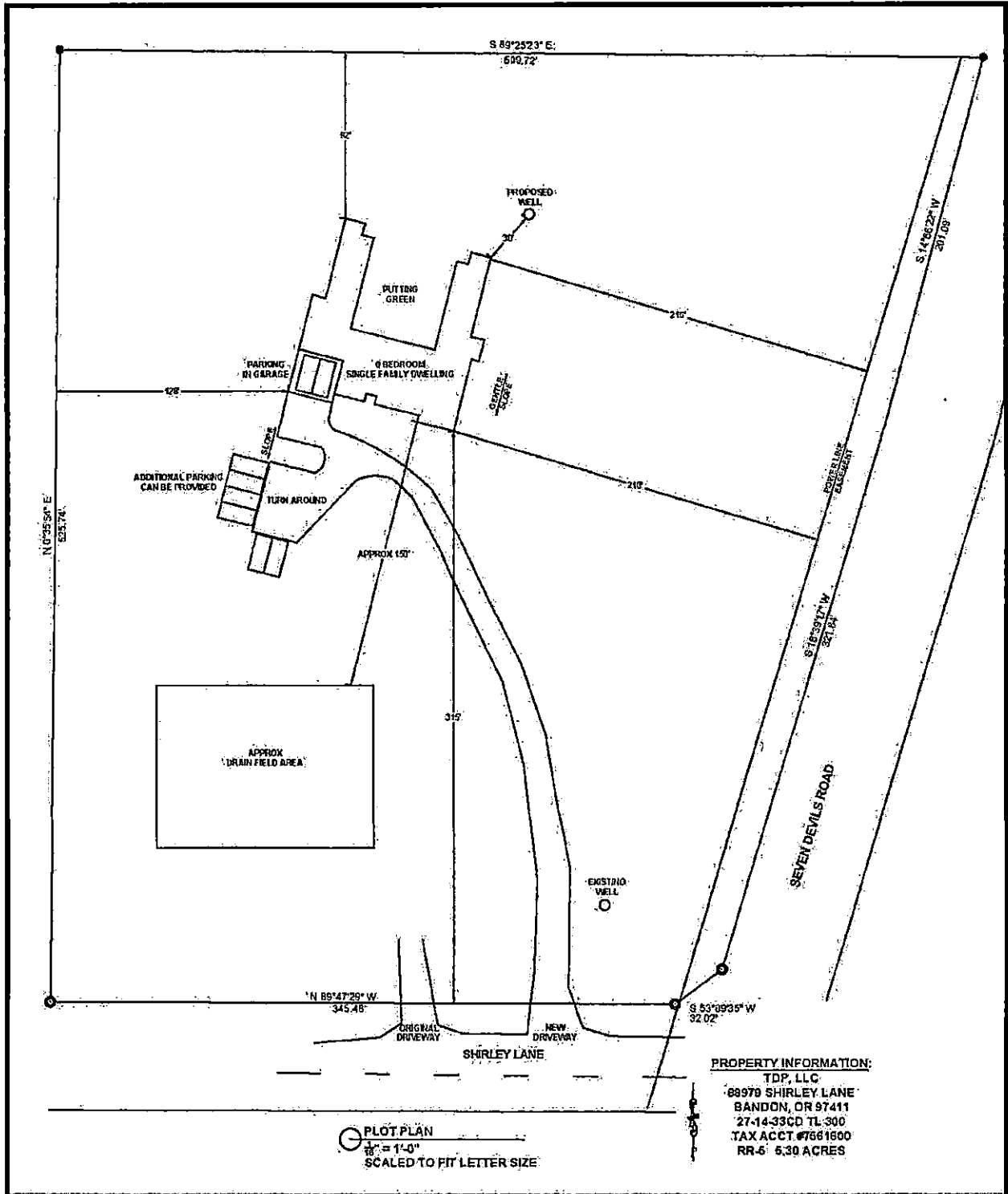
PROJECT NARRATIVE

The subject property is located north of the City of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 300 on the Coos County Tax Assessor's Map 27-14-33CD and is located in the Rural Residential Zoning District (RR-5). The property is 5.3 acres in size, and the situs address is 88979 Shirley Lane.

Existing development includes a six bedroom stick framed home, septic system, well and a gravel 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 a variety of trees, Huckleberry and a combination of native grass and ornamental plants. The property is a two minute drive from the Bandon Dunes Golf Resort and is a short drive to Whiskey Run Beach and Trails.

The property owner is requesting clearance to operate their six bedroom home as a furnished vacation rental dwelling. The required parking of 7 spaces can be accommodated, yet understanding the county restricts parking to 2 vehicles.

The owner is applying for an Administrative Conditional Use for vacation rental status at their single family home in Bandon. The home contains six bedrooms and an attached garage. There is ample parking inside and outside of the garage as shown on the proposed parking plan. The property manager, or their local contact person, will be located in Bandon. House cleaning and maintenance services will generally be provided when the house is vacant, so a dedicated parking space is not needed although provided.



PLOT PLAN

GENERAL SCOPE OF PROPOSAL

Number of Occupants at One Time: 12-16

Number of Parking Spaces: 2 spaces are required, but up to 10 spaces can be provided.

Large Gatherings: Gatherings exceeding the occupant load will not be allowed.

Property Manager Details: The property manager contact information will be provided to the county as a condition of approval.

Security: The house is secured with an electronic keypad for entry.

Landscaping/Screening: There is a natural buffer of trees, vegetation and landscaping around the entire property and the Vacation Rental Dwelling is not visible from the main road or adjoining properties.

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

Compatibility: The Seven Devils area of Bandon is known for its recreational opportunities. The property is a two minute drive from the Bandon Dunes Golf Resort and a short drive to the beach access points. This makes this location an ideal for a vacation rental.

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 six 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 proponent to be relevant to the decision.

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

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 six bedrooms and will be furnished and self contained. The goal is to rent the space for 30 days or less once approval is granted.

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

Applicant's Response: The property is zoned RR-5 and the proposed use is consistent with the purpose of the zone for residential uses including short term rentals.

4.2.100

There are two RR zonings: Rural Residential-5 (RR-5) and Rural Residential-2 (RR-2). The intent of the Rural Residential Districts includes justified sites plus "committed" areas. The County's plan prescribes and allocates a finite number of rural dwelling/units/acreage. The zoning ordinance will specify permitted uses and minimum lot sizes.

The purpose of the "RR-2" and "RR-5" districts are to provide for small to medium acreage dwelling sites outside of Urban Growth Boundaries, where a moderate intensity of land development is appropriate, but where urban services and facilities may not be available or necessary.

The "RR-5" district provides for the orderly development of rural land so as to encourage the continued existence of rural family life and to provide a transition of densities between urban development and exclusive agricultural or forestry uses.

Applicant's Response: The proposed vacation rental will provide a getaway from an Urban lifestyle to a Rural environment. This allows

families and friends to travel while providing a yard and kitchen and other amenities that a hotel/motel stay in our area do not provide. The proposed use will meet a current demand for short term rentals in our area and will remain true to the purpose of the zone to provide for the continued existence of rural family life. The property is located on the corner of Shirley Lane and Seven Devils, so compatibility with the existing residential neighborhood can be upheld by limiting traffic, noise and transient use to the beginning of the road and neighborhood.

The zoning ordinance lists vacation rental use as an accessory use to the main residential use. Given the main use as a Single Family Dwelling, the proposed use appears to be compatible and compliant with the intent of the zoning ordinance.

The vacation rental dwelling has the potential to boost our local economy by renting to tourists and golfers. The location of the home is outstanding in regard to a short drive distance to the public beaches on Seven Devils Road and specifically Whiskey Run. Bandon Dunes Golf Resort, Whiskey Run Trails and Whiskey Run Beach are within the property vicinity and less than 5 minutes to drive to the destinations. Additionally, the demand for rentals in Bandon is high. The proposed use provides much needed accommodations without the intensive development that a motel/hotel provides.

4.3.200 The Table of Uses reads that Vacation Rental/Short Term Rental is permitted in the RR-5 zoning district subject to review criteria 87 and that the use takes place within an existing single family dwelling.

4.3.210(87) Vacation Rentals are subject to the following criteria:

A. Use shall be compatible with the surrounding area.

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

The Planning Department provides a list of conditions to ensure compatibility with the existing residential neighborhood. These conditions are consistent with those outlined in "An Introductory Guide to Land Use Planning for Small Cities and Counties in Oregon" which is a publication of Oregon Department of Land Conservation and Development. Chapter 6 covers Conditional Use Permits and the types of conditions used for

compatibility. The County provides a standard list of conditions for all Vacation Rental Applications. To date the conditions have proven to be enough for compatibility, otherwise the County would have considered additional conditions to be added to their approvals.

As part of a Nuisance Plan, occupants will be informed that objectionable traffic, noise, smoke, and litter will not be permitted, and would subject them to immediate eviction. The local manager or their local contact person will be located in Bandon, and their contact information will be on file with the planning department and police department as needed or 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 subject property is located on the corner of Shirley Lane and Seven Devils, so no additional traffic will impact the adjoining residential properties along Shirley Lane.

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 proposed use will be licensed by CHW in accordance with ORS 446.310-350. The owner will provide a copy of the annual license renewal to the planning department as evidence of continual use as a vacation rental dwelling.

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

Applicant's Response: The driveway is required to be inspected by the Coos County Road Department and will continue to conform with Chapter 7. The parking area is graveled and easily accessed from Shirley Lane.

- 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. Future owners will be notified of this condition by both the selling agent for the property and then 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.

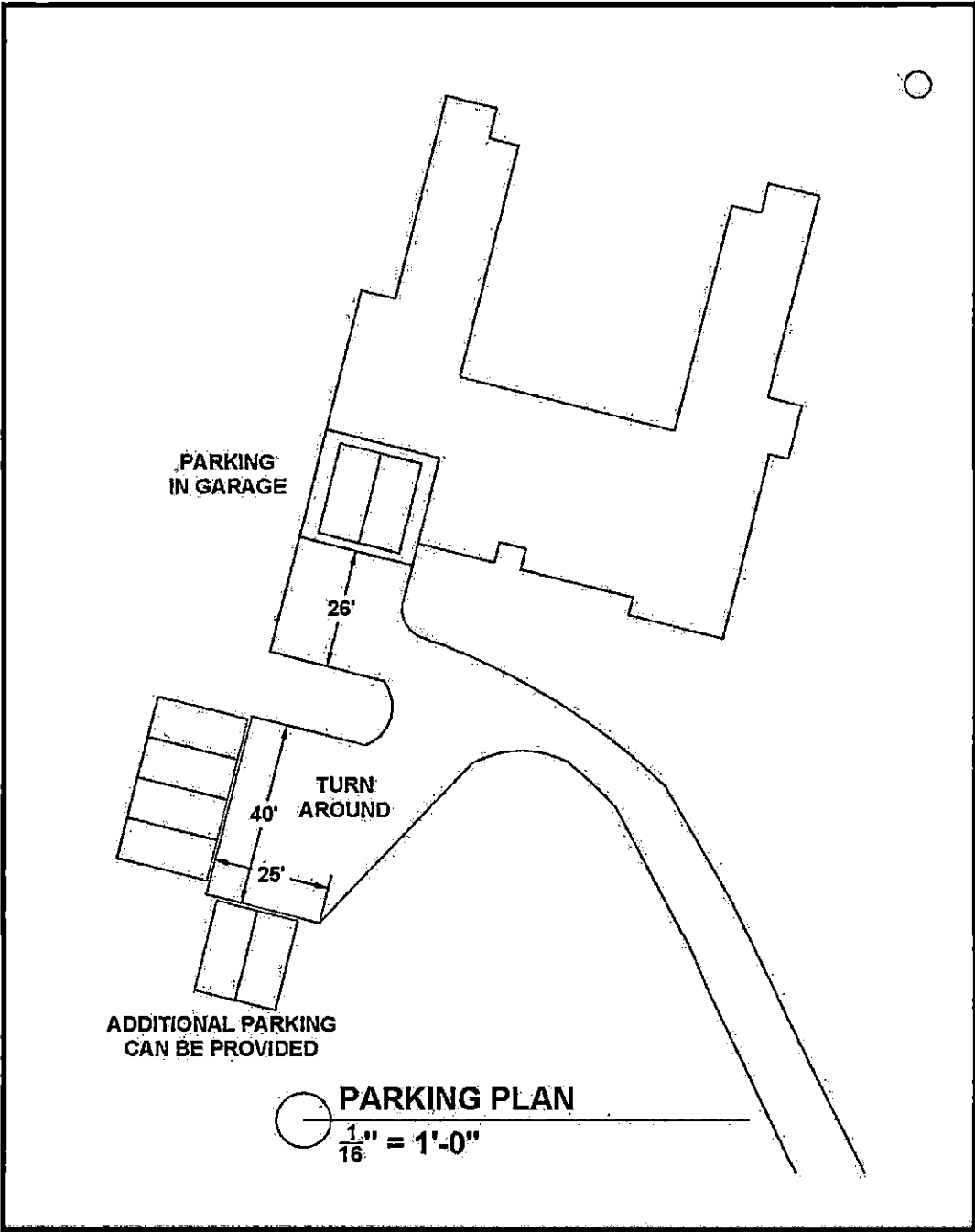
Applicant's Response: A deed restriction will be filed with the county clerk's office to ensure that future owners are aware of the condition to submit a Compliance Determination application with the county to transfer ownership of the conditional use to their name and gain clearance to update their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

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

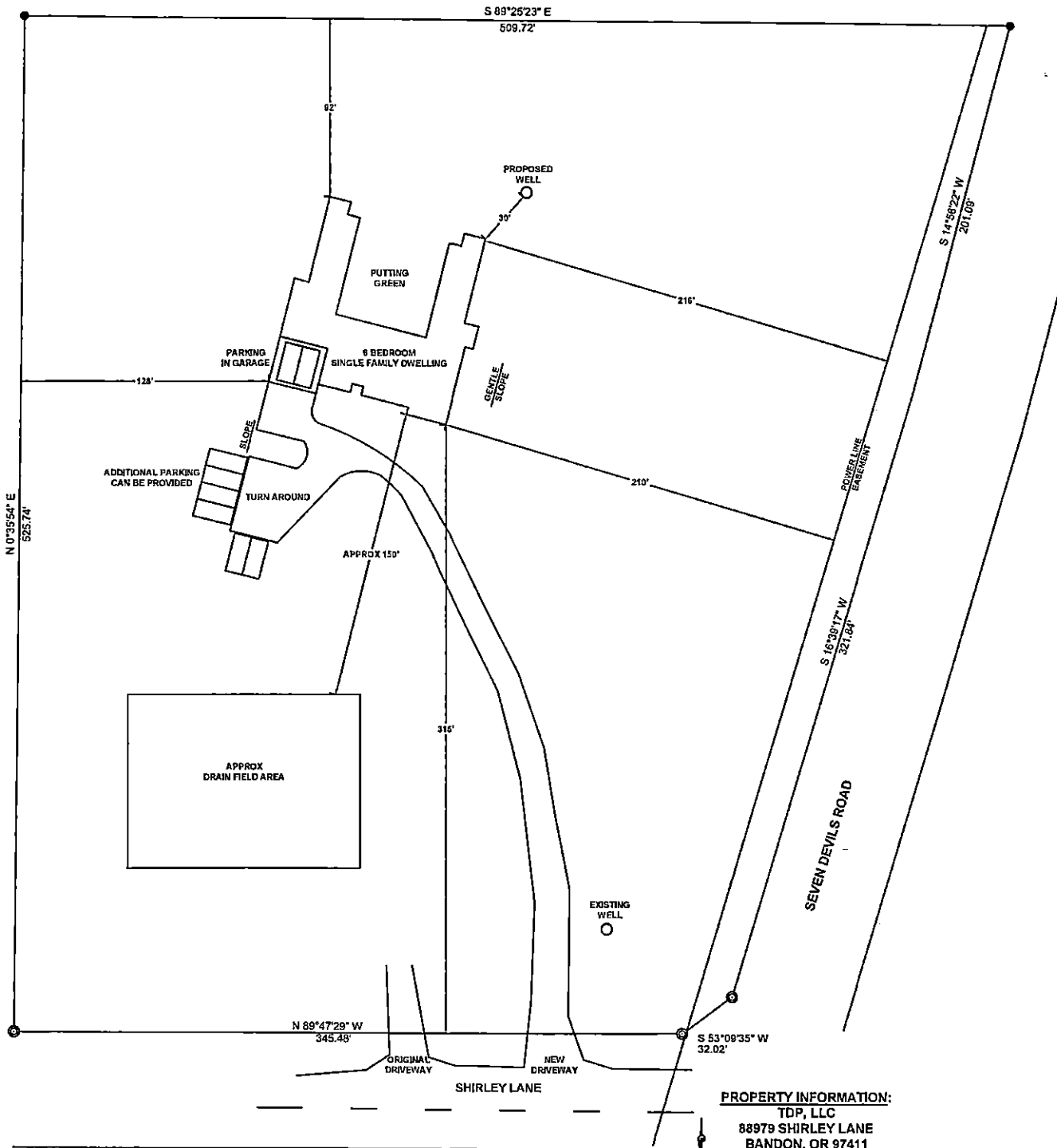
Applicant's Response: The applicant has provided an application for an Administrative Conditional Use Permit for the Vacation Rental Dwelling. It is understood that discretion can be made when approving this use and that additional conditions may be placed on the permit.


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

Applicant's Response: The driveway and access are required to be inspected by the Coos County Road Department for the Vacation Rental Use.



PARKING PLAN




PLOT PLAN
 1" = 1'-0"
 SCALED TO FIT LETTER SIZE

PROPERTY INFORMATION:
 TDP, LLC
 88979 SHIRLEY LANE
 BANDON, OR 97411
 27-14-33CD TL 300
 TAX ACCT #7561800
 RR-5 5.30 ACRES

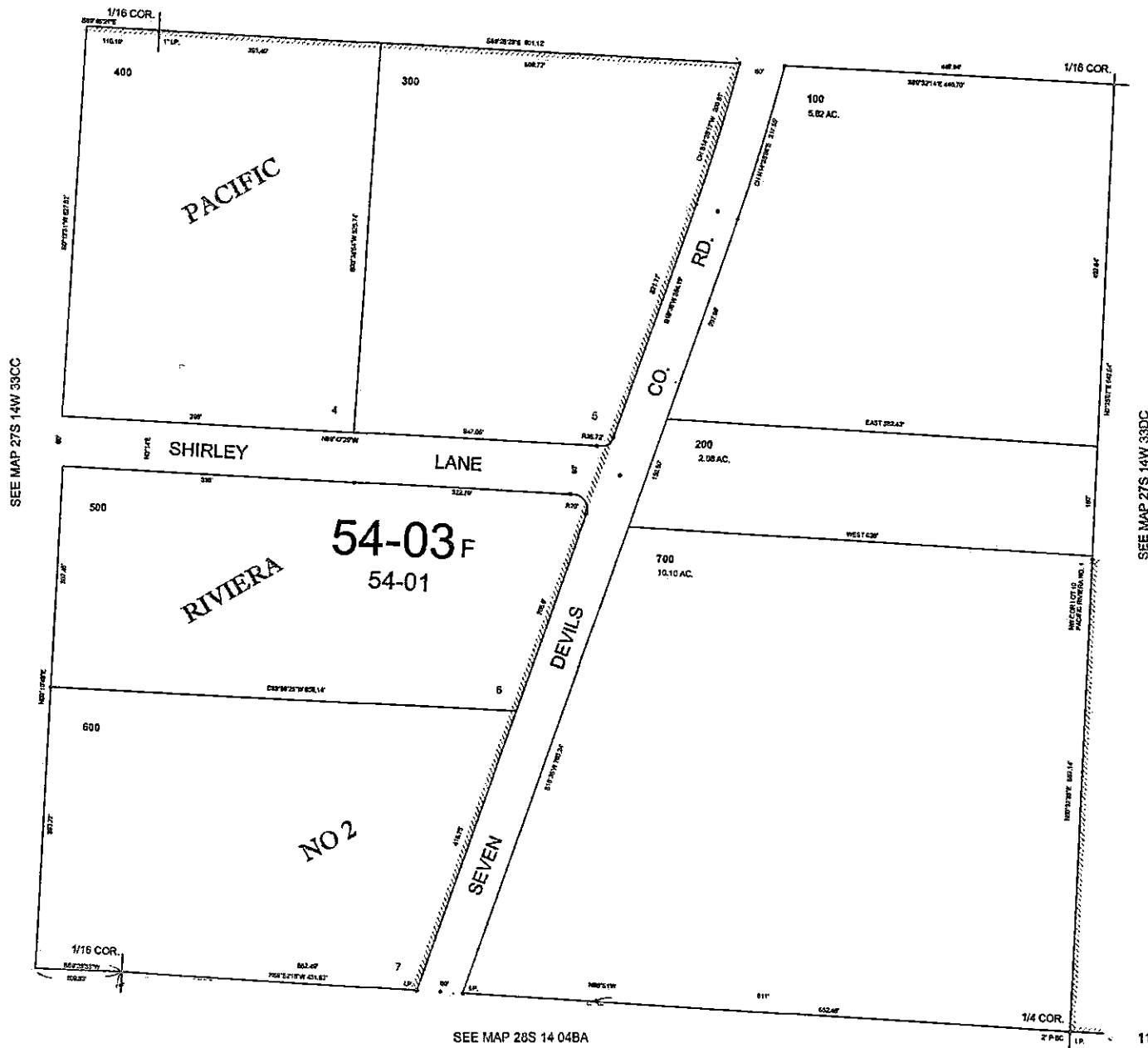
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SE1/4 SW1/4 SEC.33 T27S R14W W.M.
COOS COUNTY

27S 14W 33CD

1" = 100'
SEE MAP 27S 14W 33

CANCELLED NO.



SEE MAP 27S 14W 33CC

SEE MAP 27S 14W 33CC

SEE MAP 28S 14 04BA

11-29-2006

27S 14W 33CD