



COOS COUNTY CONDITIONAL USE LAND USE APPLCIATION

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

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

Date Received: 9-1-2023 Receipt #: 243836 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) Avsar & Larkin Dahal 58596 Dru Rd, Bandon, OR 97411

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

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

Township:	Range:	Section:	¼ Section:	1/16 Section:	Tax lots:
<u>27S</u>	<u>14W</u>	<u>29</u>	<u>A</u>	<u>A</u>	<u>1000</u>
Select	Select	Select	Select	Select	

Tax Account Number(s):	<u>7573800</u>	Zone: Select Zone	<u>Rural Residential-5 (RR-5)</u>
Tax Account Number(s)			<u>Please Select</u>

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 time limes.
2. A complete explanation of how the request complies with the applicable provisions and criteria in the Zoning Ordinance. A planner will explain which sections of the Ordinance pertain to your specific request. You must address each of the Ordinance criteria on a point-by-point basis in order for this application to be deemed complete. This shall be addressed on the supplemental criteria page (see staff for criteria).

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

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

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

IV. CERTIFICATION: I certify that this application and its related documents are accurate to the best of my knowledge. I am aware that there is an appeal period following the date of the Planning Director's decision on this land use action. I understand that the signature on this application authorizes representatives of the Coos County Planning Department to enter upon the subject property to gather information pertinent to this request. If this application is refereed directly to a hearings officer or hearings body I understand that I am obligated to pay the additional fees incurred as part of the conditions of approval. I understand that I/we are not acting on the county's behalf and any fee that is a result of complying with any conditions of approval is the applicants/property owner responsibility. I understand that conditions of approval are required to be complied with at all time and an violation of such conditions may result in a revocation of this permit. If the property owner would like staff to contact a legal representative or consultant please provide the contact information using a consent form.

PROPERTY OWNER SIGNATURES REQUIRED FOR PROCESSING



ACCESS INFORMATION

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

Property Address: 58596 Dru Rd, Bandon, Oregon 97411

Type of Access: County Road Name of Access: Dru Rd.

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? 6-8 people
- Will food be offered as part of the an on-site business? No
- Will overnight accommodations be offered as part of an on-site business? Yes
- What will be the hours of operation of the business? By reservation only

Please check if the request is for a land division.

Coos County Environmental Health Use Only:

Staff Reviewing Application: _____

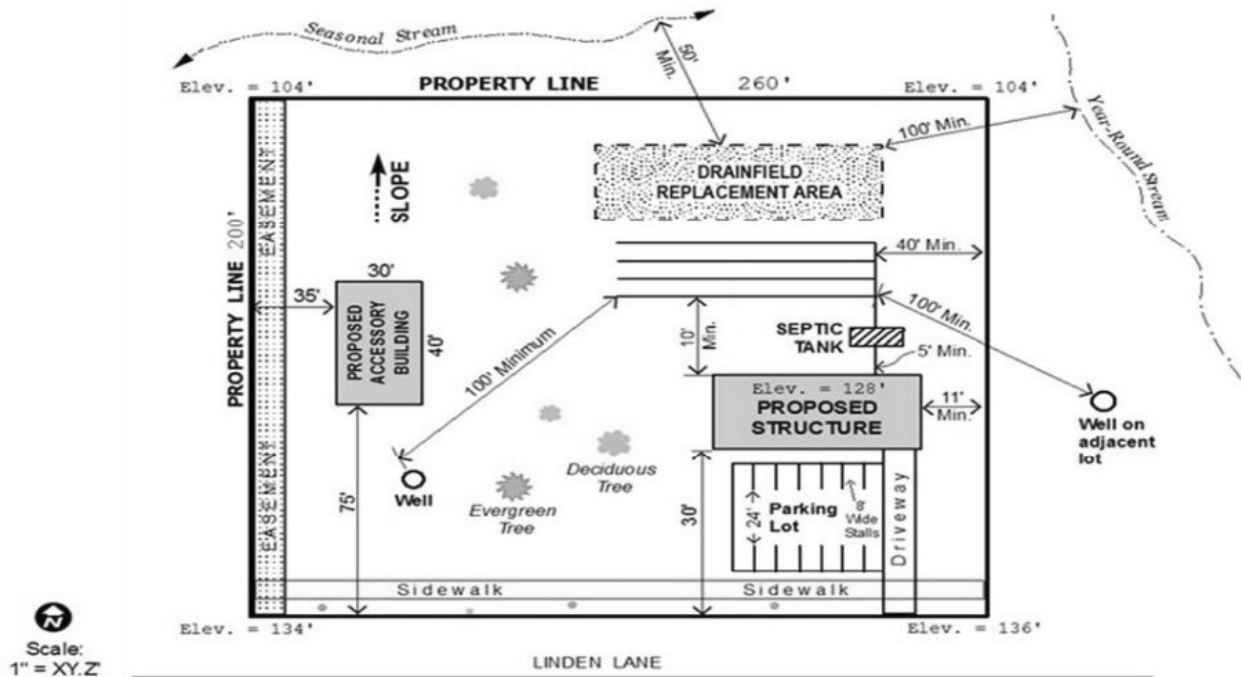
Staff Signature: _____

- 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 Health Division to make an appointment.

Additional Comments:

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

SAMPLE PLOT PLAN



ITEMS THAT MUST BE ON THE PLOT PLAN:

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

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

- Please add any additional Road or parking items from the parking form.

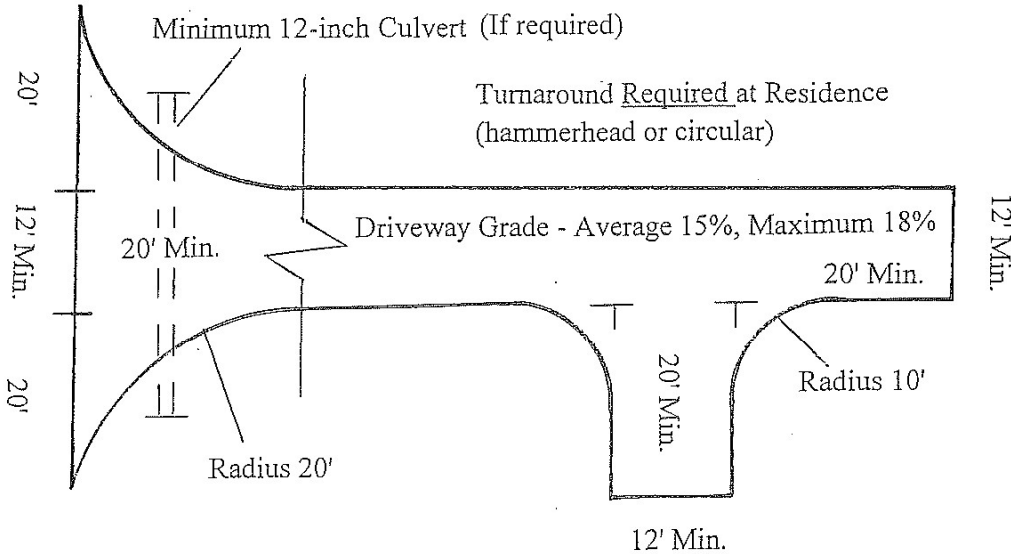
ADDITIONAL DRIVEWAY, ROAD, PARKING STANDARDS
DRIVEWAY STANDARDS DRAWING – SINGLE RESIDENCE

Sight Distance Requirements (at the approach entrance)

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

All Weather Surface – minimum 4 – inches aggregate base or as required by Roadmaster.

Figure 7.1.425



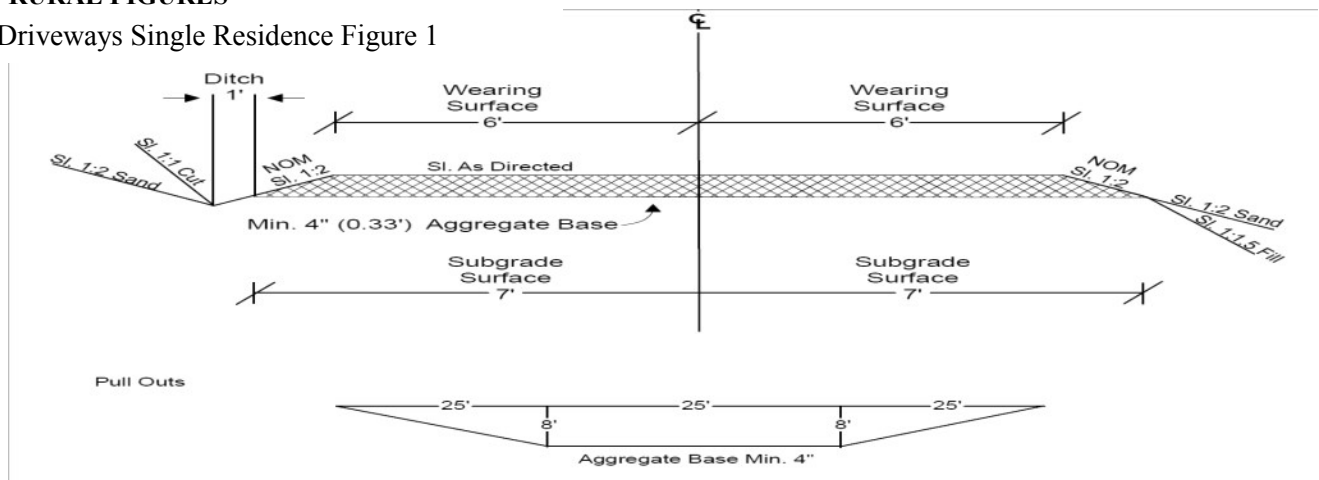
Construct appropriate ditches to prevent water runoff from discharging from the land onto a public road under county jurisdiction. Pursuant to ORS 368.256 the creation of a road hazard prohibited.

If driveway is over 1,000 ft., a pullout is required every 600 ft.

If a driveway cannot meet the maximum 18% grade then a legal agreement may be signed and recorded at the County Clerk's office releasing the County from any liability from such driveway development. This document must be referenced on the property deed to allow future purchasers know that the driveway does meet standard. A sign shall be placed at the bottom of the driveway to warn any users of the driveway that it is not built to standard. Proof must be filed with the Planning and Road Department that the documents have been filed and a sign has been placed. The form located on the following page must be completed, signed and recorded prior to any land use authorizations.

RURAL FIGURES

Driveways Single Residence Figure 1



FORESTRY, MINING OR AGRICULTURAL ACCESS:

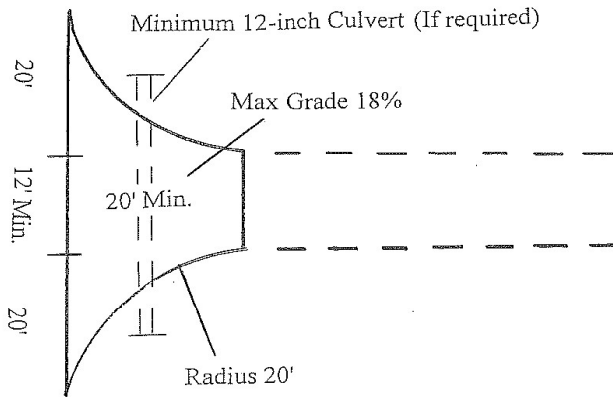
A private road which is created to provide ingress or egress in conjunction with the use of land for forestry, mining or agricultural purposes shall not be required to meet minimum road, bridge or driveway standards set forth in this ordinance, nor are such resource-related roads, bridges or driveways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

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

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

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

Figure 7.1.450

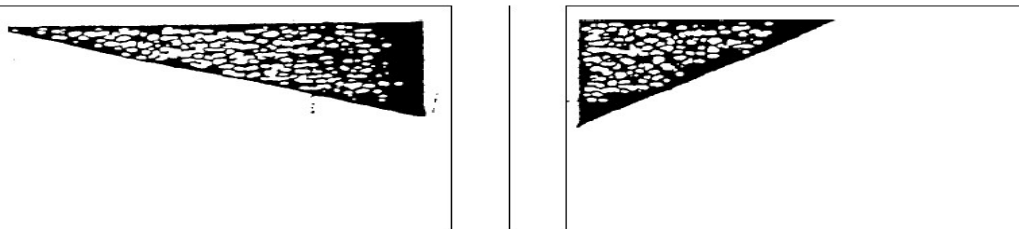
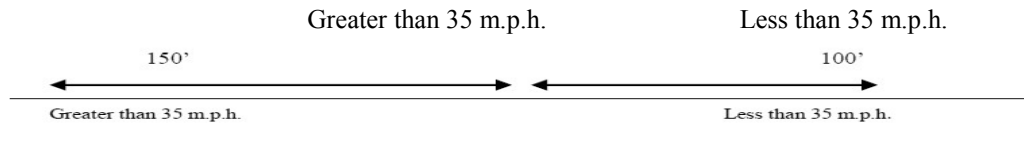


Construct appropriate ditches to prevent water runoff from discharging from the land onto a road under county jurisdiction. Pursuant to ORS 368.256 creation of a road hazard is prohibited.

VISION CLEARANCE TRIANGLE:

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

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



PARKING STANDARDS

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

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

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

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

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

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

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

CONSENT FOR REPRESENTATION

I, Avsar and/or Larkin Dahal of 58596 Dru Rd, Bandon, OR 97411 give permission to Coos Curry Consulting to represent me on all design, permit and consulting matters concerning the properties located on the Coos County Tax Assessor's Map 27-14-29AA TL 1000. The tax account for this property is 7573800. The situs address is 58596 Dru Rd, 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 18 months from the date below, without requirement of notice.

DATED: August 2, 2023, 2023

COOS CURRY CONSULTING



By: SHERI MCGRATH

CLIENT



By: AVSAR AND/OR LARKIN DAHAL

August 31, 2023
VACATION RENTAL DWELLING
Bandon Meadows
58596 Dru Road
Bandon, OR 97411
27-14-29AA TL 1000
Tax Account 7573800

PROPERTY OWNER
Avsar & Larkin Dahal
58596 Dru Road
Bandon, Oregon 97411

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

PROJECT NARRATIVE

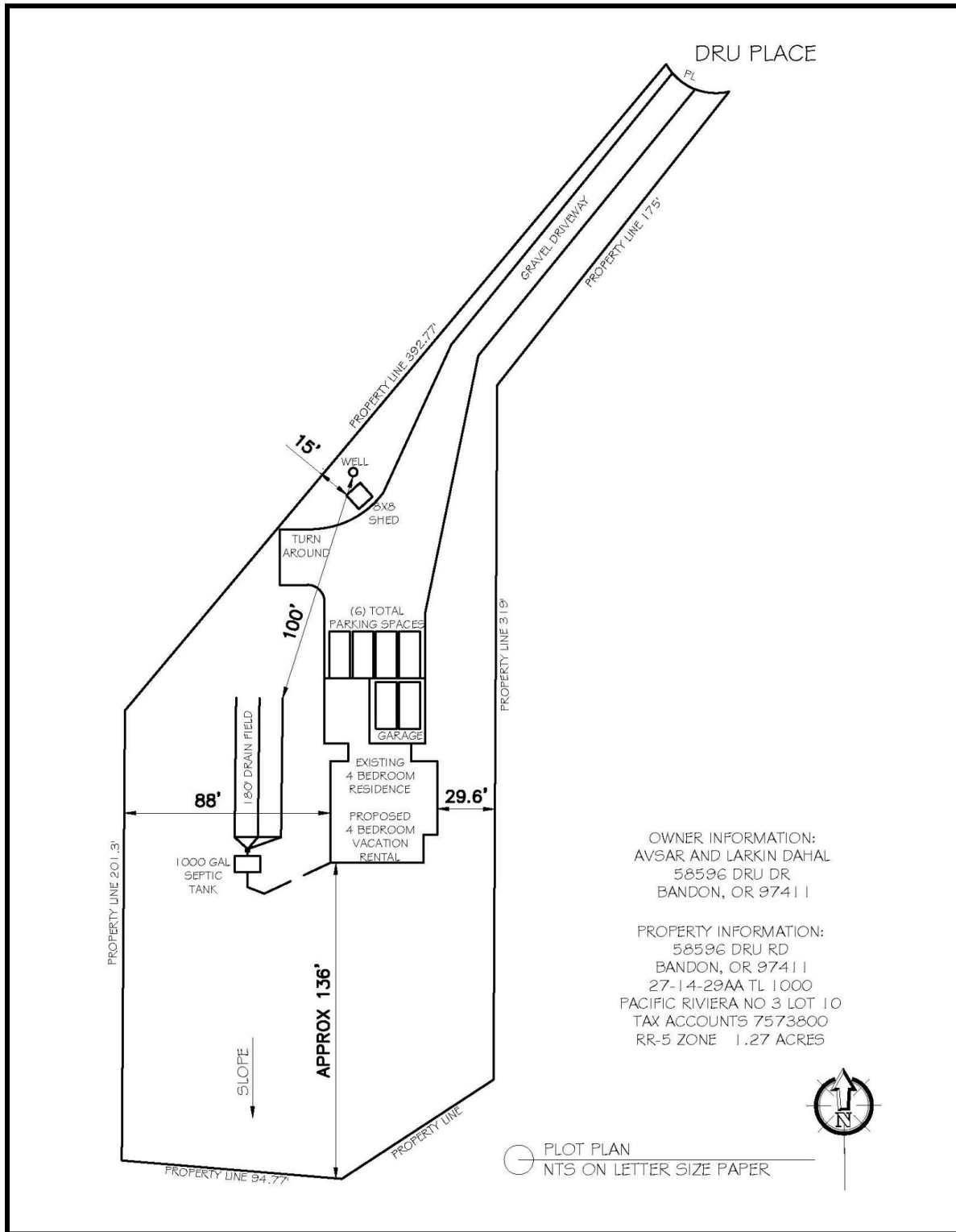
The subject property is located north of the City of Bandon, found in Coos County, Oregon. The property is known as Tax Lot 1000 on the Coos County Tax Assessor's Map 27-14-29AA and is located in the Rural Residential Zoning District (RR-5). The property is 1.27 acres in size, and the situs address is 58596 Dru Road.

Existing development includes a four bedroom stick framed home, septic system, well and an 8'x8' shed. 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 Spruce and Douglas Fir, Huckleberry and a combination of native grass and ornamental plants. The property is a five minute drive from the Bandon Dunes Sheep Ranch Golf Resort and is centrally located between Whiskey Run Beach and Whiskey Run Trails.

The property owner is requesting clearance to operate their four bedroom home as a furnished vacation rental dwelling. The required parking of 5 spaces can be accommodated, yet understanding the county restricts parking to 2 vehicles.

The Dahal Family is applying for an Administrative Conditional Use for vacation rental status at their single family home in Bandon. The home contains four 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: 6-8

Number of Parking Spaces: 6 total are provided; 4 for rental and 2 for employees or overflow.

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.

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 five minute drive from the Bandon Dunes Sheep Ranch Golf Resort and is centrally located between Whiskey Run Beach and Whiskey Run Trails. 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 four 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.



Septic Authorization Approval
246-21-000431-AUTH
Residential Authorization

DEQ Coos Bay Office
 381 North 2nd Street
 Coos Bay, OR 97420
 541-269-2721
 Fax: 541-269-7984
 OnsiteCoosBay@deq.state.or.us
 Website: oregon.gov/deq

Date Issued: 8/5/21 **Date Expiring:** 8/5/22
Work Description: Madden - Authorization Notice

Applicant: MADDEN, CONNIE E.S.
Address: 58594 DRU RD
 BANDON OR 97411
Phone: 5412970585
Email: conniescircle@msn.com

Owner: MADDEN, CONNIE E.S. **Property Address:** 58596 Dru Rd, Bandon, OR 97411

Parcel: 27S14W29AA1000 - Primary **Township:** 27S **Range:** 14W **Section:** 29

Authorization Notice for: Connecting to an Existing System Not in Use

Lot Size: 1.27 acres **Water Supply:** Well

County: Coos

Category of Construction: Single Family Dwelling

	Existing	Proposed
Use of Structure:	N/A	SFD
Number of Bedrooms:	0	4

System Specifications:

Max Peak Design Flow: 450 gpd **Proposed Gallons per Day:** 450 gpd

Other Special Requirement: Thank you for providing a test pit to ensure the system is sited in a manner that provides adequate treatment and is protective of groundwater resources. Based on my observations the loamy fine sand deposits lend to that goal. No groundwater indicators were observed to a depth of 48".

Conditions of Approval:

1. This notice establishes that the onsite wastewater treatment system located on the property identified above appears adequate by field inspection/record review to serve a four bedroom SFR with a peak sewage flow of 450 gallons per day.
2. Type of System: Standard
3. Linear feet of drainfield: 180
4. Permit #: 8335
5. Original CSC Date: September 28, 1973
6. Tank Size: 1000 Gallon
7. Original Design Flow: 375 GPD
8. Maintain all required setbacks.
9. Vehicular traffic and livestock must be restricted from the system area.
10. All roof drains must be directed away from the system.
11. A full system replacement area must be maintained and meet all required setbacks.

PROOF OF ON SITE SEPTIC

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

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

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 Sheep Ranch Golf Course, 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.

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.

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 existing driveway is required to be inspected by the Coos County Road Department and will continue to conform with Chapter 7. Parking at the house consists of 6 parking spaces. The parking area is graveled and easily accessed from Dru Road.

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.

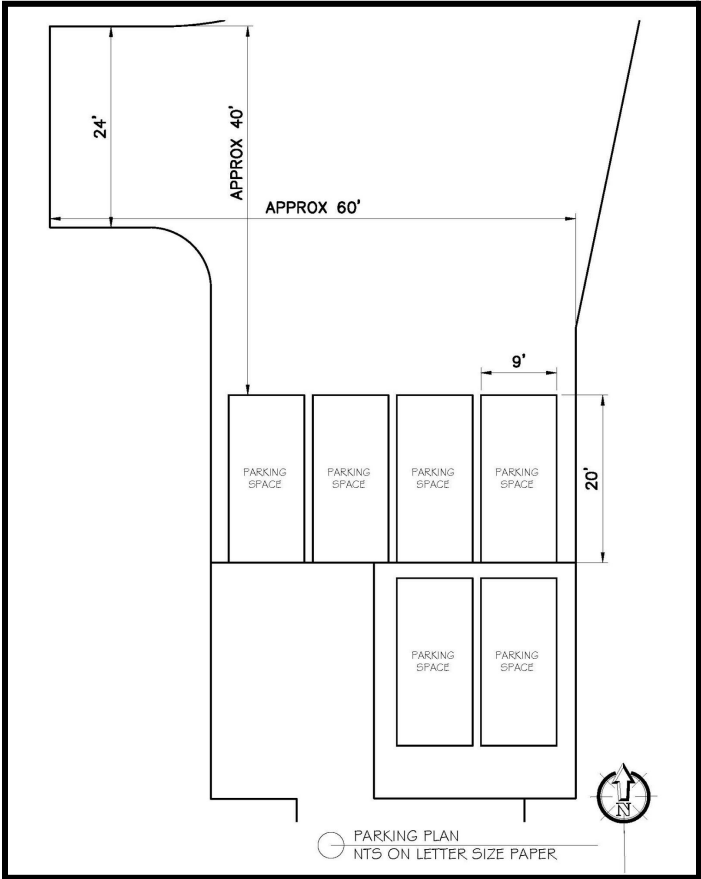
Applicant's Response: A deed restriction will be filed with the county clerk's office to ensure that future owners are aware of the condition to submit a Compliance Determination application with the county to transfer ownership of the conditional use to their name and gain clearance to update their 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. Currently, there are 5 parking spaces in the driveway.



PARKING PLAN

Coos County, Oregon

2023-05025

\$91.00

07/20/2023 04:14 PM

Pgs=2

WHEN RECORDED RETURN TO:

Larkin Joan Madden (Dahal)
58596 Dru Rd
Bandon, Oregon 97411



00167768202300050250020021

MAIL TAX STATEMENTS TO:

Larkin Joan Madden (Dahal)
58596 Dru Rd
Bandon, Oregon 97411

Julle A. Brecke, Coos County Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED WITH COVENANTS

THE GRANTOR(S),

- Larkin Joan Madden (~~Dahal~~),
- Connie E. S. Madden,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants and releases with covenants to the GRANTEE(S)

- Larkin Joan ~~Madden~~ (Dahal) and Avsar Dahal, 58596 Dru Rd, Bandon, Coos County, Oregon, 97411,

the following described real property, situated in Bandon, in the County of Coos, State of Oregon:

(legal description): Lot 10, Block 1, Pacific Riviera No. 3, Coos County Oregon

Grantor grants, all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof. Grantor covenants that Grantor has not taken any action or suffered anything whereby the property conveyed herein has been encumbered in any way.

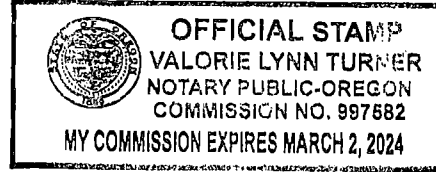
Tax Parcel Number: 27S1429-AA-01000

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. 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.

Grantor Signatures:

DATED: 7/20/23

[Signature]
Larkin Joan Madden (Dahal)



STATE OF OREGON, COUNTY OF COOS, ss:

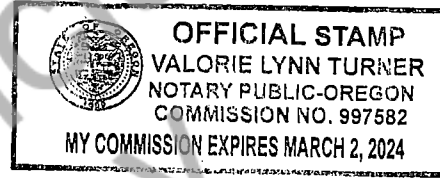
This instrument was acknowledged before me on this 20th day of July, 2023 by Larkin Joan Madden (Dahal).

Valorie Lynn Turner, Notary Public-State of Oregon. My commission expires 03/02/2024 ~~03/02/2023~~

Grantor Signatures:

DATED: July 20, 2023

[Signature]
Connie E. S. Madden



STATE OF OREGON, COUNTY OF COOS, ss:

This instrument was acknowledged before me on this 20th day of July, 2023 by Connie E. S. Madden.

Valorie Lynn Turner, Notary Public-State of Oregon. My commission expires 03/02/2024

Coos County
2023 Real Property Assessment Report
 Account 7573800
 NOT OFFICIAL VALUE

Map 27S1429-AA-01000
Code - Tax ID 5404 - 7573800

Tax Status Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing DAHAL, LARKIN JOAN ET AL
 58596 DRU RD
 BANDON OR 97411-8324

Deed Reference # 2023-5025
Sales Date/Price 07-20-2023 / \$1
Appraiser ROBERT WILSON

Property Class 101 **MA** **SA** **NH**
RMV Class 101 06 27 RRL

Site	Situs Address	City
10	58596 DRU RD	BANDON

Value Summary						
Code Area		RMV	MAV	AV	RMV Exception	CPR %
5404	Land	114,230			Land	100
	Impr	460,510			Impr	
Code Area Total		574,740	517,840	517,840	504,210	
Grand Total		574,740	517,840	517,840	504,210	

Land Breakdown										
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	LUC	Trended RMV
5404	10	<input checked="" type="checkbox"/>		RR-5	Market	113	0.00 AC	HS	001	70,530
	11	<input checked="" type="checkbox"/>		RR-5	Market	100	0.00 AC	SD	001	43,700
Code Area Total							0 SF			114,230

Improvement Breakdown										
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct		Trended RMV
5404	1	2022	148	One story with attic-Class 4	100	2,526				460,510
Code Area Total						2,526				460,510

Appraisal Maint 2023-COMPLETION CHECK (% COMPLETE SINGLE FAMILY DWELL), 2023-REPAIR/REMODEL/REMOVE STRUCTURE (ADDITIONS OR ALTERATION), 2024-OTHER NEW CONSTRUCTION (REPAIR, REMODEL, REMOVE STRUCT)

THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

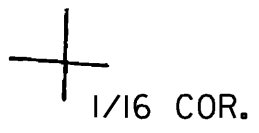
NE1/4 NE1/4 SEC.29 T.27S. R.14W. W.M.
COOS COUNTY

27 14 29AA

CANCELLED

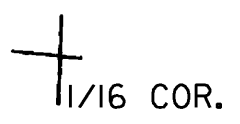
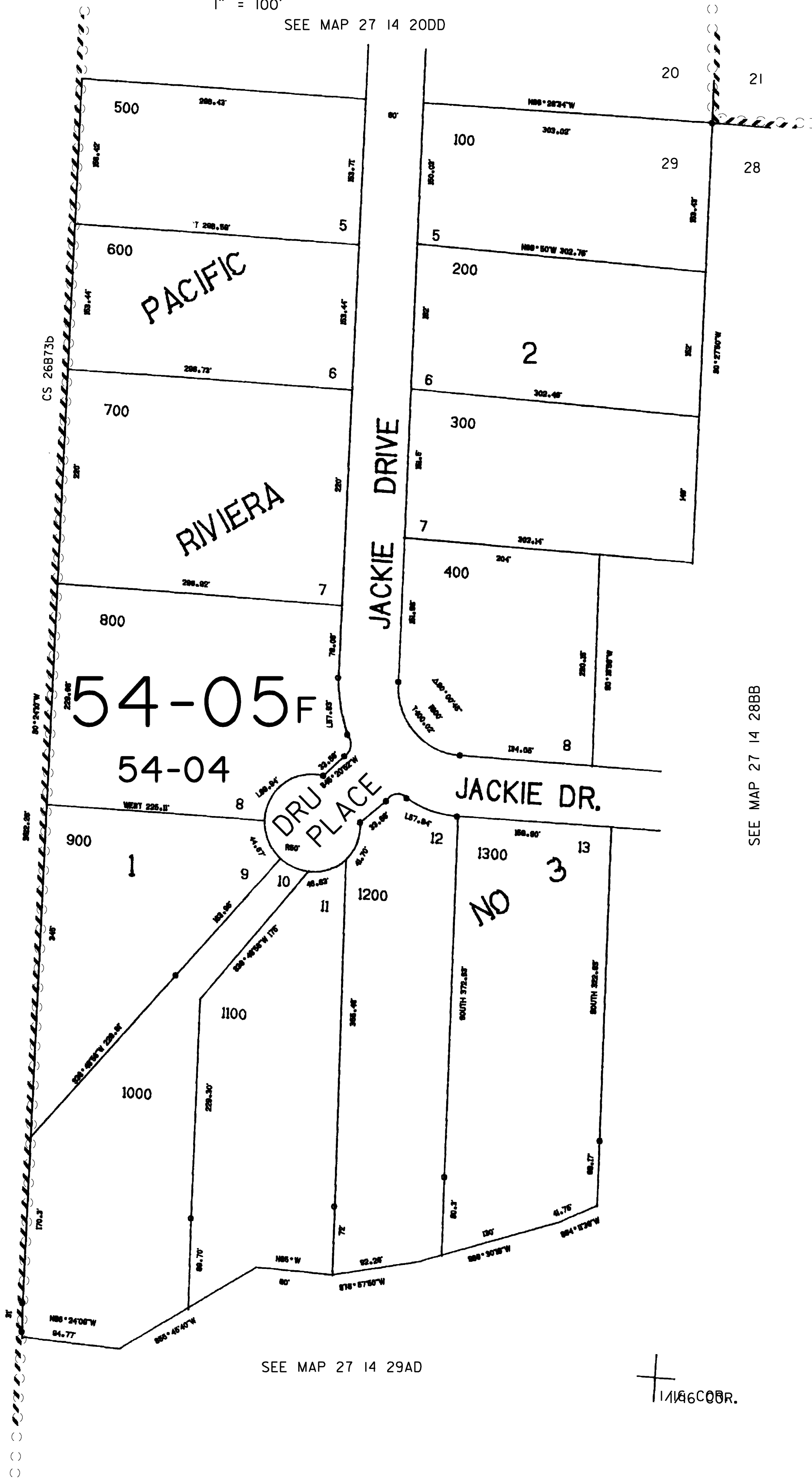
1" = 100'

SEE MAP 27 14 20DD

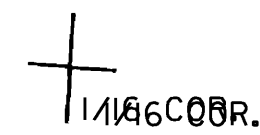


SEE MAP 27 14 29

SEE MAP 27 14 28BB



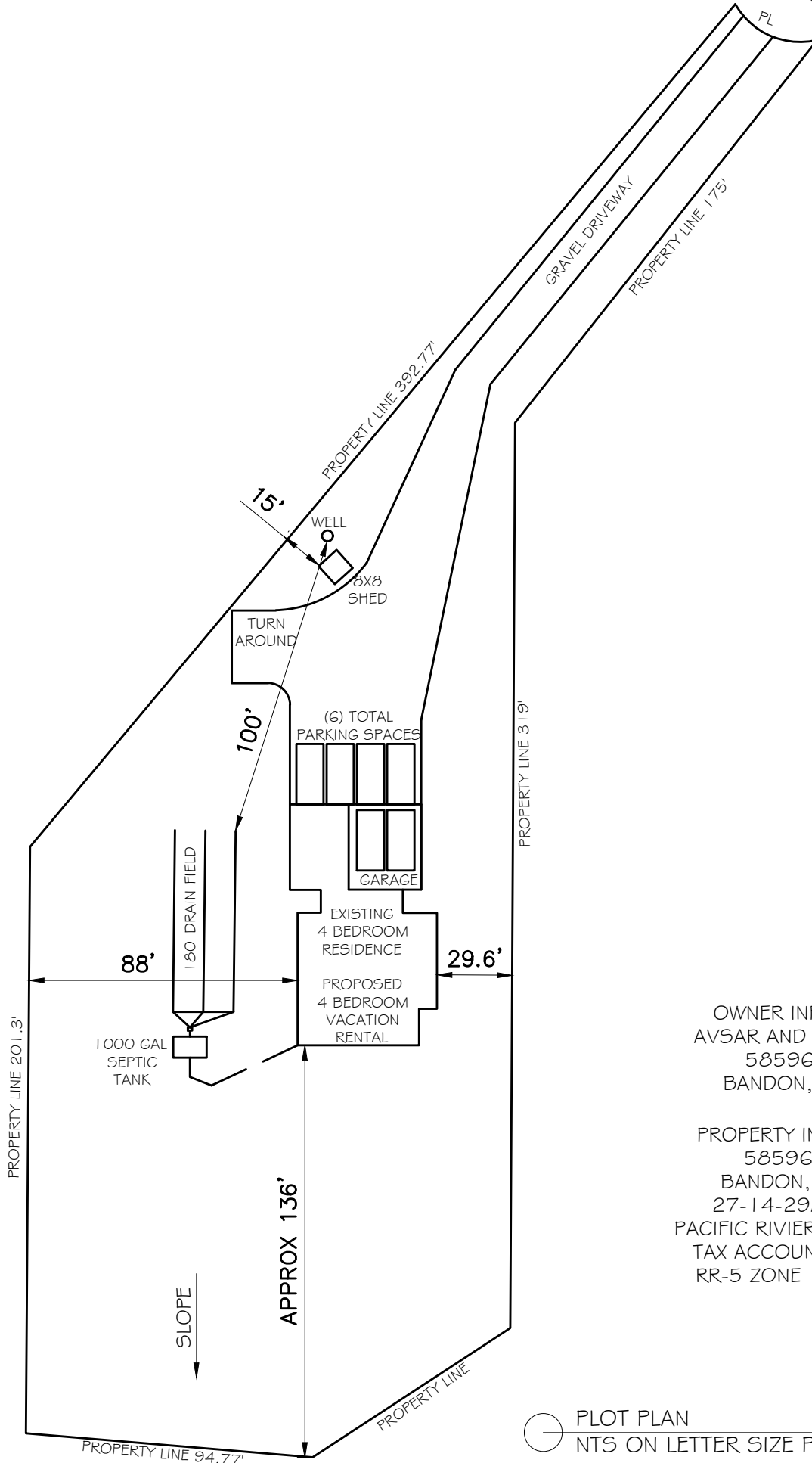
SEE MAP 27 14 29AD



\$DATE\$

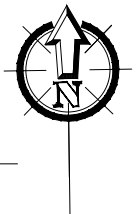
27 14 29AA

DRU PLACE



OWNER INFORMATION:
 AVSAR AND LARKIN DAHAL
 58596 DRU DR
 BANDON, OR 97411

PROPERTY INFORMATION:
 58596 DRU RD
 BANDON, OR 97411
 27-14-29AA TL 1000
 PACIFIC RIVIERA NO 3 LOT 10
 TAX ACCOUNTS 7573800
 RR-5 ZONE 1.27 ACRES



○ PLOT PLAN
 NTS ON LETTER SIZE PAPER